

The Retail Planning Knowledge Base Annual Update (2012 Publications)

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RETAIL PLANNING KNOWLEDGE BASE UPDATE 2013
(Material published during 2012)

GENERAL TEXTS

1/1

Haskel, J. and Sadun, R.

Regulation and UK retailing productivity: evidence from microdata,

Economica, 79, 2012, 425-428.

An econometric analysis of ONS data for 1998-2003. The thesis of the paper is that planning is the reason for decreased retail productivity through the limiting of store size following planning policy changes in the mid 1990s. The analysis shows that there is decreased employment in retailing in larger stores with an increase in smaller stores. This is then attributed to planning changes. Other changes in retail structure are not considered in the paper.

Productivity

1/2

Oxford Economics and Oxford Institute of Retail Management

UK retail: leading globally, serving locally.

London: British Retail Consortium, 2012. 46p. Available online at:

www.brc.org.uk/ePublications/LGSL/files/assets/downloads/publication.pdf

This review of UK retailing examines the economic importance of the sector in the UK, whether consumers get a good deal, productivity in the retail sector, the role of retail employment, the changing shape of retailing and multi-channel retailing. The section on productivity in retailing suggests that the sector is now more competitive than previously and than many European counterparts.

Productivity

1/3

Oxford Economics and Oxford Institute of Retail Management

Welsh retail: serving our communities.

Cardiff: Welsh Retail Consortium, 2012, 15p. Available online at:

www.brc.org.uk/ePublications/Welsh_Retail_Serving_our_Communities/files/assets/downloads/Welsh%20Retail%20-%20Serving%20our%20Communities.pdf

This brief review of retailing in Wales includes sections on the role of retailing in Wales, the economic outlook for Wales, the contribution of retailing to the Welsh economy and the changing shape of retailing in Wales. The very significant role of retail employment in some parts of Wales is noted.

Wales

1/4

Oxford Economics and Oxford Institute of Retail Management

Retail: serving Scotland's communities.

Edinburgh: Scottish Retail Consortium, 2012, 16p. Available online at:

www.brc.org.uk/ePublications/Serving_Scotlands_Communities/files/assets/downloads/publication.pdf

This brief review of retailing in Scotland presents data and a commentary on the role of retailing in the Scottish economy, the importance of retail employment and the changing shape of retailing in Scotland. The importance of multichannel retailing in Scotland is emphasised as is the contribution to the sector from tourism.

Scotland

THEORETICAL WORK

2/1

Khawalidah, H., Birkin, M. and Clarke, G.

A review of two alternative impact assessment techniques: the case of Silverburn, Scotland, **Town Planning Review**, 83(2), 2012, 233 - 260. Email: geo6mab@leeds.co.uk

The results of applying traditional Retail Impact Analysis as compared to those from spatial interaction modelling are contrasted for Silverburn in Glasgow. The two techniques showed differing results with respect to the impact which might be anticipated in surrounding centres. Retail Impact Analysis showed a very uniform impact across centres whereas spatial interaction modelling showed greater differentials in impact with closest centres being more adversely affected than those further away. Retail Impact Analysis leads to a focus on a limited number of centres whilst spatial interaction modelling takes account of all centres. Retail Impact Assessment was found to overestimate the impact.

Retail Impact Assessment, Scotland, Silverburn

2/2

Teller, C. and Elms, J.

Urban place marketing and retail agglomeration customers,

Journal of Marketing Management, 2012, 28(5-6), 546-567. Email: j.r.elms@stir.ac.uk

This paper proposes a model to test which attributes of place affect customer patronage. It proposes both direct and indirect antecedents. Tenat mix, value and atmosphere were found to be direct antecedents whilst other attributes had indirect effects. Additional effects included parking, non-retail offer and aspects of manoeuvrability. The paper underlines the importance of the retail offer and ensuring that it is well supported.

Place making

2/3

Wood, S. and Reynolds, J.

Managing communities and managing knowledge: strategic decision making and store network investment within retail multinationals,

Journal of Economic Geography, 12, 2012, 539-565. Email: sm.wood@surrey.ac.uk

This paper reports on aspects of knowledge management in international retail companies relating to store location strategy and decision making. It provides insights into how concepts of 'best practice' are developed and how tacit and explicit data are combined to form a synthetic knowledge base within a community of practice. Modelling potential store performance on the basis of existing stores contributes to this. The way that practice develops within a retailer will determine the types of locations retailers feel confident in selecting for new stores.

Location

2/4

Wood, S. and Reynolds, J.

Leveraging insights within retail store development? Assessing the use of location planners' knowledge in retail marketing,
Geoforum, 43, 2012, 1076-1087. Email: sm.wood@surrey.ac.uk

The ways in which departments for location strategy link to marketing departments in retail companies is explored through a qualitative study in retail companies. From a planning perspective the findings suggest that location strategy is not backed up as much as might be anticipated by marketing efforts to ensure local embeddedness of new stores.

Location

2/5

Wood, S. and Reynolds, J.

Knowledge management, organisational learning and memory in UK retail network planning,
Service Industries Journal, 33(2), 2012, 150-170. Email: sm.wood@surrey.ac.uk

Whilst locational modelling is generally a key part of store location decision making and planning, tacit knowledges are also very important. This paper investigates how important and how these are articulated and negotiated. Interviews with senior management provide the material this article is based on. Different mechanisms are used to inform tacit knowledge. For example local comparisons can be used. In the case of new formats or expansion into different cultures there are no benchmarks. The development of a forecasting memory is a challenge for retailers and depends on staffing and the use of social networking.

Location

RETAIL FORMATS

3/1

Association of Convenience Stores

The local shop report 2012.

Farnborough: Association of Convenience Stores, 2012, 15p. Available online at:

www.acs.org.uk

A round up of data on local shops. Including number of stores, employment, shop size, shop ownership, market share, product categories and customer profiles.

Convenience stores, Food retailing, Neighbourhood retailing

3/2

Barrett, H., and Alcock, J.

Addressing rural isolation in the Central and Eastern Region: the role of community shops.

Woodstock: Plunkett Foundation, 2012, 17p. Available online at:

www.plunkett.co.uk/whatwedo/research.cfm

The paper investigates community shops in areas which can be described as isolated and explores how a community shop impacts on these particular communities. Community shops provide a lifeline for some communities. Case studies are included.

Community shops, Rural Retailing

3/3

Calderwood, E. And Davies, K.

The trading profiles of community retail enterprises,

International Journal of Retail and Distribution Management, 2012, 40(8), 592-606.

Email: eric.calderwood@stir.ac.uk

197 community retail enterprises were surveyed. Interviews with 21 retail enterprises were also carried out. This survey work shows the trading profiles of community retail enterprises. The way that the local community is involved is discussed. There are tensions between the shop and the community.

Community shops

3/4

Couchman, P. and Perry, M.

Review of rural social enterprise in England.

Woodstock: Plunkett Foundation, 2011, 66p. Available online at:

www.plunkett.co.uk/whatwedo/research.cfm

The results of a Plunkett foundation survey of rural social enterprises in England. The survey includes food enterprises such as markets and village shops.

Community shops, Food retailing, Rural Retailing

3/5

Freathy, J. P. Calderwood, E.

The impact of internet adoption upon the shopping behaviour of island residents,

Journal of Retailing and Consumer Services, 2013, 20(1), 111-119. Email;

j.p.freathy@stir.ac.uk

This study is based on qualitative research work in island communities. It details the types of products bought on the internet in these communities. It then goes on to discuss the perceived advantages of internet retailing to island communities. There is a sense of liberation provided by internet retailing for these communities.

Online retailing

3/6

Humphreys, R.

Interpreting planning permissions after Stevenage – the primacy of plans?

Journal of Planning and Environmental Law, 2011, 14-18.

This article uncovers a loophole in planning decision notices. An instance is highlighted where a plan showed the subdivision of units but the description of the development only mentioned changes to the exterior. The case referred to a retail warehouse park. The differential led to an argument that at the time of subdivision no restriction on class use was made so that the subdivided unit could now be used as unrestricted.

Retail warehouse park

3/7

Megicks, P. , Memry, J. and Angell, R.

Understanding local food shopping: unpacking the ethical dimension,

Journal of Marketing Management, 28(3-4), 2012, 264-289. Email:

phil.megick@plymouth.ac.uk

This paper is about shopping for locally produced foods. It is interested in the drivers and inhibitors for the purchase of local foods. The findings suggest that the shopping process may often determine whether locally produced foods are purchased so that shopping in a farm shop which is more hedonic may encourage purchasing. However motivation to buy locally produced foods is not well correlated with those who are ethically in favour of sustainability. Rather it reflects a desire to support local businesses.

Local food

3/8

Plunkett Foundation

A better form of business: community owned village shops.

Woodstock: Plunkett foundation, 2012, 18p. Available online at:

www.plunkett.co.uk/whatwedo/research.cfm

Community owned shops are going from strength to strength with an increase in sales of 18.4%. 273 shops are mapped and graphs show the continuing rise in community shops. Of those which have opened only 13% have closed. The report gives an overview of the sector

with specific detail on the range of legal management structures, an analysis of profitability, scope of products, services offered, contribution to the local economy and the community of people involved.

Community shops, Food Retailing, Rural retailing

3/9

Pop up Britain

Kit for Town Teams

StartupBritain, 2012. Available online at: popupbritain.com/wp-content/uploads/2012/12/PopUp-Britain-Kit-V3.pdf

An introduction to the role of pop up shops and advice on how to set up a pop up shop.

Pop up shops

3/10

Thompson, C., Clarke, G. and Stillwell, J.

Modelling the future opportunities for deep discount food retailing in the UK,

International Review of Retail, Distribution and Consumer Research, 22(2), 2012, 143-170. Email: gy08cpt@leeds.ac.uk

Discount retailers are planning major expansion in the UK. The study investigates the patronage of deep discount retailers in terms of geodemographics using data from Axiom Research Opinion Poll. A model is developed of patronage and on the basis of the model other sites where development would be suitable are identified. The model is validated using shares of actual and potential spend. Switching across stores in the food retailing sector shows that there are changes in the patronage of discounters although this varies across the country. Major food retailers have been providing cheaper options while discounters have been beginning to serve middle markets.

Discount retailing, Food retailing

RETAIL LOCATIONS

4/1

Department of Communities and Local Government

Parades to be proud of: strategies to support local shops.

London: DCLG, 2012, 35p. Available online at: www.communities.gov.uk

See also: Geoghegan, J. Plan for parade decline, urges study, **Planning**, 15/6/2012, 6.

A review of why local shopping parades matter and how local shopping parades are doing. A major section of the publication focuses on a selection of strategies which local parades have tried. A list of tools is also included.

Neighbourhood retailing

4/2

Atkinson, W.

Small towns, big dreams,

Planning, April, 2012, 18-20.

Drawing on examples from the US this article suggests some ways in which small towns can secure an economic future. Town centres should focus on providing walkable environments with mixed uses including open spaces and creative activities, with the emphasis on public accessibility. These should mirror malls in terms of access and compactness but providing a diversity of activities and public accessibility giving them uniqueness. Other ideas include small town focus on entrepreneurship with a programme of support and provision for business start up including a retail incubator.

Small towns

4/3

Newham, L.

What high streets can learn from shopping malls,

Journal of Urban Regeneration and Renewal, 62), 2012/13, 131-138.

Lessons from the shopping mall are applied to high streets with a view to enhancing their identity and image.

Town centre

4/4

Powe, N.

Small town vitality and viability; learning from experience in the north-east of England,

Environment and Planning A, 44, 2012, 2225-2239. Email: n.a.powe@ncl.ac.uk

A study of Morpeth and Alnwick to assess the relative impact of different locations of new retail development. The retail warehouse park in Alnwick is on an out of centre site whilst Morpeth has seen town centre regeneration. Proximity of development to the town centre is a necessary but not sufficient condition for town centre vitality and viability. The results of survey work showed that town centre redevelopment did change perceptions of the town centre whilst the out of town retail development, although it attracted extra customers to

Alnwick, had no impact on perceptions of the town centre. The Alnwick development also had a negative impact on other nearby centres.

Out of town retail, Town centres

4/5

Powe, A. and Bek, D.

Localising activity within the context of relational complexity: exploring the relevance of rural centre and town centre conceptions,

Environment and Planning B, 39, 2012, 501-517. Email: n.a.powe@ncl.ac.uk

Planning for rural centres has always believed that concentrating development within predefined spatial areas is important to ensure access to services. However towns sit within a variety of relational webs and may only be important in one of these webs with people selecting different towns for different purposes. This article explores ways of establishing colocation in order to ensure that small towns offer multiple reasons for visiting them thus creating greater synergy. Locations for shopping are a key part of colocation strategy.

Rural retailing, Small towns

4/6

Wrigley, N. And Cudworth, J.

The impact of small format in-centre foodstores in small towns.

Southampton: University of Southampton., 2012, 12p. www.riben.org

This report aims to increase the evidence base of the impact of different types of retail development on small towns. It concludes that small format multiple retail stores in town locations in small towns impacts positively on footfall but negatively on other independent retailers.

Food retailing, Small towns

RETAIL PLANNING PRACTICE

5/1

Association of Convenience Stores

Planning for diverse local centres.

Farnborough: ACS, 2012, 16p. Available online at: www.acs.org.uk/en/Advice/planning-for-diverse-local-centres/

This a 'how to' guide to engaging in the planning process with particular reference to the way that neighbourhood planning will operate

Localism, Neighbourhood retailing, Neighbourhood planning

5/2

Barclay, C.

Town centres, planning and supermarkets.

London: House of Commons Library, 2012, 9p. Available online at: www.parliament.uk/briefing-papers/SN01106

A resume of how retail planning has emerged bringing together the economic and spatial strands. It looks back to the Competition Commission Groceries Inquiry and the Barker Report and to the ending of the needs test. It then discusses the new National Planning Policy Framework and the Portas Review and how these fit together in planning policy.

National Planning Policy Framework, Portas Review

5/3

British Retail Consortium

21st century high streets: what next for Britain's town centres?

London: BRC, 2012, 36p. Available online at:

www.brc.org.uk/brc_policy_master.asp?id=611&spolicy=21ST+CENTURY+HIGH+STREETS

This is an update of a publication with the same title from 2009. The reason for the update is the changing policy environment with the new National planning policy framework and the Portas Review. Additionally business rates revenues are likely to become relocalised. Neighbourhood planning also brings new challenges. The report retains the same sections as the previous report but with some changes to key recommendations. Clear roles for planners in making localism work are emphasised.

Town centres

5/4

Business in the Community

Retail Development Investment Framework.

London: Business in the Community, 2012, 18p. Available online at: www.bitc.org.uk/our-resources/report/retail-development-investment-framework

This paper is concerned with ways to maximise the benefits of retail investment from local social and economic perspectives. It sets up a framework for measuring the benefits in terms

of Social, Economic and Place benefits which have subsections : social mobility, social capital, community, clawback, employment, enterprise, public realm, vitality and civic pride.

Performance indicators, Retail development

5/5

Department of Communities and Local Government

Portas pilots: prospectus – an invitation to become a town team.

London: CLG, 2012. Available online at: www.gov.uk/government/publications/portas-pilots-prospectus-for-becoming-a-town-team

See also: **Portas pilots: 2nd round prospectus.**

www.gov.uk/government/uploads/system/uploads/attachment_data/file/6291/2120140.pdf

The brief for and application process for becoming a Portas pilot town team. There were two rounds of applications, the first for 12 towns and the second for fifteen towns.

Portas Review

5/6

Department of Communities and Local Government

National Planning Policy Framework.

London: Department for Communities and Local Government, 2012 65p. Available online at:

www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

The final text of the National Planning policy Framework which includes the town centres first policy.

Town centre

5/7

Department of Communities and Local Government

Our town first: Future High StreetX Fund- Prospectus

London: CLG, 2012, 11p. Available online at:

www.gov.uk/government/uploads/system/uploads/attachment_data/file/7576/2207145.pdf

Details are given of how the High StreetX Fund operates. It is a reward fund for progress in improving town centres.

Town centre

5/8

Findlay, A. and Sparks, L.

Parting company?

Town and Country Planning, 81(10), 2012, 417-418.

A review of the new levies being imposed on large stores in Scotland and Northern Ireland. The levies operate on a different basis in the two countries. They are also differently contextualised with the Scottish levy set in a health context and applying to large supermarkets selling alcohol and tobacco and the Northern Ireland levy set in a small business context with all large stores paying a levy which is used to support small business

rates relief. In both cases the levy is based on rateable values. This is not necessarily a proxy for sales or profitability.

Retail levy, Northern Ireland, Scotland

5/9

Goddard, C.

Unlocking town centre retail developments.

London: GVA, 2012, 11p. Available online at: www.gva.co.uk/research/

This paper takes the view that the measures adopted following the Portas Review are merely palliative. There is a need to ask why so many town centres are failing to attract adequate investment for new development. This is much needed if they are to be successful towns in the future. A section looks at challenges facing town centres. This is followed by an assessment of market potential to assess where new opportunities exist.

Retail development, Portas Review

5/10

Goddard, C.

Evaluating future retail opportunities in the St Giles area: the New West End Company and InMidtown.

London: GVA, 2012, 52p. Available online at: www.gva.co.uk/research/

The St Giles area is to be redeveloped. The paper outlines how the redevelopment, including, retail development can be achieved within current planning guidelines. Chapter 4 discusses retail trends and potential of the area as a retail location.

London, Retail development, St Giles

5/11

Guy, C.

Exceptional sign-off,

Town and Country Planning, 81(7/8), 2012, 311-313.

The publication of the Portas Review of High Streets raised a number of planning issues. The Coalition Government did not take up these. At the same time the Localism Act is also changing the relationship between national and local planning. There have always been tensions between national policy and local decisions but it seems likely that these will be accentuated by the business-led approach. This will also disadvantage weaker areas where policies to downsize would be more appropriate.

Portas Review, Town centres

5/12

Guy, C.

Propping up a failing sector,

Town and Country Planning, 81(4), 2012, 171-173.

There are those who consider that the high street is finished and that in planning for town centres this should be accepted. However this article cautions against panic over the state of high streets. There are different causes of high street decline. The question is whether the Portas Review of High Streets is the correct response. Specific criticism is made of the fact that a number of the proposals would only lead to trade diversion from other centres rather than 'high streets' regaining lost trade. This is further compounded by the idea of a competition for the pilot town team experiments. Some downsizing should be planned for but there is also room for the emergence of new town centre functions and an increasingly community focus.

Portas Review, Town centres

5/13

House of Commons

Town centres, planning and supermarkets.

London: House of Commons, 2012, 9p. Available online at: www.parliament.uk/briefing-papers/sn01106

A House of Commons note which explains how the planning system protects retailers in town centres by restricting supermarkets. There are sections on Town Centres First Policy 2011-2012, the National Planning Framework and the Portas Review of the High Street. A final few paragraphs address the issue of whether planning reduces retail productivity, concluding that planning has compromised retail productivity.

Planning

5/14

Jones, P., Clarke-Hill, C., Hillier, D. and Comfort, D.

The low-down on the high street,

Town and Country Planning, 81(4), 2012, 204-208.

A summary and critique of the Portas Review of High Street, the background document to the report and the Coalition Government Response. It is argued that there are important flaws in the current work as it is too superficial. Although planning legislation has operated a town centres first approach there has been a lack of back up for this policy in terms of other supportive action. Tracing theories of consumer and corporate behaviour the article suggests that we need to be careful about the Portas suggestions. Privatising the high street will mitigate against socialising activities and social activities may not continue to find high streets a profitable location when not mediated by commodities. The lack of a vision of the high street within a capitalist framework will undermine the remedies suggested by Portas.

Portas Review, Town centres

5/15

Lock, D.

High streets - the need for affordable shops,

Town and Country Planning, 81(4), 2012, 174-175.

This paper suggests that the Portas Review of High Streets does not drill deep enough to find the real problems and hence radical enough solutions. This is in part due to the time scales

and the context and brief for the review. Market failure in high streets needs to be addressed. Why are landlords happy for properties to remain vacant and why do they not lower rentals? Why do local authorities do nothing? Citing the 'affordable homes' scheme as an example it is suggested that 'affordable shops' might be an option. Proposals for frontage management are also suggested. There need to be property owners committed to growing the town centre.

Town centres

5/16

Mayor of London

Town centres draft supplementary planning guidance.

London: 2013, 231p. Available online at:

www.london.gov.uk/sites/default/files/Town%20Centre%20SPG%20Consultation%20Draft%20Jan%202013%20High%20Res.pdf

Reviews implementation of planning guidance on retail topics including retail demand, retail mix, vacancy, scale of development, sequential approach, markets, under-served areas, out of town retailing, Portas, BIDs, and Community Infrastructure Levy. It expresses commitment to the vitality and viability of town centres within London.

London, Town centres

5/17

Northern Ireland Assembly

Business Improvement Districts Bill (Bill 9/11-15): Explanatory and financial memorandum.

Belfast: Northern Ireland Assembly, 2012, 9p. Available online at:

www.niassembly.gov.uk/Documents/Legislation/Bills/Executive%20Bills/Session-2011-12/niabill-9-11-15-efm.pdf

This document lays out the policy objectives and procedures for the implementation of business improvement districts in northern Ireland. The consultation showed overwhelming support for the business improvement districts in northern Ireland. The clauses which make up the bill are stated in this document and concern statutory status, balloting procedures and public accountability.

BIDs, Northern Ireland

5/18

Roberts, G.

Town centre first: 50 solutions for reinvented retail in tomorrow's town centres,

Belfast: Northern Ireland Independent Retail Association, 201, 20p. Available online from:

www.nirta.com

This paper presents a series of ideas for Northern Ireland town centre regeneration under the following headers: planning reform, better governance for town centres, creating the very best shopping experience, rates and taxation and getting car parking and public transport right. Specifically it suggests that Northern Ireland needs a town centres first planning policy. It also urges the adoption of BIDs in Northern Ireland.

Northern Ireland, Town centres

5/19

Scottish Government

Lessons learned 2009-2011.

Edinburgh: Scottish Government, 2012. Available online at:

www.scotland.gov.uk/Topics/Built-Environment/regeneration/pir/learningnetworks/towncentres/LessonsLearned20092011

Learning points from Scottish Government initiatives are presented. These include the importance of recognising that town centres are more than retail places and that whole town strategies provide a useful approach. Ways to share practice and data issues are also noted.

Scotland, Town centres

5/20

Town Centres and Local High Streets Learning Network

Developing key performance indicators for your town.

Edinburgh: Scottish Government, 2012. Available online at:

www.scotland.gov.uk/Resource/Doc/94257/0120072.pdf

This document identifies key areas which should be considered when developing a management performance framework to monitor a town centre. Three key themes are identified: Place, People, Work. How these can be measured and what measures are available are discussed. It is not intended to be prescriptive but rather focuses on awareness of possible ways of assessing performance. These are set within a strategic reasoning and local reasoning framework.

Performance indicators

CONSUMER CULTURE

6/1

Angell, R., Megicks, P., Memry, J., Heffernan, T. and Howell, K.
Understanding the older shopper: a behavioural typology,
Journal of Retailing and Consumer Services, 19, 2012, 259-269. Email:
troy.heffernan@plymouth.ac.uk

This study asks whether older people differ in their store attribute choices from other shoppers. A six-fold typology is proposed: product oriented shoppers, prudent shoppers, selective-convenience shoppers, restricted convenience shoppers, store-oriented shoppers and personalised oriented shoppers. These are related to specific demographic groups and accessibility constraints. The findings offer the opportunity to address retail marketing to these shopper segments.

Consumer groups

6/2

Betsy, D.
Food retail and access after the crash: rethinking the food desert problem,
Journal of Economic Geography, 13, 2013, 231-237. Email: betsy.donald@queensu.ca

This article begins from UK based research on food deserts. The opening of a big store resulting in the loss of smaller accessible neighbourhood stores. The arrival of a big food store in a deprived area may or may not provide the required food access to healthy foods. Whether small accessible stores or a large supermarket provides better provision of healthy foods is unclear from research. Researchers have neglected to focus on wider economic change, food affordability, retail structural change in recession and the way that affordable food is produced and marketed.

Food access

6/3

Clarke, I., Kirkup, M. and Oppewal, H.
Consumer satisfaction with local retail diversity in the UK: effects of supermarket access, brand variety and social deprivation,
Environment and Planning A, 44, 2012, 1896-1911. Email: ian.clarke@edinburgh.ac.uk

In this paper the authors suggest that retail diversity is important in consumer satisfaction in grocery retailing. A survey is carried using hypothetical store combinations to determine which store combinations would offer consumers satisfaction. Findings suggested that consumers living near a supermarket were more satisfied than those living further away. A variety of supermarket brands did contribute to greater satisfaction but that brand combination varied in its contribution by type of area. Small stores only made a significant contribution where there was limited retail choice.

Food retailing

6/4

Experian, Association of Town Centre Management

Town Centre Futures 2020

London: Experian, 2012, 58p. Available online at:

www.experian.co.uk/assets/business-strategies/white-papers/town-centre-futures-whitepaper.pdf

This paper uses Experian style mainly consumer and socio-economic data to develop indicators of place based resilience. These are set within scenarios of retail and consumer change to give an assessment of the spatial patterning of town centre futures in England.

Consumer groups, town centres

6/5

Gittelsohn, J., Rowan, M., Gadhoke, P.

Interventions in small food stores to change the food environment, improve diet, and reduce risk of chronic disease,

Preventing Chronic Disease, 9, 2012, 11-15.

An international review of the literature (including UK examples) on small store interventions to improve food accessibility and promote healthy eating. Intervention strategies are described and evaluated. The projects indicated that greater availability of healthy foods in neighbourhood stores and their promotion did lead to increased sales and a more positive attitude to purchase of the products.

Diet, Neighbourhood retailing

6/6

Jhamat, D.

Shopping centres at the heart of the community.

London: British Council of Shopping Centres, 2012, 53p. Available online at:

http://www.bsc.org.uk/publication.asp?pub_id=469

A paper concerning community engagement by shopping centres. The paper begins by giving some tips about how shopping centres can engage with the community. The main part of the paper gives examples by shopping centres of community engagement presented as 1 or 2 page case studies.

Community engagement, Shopping centres

6/7

Johnstone, M.-L.

The servicescape: the social dimensions of place,

Journal of Marketing Management, 28(11-12), 2012, 1399-1418. [micael-](mailto:micael-lee.johnstone@vuw.ac.nz)

lee.johnstone@vuw.ac.nz

Products and the attributes of shopping places are found to be only part of the reason that people will patronise a particular shopping location. The need for social connectedness and the desire to feel like an insider with a sense of belonging may also be important in patronage decision making. Evidence used in this survey was based on a survey where participants took photographs of places they patronised which acted both as a record of where they went and

also represented what they thought important. Discussion of these followed providing the material for assessing what mattered about these places.

Place making

6/8

Miller, J.

Preparing the high street for online shopping,

Journal of Urban Regeneration and Renewal, 6(2), 2012/13, 122-130.

Digital technologies are changing the way that people shop and this in turn will be reflected in how people use shopping environments such as high streets. A number of innovations are highlighted which impact on those with high street retail businesses.

Town centre

6/9

Teller, C. and Thompson, J.

Gender differences of shoppers in the marketing and management of retail agglomerations, **Service Industries Journal**, 32(60), 2012, 961-980. Email: c.teller@surr.ac.uk

Changes in gender participation in shopping have taken place. In view of this it is important to understand whether there are gender differences in store attributes. The study analysed consumer responses from an on site survey. The key attributes of tenant mix and atmosphere remained the most important attributes for both genders. However beyond this differences emerged with men selecting stores on the basis of the logistics of shopping such as greater accessibility whilst women tended to regard attractiveness as more important.

Consumer groups

6/10

Thompson, C., Cummins, S., Brown, T. and Kyle, R.

Understanding interactions with the food environment: an exploration of supermarket food shopping routines in deprived neighbourhoods,

Health and Place, 19, 2013, 116-123. Email: c.thompson@qmul.ac.uk

This paper suggests access to healthy foods in deprived areas may not be as important as the ways in which people shop for food in supermarkets. Evidence from qualitative research in Sandwell in the West Midlands is used to support the argument.

Consumer groups, Diet, Food retailing

6/11

Widener, M. , Farber, S. Neutens, T and Horner, M.

Using urban commuting data to calculate a spatio-temporal measure for food environment studies,

Health and Place, 21, 2013, 1-9. Email: michael.widener@uc.edu

The use of residential addresses as a measure of food access is challenged with the argument being put forward that the wider spaces that people inhabit matters in assessing food access. Commuting patterns are used in this study to show how this changes access to food.

Food access

URBAN ENVIRONMENT

7/1

Association of Town Centre Management

Re-think! Parking on the high street.

London: ATCM, 2012. Available online at: www.atcm.org

A report based on a survey of parking charges across different sizes of centres. A number of concerns are raised. Parking charges are too high relative to the amenities provided in some medium and smaller sized centres. In the smallest centres attracting less than 70,000 people per week charges were higher than in centres attracting up to 199,000 people per week. Charges have also been introduced in places where there is no congestion. The level of charges in smaller towns is adversely affecting levels of trade.

Parking

7/2

Berwyn, E.

Mind the gap: creating opportunities from empty space,

Journal of Urban Regeneration and Renewal, 6(2), 2012/2013, 148-153.

The focus in this paper is on how to encourage temporary uses of vacant properties in town centres and during transitional phases of urban regeneration.

Town centre, Vacancy

7/3

De Magalhaes, C.

Business Improvement Districts and the recession: implications for public realm governance and management in England,

Progress in Planning, 77, 2012, 143-177.

An assessment of the changes which might take place for BIDs as a result of recession. This concerns for example the activities which could be transferred between BIDs and the local authority in terms of service contracts. The reduced role of the state in recession could see an increased role for BIDs with the privatisation of formerly public services and public spaces. Whether BIDs could play a more strategic role is discussed although it is unclear that they would have that capacity. Recession has seen BIDs continue but struggle to get funding for bigger projects. It is also possible that the fixed position of BIDs could see them receiving resources which might otherwise have gone to other projects. Evidence so far is that in practice local authorities have been assuming greater control of strategic projects. It is also possible that BIDs might become less socially motivated in recession and focus solely on delivering member benefits. It is suggested that the public/private balance must be maintained in recession.

BIDs

7/4

Department of Communities and Local Government

Re-imagining urban spaces to revitalise our high streets.

London:CLG, 2012, 31p. Available online at:

www.gov.uk/government/uploads/system/uploads/attachment_data/file/5987/2185491.pdf

This guide focuses on the public realm, public spaces and streets. Issues and ideas for improving public spaces are given. It includes a resources section with lists of relevant organisations.

Streetscape, Town centres

7/5

Dobson, J.

High street regeneration and rebranding pushing Portas further: life beyond the butcher, the baker and the candlestick maker,

Journal of Urban Regeneration and Renewal, 6(2), 2012/13, 112-121.

A critique of the Portas Review. The article asks whether we are now at a turning point and the start of retail change in high streets.

Portas Review, Town centres

7/6

Findlay, A. and Sparks, L.

Far from the 'magic of the mall'; retail (change) in 'other places',

Scottish Geographical Journal, 128(1), 2012, 24-41. Email: a.m.findlay@stir.ac.uk

There has been an overemphasis both in research and in data collection on prestigious retail places and a lack of attention to everyday places which are the places which are key to many local communities. Using a longitudinal survey methodology, data on retail stock, churn, vacancy and use are considered for one such 'other place' - Shettleston in Glasgow. The data show complex dimensions and aspects of vulnerability and resilience, compounded by reactions to exogenous retail and other economic and social changes.

Glasgow, Shettleston, Town centres

7/7

Gregory, D.

Business rates: an enlightened approach to economic and social value,

Journal of Urban Regeneration and Renewal, 6(2), 2012/13, 139-147.

Flexibility needs to be recognised as a progressive tool for managing business rates in high street and town centre property.

Property, Town centre

7/8

Hall, S.

High street adaptations: ethnicity, independent retail practices, and Localism in London's urban margins,

Environment and Planning A, 43, 2011, 2751-2588. Email: s.m.hall@lse.ac.uk

This paper highlights the importance of understanding suburban retail spaces. The study takes an ethnographic approach with a focus on how ethnic groups interpret retail offers and look for retail innovations. The paper reframes 'the local' as 'the particular' emphasising the need for fine grained research on retail practices in high streets which reflect crucial contextual differentiations. It suggests a planning framework for such areas. It tries to envisage how the localism agenda can interface with a local retail space.

Ethnic retailing, London, Town centres

7/9

Hartley, R.

Managing high street through silliness,

Journal of Urban Regeneration and Renewal, 6(2), 2012.13, 164-171.

This article focuses on the role of street activities including street theatre as a means of increasing community cohesion.

Public space, Street

7/10

Lippert, R.

'Clean and safe' passage: Business Improvement Districts, urban security modes and knowledge brokers,

European Urban and Regional Studies, 19, 2012, 167-180. Email: Lippert@uwindsor.ca

A critical look at how 'cleaner and safer' can often become a way of using BIDs to favour certain customers and tenants over others. The knowledge that a BID collects can be used, because of its governance power, to exert private control which may extend sanitising spaces beyond 'cleaner and safer'. The form of governance and the selective knowledges the BID may use moves governance from the public to the private sector.

BIDs

7/11

Living streets

The state of our streets.

London: Living streets, 2012, 55p. Available online at:

www.livingstreets.org.uk/stateofourstreets

Streetscapes matter to the wellbeing of urban spaces. This document examines what is meant by better streets in 'create streets for people', who should be responsible for streets by 'working better together' and how to improve the state of streets in 'protect the landscape'. In each section case studies are given, some retail streets and others residential.

Streets

7/12

Peyroux, E. , Putz, R. and Glasze, G.

Business Improvement Districts (BIDs): the internationalisation and contextualisation of a travelling concept,

European Urban and Regional Studies, 19(2), 2012, 111-120. Email:
elisabethpeyroux@univ-tlse2.fr

A theoretical context for understanding BIDs emphasising the mobility of the concept with specific reference to urban governance and urban entrepreneurialism.

BIDs

7/13

Steele, J.

How 'Meanwhile' came to the high street,

Journal of Urban Regeneration and Renewal, 6(2), 2012/13, 172-175.

Temporary does not mean that something does not make a difference. The concept of 'meanwhile' is explored against with reference to the difference it can potentially make.

Property

7/14

Teale, M.

The challenges of attracting investment back to the high street,

Journal of Urban Regeneration and Renewal, 6(2), 2012/13, 154-163.

This paper argues that protectionism will not save high streets. High streets need to become places which are attractive to investors.

High street, Town centre

7/15

Koch, R. and Latham, A.

Rethinking urban public space: accounts from a junction in West London,

Transactions of the Institute of British Geographers, 37(4), 2012, 515-529. Email:

alan.latham@ucl.ac.uk

This is a study of the Prince of Wales Junction in West London. It shows how the Junction has changed as a result of both on going processes and specific planned projects. Emergence is seen to have been important in achieving an environment which fits the place. The Junction is now more convivial, more 'civic', more inclusive than previously.

Markets, Public space

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

8/1

Black, J., Capriano, R., Fleming, S. And Lauster, N.

Exploring the distribution of food stores in British Columbia: associations with neighbourhood socio-demographic factors and urban form,

Health and Place, 17, 2011, 961-970. Email: j.black@ubc.ca

The discussion of food access, in a Canadian context, makes the point that in fact well off areas often have less good food access than poorer or more deprived areas. This comes about as a result of the way that residential spaces are planned. It undermines the argument that food access is a reason for poor diet.

Canada, Food retailing

8/2

Cook, I. and Ward, K.

Conferences, informational structures and mobile policies: the process of getting Sweden BIDs ready,

European Urban and Regional Studies, 19(2), 2012, 1347-152.

Ian.cook@northumbria.ac.uk

This paper uses the example of a conference in Sweden on the possibility of introducing BIDs to Sweden as an example of how the concept of BIDs can be established in the policy community consciousness.

BIDs

8/3

Department of the Environment, Community and Local Government

Guidelines for planning authorities: retail planning.

Dublin: Department of the Environment, Community and Local Government, 2012, 73p.

Available online at: www.environ.ie

In 2012 Ireland published new retail planning guidelines. The publication gives the wider planning context, the retail planning context and the new guidelines regarding sequential development, out of town retailing, policies for town centres, retail impact assessment and retail design.

Ireland

8/4

Eick, V.

The co-production of purified space: hybrid policing in German Business Improvement Districts,

European Urban and Regional Studies, 19(2), 2012, 121-136. Email:

Volker.eick@sfb597.uni-bremen.de

BIDs is a form of urban entrepreneurialism. This has implications for the agenda and governance of BIDs. It is designed to promote some areas. This encourages intra-urban and inter-urban competition so building on existing inequalities. BIDs have all the powers and privileges of the state but none of the responsibilities. This critique expands on these issues to reinforce the argument that BIDs are not sufficiently democratically constituted.

BIDs

8/5

Frechoso-Remiro, J. and Villarejo-Galende, H.

Town centre management at a crossroad in Central Spain: organisational challenges and the way to BIDs,

Journal of Town and City Management, 2(2), 2011, 117-131.

Town centre management schemes operating in Central Spain were highly subsidised by government, either regional or local. These groupings of enterprises existed to defend their interests within city centres. A review was commissioned which highlighted the financial support they achieved. Government funding is to be reduced as a result leaving town centre management schemes unable to continue the work that they do. It is suggested that what has happened paves the way for the introduction of BIDs in Central Spain.

BIDs, Spain, Town centres, Town Centre Management

8/6

Hrelja, R., Isaksson, K. and Richardson, T.

IKEA and small city development in Sweden: planning myths, realities and unsustainable mobilities,

International Planning Studies, 17(2), 2012, 125-145. Email: robert.hrelja@vti.se

A study of power relations and decision making in planning. The results show how two towns accepted applications by IKEA for new stores. They thought that if they did not get this major development it would go to neighbouring competing towns disadvantaging them. There was a belief that IKEA would have significant economic benefits. The planning process was carried on in such a way as to minimise awareness of negative effects, in particular sustainability.

Sweden

8/7

Isaksson, K. And Storbjork, S.

Strategy making and power in environmental assessments. Lessons from the establishment of an out-of-town shopping centre in Vasteras, Sweden,

Environmental Impact Assessment Review, 34, 2012, 65-73. Email:

karolina.isaksson@vti.se

This article, by means of a worked example of a planning proposal for an IKEA store and associated retail development in Sweden, shows the way that environmental assessment was sidelined in the planning process despite its avowed importance. The environmental assessment was not commissioned at the beginning of the planning process but after the decision to go ahead was already almost made. The main purpose in the assessment was to

mitigate any unacceptable environmental impacts rather than for environmental considerations to be part of the main decision process. Environmental considerations were acceptable as long as they did not challenge anything fundamental. The article shows how this limiting of the environmental assessment's consideration was achieved.

Environmental impact, Sweden

8/8

Karrholm, M. and Nylund, K.

Escalating consumption and spatial planning: notes on the evolution of Swedish retail spaces, **European Planning Studies**, 19(6), 2011, 1043-1059. Email:

mattias.karrholm@arkitektur.lth.se

The way that planning works with respect to retail planning in Sweden is examined. It shows that there is a new way of doing planning which emerges from escalating consumption and which diverges from traditional controls over retail planning. Commercial pressures are bypassing traditional planning controls. Academic research describes new kinds of planning but practitioners have been slower to respond.

Sweden

8/9

Lee, Y. And McCracken, M.

Centripetal and centrifugal movement: shopping centres in Denver, USA, and Brisbane, Australia,

Urban Studies, 49, 2012, 1489-1506.

There have been calls for more comparative work on retailing in urban centres. This comparison highlights very different retail networks in two large conurbations. Brisbane has retained many of its central shopping areas whilst Denver has lost these. Differences in planning regime and property ownership are seen as explanatory factors.

Brisbane, Denver

8/10

Marquardt, N. and Fuller, H.

Spillover of the private city: BIDs as a pivot of social control in downtown Los Angeles, **European Urban and Regional Studies**, 19, 2012, 153-166. Email:

hfuller@geographie.uni-erlangen.de

It is suggested that agendas such as 'safer and cleaner' are used not just to improve the appearance of BIDs areas but also to facilitate wider changes of image and can result in completely different places. An example of gentrification is given. The caretaking aspects of BIDs are increasingly being replaced by more ambitious plans to achieve far reaching change as they become actively involved in the production of new urban spaces. Of course this process occurs under the governance of BIDs which is a privatised form of governance, if one which fits with other urban policy thinking such as area based policies. It can of course result in new inequities and intolerance of certain groups or activities which will be managed to reduce their impact.

BIDs

8/11

Mingardo, G. and van Meerkerk, J.

Is parking supply related to the turnover of shopping areas? The case of the Netherlands, **Journal of Retailing and Consumer Services**, 19, 2012, 195-201. Email:

mingardo@ese.eur.nl

The paper unpacks the belief that if there is no parking there is no business. Overall the results based on shopping centre turnover and parking availability showed that there was a positive relationship between parking tariffs and turnover with higher charges occurring in the centres with the highest turnover. This was not the case in regional centres attracting customers from a wider area for local service activities; in this case parking capacity was important.

Parking

8/12

Peyroux, E.

Legitimizing Business Improvement Districts in Johannesburg: a discursive perspective on urban regeneration and policy transfer,

European Urban and Regional Studies, 19(2), 2012, 181-194. Email:

Elisabeth.peyroux@univ-tlse2.fr

Although this paper takes an example from South Africa the main focus of the paper is in showing how the legitimisation process can be understood. Authorisation, moral evaluation and rationalisation are each considered and the way that the story about BIDs is conveyed is reinforced through particular use of language. For example power is transferred to property owners and this is legitimised because they are the ones whose businesses will benefit. There is no regard for wider considerations of potential inequalities or abuses of power as the language is entirely positive.

BIDs

8/13

Porta, S., Latora, V., Rueda, S., Strano, E., Scellato, S., Cordillo, A., Belli, E., Cordenas, S., Cormenzana, B. and Latora, L.

Street centrality and the location of economic activity in Barcelona,

Urban Studies, 49, 2012, 1471-1488. Email: sergio.porta@strath.ac.uk

This paper through an analysis of street centrality and economic activity discovered that urban radials should not be regarded as peripheral but as centres. They should be treated as cores rather than as the borders of neighbourhoods.

Urban structure

PRACTITIONER LITERATURE

9/1

Carpenter, J.

Move to simplify conversion of space above shops into more than one flat,

Planning, 6/4/2012, 6-7.

A commentary on the government's response to the Portas Review of the High Street. The proposal to ease up change of use to allow greater residential use in town centres to promote greater town centre vitality has been taken up. The measure is unlikely to have a major impact on its own. The government response did not, however, accept Mary Portas' proposal for an exceptional sign off for all new out of town retail developments.

Portas Review

9/2

Carpenter, J.

Devon authority abandons retail levy proposal,

Planning, 10/8/2012, 11.

The Community Infrastructure Levy has come under attack. In Devon the Council intended to levy a fee on large retail schemes but exempt smaller schemes. This has had to be dropped following retailer complaints that it is unfair. It was argued that rates should be set for geographical areas and for use types but that developments of the same use and in the same area should be treated the same.

Community Infrastructure Levy

9/3

Carpenter, J.

Council forced to drop levy on superstores,

Planning, 29/6/2012, 7.

In Dorset the local council sought to establish a tariff scheme for the English Community Infrastructure Levy which would have seen a charge of £200 per sq metre for superstores with more than 3000 sq metres but to exempt other retail schemes. Legal representation argued that this was not permissible within the terms of the Community Infrastructure Levy legislation. The Poole case in Dorset is being cited as the test case.

Community Infrastructure Levy

9/4

Carpenter, J.

Ministers go back to stronger town centre protection,

Planning, 6/4/2012, 8-9.

Following on from criticism of the draft National Planning Policy Framework that the town centre first policy was not being adequately upheld the final version of the framework has now returned policy to a town centres first approach. 2009 practice documents regarding plan preparation for town centres, need, impact and sequential site assessments remain current. A

varied response has been reported to the changes. The change is regarded as a direct response to pressure from many groups involved and also the findings of the Portas Review. This has implications for how policy is made and negotiated.

National planning Policy Framework, Town centres

9/5

Cook, B.

Planning committee made to resign over 'risky' supermarket approvals,

Planning 19/10/2012, 5.

This discussion of a controversy over Tesco and Sainsbury's applications for sites in Cambridgeshire. Reconsideration of the Tesco proposal which had been rejected led to it being later accepted. The case underlines the difficulties facing councils in reaching impartial decisions based on sound planning reasons.

Food retailing

9/6

Fast-track commercial appeals set-up mooted,

Planning, 16/11/2012, 9.

The Department of Communities and Local Government has suggestion in a consultation document that appeals relating to minor changes to commercial properties could be speeded up for businesses of less than 1000 sq metres. This could apply to changes to shop fronts and changes of use.

Change of use

9/7

Fyson, A.

Retail would gain from market pitch,

Planning, 15/6/201, 15.

A commentary on the selection of Town Team pilot towns following the Portas Review of high Streets and the Government's response. 12 towns were successful but 358 failed to gain a £100,000 grant. In the process nearly 400 YouTube videos were uploaded by hopeful towns creating an unprecedented opportunity for the dissemination of ideas. The commentary also touches on issues concerning the mismatch of rentals and the current economic situation and the positive role that markets can make because of the street improvements that they bring.

Portas Review

9/8

Fyson, A.

Volunteers line up for high street fight,

Planning, 16/11/2012, 13.

A discussion of how increases in high street rents threaten high streets. Rental levels may preclude many small independent businesses so that when an independent business closes an

incoming lessee will have to pay substantially more. Changes to use classes and planning cannot change this. Equally there is no legal basis for discrimination between a local independent and a national multiple. As a result an incoming chain such as Costa will provide the property owner with a substantially higher return than a local independent bookstore. This has prompted new calls for drawing up retail diversity plans and a way of establishing leases that reflect the real state of high street trading.

Property

9/9

Fyson, A.
High streets need national protection,
Planning, 26/3/2012, 17.

A discussion of the Civic Voice's report on the high street. The survey revealed that respondents thought that greater local participation was critical and desirable and that they would be willing to participate in that process. There was also an appetite for a curb on out of town development. This may represent a 'pious hope'. The discussion sees curbing out of town superstore development as too late to make a difference and advocates preferential rates and rents for independent retailers and place by place regulation of what superstores can stock. The extent of government commitment to town centres remains unclear given their ideological position.

Town centres

9/10

Geoghegan, J.
Council to halt examination after out-of-town decision,
Planning, 1/6/2012, 5.

This article reports on an example of a situation where an out-of-town retail scheme was approved which ran counter to local council policy. The response of the local council in York was to withdraw the policy documents which upheld a town centres first approach. This has been viewed by commentators as an example of failure in planning to uphold the town centres first policy which is part of the new National Planning Policy Framework

Town centres

9/11

Geoghegan, J.
Survey reveals further cases of retail loophole use,
Planning, 1/6/2012, 13.

Restrictions on the sale of goods forbidding A1 use and permitting only bulky goods use sales are being challenged by a legislative loophole. Lawful Development Certificates are being used to sidestep restrictions. Permission is sought by the developer to subdivide or extend the property and then to apply for open A1 use. It appears that the planning minister does not deem the town centre first policy relevant in this case. The history of the use of the site rather the planning merits of the proposal are considered in the case of Lawful development certificates. Councils need to be aware that this procedure is taking place and should consider applications for minor amendments on such sites with this in mind.

Lawful Development Certificates, Use classes, Retail warehouse parks

9/12

Geoghegan, J.

Survey: a third of councils lack central retail schemes,

Planning, 18/5/2012, 5.

A resume of development projects in town centres or edge of centre sites in the pipeline. It appears that there has been a major downturn in new development with one third of councils with no proposals in the planning or development stages, more than a quarter of current projects have been shelved or stalled and of those going ahead many have been reduced in size. The National Planning Policy Framework town centres first policy needs there to be new town centre developments for these areas to remain competitive.

Town centres

9/13

Geoghegan, J.

Legal threat over store plans,

Planning, 4/5/2012, 14-15.

An example, from Birmingham, of a case where a local planning decision in favour of an out of town food store has been found to run counter to the new National Planning Policy Framework and the sequential test. The applicant had produced evidence to show that over a ten year period no significant impact on the neighbouring town centre would be anticipated but complainants say there is a sequentially preferable site. Resolution of cases where local decisions do not match national policy guidelines remains unclear. Commentators suggest that this type of dispute may become more common with increasing litigation between in town and out of town retailers.

National planning policy Framework, Sequential test

9/14

Green, I.

Retail policies still of central concern,

Planning, 4/5/2012, 27.

A discussion of the interpretation of the sequential test in terms what constitutes a 'suitable' site and who decides whether it is suitable or not. At present it would appear from test cases that developers should assess all reasonable options and that planners should respect their conclusions. The example of Tesco's challenge to an Asda application approval for a site which was a departure from development plan policy is used to illustrate the case.

Dundee, Food retailing, Sequential test

9/15

Kivelehan, N.

Is the queen's crown slipping

Estates GazetteRetail Supplement, Spring 2012, 22-25.

Responses to the Portas review from industry experts. Views range from those who think there is nothing new there, to those that think it is unlikely to work and others who think that town centres need a more fundamental rethink.

Portas Review

9/16

Millar, S.

Production of town centre retail data to cease,
Planning, 26/3/2012, 12.

It has been confirmed that the Department of Communities and Local Government will no longer publish data on town centre retail development. Figures have not been published since 2007. Responses have been very critical given the importance of evidence based policy making and the emphasis on town centres first. The Department of Communities and Local Government responded by saying that they intend to commission research to look for monitoring options.

Data, Town centres

9/17

Morrison, A.

Shops that will drop,
Estates Gazette, Retail Supplement, Spring 2012, 30-33.

The failure of multiple retailers has repercussions for shopping centres. It deals with issues facing landlords in maintaining attractive viable shopping centres.

Shopping centres, Vacancy

9/18

Rouse, J.

Our centres face a flexible future,
Planning, 18/5/2012, 16.

A futuristic scenario for town centres. The focus is on blurring the lines between shopping and leisure. Town centres can become places where a brand is experienced but not necessarily purchased. Smaller in town stores might offer a shopfront for displaying new products. Increased flexibility in the use of space is required. Town centre workspaces are also an option. In some town centres planning for contraction and increased residential use may be necessary.

Town centres

9/19

Trouble in store: retailer warns over neighbourhood plans,
Planning, 5/10/2012,9.

Concern is voiced by retailers that neighbourhood plans may be used as a way of stopping development. Retailers are set to challenge neighbourhood plans where this is deemed to be the case.

Food retailing, Localism