

The Retail Planning Knowledge Base Annual Update (2011 Publications)

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CONTENTS

COMMENTARY

SECTIONS

1. General Texts
2. Theoretical Work
3. Retail Formats
4. Retail Locations
5. Retail Planning Practice
6. Consumer Culture
7. Urban Environment
8. A selection of literature relating to retail planning in USA and Europe
9. Practitioner literature

COMMENTARY

2011 Commentary

2011 was for many dominated by the Mary Portas Review of town centres. Yet, it was also a year when views of retail planning have taken a new and perhaps unwelcome turn. Recession (and its impact on retailing) has brought with it a demand for new growth and investment. Planning has been portrayed as impeding such growth and investment. There is a wider body of literature which takes as its standpoint the idea that planning is reducing productivity and holding back growth. The Planning Officers' Society were very upset by a statement in a cabinet meeting on 28th February 2012 that planning cost the economy £3bn per annum. A Royal Town Planning Institute of Planning request using the Freedom of Information Act found this figure to be untrue but the impression that it is true remains significant. In respect of retail planning the paper by Griffith and Hamgart (5/8) concluded that retail planning cost consumers £10m per annum. Quinn (9/8) also notes that this impression that planning is costing growth has affected current policy making. The paper by Sparks (3/8) on the position of Wal-Mart concludes that whilst planning has shaped the expansion of Wal-Mart, Wal-Mart had other options which they chose not to pursue. With rising high street vacancy rates being reported there is a certain desire to see planning relaxed to encourage growth. This combined with planning facing some disrepute as noted by the Planning Officers' Society makes the position of retail planning more difficult.

This commentary reviews the recent literature noting some of the issues which should temper this disregard for retail planning. Sections focus on data issues, recession and vacancy, the National Planning Framework, localism, town centres, use classes and public space. The place and importance of retail planning are highlighted and future research priorities identified.

Data

Vacancy rates have become the barometer of town centres. They are tangible and visible and the Local Data Company collect some standardised data on vacancy. However the literature demonstrates that a more sophisticated approach is required.

The Scottish study of the importance of retailing to the economy (1/4) brought together much useful data but it also highlighted important gaps in the data particularly with reference to

small businesses. The study by Sena (1/5) used employment data to show significant differentials in levels of skilled workforce and the way that retailers require to adapt their thinking in different employment contexts. Both these studies used data produced by ONS. It is significant to note that they both emphasise employment. Following the emergence of Business Register and Employment Survey which has taken over from the Annual Business Inquiry data there has been a highly regrettable loss of data on enterprises at the more detailed geographical scales. More detailed results on enterprises are no longer part of the NOMIS database and must be purchased from ONS. Food access issues still continue to be of interest and ways of measuring food access are being refined. US examples illustrate the very considerable requirement for sophisticated data analysis based on geographically disaggregated data (2/1, 2/3). The article by Mackanass and Chaudry (2/2) proposes ways in which topographic OS data might be used to classify retail spaces, and it points to the lack of adequate documentation of retail spaces in the UK.

Researchers continue to bemoan the lack of appropriate data. Both Local Data Company reports and the article by Wrigley and Dolega (7/13) which uses Experian data could appear to be pictures of national change although in both cases many types of retail spaces are not included. The interim decision by DCLG to stop collecting data on in and out of town development has left commentators in the dark, increasing dependence on self reported and anecdotal evidence (1/2). DCLG have agreed to reconsider this. In the meantime, at a time of significant retail change, commentators have been left in the dark. The Department of Business, Innovation and Skills in the background report (5/3) to the Mary Portas Review admit the lack of adequate data and state that it is very difficult to ascertain time series trends even at the local level.

The lack of appropriate data shapes the research which is carried out at all levels – practitioner, decision makers and academics. Jackson and Watkins (7/8) in their study of institutional investment show how informal measures are often used because of the lack of more appropriate data. Given the importance of institutional investment in high streets and retail property the lack of data is prejudicing investment.

GVA Grimley (7/7) in a report entitled ‘Measuring vitality and viability’ recognise the importance of the health indicators but advocate that this not a tick box exercise and that some measures outlined in PPS4 may be less useful than others. They propose that the

emphasis should be transferred from collecting measures of performance to understanding what the potential of a given centre is and to what extent this is being realised. This would give a better starting point for understanding what changes could make a difference.

Recession and Vacancy

The article by Cliff Guy (7/6) in the Trading Places column of Town and Country Planning is careful to note that current vacancy levels should not be interpreted as the failure of the town centres first planning policy. Differentiating the causes of retail decline is critical to future planning for retailing and for town centres. Equally it is true that planning will not be the remedy for the impacts of recession but it can be an important contributor. One of the key difficulties facing retail planning has been the frequent failure to distinguish between change due to recession and long term structural change both in the industry and in high streets. A study by BIDs Scotland (7/2) sought to differentiate between frictional and structural vacancy. The headline vacancy figure is therefore only part of the picture and there is a need to understand vacancy in a more nuanced way. An article in Planning made the very important point that there is a difference between vacancy arising from recession and vacancy which has been arising for other reasons (9/7).

The British Council of Shopping Centres (7/1) published a report on empty shops. This report focused on examining where voids were occurring and the impact of voids on adjacent properties. It also tried to estimate the level of vacancies which might represent the settling point, suggesting a figure of 11% of retail property in shopping centres.

An immediate response to recession has been the postponement of projects which have planning permission (9/7). This has been cited as an example of why it is not planning which is slowing growth. There are many projects which are either being downsized or simply held back at present.

Many commentators consider that there will need to be some contraction of retailing in some centres and the challenge is to think how best to achieve this. Equally it will be necessary for new developments to be better matched to the new economic circumstances (). The provision of suitable town centre sites and units will be crucial.

National Planning Policy Framework

The National Planning Policy Framework (5/12) was published in draft form in 2011 and finalised in 2012. The initial draft was perceived to weaken the town centres first policy (9/1). In the intervening period the Mary Portas Review of the High Street (5/17) was published and submissions made on the perceived weakening of the town centres first planning policy of PPS4 (9/6, 9/8). The high profile media aspect of the Mary Portas Review did put town centres on the political agenda. The revised version of the National Planning Policy Framework included a much greater emphasis on town centres including the sequential test (see Table 1). However, the policy sits uneasily within a national policy framework that is more growth oriented with a presumption in favour of development. Garrick and Wilding (9/5) note that there has been a lack of enforcement of policy already with only 1 out of 146 referrals being called in. Developers will not have to make the case for the development. Rather planners will have to make the case against the development. Garrick and Wilding (9/5) comment that the new policy framework is concerned not about finding the best solutions but rather about assessing whether the level of harm is too great. This represents a significant shift in planning. The new framework also seeks to reduce call ins. Planners have begun to see that new developments are going ahead just because they are the only plans that there are to create new employment and growth (9/6). In Northern Ireland there has been concern that the weight given to economic growth in planning proposals as a material consideration has increased (9/4).

Table 1: National Planning Policy framework: Section on Town Centres

<p>Ensuring the vitality of town centres</p> <p>Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. In drawing up Local Plans, local planning authorities should:</p> <ul style="list-style-type: none">● recognise town centres as the heart of their communities and pursue policies to support their viability and vitality;● define a network and hierarchy of centres that is resilient to anticipated future economic changes;● define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations;● promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;

- retain and enhance existing markets and, where appropriate, re-introduce or create new ones, ensuring that markets remain attractive and competitive;
- allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres. It is important that needs for retail, leisure, office and other main town centre uses are met in full and are not compromised by limited site availability. Local planning authorities should therefore undertake an assessment of the need to expand town centres to ensure a sufficient supply of suitable sites;
- allocate appropriate edge of centre sites for main town centre uses that are well connected to the town centre where suitable and viable town centre sites are not available. If sufficient edge of centre sites cannot be identified, set policies for meeting the identified needs in other accessible locations that are well connected to the town centre;
- set policies for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to town centres;
- recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites; and
- where town centres are in decline, local planning authorities should plan positively for their future to encourage economic activity.

24. Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale.

25. This sequential approach should not be applied to applications for small scale rural offices or other small scale rural development.

26. When assessing applications for retail, leisure and office development outside of town centres, which are not in accordance with an up-to-date Local Plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500 sq m). This should include assessment of:

- the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and
- the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made. For major schemes where the full impact will not be realised in five years, the impact should also be assessed up to ten years from the time the application is made.

27. Where an application fails to satisfy the sequential test or is likely to have significant adverse impact on one or more of the above factors, it should be refused.

Localism

Localism has been the subject of several entries in this year's bibliography. The Association of Convenience Stores commissioned research on small shops linking the research to localism. A paper by Hasting for ACS (3/1) studied the way that small shops are rooted in places and suggested that their contribution lies not just in their service function but in a wider community sense offering face to face contact and the expression of shared values. This chimes with research in The Netherlands which viewed the management of public space as a way of building trust in communities (8/4). Another paper commissioned by ACS (3/7) viewed the government's commitment to localism as an opportunity to change attitudes to small locally owned shops viewing them as assets and supporting community partnerships. As key actors their ownership should be supported by government initiatives.

The role of local level participation was the subject of a report by the British Retail Consortium (1/1) who emphasised the range of retailer engagement in local activities and also gave an introduction to the Business Connector Scheme. However a report from Business in the Community (7/3) found that there was a lack of retailer participation at the local level in terms of place making.

Cliff Guy (5/9) noted that there is considerable tension between localism and development planning. Despite the opportunity for retailers to be involved in local plan making development planning will take precedence over local plans. The Localism Bill and the National Planning Policy Framework both make it clear that there is no intention to favour small businesses or to give them special attention. The plans in Northern Ireland to increase subsidies to small businesses funded by a levy on large retail businesses (with rateable values greater than £500,000) was welcomed by representatives of small businesses in the country (5/14, 5/15, 5/16).

An interesting study of a Glasgow development by Bageen et al. (5/2) focuses on the different discourses in a particular planning debate. In the context of localism the insights are valuable. The local engagement focussed on local issues whilst the national groups took a broader focus. This inequity translated into an inequity of power. The imbalance will no doubt characterise many future planning decisions. Localism may be well intentioned but

frequently sidelined. Localism and local place making are sometimes confused in the literature but although related they are different.

Town Centres

The latter part of 2011, and especially in the media, has been dominated by the publication of the Mary Portas Review (5/17). The Portas Review's significance lies in the fact that it did not emerge from planning. It emerged from the Department of Business, Innovation and Skills rather than from Department of Communities and Local Government. This is significant as it meant that it is not contextualised in a planning framework. Its publication in the period of the writing of the new National Planning Policy Framework was no doubt of significance. However the Mary Portas Review to some extent (and despite the long list of organisations consulted) writes as if there had been little work on town centres and as if planning had really had little impact. Both are untrue and do not do justice to the many groups who have been working continually to improve and promote town centres across England. The review was concerned only with England and was based on a series of visits. The Mary Portas Review was however underpinned by a much less read report commissioned by the Department for Business, Innovation and Skills entitled 'Understanding high street performance' (5/3). This report used a framework based on the sections: externalities, spatial and physical factors, market forces, demographics and regulation and legislation. The purpose was to determine trends in the high street. The report concluded that the retail trend in high streets would be largely downwards and that there are factors which could exacerbate that trend. It suggested that a new vision of the high street is required alongside better methods of understanding performance and acting on the findings.

The Mary Portas Review (5/17) began where the Department of Business, Innovation and Skills background report left off. In the foreword Mary Portas writes:

'I believe that unless urgent action is taken much of Britain will lose, irretrievably, something that is fundamental to our society. Something that has real social and well as economic worth to our communities and that after many years of erosion, neglect and mismanagement, something I felt was destined to disappear forever.'

The starting point of the review is to get town centres working like a business, getting the basics right for businesses to flourish and setting out some advice for shopkeepers. These underline the business rather than the planning emphasis of the report. The Mary Portas Review was greatly influenced by the contribution of Urban Pollinators who believe that the retail driven town centre is not the future but rather that the future lies in the 'agora' and the civic life and well being that they represent (7/5, 7/12). The Mary Portas Review was followed by a backbench debate in the House of Commons (5/10). The debate reflected the personal experience of MPs of their local town centre and read rather like a tour of town centres rather than engaging with policy issues. The Mary Portas Review was followed more recently by the government response and the commitment of some finance towards town centres. A total of 24 towns are to be part of a pilot project to include implementing the town team concept. The amount of money available is limited and there is no ongoing commitment to funding. No clear way of assessing success has been laid out, nor a methodology proposed which will enable transferability of ideas. A high street innovation fund will be developed for areas with high vacancy rates and recovering from the riots. A further fund will be developed to reward areas showing particularly innovative ideas. A National Market Day has already been designated. A boost to the Business Connectors scheme was announced of £306,000. Super BIDs were also supported allowing owners to become members. The government did not support measures for an affordable shop quota, the idea of Empty Shop Management Orders or the parking proposals. There were other measures which it supported but considered were covered under existing legislation or provision and no extra finance was allocated including support for small business. Significantly Quinn (9/8) notes that despite the Mary Portas Review recognition that competition from out of town retailing impacted on town centres no policies tightening controls on out of town development are proposed. He refers to the government response as Portas Lite. The Action for Market Towns response to the Mary Portas Review has a traffic lights style grading of the responses by government to each proposal (5/1).

Whilst the Mary Portas Review may have grabbed the headlines there have been other publications concerned with town centres. Both the Welsh and Scottish governments have published papers on town centres. The Scottish paper (5/6) provides insights into the Scottish Town Centre Regeneration Fund projects using a theories of change methodology. Despite some less satisfactory aspects of the scheme the projects did raise business confidence and mobilise growth. The Welsh paper on regeneration (5/13) focused on topics such as rates

relief, BIDs, and town centre funding. Noteworthy is the inclusion of a section on measuring change and success. Both papers demonstrate the recognition that there is a need to fund town centre regeneration in new ways and that this will contribute to business confidence. In Scotland the concept of ‘Whole Town Strategy’ and how to achieve this have also been studied (5/6). The ‘Whole Town Strategy’ concept recognises that the location of all activities will impact on the functioning of town centres and that the location of major service activities, offices and civic functions can if correctly located considerably benefit town centres. Dobson (7/5) notes that the work done in Scotland through the use of logic chains to lay out what and how specific policies might achieve is an important contribution. In the academic literature the article by Wrigley and Dolega (7/13) makes a more theoretical contribution by suggesting that a risk/vulnerability approach would be a useful way of thinking about change in town centres. Their findings try to bridge the in town/out of town debate by showing that town centres need new and modern types of shopping alongside traditional and small shops.

Table 2 The Mary Portas Review recommendations

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| <ol style="list-style-type: none"> 1. Put in place a “Town Team”: a visionary, strategic and strong operational management team for high streets 2. Empower successful Business Improvement Districts to take on more responsibilities and powers and become “Super-BIDs” 3. Legislate to allow landlords to become high street investors by contributing to their Business Improvement District 4. Establish a new “National Market Day” where budding shopkeepers can try their hand at operating a low-cost retail business 5. Make it easier for people to become market traders by removing unnecessary regulations so that anyone can trade on the high street unless there is a valid reason why not 6. Government should consider whether business rates can better support small businesses and independent retailers 7. Local authorities should use their new discretionary powers to give business rate concessions to new local businesses 8. Make business rates work for business by reviewing the use of the RPI with a view to changing the calculation to CPI 9. Local areas should implement free controlled parking schemes that work for their town centres and we should have a new parking league table 10. Town Teams should focus on making high streets accessible, attractive and safe 11. Government should include high street deregulation as part of their ongoing work on freeing up red tape 12. Address the restrictive aspects of the ‘Use Class’ system to make it easier to change the uses of key properties on the high street 13. Put betting shops into a separate ‘Use Class’ of their own 14. Make explicit a presumption in favour of town centre development in the wording of the National Planning Policy Framework |
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15. Introduce Secretary of State “exceptional sign off” for all new out-of-town developments and require all large new developments to have an “affordable shops” quota
16. Large retailers should support and mentor local businesses and independent retailers
17. Retailers should report on their support of local high streets in their annual report
18. Encourage a contract of care between landlords and their commercial tenants by promoting the leasing code and supporting the use of lease structures other than upward only rent reviews, especially for small businesses
19. Explore further disincentives to prevent landlords from leaving units vacant
20. Banks who own empty property on the high street should either administer these assets well or be required to sell them
21. Local authorities should make more proactive use of Compulsory Purchase Order powers to encourage the redevelopment of key high street retail space
22. Empower local authorities to step in when landlords are negligent with new “Empty Shop Management Orders”
23. Introduce a public register of high street landlords
24. Run a high profile campaign to get people involved in Neighbourhood Plans
25. Promote the inclusion of the High Street in Neighbourhood Plans
26. Developers should make a financial contribution to ensure that the local community has a strong voice in the planning system
27. Support imaginative community use of empty properties through Community Right to Buy, Meanwhile Use and a new “Community Right to Try”
28. Run a number of High Street Pilots to test proof of concept

Use Classes

In 2011 DCLG published a brief setting out the consultation for a review of the Use Class Order with the intention that it should be made more deregulatory and unnecessary burden should be removed (5/5). The consultation was announced alongside proposals to make ‘meanwhile uses’ of empty properties easier to achieve. The government’s response to the Mary Portas Review suggested that their position was to be non-prescriptive but facilitative and that Neighbourhood Development Orders would be introduced. Secretary of State approval for removing development rights and requiring planning permission would no longer be required (5/4).

In the background there has been a rumbling about use classes. Donnelly expresses this in a piece which relates a dispute about class use to the 2011 riots (9/3). It has been suggested that use classes could be used a way of shaping high streets in the future. Clayton (9/2) expressed the concern about betting shops and the fact that they do not require a change of use as they come under financial services. With the demise of financial services on the high street an increasing number of betting shops has caused some concern.

Bagwell (6/1) urges caution about changing class uses suggesting that there could be unintended consequences. Bagwell's study of the fast food sector demonstrated the social importance of fast food outlets especially for ethnic groups. Redefinition of use classes or restrictions on fast food outlet numbers could prejudice the existence of these meeting places for such groups.

Public Space

Several papers are concerned with the use and management of public space. Research shows very different views. Feehan and Becken's (8/1) study of pedestrianisation and the failure of many schemes blames the lack of management of these spaces. It suggests that BIDs provides a better way of managing these spaces because it is not about creating the spaces but about an ongoing commitment to making the spaces work. The theme of managing public space is taken up by Nemeth and Schmidt (7/11). They distinguished between public spaces which are privately owned and managed and public spaces which are publicly owned but privately managed. They showed that private management of public spaces changed the ambience of these places, advocating that planners need to be aware of this and monitor the impacts of such changes. A paper based on BIDs in Canada by Lippert and Sleiman (8/2) takes this one step further advocating that the current ambassador system could undertake monitoring of BIDs to provide knowledge about BIDs and that this would decrease the negative views of the ambassador system. These are in contrast to the paper by Van Eijk and Engberson (8/4) that public places should not be privatised but used to build trust and familiarity which will in turn increase local community trust and enjoyment of public places. A study of place marketing has shown that place demarketing can be used to segment and sometimes discourage certain groups from certain areas (7/10). The management of public space and place management are not neutral and planners need to be aware of the impacts that they can have.

Conclusions

This commentary on 2011 publications has shown that there has been a change in the positioning of retail planning with the challenge of a new planning framework which is

development oriented alongside an increasingly business oriented perspective on town centres. At the same time a substantial literature on the importance of town centres, public spaces and community associated with the localism agenda is evident. The retail role of town centres is perceived as less important than previously although nonetheless important. Beyond the new planning framework and the Mary Portas Review the literature emerging from the devolved countries and from academic studies suggests that there are important ways of thinking about, structuring analysis and contextualising change which should drive further research and lead to new ways of thinking about town centres and retail planning. It is not ways of facilitating change but rather conceptualisation and theorisation of retail change which should be prioritised.

RETAIL PLANNING KNOWLEDGE BASE UPDATE 2012
(Material published during 2011)

GENERAL TEXTS

1/1

British Retail Consortium

Retail in society: serving our communities.

London: BRC, 2011 Available online at: www.brc.org.uk

Retailer engagement with society is reported. A variety of projects are described for major retailers. Of particular note is the section on the Business Connector Scheme to promote local enterprises.

Business Connector Scheme

1/2

Department of Communities and Local Government

Draft statistics plan for 2011-2012: consultation.

London: DCLG, 2011, 53p. Available online at:

www.communities.gov.uk/documents/statistics/pdf/1885667.pdf

This publication sets out proposals for the planning data collected on in and out of town retail development.

Data

1/3

Johnston, A.

The performance of UK cities, 1995-2005,

European Planning Studies, 19(12), 2011, 2095-2108.

This study examined employment in knowledge based and consumption sectors. The retail and consumption based activity showed very little variation across the UK.

Employment

1/4

Scottish Government

Assessing the Contribution of Retailing in Scotland.

Edinburgh: Scottish Government, 2011, 96p. (www.scotland.gov.uk)

DTZ were commissioned to undertake a study of the economic contribution of retailing in Scotland. The report details the structure and performance of retailing in Scotland based on ONS figures. Some national and international comparisons are made. Innovations in retailing are considered. Detailed tables chart changes in retail employment and retail sales. The report focuses on the national level.

Scotland

1/5

Sena, V.

Technical efficiency and human capital in the retail sector,

Service Industries Journal, 31(16), 2011, 2661-2676.(Email: v.sena@aston.ac.uk)

Retail productivity is regarded as poor and explanations for this have included planning constraints. This article examines 'technical efficiency'. This article hypothesises that productivity in retailing is a function of access to a skilled workforce. Data from the Annual Respondents Database is modelled to show variations in productivity. It is suggested that retailers locating in lower skill areas need to invest in the work force to increase productivity.

Retail Employment

THEORETICAL WORK

2/1

Dai, D. and Wang, S.

Geographic disparities in accessibility to foodstores in southwest Mississippi,

Environment and Planning B, 38(4), 2011, p.659-677. (Email: ddai@gsu.edu)

The paper develops a more nuanced measure of foodstore accessibility. It is predicated on measures which combine population measures with travel distance/ time and a weighting for size of foodstore. Added to this a kernel effect whereby distance/time from the foodstore is not measured as a constant but is weighted by length of time/distance. The methodology is applied to a specific dataset involving both urban and rural populations. In rural areas the results suggest that the provision of one large foodstore intended to serve a large area may result in considerable disadvantage and that a dispersed foodstore network would make food more accessible. In urban areas, who rather than where people are, will be significant to food accessibility.

Food access

2/2

Mackanass, W. And Chaudry, O.

Automatic classification of retail spaces from a large scale topographic database,

Transactions in GIS, 15(3), 2011, 291-297.(Email: O.Chaudhry@mmu.ac.uk)

This paper proposes a system whereby Ordnance Survey topographic data can be used to automatically classify retail spaces based on extent and pattern of buildings, degree of centrality and access.

Classification

2/3

Sparks, A.L., Baria, N. And Leetes, L.

Comparative approaches to measuring food access in urban areas: the case of Portland, Oregon,

19

Urban Studies, 48, 2011, 1715-1737. (Email: bania@uoregon.edu)

There are a number of studies of food deserts and food access. These vary in the methodology used and the ways that access is defined. It is suggested that this detracts from the comparability of the findings of these studies. The article examines ways of measuring access and compares the outcomes of different methodologies to assess the extent to which these impede comparability. Two particular aspects are studied. Firstly issues of aggregation are addressed. Secondly the use of walkable streets distances is compared with Euclidean distance. One of the findings from the paper was that areas with poor access are often dispersed. It was also found that measures based on coverage were less easily compared. Such measures include approaches based on the number of stores in an area within a certain distance from a neighbourhood. Measures based on distance from residence to shop were more comparable. Euclidean versus street based distances did not materially affect results. A worked example from Portland, Oregon is used.

Food access, Food deserts, US

2/4

Wood, S. And Reynolds, J.

The intrafirm context of retail expansion planning,

Environment and Planning A 43, 2011, 2468-2491. (Email: s.m.wood@soton.ac.uk)

A study which offers insights into how retail firms make locational decisions. The level of sophistication, resource allocation and status of location research are studied at the firm level through qualitative interviews with consultants and research analysts. The positioning of location research differs from firm to firm. Three categories of firms are considered: responsive location planning, proactive location planning and networked and inclusive location planning.

Location

RETAIL FORMATS

3/1

Hastings, T.

Re-asserting a sense of place in the community: the community role of small shops.

Farnborough: Association of Convenience Stores, 2011, 11p. Available online at:

www.acs.org.uk

This paper puts forward the view that small shops contribute to good community relations and bind communities together because they involve face to face contact, affirm common values and are rooted in places. Three worked examples are selected to illustrate how this works.

Neighbourhood retailing, Small shops

3/2

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

Rhetoric, reality and local food,

Town and Country Planning, 80(3), 2011, 149-152.

This article explores the things that the major retailers say about their engagement with the local food agenda. It shows that although retailers claim to be actively promoting local foods there remain obstacles for local food producers in meeting retailer requirements. Policies tend to be more aspirational than real.

Local food

3/3

Livingstone, N.

The changing structure of charity retailers in Edinburgh's built environment,

Local Economy, 26(2), 2011, 122-133.(Email: ndl@hw.ac.uk)

This article traces the changes in the spatial distribution of charity shops with specific reference to Edinburgh. Charity shops once located in less affluent areas benefitting the local

population. They are now more commonly located in more affluent areas and the profits and activities bring no local benefit as profits are distributed at a national level to national or global causes. This change in spatiality has been accompanied by an increasingly professional approach to charity retailing which has adopted a different locational strategy.

Charity Retailing

3/4

Ringwald, K.

Is reflective practice the key to survival for independent retailers? Evidence from South East Wales,

Reflective Practice,12(5), 2011, 585-598.

This paper looks at how small owner occupied retailers make strategic decisions and develop their businesses commenting on the ways they evaluate the market and try out new ideas. The paper suggests that there is a need for a more formal methodology to be established for small retailers. This would help them to be able to understand change and opportunities better.

Small shops

3/5

Smith, R., Heley, J. and Stafford, I.

Woolworths and Wales: a multi-dimensional analysis of the loss of a local brand,

Sociological Research, 16(1), 2011. Available online: www.socresonline.org.uk

A study of how Woolworths which was a national brand was also a part of local places and communities.

Woolworths

3/6

Share, P.

The rise and fall of the Jumbo breakfast roll; how a sandwich survived the decline of the Irish economy,

Sociological Research Online,16(2), 2011, 1-13.

This article focuses on the Irish Jumbo Roll but includes a section on planning in Ireland and how it has shaped the retail sector with particular reference to convenience stores and forecourts where Jumbo Rolls are sold.

Convenience stores, Ireland

3/7

Schoenborn, A.

The right to retail: can localism save Britain's small retailers?

London: ResPublica, 2011, 42p. Available online at: www.respublica.org.uk

A report commissioned by the Association of Convenience Stores. It starts from the perspective that there has been indifference to the nature of ownership in government policy and thinking on the role of different sizes and formats of grocery stores. It asks whether competition policy has failed small owners and whether small shops will still be viable in the future. A survey of small retailers asked questions about what obstacles they faced to expanding their businesses. It reports that many thought the current system favoured large supermarkets and that this was unfair. Government commitment to localism is viewed as an opportunity and various recommendations are made in the context of localism such as treating local shops as an asset, engaging communities in determining retail mix, community rights to buy, local enterprise partnerships and using community interest clauses to set their own competition agendas.

Food retailing, Small shops

3/8

Sparks, L.

Settling for second best? Reflections after the tenth anniversary of Wal-Mart's entry to the UK, **International Journal of Retail and Distribution Management**, 39(2),2011, 114-129. (Email: Leigh.Sparks@stir.ac.uk)

This paper assesses the reasons why Wal-Mart's expectations of becoming the UK's no. 1 retailer have not been fulfilled. The role of planning regulation is discussed, both in terms of the direct impacts of planning regulation and in terms of retailer response to planning regulation. Whilst Wal-Mart was faced with a difficult planning environment it also chose not to diversify or change its format strategy.

Asda, Food retailing, Wal-Mart

RETAIL LOCATIONS

4/1

Guy, C.

Downsizing matters,

Town and Country Planning, 80(10), 2011, 415-416.

This article explains how downsizing is occurring due to economic recession. Many schemes were born in a different funding era and are no longer appropriate. There is a need to match schemes to the present economic environment and tailor them to the target consumer base. The example of Taff Ely Borough is used. The example shows that it is important to encourage provision of suitable town centre sites rather than wait for these to become available. It also highlighted the importance of ensuring that new retail property is of the appropriate size and is affordable.

Retail development

4/2

Shin-Je Yuo, T., Lizieri, C., McCann, P. And Crosby, N.

Rental values in UK shopping malls,

Urban Studies, 48, 2011, 1667-1679. (Email: cml49@cam.ac.uk)

Understanding and modelling the factors determining rental values in UK shopping centres is the focus of this article. Data from 2002 for 148 malls and over 1000 tenants is modelled. A regression model was used to assess the importance of various relationships involving rental values. Variables included were store size, chain strength, independent versus multiple, age of centre, regional rental values. Rental values were found to be lower per sq foot for tenants in larger properties. Larger retailers have greater bargaining power. Regional rental values and age of centre were also found to be significant. Chain strength was not significant. Independent retailers were often paying relatively more per square foot. Retail rental values behaved much as predicted from econometric theory.

Property, Shopping Centres

4/3

Whysall, P.

Managing decline inner city retail centres: from a case study to conceptualisation,
Journal of the Local Economy, 26(1), 2011, 3-17. (Email: paul.whysall@ntu.ac.uk)

A longitudinal study of retail change in Hyson Green in Nottingham since 1973.

Considerable decline in the retail sector has occurred. Recent measures to stem retail decline appear to have had some success.

Hyson Green, Nottingham

RETAIL PLANNING PRACTICE

5/1

Action for Market Towns

Portas plus or minus?

Bury St Edmunds: Action for Market Towns, 2012. (Available online at: towns.org.uk)

A traffic light style interpretation of the government's response to the recommendations in the Mary Portas Review.

Mary Portas Review, Town centres

5/2

Bagaen, S.

Understanding power dynamics in the planning process: the case of retail development in Glasgow, Scotland,

International Journal of Sustainable Society, 3(4), 2011, 356-38. (Email: samer.bagaen@uclmail.net)

This paper uses critical discourse analysis to show how power is established in the linguistic discourse in planning decisions. It contrasts the language, its definition, contextualisation and choice of words used by those acting for the developer, the planning authority and the local objectors. The way that the debate is situated by different groups further increases differentials in power. The developer appeals to wider agendas and community groups to local impacts. A worked case study of a retail proposal by Tesco in Glasgow is used.

Critical discourse analysis, Food retailing, Glasgow, Scotland

5/3

Department for Business, Innovation and Skills

Understanding high street performance.

London: Department for Business, Innovation and Skills, 2011, 128p. Available online at: www.bis.gov.uk

This is the background document to the Mary Portas Review. It includes sections on defining high streets, the assessment of the economic and social impact of high streets, change in high streets, reasons for changes in high streets, responses to change, and the future of high streets.

Town centres

5/4

Department of Communities and Local Government

High streets at the heart of our communities; the Government's response to the Mary Portas review.

London: DCLG, 2012. Available online at:

<http://www.communities.gov.uk/publications/regeneration/portasreviewresponse>

This response begins with ministerial statements which outline actions which the government has so far taken in response to the Mary Portas Review. These include the 12 pilot town projects, the Business Improvement District access loan for set ups, a fund for areas blighted by empty shops and a scheme rewarding success and innovation. The report takes each of the Mary Portas Review recommendations and gives the government response to this.

Mary Portas Review, Town centres

5/5

Department of Communities and Local Government and Department for Business, Innovation and Skills

How change of use is handled in the planning system – tell us what you think,

London: DCLG and BIS, 2011, 18p Available online at:

www.communities.gov.uk/documents/planningandbuilding/pdf/1930771.pdf

This paper is the consultation brief for the investigation into the Class Use Order. Its purpose is to see whether the Class Use Order or the Permitted Development Order can be reformed to make them more deregulatory and remove unnecessary burdens.

Use class

5/6

Donaghy, M.

How to prepare a strategy for your town; a practitioner's guide,

Edinburgh: Scottish Government, 2011, 52p.

This document sets out a guide to preparing a place based strategy for town centres or whole towns. It considers aspects of analysis, engagement, content development, delivery and measuring progress. The need for strategy is underlined with regard to why it is required and what it is setting out to achieve. It is pragmatic in its orientation considering for example how to obtain support and engage with stakeholders and how to set up methods to ensure delivery through a variety of partnership models.

Town centres

5/7

Douglas Wheeler Associates, Slims Consulting, Ryden and Avril Blamey and Associates

Town centre regeneration: how does it work and what can be achieved,

Edinburgh: Scottish Government, 2011, 63p. www.scotland.gov.uk/socialresearch

This report sets the Town Centre Regeneration Fund in Scotland within a wider town centre regeneration context. It evaluates the Town Centre Regeneration Fund outcomes using a theories of change methodology. Conclusions suggest that projects which received funding were 'bottom drawer' projects but that these projects did raise business confidence and mobilise growth. For the future they suggest that more time for applications with attention to expected outcomes and measurement before and after would be advised.

Town centres

5/8

Griffith, R. and Hamgart, H.

Supermarkets competition in England and planning regulation,

International Review of Retail, Distribution and Consumer Research, 22(1), 2012, 1-25.

(Email: rgriffiith@ifs.org.uk)

This article presents an evaluation of the cost of retail planning to the consumer through restriction of new entry to the groceries market. It takes account of variations in the interpretation and application of planning regulations, demographics and store format developments. It finds that without inclusion of the demographic variable the impact is considerably overstated. However, it still concludes that the impact of retail planning regulations costs the consumer £10m per annum.

Food retailing

5/9

Guy, C.

Big Society or big business,

Town and Country Planning, 80(7/8), 2011, 308-309.

This article explores the tension which exists between localism and growth. Planning has been portrayed as inhibiting economic growth and there is considerable demand to deregulate planning. At the same time engagement of the local community is being encouraged. However it is clear that community engagement will be subordinate to development planning. It is thought that there is considerable pressure for deregulation by the big retailers. Attempts to introduce measures to foster smaller businesses and diversify retail mix have been ignored by the Government. The amendment to the Localism Bill suggesting that businesses might be able to participate in town centre planning might favour deregulation and development which activists are opposed to. The language of current retail planning is growth dominated.

Localism

5/10

House of Commons

Future of town centres and high streets,

Hansard, 17th January 2012. www.publications.parliament.uk

This is a debate by a House of Commons backbench business committee. It is a response to the Mary Portas Review of high streets. A wide range of issues are raised with members citing examples from towns in their constituencies.

Mary Portas Review, Town centres

5/11

House of Commons

Clause 96: Local development schemes,

Hansard, 12th July 2011. (www.publications.parliament.co.uk)

A debate which asks questions about the position of town centres in the National Planning Policy Framework proposals. An amendment concerning the promotion of vitality and diversity is discussed and a ‘Cambridge amendment’ based on the shopping street Mill Road in Cambridge proposed. The essence of the debate is that vitality and diversity should be not just recognised but actively promoted as part of planning policy for town centres and secondary shopping areas.

Town centres

5/12

House of Commons, Communities and Local Government Committee

The National Planning Policy Framework,

London: TSO, 2011, 77p. Available online at:

www.communities.gov.uk/publications/planningandbuilding/nppf

Included are the report, formal minutes, oral and written evidence. The document lays out plans for the national planning framework intended to simplify planning and reduce the volume of guidance to streamline the process and encourage development. Pages 60-62 contain details regarding town centres and reiterate the town centre first policy.

National Planning Framework, Town centres

5/13

London First

Submission to the Mary Portas Review.

London: London First, 2011. Available online at: www.london-first.co.uk/media-centre2/publications-by-date/?page

The submission highlighted three particular areas: use of the Community Infrastructure Levy, the involvement of property owners in BIDs and more to promote ‘meanwhile uses’ in vacant property.

BIDs, Town centres

5/14

National Assembly of Wales, Enterprise and Business Committee

Regeneration of town centres.

Cardiff Bay: National Assembly of Wales, 2012, 57p. www.assemblywales.org

A review of Welsh policy on town centres and required actions to find ways of increasing town centre regeneration. Sections consider accessibility, day/night economy, local partnerships, business rates relief, Business Improvement Districts, funding, marketing and branding and ways of measuring change and success.

Town centres, Wales

5/15

Northern Ireland Assembly

Large retail levy and small business rates relief scheme,

Hansard, 9/11/11. Available online at: www.niassembly.gov.uk

The debate on the large retail levy in Northern Ireland is recorded. Considerable weight is given to the Chambers of Commerce views. Alternative models such as the public health levy to be introduced in Scotland are discussed. Discussion of the impact of recession on small businesses also favours the levy although there is concern over inequalities around the

fact that it is the large sites rather than large businesses in terms of turnover or profit (e.g. banks) that are affected.

Northern Ireland, Retail levy

5/16

Northern Ireland Assembly

Initial integrated impact assessment: large retail levy.

Belfast: Northern Ireland Assembly, 2011. Available online at: www.niassembly.gov.uk

This document presents results of an impact assessment of a large retail levy in Northern Ireland. A major part of the analysis focuses on how the levy would impact on communities and in particular disadvantaged and rural communities. A small business impact test and a competition assessment are also included.

Northern Ireland, Retail levy

5/17

Northern Ireland Committee for Finance and Personnel

Report on the proposed large retail levy and the expansion of the small business rate relief scheme.

Norwich: TSO, 2011, 378p. Available online at: www.niassembly.gov.uk/Assembly-Business/Committees/Finance-and-Personnel/Reports/Report-on-the-Proposed-Large-Retail-Levy-and-the-Expansion-of-the-Small-Business-Rate-Relief-Scheme/

A report on the consultation for the introduction of a large retailer levy on rates. The submissions from local chambers of commerce, trader associations and retailers are included. Sections consider the impact of the scheme on the small business rate relief scheme and the small businesses which would benefit, the way that the levy would impact on large retailers and also action on empty shops. Organisations supporting small business are supportive of the levy. Large retail organisations have raised objections, in particular in relation to the fact that many small non-retail very profitable businesses would be supported as rateable values bear no relationship to profits.

Northern Ireland, Retail levy

5/18

Portas,M.

The Portas Review: an independent review into the future of our high streets.

London: Department for Business, Innovation and Skills, 2011, 50p. www.bis.gov.uk

This report was commissioned by the Department of Business, Innovation and Skills. The vision was to think of ways to breathe economic and community life back into high streets. A business oriented approach is adopted and chapters are entitled ‘Getting our town centres to run like businesses’, ‘Getting the basics right to allow businesses to flourish’ and ‘Levelling the playing field’. Key recommendations include administrative changes such as Super-BIDs and the appointment of Town teams, deregulation such as simplifying use class change and market trading, a review of business rates, policies to reduce the number of empty shops and initiatives such as a National Market Day.

Town centres

5/19

Scottish Parliament, Local Government and Regeneration Committee

Non-Domestic rates (Levy) (Scotland) (No 2) Regulations 2012 (SSI 2012/29)

Edinburgh: Scottish Government, 2012. Available online at:

www.scottish.parliament.uk/parliamentarybusiness/28862.aspx?r=6898&i=62561&c=129182
2)

The legislation enacted by the Scottish Government for a levy on retailers selling alcohol and licensed to sell tobacco with a rateable value of £300,000 or more.

Food retailing, Retail levy, Scotland

CONSUMER CULTURE

6/1

Bagwell, S.

The role of independent fast-food outlets in obesogenic environments: a case of East London in UK,

Environment and Planning A, 43, 2011, 2017-2036. (Email: s.bagwell@londonmet.ac.uk)

As concern increases for health measures to restrict fast food outlets are being suggested, including planning restrictions on new outlets. This article examines the community role of fast food outlets in Tower Hamlets in London. Findings suggest that these units play an important social and community role, particularly for Islamic groups. It is suggested that before any regulation is introduced further study of how communities use fast food outlets socially and as part of their networking needs to be completed.

Fast food

6/2

Teller, C. and Gittenberger, E.

Patronage behaviour of elderly supermarket shoppers – antecedents and unobserved heterogeneity,

International Review of Retail, Distribution and Consumer Research, 21(5), 2011, 483-499. (Email: c.teller@surrey.ac.uk)

A study of the store patronage of elderly consumers. Findings from survey work confirm the importance of the product range and price-value ratio. Latent heterogeneity was investigated and the importance of accessibility to the store. Both store and product-related accessibility were found to be important in devising ways of segmenting the older shopper market.

Consumer groups

URBAN ENVIRONMENT

7/1

British Council of Shopping Centres

Empty shops- what does the future hold for town centres?

London: BCSC, 2011. Available online at: www.bcsc.org.uk

The study considers the impact of voids on adjacent shops. It also estimates from existing void patterns the likely level of future voids suggesting a figure of 11%.

Vacancy

7/2

Business Improvement Districts Scotland

BIDs Vacancy Report.

Edinburgh: BIDS, 2011, 17p.

This report classifies vacancies in BIDs in terms of ‘frictional’ and ‘structural’ in an attempt to identify ways of assessing underlying reasons for vacancies. Temporary measures are outlined for dealing with empty shops to hide the vacant frontage or establish temporary uses. Longer term initiatives such as partnership, marketing, planning and funding are considered.

Vacancy

7/3

Business in the Community

Future high streets: businesses going local.

London: Business in the Community, 2012, 15p. Available online at:

www.bitc.org.uk/community/economic_renewal

This paper focuses on the potential of local businesses in the local community, and specifically the high street. It is based on surveys of town centre managers and store managers, both in 2010. A key finding was the lack of engagement by multiple store managers in active participation in town centre partnerships. There was a significant

disconnect between store managers and the local area amongst multiple retailers. The second half of the report gives a voice to individuals presenting their views on what a good town centre manager looks like and what a good store manager looks like. A final section offers best practice examples of retailers who have become engaged at the local level. The report urges greater local engagement by multiple retail businesses.

Town centres

7/4

Davison-Porter, I.

Business Improvement Districts: the Scottish experience,

Journal of Town and City Management, 2(2), 2011, 105-116. (Email:

ian.davisonporter@bids-scotland.com)

A review of Scottish BIDs outlining the legislative structure of BIDs in Scotland with reference to the role of the Scottish Government and the way that BIDs will be monitored and steered in Scotland. The article identifies the features that BIDs in Scotland have in common with wider BIDs principles but also notes specifically Scottish aspects of BIDs including the Pathfinder process. Case studies of Dunfermline and Bathgate are discussed. The article ends with some thoughts regarding the future of BIDs in Scotland.

BIDs, Scotland

7/5

Dobson, J.

Life beyond retail: a new and better vision for town centres,

Journal of Town and City Management, 3(2), 2011,201-214.

This article summarises many of the points from the Urban Pollinator's submission to the Mary Portas Review. It sees high streets as reflective of many of the wider problems in society defining them as theatres. Continuing this metaphor the proposals suggest a different route forward, one which focuses on people making town centres their own as civic places not just for the consumption of goods but also ideas and wellbeing. Some ideas about how

this can be achieved through theories of change approaches, better understanding of town centre usage and local engagement are suggested.

Town centres

7/6

Guy, C.

Vacant expression,

Town and Country Planning, 80(4), 168-170.

This article takes findings from the Local Data Company reports on retail vacancy and highlights planning options. The current vacancy levels should not be interpreted as the failure of the town centre first planning policy. Nor should planning be seen as having the potential to halt the current decline in the short term. However planning can facilitate town centre viability and vitality by working to provide the right sizes of premises for 21st century retailing and look to limit the growth of non-food in supermarkets. It should be acknowledged that some centres will not recover and will need to assume new functions. These need to plan for a contraction of retailing in the town centre.

Town centres, vacancy

7/7

GVA Grimley

Measuring and improving vitality and viability.

London: GVA Grimley, 2011, 11p. Available online at:

[www.britishparking.co.uk/write/Documents/Library/GVA -
MeasuringandImprovingTownCentreViabilitySpring2011.pdf](http://www.britishparking.co.uk/write/Documents/Library/GVA-_MeasuringandImprovingTownCentreViabilitySpring2011.pdf)

A commentary on measures of vitality and viability. The paper proposes that the health of town centres should be measured relative to their potential and that this would facilitate more meaningful interventions than current usage.

Town centres

7/8

Jackson, C. and Watkins, C.

Planning policy and retail property investment in the UK,

Urban Studies 48(11), 2011, 2321-2338. (Email: c.c.jackson@sheffield.ac.uk)

This article focuses on the knowledge about retail planning and the way that knowledge is used by institutional investors. A six stage decision making model is proposed and the planning knowledge input examined at each stage. Different aspects of planning policy are used at the different stages. A key measure is pipeline data. The lack of quantitative data for planning purposes often makes use of planning knowledge more informal than other economic measures. Cues are often taken from policies such as town centre management which are seen as reducing risks in investments. Relationships between planners and investors are very important for both parties. Planners have much to learn from understanding the investor assessment perspective and could use this to advantage in attracting new and appropriate investment.

Property

7/9

McCarthy, J. and Doyle, M.

Business Improvement Districts and conservation-led development,

Urban Research and Practice, 2011 4 (2), 175-192. (Email: j.p.mccarthy@sbe.hw.ac.uk)

This paper explores the potential for synergy between BIDs and conservation-led regeneration. It highlights specific aspects of BIDs in Scotland which enhance this potential, including the status of BIDs in regeneration and planning agendas and the involvement of property owners in BIDs. It notes the difficulties which exist in trying to bring together small budget short time scale projects with large scale budget and longer time scale projects. Extensive case study material from Alloa and Inverness is included.

Alloa, BIDs, Inverness, Scotland

7/10

Medway, D., Warnaby, G. and Dharni, S.

39

Demarketing places: rationales and strategies,

Journal of Marketing Management, 27(1-2), 2011, 124-142. (Email: gary.warnaby@liv.ac.uk)

Demarketing is the process by which people are deflected from patronising places. This can occur for security or crisis management reasons but it can also be used to create exclusivity and target specific types of customers. This can be achieved through selective targeted marketing and restriction or pricing of access. Such strategies can be used to segment a market within a place.

Place marketing

7/11

Nemeth, J. and Schmidt, S.

The privatisation of public space, modelling and measuring publicness,

Environment and Planning B, 38(1), 2011, 5-23.(Email: Jeremy.nemeth@ucdenver.edu)

Public and private ownership of space has been viewed as the key distinction in the consideration of public space. This paper turns the focus towards management of public space and the extent to which space is not owned but managed by public or private organisations. An index is developed based on the degree of regulation of space, the nature of surveillance, design and image building as control and access restrictions. This is used to look at the role of private management of public spaces in both private and public ownership. Private management of publicly owned spaces changes those spaces and begins to increase surveillance, security and regulation. Planners need to monitor the impacts of privately managed public spaces assessing whether this is detracting from their public nature.

BIDs, Public space

7/12

Urban Pollinators

The 21st century agora; a new and better vision for town centres.

London: Urban Pollinators, 2011. <http://urbanpollinators.co.uk>

The multifunctional nature of town centres and high streets is viewed as key to the future of high streets and town centres. A consumer oriented approach is taken focusing on themes such as creating new types of high streets, creating unique places rather than clone towns, creating lively animated places, places that are about socialising, health and wellbeing, and creating civic spaces.

Town centres

7/13

Wrigley, N. And Dolega, L.

Resilience, fragility and adaptation: new evidence on the performance of UK high streets during global economic crisis and its policy implications

Environment and Planning A, 43, 2011, 2337-2363. (Email: n.wrigley@soton.ac.uk)

The differential performance of 250 town centres/high streets in 4 regions of the UK are considered. Recession is challenging high street locations. The contribution of diversity and the role of corporate food retailers in creating resilient retail environments are studied. It is concluded that town centres need both a diverse retail portfolio and a corporate food retailer if they are to be resilient. The article posits the concept of adaptive resilience viewing change as essential and the ability to adapt as crucial.

Town centres

A SELECTION OF LITERATURE RELATING TO RETAIL PLANNING IN USA AND EUROPE

8/1

Feehan, D. and Becken, C.

Pedestrian streets, public squares and Business Improvement Districts,
Journal of Town and City Management, 2(3), 2011, 280-296.

Discussion begins from thinking why pedestrianisation as a concept has often failed. Failure is attributed to assumptions about the continued role of town centres as the nexus for retail and office space and the restructuring of high streets that has taken place. Pedestrianisation was successful where drivers of footfall such as college campuses or tourist attractions are present. However key to the success of contemporary pedestrianisation schemes is the management of pedestrian streets through for example BIDs. Maintenance, marketing and planning for change are all critical. Examples cited are in the US.

BIDs, Town centres, US

8/2

Lippert, R. and Sleiman, M.

Ambassadors, Business Improvement District governance and knowledge of the urban,
Urban Studies, 49(1), 2012, 61-76. (Email: lippert@uwindsor.ca)

The Canadian system of BIDs' ambassadors is discussed. It is suggested that these ambassadors are able to collect much useful knowledge from their on-site experience in BIDs. Their role relative to the organisation of a BID in Canada is discussed. They are often viewed rather negatively. The discussion puts forward a more positive way of envisaging their jobs which could in itself enhance some of the more negative perceptions of BIDs in the context of resistance to neo-liberalism in urban governance.

Business Improvement Districts, Canada

8/3

42

Murphy, A.

Farmers' markets as retail spaces,

International Journal of Retail and Distribution Management, 39(8), 2011, 582-597.

(Email: a.j.murphy@massey.ac.nz)

This paper reports on a survey of patrons of farmers' markets in New Zealand. Respondents were asked to highlight attributes of store based and market based shopping. The most important criteria for the patrons of the farmers' markets were the product attributes – quality, health, freshness. These were more important than the market environment itself although supporting local producers and the entertainment at the market were also important aspects of the market experience. The attributes of store based shopping considered important were price and the store environment attributes such as layout, speed of shopping.

Farmers' markets

8/4

Van Eijk, G. and Engberson, R.

Facilitating 'light' social interactions in public space: a collaborative study in Dutch urban renewal neighbourhoods,

Urban Regeneration and Renewal, 5(1), 2011, 35-50.(Email: g.vaneijk@uva.ne)

This paper discusses the importance of public space including shopping streets in facilitating familiarity and trust in communities. It has specific relevance to the debates over governance of urban space involving the privatisation of space. The importance of familiarity with people as well as places is recognised. This builds trust and increases the use of places as much as does improving the appearance of places. Ways of achieving this in a shopping context are suggested. The example is from Delft in the Netherlands.

Public space, The Netherlands

PRACTITIONER LITERATURE

9/1

Carpenter, J. and Johnston, B.

Plan to ease centre-first rule,

Planning 29/7/11, 3.

The draft NPPF would exempt offices from the sequential test. It is argued that small scale businesses are finding town centre sites increasingly unaffordable.

Town centres, Sequential test

9/2

Clayton, R.

Gamblers ubiquitous,

Planning, 3/6/11, 20-21.

The increased number of betting shops on high streets is causing concern. The current class use system is questioned and it is suggested that they should be in a use class of their own, thus requiring a change of use for a betting shop to open.

Use class

9/3

Donnelly, M.

Bristol urges retail class rejig after riots,

Planning, 6/5/11, 4-5.

Damage to high street property during riots in Bristol is thought to have been exacerbated by resentment that a class use change had been made enabling Tesco to move into a property.

The article presents a wider call for rethinking class uses.

Use class

9/4

Fears over guidance on growth,

Planning, 6/5/11, 14.

Northern Ireland planning policy proposals would see the weight given to economic growth as a material consideration increased.

Northern Ireland

9/5

Garlick, R. And Wilding M.

High street protection weakened,

Planning, 26/8/11, 12-13.

A commentary on the National Planning Policy Framework proposals. There exists a mismatch between the emphasis on town centres first and planning legislation in the proposed National Planning Policy Framework. There has been a lack of enforcement of the town centre first policy with only 1 proposal called in out of 146 referred. There is a feeling that the new National Planning Policy Framework moves from finding best solutions and sites to assessing whether the level of harm is too great.

NPPF, Town centres

9/6

Gillman, S.

Portas backs town centre first test,

Planning, 16/12/11, 5.

The article takes comments from the Mary Portas Review which show her support for a stronger approach the town centre first policy. The proposed National Planning Policy Framework is seen as too weak.

Mary Portas Review, National Planning Policy Framework

9/7

Gillman, S.

Out of town, out of mind,

Planning, 1/7/1, 24.

A comment on whether current retail development reflects responses to recession or planning. Recession has caused many schemes to be put on hold. However, councils are looking more favourably on schemes as they are keen to promote growth. Planning responses have shown that growth and jobs are being given more weight, sometimes at the expense of town centres. The article also criticises the decision to end Department of Communities and Local Government data collection on the proportion of new retail developments in town centres and out of town locations.

Data, Town centres

9/8

Quinn, I.

Analysis: Portas Review,

Grocer, 7/4/12, p.14-15.

The feature article comments on the government's decision not to take up the Portas Review recommendations regarding out of town development. The current economic crisis means that any measures restricting development are undesirable. The article comments on the anti-planning environment. It sees the new National Planning Policy Framework as neutral for the multiple grocery trade.

Food retailing, NPPF, Portas Review,