2008 London Town Centre Health Checks
NRPF 15 July 2008
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(1) Background and policy context

(2) Objectives

(3) Methodology
   • coverage
   • town centre boundaries
   • scope and content
   • data collection and analysis

(4) Timescales
Background and Policy Context

(1) PPS6: “Comprehensive, relevant and up-to-date monitoring is essential…” (Para 4.1)

“…inform judgements about the impact of policies and development proposals…” (Proposed change to PPS6)

(2) London Plan: Policies 2A.8 and 3D.1-4

“…undertake regular town centre health checks and integrated strategic and local consumer need and capacity assessments.” (3D.1)

(3) Local Development Frameworks

NRPF pilot study...

Town Centre Vitality & Viability: A Review of the Health Check Methodology

*PILOT STUDY*

A report for the NATIONAL RETAIL PLANNING FORUM

February 2000

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Review highlighted need for......
NRPF pilot study

- Clearer definition of indicators;
- Guidance on relative importance of quantitative versus qualitative data;
- Guidance on interpretation of data (time series and comparative analysis);
- National benchmark data;
- Resource implications to be addressed.
London Town Centre Health Check Objectives

1. To co-ordinate across all London Boroughs the collection of data on indicators of town centre vitality and viability and in particular the capacity of different centres to meet Londoner’s likely future needs;

2. To monitor the implementation of the London Town Centre Network and inform the review of London Plan and Supplementary Planning Guidance (SPG);

3. To provide thresholds for selected indicators against which the roles, scale, function and performance of centres can be assessed relative to those currently identified in the London town centre network;
Objectives (continued)

4. To support the preparation and implementation of Local Development Frameworks including town centre policies and proposals and town centre management strategies;

5. To contribute to inter-regional working through a more coordinated approach to town centre development and retail and leisure provision across the wider city region;

6. To streamline the data collection process, drawing on experiences in previous work, so as to avoid duplication of work and effort where possible.
Methodology

- Coverage
- Town centre boundaries
- Scope and content
- Data collection and analysis
Coverage

Health checks will cover all town centres identified in the London Plan:

• International Centres (2)
• Metropolitan (11)
• Major (35)
• Districts (146)
• CAZ frontages (21)
• Selected Neighbourhood and More Local centres
London Town Centre Network
Scope and Content

(i) Scale and Function
(ii) Capacity
(iii) Financial Performance
(iv) Accessibility
(v) Town centre initiatives
(vi) Environment and Amenity
Scope and Content (continued)

(i) Scale and Function:
- Retail floorspace and outlets
- Vacant retail floorspace and outlets
- Multiples and independents
- Leisure
- Offices
- Health
- Education
- Community Facilities
- Employment
Scope and Content (continued)

(ii) Capacity:

• Unimplemented planning permissions
• UDP/DPD designations
• Undesignated vacant or underused sites/premises with development potential
Scope and Content (continued)

(iii) Financial Performance:

- Turnover
- Rents
- Yields
Scope and Content (continued)

(iv) Accessibility:
• Public transport accessibility (PTAL)
• Modal split
• Shopmobility schemes
• Access by cycling
• Access by walking
• Pedestrian footfall
• Car parking
(v) Town centre initiatives:

- Town centre management
- Town centre strategies
- Business Improvement Districts (BIDs)
- Other initiatives
Scope and Content (continued)

(vi) Quality and Environment:

• Attitudinal surveys?
• Community safety
• Alcohol Disorder zones
• Licensing Special Policy Areas
• Accidents
Data collection and analysis

Access database and/or Excel?
Timescales

(2008)
May-July: Develop methodology and invite feedback
July-Aug: Develop system for data collection/analysis
August: GLA data entry
Aug-Oct: Borough data entry
Nov-Jan: Data analysis and draft report
Feb/Mar‘09: Final Report