The Retail Planning Knowledge Base
2013 Publications Update

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March 2014

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SECTIONS

RETAIL PLANNING KNOWLEDGE BASE UPDATE 2014
(Material published during 2013)

1. GENERAL TEXTS

1/1
Barata-Salgueiro, T. and Erkip, F.
Retail planning and urban resilience,
Cities, 36(2014), 107-111. Email: tbs@igot.ul.pt

This paper introduces the work completed by the REPLACIS schemes (Retail Planning for Cities Sustainability). Understanding how retail systems respond to shock or upheaval and their capacity for adaptation and transformation are key to planning for the future. This represents a shift in thinking from sustainability to resilience. Different understandings of resilience are summarised. The challenge is to integrate resilience thinking with retail planning. This should impact on the way that retail networks are envisaged, policies to promote diversity and strengthening relational networks to build innovative capacity.

Towns, Urban environment

1/2
Stumpp, E.-M.
New in town? On resilience and 'Resilient Cities',
Cities, 32 (2013), 164-166. Email: ems@ilpoe.uni-stuttgart.de

The article discusses the difference between resilience and sustainability in respect of towns. It is argued that sustainability is a more restrictive concept which assumes continuity of performance resilience and offers a more expansive concept being based on self renewal, recovery and possibility. Planning for sustainability has much greater certainty than planning for resilience as resilience will manifest itself in unexpected ways. The challenge for planners seeking to shape towns of the future will be to translate ideas about resilience into practice.

Towns, Urban environment

1/3
Findlay, A. and Sparks, L.
Town centres,
The Geographer, Spring 2013. Email: a.m.findlay@stir.ac.uk

A special issue of The Geographer on town centres in Scotland. iT expresses a commitment to town centres in Scotland recognisinmg the importance of their individual identity and underlining their importance as local centres. The articles show how that commitment is being worked out through government action, business improvement district and community development. The articles included are:
Findlay, A. and Sparks, L., Town centres looking to the future.
Coca-Stefaniak, A., A strategic approach.
Lennie, L., Warm fronts – the town centre timeline.
Davison Porter, I., Business Improvement Districts.
Fraser, M. , A social Scottish experience, p.13
Cook, D., Give the space away.

Ried, W., Community-led regeneration.
Lawlor, D., Make the boat go faster.

2. THEORETICAL WORK

2/1
Burger, M., Meijers, E. and van Oort, F.
Regional spatial structure and amenities in the Netherlands,
Regional Studies, 2013 (**DOI**:10.1080/00343404.2013.812781). Email: f.vanoort@geo.uu.nl

A study of retail performance in different urban structures. The analysis shows differing tendencies towards hierarchy and specialisation. The more polycentric or dispersed a region the less specialised the retail outlets. Polycentrism differs from multicentrism. Organisation of the critical retail mass in a region is important to achieve greater specialisation and productivity, accruing greater benefits as a result of greater agglomeration. The findings have implications for retail planning of networks of centres. Worked data is from the Netherlands.

Netherlands, Urban structure

2/2
Carling, K., Hakansson, J. and Rudholm, N.
Optimal retail location and CO2 emissions,
Applied Economic Letters, 20(14), 2013, 1357-1360. Email: jhk@du.se

There is significant potential to reduce CO2 emissions through retail location policy. The article examines shopping trips and works out the calculated CO2 emissions generated by different trips. An environmentally optimal retail location policy could reduce emissions for shopping trips by 20%.

Travel

2/3
Guy, F.
Small, local and cheap? Walkable and car oriented retail in competition,
Spatial Economic Analysis, 8(4) 2013, 425-442. Email: f.guy@bbk.ac.uk

This paper begins from the premise that small local shops are made more expensive by the existence of car-borne supermarkets. A model is developed to work out where equilibrium can be found which would result in a transfer back from car-borne supermarket shopping to walkable local shops. There is discussion of how planning is involved in creating urban places where local walkable shopping becomes the norm. It is argued that car borne supermarket shopping involves a lot of costs in terms of emissions and infrastructure which would justify more walkable urban forms. Whilst in some places planning has been geared towards walkability in others this would need to be retrofitted.

Travel, Urban form

2/4
Karrholm, M., Nylund, K., Prieto de la Fuente, P.
Spatial resilience and urban planning : addressing the interdependence of urban retail areas,
Cities, 36(2014), 121-130. Email: mattias.karrholm@mah.se

This article emphasised the importance of the ways that different retail places relate to each other. The pursuit of strategies which do not take this into account will fail. The scale at which the resilience of place is tackled in terms of retailing matters. Resilient spaces are loose spaces created through objects rich in association, objects that can be mobilised in all sorts of different situations. Spaces are always interdependent and they need the ability to change while retaining their own identity. This means that places need to be made to work without changing to being something different.

Retail network, Sweden

2/5
Netzell, O.
The effect of accessibility on retail rents; testing integration value as a measure of geographic location,
Journal of Property Research, 30(1) (2013), 1-23.
See also: www.kth.se/polopoly_fs/1.352400!/Menu/general/column-content/attachment/3-3.pdf

Netzell explores the concept of space syntax to understand why different locations have different retail rents. Street patterns are represented as graphs and an integration value calculated for different nodes. This is useful in planning retail locations and in assessing the role of street patterns in determining retail desirability.

Property, Urban form

2/6
Rasouli, S. And Timmermans, H.
Assessment of model uncertainty in destinations and travel forecasts of models of complex spatial shopping behaviour,
Journal of Retailing and Consumer Services, 20, 2013, 139-146. Email: s.rasouli@tue.nl

In the Netherlands it is normal to model aspects of store location such as travel patterns to a store as part of the planning process. The article begins with a review of different types of model – deterministic models, random utility models and models of complex behaviour. It uses the Albatross model and applies this to a case study in Rotterdam. The focus of the article is on what uncertainty the modelling process involves and how this uncertainty should be examined and understood. The Albatross model is an agent based model which is used to look at shopping trips as part of the sequence of trips across the day. Different runs of the model will yield different results. Studying uncertainty enabled the most predictable and least predictable elements of the patterns to be distinguished thus increasing the predictive value of the model. Neighbourhood shopping behaviours were more predictable than town centre shopping trips.

Models

2/7
Wood, S. and Reynolds, J.
Knowledge management, organisational learning and memory in UK retail network planning,
Service Industries Journal, 33(2),2013, 150-170. Email: s.m.wood@soton@ac.uk

This paper builds on the literature which shows that despite sophisticated modelling store location decisions rely on tacit knowledge. Key to tacit knowledge are learning mechanisms and corporate memory. The paper explores how these take place within store location teams. These need to be explicit, managed and part of strategic thinking. Resilient codified knowledge needs to be available to teams. Post-forecast analysis is for example particularly important.

Location

3. RETAIL FORMATS

3/1
Association of Convenience Stores
The local shop report 2013.
Farnborough: Association of Convenience Stores, 2013. 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
Cliquet, G. and Guillo, P.-A.
Retail network spatial expansion; An application of the percolation theory to hard discounters,
Journal of Retailing and Consumer Services, 20(2013), 173-181. Email: Gerard.cliquet@univ-rennes1.fr

A study of the retail network formation of discount stores in France. It shows the different strategies adopted by each discounter contrasting Lidl and Aldi and then the discount offshoots of major retailers. Aldi operates a policy of establishing a dense presence in a region whilst Lidl adopted a different strategy as the market leader setting up stores in different regions simultaneously. Percolation theory explains the impact of the discount stores in an already established grocery market using the example of Brittany.

Discount retailing, Food retailing

3/3
Findlay, A. and Sparks, L.
Popping out to the (pop-up) shops,
Town and Country Planning, July/August 2013, 316-318.

An insight into the way that pop-up shops are emerging. They are seen by high streets as a way of filling empty properties. They also have a role for new entrepreneurs and as a bricks and mortar outlet for online retailers. There are also some brands which are marketed exclusively through pop-up shops. The role of pop-up shops in town centres is discussed.

Pop-up shops

3/4
Gonzalez, S.
Traditional retail markets: the new gentrification frontier?
Antipode, 45(4) (2013), 965-983. Email s.gonzalez@leeds.ac.uk

This paper uses a study of the Kirkgate Market in Leeds. Changing urban management and planning are impacting on traditional markets. There has been a disinvestment in traditional markets with an emphasis on privatisation of urban spaces. Neglect of these spaces is paving the way for more gentrified markets. This is impacting on customers of these markets. Instead markets are being promoted through the fetishisation of food and the promotion of a sanitised commodified environment.In Leeds the Kirkgate Market has been neglected at the same time that other major investments in the city centre have been made. The article looks at how processes of gentrification occur through raising of rents requiring higher, order and more expensive goods to be sold whilst pushing out traditional low cost products, cleaning out the market to sanitise the space and rebranding to a different clientele.

Kirkgate, Leeds, Markets

3/5
Paget, A. and Birdwell, J.
'Measuring the social value of charity shops...' Giving something back,
London: DEMOS, 2013.

Chapter 4 discusses charity and the high street. Analysis of rentals, vacancy and footfall are used to argue that charity shops do not impact negatively on high streets. Indeed it is argued that their presence is beneficial. Charity shops should be seen not as a passing phenomenon and should be participants in regeneration initiatives.

Charity shops

3/6
Parker, B. and Weber, R.
Second hand spaces: restructuring retail geographies in an era of e-commerce,
Urban Geography 34(8) (2013) 1096-1118. Email: bkparker@uic.edu

This paper examines the impact of online retailing in the second hand market on shop based second hand retailing. Although the case study is located in Chicago the findings have amore general relevance. The more standard the product (e.g. overstock sales and designer labels) the more likely second hand sales are to be online. The more quirky the goods the more likely they are to remain shop based. Additionally the shopping experience is very important with experience oriented shops retaining their trade. Hybridisation with a mix of online and shop based operations would seem to be the most likely forward scenario.

Second hand goods, Charity retailing, Online retailing

4. RETAIL LOCATIONS

4/1
Calderwood, E. And Freathy, P.
Consumer mobility in the Scottish Isles: the impact of internet adoption upon retail travel patterns,
Transportation Research Part A, 59, 2014, 193-203. Email: eric.calderwood@stir.ac.uk

This paper examines the impact of internet shopping on mobility patterns in island communities. Whilst grocery shopping remains a largely island based activity involving commuting to the major centres online retailing is popular for non-food items and is replacing catalogue ordering. However although the need for shopping on the mainland may be reduced travel to the mainland has not declined. This would appear to be because shopping was only one reason for visiting the mainland with family and leisure also important. Shopping has declined as part of the mainland visit.

Rural retailing, Travel

4/2
Freathy, P. And Calderwood, E.
The impact of internet adoption upon the shopping behaviour of island residents,
Journal of Retailing and Consumer Services, 20, 2013, 111-119. Email: eric.calderwood@stir.ac.uk

The paper takes a product focus looking at how island residents evaluate whether to buy products on the internet, locally or by outshopping. The paper shows that internet retailing has offered island residents a method of shopping which has replaced catalogue shopping and which also provides a more satisfactory shopping option than outshopping to the mainland. Outshopping required forward planning both in terms of purchasing choices but also in terms of financial planning. Internet retailing allows less over buying and offers the opportunity to buy products when required rather than anticipated. Less outshopping means that residents potentially use local shops for a higher proportion of daily requirements.

E retailing, Rural retailing

4/3
Newing, A., Clarke, G., Clarke, M.
Visitor expenditure estimation for grocery store location planning: a case study of Cornwall,
International Review of Retail, Distribution and Consumer Research, 23(3), 2013, 221-244.
Email: gyadn@leeds.ac.uk

The article discusses the ways that estimates are made for store expenditures and then asks how these are adapted to take account of tourist expenditures. The Living Costs and Food Survey is used to estimate small area demand for groceries and then upscaled. Analogues of tourist expenditure are also used by retailers. This paper suggests that a geographical analysis of self catering tourism would be a better method, particularly given the spatial clustering of self catering accommodation.

Food retailing, Rural retailing, Tourism

4/4

Newing, A., Clarke, G. and Clarke, M.

Identifying seasonal variations in store-level visitor grocery demand,

International Journal of Retail and Distribution Management, 41(6), 2013, 477-492.

Email: gyadn@leeds.ac.uk

A study of revenue accruing from outside Cornwall using data from store loyalty cards. The data is used to understand seasonal variations in tourist expenditure. Tourism is often cited as a reason for a new store to gain planning permission or for a store extension to be permitted. The lack of information on patterns of tourism expenditure has meant that the data used has been an estimate. The significance of temporal variations in expenditure is shown.

Cornwall, Rural retailing, Tourism

5. RETAIL PLANNING PRACTICE

5/1
Department for Communities and Local Government
The future of high streets.
London: DCLG, 2013, 8p.

A resume of action taken by the UK government in response to the Portas Review. The work on Portas Pilots is highlighted including details of funding. Support has been given for the 'Love your local market' campaign. Small business rate relief funding has been extended and increased. Commitment through the new National Planning policy Framework is noted. A change of rules regarding parking has taken place so that councils can offer more parking in town centres. Pop-up shops are being encouraged. Additional more research is being carried out involving the Distressed Retail Property Taskforce and The British Retail Consortium.

Town centres

5/2
Department of Communities and Local Government
Greater flexibilities for change of use – consultation.
London; DCLG, 2013, 20p.
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/226632/Greater_flexibilities_for_change_of_use.pdf

Consulation document following the Budget announcement in the Spring proposing changes which would make it easier for use class changes between retail and residential. Pages 11-13 consider creating new homes from old shops and the place of banks on our high streets.

Use class

5/3
Department of Transport
Consultation on local authority parking.
London: Department of Transport, 2013, 25p. Available online at;
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/263815/parking-consultation.pdf

The consultation paper inviting responses about parking with specific reference to town centres.

Parking

5/4
External Advisory Group
National Review of Town Centres: Community and enterprise in Scotland's town centres.
Edinburgh: Scottish Government, 2013, 18p. Available online at:
www.scotland.gov.uk/Publications/2013/07/7250/downloads#res-1
See also: **Planning**, 12th July 2013, 9.

This report was the result of the work of an independent advisory group of experts chaired by Malcolm Fraser. The report grouped their recommendations under the following headings: Town Centre living, Vibrant Local Economies, Enterprising communities, Accessible Public services, Digital Towns and Pro-Active Planning. In each case a brief resume of what could be achieved is given along with a set of recommendations. The Scottish Government response is listed below (Town Centre Action Plan: the Scottish Government Response).

Scotland, Town centres

5/5
Findlay, A. and Sparks, L.
Planning for retailing on the edge,
Town and Country Planning, April, 2013, 158-159.

A consideration of the position of retail planning in the context of recent developments including populism, economic approaches and localism. There is a need for evidence based research of the retail sector to inform future research on the retail planning.

5/6
Findlay, A. and Sparks, L.
Reviewing high streets and town centres,
Town and Country Planning, November 2013, 456-458.

This article compares and contrasts the Portas Review, the Grimsey Review and the Fraser Review. An extended version of the paper is available on the Town and Country Planning website. The reviews differ in some respects but they all emphasise the need for action on town centres.

Fraser Review, Grimsey Review, Portas Review, Town centres

5/7
Grimsey, B.
The Grimsey review: an alternative future for the high street.
2013. Available online: www.vanishinghighstreet.com

The Grimsey Review is an alternative (anti-Portas) review of high streets. It makes 31 recommendations. It begins with an analysis of the demand side before focusing on supply side factors such as rates, vacancies and management of change of use. It seeks a target led approach which will focus on town centres as hubs, making town plan and appropriate policies are put in place to ensure economic vibrance of town centres.

Town centres

5/8
House of Commons
The high street,
Hansard, 21st May 2013. Available online at:
www.publications.parliament.uk/pa/cm201314/cmhansrd/cm130521/halltext/130521h0001.htm

Transcript of the House of Commons debate on the high street. Opposition party spokespeople took the view that the way that the Portas Review was put into practice reflected a lack of engagement with the seriousness of the issues around the high street. The debate went on to discuss ways that money had been spent and the lack of attention to the substantive issues, discussion round rates, use classes and betting shops and parking. Various MPs described conditions in their constituencies. There was an affirmation that the role of high streets was not to be seen as only economic. The Government's role was described not as prescriptive but as liberating places to try out new policies.

Town centre

5/9
House of Commons
Oral evidence taken before the Business, Innovation and Skills Committee, UK retail sector.
London: House of Commons, 2013, 37p.
www.publications.parliament.uk/pa/cm201314/cmselect/cmbis/uc168-v/uc16801.pdf

Witnesses called were Bill Grimsey, Michael Fallon and Brandon Lewis.
A major part of the discussion focussed on the rates system and the delay in revaluation. It is contended that the delay in the revaluation is favouring large out of town retailers. Arguments are also put forward that too frequently decisions are reactive when a proactive process would deliver better results for independent retailers and town centres. The evidence includes considerable discussion of the rates system.

Property, Rates

5/10
House of Commons
Oral evidence taken before the Business, Innovation and Skills Committee: the UK retail sector.
London: House of Commons, 2013, 35p.
www.publications.parliament.uk/pa/cm201314/cmselect/cmbis/uc168-i/uc168.pdf

The first discussion with the British Retail Consortium and focuses on issues relating to business expansion, specifically internationally. The second discussion with the Association for Convenience Stores is concerned with rates and ensuring fairness. They also suggest that often the wrong questions are asked. The issue of parking is an example – what parking policy will increase footfall would be a better question to ask/ Equally the NPPF needs more teeth to ensure that it is applied rigorously. Again the question is not how to regulate but to ask what planning policy will create town centres fit for the 21st century. The final discussion involved the Distressed Retail Property Taskforce and the British Council of Shopping Centres. Property issues were the main discussion points with discussion of rates and ownership.

Property, Rates

5/11
House of Commons

Oral evidence taken before the Business, Innovation and Skills Committee: the UK retail sector.
London: House of Commons, 2013, 30p.
www.publications.parliament.uk/pa/cm201314/cmselect/cmbis/uc168-ii/uc168.pdf

The first half of this session was discussion with USDAW which focused on pragmatic issues. The second half of the discussion was with the Association of Town Centre Management and a Portas Pilot. There was some criticism of the narrow focus on retail in the Portas Review, unfairness in the current rates system, and an increasing short termism in BIDs. The Association of Town Centre Management noted that without the Town Centre First principle town centres would be in a worse state than they are currently. There is concern that consistency needs to be stepped up so that consistency is increased in the application of town centre first.

Town centre

5/12
House of Commons
Oral evidence taken before the Business, Innovation and Skills Committee: UK retail sector.
London: House of Commons, 2013, questions 183-251.
www.publications.parliament.uk/pa/cm201314/cmselect/cmbis/uc168-iii/uc16801.htm

This session focuses on evidence from retailers. The food sector retailers and comparison goods retailers were both supportive of current planning policy and BIDs. There was a view that retail as a sector is contributing too much in taxation because they are a property intensive industry. Discussion of the role of LEPs was the focus of the final witnesses who included the British Property Federation, GFirst and the Centre for Retail Research.

Town centre

5/13
House of Commons
Oral evidence taken before the House of Commons Business, Innovation and Skills Committee, UK retail sector.
London: House of Commons, 2013, questions 252-349. Available online at:
www.publications.parliament.uk/pa/cm201314/cmselect/cmbis/uc168-iv/uc16801.htm

This session included questions from experts in skills and training. It also included representatives from Price Waterhouse Cooper. Discussion with them focused on the importance of multi-channel retailing, the skills required and the challenges for independent retailers. The channel perspective coloured discussion of the tax structures and the lack of correlation between contemporary retail structure and the way that taxes are charged. The discussion with the Booksellers Association, The Rural Shops Alliance and the Booksellers Association focused on how much intervention is desirable and whether managing town centres as managed shopping centres is appropriate. How can the desired diversity be achieved and which management systems can best deliver this?

Portas Review, Grimsey Review, Rates

5/14
London Assembly
The future of London's town centres.
London: London Assembly, 2013, 54p.
London Assembly
Combined evidence received.
London; London Assembly, 140p.
Available online at:
http://www.london.gov.uk/mayor-assembly/london-assembly/publications/response-to-the-mayors-supplementary-planning-guidance-for-town

A report on the role of town centres in London. Supplementary planning guidance from London's Mayor is considered and reviewed. Topics considered are: reconfiguration of centres, diversification, detailed advice, permitted development rights, land use and transport planning, best practice toolkit, new approaches, mayoral policies, knowledge exchange and town centre health checks.The report is supplemented by the evidence collected from each of the London boroughs and a number of other contributors and organisations.

London

5/15
London Assembly
Open for business: empty shops on London's high streets.
London: Greater London Authority, 2013, 54p. Available online:
www.london.gov.uk/sites/default/files/FINAL_Economy%20Committee_empty%20shops%20report.pdf

This paper seeks to make suggestions for ways to reduce vacancies on London's high streets. It is divided into two main sections short term measures to reduce vacancies and medium term to boost high street performance. 9 recommendations are made. The proposals include a reduction in empty property rates relief to fund greater small business rates relief, a reduction in empty property rates relief, provisions for pop-up shops, a consideration of click and collect, changes to CPO, a drive to establish BIDs and a change to class use for bookmakers, pawnshops and pay day loan shops. The change in class use would involve a these shops being sui generis and thus always requiring planning permission.

London, Vacancy

5/16
Morton, A. and Dericks, G.
21st century retail policy; quality, choice, experience and convenience
London: Policy Exchange, 2013, 77p. Available online at:
www.policyexchange.org.uk/images/publications/21st%20century%20retail%20policy.pdf

A radical and provocative paper condemning the Town Centres First Policy as socially and economically undesirable. The paper is opposed to retail planning considering that the consumer should decide what type of retailing is desirable. It suggests that the best way forward for town centres is Business Improvement Districts and these could take on greater powers acting as if they were the local authority, making planning decisions and managing the services. The paper argues that planning is costing productivity and that in turn disadvantages disadvantaged groups. They suggest that internet retailing will make all but a few shops selling daily necessities unnecessary. Leisure uses will increase and the best locations for that may be managed shopping centres rather than high streets.

NPPF, Town centres

5/17
Scottish Government
Town Centre Action Plan: the Scottish Government Response.
Edinburgh: Edinburgh, 2013, 11p. www.scotland.gov.uk/Resource/0043/00437686.pdf

This paper outlines the Scottish Government's response to theNational Town Centre Review conducted earlier in 2013. The plan endorses the Town Centre First principle. It proposes demonstration projects as a way forward. Each of the strands of the Town Centre review are taken and the Scottish Government response given alongside a set of action points with the timescale for these. Proposals are listed for Town centre living, Vibrant local economies, Enterprising communities, Digital towns, Accessible public services and Pro-active planning.

Scotland, Town centres

5/18
Smith, L.
Planning use class orders.
London: House of Commons, 2014 (Amended from December 2013), 14p. Available online at: http://www.parliament.uk/business/publications/research/briefing-papers/SN01301/planning-use-class-orders

A resume of the current situation regarding class use changes and permitted development rights. Section 3 outlines proposed changes including the proposal regarding the change from retail to dresidential. New permitted changes of use are noted in Section 4 including the temporary change of use to get vacant property brought into use. Section 5 details Calls for Change and notes concerns around betting shops and pay day loan shops. This section alsop mentions concerns over the reuse of village pubs as supermarkets and change of use of shops as well as hot food takeaways.

Use class

5/19
Swinney, P. and Sivaev, D.
Beyond the high street: Why our cities really matter,
London: Centre for Cities, 2013, 44p. Available online at: www.centeforcities.org

The study focuses on employment change in city centres. Larger cities have seen knowledge intensive service employment in city centres. Smaller cities have seen more of town employment. The on retailing is misplaced as it is employment which drives footfall. High streets are not the raison d'etre for cities. P.35 considers Town Centre First criticising it as not effective. It is necessary to have an approach to increase jobs in city centres.

Employment, Portas Review, Grimsey Review, Rates

5/20
Whysall, P.
Retail planning and retail change in central Nottingham since the 1970's,
Town Planning Review, 84(6), 769-794. Email: paul.whysall@ntu.ac.uk

Nottingham has become a successful retail centre in terms of UK rankings. The paper details the planning history of Nottingham city centre. The dumb-bell configuration of the centre is seen as a strength. Planning cannot take all the credit for the city centre developments. The paper concludes that both planned and unplanned agglomerations can both contribute to a city centre.

Nottingham

6. CONSUMER CULTURE

6/1
Bedore, M.
Geographies of capital formation and rescaling: a historical-geographical approach to the food desert problem,
Canadian Geographer 57(2) (2013), 133-153. Email: mbedore@uottowa.ca

A historical political economy perspective is adopted in studying retail change in Kingston, Ontario. The theoretical context and discussion focuses not on methodology or measurement of food deserts but rather focuses on how to understand why food deserts have arisen and the wider implications of these processes. The significance of this article lies in the way that it shows how rescaling in the food retail industry has not only reshaped retail provision but it has in fact created new class divides and disadvantages. It questions how the changes have been legitimised and also underlines the fact that the lack of retail investment in some areas by the bigger players is followed by a lack of investment by smaller players leading to cumulative disadvantage.

Food desert, Food retailing

6/2
Donald, B.
Food retail and access after the crash: rethinking the food desert problem,
Journal of Economic Geography, 13(2) (2013), 231-237.Email: betsy.donald@queensu.ca

A discussion about research on food deserts. The article looks at lessons that can be learnt from UK based research and asks how these can fit the US context. The importance of evidence based research using before and after studies for assessing interventions is seen as a vital part of research. Context is also highlighted with specific reference to a Wal Mart investment in Harlem and the varied ways in which such a move could be interpreted in terms of diet, affordability and the section of society Wal Mart is aligned with.

Food deserts, US

6/3
Hart, C., Stachow, G., Rafiq, M. and Laing, A.
The customer experience of town centres.
Loughborough: University of Loughborough, 204, 34p. Email: C.A.Hart@lboro.ac.uk

Report of an ESRC sponsored project to study what consumers like about high streets. Shoppers were tracked. Town centres were still the UK's favourite shopping destination but it is threatened by supermarkets in terms of patronage and the internet in terms of spend. Town centre 'touchpoints' were studied as part of research into what aspects of the town centre customers liked. The town centre consumer experience translates best at present into consumer spend.

Consumer groups, Town centre

6/4
Kohijoki, A.-M. and Marjanen, H.

The effect of age on shopping orientation – choice orientation types of the ageing shoppers, **Journal of Retailing and Consumer Services**, 20, 2013, 165-172. Email: ammokh@utu.fi

Older consumers have been traditionally considered as a homogeneous group. Survey results identified six segments of choice orientation; convenience oriented service seekers, atmosphere oriented quality seekers, traditional shoppers, convenience seekers, price conscious public transport users, recreational shoppers. These segments are similar to the segments for younger age groups.

Consumer groups

6/5
Marjanen, H. , Engblom, J. and Malmari, M.
Viability of demographic independent variables in quantile regression models in predicting retail patronage,
International Review of Retail Distribution and Consumer Research, 23 (5), 2013, 523-536. Email; heli.marjanen@utu.fi

Survey work is used to analyse household data to look at store choice for retail parks and town centres. The results show that the same retail criteria are used for both types of centre. Convenience and accessibility remain the key criteria. This is important in ensuring that town centres are as accessible and convenient as retail parks.

Shopping patterns

6/6
McKenzie, B.
Access to supermarkets among poorer neighbourhoods; a comparison of time and distance measures,
Urban Geography, 2013, 1-19. Email: mckenzieb@gmail.com

There is an important difference between travel distance and travel time. This needs to be explored in the context of food deserts. The research shows that there has been a lack of nuance in thinking about travel in defining food deserts.

Food deserts, Travel

6/7
Retail Think Tank
How will demographic trends in the UK affect the retail sector?
London: Retail Think Tank, 2013. White Paper 27. Available online at: www.retailthinktank.co.uk/white-papers/how-will-demographic-trends-in-the-uk-affect-the-retail-sector

The ageing population will transform the role of the high street in the UK. The high street needs to provide for carless older people by providing the services they require as well as the retailing they require.

Consumer groups

6/8
Teller, C., Gittenberger, E. And Schnedlitz, P.
Cognitive age and grocery-store patronage by elderly shoppers,
Journal of Marketing Management, 29(3-4), 2013, 317-337. Email: c.teller@surrey.ac.uk

Given the importance of older age groups within the population there is a need to better understand store satisfaction in this group. This paper suggests that chronological age is a less good indicator of store satisfaction than cognitive (perceived) age. Survey results show that indeed certain aspects of store satisfaction such as atmosphere and manoeuvrability within stores vary with cognitive age in older shopper groups whilst price/value and shelf management do not.

Consumer groups

7. URBAN ENVIRONMENT

7/1
Baldock, J.
Retail planning decisions under the NPPF.
Farnborough: Association of Convenience Stores, 2013, 25p.

The aim of this piece of work was to discover how local planning authorities are applying the sequential test and impact test of the NPPF in taking decsuions on new retail development. Of the 50 applications examined 5 were in town centres, 10 were in edge of centre sites and 35 were out of centre. 34 applications included a foodstore (9 were superstores, 17 were supermarkets and 8 were discount stores). 21 included substantial non=-food space. 43 were approved, including all the town centre proposals, 7 edge of centre stores and 31 out of centre stores. As the out of centre stores were larger 76% of space approved was out of centre. It is concluded that the sequential test lacks teeth and is too qualitative. NPPF has not succeeded in achieving the required retail investment in town centres.

NPPF

7/2
BCSC
Beyond Retail: Redefining the shape and purpose of town centres.
London: BCSC, 2013, 45p Available online at: www.
policy.bcsc.org.uk/beyondretail/docs/BeyondRetail2013.pdf

The report of the industry Taskforce responsible for studying retail property. The focus is on the positive and negative roles that property ownership, investment, development and occupation can have on town centre viability. The town centre context is discussed in terms of recession, high vacancy rates and population growth and affluence. Key issues are then identified under the headers; local leadership, polarisation, too much retail floorspace, the wrong type of space, catchment characteristics, car parking, business rate, digitising the high street and funding. In each section solutions are suggested to perceived problems.

Property, Rates, Town centre

7/3
British Retail Consortium
The road to reform,
London: BRC, 2014, 16p. Available online at:
www.brc.org.uk/downloads/Road%20to%20Reform.pdf

Current rating systems reduce the incentive to operate a retail business from property. This impacts on town centres and also on the way that retailing is developing. A number of alternative options are considered. Retailing has traditionally been a property intensive business. Rates are the only tax which never falls even in recession making an already difficult trading situation worse. There is a need to modernise the scheme and suggestions include taxing energy use not property, rewarding employment, rewarding successful businesses and modernising the valuation process.

Property, Rates

7/4
Brown, S., McDonagh, P. and Schultz, C.
A brand so bad it's good: the paradoxical place marketing of Belfast,
Journal of Marketing Management, 29(11-120, 2013, 1251-1276.
Email: sfx.brown@ulster.ac.uk

The paper begins from discussing perceptions of Belfast through a variety of lenses including literature and wider awareness of the nature of Belfast. This is set as a backdrop to the city's decision to adopt a relatively bland logo and tagline. The choice of something so different from the essence of the city is a paradox. Brown et al. go on to discuss this in the context of the importance of paradox in contemporary society suggesting that it has a certain resonance with the contemporary where 'bad is good'.

Belfast, Place marketing

7/5
Carling, K, Hakansson, J. and Tao, J.
Out-of-town shopping and its induced CO_2 emissions,
Journal of Retailing and Consumer Services, 20(4), 2013, 382-388. Email; jhk@du.se
See also HUI Working paper 87 Available online at:
econpapers.repec.org/paper/hhshuiwps/0087.htm

CO_2 emissions are measured for different shopping locations. The results are based on a study of over 500 shopping trips in Sweden. The results found that out of town shopping trips generated more CO_2 emissions than edge of centre or in town trips. In town and edge of centre trips performed similarly. Multi purpose trips were less frequent to out of town locations increasing the significance of CO_2 emissions to out of town centres. Out of town shopping trips generated 60 % of emissions associated with shopping. Most trips to out of town centres were from home.

Travel

7/6
Coca-Stefaniak, A. and Bagaeen, S.
Strategic management for sustainable high street recovery,
Town and Country Planning, 82(12) (2013), 534—539.

A new paradigm for the management of centres is required. It is suggested that place management focusing on the essence of places needs to be at the centre of policy. A new framework is proposed.

Town centre management

7/7
Donaghy, M., Findlay, A. and Sparks, L.
The evaluation of Business Improvement Districts: Questions and issues from the Scottish experience,
Local Economy, 28(5), 2013, 471-487. Email: a.m.findlay@stir.ac.uk

A study of the evaluation of the Pathfinder process in the establishment of Business Improvement districts in Scotland. The study is contextualised in the wider debate as to how to evaluate business improvement districts and puts forward an extended evaluation framework. It is suggested that social capital is an important outcome from the process of BIDs but that traditionally it has not been part of standard evaluation processes.

BIDs

7/8
Falk, N.
Slow towns and smarter growth,
Urban Design, 129, 2014, 31-33.

Although European town centres have not faced the doughnut effect of US towns and cities they are not 'Danish pastries' according to Falk. Creating welcoming quality places remains a challenge. The Cittaslow Movement emphasises quality, lived in places, places for strolling with shop windows worth looking at and offering an environment with a distinctive ambience different from the work environment. The emphasis is not just on social places although that matters but places which offer something attractive and above all create an opportunity for relaxation be it in markets, the food offer or in seated eating and drinking establishments.

Cittaslow, Town centre

7/9
Gregory, D.
Business rates, economic and social value.
London: Social enterprise UK, 3 Space, Meanwhile Space, 2013, 20p. Available online at: www.socialenterprise.org.uk/uploads/files/2013/05/business_rates_report.pdf

A practical guide designed for local authorities who wish to implement policies for meanwhile uses and social enterprises in high streets. The Localism Act permits local authorities to retail some of the income from rates to spend locally. The guide shows how this might be used constructively.

Localism, Meanwhile leases, Property, Rates

7/10
Hart, C., Stachow, G. and Cadogan, J.
Conceptualising town centre image and the customer experience,
Journal of Marketing Management, 29, 2013, 15-16. Email: j.w.cadogan@lboro.ac.uk

A review of the literature on town centre image and shopping centre image is used as a framework to explore what dimensions of town centres consumer use in their conception of town centre image. It is argued that there are dimensions of town centres which are specific to town centres and differ from those applied to other types of shopping centres. It is therefore not good enough to carry over variables used for other shopping places in thinking about the patronage of town centres..

Town centre

7/11

KPMG, Retail Think Tank
Underperforming high streets could be saved by ownership.
London: Retail Think Tank, 2013. White Paper 28. Available online at:
www.kpmg.com/uk/en/issuesandinsights/articlespublications/newsreleases/pages/underperforming-high-streets-could-be-saved-by-single-ownership-says-kpmg-ipsos-retail-think-tank.aspx

Shoppers used to need high streets, now they need to be encouraged to use them. It is useful to think what currently makes a high street hard to visit. Two key issues are identified; stock obsolescence and multi-ownership. Providing the right property mix and being able to coordinate property better would facilitate change.

7/12
Lee, J.
Mega-retail-led regeneration and housing price,
disP 49(2) (2013), 75-85.

A study of the Westfield Shopping Centre in London. The article focuses on the impact of the shopping centre on the surrounding communities. It is suggested that the shopping centre has led to gentrification process in the surrounding area.

Gentrification, Westfield Shopping Centre.

7/13
Lloyd, G. and Peel, D.
International policy transfer: BIDs and enterprise zones in the UK, in: Leary,M. and McCarthy, J., **The Routledge companion to urban regeneration**, London: Routledge, 2013, 54-64.

The paper contrasts enterprise zones and business improvement districts in the UK. BIDs in the UK have a wider reach than enterprise zones over public services. The business sector is they suggest becoming de facto the regulator of public service delivery.

BIDs, Property, Town centre

7/14
Prentice, P.
How East Renfrewshire Council and its partners devised strategies to create a range of appropriate approaches to regeneration,
Journal of Urban Regeneration and Renewal, 7, 2013-14. Email: Phil.Prentice@eastrenfrewshire.gov.uk

An account of how East Renfrewshire used local partnerships to leverage funding and achieve a transformation of Barrhead.

Barrhead, Urban regeneration

7/15
Shaw, R.
'Alive after five': constructing the neoliberal night in Newcastle-upon-Tyne,

Urban Studies, 2013, 1-15. Email: robert.shaw@durham/ac.uk

Newcastle operates a Business Improvement Project entitled 'Alive after Five'. Actor network theory is used to explore the way this project was planned, became reality and is supported. The move from policy to practice was facilitated by fast policy networks through the Business Improvement District and achieved new ways of engaging with the city to bring about an initiative to boost the night time economy.

BIDs, Evening economy, Newcastle

7/16
Spierings, B.
Fixing missing links in shopping routes: reflections on intra-urban borders and city redevelopment in Mijmegen, The Netherlands,
Cities, 34 (2013), 44-51. Email: B.Spierings@uu.nl

An evaluation of the Marienburg redevelopment in Nijmegen in the Netherlands. Principles from the work of urbanist Lynch traditionally used to understand cities are re-interpreted in an entrepreneurial way. A key focus is on where spaces are bounded and how this impacts on shopping patterns and in particular on routes through a city or town centre. The Marienburg development sought to fix missing links in routes and to ensure that shoppers were offered a continuous and engaging shopping experience through curved intersecting routes which created a bigger retail area but one which felt like a retail quarter. Evidence suggest that the new shopping streets and street patterns along with careful planning of anchor stores has been successful in terms of patronage.

Street layout, Netherlands

7/17
Warnaby, G.
Synchronising retail and space: using urban squares for competitive place differentiation,
Consumption Markets and Culture, 16(1), 2013, 25-44. Email: gary.warnaby@liv.ac.uk

Drawing on the work of Karrholm this paper argues for a temporally more nuanced way of understanding the use of urban spaces and specifically squares. Thinking temporally creates greater place differentiation, can offer synchronisation with other urban activities as well as encouraging new footfall. Traditionally activities such as markets have always had a temporal dimension. Attention to the temporal can add meaning to matetialities such as squares and hence become part of the 'place product'. St Ann's Square in Manchester is taken as an example.

Manchester, Urban environment, Place marketing

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

8/1
Cachinho, H.
Consumerscapes and the resilience assessment of urban retail systems,
Cities, 36(2014), 131-144. Email: hc@campus.ul.pt

The study based on Lisbon takes a consumer perspective. The literature review places the study within the changing consumer expectations of shopping from a utilitarian perspective to one which is much more concerned with identity and meaning. Consumer Culture Theory is used to frame the survey work seeking to discover the aspects of the consumerscape which influence consumer choice. Future resilience demands that consumer satisfaction with different places is better understood.

Consumer groups, Lisbon, Portugal

8/2
De Nisco, A.and Warnaby, G.
Shopping in downtown: The effect of urban environment service quality perception and behavioural intentions,
International Journal of Retail and Distribution Management, 41(9), 2013, 654-670.
Email: denisco@unisannio.it

The study is based on a study in Italy of the town of Benevento. However the strength of the article lies in its identification of aspects of town centres which matter to consumers. It seeks to find latent variables which might be used to understand customer responses to aspects of a town's offer. Exogenous and endogenous variables are distinguished. Exogenous variables such as layout are important and in particular the store exteriors. However endogenous variables such as service are less frequently considered but just as they are important in store performance they matter in town performance, particularly for repatronage.

Urban environment

8/3
Erkip, F., Kizilgun, O. and Mugan Akinci, G.
Retailers' resilience strategies and their impacts on urban spaces in Turkey,
Cities, 36(2014), 112-120. Email: feyzan@bilkent.edu.tr

Traditional retailers do not adopt resilience strategies. They are reactive rather than proactive. A proactive position increases resilience. The lack of a holistic perspective on town centre retail which includes independent retailers is important. Reactive strategies result in urban developments which can turn out to have major consequences for independent retailers.

Small shops, Turkey

8/4
Erkip, F., Kizilgun, O. and Mugan, G.
The role of retailing in urban sustainability; the Turkish case,

European Journal of Urban and Regional Studies 20(3), 2013, 329-342. Email: feyzan@nilkent.edu.tr

A review of the emerging development of Turkish retail planning. The issues which challenge conventional wisdom from the Turkish case are discussed. The current lack of certainty about policy and issues around consistency of implementation are currently problematic. The struggle between global and domestic capital, differentiation and resilience are considered.

Turkey

8/5
Fernandes, R. And Chamusca, P.
Urban policies, planning and retail resilience,
Cities, 36(2014), 170-177. Email: jariofrenandez@gmial.com

A review of retail planning policy in the REPLACIS project countries of Sweden, France, Portugal and Turkey. Changes in planning policy are discussed, particularly with reference to neo-liberalism and reactions to neo-liberalism such as regeneration. The place of retail planning within the different planning agendas is discussed. There are considerable variations in the emphasis on retail in different countries. Sweden and France show very different experiences. The implications of the varying socio-cultural planning contexts is considered.

Europe

8/6
Ozuduru, B., Varol, C. and Eroskun, Y.
Do shopping centres abate the resilience of shopping streets/ The co-existence of both shopping venues in Ankara, Turkey,
Cities, 32 (2014), 145-157. Email: bozoduru@gazi.edu.tr

Shopping streets adapt to the changing retail environment brought about by the increase in out of town retail malls. The study of Ankara contrasts shopping behaviours and patronage characteristics in the in town shopping streets and the out of town malls. Looking at the characteristics of in town shopping patrons helps planners to begin to plan better for these streets and to ensure that they offer shoppers the best environment possible. The resilience of these streets lies in their attraction of a diverse shopper group, provide retail variety and complementarity and to be the type of places where people come for entertainment and cultural activities.

Ankara, Town centre, Turkey

9. PRACTITIONER LITERATURE

9/1
Boor, M.
Time to resurrect the great British high street,
Retail, Estates Gazette Supplement, Winter 2013, 5.

The single ownership model offers the opportunity to uniquely plan a high street.

9/2
Carpenter, J.
Plan to ease shop conversion rules,
Planning, 25 March 2013, 6-7.

Announcement of the consultation on use class changes to permit greater flexibility in order to encourage more housing in town centres and the re-use of retail property.

Use class

9/3
Carpenter, J.
DCLG gives go-ahead to 'Tesco tax',
Planning, 1 November, 2013, 6-7.

Changes to the Community Infrastructure levy will proceed with a proposal permitting a local authotrity to set different rates by reference to the proposed size of the development. They were able to set different rates by the location of the development but will now be allowed to set by different sizes of development.

Community Infrastructure Levy, Property

9/4
Carpenter, J.
Reforms will boost use of prior approval system,
Planning, 17 May 2013, 6-7.

A résumé of changes to use class including the two year provision for change of use to encourage occupation of vacant retail property.

Property, Use class

9/5
Dodd, J.
Has planning helped the high street?
Planning, 1 November 2013, 14-17.

The article tackles the debate over whether planning for developments in town centres is working and is desirable in a wider economic context.

Town centres

9/6
Donnelly, M. and Geoghan, J.
Mayor of Bristol in bid to limit supermarkets,
Planning, 25 January 2013, 7.

The mayor of Bristol has asked the Cities Minister about the possibility of taking on ‘experimental planning powers’ to allow him to place supermarkets and coffee shop chains in a different use class to ordinary local shops. He is arguing that the current use class system does not offer sufficient power to restrict these uses.

Use class

9/7
Dunton, J.
Retail review warns on shop conversion plans,
Planning, 6 September 2013, 5.

The danger of piecemeal development is highlighted following the easing of change from retail to residential use. This policy would need to be used as part of wider strategic thinking aboput town centres

Use class

9/8
Garlick, R.
Ministers must restate sequential test support
Planning, 20 September 2013, 3.

A commentary on those making an economic case for abandoning Town Centres First. The commentary emphasises the fact that planning is not solely and economic process.

9/9
Geoghan, J.
Town centre first under attack,
Planning, 20 September 2013, 6-7.

A rebuff to those arguing that Town Centres First should be abandoned giving planning perspectives on economic thinking.

9/10
Geoghan, J.
Labour proposes new use class to limit growth of pay day loan shops,
Planning, 19 April, 2013, 7.

Labour announced a plan to change the use class system to create a new use class in which councils could place any activities they regarded as undesirable. This could include pay day loan shops and betting shops for example thus requiring them to obtain planning permission to open new businesses.

Use class

9/11
Geoghan, J.
Campaigners to battle Margate Tesco,
Planning, 28 June 2013, 8-9.

Permission given for a Tesco store in the Portas pilot area of Margate has been the cause of considerable controversy. The decision cast doubt on the government's commitment to town centres.

Margate

9/12
Geoghan, J.
Retail-to-homes plan is 'threat' to shops in use,
Plannning, 23 August 2013, 6-7.

A resume of the consultation proposals to permit change of use from retail to residential uses. There would need to be an assessment of the impact of any such change and ensure continued adequate provision of retailing. The proposals would not only apply to vacant property. Units must be less than 150 sq metres to qualify.

Use class

9/13
Grice, N.
Why Zone As don't work,
Retail, Estates Gazette Supplement, Summer 2103, 5.

The argunment against Zone A rates is put forward and the case for turnover rents is put forward.

Rates

9/14
Jones, A.
Shift high street focus on to jobs,
Planning, 20 Sep 2013, 12-13.

The argument is put forward that town centres face reduced footfall due to the move out of town of employment. City centres and town centres need to be more attractive to businesses. Strengthening city centres and town centres as places to do business will also strengthen retailing in town centres.

Employment

9/15
Pio Kevlehan, N.
Thinking outside the box,

Retail, Estates Gazette Supplement, Autumn 2013, 16-18.

Boxpark is a pop-up mall. The article looks at how it has fared over the past two years looking to see whether the concept has worked.

Pop-up shops

9/16
Retail Think Tank
Saving the high street: removing regulations will ease burden for some but the evolution of retailing cannot be stopped.
London: Retail Think Tank, 2013. Available online at: www.retailthinktank.co.uk/white-papers/saving-the-high-street-removing-regulations-will-ease-burden-for-some-but-the-evolution-of-retailing-cannot-be-stopped

A distinction is made between short term fixes and longer term scenarios for the high street. The question is also asked how we would know if we were managing to stem the decline of the high street for the longer term. The opinions of a number of members of the Think Tank are expressed.

Town centre

9/17
Sargent, P.
High streets poised for regeneration
Retail, Estates Gazette Supplement, Summer2 103, 7.

This article argues that new shopping developments are not the reason for decline in independent retailing based on the argument that new developments have brought regeneration which would otherwise not have happened and that this has in fact bolstered high street. The importance, going forward, of collaborative projects is emphasised.

Regeneration

9/18
Walker, C.
Virtuous circle,
Retail, Estates Gazette Supplement, Winter 2013, 44-45.

There is now less emphasis on anchor stores in town centres with investors turning to a series of mini anchor stores from mid- range fashion retailers. New approaches to rents and new thinking about property are a prerequisite to handling the current cahllenges in retailing in town centres.

Property

9/20
Wehner, P.
Streets ahead,
Retail, Estates Gazette Supplement, Summer 2013, 16-19.

An insight into retail change on Oxford Street and the challenge of managing change in such a way as to maintain the identity and market position of the street.

London

9/21
Wehner, P.
Adapt and thrive,
Retail, Estates Gazette Supplement, Autumn 2013, 12-15.

Traditional markets have been facing a decline in footfall. Markets have been associated with cheap goods and often see a comeback in recessionary times. Soundbites from market operators are included. Traditional markets need to change. The challenge of increasing the vitality of town centres offers them this challenge but there are many obstackles and they need a to reenvision themselves.

Markets

9/22
Wehner, P.
When is a shop not a shop,
Retail Estates Gazette Supplement, Winter 20123, 26-28.

As the shop window becomes the web site enterprises need not occupy a retail property thus saving them money. In many cases, of course, to all intents and purposes, their warehouse or workshop is actually a shop. This blurring of activities is a challenge to the future of the use class system. At the other end of the spectrum collection points and large warehouses which distribute goods are also not considered to be shops.

Use class

9/23
John Lewis halts plans for Belfast store,
Planning, 8th February 2013, 11.

Uncertainty over retail planning policy in Northern Ireland was cited as the reason why John Lewis were withdrawing plans for a store in Belfast. Restrictions on retail park uses to bulky goods as part of the Belfast Metropolitan Area Plan.

Belfast

9/24
Glasgow opposes town centre designation,
Planning , 8th March 2013, 9.

Renfrewshire Council would like to upgrade the status of the Braehead Centre to a town centre. Glasgow City Council has opposed the plans as it would draw trade away from the city centre.

Glasgow, Shopping centres, Town centre

9/25
Fashion retailer speaks out on planning delays,
Planning, 9 April 2013, 9.

Next have reported that they did not meet their expansion plans for 2012/2013 due to delays in planning permissions.

Fashion

9/26
How three local authorities are planning to transform their high streets,
Planning ,1 November 2013, 16-17.

Woking, Ipswich and Plymouth are featured. Woking is featuring more in town residential space, Ipswich is transforming retail space into leisure uses and Plymouth is looking todevelop an anchor shopping development to focus the town centre.

Ipswich, Plymouth, Woking

9/27
Online guide sets framework for parking in town centres,
Planning, 20 September, 19.

Policy on parking should give greater emphasis on what parking regime will enhance the vitality and viability of town centres. It should not unnecessarily penalise customers, it should be convenient, safe and secure and provision should be carefully considered in terms of the accessibility of the town centre.

Parking, Travel