# The Retail Planning Knowledge Base
# 2014 Publications Update

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**CONTENTS**

**SECTIONS**

## 1. GENERAL TEXTS

1/1
Blackley, N. and Cassidy, K.
**High Street UK 2020: Information Sheets 1-4.**
Manchester: Institute of Place Management, 2014. Available online at:
www.business.mmu.ac.uk/crpcc/files/high-street-uk-2020_information-sheet-[1].pdf?pdf=crpcc1; www.business.mmu.ac.uk/crpcc/files/high-street-uk-2020_information-sheet-[2].pdf?pdf=crpcc1; www.business.mmu.ac.uk/crpcc/files/high-street-uk-2020_information-sheet-[3].pdf ;www.business.mmu.ac.uk/crpcc/files/high-street-uk-2020_information-sheet-[4].pdf

These information sheets give references to material in blogs, newspaper articles, Retail Week and other news literatures.

1/2
Business, Innovation and Skills
**UK retail industry: internationalisation action plan.**
London: BIS, 2014, 32p. Available online at:
https://www.gov.uk/government/publications/uk-retail-industry-international-action-plan

The role of the retail sector as a vehicle for UK quality brands is presented. London is viewed as a global shopping destination and discussion focuses on how to ensure that this position continues. A support package is outlined.

London

1/3
Findlay, A. and Sparks, L.
A nation of (some vague number of) shopkeepers,
**Town and Country Planning**, 83(1), 2014, 6-8. Email: a.m.findlay@stir.ac.uk

A review of different definitions of shops and the complexity this brings to understanding retail change. Property sector definitions, legal definitions and planning definitions can all be different. Statements about vacancy rates depend on the total number of defined units which turns out to be a much less well defined concept than the media reports would suggest. Good clear consistent definitions are required if we are to monitor change in the future.

1/4
Rhodes, C.
**The retail industry: statistics and policy.**

London: House of Commons Library, 2014, 12p. Available online at: http://www.parliament.uk/briefing-papers/sn06186/the-retail-industry-statistics-and-policy

The report reviews key retail data sources, both private and public. The summary of data sources underlines the importance of private data sources such as the Local Data Company, Javelin and the British Retail Consortium.

Data

## 2. THEORETICAL WORK

2/1

Oner, O.

**Retail productivity: investigating the influence of market size and regional hierarchy.** Jonkoping: Centre for Entrepreneurship and Spatial Economics, 2014. IFN Working paper 1047. Email: ozge.oner@ ifn.se

The findings in this paper suggest that there are spatial differences in retail productivity. The measure of retail productivity takes account of employment, stock and assets. Independent retailers in central markets have higher productivity than those in more peripheral areas or stores relying on regional markets. The role of employment as a factor is more important in peripheral areas and on stores in regional markets and less important in city markets.

Productivity

2/2

Pratt, M., Wright, J., Cockings, S. and Sterland, I.

Delineating retail conurbations: A rules-based algorithmic approach,

**Journal of Retailing and Consumer Services**, 21, 2014, 667-675. Email: matthew.pratt@sainsburys.co.uk

The methodology of Travel to Work Areas (TTWA) algorithm is applied to problems of catchment identification. Travel to Store Areas are developed. The basis of the algorithm is rules based rather than hierarchical zoning or gravity modelling approaches. The aim of the alkgorithm is to maximise self containment.

Methodology

2/3

Reimers, V. and Clulow, V.

Spatial convenience: bridging the gap between shopping malls and shopping strips,

**International Journal of Retail Distribution and Management**, 42(10), 2014, 864-883. Email: Vaughan. reimers@federation.edu.au

Aspects of convenience have been limited in the literature to accessibility and public transport issues. This paper suggests a broader perspective needs to be taken. The layout, compactness, shop mix and size of centre are considered with reference to both retail strips and shopping centres. Key findings are that the internal convenience of a shopping location ranks as an important determinant of choice of shopping location for both shopping centres and strips. It was hypothesised that this would impact on certain less able shoppers such as older shoppers. It was more important for this group but in fact it mattered for all groups. The significance of the findings are that more attention should be paid to layout and compactness of shopping places.

Consumers, Shopping centres

2/4
Wang, J. and Miller, E.
A prism-based and gap-based approach to shopping location choice,
**Environment and Planning B**, 41, 2014, 977-1005. Email: miller@ecf.utoronto.ca

This paper extends activity based modelling techniques. Key to its thesis is the concept that shopping is contextualised in a time framework and choices of shopping location will depend on where shoppers are at the gap in their schedules when they can shop. A complex model is developed taking account of different types of shopping activity. Findings suggested that the modelling procedure resulted in a good fit confirming the usefulness of the gap-based approach and the importance of the temporal in defining spatial choices.

Location modelling

## 3. RETAIL FORMATS

3/1
Association of Convenience Stores
**The local shop report 2014.**
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
Dobson, J.
Achieving food equity: access to good local food for all,
**Journal of Urban Regeneration and Renewal**, 8(2), 2014, 122-132.

This paper focuses on Incredible Edible Todmorden and the impact of locally grown food on delivering sustainable and secure local food systems. The context is the insecurity that can be seen in the rise in foodbanks. The ethos of the Todmorden project is seen as exemplary. Community action at the local level is advocated as an important route to increasing food equity and details of the project are explained. His forthcoming 2015 book ‘How to save our town centres: a radical agenda for the future of the high street’ will also take up some of these themes (http://urbanpollinators.co.uk/?page_id=2266)

Community partnerships

3/3
KPMG and IPSOS Retail Think Tank
**The future of the grocery sector in the UK.**
London: IPSOS , White Paper 29, 2014, 10p. Available online at: retailthinktank.co.uk/Media/Default/pdf/Grocery%20Sector%20White%20Paper%20FINAL-1.pdf

The paper suggests that the downward trend in hypermarket and superstore sales is more complex than the headlines might suggest. It involves switching to the discount sector but other switching as well. It is also in part a result of the rise of convenience stores, a trend in fact started by the major retailers. Future threats to the sector include failure of a major operator and new online grocery retailers.

Food retailing

3/4
Plunkett Foundation
**A better form of business 2013.**
Woodstock: Plunkett Foundation, 2014, 22p. Available online at: www.plunkett.co.uk

A report on trends in community shops. Geographical spread, business growth, management, shops, assets, turnover and community engagement are all considered. The report asks why the format is proving increasingly successful and it highlights the importance of community connection in ensuring success of the format.

Community shop

3/5
Smith, J., Maye, D. and Ilbery, B.
The traditional food market and place: new insights into fresh food provisioning in England, **Area**, 46(2), 2014, 122-128. Email: Julie.smith.1@city.ac.uk

Traditional markets are shown to be at a junction with choices between a more gentrified existence and a continued loyalty to their traditional customers. Supermarkets have challenged markets as they set standards in terms of choice (e.g. exotic fruits and vegetables) and as arbiters of quality. Two markets are contrasted – Grainger in Newcastle and Cambridge. The wealthier economically more successful city of Cambridge has seen the market adapting and finding a new place with shoppers asserting their desire for difference and rebellion against multi-national retailers. Grainger has struggled seeing the traditional loyal customer market declining.

Cambridge, Markets, Newcastle

3/6
Wood, S. and McCarthy, D.
The UK food retail 'race for space' and market saturation: a contemporary review, **International Review of Retail, Distribution and Consumer Research**, 24(2), 2014, 121-144. Email: sm.wood@surrey.ac.uk

This paper is couched within the literature on retail saturation. It uses theoretical examples of store expansion, new formats, new retailer entry and new store openings to discuss cannabalisation of store hinterlands and the impact of new competitive forces. It is believed that whilst, for the industry as a whole, sales increases are lower than increases in retail space saturation has not occurred because individual retailers can still makes gains within the market by expanding their portfolios to new areas, opening different format stores, renovating existing stores and changing their offer.

Food retailing

## 4. RETAIL LOCATIONS

4/1
Barron, R. and Toal, S.
**Food and beverage: a solution for shopping centres?**
London: British Council of Shopping Centres, 2014, 44p. Available online at:
http://aspectmr.com/wp-content/uploads/2015/01/BCSC-Food-Beverage-FULL-FINAL.pdf

Evidence is presented that shows that the current trend to increasing food and beverage provision in shopping centres may not benefit retailers in shopping centres. It may mean that customers spend more time enjoying food and beverages and have less time to spend making purchases at other retailers.

Shopping centres

4/2
Hallsworth, A.
Planning for retail change – an outsider (again) peers in,
**Town and Country Planning**, 83(6/7), 2014, 268-271.

Hallsworth revisits the debate over the detrimental effects of large out of town stores on town centres. It is suggested that the original concept of the superstore and the way that these stores are used today is very different. There is also debate about the jobs potential of these stores and the likely negative impact on jobs in other retail outlets in the area. New stores are opening a in a very different environments from when they first appeared on the scene. Much that has happened might not have happened had the needs test been retained. The consequences of more superstore building on the edge of centre sites is a threat to town centres and independent retailers. There is a need to review planning policy looking at what retailing is privileged and why, both in economic and social terms

Food retailing, Out of town retailing

4/3
Newing, A., Clarke, G. and Clarke, M.
Exploring small area demand for grocery retailers in tourist areas,
**Tourism Economics**, 20(2), 2014, 407-427. Email: a.newing@leeds.ac.uk

Estimating tourist grocery expenditure is important for local businesses. Loyalty card data is used to develop better ways of understanding shopping by tourists in Cornwall.

Food retailing, Tourism

4/4

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

Developing and applying a disaggregated retail location model with extended retail demand estimations,

**Geographical Analysis,** Available as early view, 2014. Email: a.newing@leeds.ac.uk

Spatial interaction modelling is used to develop a model incorporating socio-demographic characteristics, brand choice and spend. Key to the procedure is the inclusion of seasonal effects of tourism. The model produced good results and whilst it has to be calibrated locally the model itself provides a useful way of estimating likely tourism grocery purchasing.

Food retailing, Tourism

## 5. RETAIL PLANNING PRACTICE

5/1
Astbury, G. and Thurstain-Goodwin, M.
Measuring the impact of out-of-town retail development on town centre retail property in England and Wales,
**Applied Spatial Analysis**, 7(4), 2014, 301-306.

An analysis of retail property in town centres and out-of-town locations using rateable value data collected by the Valuation Office Agency. The paper evaluates the value of town centre property relative to out-of-centre property. Data for 2005 and 2010 is compared and shows t the negative impact of off centre hypermarkets, in particular, on town centres. Regional and spatial differences are also discussed.

Retail property

5/2
Chang, M., Ross, A., Chapman, T and Petrokofsky, C.
Reuniting health with planning – creating health-promoting environments,
**Town and Country Planning**, 83(1), 2014, 28-33.

The involvement of planning the health agenda and in fostering healthier places is a contemporary theme. This article positions healthier food environments within that agenda. Restrictions on unhealthy uses include payday lenders, bookmakers and hot food takeaways.

5/3
Cheshire, P., Hilber, C. and Kaplanis, I.
Land use regulation and productivity – land matters: evidence from a UK supermarket chain,
**Journal of Economic Geography**, 15, 2015, 43-73. Email: p.cheshire@lse.ac.uk

This paper argues that planning policy has forced store operators in the grocery sector to accept more sites which reduce productivity. The argument is based on economic measures. Three hypotheses are tested: Variations in restrictiveness with which the planning system operates locally affects what store provision exists; Large stores will have higher sales implying higher labour and/or capital productivity; restrictions as a result of the tightening of the town centres first policy reduced store sales and total factor productivity.

Retail productivity

5/4
Findlay, A. and Sparks, L.
Town centre first, second or not at all?
**Town and Country Planning**, 83(4), 2014, 158-160. Email: a.m.findlay@stir.ac.uk

A critique of the arguments which have been put forward against putting town centres first. These are primarily economic arguments around the cost to businesses of planning policy and retail productivity.

Retail productivity

5/5
Findlay, A. and Sparks, L.
The high street is dead: long live the high street,
**Town and Country Planning**, 84(1), 2015, 9-11. Email: a.m.findlay@stir.ac.uk

This brief positions the paper Evolving High Streets within debates about the welfare and future of the high street with particular reference to themes of adaptability and resilience. The distinction between town centres, high streets and towns needs to be thought out better as do the geographies of retail change and town centre prosperity.

Town centres

5/6
Findlay, A. and Sparks, L.
Unlucky no.13?
**Town and Country Planning**, 83(8), 2014, 308-311. Email: a.m.findlay@stir.ac.uk

This piece highlights aspects of planning in relationship to bookmakers. Mary Portas recommended that action be taken to restrict bookmakers on the high street as they have a negative effect on the wider retail environment and also on the local community. Analysis shows that it is the relocation of betting shops to the high street which is the cause of increased numbers rather than an expansion of the industry. The piece asks whether this is really a planning issue or one that should be addressed by other regulatory policy. It is difficult to find planning reasons to reject proposals when vacancy rates are high.

Bookmakers

5/7
Findlay, A. and Sparks, L.
It used to be so simple….,
**Town and Country Planning**, 83(10), 414-417. Email: a.m.findlay@stir.ac.uk

An attempt to place retail planning within a wider perspective of retail change and change (or lack) of it within wider fiscal and government policy environments. Whilst there have been failures to get grips with the nature of retail change within planning there are other aspects of structural retail change which need to be addressed as they impact on the nature and quality of retail places. The costs to businesses in the form of rates is one example and business regulation and taxation another. Finding good planning policies needs action beyond planning to set a context in which desired outcomes are viable business options.

5/8
Genecon
**Town centres and retail dynamics: towards a revised planning policy for Wales.**
Aberystwyth: Welsh Government, 2014, 64p. Available online at:
www.wales.gov.uk/planning

This background policy document presents a quantitative analysis of retail dynamics in Wales, a qualitative analysis of case studies (Llanelli, Newport, Ruthin, Llangefni and Aberystwyth) a review of evidence on future retail trends and town centres and suggestions for how to take policy forward. CACI footprint data is presented. There was concern that the impact of out of town centres had resulted in irreversible changes in some centres. Key findings were that planning policy needs to redress the out of town to town centre balance, update TAN4, keep the needs test as integral to policy, consider changes to use classes to stem change from retail to hot food shops and more actively promote a plan-led system.

Wales

5/9
House of Commons, Business, Innovation and Skills Committee
**The retail sector. Eighth report of session 2013-2014.**
London: House of Commons, 2014, 3vols. Available online at:
http://www.publications.parliament.uk/pa/cm201314/cmselect/cmbis/168/168.pdf and
www.parliament.uk/business/committees/committees-a-z/commons-select/business-innovation-and-skills/news/on-publ-retail-sector-report/

Volume 1 details the report by the committee along with the formal minutes from committee meetings. Topics considered were: Portas, the changing nature of retail, skills and business rates. Volume 2 is a record of the oral and written evidence presented to the committee. Volume 3 includes additional written statements. Details of spend on Portas pilots is given. The report concludes that the business rates system is not fit for purpose and that a review should be carried out of the system. The report also discusses the link between the two government departments – Business, Innovation and Skills and Communities and Local Government and suggests that retail is a consideration for Business, Innovation and Skills.

Portas, Rates

5/10
House of Commons, Business, Innovation and Skills Committee

**The retail sector: Government's response to the committee's Eighth Report of Session 2013-2014.**
London: The Stationery Office, 2014, 17p. Available online at:
http://www.publications.parliament.uk/pa/cm201415/cmselect/cmbis/189/18904.htm
The response by the Government to **A strategy for future retail**, (Department of Business, Innovation and Skills, 2013)
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/252383/bis-13-1204-a-strategy-for-future-retail-industry-and-government-delivering-in-partnership.pdf ).

Responses are grouped under 5 sections – Business rates, High street and Portas Pilots, BIS retail strategy and cross-departmental working, Local enterprise Partnerships, Skills. Each section documents key comments from the BIS report and gives details of ongoing action. Business rates receives particular comment making reference to issues of inflexibility and unresponsiveness while noting initiatives such as occupation relief, local discretion about business rates, small business relief and the one year cap on rises in business rates. A detailed response of Portas Pilot spending is given and the role of ATCM in collecting data on this noted.

Portas, Rates

5/11
House of Commons
Out-of-town retail development,
**Hansard**, 30th June 2014. Available online at:
www.publications.parliament.uk/pa/cm201415/cmhansrd/cm140630/debtext/140630-0001.htm#1406308000020

A question was raised in the House of Commons as to whether the current sequential test is actually working and whether the Government has any plans to conduct further research on whether it is working. The Under-Secretary of State for Communities and Local Government said they had no evidence that the existing policy was not working and that it was legitimate for out of town development to go ahead where it would not undermine town centre vitality or viability. No further research was mentioned.

Sequential test

5/12
House of Commons
Out of town supermarkets,
**Hansard**, 24th June 2014, col. 51WH. Available online at:
http://www.publications.parliament.uk/pa/cm201415/cmhansrd/cm140630/debtext/140630-0001.htm#1406308000020

The Government is questioned on whether it considers the sequential approach to be effective. The debate surrounds the report produced on behalf of the lobby group the Association of Convenience Stores (Baldock, J.**Retail planning decisions under the NPPF.** Farnborough: Association of Convenience Stores, 2013, 25p.). This publication highlighted the numbers of permissions given for out of town stores. The argument goes that planners favour in town sites but developers favour out of town sites and will always think that town centre sites are unlikely to work. This prejudices the success of the sequential approach. The Government is asked to monitor the situation independently.

Sequential test

5/13
Jones, C.
Land use planning policies and market forces: Utopian aspirations thwarted?
**Land Use Policy**, 38, 2014, 573-579. Email: c.a.jones@hw.ac.uk

Retail planning is one of the examples used in this paper to illustrate how market forces and more Utopian planning goals relate to each other. It is argued that retail planning failed in its attempt to maintain the existing retail hierarchy against the forces of change in market forces and that as a result it ended up shaping that decentralisation rather than planning for a different form of retailing. It is suggested that in planning there has been too much emphasis on public interest and not enough on market forces.

Out of town retailing

5/14
Mayor of London
**Town centres: supplementary planning guidance.**
London: Mayor of London, 2014, 150p. Available online at:
https://www.london.gov.uk/priorities/planning/publications/town-centres-supplementary-planning-guidance-spg

The report gives details of London initiatives to counter town centre problems. Topics include housing and transport as well as town centres. Money committed to town centre projects, Business Improvement Districts, Portas Pilots, Community Infrastructure Levy are listed. The report underlines commitment to town centres first and discourage out of centre development with a rigorous approach to the sequential test and impact assessments.

London

5/15
Portas, M.

**Why our high streets still matter.**
London: Mary Portas, 2014. [www.maryportas.com](http://www.maryportas.com)

An update by Mary Portas on what has happened since the publication of the Portas Review. The first part responds to a number of trends – markets, high street convenience stores, pop up shops and internet retailing. The second half presents case studies from Rotherham, Loughborough, Tower Hamlets, Market Rasen and Ashford. These highlight what can be done. The final part of the report (annex3) summarises a few thoughts for Town Teams, Local authorities, government and big retailers. Portas remains disappointed that some of the key points she made have still not been adopted by government and calls for greater commitment on their part in order to ensure that the efforts of others are not wasted.
Portas

5/16
Scottish Government
**Town centre action plan – one year on.**
Edinburgh: Scottish Government, 2014. Available online at:
[www.scotland.gov.uk/Topics/Built-Environment/regeneration/town-centres/review/action-plan/one-year-on-report](http://www.scotland.gov.uk/Topics/Built-Environment/regeneration/town-centres/review/action-plan/one-year-on-report)

A straightforward presentation of what has been achieved under each of the sections in the action plan. Discussions which have taken place, money which has been committed, relevant legislation which has been passed, projects which have been undertaken and other initiatives to improve town centres are tabulated. Successes have included engagement with COSLA in terms of town centre first and wider town centre uses. Capital grant projects have seen £7million allocated to demonstration projects. Charrettes, master planning toolkit, Can Do Towns and the Innovation Challenge Fund are other significant initiatives.

Scotland, Town centre

5/17
Scottish Government
**National Planning Framework 3**
Edinburgh: Scottish Government, 2014, 92p. Available online at:
[www.gov.scot/Publications/2014/06/3539/downloads#res-1](http://www.gov.scot/Publications/2014/06/3539/downloads#res-1)

Scotland's National Planning Framework 3 is the new national planning policy. The policy is committed to Town Centres First and the policy document expresses this commitment and the importance of getting the support of COSLA to ensure that town centre sites are considered for uses beyond retail including local authority purposes. It is committed to making the Town Centre Action Plan work. References to this and the commitment to town centres are an integral part of the policy.

Scotland

5/18
Townshend, T.
Warning: toxic high streets,
**Town and Country Planning**, 83(3), 2014, 105-107.

Gambling and poor food environments are common in deprived areas and it is suggested that these may have deleterious effects on the wider community and that this effect will have consequences for future generations. Tackling these issues with planning is difficult and it is always possible to provide compelling evidence on which to reject proposals for new hot food premises. The concept of saturation and a limit on new hot food outlets has been tried but tends to be fought a one by one case. Equally refusal of change of use can lead to increasing numbers of vacant properties.

Food environment, Bookmakers

## 6. CONSUMER CULTURE

6/1
Department of Business, Innovation and Skills
**Policy implications of recent trends in the high street/ retail sector.**
London: BIS, 2014. 199p. BIS Research Paper 188. Available online at: www.gov.uk/bis

This paper uses data from Experian GOAD from 50 UK towns to set up a typology of towns based on local economic context, size (retail) and diversity (retail). Performance was measured in terms of the percentage of charity and vacant units and floorspace. The local economic context is based on the percentage of higher social grade, the percentage long term sick or disabled, average disposable income and the percentage spend on comparison goods. Size is based on the number of units and floorspace. Diversity used the percentage of independent retail space and spending diversity.

6/2
Gill, L. and Rudkin, S.
Deconstructing supermarket intervention effects on fruit and vegetable consumption in areas of limited retail access: evidence from the Seacroft study,
**Environment and Planning A**, 46, 2014, 649-665. Email: simon.rudkin@wjtlu.edu.cn

Quintile analysis is used to identify whether averages mask differences in the take up of new retail,opportunities for the purchase of fruit and vegetables. The Seacroft study is revisited in this paper. Results confirm findings from other studies that indeed the new opportunity benefits those who already bought the most fruit and vegetables.

Diet, Leeds

6/3
Goodwin, D., Mapp, F., Sautkina, E., Jones, A., Ogilvie, D., White, M., Petticrew, M. and Cummins, S.
How can planning add value to obesity prevention programmes? A qualitative study of planning and planners in the Healthy Towns programme in England,
**Health and Place**, 30, 2014, 120-126.

This paper discusses the Healthy Towns programme in England assessing its contribution to engaging planners in the process of delivering healthy towns and reducing obesity. Healthy eating options are part of that agenda. Findings showed that what planners could deliver did not match expectations as existing regulation did not equip planners to enforce suggested policies such as the restriction of hot food outlets.

Diet

6/4
Omar, M., Tjandra, N. and Ensor, J.
Retailing to the grey pound: Understanding the food shopping habits and preferences of consumers over 50 in Scotland,
**Journal of Retailing and Consumer Services**, 21, 2014, 753-763. Email: m.omar@napier.ac.uk

Older people are a growing demographic segment of the UK population. It is incumbent upon supermarkets to provide better for the older shopper. This paper reports on survey work carried out in Scotland. Suggestions are made for how the needs of this group might be better accommodated.

Consumer groups

6/5
Penney, U. and Prior, C.
Exploring the urban consumer's perception of local food,
**International Journal of Retail and Consumer Distribution**, 24(7), 2014, 580-594. Email: u.penney@ucb.ac.uk

There is considerable confusion as to what the term 'local food' means to consumers living in urban contexts. Aspects of this confusion are explored in the paper with a view to determining what aspects of 'local food' are key to consumers, what encourages them to buy local food, what stops them buying local food, how they perceive local food in a supermarket context and what could be done to increase the purchase of local food. Focus groups explored these issues. Freshness seemed to be key to local food purchasing. Supermarkets may stock local food but do not show commitment to local food.

Local food

6/6
Sauveplane-Stirling, V., Crichton, D., Tessier, S., Parrett, A. and Garcia, A.
The food retail environment and its use in a deprived , urban area of Scotland,
**Public Health**, 128, 2014, 360-366. Email: Ada.Garcia@glasgow.ac.uk

The availability of fruit and vegetables in a deprived area in Glasgow is studied. A survey of purchasing habits showed that fruit and vegetables were purchased at levels higher than expected given other research findings. There were many fast food outlets in the area and these were patronised regularly. Those with a car generally purchased goods outside the area of study.

Diet

## 7. URBAN ENVIRONMENT

7/1
Association of Town and City Management
**The manifesto for town and city centres.**
London: ATCM, 2014, 21p.  Available at: www.atcm.org

9 recommendations are made which ATCM think would change the policy environment for town centres. These are: Modernisation of the rates system, Investment for town centres, Empty property rates relief for cooperative landowners, Super BIDs, A shared vision for every town centre, Championing the digital high street, Bringing LEPs to the table, A new approach to the evening and night economy and Attention to accessibility. Notably several are these were on Mary Portas' list but were not enacted. These are necessary to support and ensure the success of ongoing town centre regeneration projects.

Portas, Rates, Town centres

7/2
Association of Town and City Management and Experian
**Town centre futures: a case for the effective management of town and city centres.**
London: ATCM, 2014, 51p. Available online at: www.atcm.org

ATCM carried out a set of workshops to discover how local town teams can be brought about to lead and direct change. Chapters are - UK retail perspectives, drivers of change, local action planning, view from the street and template for the future. Experian GOAD data is used to show occupancy levels, vacancy and key retail types. Data is presented at the level of the English regions. 7 key future consumer groups are identified Top table, Urban Pulse, Juggling Parents, Family Value, Daily Challenges, Retiring in Style, Tough Vintage. An appendix lays out a template for local action under 4 sections – audit and marketing, place-led initiatives, economy and business-led and people-led actions.

Town centres

7/3
British Retail Consortium
**A better retail climate: driving resource efficiency.**
London: BRC, 2014, 72p. Available online at:
http://www.brc.org.uk/ePublications/ABRC_Driving_Resource_Efficiency/index.html#/4/

This paper considers carbon emissions, waste and the implications of climate change for retailers.

Sustainability

7/4
De Magalhaes, C.
Business Improvement Districts in England and the (private?) governance of urban spaces, **Environment and Planning C**, 32, 2024, 916-933. Email: c.magalhaes@ucl.ac.uk

It has been suggested that Business Improvement Districts lead to the privatisation of town centres disenfranchising local residents and other town centre users and as such violate the demoractic nature of these spaces. This paper examines the impact on governance of Business Improvement districts in the UK. Privatisation, accountability and spatial inequality are considered. Findings suggest that the UK model operates with engagement of the public sector which ensures that it remains dominated by public sector agendas. In terms of accountability the size and nature of projects is not sufficient to have raised public accountability issues. Spatial inequalities re less easy to discern but as yet the level of activity has not created new inequalities.

Business Improvement Districts

7/5
De Mello, J.
**Britain's first vitality rankings.**
London: Harper Dennis Hobbs, 2014.15p. Available online at:
http://www.hdh.co.uk/uploads/properties/HDH_Vitality_Index3.pdf

The rankings attempt to measure quality rather than size. They are based on the proportion of quality (high end) retailers, the proportion of value retailers, vacancy rates, the presence of unwanted uses (pawn brokers, betting shops etc) and on potential spend.

Town rankings

7/6
Future High Streets Forum
**Good leadership: great high streets.**
London: ATCM, 2014, 28p. Available online at:
https://www.atcm.org/policy_practice/future_high_streets_forum/fhsfreport1-good_leadership-great_high_streets

The paper sets forth a model for the establishment of good leadership in town centres. It is organised under 5 headers: Establish partnership, Develop a Town Strategy, Delivery of Action Plan, Review of Delivery and Communicate success. For each header snapshots, details, delivery and examples are given to inform users of what might be involved. Portas pilot case studies from Bedminster, Dartford, Rotherham and Sydenham are used to demonstrate how the model might work.

Bedminster, Dartford, Portas, Rotherham ,Sydenham

7/7
Hemphill, L., Berry, J. and McGreal, S.
A financial appraisal of business improvement districts,
**Environment and Planning C**, 32, 2014, 680-696. Email: ws.mcgreal@ulster.ac.uk

The paper explores two measures of Business Improvement District success. The frst is the level of investment. This examines the role of the BID levy and the role of other funding. The findings suggest that it takes some time for a Business Improvement District to get additional funding and that the levy money continues to make up the most important source of funding. During recession there has been a diversification of funding sources. The second measure is ballots. Willingness to pay is taken as a measure of success. Ballots have struggled in recession. Those able to demonstrate success have struggled less.

Business Improvement Districts

7/8
Hurst, C. and Blackwell, M.
Town teams, Portas pilots and the future of the high street,
**Journal of Urban Regeneration and Renewal**, 7, 2014, 258-262.

A review of what can be learnt from the Town Team experience so far. The paper considers the role of community based participation in town teams and their role as a bottom up approach. The focus on local solutions is emphasised.

Town teams, Portas

7/9
Parker, C., Ntounis, N. and Quin, S.
**Additional factors that affect high street performance: as identified by HSUK 2020 partners.**
Manchester: Institute of Place Management and Manchester Metropolitan University, 2014, 23p. Available online at: http://www.business.mmu.ac.uk/crpcc/files/additional-factors-that-affect-high-street-performance.pdf

An additional list of 50 factors seen as important in affecting high street performance. The document lists these giving references to justify their inclusion. Their suitability for inclusion in a Delphi study which will gauge expert opinion about which factors matter most.

Town centre performance

7/10
Parker, C., Ntounis, N., Quin, S. and Grime, I.
High street research agenda: identifying high street research priorities,
**Journal of Place Management and Development**, 7(2), 2014, 176-184. Email: c.parker@mmu.ac.uk

The HSUK2020 project identified 166 factors influencing high street performance. This paper outlines a further 12 factors identified from stakeholder engagement in 10 towns. These factors are not researched in the literature. They are: Business support, Engagement and engaged business, Fragmentation, Inertia, Information, Internet connectivity, Knowledge, Measuring economic impact/value, Media coverage, Networking, Public sector dependency and Risk aversion.

Town centre

7/11
Wrigley, N. and Brookes, E.
**Evolving high streets: resilience and reinvention. Perspectives from social sciences.**
Swindon: ESRC, 2014, 51p. Available online at:
www.riben.org.uk/Cluster_publications_&_media/Opinion_Pieces_Southampton_Nov_2014.pdf

An ESRC sponsored set of thought pieces:
Findlay, A. and Sparks, L. High streets and town centres policy; Findlay, A. and Sparks, L. Secondary retail during economic crisis and austerity; Wrigley, N. and Lambiri, D. Conveience culture and the evolving high street; Roberts, M. A helping hand! The contribution of the night-time economy to the evolving high street; Coca-Stefaniak, A. and Carroll, S. Managing town centres during the crisis: from retail- focussed management to the experience economy and beyond; Weltverden, J. The digital challenge for the high street: insights from Europe; Hart, C. and Lang, A. The consumer journey through the high street in the digital era; Singleton, A. and Dolega, L. The e-resilience of UK town centres; Page, S. Data constraints.

Town centre

7/12
Wrigley, N. And Lambiri, D.
**High street performance and evolution.**

Southampton; University of Southampton, 2014, 22p.

This paper is a statement of what is known about current town centre/ high street performance. It considers data availability (or the lack of it), forces of change, and who weathered the storm best. A north/ south divide is part of the story but other factors such as level of catchment income, diversity, degree of homogeneity in the catchment and a strong service component seem to be associated with greater resilience. Independent stores and centre size were less conclusive.

Town centre

## 8. A SELECTION OF LITERATURE RELATING TO RETAIL PLANNING IN OTHER COUNTRIES

8/1
Bulat, P.
Albert Cuyp market generates growth,
**Built Environment**, 39(2), 2013, 261-276.

Markets are seen as a way of encouraging an environment which crosses many societal boundaries such as between socio-economic groups. The Albert Cuyp market is a long standing market with stalls passing down from generation to generation and local shopkeeprs taking stalls in the market. The area is changing as a result of regeneration and the challenge is to facilitate the market to adapt to news economic groups moving into the area. Coping with these changes requires organisational flexibilities. The aricle engages with ways to achieve this through the role of the market, its design and layout and the way in which it is organised.

Markets, The Netherlands

8/2
Eda, U.-Y.
Constructing the marketplace: a socio-spatial analysis of past marketplaces of Istanbul,
**Built Environment**, 32(2), 2013, 190-202.

Markets promote a sense of belonging in the carrying out of everyday tasks. Public spaces are the connection between the individual and the city or town. Markets promote that relationship as they are avehicle for exchange and connection.

Markets

8/3
Janssens, F. and Sezer, C.
'Flying markets'. Activating public spaces in Amsterdam,
**Built Environment**, 32(2), 2013, 245-260.

Open space becomes a public space when there is a market. The article asks how this can be achieved, what types of spaces are suitable and how these could be managed and organised. Negative attitudes to flying markets (informal retailing) have prevented this happening in a way that adds meaning to these spaces. The paper suggests that a change of governance and attitude to open spaces could see flying markets used to transform these places.

Markets, The Netherlands

8/4
Janssens, F. and Sezer, C.
Market places as an urban development strategy,
**Built Environment**, 32(2), 2013, 172-189.

Markets need to adapt to new environments but they also have the potentaial to be part of regeneration in an urban context. The paper raises key questions such as how markets can support local communities, how local markets should be governed and how to balance the interests of different stakeholders.

Markets

8/5
Oner, O.
**Retail city: The relationship between place attractiveness and accessibility to shops.**
Jonkoping: Centre for Entrepreneurship and Spatial Economics, 2015. IFN Working paper 1055. Email: ozge.oner@ ifn.se

The role of shops as an amenity or aspect of place attractiveness. It is found that for places within urban areas shops offer amenity and can increase place attractiveness of neighbourhoods. However for rural residents they are not considered an amenity as other factors such as wage levels are more significant.

Sweden

8/6
Pottie-Sherman, Y.
Vancouver's Chinatown night market; gentrification and the perception of Chinatown as a form of revitalisation,
**Built Environment**, 39(2), 2013, 172-189.

The future of the market is discussed in the context of exclusivity and inclusivity and the patronage of the market. In order for the market to prosper the traditional inclusive nature of the market may change as in order to survive the market begins to attract a different clientele. The way that markets relate to their local environment and act as catalysts for regeneration may mean changes to a market and these changes need to be undesrstood and evaluated.

Canada, Markets

8/7
Pottie-Sherman, Y. and Hiebert, Y.
Authenticity with a bang: Exploring suburban culture and migration through the new phenomenon of the Richmond night market,
**Urban Studies** 5(3) 2015, 538-554. Email: ypotties@geog.ubc.ca

A study of the adaptation of a market established by ethnic Chinese in Vancouver. The market comes to represent multi-cultural pluralism transcending residential ethnic patterning. As an ethnic market it had a number of key traits which gave it authenticity. In its development its sociability is the one which has sustained its development. The market has become a pathway to the acceptance of cultural diversity.

Canada, Markets

8/8
Property Council of Australia
**Main streets: a best practice guide.**
Adelaide; Property Council of Australia, 2014, 43p. Available online at: www.propertyoz.com.au

This guide discusses strategic planning, design, place making, landlords and owner, governance and the digital economy. Strategic planning is seen as the way of direction which leads to goal setting, a way to assess progress and the means to judge the extent to which planned proposals will fulfil agreed goals.

Australia, Business Improvement Districts

## 9. PRACTITIONER LITERATURE

9/1
Early, C.
Change of use shake-up revealed,
**Planning,** 28/3/14, 8-9.
Consultation on a much wider retail use class was announced n March 2014. Betting shops and pay day loan companies would not be regarded as retail properties. This could mean that shops could be changed to other uses such as restaurants without planning permission for change of use. Concern has been expressed that this would mean that it would be harder to manage the mix. This needs to be considered alongside changes already made to facilitate conversion of shops into homes.

9/2
Harris, D.
A matter of taste,
**Estates Gazette, Retail and Leisure**, Spring 2014, 8-11.

Discusses the trend towards increasing food and beverage in new developments and on the high street. As shops become restaurants there is concern that the sector is becoming saturated but the likelihood is that the current rise in restaurants will slow.

9/3
Harris, D.
The unwanted,
**Estates Gazette, Retail and Leisure**, Summer 2014, 36-39.

A discussion of how planning and moral values should relate to each other with respect to permission for betting shops, sex shops and porn shops. Planning is concerned with implementing technical control and not in taking moral positions. CTNs which sell cigarettes are not limited in number but there are calls for betting shops to have their own use class so that they can be regulated in number. There is an argument that they will self regulate to the local market conditions. A use class for betting shops could mean that once a shop was a betting shop it remained one. Licensing is seen as a more appropriate way than planning to implement moral values.

9/4
Kivlehan, N. P.
High street saviours,
**Estates Gazette, Retail and Leisure**, Summer 2014, 25-32.

A report of a debate held on the high street. Each of the contributors is featured with a summary of their position on the future of the high street. Participants included Brandon Lewis. Key issues raised included discussion bout single ownership and the high street, use classes and the how to ensure sufficient flexibility in planning to match speed of change.

9/5
Kochan, B.
Boosting vitality through pop-up,
**Planning**, 28/3/15, 36-37.

In Camden the Business Improvement District initiated a plan to bring creative industries onto the high street through the mechanism of pop-up shops. The success of the project lies in the generation of new interest in the area. A pop-up market format has also been tried out. The Business Improvement District has as a result received funding to take over more premises. Pop-up shops are part of a pathway to businesses taking on longer commitment on the high street.

9/6
Lemon, R.
Bonfire of controls,
**Planning**, 29/8/14, 17-19.

A discussion around proposals which were put out for consultation on changes to use classes. New permitted development rights, merging A1 and A2 use classes, retaining A2 use for betting shops  and payday loan shops and requiring planning permission for change of use to betting shops are included.

9/7
Permitted use right reforms go ahead after consultation,
**Planning ,** 28/3/14, 37.

Conversion of shops into residential premises was implemented in April 2014. The expressed aims are to increase housing availability and make better use of high street premises. There is a limit on the size of units affected of 150 sq m. The new permitted development class 1A will be subject to prior approval which takes into account the sustainability of key shopping areas.

9/8
Sell, S.
New betting shop rules mooted,
**Planning**, 5/5/14, 8-9.

Whilst new rules to restrict betting shops are under discussion planner recognise that it may be difficult to find evidence to enforce such rules restricting new openings. Changes to the use class applicable to betting shops could be used to control change of use to betting shops. Where there are a large number of vacant units on a high street it would be difficult to provide evidence that a betting shop would be harmful to the high street.

9/9
Sell, S.
Council warned over superstore levy plan,
**Planning**, 11/4/14, 9.
The debate over whether councils can charge a higher levy for larger stores continues with legal experts expressing concern. Some councils do not charge on smaller retail developments (below 1000sq m) but do charge above this (e.g. £200 per sq m).

9/10
Sell, S.
Council consults for third time on levy rates after receiving objection,
**Planning**, 25/4/14, 7.

Councils are reviewing Community Infrastructure levy rates and are inclined to raise these as market conditions improve. Retailers are objecting to changes in rates. It is suggested that the revision of rates will reflect the perception by councils that smaller developments may be the norm rather than larger developments. Higher rates for smaller developments are being proposed by some councils.

9/11
Single ownership - is it the answer for the high street?
**Estates Gazette, Retail and Leisure**, Summer 2014, 33-35.

The concept of single ownership is being promoted by some groups for the high street. The British Property Federation is in favour. Current attempts to fix the high street are viewed as having failed so far because the decline in applications for out of town space has not been matched by proposals for new town centre developments. Consideration of how this could work in terms of the use of CPOs, voluntary agreements is given. Some are however are alarmed by such a top down approach.

9/12
Thame, D.
Rethink beyond the rhetoric,
**Estates Gazette, Retail and Leisure**, Spring 2014, 26-28.

This paper challenges the way that impact statements are conceived, blaming poor impact analysis thinking for the oversupply of retail space. It suggests that given the concern over high streets and the failure to address the problems the solutions may lie elsewhere. Impact analysis is out of step with current thinking as the underlying assumptions are wrong, and the studies not based on current behaviour patterns.

9/13
Thame, D.
Ringing up the changes,
**Estates Gazette, Retail and Leisure**, Winter 2014, 390-41.

A review of the challenges facing the supermarket sector. Efforts to retain customers are failing. Supermarkets need to redefine their offer in order to increase their appeal and attract customers back. They need to find new models instead of relying on traditional operating models.  Financial pressures could see operators selling and leasing back property assets and also disposing of less profitable stores.

9/14
Wehner, P.
Pipeline dreams,
**Estates Gazette, Retail and Leisure**, Spring 2014, 22-25.

The national figures for the shopping centre pipeline look robust but a closer look shows that the pipeline is dominated by London based developments and that in other parts of the country the pipeline is much more sluggish. Unviable town centre based schemes relying on Local authority partnership financing are clogging up the system. Many of these are unlikely to be developed. New schemes take up to 10 years to become reality and the pipeline is still suffering from the lack of projects being started during recession.

9/15
Wehner, P.
Off-licence on again
**Estates Gazette, Retail and Leisure**, Winter 2014, 33-35.

Off licences are making a come back in a market previously dominated by supermarket sales of alcohol. It is not however in the high street but rather in specialist warehouse formats on sites which are cheaper than the high street.