

The Institute  Retail Studies



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The Retail Planning Knowledge Base Annual Update

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April 2006

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COMMENTARY

Commentary

This annual update is intended to cover chronological years. As such we prepare this commentary in the first quarter of the year after the references which we cite. This year we have been tempted (and have succumbed) to include some work that has emerged during the preparation of the commentary. We refer in the main to the All Party Parliamentary Small Shops Report (1/1) and the probable investigation by the Competition Commission of the supermarket sector (5/11).

These two reports in themselves are of interest but they (together with their publications and events mentioned in the annual update) are also perhaps symptomatic of a sense of change in the air. For some the issues of retail scale and power and the role (or not) of land use planning for retailing have become a 'turning' or 'tipping' point in the way in which the UK looks at and structures its retailing. Has retail land use planning failed, been circumvented or never really tried? Is land use planning the correct tool to either control development and adverse social costs or is it the brake on productivity growth in the sector?

At the time of writing we cannot answer these questions. What we can say is that the issue of retail power and scale and its relationships with retail land use planning and productivity growth and pricing are under more public scrutiny than perhaps at any time in recent decades. What results from this scrutiny in terms of retailing and retail planning remains unclear.

In the commentary that follows we begin by looking at the academic agenda as shown in the 2005 publications. We then move on to focus on planning and PPS6 and its impact and problems and then the debate around small shops and competition. It is of significance that the impetus for debate has come mainly from lobbyists and pressure groups rather than professionals and academics. They may have caught the mood of the public or the country though the evidence from some of the retailers might suggest otherwise.

The Academic Agenda

Academic studies have focussed on three main areas. The first, productivity, reflects on the issues in assessing retail productivity and the tensions over gaining UK productivity growth. Secondly, the theme of regeneration remains of interest, whilst, thirdly, the question of food miles has become more prevalent. This latter area focuses on one aspect of the restructuring of retailing which planners have had to deal with in recent years.

1. Productivity

In the academic literature for 2005 an issue of the **International Review of Retail, Distribution and Consumer Research** was published on productivity in retailing. The findings from this research evaluate the different ways that productivity can be measured. These are of relevance to formulating a workable policy on need and the ways in which it can be measured and evaluated (2/1, 2/, 2/6, 2/7, 2/8). Dobson (2/2) for example evaluates the relationship between size of enterprise and productivity whilst Dawson (2/1) examines the importance of innovation as a means of increasing productivity. The tension between increasing productivity and the cost of doing so through new stores and larger formats is at the heart of questions about retail development, scale and power. It also relates closely to questions of 'need', both generally and in cases of possible overtrading.

2. Regeneration

The regeneration agenda remains a key policy objective. Several studies have evaluated the impact of retail-led regeneration. These include Lowe's findings in relation to West Quay in Southampton (7/11, 7/12). Much of the success of the development is shown to be in the way that the development has been integrated into the fabric of Southampton's town centre and in the way that the development was organised and managed. These findings have applications to other similar regeneration projects. The findings of a study of Tesco-led regeneration in Springburn in Glasgow have shown that the development has stimulated retailing in the area although it has had no particular effects on the diet of local residents (7/4, 7/5, 7/6). The impact has been positive because of the poor nature of the retail fabric and structure which existed. A retail deficit was observed and there was scope for a new

development with virtually no negative impact on existing retail structures. Katherine Edwards of Tesco is confident of the positive returns in terms of employment, training, community empowerment and improved quality of life which retail-led regeneration can deliver (**National Retail Planning Forum Newsletter**, September 2005, p. 6). Studies in the US have affirmed that a large scale intervention is more likely than small scale interventions to produce results which will most help disadvantaged or excluded groups (8/3)). From the US Boarnet et al. (8/1) have proposed an audit scheme for retail regeneration. This has been used to show how the same development could impact completely differently on two areas, in one case acting as a stimulus to regeneration and in another in fact having negative impacts on employment, spend and retail structure. These various studies underline the importance of ensuring that retail-led regeneration is properly evaluated at the local level and the likely outcomes in terms of employment, impact on the existing retail structure and the local community properly considered.

3. Sustainability and Food Miles

There has been some research concerning sustainability and issues such as food miles and the environmental impact of travel associated with shopping (5/7). However frequently sustainability is one of those terms which mean many things to many people and few projects satisfy all aspects of sustainability. Indeed the very misuse of the term or even the way that it is articulated in planning debate has been questioned. Smith examines the use of the term sustainability in a planning inquiry regarding a development at Dalton Flats in Durham (5/13). Two other projects have examined aspects of food miles and the costs of weekly food baskets at the various stages of delivery. Pretty et al. (7/13) calculate precise costs of each aspect of delivery offering suggestions for where food miles could be reduced whilst in report for DEFRA Smith et al. (7/14) also identify the different sustainability costs and emissions which result from food transport and make some suggestions with regard to planning retail development which would be more environmentally friendly.

Planning and PPS6

In March 2005 the new PPS6 was published (the Scottish draft policy statement has also been published (Scottish Executive)). Since then the pages of **Planning Magazine** have reported on the decisions and debates and how these have been influenced by PPS6. Some store applications failed the flexibility test (**Planning** 9/9/05, p.20), others were given the go-ahead as they clawed back trade and reduced car trips (**Planning** 16/9/05, p./22-3). Stores that were congested justified their expansion as no other sites were available(**Planning**, 2/9/05, p.19). Quantitative and qualitative need were proven and impact on the hierarchy set as secondary (**Planning**, 1/4/05, p.19) on the one hand and on the other warehouse parks were judged too large for a given town (**Planning** 27/5/05, p. 24). The sequential test was applied and developments were set to match the town's perceived catchment with quantitative and qualitative need being assessed. Developments were assessed in terms of their willingness to consider other more flexible options and extensions were justified on the grounds of overtrading. Guy suggests (**National Retail Planning Forum Newsletter** September 2005, p. 2-3) that it may be the case that an argument can be found for any particular development and the particular applications approved do suggest a variety of goals were prioritised as long as the town centre priority remains central to the argument.

Within the planning world some of the problems inherent in PPS6 are therefore becoming apparent. The overwhelming emphasis on town centres is the first of these. Because PPS6 is a dominantly location based policy it remains unclear what planners are to plan for areas outside the town centre. There are many secondary shopping areas and warehouse park developments as well as issues relating to retail provision in rural areas which are not covered by PPS6. Steeley raises this issue in the **National Retail Planning Forum Newsletter**(September 2005, p.4-5) where he calls for greater attention to be given to the way that retailing is understood in the suburban context. The Town and Country Planning Association paper (5/15) entitled '**Planning for accessible and sustainable retail**' suggests that there is a need for the creation of mixed use walkable communities where retail provision is highly accessible. Out of town retail parks could be in some instances redeveloped to provide such centres (9/3). The issue of what will happen to out of town retail warehouse parks is not

resolved in PPS6. Already trends towards a two tier system of out of town retail warehouse parks is emerging with some attracting high street retailers and others remaining in the bulky goods sector (9/1, 9/2,9/4, 9/7, 9/11). Failure to recognise the importance of secondary shopping is a very significant failure of PPS6. There are also very real issues of decline and re-use (4/2).

A second possible problem area is that planning policy is now oriented towards the town centre but takes little consideration of the realities of shopper behaviour. In last year's commentary it was suggested that the interactions between planners and consumers were particularly undeveloped and PPS6 with its lack of understanding of shopper behaviour would confirm this. Guy notes in the **National Retail Planning Forum Newsletter** (September 2005, p.2-3) that a shopper perspective is required which relates type of shopping to mode of travel and suitable location of shopping. Without such pragmatism and emphasis some of the attendant policy aims are unlikely to be fulfilled. He demonstrates that despite PPG13, car use for shopping is increasing at about the same rate as increases in car ownership. He questions whether a town centre focus for retail development can ever result in reducing car use for shopping (6/3). A major study by Clarke et al. (6/1) of changes in consumer perceptions of choice over a twenty year period in Portsmouth is instructive in the ways that it conceptualises relationships between choice and the effectiveness of local competition, the ways that shopping is embedded in household activities and the influence of cultural capital on these activities.

In the planning literature doubts remain about the extent to which town centres could reasonably accommodate big box style retailers even if sites could be found and whether such intrusions on the town centre would make the town centre more or less attractive as a shopping environment (9/9). The literature on the integration of new developments noted above would suggest that it is not entirely straightforward to ensure that new developments are well integrated into the existing fabric of the town centre (7/11). Showing flexibility with regard to formats may turn out to be more important than implementing flexibility (9/12, 3/6).

To a considerable extent these concerns about PPS6 and its impact reflect the professional planner's attempts to make the system work. Going on in the

background, however, is a debate about where the retail system has got to, and the extent to which planning is one of the 'problems'. This is encapsulated in the 'small shops' debate although in reality it is more about being against large retail business whether they operate large stores or small stores or both.

The Small Shop Debate

The main debate about retail development has been carried on outwith the planning sector itself. This might seem rather strange in a year when new planning policy guidance came into effect and when prior to that policy guidance being approved there had been several important studies into competition in the sector, the relationship between competition and planning in retailing and studies of the effectiveness of previous guidance. In some respects this reflects considerable disillusion by certain lobby groups of the ability of the planning system to deliver the results that they were hoping for and their abilities to obtain media coverage and to link disparate disillusioned groups.

The main debate was sparked by the move of the major retailers into the convenience sector. This provoked groups such as the Association of Convenience Stores into demanding action on issues relating to competition in the sector. Other lobby groups, the All Party Parliamentary Small Shops Group and finally the Office of Fair Trading subsequently became involved.

Amongst the protagonists has been Friends of the Earth (5/5) who published a series of papers including '**Calling the shots: how supermarkets get their way in planning decisions**'. This paper tried to show that the planning system is weighted in favour of the large multiple retailers. In a submission entitled '**Why the new PPS6 could damage town centres**' in response to draft PPS6 in 2004 Friends of the Earth were concerned that edge of centre development would impact negatively on town centres. Their response to the new PPS6 document appears to show that in fact they are against all developments, large or small, in town, edge of centre or out of town, by the larger multiples and indeed particularly Tesco. They published two documents during the year – **The Tesco takeover** and **The Tesco takeover: Tesco's response to our report** which argue that Tesco's trading practices leave a 'trail of environmental

and social mayhem' (3/3, 3/4). Whilst Friends of the Earth quote extensively from 'voices' of a few retailers and consumers Tesco defends its position on the basis of large surveys, footfall measures, employment figures, impact studies and audits. Friends of the Earth, keen to prevent further growth of the major multiples, have also published a document entitled '**How to...oppose a supermarket planning application: a short guide**' (5/4). The anti-Tesco movement is however wider than Friends of the Earth. Other dedicated websites and organisations such as www.tescopoly.org and www.corporatewatch.org and www.tescotown.co.uk have joined together against further Tesco retail development. The site www.corporatewatch.org includes a report entitled '**Checkout chuckout**' which examines the planning system and supermarket applications accusing the big supermarket operators of having the ear of the government. It goes on to show sympathisers how to build a case against a supermarket application. There is mounting concern that in some areas there is insufficient local competition, which affects the degree of consumer choice. Others see the anti-Tesco and large store bandwagon as blatant protectionism of less productive operators combined with nostalgic leanings to past consumer behaviours. The 'truth' is no doubt somewhere in the middle.

The New Economics Foundation has been another group mounting a campaign against current retail development(4/6). The now much cited '**Clone town Britain: the survey results on the bland state of the nation**' condemns the march of the multiples onto British high streets. 'The death of diversity undermines democracy, attacks our sense of place and belonging and therefore well-being. It hands power to the corporate elite ultimately pulling apart the rich weave of natural systems upon which our livelihoods and the economy depend' writes Simms (4/6, p.5). The use of evocative language in the report has caught the attention of the media and public. The report states that, 'there is also a strong parallel between genetic diversity in the natural world and retail diversity on our high streets. Where loss of genetic diversity threatens the survival of species..... clone towns imperil economic livelihoods, communities and our culture, by decreasing the resilience of high streets to economic downturns and diminishing consumer choice' (4/6 p.6). Letters have appeared in newspapers across the country and a high proportion of people seem familiar with the idea of a clone town. Yet the substantive research on which the report was based, and

the philosophical underpinnings of the New Economics Foundation have been scarcely scrutinised. Jonathon Baldock in ‘Secondary shopping – the antidote to ‘clones’’ (**National Retail Planning Forum Newsletter**, September 2005, p. 3.) quickly dismisses the clone town report as a partial analysis applying only to the prime retail areas. Indeed the methodology of selecting the first 50 high street shops was a methodology which would inevitably be self-fulfilling. Equally the use of, presumably sympathetic volunteers in local areas, would also be a contributory factor (4/1). The other New Economics Foundation paper in this year’s listing, which considers farmers’ markets, also includes flaws in the methodology used (4/7). Industry representatives have remarkably taken some time to emphasise the problems and biases of some lobby groups (9/8).

The All Party Parliamentary Small Shops Group published a final report in February 2006 entitled ‘**High Street 2015**’ (1/1). This report includes evidence submitted orally and in written form. The evidence submitted included representations from retailers, small and large, government departments including the Office of Fair Trading, the Office of the Deputy Prime Minister, the Department of Trade and Industry, trade associations such as the Federation of Wholesale Distributors, industry representatives such as the Association of Convenience Stores, British Retail Consortium, Federation of Small Business and lobby groups including Friends of the Earth and The New Economics Foundation and the Campaign to Protect Rural England. It is significant to note the uncritical acceptance of some of the ‘evidence’ presented and the unquestioning acceptance of certain terms. Much in this report would not pass standard academic peer review for example, although its broad message might well resonate.

The report champions the role of local retailing in providing ‘social glue’. Although undoubtedly some particular shops do have specific social functions in their particular communities (6/6) and the Countryside Agency has always argued for the importance of independent retailers in village and rural communities, again this begs the question of how many (e.g. in suburban communities) actually shop and interact socially. Unpicking practice from stated behaviour and from nostalgic tendencies is an urgent research requirement.

In respect of planning, the position taken in the evidence submitted from the Office of Fair Trading was that it is not the role of the competition authorities to protect sectors of the economy which are failing or which have failed to change in response to consumer demands (5/3). Fingleton said, ‘...legislation is to protect competition not competitors. Difficulty for individual or groups of competitors does not necessarily equal damage to competition or mean consumers are worse off. In many scenarios consumers benefit from increased productivity and efficiency in terms of choice, wider availability, greater innovation and lower prices’ (5/3). The study by Verhetsel (8/5) details the type of fine tuning independent stores have to initiate to compete in local markets. The sophistication of the retail sector makes it hard to compete for those who are subsistence rather than entrepreneurial retailers. Tesco’s chairman Terry Leahy firmly believes that ‘The reason we are big is that over the years customers have chosen Tesco. We will only stay big if we give customers what they want’ (**Planet Retail**, March 2006), a point he has reiterated frequently. The evidence of Marks and Spencer in this regard is relevant.

Calls for a supermarket regulator have been repeated on a number of occasions including a debate in the House of Commons in December 2005 (5/6) and they are reiterated in the recommendations of **High Street 2015**. Keith Vaz commented, ‘We have to ask whether we want to see the UK retail landscape completely redrawn and the high streets dominated by the supermarket convenience stores. No more butcher, baker and candlestickmaker, just Metros, Metros and more Metros. The character and integrity of our town and city centres are being disfigured for ever’ (5/6, col. 961). The dilemma exists that although the presence of Tesco Metro and convenience stores on the high street is of course completely in line with PPS6 it represents an unwelcome intrusion in the perception of the independent sector (9/14).

The Office of Fair Trading remained resistant to any action in 2005 but is now minded (after a legal challenge) to refer a number of issues to the Competition Commission in regard to practices in the convenience sector which might restrict or create unfair trading conditions in the grocery sector. The findings of the report prepared by the Office of Fair Trading for the Competition Commission was published in March 2006 (5/11). Much of the material included in the lobby group reports and in **High Street 2015** (1/1) has not been taken up in the Office of Fair Trading report on the **Grocery**

Market. Indeed some of the Friends of the Earth statements are refuted in the Office of Fair Trading report. This is a salutary reminder to all those concerned with developments in the sector that the methodologies and arguments presented must be carefully scrutinised. Equally it should be noted that their focus on consumer choice and the impact on prices of more competitors in what is an expanding market (3/9) offers a different perspective from the positions of the lobby groups. The arguments relating to choice and local competition are not considered a focus of any Competition Commission remit although they pose difficult problems with which to grapple (6/1). The Competition Commission will probably be looking at issues associated with supply chains and buyer power. With respect to planning the Office of Fair Trading report focuses on the way that need is measured and whether PPS6 could be restrictive in its impact on the accessibility of the market to new entrants. The town centre focus of PPS6 of course represents a more restrictive (and often more expensive option) for new entrants. Various aspects of land held with or without permission, land banks and sales of sites with restrictive uses are also raised in relation to planning policy. One interpretation of the requirement for more competition and new entrants into the grocery market could be the relaxing of planning constraints on new and large stores. This would certainly have some of the desired effects and impact positively on productivity. Much remains unclear in just what retail planning will be asked to do, post any investigation report.

Conclusions

In many ways although the focused approach of PPS6 was attractive, the failings of PPS6 have become rather obvious during 2005. Both the issues highlighted above – secondary shopping areas and shopping patterns – have proven to be areas which require further attention and research. The concept of ‘need’ requires an understanding of who wants to shop where, for what. Planners in shaping the environments in which activities including shopping take place must consider how best to meet required provision without of course (currently) becoming involved in discriminating between competitors. The challenge of this debate for retail planning is to ensure that the integrity of the planning system is maintained and planning is not marginalised or disenfranchised. There are those that see tighter planning as the solution, but many others see it as the problem. More radically for some, retail land

use planning may be reaching its 'sell-by' date as it may be failing to address the real needs of consumers and the social and economic (dis)benefits of developments and additional formats. This may indeed be a turning point.

RETAIL PLANNING KNOWLEDGE BASE UPDATE 2006
(Material published during 2005)

GENERAL TEXTS

1/1

House of Commons, All-Party Parliamentary Small Shops Group

High Street Britain: 2015,

London:APPSSG, 2006, 91p. (Available online at from several locations including [www.nfsp.org.uk/uploads/pdfs/ High%20Street%20Britain%202015.pdf](http://www.nfsp.org.uk/uploads/pdfs/High%20Street%20Britain%202015.pdf))

The All Party Small Shops Group was set up to address issues relating to the competitive position of the small shop sector in UK retailing. The report includes written and oral evidence submitted to the Inquiry. The topics covered includes supply chain issues as well as the structure of UK retailing in terms of the multiple and independent sectors, small retailers and larger retailers. A number of recommendations are made by the report including a moratorium on mergers, the establishment of a retail regulator, revision of the two market ruling, new codes of practice, review of tax, VAT and rates, new planning initiatives and implementation of the Hampton Review.

Competition, Food retailing, Small shops

THEORETICAL WORK

2/1

Dawson, J.

Output considerations in retail productivity,

International Review of Retail, Distribution and Consumer Research, 15(3),

2005, 337-349.

The ways that productivity is increased in retailing often differ from those in other industrial sectors in terms of for example the multi-establishment nature of retailing, number of suppliers, local nature of the market, level of customer contact. They depend heavily on innovation through for example channel control and retail formulae. In understanding differences in performance and improved productivity the role of innovation has been a key determinant of competitive advantage.

Competition, Productivity

2/2

Dobson, P.

Retail performance indicators in the nation of shopkeepers,

International Review of Retail, Distribution and Consumer Research, 15(3),

2005, 319-327.

Dobson addresses the issue of the relationship between size and productivity in the retail sector. He concludes that whilst productivity improvements may be linked to size it is the source of competition which encourages retailers to make changes to their operations that allow productivity improvements. There are important consequences of this for government policy on competition which should not prevent competition, restrict new entry and innovation or tilt the competitive playing field whilst at the same time ensuring that market power is not abused in any way that prevents, restricts or distorts competition.

Competition, Productivity

2/3

Office of the Deputy Prime Minister

Commercial and industrial floorspace and rateable value statistics 1998-2004,

London: ODPM, 2005, 66p. (Available online at www.odpm.gov.uk)

This publication includes tables of floorspace statistics for retailing in England and Wales. It uses Valuation Office Agency databases. For the first time the publication included analyses of net change. Regional tables are also included..

2/4

Office of the Deputy Prime Minister

Producing boundaries and statistics for town centres: England and Wales, 2000:

Interim Report,

London; ODPM, 2004, 48p. (www.odpm.gov.uk)

This publication reports on the project to produce aggregate statistics with a view to establishing Areas of Town Centre Activity. The areas designated under the model have no policy status but can be used by those responsible for strategic planning. It includes useful background information on the datasets and their potential and problems.

Town centre

2/5

Office of the Deputy Prime Minister

Technical report; using town centre statistics to indicate the broad location of retail development – initial analysis,

London: ODPM, 2005, 11p.

The report analyses changing retail location through the use of Valuation Office Agency data attempting to give comparable data across England and Wales. The project emerged from the ODPM's Town Centre Statistics Report. The study then develops a model of town centre activity based on this data and ABI employment data for retailing. Retail cores are thus identified. This permits town centres to be delineated and edge of centre buffer zones of 300 metres to be mapped out. This process is designed in order to make it possible to implement planning policy with respect to the sequential approach. A table shows the distribution of retailing by zone between 1971 and 2003.

Edge of centre, Sequential approach, Town centre

2/6

Reynolds, J., Howard, E., Dragun, D., Rosewell, B. and Ormerod, P.

Assessing productivity of the UK retail sector,

International Review of Retail, Distribution and Consumer Research, 15(3), 2005, 237-280.

This is an important article as the debate over retail regulation intensifies. It seeks to determine appropriate ways in which retail productivity can in UK and international contexts be meaningfully measured. This is necessary in order to affirm or refute arguments relating to whether UK retailers are taking too much profit as well as in order to assess comparative international performance of major retailers. Economics established concepts and retailers' own perceived measures of productivity are contrasted. Importantly from the perspective of this listing there is discussion of how the regulatory environment including the planning environment impinge on retail productivity in the UK either as a result of planning policy influences on property prices and availability, format development and store size and location.

Productivity

2/7

Sparks, L.

Special issue: assessing retail productivity

International Review of retail Distribution and Consumer Research, 15(3), 2005, 227-236.

This introductory piece to the special issue gives essential contextual material on industry based Department of Trade and Industry research on the retail sector. This relates to retail planning through the findings of the Retail Strategy Group and the Templeton Report.

2/8

Templeton College

Assessing the productivity of the UK retail sector

Oxford: Templeton College, 2004, 115p. (www.dti.gov.uk/sectors_retail.htm)

Although published in 2004 the relevance of this report has been confirmed through the Retail Strategy Group and other developments in 2005. As in the article distilled from the report and published in the International Review of Retail, Distribution and Consumer Research the report aims to identify key measures of productivity which are useful comparators in the case of the retail industry and which might facilitate comparisons over time or between countries.

Productivity

RETAIL FORMATS

3/1

Coca-Stefaniak, A., Hallsworth, A., Parker, C., Bainbridge, S. and Yuste, R.
Decline in the British small shop independent retail sector: exploring European parallels,

Journal of Retailing and Consumer Services, 12, 2005, 357-371.

A comparison of the small shop environment in Spain and the UK reveals some important differences in the emplacement of small shops in the local economy and its organisational structure. Whilst in the UK small shops look to national associations such as the Association of Convenience stores, membership of nationally based buying groups such as Spar and retailer-led town centre management in Spain locally driven initiatives such as the Chambers of Commerce, local funding sources and a more widely based town management concept create a more locally inclusive attitude to small shops and they are valued for their contribution to the local economy. As a result more remain independent and in family ownership.

Small shops

3/2

Competition Commission

Somerfield plc/Wm Morrison Supermarkets plc. A report on the acquisition by Somerfield plc of 115 stores from Wm Morrison,

London: competition Commission, 2005 (Available online from www.competition-commission.org.uk/inquiries/ref2005/Somerfield/index.htm and www.competition-commission.org.uk/rep-pub/reports/2005/fulltext/501.pdf)

The findings of the competition Commission on the purchase by Somerfield of 115 Wm Morrison stores. This includes sections on how local competitive effects were assessed and also planning and store growth.

Competition, Food retailing, Morrison, Somerfield

3/3

Friends of the Earth

The Tesco takeover,

London: Friends of the Earth, 2005, 16p.

(www.foe.co.uk/resource/briefings/the_tesco_takeover.pdf) See also Friends of the Earth Press Release Tesco growth must be checked, www.foe.co.uk/resource/press_releases/tesco_growth_must_be_check_12042005.html)

This briefing argues that Tesco uses unfair and unethical trading practices leaving a 'trail of environmental and social mayhem'. Friends of the Earth believe that Tesco's growth should be controlled through government regulation. The briefing paper goes on to discuss supply chain issues, environmental issues and fair trade as part of Tesco's corporate responsibility. A section deals with issues concerning Tesco and communities giving personal examples of responses to Tesco openings. Particular criticism is made of the regeneration agenda often used by Tesco and also of the

disparity in power of stakeholders in the planning arena. Specific regulatory recommendations include protection of high street shops through a cap on retail floorspace, a moratorium on Tesco takeovers and an investigation of Tesco.

Tesco

3/4

Friends of the Earth

The Tesco takeover: Tesco's response to our report,

London: Friends of the Earth, 2005, 15p.

(www.foe.co.uk/resource/briefings/tesco_takeover_response.pdf)

This briefing paper reports on Tesco's response across the range of issues raised by Friends of the Earth in the briefing paper **The Tesco takeover** (3/3). This paper considers that the responses focus on perceived inaccuracies rather than discussing issues. In relation to specific planning issues Tesco refutes their arguments by citing employment figures, footfall measures and impact studies. Friends of the Earth counter these with further quotes from local people.

Tesco

3/5

Friends of the Earth

Good neighbours: community impact of supermarkets,

London; Friends of the Earth, 2005, 8p.

This briefing paper considers the impact of supermarkets on their local areas. It puts forward the idea that consumer choice must involve not a choice of products but also a choice of types of shop and a choice of types of centre to shop at. It is argued that edge of centre stores result not in spin-offs for the town centre but spin away from the town centre. It also suggests that councils wishing to see new retail jobs in their area would be better to promote small shops than a large supermarket development. It is critical of the way that supermarkets drive their case forward to achieve planning permission.

Food retailing

3/6

Guy, C.

Flexible friends,

Town and Country Planning, 74(10), 2005, 290-291.

Guy gives an explanation of the implications of PPS6 on big box retailing as a format. Developments with a smaller footprint and reduced car usage are favoured but the key aspect of any application will be the extent to which it demonstrates an attitude of flexibility over format and site consideration.

Retail warehouse parks, PPS6

3/7

Ilberry, B. and Maye, D.

Alternative(shorter) food supply chains and specialist livestock products in the Scottish-English Borders,

Environment and Planning A, 37(5), 2005, 823-844.

Many producers use hybrid forms of distribution for their products. They frequently mix conventional and alternative supply modes and may do this for a variety of reasons. The operation of smaller retailers therefore does not reflect a constant type of relationship with local producers with some using it as a way of off loading poorer quality products and others using it as a way of selling premium products. The lack of embeddedness of supply chain relationships impacts on the meaning of local produce and concepts such as local, quality and alternative.

Local food, Scotland

3/8

London Development Agency

Better food for London: the Mayor's draft food strategy,

London: London Development Agency, 2005, 100p.

Stage 4 in London' food strategy is concerned with retailing of food and stage 5 is concerned with access to food. Recommendations are made for ways in which London can have a healthier and more sustainable food system. Access to healthy, affordable and culturally appropriate food should be a key goal and interventions should occur where there are market failures.

Food retailing, London

3/9

Mintel

Convenience retailing,

London: Mintel, 2005, 100p.

In the light of the current debate over competition in the convenience retail sector this is an important market research document. It includes results of consumer surveys of shopping habits for convenience food purchasing. It also gives outlooks for different parts of the convenience retails sector explaining why the independents are losing ground and discusses the role of the major multiples in the sector.

Convenience retailing, Food retailing

RETAIL LOCATIONS

4/1

Boyle, D.

Not another clone town campaign,

Town and Country Planning, 74(7/8), 2005, 247.

Boyle states that the key finding of the research on clone towns was the trends which were being observed. The participation of local people in local places was very important in collecting this data in the same way as it is important for local places to remain distinctive.

Clone towns

4/2

Guy, C.

Inner city revival; the potential role of property owners,

Journal of Retail and Leisure Property, 4(2), 2005, 118-128.

Inner city areas not in the main retail centre of towns frequently have parades of shops along the street. These have often suffered decline and deterioration. The properties are not necessarily well suited to contemporary needs. This is often attributed to the lack of investment by the owners of these properties. A study of ownership of properties in Cardiff's Clifton Street found that the ownership patterns were very fragmented with the majority of property being owned locally but mainly by individuals. It was particularly difficult to conduct research on this topic and responses were disappointing. Some landlords did show little interest in the property but found that it was hard to sell. Those still trading were particularly concerned by the continuing deterioration of the retail environment. It is suggested that planned shrinkage and change of use in such an area may be necessary but to achieve this coordinated action might be needed.

Cardiff, Neighbourhood retailing, Regeneration

4/3

Guy, C.

Retail therapy or shock therapy,

Town and Country Planning, 74(1), 2005, 8-9.

A discussion of failing centres and shopping streets leads to the conclusion that there is no planning guidance on how such areas can either be revitalised or alternatively their role changed and new uses encouraged.

District centres

4/4

Guy, C.

Crisis: what crisis,

Town and Country Planning, 74(7), 2005, 124-125.

High street retailers are finding it more difficult to maintain profit levels. Guy offers several reasons for this including the role of internet sales, changing household economic situations and the increased competition in the non-food sector from the major supermarket multiples. New product developments are always creating new retail space requirements and so although there is evidence of a slow down this is not currently a crisis.

High street

4/5

Jones, P., Comfort, D. and Hillier, D.

Back to the future – reviving market halls and covered markets,

Town and Country Planning, 74(11), 2005, 344-347.

With the current emphasis on town centre retailing it might be anticipated that market halls and covered markets would be faring well. The study shows that in practice the focus on town centres as the locus of development has meant increased pressure on town centre sites often with pressure on market sites. In addition the poor state of many markets and the need for extensive renovation and modernisation to meet health and safety standards has also put pressure on the economic viability of market halls and covered markets. Markets in town centres are also less popular with consumers who often find they do not offer the price advantages they hoped for and equally they are difficult to access by car. The example of market redevelopment in Chester is cited. Here the market will be relocated to be better integrated into the town centre and improved facilities will bring the market up to current standards.

Markets, Town centre

4/6

Simms, A., Kjell, P. and Potts, R.

Clone town Britain: the survey results on the bland state of the nation,

London: New Economics Foundation, 2005, 40p. ISBN 1-899407 98 7 (Available online:www.neweconomics.org/gen/uploads/t3zly355dpog3w55ctaiuu4506062005082504.pdf)

This is the full report of the New Economics Foundation on clone towns in the UK (See also earlier introductory report: New Economics Foundation **Clone town Britain: the loss of identity on the nation's high streets**, London: New Economics Foundation, 2004, 25p.) The report pursues the argument high streets are becoming too similar with too many of the same multiples in every high street. Three types of towns were identified from the survey of 103 towns outside the London area – clone towns, border towns and home towns. A table of results, key examples and ways to combat clone town development are included in the report.

The methodology used and the survey material are included in Taylor, J., Oram, J. and Kjell, P. **Clone Town Britain**, London: New Economics Foundation, 2004, 4p.

(Available online:

www.neweconomics.org/gen/uploads/mrrefr55lroqjwrefpvg525528082004130744.pdf)

Clone town, Market towns

4/7

Taylor, J., Madrick, M. and Collin, S.

Trading places: the local economic impact of street produce and farmers' markets,

London: New Economics Foundation, 2005, 84p.

(www.neweconomics.org/gen/uploads/w2rrxbb4htuk3t55fbvmhh5514122005114341.pdf)

This volume uses data collected at two street markets and two farmers' markets in London to assess the role of markets in respect of local economies, food access and the retail mix. Specific problems facing such markets are identified and suggestions made relating to enhancing their contribution.

Farmers' markets, London

RETAIL PLANNING PRACTICE

5/1

Bromley, G. and Kirk, K.

Does planning make a difference to urban form? Recent evidence from Central Scotland,

Environment and Planning A, 37(2), 2005, 355-378.

New developments change urban form. Sometimes these developments result from planning initiatives and sometimes they emerge despite planning restraints. The case studies in this article include Braehead shopping centre. The development went ahead despite planning, being given the go-ahead as the result of an appeal. It had been argued that it did not meet the terms of the strategic plan and contravened other guidance. The potential regeneration impacts led to the appeal succeeding. It has shaped urban form in the area and is now a key aspect of future strategic plans for the area. It is suggested that private service and industry sector developments arise in different ways from public sector and housing developments and that as a result they often impact on urban form but not as a result of pro-active planning.

Braehead, Regional planning

5/2

Drysdale, R.

Property and planning, in **Scottish Retail Review**, 2005,

Stirling: Centre for the Study of Retailing in Scotland, 2005, 10-11. (Available from www.csr.ac.uk)

A resume of some of the issues on the agenda for the new planning policy guidance for Scotland. Third party rights of appeal and new town centres are two of the issues discussed.

Scotland

5/3

Fingleton, J.

Statement by OFT Chief Executive to All Party Small Shops Group,

London: Office of Fair Trading, 2005, 2p.(Available from ww.of.gov.uk)

This statement makes clear the areas that fall under the remit of the Office of Fair Trading in connection with the debate over the competition issues surrounding small shops. It is not the role of the competition authorities to protect sectors of the economy which are failing or which have failed to change in response to consumer demands. The All Party Small Shops Group is concerned with social and cultural issues which go beyond the remit of the Office of fair Trading. The Office of Fair Trading whilst turning down the August demand by the Association of Convenience Stores to review the competitive position of the multiples in the convenience sector agreed to think again about the matter in this statement.

Competition. Food retailing

5/4

Friends of the Earth

How to.... oppose a supermarket planning application: a short guide,

London: Friends of the Earth, 2005, 17p.

A guide for local groups who might wish to oppose a supermarket application in England. The report summarises the case against supermarket development, the key aspects of the planning system and which arguments carry weight in making a case against a development in the context of PPS6.

Food retailing, PPS6

5/5

Friends of the Earth

Calling the shots: how supermarkets get their way in planning decisions,

London: Friends of the Earth, 2006, 39p.

An extensive briefing paper on the way that the planning system works to the benefit of the bigger retail players, in particular food retailers. It suggests that multiple retailers are finding ways of achieving their goals regardless of the planning system and that they are using or abusing their power to achieve these goals. Local councils do not have sufficient power to withstand the pressures put on them by the major retailers as they cannot afford the appeals process. The paper calls for a market review by the Office of fair Trading and the Competition Commission to examine PPS6.

Food retailing, PPS6

5/6

House of Commons

Supermarket regulator,

Hansard, 7 December 2005, Col. 960-972.

This debate reports on responses to calls for a supermarket regulator. It arises from the work being done by the All Party Small Shops Group and concern over the power of the major food retailers. The involvement of the Office of Fair Trading is discussed.

Competition, Food retailing

5/7

Jones, P., Comfort, D. and Hillier, D.

Sustainable development on display,

Town and Country Planning, 74(5), 2005, 169-171.

A discussion of the interface between retailing and sustainability including environmental, economic and social aspects of sustainability.

Sustainability

5/8

Office of the Deputy Prime Minister

Planning for town centres: guidance on design and implementation tools,
London: ODPM, 2005, 6p. (Available online at www.odpm.gov.uk)

This guidance relates specifically to design issues and exists to support PPS6. Design principles, landscape, parking, public realm and access are included.

PPS6, Urban environment

5/9

Office of the Deputy Prime Minister

Change of use of buildings and land,

London: ODPM, 2005, 15p (Circular 03/2005). Available online at
(www.odpm.gov.uk)

The amended Use class orders which came into force in April 2005.

Class use order

5/10

Office of Fair Trading

Supermarkets: the code of practice and other competition issues,

and **Supermarkets: the code of practice and other competition issues:**

conclusions, London: Office of Fair Trading, 2005 (OFT 783 and OFT807)
(www.offt.gov.uk).

The report is an audit of the degree of compliance of supermarkets with the code of practice for supermarkets (Office of Fair Trading, **The Supermarkets' code of practice,** London: OFT, 2004, 55p). Section 4 of the conclusions deals specifically with issues of competition, price, quality and choice. The concept of organic growth is distinguished from that of mergers and takeovers. It is concluded that the move of major multiples into the convenience sector has not been detrimental to consumers.

Competition, Food retailing

5/11

Office of Fair Trading

Grocery market: proposed decision to make a market investigation reference,

London: Office of fair Trading, 2006, 71p. (Available online at www.offt.gov.uk)

Also Press release Office of Fair Trading, OFT proposes to refer grocery market to Competition Commission, London: Office of fair trading, 9/03/06, Available online at
www.offt.gov.uk/News?Press+releases/2006/49-06.htm)

An analysis of the convenience market sector for reference to the Competition Commission. There are specific planning issues raised in the report concerning need and also the ease with which new entrants can establish themselves in the market.

Competition, Convenience retailing, Food retailing

5/12

Scottish Executive, Development Department

Scottish planning policy SPP8: Town centres; consultation draft,
Edinburgh: Scottish Executive, 2005, 12p. ISBN 1741 1203

The draft document for Scottish planning guidance on town centres. Key principles are outlined under the headings: identifying a network of centres, focusing development in town centres, improving town centres, providing a safe and attractive environment, enhancing accessibility and monitoring and review. Responses to the draft as submitted to the Scottish Executive can be viewed on line at www.scotland.gov.uk/Publications/2006/01/06131339 .

SPP8, Scotland

5/13

Smith, A.

Constructions of sustainability and spatial planning: the case of Dalton Flats, County Durham, *Planning Inquiry*,
Town Planning Review, 76(3), 2005, 341-362.

‘Sustainability’ has become a key term in the planning process with new developments required to meet sustainability criteria. The case of Dalton Flats which included a factory outlet retail element is one such example. The study however shows that rather than the principles of sustainability it was the ability to express the discourse of sustainability which mattered at the inquiry. The discussion highlights the way that sustainability can be interpreted with respect to mixed use developments and also with reference to regeneration.

Dalton Flats, Easington, Urban regeneration

5/14

Talon, A., Bromley, R. and Thomas, C.

Swansea,

Cities, 22(1), 2005, 65-76.

This city profile of Swansea draws extensively on the authors’ research on retail development in Swansea. It shows how the city has moved from an industrial to a service based economy. It highlights the ways in which the new retail developments have been driven by planning as in the case of the Enterprise Zone, consumer pressures as in the case of the 24 hour city developments or as a result of developer initiatives.

Urban development, Swansea

5/15

Town and Country Planning Association

Planning for accessible and sustainable retail,

London: TCPA, 2005, 12p. (www.tcpa.org.uk/policy_files/Planning-for-sustainable-and-accessible-retail.pdf)

A useful document accessible to planners summarising key retail trends and planning responses. It suggests that a more strategic approach can now be adopted to retail

planning. This should focus on town centres but within the context of achieving mixed use walkable communities of 20-30,000 people. Best practice should ensure that distinctiveness is protected, retailing and other activities overlap through more mixed use developments and affordable access to retail spaces ensures that they are more accessible than other retail locations.

CONSUMER CULTURE

6/1

Clarke, I., Hallsworth, A., Jackson, P., de Kervenoael, R., Perez del aguila, R. and Kirkup, M.

Retail restructuring and consumer choice. 1. Long term changes in consumer behaviour: Portsmouth 1980-2002,

Environment and Planning A, 38(1), 2006, 25-46.

This article presents the quantitative results of a three year project to study retail change in Portsmouth. The way that retail restructuring has impacted on consumer choices and satisfaction with shopping provision are studied. The match between provision and lifestyle changes is assessed with conclusions relating to the complexity which exists in the conceptualisation of what choice means in the context of different household types. The concept of choice is viewed as the degree to which competitiveness exists at the local level.

Consumer groups, Food retailing

6/2

Duruz, J.

Eating at the borders: culinary journeys,

Environment and Planning D, 23(1), 2005, 51-69.

An ethnology of reactions to different ethnic shop mixes. The identity of shopping environments and the ways that they combine a sense of 'otherness' and 'familiarity' are shown to affect how shoppers react to their immediate street environments. These ethnoscapes matter to shoppers and although many like an ethnic mix there is also a strong attachment to the familiar marketplace and known brands of retailer.

Consumer groups

6/3

Guy, C.

Stop-go policy,

Town and Country Planning, 74(11), 2005, 332-333.

The author questions whether PPG13 has made any significant impact on travel for shopping by car. In fact it seems that increased car use has occurred in the case of food shopping in particular. This is in line with increased car ownership and indicates that it is not merely store location which determines car use but rather suggests that where a car is available most main food shopping trips will be made by car. A focus on town centre development may in some instances have increased the length of journeys made for shopping. It is unlikely that densities of stores and housing would be built which could substantially reduce this.

Travel

6/4

Improving diet and nutrition in community settings,

Renewal.net Solving The Problem, 2006, 9p. (Available online from www.renewal.net)

A listing of different types of projects, where they worked and why they worked. The importance of integrated programmes where access is only component in the programme is underlined.

Diet

6/5

Jackson, P., Perez del Aguila, R., Clarke, I., Hallsworth, A., de Kervenoael, R. and Kirkup, M.

Retail restructuring and consumer choice. 2. Understanding consumer choice at the household level,

Environment and Planning A, 38(1), 2005, 47-68.

This article presents the qualitative results of study of retail change in Portsmouth between 1980 and 2002. The concept of cultural capital is used to differentiate consumer responses to choice. Choice between and within stores are differentiated in an attempt to better understand the factors which influence perceptions and meanings of choice. Shopping is embedded in domestic routines and takes on meaning relative to these routines.

Consumer groups, Food retailing

6/6

Jamal, A.

Playing to win: an explorative study of marketing strategies of small ethnic retail entrepreneurs in the UK,

Journal of Retailing and Consumer Services, 12, 2005, 1-13.

The significance of this paper lies not so much in the discussion of ethnic retailer business practices but in the way shopping is one way in which identities are actively articulated and reinforced. The creation of a shop that gives a home from home ambience and where local language and culture are part of the package and where ethnic customers are privileged through specific business practices as well as product assortments offer permits ethnic groups to express their shared identity.

Small shops

URBAN ENVIRONMENT

7/1

BCSC

What's in store,

London: BCSC, 2005.

A look at the future of retail property. BCSC is engaged in a research project which will go further towards understanding future trends in property as a result of retail change and new policy.

Property

7/2

Blackwell, M.

A consideration of the UK Government's proposals for business improvement districts in England,

Property Management, 23(3), 2005, 194-203.

This article uncovers some of the unresolved aspects of issues relating to ownership, occupation, voters' rights and the fulfilment of key aims of proposed UK BIDS. The system follows the US model but the article shows that there are many ways in which the ownership and occupier arrangements in the UK do not match these of the US with liability for payment in the US being with owners and in the UK with occupiers. The way amounts are calculated for local tax and the back correction methods will make the operation of BIDS difficult and establishing a valid voting list will be particularly complicated. Currently business rates are a central rather than local matter. It is also unclear how the aims a BIDS scheme might have will match up with those defined in the BIDS legislation as participants and their needs and goals.

BIDS

7/3

Colwell and Jackson, C.

Modelling rental change across key retail investment markets in Britain: valuation and measurement considerations,

Journal of Property Investment and Finance, 22(5), 2004, 354-385.

The importance of consumer expenditure as a determinant of rental performance is examined in this paper. Data from CB Hillier Parker's data bank on rental for the period 1989 to 2001 and data on consumer expenditure at local authority level are used to establish a model of the relationship between consumer expenditure and rental performance. This highlights the way that the smaller and bigger markets respond to changes in consumer expenditure. It is shown that they respond differently both during periods of decline and periods of recovery. Existing classifications of rental performance by region are unlikely to represent an optimum solution in terms of homogeneity or similarity of response to change.

Property

7/4

Cummins, S., Petticrew, M., Higgins, C., Findlay, A. and Sparks, L.
Large scale food retailing as an intervention for diet and health: quasi-experimental evaluation of a natural experiment,
Journal of Epidemiology and Community Health, 59, 2005, 1035-1040.

Findings from the study of a food retail intervention in Springburn in Glasgow used a 'quasi-experimental' design to ensure that changes in the intervention area were not merely symptomatic of broader changes. The potential impact on diet as the result of food retail interventions had important implications. No impact on diet was uncovered but an improvement in psychological health was discovered.

Diet, Food desert, Glasgow, Regeneration

7/5

Cummins, S., Petticrew, M., Sparks, L. and Findlay, A.
Large scale food retail interventions and diet,
British Medical Journal, 330, 2005, 683-684.

This article reports on the findings from various studies of diet and retail-led regeneration contrasting the results.

Food desert, regeneration

7/6

Cummins, S., Findlay, A., Petticrew, M. and Sparks, L.
Healthy cities: The impact of food-retail led regeneration on food access, choice and retail structure,
Built Environment, 31(4), 2005, 288-301.

The paper arises from a study of diet and health related effects of a superstore in a deprived area of Glasgow, Springburn. The paper specifically presents the results of the impacts on retail structure showing that the superstore has not led to the closure of existing retail outlets, even in the fresh food sector, but has stimulated retailing in the area with lowered vacancy rates and greater retail employment in the area.

Diet, Food deserts, Glasgow, Urban regeneration

7/7

Dixon, T. and Marston, A.
Taking the shopping centre online: new models in e-commerce,
Property Management 23(2), 2005, 97-109.

Marketing shopping centres as places has become an important marketing strategy for shopping centres. The threat of e-commerce to the property sector and the 'bricks and mortar' retail sector is significant as online shopping increases. The article discusses how a shopping centre can operate as a brand with an online identity permitting online shopping through the familiarity that customers would have with the shopping centre, thus reinforcing the need for customers to maintain familiarity with the centre.

E-commerce, Property, Shopping centres

7/8

Friends of the Earth

Checking out the environment? Environmental impacts of supermarkets,

London: Friends of the Earth, 2005, 7p.

This paper includes comments on the impact of supermarkets on land use, local shops, car trips and food miles. Supermarkets are accused of importing too many goods and farm shops are congratulated on the localness of their produce. Local shops are considered by the report to be more environmentally friendly and consumers are urged to adopt more environmentally friendly shopping patterns.

Food retailing, Travel

7/9

Hine, J.

Transport disadvantage and social exclusion in urban Scotland,

Built Environment, 30(2), 2005, 361-371.

This article is concerned with the ways that lack of access to transport and the cost of transport impact on less advantaged communities. Tables presented in the paper include information on access to various types of shopping.

Scotland, Travel

7/10

Jackson, C. and Watkins, C.

Planning policy and retail property markets: measuring the dimensions of planning intervention,

Urban Studies, 42(8), 2005, 1453-1469.

Economists have failed to incorporate the impact of retail planning policy into their quantitative economic property models of rents. Equally geographers have explored case studies of the impact of planning policy on particular towns but have not been interested in extending these into models of property and rental performance. Whilst it has often been assumed that a restrictive planning environment would push up rentals and space would be in short supply, in reality the planning guidance is not uniformly implemented. This article seeks to examine the critical measures of retail planning policy which can be used in developing models of rental performance and the property market in retailing in the UK. The results showed that the impact of key planning variables on retail property markets varied with some markets unable to improve despite positive planning policy incentives and others improving regardless of policy but others showing improvements which would not have occurred without specific planning policies.

Property

7/11

Lowe, M.

The regional shopping centre in the inner city: a study of retail-led urban regeneration, **Urban Studies**, 42(3), 2005, 449-470.

This article traces the way in which the development of West Quay shopping centre in Southampton came about. The development was viewed as essential to the future vitality of Southampton and the impetus for the scheme came from the council. The article evaluates the role of the scheme in promoting urban regeneration concluding that it has been successful adding to the city centre's vitality rather than transferring shopping from one part of the city centre to another. The retail range has increased and the new development has been well integrated into the existing city centre structure. Retailing should it is concluded be seen as a critical part of 'the urban' and is a prerequisite to the agenda of delivering 'successful places'.

Southampton, Town centre, Urban regeneration, West Quay

7/12

Lowe, M.

Revitalizing inner city retail? The impact of the West Quay development on Southampton,

International Journal of Retail and Distribution Management, 33(9), 2005, 658-668.

This paper extends the work of the Urban Studies paper on the West Quay shopping centre in Southampton. It explores the synergistic relationships between West Quay and the rest of the city centre, vacancy rates in the town centre and improved perceptions of the city centre as a retail/leisure destination. Shopper surveys are used to assess whether the centre attracts shoppers who visit the rest of the city centre as well. Footfall figures suggested that it did succeed in this. There was some diversity of opinion on the impact of the centre on vacancy rates but looking at the overall trends it was confirmed that the perturbations observed should not obscure the overall favourable trend which suggests that the new centre has not created retail blight in other parts of the town centre. Additional developments have taken place further enhancing the city centre. These would not have occurred had there not been an improvement in the city's status as a result of West Quay. The conclusions assess the importance of this type of development in the context of planning policy redirection towards town centre developments.

Southampton, Town centre, West Quay

7/13

Pretty, J., Ball, A., Lang, T. and Morison, J.

Farm costs and food miles: an assessment of the full cost of the UK weekly food basket,

Food Policy, 30, 2005, 1-19.

A calculation of the costs at the different stages of the delivery process of the average UK weekly food basket. As such the article provides a range of specific cost estimates for delivery of goods to stores and transport of goods from the shop to home. A variety of policies to reduce these costs such as localised food systems, organic farming and sustainable transport are proposed.

Travel

7/14

Smith, A., Watkiss, P., Tweddle, G., Mckinnon, A., Browne, M., Hunt, A., Treleven, C., Nash, C. and Cross, S.

The validity of food miles as an indicator of sustainable development,

Didcot: AEA Technology Environment, 2005, 103p. (Produced for DEFRA)

This report assesses the ways in which food miles have changed over the past decade. It attempts to distinguish different ways of components of the food miles matrix – from air transport of foodstuffs to shopping, from carbon emissions to congestion. A very significant proportion of HGV vehicle kilometres are accounted for by food transport (25%). Similarly although air freight is proportionately small in tonne kilometres it represents 11% of food transport CO₂ emissions. The report includes chapters on factors driving food miles, the food miles dataset, direct and indirect impacts of food miles and energy balance case studies. The findings on food miles and the increase and components of the food miles matrix impact on retail planning policy if the broader goals of sustainability are to be integrated with other retail planning goals.

Food miles, Sustainability, Travel

7/15

Warnaby, G., Bennison, D. and Davies, B.

Marketing communications in planned shopping centres: evidence from the UK, **International Journal of Retail and Distribution Management**, 33(12), 2005, 893-904.

An application of theory to enhance brand equity to the planned shopping centre. Planned shopping centres have a fairly fixed marketing mix and so marketing activities must focus on creating positive images through positive shared experience and collective brand promotion. A survey of budgets, use of logos and slogans and the ways that messages are conveyed was carried out in 173 planned shopping centres.

Shopping centres

7/16

Warnaby, G., Bennison, D. and Davies, B.J. Retailing and the marketing of urban places: a UK perspective,

International Review of Retail, Distribution and Consumer Research, 15(2), 2005, 191-215.

The article considers the role of retailing in the urban place product relating the way that retailing has been regarded in the planning context to the way in which it might be used in place marketing. The research reported focuses on responsibility for marketing retailing and the ways that they perceived the retail component in the place marketing mix.

Place marketing

7/17

Warnaby, G., Bennison, D. and Davies, B.

Marketing town centres: retailing and town centre management,

Local Economy, 20(2), 2005, 183-204.

Given the increasing homogeneity of retailing in town centres place marketing faces an increasing challenge in promoting the attractions of places. The role of marketing and the lack of marketing experience amongst town centre managers are the main foci of the article.

Town centre management

A SELECTION OF LITERATURE RELATING TO RETAIL PLANNING IN THE NORTH AMERICA AND EUROPE

8/1

Boarnet, M., Crane, R., Chatman, D. and Manville, M.
Emerging planning challenges in retail; the case of Wal-Mart,
Journal of the American Planning Association, 71(4), 2005, 433-451.

The article argues for the use of economic cost-benefit analysis in the evaluation of a proposed supercenter. It is shown that supercenters such as Wal-Mart can have differing economic impacts. Because they offer lower wages than other types of retailers and because they offer cheaper food there are implications for the communities concerned and local incomes. In a better off area the effect will be to reduce income levels and local tax returns whereas in another area it might increase local incomes and make food more affordable. Such economic calculations are not normally part of land use decision making but it is pointed out in the article that these are important considerations and that outcomes will not be uniform but will vary depending on the retailer, existing store profiles and consumer income group. The example is from California but the conceptual aspects are of significance.

Wal-Mart

8/2

Court, Y.
Classification, that's the name of the game,
In **Centre retailing 2006**, London: Estates Gazette, 44-48.

It is proposed that there is a need for a pan-European definition of key retail property classifications. Learning, sharing information and the pursuit of best practice require benchmarking which necessitates some agreed definitions of types of retail centre. International standards are discussed with reference to floor space bands, unit number definitions, anchor definitions and area served by a particular facility.

Shopping centres

8/3

Lavin, M.
Supermarket access and consumer well-being,
International Journal of Retail and Distribution Management, 33(5), 2005, 388-398.

This study is contextualised in the UK literature as well as the US literature on the link between food accessibility and healthy eating with particular reference to the appropriateness of a large supermarket intervention in a deprived area. The study looks at how store space is and has been used. It found that the store in the deprived area compared favourably in terms of areas allocated to fresh products and healthy foods with more affluent areas and that it had stayed that way leading to the conclusion that this space must be considered profitable or a different space allocation would have been used. In considering whether this was an appropriate intervention the author concludes that the expertise of a larger company (in this case Pathmark) was

more likely to be able to ensure the supply and management of the fresh food sector and procurement of healthy foods than a locally based initiative or smaller scale development.

Food deserts, Diet

8/4

Pothukuchi, K.

Attracting supermarkets to inner-city neighbourhoods: economic development outside the box,

Economic Development Quarterly, 19(3), 2005, 232-244.

The importance of providing accessible supermarkets in US inner cities is discussed. Few inner city areas have been proactive in attracting supermarkets but some examples of different ways of achieving improved provision are discussed. Particular emphasis is placed on the potential of these markets.

Food deserts, Regeneration, US

8/5

Verhetsel, A.

Effects of neighbourhood characteristics on store performance supermarkets versus hypermarkets,

Journal of Retailing and Consumer Services, 12, 2005, 141-150.

Large store development is reaching saturation point in some European countries including the UK and Belgium. This is making smaller local developments more attractive. The paper models the relationship between neighbourhood characteristics and store product ranges showing that neighbourhood differences mean that the smaller stores require finer tuning than larger stores in terms of product range if they are to be well matched to their neighbourhoods..

Neighbourhood retailing

8/6

Welteverden, J., Atzema, O. and Frenken, K.

Evolution in city centre retailing: the case of Utrecht (1974-2003),

International Journal of Retail and Distribution Management, 33(11), 2005, 824-838.

This is a rather unique longitudinal study of retail change in a city centre, in this case Utrecht in the Netherlands. The study is set within a planning context. It seeks to ask whether as Dutch laws have been relaxed somewhat on retail locations and other competitive locations are emerging if Utrecht town centre has lost ground as a retail location, whether greater specialisation in retailing has occurred and to what extent structural changes explain the development of the town centre. The study identifies significant changes but is able to conclude that new sectors and categories have emerged so that vitality has not been affected with recreational shopping replacing convenience shopping. Successful city centres do not compete with other locations on

price but on innovativeness. As a consequence planners should ensure that in facilitating structural change through creating the correct environments to support new forms of retailing and innovative retail entrepreneurship.

Retail structure, The Netherlands, Town centre, Utrecht

PRACTITIONER LITERATURE

9/1

Attabiyeh, M.

Bulk retailers leave the parks for pastures new,
Estates Gazette, 23 April 2005, 86-87.

This article underlines the differences between retail parks which are emerging with new orientations determining rent levels and the type of products on sale. Parks attracting high street retailers have seen rents rise and bulky retailers becoming unable to sustain margins in such parks.

Retail warehouse parks

9/2

Attabiyeh, M.

Falling sales and rising rents squeeze retailers,
Estates Gazette, 27 August 2005, 83-84.

Rentals in out of town retail parks have been increasing and a two tier market is developing. Discussion of flexible leases, upward-only reviews and the way that success leads to rent increases which in turn squeeze the very retailers who are most successful. The movement of clothes retailers to retail parks could be adversely affected by the ending of mezzanine extensions.

Retail warehouse parks

9/3

Baker, C.

Focus shifts to urban edge,
Planning, 22 July 2005, 8.

Reports on a Town and Country Planning Association proposal that out of town retail parks should be redeveloped to form centres serving populations of 20-30,000 through mixed use development. This is not part of PPS6 as PPS6 is not concerned with out of town centres.

Retail warehouse parks

9/4

Batham, M.

Dare to stand alone,
Estates Gazette, 27 August 2005, 86-87.

A summary of Verdict's findings on shopper preferences for products at out of town retail parks. Some town centre stores are moving out of town to increase profitability. Strong brands it is argued can stand alone and trade more successfully than in town centre locations. A rise in out of town rents and restrictions on mezzanine

developments are counter trends. Different types of retail parks are likely to emerge depending on rental values and the dominance of different types of goods on sale.

Out of town retailing, Retail warehouse parks

9/5

Blackman, D.

Policy aims for renaissance,

Planning, 13 May 2005, 16.

A review of PPS6 drawing on the comments of retail experts and their views on PPS6. The possibility of mixed use developments incorporating big box style retailing is discussed and the extent to which PPS6 will prove pragmatic with considerations such as regeneration and tackling deprivation becoming important considerations. The article concludes that whilst developers will need to think more about towns planners will need to think more about market realities.

PPS6

9/6

Catterall, S. and Slessenger, E.

A change in order,

Estates Gazette, 9 April 2005, 121-122.

A discussion of the changes in class use orders which came into force in April 2005 (**Change of use of buildings and land, London: ODPM, 2005, 15p (Circular 03/2005)**). Particular changes affect the take away food and restaurant sectors. The categories of use change requiring planning permission have also been altered.

Class uses

9/7

Cavanagh, E.

How old schemes can compete with the new,

Estates Gazette, 27 August 2005, 80-81.

Factory outlets need to reinvent themselves to remain competitive in the current retail market. Tenant mix needs to change and the retail image must be marketed as an entity.

Factory Outlets

9/8

Cavannagh, E.

Attack of the clones?

In **Centre Retailing 2006**, London; **Estates Gazette**, 2005, 32-36.

A shopping industry response to the new Economics Foundation report on clone towns. This response stresses what is being done by the industry to promote a mix of multiple and independent retail development in shopping centres and town centres

whilst at the same time underlining the importance of multiples in ensuring town centre vitality. It considers schemes to assign units for independent retailers in shopping centres and discusses ways in which new developments create new secondary areas in town centres which are well suited to independent retailers.

Clone towns, Town centre

9/9

Early, C.

Town centres scale agenda,
Planning, 8 April, 2005,

An assessment of the likely impacts of PPS6 with comments on whether town centres can really accommodate large scale new retail investment, whether local centres are really viable and whether many small extensions will be made given the new restrictions on larger extensions. The term enhance is seen as an active term and confirms the plan-led role planners should have.

PPS6

9/10

Edwards, M. and Martin, J.

Retailers must shop around,
Estates Gazette, 16 April 2005, 120.

A commentary on PPS6 and the changes it means for the property sector and retail development.

PPS6

9/11

Elghamry, N.

Have parks peaked?
Estates Gazette, 23 April 2005, 81-82.

The perception that different retail warehouse parks will play different roles is having an impact on property prices and the vitality of the property market in this sector. The differential in the attractiveness of property on retail parks between those with A1 consent and those with bulky goods consent has been widening.

Property, Retail warehouse parks

9/12

England, J.

Town centre policy clarified,
Planning 8 April 2005, 6.

A discussion of the main features and principles of PPS6. The flexibility element is discussed with a questioning of whether showing flexibility is more important than implementing flexibility.

PPS6

9/13

Fearn, M.

Classes brought up to date,

Planning, 15 February 2005, 8.

A resume of the use class changes.

Use classes

9/14

Gillman, S.

Lobby urges system to limit Tesco domination,

Planning 11 November 2005, 4.

A discussion of the various points of view on the controversy over the presence of multiples in the convenience store sector in the context of the ongoing All Party Small Shops Group Inquiry. Tesco argues that their presence on local high streets will reduce car journeys to bigger more distant stores and increase local shopping. By contrast Friends of the Earth are calling for multiple presence in the convenience store sector to be controlled. Current PPS6 encourages develop in town centres and so the fact that multiples are increasing their presence there would seem to no planning basis for restricting their development.

Food retailing, PPS6, Tesco

9/15

Hollis, M.

Operators quizzical on retail policy ambiguity,

Planning, 17 June 2005, 9.

An assessment of the policies and impacts of PPS6 on retail development. The issue of disaggregation and the degree of flexibility required is discussed. Several issues of definition and potential ambiguity in the policy especially with reference to the distinction between individual and multiple use applications and disaggregation are raised.

PPS6

9/16

Kivlehan, N.

Retailers prepare for curbs on mezzanines,

Estates Gazette, 13 April 2005, 76-77.

A resume of the reasons why the mezzanine issue became part of the planning process and what it means for the industry.

Mezzanines

9/17

Norman, P.

Floors in the argument,

Estates Gazette, 19 March 2005, 62-64.

Mezzanines provided a means by which retailers could achieve space efficiency. The changing planning position will affect development of mezzanines with new considerations such as need being key factors in gaining planning permissions. Planning policy is not opposed to mezzanine development but does seek to ensure that it comes under planning control. Property responses have indicated that the restrictions will place an undue burden on town centres seeking to accommodate inappropriate uses and argues for continued permissions for mezzanines in the bulky goods sector parks as a means of increasing retail productivity.

Mezzanines, Retail warehouse parks

9/18

Wehner, P.

Africa gains from aggressive style,

Estates Gazette, 21 May 2005, 56-57.

Oxfam has been developing a more structured approach with differentiation of shops by type of product such as music and books. This strategy demands more sophisticated site research. Equally it also poses new issues in the perception of the role of charity shops in the retail mix.

Charity shops