The Retail Planning Knowledge Base

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SECTIONS

1. General Texts
2. Theoretical Work
3. Retail Formats
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9. A selection of literature relating to retail planning in USA and Europe
GENERAL TEXTS

1/1
Barker, K.
Barker review of land use planning: final report - recommendations,
Norwich: HMSO, 2006, 226p

The Barker report represents the way that government policy considers the role of planning policy. There is a much stronger emphasis on the economic aspects of planning than formerly. The document considers a wide range of administrative aspects of planning but also the thrust of planning policy with chapters on the responsiveness of the system, delivering major projects, streamlining the system and improving the performance of local authorities. The policy makes a number of specific references to retail policy. Specifically the report states that the need test is not required (p36) and it discusses this within a context of competitiveness of the sector and the vitality and viability of town centres.

Barker Review, Need, PPS6

1/2
Batty, M.
The retail revolution,

Although only a short editorial piece this article is listed as it attempts to encapsulate recent progress in retail research and make a statement of the current position. Inevitably it notes the gulf between research and practice but seeks to position this gap more precisely. It is argued that too much of retail research is carried out in a 'locational straightjacket', often imposed by the context of the project.

Retail research

1/3
Birkin, M., Clarke, G. B. and Clarke, M.
Retail geography and intelligent network planning.
Chichester: John Wiley, 2002, 284p. 047198033

A key textbook on the subject of GIS for retailing. This textbook is designed for all users of GIS related data for retail decision making. It is focused on showing how GIS can be used to achieve a wide range of retail solutions. These include location decisions, impact of relocation, changing fascia, best fit solutions for merging organisations, distribution warehouse networks, and growth strategies. Although much research has focused on non-quantitative factors this book seeks to demonstrate that never have good data and in-depth GIS analysis been more important.

GIS

1/4
British Council of Shopping Centres
Future shock or e-hype: the impact of on-line shopping on UK retail property,

The British Council of Shopping Centres commissioned a piece of independent research on the impact of e-retailing on shopping environments. The research was carried out by the College of Estate Management at Reading University. It attempts to forecast the likely impact of e-commerce on the space, ownership and leasing requirements of UK retailers up to 2005. The research involved a questionnaire survey, focus groups, a shopper survey and a case study.

E-commerce

1/5
British Council of Shopping Centres
The UK shopping centre industry: its importance to the UK economy,
This is the third edition of the British Council of Shopping Centres report. Previous editions were published in 1993 and 1998. The new edition provides an update recognising the influence of new trends. Findings on retail employment, floorspace, rental growth and travel are included. The report suggests that the strongest retail centres are getting still stronger. 11 of the top 20 centres are in town centres with 9 in out of town or regional shopping centre locations.

Retail performance

1/6
British Council of Shopping Centres
The shopping centre industry and its importance to the UK economy: 2004 Report,

A review of retail developments including figures on pipeline developments of different types, shopping centres and the economy, consumer changes and shopping centre rankings.

1/7
Bromley R. and Thomas, C.
Retail change: contemporary issues,

This volume is a collection of essays on current developments in retailing, focused mainly on the UK but with some comparative data for Europe and the US. Themes covered in the book relevant to planning include regional shopping centres, town centre development, shopper security, out of town retailing, disadvantaged consumers and green consumers. The concluding section tries to draw together the results from the different chapters within a planning context.

1/8
Brown, S.
Variations on a marketing enigma: the wheel of retailing theory,

The literature on the wheel of retailing is summarised. The concept has had a wide influence. The state of knowledge on retail change is then synthesised. A model of institutional evolution is presented. Future avenues for research are pinpointed.

Retail theory

1/9
Brown, S.
Retail location; a micro-scale perspective.

A classic study of retailing and location. It reviews approaches to retail location decisions and attempts to grapple with progress in thinking on retail location. It includes a substantial literature review and bibliography and outlines a research agenda on retail location. It includes discussion of the impact of government policy on retail location and how this fits into the development of thought on location.

Location theory

1/10
Co-operative Commission
The co-operative advantage. Creating a successful family of co-operative businesses,

The Co-operative Commission report evaluates the principles of the co-operative movement seeking to situate them within the contemporary trading context. The merger of CWS and CRS represents an important landmark and one which demands that the best aspects of co-operative retailing applicable at
the present time are exploited to the full. The Commission’s report provides the context for such future development. The Late shop is taken as a case study.

Co-operative retailing

1/11
Cuthbertson, C. and Reynolds, J.
Retail strategy: the view from the bridge,
London; Butterworth Heineman, 2003 (0750656964).

This volume has a combination of chapters by researchers and practitioners. There are research based chapters on supply chains, internationalisation, e-commerce, retail futures etc. Ross Davies has contributed a chapter on planning policy. There are also chapters by key figures from a range of companies including B&Q, Sainsbury’s, Carrefour, Kingfisher, Tesco and others.

1/12
Dawson, J.
Future patterns of retailing in Scotland,
Edinburgh: Scottish Executive Central Unit, 2000, 52p.

This report reviews trends in retailing in Scotland and suggests ways in which the sector is likely to develop over the next ten to fifteen years. Of relevance to planning are the sections which consider the likely spatial distribution of shopping in the future and the role of different sizes of centre. It makes forecasts of the spatial impact of e-retailing. Overall it is noted that market towns are likely to be pressed to maintain trading levels.

Scotland, E-commerce, Market towns

1/13
Dawson, J.
Retailing in Scotland,
European Retail Digest, 35(Sept), 2002, 24-26.

A succinct review of Scottish retail trends. Differences in Scottish retailing are highlighted. These include differences in consumption, urban structure, retail structure and infrastructure. From a planning perspective the degree of market concentration and its impact on urban retail structures is noted. The role of smaller towns which have rich hinterland areas is also identified as important aspect of the Scottish retail scene.

Scotland

1/14
Department of Trade and Industry
The Retail Strategy Group report: driving change,

The role of the Retail Strategy Group is to assist the UK government and the retail industry to identify key issues that impact on the competitiveness and productivity of the industry. A key part of the report includes chapters on the value of retail, retail productivity, regulatory burdens on retail, retail crime, planning and retail development and commercial property and leasing. The planning report is the result of an independently commissioned piece of work carried out by DTZ Pieda Consulting. Key outcomes were the need for retailers and planners to work together in the preparation of regional plans, the need to explore methods of achieving land assembly for development purposes, to influence PPS6 and to raise small retailer awareness of planning processes to ensure that small retailers are engaged in the process. It is noted that there is concern that often there is a lack of understanding of retailing by planners.

PPS6

1/15
Evans, R.
**Regenerating town centres,**
Manchester: Manchester University Press, 1997, 174p. 0-7190-4718-8

A key text on the state of British town centres. It includes chapters on retailing in town centres, public policy, the public realm and the improvement of town centres. Ingredients of attractive town centres are set out and the problems in measuring vitality and viability assessed.

Town centre, Vitality, Viability

1/16
Field, C.
**The future of the store. New formats and channels for a changing retail environment,**

In this study retailer and consumer responses to retail change are reviewed. The future of the high street is discussed. A chapter also focuses on retail planning and design. Here the impact of PPG6 is assessed along with topics such as edge of town retailing and planning legislation. In addition location finding techniques, GIS and store saturation are discussed.

1/17
Findlay, A. and Sparks, L.
The retail planner's bookshelf,

The concept of the Retail Planner's Bookshelf is outlined. It is intended to bridge the gap between policy makers and academics and provide an accessible entry to the literature both in retailing and retail planning. Particular challenges facing those engaged with retail planning are highlighted and the need for a greater awareness of the nature of retail change by planners is underlined.

Bibliography

1/18
Foresight Retail Logistics Task Force
**@ Your home,**

A study of the home delivery market and how it will be likely to operate. In addition to operational issues the paper addresses topics relating to trip generation and urban planning (chapters 4-5). The planning issues including the use type for community delivery points are as yet unresolved. The paper serves to raise and structure issues rather than to forecast change.

E-commerce

1/19
Foresight Panel, Retail and Consumer Services Panel
**The Retail Revolution: from a nation of shopkeepers to a world of opportunities,**

This publication reviews the opportunities for the future of retailing. It suggests that retailing should be a key driver of change in town centre revitalisation. It also outlines a new role for post offices and local shops as centres for e-commerce.

E-commerce

1/20
Freathy P.
**The retailing book: principles and applications,**
Prentice Hall, 2003. (0273655485)
This is a problem oriented teaching book designed to provide a guide to retailing for academics and practitioners. There are three chapters of specific interest to planning issues: Guy, C. The retail development process: an overview (p.89-106), Hallsworth, A. The impact of retail planning on city centre development (p.107-114) and Paddison, A. Revitalising the town centre; the example of Achmore (p.115-122).

1/21
Greater London Authority
Retail in London: London’s retail trends 1971-2000,

This paper uses the statistics collected in the Office of the Deputy Prime Minister Town Centre Statistic initiative. It considers retailing by sector and also by location within London.

London

1/22
Greater London Authority
Retail in London,
London: Greater London Authority, 2006, 54p. 101852619155

Four sections provide a study of retailing in London: the importance of retail to London, London’s retail offer, changing trends in retail, the future of retail in London. It provides a summary of the project to understand retailing in London highlighting the key findings from the individual working papers. Particular topics such as the role of retail-led regeneration are an important part of the document. The section on the future of retailing contextualises the issues in London within the planning framework.

London

1/23
Greater London Authority
Retail in London: Retail and leisure,

This paper explores the links between retailing and leisure in the context of London. Spending on leisure in London has increased significantly. Ambient, magnet and heritage destination leisure/retail activities are discussed. Of these only ambient leisure is oriented towards retailing although the others may have spill over effects. Increased ambient leisure facilities in retail areas are thus important to retailers.

London

1/24
Guy, C.
The retail development process. Location, property and planning,
London: Routledge, 1994, 222p. 0-415-07504-1

This is a key textbook on the subject of retail planning and it benefits from the wide research experience in the field by the author. There are chapters on land use planning, unplanned development, developments from the retailer perspective, shopping centres, the process of retail development and institutional finance and development. It is a textbook rather than research monograph but one which brings together key developments in the field and produces a structured view of the subject of retail planning, highlighting the main controversies and themes relevant to the UK.

1/25
Guy, C.
Trading places,
This volume brings together the contributions by Cliff Guy from the ‘Trading Places’ section of Town and Country Planning. This provides an accessible source of recent material on retail planning issues as well as by combining these together a broader picture of how key ideas are developing.

1/26
Guy, C.
Planning for retail development: A critical view of the British experience,

This volume updates Cliff Guy’s 1994 volume on the same subject. As such it covers the last decade of retail planning policy in the UK which has been a substantial departure from the previous decade. Three chapters focus on the changes in policy since 1960. The rest of the book is on key aspects of planning policy with chapters on - 1. Demand, need and impact, 2. Innovation, productivity, competition and retail planning, 3. Sustainability, shopping travel and retail policy, 4. Social exclusion, access to shopping and retail policy, 5. Urban regeneration and retail policy. The final chapter evaluates retail planning policy discussing how its effectiveness, unresolved issues and points relating to the operation of policy.

1/27
Hollingsworth, A.
Increasing retail concentration,
British Food Journal, 106(8), 2004, 629-638.

An examination of the impact of the Competition Commission Report on the competitiveness of the UK food retailing sector. The article concludes that although concentration was not currently an issue further concentration is likely. The article focuses on the bids for Safeway and the role of the Competition Commission. Whilst written prior to Morrison’s takeover of Safeway the article argues that although the outcome will be likely to increase concentration in the sector the Competition Commission outcomes are unable to prevent this.

Competition Commission, Safeway, Food retailing

1/28
McGoldrick, P.
Retail management,

A collection of essays. The most relevant to the subject of retail planning are the essays by Bennison, D. and Clarke, I. on demographic databases, Davies, R. on retail planning (including the in town out of town debate) and Bowlby, S. and Foot, C. on evaluation techniques (trade areas, gravity models etc.).

1/29
Manchester Metropolitan University
2003 Annual Manchester Conference on contemporary issues in retail marketing.

The theme of the conference was neighbourhood retailing. This volume includes extended abstracts and slides from the presentations. The papers included perspectives on retail choice, disadvantaged consumers and district centres, sustainability, a case study of Cardiff, market towns, town centre management, and local partnerships in retailing.

1/30
Markham, J.
The future of shopping,

The author is a surveyor and developer and this has coloured his approach to the topic – the future of retailing. The main themes of the book focus on what shopping means and how future technologies will fulfil or not fulfil these goals. It includes a chapter on planners’ attitudes towards retailing. In this
chapter the planners’ specifications for shopping developments are compared with consumer expectations of interesting shopping environments.

E-commerce, Shopping centres

1/31
Marsden, T., Flynn, A. and Harrison, M.
Consuming interests: the social provisioning of food,

This book brings together much of the research carried out by Marsden, Flynn and Harrison on the regulatory environment and retailing. Part 1 comprises concepts and framework focusing on food policy and regulation, restructuring and retailing and citizenship, consumption and food rights. Part 2 is entitled national strategies and deals with food consumers and how they are represented and food retailers and retail-led food governance. Part 3 is concerned with local strategies which includes local retail consumption spaces and retail planning. Different types of retail structures are used as examples and relationships between local authorities and retailers discussed.

Food retailing. Regulation

1/32
Moir, C. and Dawson, J.
Distribution,

An essential reader in statistical sources of relevance to the retail sector. In addition to giving bibliographic details of statistical sources the volume details the potential of each source and also the difficulties and limitations of the statistics.

Data

1/33
Office of the Deputy Prime Minister
Producing boundaries and statistics: London pilot summary report.

This is the first publication from the initiative to collect detailed retail statistics on a spatial basis. Data are presented for London boroughs giving turnover, floorspace and employment by convenience, comparison and service categories of commercial property. 147 areas of town centre activity are included for 21 retail cores. The statistics are for 1999. The aim of the project is to make available for the first time statistics which will permit comparison between centres to be made.

Data, London

1/34
Poole, R., Clarke, G.P. and Clarke, D. B.
Growth, concentration and regulation in European food retailing,

This article sets UK retail change within a European context. A specific section examines the impact of the regulatory environment on the nature of retail change. It suggests that the UK is an atypical example in Europe. Size controls have been the most prevalent regulatory tool in European countries with the exception of the UK and The Netherlands. It contrasts the experience of those such as France who introduced regulation at an early stage in retail change with those where it was introduced much later. This has had an important impact on development with respect to property issues and also to the role in particular of discounters. Different regulatory environments have prompted different industry responses with the roles of merger and acquisition, internationalisation, organic growth, price competition and diversification varying. For example controls in The Netherlands prompted greater internationalisation whilst UK controls in the 1990s reduced organic growth and the format diversification. Discounters have been most successful in the less mature markets.
Out of town retailing: the future of retailing.

This volume explores the following topics: Can the high street survive?, moving out of town - driving the shopper, open all hours at the one stop shop, online shopping for all and shop 'til you drop. It is written in a very accessible style. It relies heavily on newspaper and practitioner journal literature. It includes details of a range of planning decisions and the controversies surrounding them.

Out of town retailing

1/36
Schiller, R.
The dynamics of property location, values and the factors which drive the location of shops, offices and other land uses,

This book encompasses the many years of experience of the property industry and in particular the retail property industry, by the author Russell Schiller. It considers location in the retail industry looking at theory, hierarchy, clustering and dispersal. There are chapters which explain why certain phases of retail development occur relating these to the value of property and the property requirements of different retail formats. Chapter 2 on location and politics pays particular attention to the role of planners and theories of planning.

Location, Property

1/37
Simms, A., Oram, J., MacGillivray, A. and Drury, J.
Ghost town Britain.

The premise for this study is that the closure of many independent shops in towns and cities and localities in the UK has important economic effects on the local economies of these areas. Locally based retail strategies are needed to power local economies. Concepts such as neighbourhood managers, community banks, markets and time banks are explored. In Part 1 of the study the decline of local shops, pubs, banks and post offices is examined. In Part 2 anti-local forces are identified. Part 3 demonstrates the ways in which local economies might fight back.

Neighbourhood retailing

1/38
Simms, A.
Ghost Town II: Death on the high street,

This volume updates the first volume and also includes some new sections such as community pharmacies. The volume expresses the belief of the author that the supermarkets hold too much power and that local initiatives are not given sufficient attention. It makes particular points about the implications of the involvement of the major supermarket operators on the convenience sector and the likely impact on local independent convenience stores. It discusses the ‘cleansing’ of high streets and the lack of independent stores. The section on post offices argues that these are anchor stores in the village setting. Figures are given for the profile of a community pharmacy catchment and the possible impacts of deregulation are discussed. The paper draws heavily on media and web based sources. See also Baker, C.

Report highlights ghost town risk, Planning, 19/12/03, 5.
Neighbourhood retailing

1/39
Sparks, L. and Findlay, A.
*The future of shopping*,

This volume is part of the RICS 2020 Visions for the Future project. It identifies a series of drivers for change in the retail sector suggesting the ways in which they will impact on the sector. Following that scenarios for the future are presented with the triggers which might set each in motion being discussed. Implications of future retail change for the profession of chartered surveyors are then put forward. The role of planning is considered in the drivers for change under the first part of section 2. It is contextualised within the likely balance of power between economic forces and political will.

E-commerce, Property

1/40
Wood, S., Adams, R., Lowe, M. and Neely, A.
*A scoping study of contemporary and future challenges in the UK retail sector*,
Available online from;

This paper is a product of the ESRC engagement with business initiative. The intention is to highlight business demand for ESRC research identifying what research exists and what needs to be commissioned. Section 3.2 of the paper is concerned with planning. Key research questions include before and after studies, linkages between retailing and community, concepts of catchments and what type of provision consumer want to see. A brief literature review (mainly studies by geographers) is included. The report affirmed the NRPF position that a robust evidence base is still lacking.

1/41
Wrigley, N.
*Store choice, store location and market analysis*,
London: Routledge, 1988, 358p. 0-415-00199-4

A collection of essays on a series of topics concerning retail location written by key researchers in the field. Although published in 1988 this remains a useful reference work. The chapters are as follows: Breheny, M., Practical methods of retail location analysis: a review Beaumont, J. Store location analysis; problems and progress Penny, N. and Broom, D., The Tesco approach to store location Wrigley, N., Retail restructuring and retail analysis Wilson, A., Store and shopping centre location and size: a review of British research and practice Bates, J. Stated preference techniques and analysis of consumer choice Moore, L. Stated preference analysis and new store location Wrigley, N. and Dunn, R., Models of store choice and market analysis Guy, C., Information technology and retailing

Location models, GIS

1/42
Wrigley, N. and Lowe, M.
*Reading retail: A geographical perspective on retailing and consumption spaces*,

This is textbook on retailing written from a geographical research perspective. It includes sets of readings from established pieces of research work. It sets these within a research context, showing their contribution to understanding of specific topics and to geographical research. It takes 'a new retail geography' perspective. It does specifically include sections on retail planning although it does have chapters entitled: Retail regulation and governance, The configuration, manipulation and contestation
of retail space, The street, The store, The mall. These focus on topics such as creating consumer spaces and the meaning of shopping.

Shopping centres, Meadowhall, Consumer culture, Street

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Consumer culture, Meadowhall, Shopping centres, Street
THEORETICAL WORK

2/1
Aldous, T.
Urban villages: a concept for creating mixed use urban developments on a sustainable scale,
London: Urban Villages Group, 1992. 0-9519028-0-6

Although this text is not specifically concerned with retailing it is fundamentally involved with two key issues - the organisation of spatial operating structures in the city and with sustainability. It includes chapters on towns today, public involvement in towns, transport and how the concept of sustainable villages could work. It stresses issues such as community spirit, liveable places and local identity and character.

Urban structure

2/2
Allaway, A., Black, W, Richard, M. and Mason, J.
Evolution of a retail market area - an event history model of spatial diffusion,

This paper models the way that a trade area develops around a newly opened retail outlet over time as awareness of the outlet spreads. It looks at how the supply side can diffuse information and at how information diffuses through key nodes. There are some useful insights into how and over what time period awareness of a new outlet will become known.

Location models

2/3
Arentze, T. and Timmermans, H.
Deriving performance indicators from models of multipurpose shopping behaviour,

A model of multipurpose shopping trips is built and contrasted with single purpose trip models to determine the likely effect on travel patterns. These models have the potential to establish the nature of the impact that a new centre or development would have both on travel patterns and on existing shopping centres. It is argued that the multipurpose model provides a more sophisticated measure. It is based on the theory that individuals have certain purchase frequencies and they make multipurpose trips to reduce the overall number of trips. For example if the multipurpose component can be increased what effect will this have on the travel for shopping patterns?

Location models, Travel

2/4
Bacon, R.
A model of travelling to shop with congestion costs,

Previous papers on travelling to shops failed to take into consideration the congestion factor and its impact on consumer choices. Congestion can affect frequency of trips and choice of destination. A model of shopping behaviour is formulated for a single centre town with and without congestion effects and then developed for a two centre town. The effects on trip behaviour if congestion is taken into account can be seen. The significance of rural centres is also noted.

Location models, Travel

2/5
Bacon, R.
Retail rents and market areas,
The study examines the ways in which retail rental values relate to the areas in which they are located and whether achievement of total rental income or competition from other potential uses is more influential in determining rental values. A model is built to contrast the patterns which result in retail structure from these two different scenarios. It is concluded that endogeneity of retail rents makes a substantial difference both quantitatively and qualitatively to the market area. Thus the degree to which a local authority controls the retail market will affect the working of the retail system.

Location models

2/6
Bacon, R.
Combined trips and the frequency of shopping,

This is a theoretically based article but one which has potential implications with respect to travel patterns for shopping. A utility maximising model of optimum frequency of shopping at a given centre where shopping and non-shopping can be combined is calculated. The findings try to relate shopping behaviour to location of shops and accessibility to work. It is calculated that frequency is related to distance but that single item trips will always occur.

Location models, Travel

2/7
Balakrishnan, P., Desai, A. and Storbeck, J.
Efficiency evaluation of retail outlet networks,

A theoretical article which develops a programme to calculate a location-covering scenario which guarantees spatial market adequacy of individual facility sites. The concept of relative spatial efficiency is seen as critical. The relationship between market adequacy and equity is also considered.

Location models, Competition

2/8
Banai, R.
The new urbanism: an assessment of the core commercial areas, with perspectives from (retail) location and land-use theories, and the conventional wisdom,

An exploration of urban form. Theories of urban form and theories of land use and retail location are examined and the parallels between the direction of change in urban form and retail structure are identified. Through this process it is possible to see new ways of developing neighbourhood centres in an integrated urban form. Lessons from retail structure and theory and from changes in urban pattern are drawn which permit better planning at both the locational level and in terms of detail.

Urban structure

2/9
Batty, M.
Agent-based pedestrian modelling,

Agent-based pedestrian modelling is the topic of an issue of Environment and Planning B. Batty introduces the issue with an outline of what is meant by agent-based pedestrian modelling and what it can contribute that previous attempts at pedestrian modelling could not do. It distinguishes models based on the geometry of movement and those based on the linkage of location and movement from agent-based models which incorporate spatial cognition.

Pedestrians, Urban design

This book brings together much of Birkin's work in the field of GIS and retailing. As such it provides a useful text for those wishing to gain an understanding of how GIS can be used effectively in retail decision making.

GIS


This article is concerned with the spatial organisation of retail outlets within urban areas. It develops a model whereby retail chains or outlets may move upwards through the different levels of urban retailing form suburban locations to downtown locations. The organisation of urban space has often been very inflexible with a focus on town centres and a fixed ordering of retail spaces. Different planning contexts may reinforce or relax the constraints of this ordering system. Useful diagrammatic summaries of the relationships are included.

Retail structure, Urban structure


Sustainability, in terms of traffic and energy consumption, is a key theme in the political debate on the future shape and form of cities. It underpins current planning policy guidance. This article examines the truth of assumptions about the relationship between centralisation of activities and energy consumption. It questions the idea that the compact city is the most environmentally sustainable, arguing that it only results in marginal gains in terms of energy consumption.

Urban structure, Travel


The article is written in the context of PPG13 and addresses the issue of whether urban compaction produces the most sustainable city form.

Urban structure, Travel


This article is written in the context of the June report by the Urban Task Force and its focus on town centre vitality and viability within a sustainable urban framework. It argues that the changing geographical distribution of population and jobs means that town centre locations for retail and leisure may not meet the goals of sustainability as people are not in these areas for other purposes. Town centre locations could well mean extra travel not less. A useful practitioner article is: Clark, P. Changing face of shopping, Planning 1351, 2000, 13.
Commuting, Town centre, Urban structure, Urban Task Force, Viability, Vitality

2/15
Brooks, C. and Tsolacos, S.
Forecasting models of retail rents,

This article looks in some detail and from a theoretical perspective at the ways that time series data of different sets of retail rents data can be understood. Two series of data are used, one from LaSalle Investment Management and one from CB Hillier Parker. It is shown that rent indexes are specific and that models need to take this into account. Both sets were shown to exhibit an annual growth rate above their long term mean. The findings are important in interpreting rental forecasts.

Property

2/16
Brown, S.
Retail location: the post-hierarchical challenge,

Retailing is undergoing significant changes in retail locations but the article seeks to demonstrate that the academic debate has lagged. There has been a conceptual stasis as afar as theoretical thinking on retail location is concerned. This article should be taken in context alongside the others by Brown as together they offer a wider picture of the development of thinking and debate on retail location theory. Traditional hierarchical models have remained in use by academics, GIS research and planners while within the industry other types of considerations are used. A post-hierarchical model should encapsulate both the shape and form of retail locations and the functions found therein. A typology of locations is proposed with types of retail arrangement, types of outlet, types of operation.

Location theory

2/17
Brown, S.
Retail location: evolution and evaluation,

A useful review of the literature on retail location theory. Brown argues persuasively that retail location theory is in what he describes as the double hermeneutic, whereby the existence of a certain concept alters the phenomena to which it refers. The conceptual evolution of retail location theory is traced with reference to central place theory, spatial dimensions, bid rent curves, and minimum differentiation. The reflexive relationship which he identifies is it is argued one which must now be transcended through the introduction of supply side factors such as land use planning, property, store size and pricing. This article should be taken in context alongside the others by Brown as together they offer a wider picture of the development of thinking and debate on retail location theory.

Location theory

2/18
Carter, C. and Haloupek, W.
Dispersion of stores of the same type in shopping malls: theory and preliminary evidence,

This is a theoretical article which models the arrangement of stores of the same type in shopping centres. A p-median problem algorithm is used to work out the arrangement of these non-anchor stores. The results suggest that the point where marginal gain due to a larger market area equals the marginal loss due to single purpose trips occurs at about half the length of the shopping mall.

Shopping centres, Theoretical model
Chettamrongchhai, P. and Davies, G.
Segmenting the market for food shoppers using attitudes to shopping and time,

It is hypothesised that attitudes to shopping are a function of time available. Cluster analysis is used to test this hypothesis. The relative ability of time and shopping attitudes to predict store choice is compared with more traditional demographic variables. Attitudes to time were found to be more significant predictors of behaviour than other variables. In terms of retail provision and also in planning for different retail locations the variables which impact on consumer segmentation are very important particularly in respect of offering consumer choice and appropriate store provision in the right locations.

Consumer groups, Theory

Clarke, G.
Changing methods of location planning for retail companies,

A range of methods used in store location analysis since the 1960s is reviewed. It is shown that the greater sophistication of modelling procedures permits a greater range of questions to be asked. Different types of growth strategy can be examined and the impact of competition can be assessed. Optimisation of locations can be achieved with specified constraints built in. This can give retailers a competitive advantage and could also be important from a planning perspective in site identification and matching of site and type of retail development. The example of techniques used by Halfords is discussed.

Location models

Clarke, G., Langley, R. and Cardwell, W.
Empirical applications of dynamic spatial interaction models,

The article reviews progress in dynamic spatial interaction modelling by applying it to real data. The model is used to replicate historical structural change in retail development in Leeds. The model is used to reproduce the size and structure of major retail centres. Spatial disaggregation of costs and consumer attractiveness were key elements of the model as many stores locate in 'sub-optimal' locations and consumers do not always shop at the nearest store. The model is then used to trace retail change. Key parameters reach critical values beyond which the structure of provision changes

Leeds, Retail structure

Clarke, I.
Retail power and local consumer choice in the UK grocery sector,
European Journal of Marketing 34(8), 2000, 975-1002.

This is an ambitious article which seeks to present new interpretations of how we should see competition and how retailer power has changed consumer choice at the local level. It attempts to bridge the gap between macro and micro views of competition between grocery retailers combining consumer and retailer perspectives to offer a more integrated approach to competition issues. It also tries to work out the implications for planning decisions. It emphasises the lack of case study material available to assess local impacts stating that there is inadequate validation for many existing positions. Academically it brings together consumption oriented studies and economically oriented studies. Issues of consumer choice and competition need to be the subject of much more specific and survey based research.

Competition, Food Retailing, Theory
Clarke, I., Bennison, D. and Pal, J.
Towards a contemporary perspective of retail location,

The authors trace the development of retail location theory noting both the geographical and marketing traditions. They argue that a different approach is needed, not just a fusion of the ideas but an approach based on the perspective of the organisation. This should focus on locational positioning and strategy. The example of Tesco is cited. It is concluded that more work is needed on the location decision making process and that as a particular distribution stabilises then strategic decisions on location need to reflect organisational characteristics rather than merely the geographic or marketing ones. In this way strategic and nomadic decisions may be united.

Location theory

Clarke, I., Horita, M. and Mackaness, W.
The spatial knowledge of retail decision makers: capturing and interpreting group insight using a composite cognitive map,

It is argued that so-called 'soft' insights in site selection are particularly important, not so much in determining the viability of a site, but in influencing the atmosphere of a development and its success with particular shopper groups. Cognitive maps are developed to explore 'soft' insights and the way that location, management, store operation and competitive strategy may be affected by them.

Location models

Clarke, I., Mackaness, W. and Ball, B.
Modelling intuition in retail site assessment (MIRSA): making sense of retail location using retailers’ intuitive judgements as a support for decision making,

This paper develops a means of analogue modelling of intuitive constructs identified as important in retail site selection. It is recognised that retail decision makers use standard models to assess the potential of sites but that they also use a set of intuitive measures. These are identified and then a clustering procedure is used. By this means potential sites can be compared with existing sites to see how well these intuitive measures compare. The approach provides a yardstick for comparisons. The clustering process revealed hidden structures in the analogue constructs. The process can alert retailers to differences between a specific site and others in their portfolio. The analogue model was tested through consultation with retailers. Whilst quantitative models assess probable outcomes the analogue procedures provide a reality check.

Modelling

Clarke, I., Mackaness, W., Ball, B. and Horita, M.
The devil is in the detail: visualising analogical thinking in retail location decision making,

A method of communicating in an informed fashion the results of qualitative factors in store location analysis is explained. The article deals with the difficulty in providing both generalised findings and retaining the potential of the in-depth information. The crisp clustering method is described. Cluster matrices permit comparison between potential and existing sites.

Modelling
Clarkeson, R., Clarke-Hill, C. and Robinson, T.
UK supermarket location assessment,

A review of the main theoretical bases of retail location models. The literature is reviewed for central place models, spatial interaction models, land value models and minimum differentiation models. The article then comments on how these ideas are used by retailers in the process of store location assessment. Their usefulness is evaluated particularly with reference to the post-saturation era.

Location theory, Superstores

2/28
Davies, M. and Clark, I.
A framework for network planning,

A framework is developed which the authors think will be useful to planners and retailers in understanding the relationships between location and retail format. Different formats require different location choices and this paper tries to conceptualise this. Rate of development, form of development and competition are discussed with respect to retail format and location. The framework itself is based on concepts of portability of formats, variety of formats and comparison buying.

Location models

2/29
Dawson, J.
Output considerations in retail productivity,

The ways that productivity is increased in retailing often differ from those in other industrial sectors in terms of for example the multi-establishment nature of retailing, number of suppliers, local nature of the market, level of customer contact. They depend heavily on innovation through for example channel control and retail formulae. In understanding differences in performance and improved productivity the role of innovation has been a key determinant of competitive advantage.

Competition

2/30
Dearden, J. and Wilson, A.
An analysis system for exploring urban retail phase transitions,

This paper is predicated on the fact that retail structures change radically at critical points. The evolution of urban structure can be modelled by identifying phase transitions. Recognition of these phase changes and their positive or negative impacts would aid the planning process. Although work in this field has been carried out before, the paper offers a much more advanced visualisation method which gives a more immediate way to recognise the spatial patterning of these changes. The paper uses a worked example for the London area.

London, Modelling, Retail structure

2/31
Dennis, C., Marsland, D. and Cockett, T.
Central place practice: shopping centre attractiveness measure, hinterland and the UK retail hierarchy,

This article examines various measures used to define the attractiveness of town centres and out of town shopping centres. It looks at the measures derived by Mintel and Goad using data on multiple representation and representation by specific retailers. It suggests that these will define the catchment areas which a particular centre will have and that they can be used to calculate break points between
catchment areas. This methodology will be more accurate than the use of isochrones or population based calculations.

Town centre

2/32
Debenham, J., Clarke, G. and Stillwell, J.
Extending geodemographic classification: a new regional prototype, 

Work place based geodemographic characteristics are developed as an alternative to place of residence based schemes. The article shows how the system is developed and the ways in which it could prove useful. These include retail catchment analysis. An example using Netto is included to show areas for potential expansion or areas of potential decline.

Geodemographics, Netto

2/33
Dellaert, B., Arentze, T., Bierlaire, M., Borgers, A. and Timmermans, H.
Investigating consumers’ tendency to combine multiple shopping purposes and destinations, 
*Journal of Marketing Research*, 35(2) 1998, 177-188.

A choice based conjoint model is developed to assess how consumers make decisions about multiple destinations and multiple trips. The article is theoretical. Differences were observed in the propensity for multipurpose trips depending on purchase category. Many fewer purchases were combined than would have been expected if shopping trip planning were based on travel cost minimisation.

Shopping patterns, Travel

2/34
Devlin, D., Birtwistle, G. and Macedo, N.
Food retail positioning strategy: a means-end chain analysis, 

This article experiments with a laddering interview approach. The aim of the technique as used in this example is to elucidate not just store attributes which are important in store selection but to uncover more subtle aspects of personal relevance and meaning in the food shopping experience. Consumers in the survey were found to strive for financial security, happiness, quality of life and high self esteem.

Consumer groups, Food retailing

2/35
Dobson, D.
Retail development in Europe’s city centres, 

A summary view of city centre redevelopment with specific emphasis on the need to achieve a leisure retail mix in the city centre. The necessary adaptation of current regulations is examined.

Urban structure, Europe

2/36
Dobson, P.
Retail performance indicators in the nation of shopkeepers, 

Dobson addresses the issue of the relationship between size and productivity in the retail sector. He concludes that whilst productivity improvements may be linked to size it is the source of competition which encourages retailers to make changes to their operations that allow productivity improvements. There are important consequences of this for government policy on competition which should not
prevent competition, restrict new entry and innovation or tilt the competitive playing field whilst at the same time ensuring that market power is not abused in any way that prevents, restricts or distorts competition.

Competition, Productivity

2/37
Ducatel, K. and Blomley, N.
Rethinking retail capital,

The authors express their dissatisfaction with analyses of retail change criticising them for not taking into account the role of retail capital. They argue that a Marxist approach is needed to understand the processes involved. Retail capital is seen as part of a larger circuit of total capital but that its specificity within this circuit needs to be understood. For example locational factors are particularly significant.

2/38
Dunham, P., Berkeley, N., Healey, M. and Noon, D.
Developing a local retail strategy: a case study of Leicester,
*Local Economy*, 8(4), 1994, 352-364

The article tries to distinguish between issues of national and local significance in retail development. This distinction is of significance in formulating decision making structures and planning guidance. Employment issues are shown to be a significant local issue.

Local economy

2/39
Guy, C.
Estimating shopping centre turnover: a review of survey methods,

With the demise of the *Census of Distribution* retail data has to be collected by individual researchers and is thus tailored to meet their needs rather than a range of needs. This article presents data on mid-Wales. The problems of this type of survey and the wider implications of these problems relative to the overall retail picture are studied. Information was partial with some retailers withholding valuable information. The article concludes that a nationally based official data collection would be much more useful and is required if an adequate understanding of the sector is to be achieved.

Data, Wales

2/40
Guy, C.
Retail store development at the margin,

This theoretical paper is concerned with investment appraisal as it relates to food retail investment and in particular food superstores. It attempts to carry out an empirical investigation of the implications of the investment aspect of retail development. A model is set up which is considered to be realistic. The analysis reaches the conclusion that location theory still has much to contribute to the investment decision. Investment appraisals remain under-researched, especially from the perspective of the locational factors that may be critical to return levels.

Location theory, Food retailing, Property

2/41
Guy, C.
Classifications of retail stores and shopping centres: some methodological issues,
The use of different classification systems for retail outlets in the geographic and retail planning literatures is studied. The usefulness and limitations of different bases for classification are discussed. Such bases include type of goods, store size, trip purpose, store ownership, catchment area, retail form, development history, development type, function and location. Two sets of ideas which have underpinned classifications are challenged. The first is the distinction between comparison goods and convenience goods shopping. The second is the idea that consumers will select the outlets nearest to them. An alternative system based on trip classifications is suggested. The purpose of classification should always be paramount in the selection of any scheme.

Classification, Retail structure

2/42
Guy, C.
Exit strategies and sunk costs: the implications for multiple retailers,

Sunk costs have been an important factor in delaying the rationalisation of store networks. The article discusses the influence of British law and property management systems in the decision making process. The example used in the analysis is Do-it-All.

Location theory, Property

2/43
Haklay, M., O'Sullivan, D., Thurstain-Goodwin, M. and Schelhorn, T.
'So go downtown': simulating pedestrian movement in town centres,

The STREETS model which uses SWARM and GIS is described. In particular it is concerned with the simulation of behavioural aspects of pedestrian movements. The article suggests what features of pedestrian movement the model serves to identify.

Pedestrians, Urban design

2/44
Hallsworth, A.
Rethinking retail theory: circuits of power as an integrative paradigm,

A conceptualisation of the different circuits of power in which retailing operates. This includes the power of the planning environment. The spatial expression of the outcome of the interactions between different power circuits is illustrated with examples from food retailing. Lobbying and support for different planning policies is shown to be used in order to try to increase market advantage.

Location theory

2/45
Hernandez, T.
Enhancing retail location decision support: the development and application of geovisualisation,

Geovisualisation offers a visual exploration of geospatial data. The more conventional GIS techniques which produce 2D or 3D outcomes of retail change but adding a further dimension offers the possibility to visually compare relative change over time. For example a retailer’s planned expansion could be mapped onto other retail change scenarios to assess how they fitted together. Equally at the micro scale a shopping mall’s position can be viewed in the context of projected wider urban change. The article discusses the Iris Exploration Visualisation programming environment noting aspects of its structure and its rendering and interpolation procedures.
Hernandez, T. and Bennison, D.
The art and science of retail location decisions,

Survey results are presented to show the extent to which GIS is used by different types of retailers and which types of decisions are made using GIS and which by more subjective methods. Larger retailers use more sophisticated methodologies reflecting the size of their investment and the more complex issues of competition involved. The balance between the 'art' and the 'science' in location techniques and the use of GIS varies by environment, activity and cost.

GIS, Location models

Hernandez, T., Bennison, D. and Cornelius, S.
The organisational context of retail locational planning,

The variety of techniques for locational planning are outlined and then their usage is examined. Often techniques are used because they are straightforward rather than because they can deliver the best results. The corporate dimension is shown to be influential in the selection of locational planning techniques. Awareness of this bias has important planning implications in the evaluation of proposed schemes.

Location theory

Ibrahim, M.F.
Disaggregating the travel components in shopping centre choice,

It is contended that attributes of travel to shopping centres are as important as more traditional measures such as distance. The author has carried out work on the Meadowhall Shopping Centre but this article is primarily theoretical. It identifies key aspects of travel attributes and uses principal components analysis to show which of these is most important in determining preferred journeys. Effort, tension and comfort are all significant attributes. The importance of travel attributes varies with shopper group and shopping centre attributes.

Methodology, Travel

Kerridge, J., Hine, J. and Wigan, M.
Agent-based modelling of pedestrian movements: the questions that need to be asked and answered,

A discussion of the PEDFLOW model and its applicability in modelling complex pedestrian patterns. The focus is on how the agent negotiates objects and agents to achieve their goals.

Pedestrians, Urban design

Kirkup, M.
Electronic footfall monitoring: experiences among UK clothing multiples,

The focus of this article is on the potential of a particular monitoring technique and the need to be able to contextualise the data. The techniques does not offer a 'plug and play' solution to monitoring footfall in shops or shopping centres.

Data, Consumer monitoring
Kupke, V.
Identifying the dimensions to retail centre image,  

This paper uses multi-dimensional scaling to analyse the images consumers have of retail centres. It is suggested that the property industry needs not only to be aware of specific attributes of centres but also have a composite understanding of a centre’s image and this is what can be achieved using the proposed methodology.

Property, Shopping centres

Kurose, S., Borgers, A., Timmermans, H.
Classifying pedestrian shopping behaviour according to implied heuristic choice,  

This is a theoretical article. Agent based modelling techniques are used to replicate shopping trip behaviour of pedestrians. Although distance minimisation identifies routes quite well a street oriented approach which builds in factors relating to street attractiveness are shown to improve the model. It is suggested that a choice rule operates whereby shoppers will not leave an attractive street until their shopping goals are achieved.

Shopping patterns, Urban design

London Planning Advisory Committee  
*High accessibility and town centres in London*  

The first comprehensive evaluation of the role of London’s town centres. It conceives of a network of town centres and investigates how they relate to each other. The retail profiles of the town centres are constructed using GOAD data and information from Yellow Pages. An evaluation matrix to establish centre roles is assembled. Retail employment and accessibility were also included. It was hoped that the findings would give a basis for assessing future developments in a meaningful fashion.

Town centre, Urban structure, London

Lord, D.
Retail saturation: what the experts say,  

This article asks experts about their views of what constitutes retail saturation. Research analysts from retail companies, developers and investors and consultancies were interviewed. Although consensus existed that retail saturation did occur there were variations ion how that might be defined or what were indicators of saturation. Sales per square foot and square feet per capita appeared to be the measures most cited as indicators of retail saturation.

Competition, Food retailing, Saturation

Mazza, L. and Rydin, Y.
Urban sustainability: discourses, networks and policy tools.  

The concept of sustainable urban development has been internationally supported. This paper presents the results of a project funded by the EC between 1992 and 1994. Urban sustainability is examined at the local level with particular reference to Bologna, Florence, Edinburgh and Leicester. One of the
three themes considered is retailing and sustainability. Planning policies may be too little to late and the real needs beyond the control of planners. The paper questions the assumption that town centre retailing constitutes the most environmentally friendly retailing. Town centre retailing would reduce travel for retailing but may result in congestion. Leicester and Edinburgh make an interesting contrast.

Urban structure

2/55

Mitchell, R. J.
Mathematical models for the spatial interaction and dynamic of consumer populations,

Methods of analysing consumer catchments are developed which use discrete simulation rather than traditional equation models. Business potential modelling provides an alternative approach. A prototype for retailing is developed. Further sophistication of the model enabled format changes to be incorporated. As a result the model can predict the patterns which result from major shifts in format such as that from corner store to superstore.

Location models

2/56

Moore, L.
Segmentation of store choice models using stated preferences,

It is proposed that models of consumer choice should take market segment into account. A case study of grocery shopping in Cardiff is presented. It demonstrates the difference between data driven modelling and the use of simulation techniques as exemplified by the logit model. Stated choice preferences are analysed and the results show that indeed grocery shopping choice is affected by socio-economic variables. These findings, it is suggested, are of relevance in making forecasts about the impacts or shopping behaviour associated with particular stores.

Location models, Shopping patterns, Cardiff

2/57

Moran, M.
The Central London retail property market: a fresh perspective,

The significance of this paper lies in the careful methodology worked out to assess the submarkets within London. Quantitative and qualitative measures of diversity and positioning are used to determine the robustness and performance of different submarkets in central London.

Property

2/58

Morgan, B.
The emerging retail structure,

A factual presentation of the retail hierarchy of inner and outer London. The distribution of floorspace and multiple retail change are included. The most significant section of the chapter documents the differing policies in London towards retail development with a tabulation of the policies with reference to superstores and retail warehouses. The development of superstores is discussed for London in relationship to planning controls.

Retail structure, London

2/59
Mushinski, D. and Weiler, S.
A note on the geographic interdependencies of retail market areas,

A procedure to estimate the interdependence of places for retailing. The model attempts to understand the ways in which supply and provision interact emphasising the importance of spatial competition and re-adjustment. The examples are from the US but the article is primarily methodological and is econometric in its approach.

Theoretical

2/60
Noburu, S.
An economic analysis of convenience store location,

This article poses the dilemma of finding a spatial solution which achieves both economic and social goals. Monopolistic solutions are compared with duopolistic solutions and even with the introduction of competition the social optimum is unlikely to be achieved. The example taken concerns the distribution of convenience stores (using an example in Japan). The thrust of the article is theoretical and the results have significant theoretical applications in other sectors.

Competition, Convenience stores, Location models

2/61
Office of the Deputy Prime Minister
*Technical report; using town centre statistics to indicate the broad location of retail development – initial analysis,*

The report analyses changing retail location through the use of Valuation Office Agency data attempting to give comparable data across England and Wales. The project emerged from the ODPM’s Town Centre Statistics Report. The study then develops a model of town centre activity based on this data and ABI employment data for retailing. Retail cores are thus identified. This permits town centres to be delineated and edge of centre buffer zones of 300 metres to be mapped out. This process is designed in order to make it possible to implement planning policy with respect to the sequential approach. A table shows the distribution of retailing by zone between 1971 and 2003.

Edge of centre, Sequential approach, Town centre

2/62
O’Kelly, M.
Retail market share and saturation,

Market saturation is described by graphing the relationship between market share and share of space in a set of urban areas. The article adopts the retailer perspective on saturation but underlines the different types of consideration which planners would have to the concept of retail saturation. The article is technical developing an S-curve model of retail saturation with sections on the formulation of the model, implementation, estimation procedures and its application.

Competition, Location models, Saturation

2/63
O’Malley, L., Patteson, M. and Evans, M.
Retailer use of geodemographic and other data sources: an empirical investigation,

Variables such as drive time, population and surveys were very important in the phase of new site selection. However, if site selection was the theme of the 1980s the theme of the 1990s is trade areas.
To examine trade areas retailers are mainly using internally produced data. Where data are needed for site selection most companies buy data from providers such as CACI and CCN.

GIS, Geodemographics

2/64
Oppewal, H. and Timmermans, H.

This is primarily a theoretical article. It asks what attributes of shopping centres influence the perception of public space in shopping centres. The use of theoretical attributes means that experiential influences associated with specific shopping trips can be eliminated. The results go some way to defining concepts of pleasantness.

Shopping centres, Public space

2/65
Parr, J.
Alternative approaches to market-area structure in the urban system, Urban Studies, 32(8), 1995, 1317-1329.

This is a theoretical article by a long established academic in the theory of market areas within the city. It proposes modifying the central place system by incorporating the economic law of market areas and the law of retail gravitation. It proceeds to carry this out in a theoretical manner. This method preserves the theoretical structure but the outcome is more akin to reality. It is concluded that it is reasonable to suppose that greater realism is an advantage in detailed analyses of urban systems with respect to service and retail functions.

Location theory

2/66
Parr, J.

The law of retail gravitation and the law of market areas both seek to define market are boundaries between competing centres. Each law is reviewed and the main characteristics noted. Sometimes the results of each show considerable overlap and in other circumstances they deviate considerably. If proximate correspondence is permitted the degree of overlap increases. The laws are evaluated within the context of a hierarchical urban system.

Location theory

2/67
Peter Shearman Associates

The paper addresses three key questions: What makes for a successful city centre at the regional level, From a retail perspective how do the cities of Hanover and Bordeaux measure up; How relevant to city centre success is the land ownership and planning system. Robust and detailed analyses of the retail structures, city centre accessibility and amenity and planning contexts are provided for Hanover and Bordeaux with data also included on Bristol.

Urban structure, Bristol, France, Germany

2/68
Popkowski Leszczyc, P., Sinha, A. and Sahgal, A.
The effect of multi-purpose shopping on pricing and location strategy for grocery stores,
A model of multipurpose grocery shopping trips is proposed. It is suggested that the model will offer a better understanding of the competitive market structure. Multipurpose shoppers will frequently travel further in order to obtain the selection they require. Outcomes from the theoretical model are compared with outcomes that would be achieved from a single purpose model. There are implications for decisions regarding store clustering as in retail warehouse parks or stand alone stores in terms of trip efficiencies and travel.

Models

2/69
Popkowski Leszczyc, P., Sinha, A. and Timmermans, H.
Consumer store choice dynamics: an analysis of the competitive market structure for grocery stores,

Issues of location and price are used in developing models of store choice and store switching. Built into the hazard model developed in this article is the concept that timing cannot be regarded as a dependent variable but rather must be considered as an independent variable itself influencing store choice. The model seeks more accurately to forecast trade-offs between location price and timing of shopping. It offers a dynamic dimension not found in other more traditional models and is of particular use in assessing switching between grocery stores. It is a technical article but its findings and methodology are very applied.

Location models, Store choice

2/70
Popkowski Leszczyc, P. and Timmermans, H.
An unconditional competing risk hazard model of consumer store choice dynamics,

A technical article which models the dynamics of consumer choice. It challenges the assumptions underlying many other traditional models which establish their predicted forms by use of the negative binomial or Pirichlet procedures. The hazard model proposed here claims to have less assumptions and to be more flexible. It should be able to accommodate a variety of store dynamics. Worked examples of the statistics are included but no specific case study material is presented.

Location models

2/71
Reader, S.
Unobserved heterogeneity in dynamic discrete choice models,

The model presented in this article on discrete choice modelling is developed using a Monte Carlo simulation method of formulating the predicted model. This permits the random effects to be assessed. Non-parametric maximum likelihood procedures are used to implement the analysis. The data used in this presentation is from the Cardiff consumer panel. The Monte Carlo method permitted the in-built constraints based on distance, used in earlier models and studies of this data, to be relaxed and the new results demonstrate the advantages of the Monte Carlo model as well as revealing new findings about the data.

Location models

2/72
Reimers, V. and Clulow, V.
Retail concentration: a comparison of spatial convenience in shopping strips and shopping centres,
The data used in this article are from Australia but the article is dominantly theoretical. It proposes a measure of retail concentration which acts as a proxy for the degree of convenience which a shopping centre or shopping strip can provide by achieving minimal out of vehicle access and maximum complementarity in the types of outlets. The study showed that strip retailing could not achieve the level of convenience offered by the smaller focused shopping centre.

Models

2/73
Reynolds, J.

A typology of European shopping centre development is constructed. Three different models are suggested – boom and slump, small national marketed and late starters. Planning regimes are then compared and their impact on the pattern of shopping centre development evaluated. It is concluded that although the typology is rudimentary it does show that many countries shared the same concerns over the trading impacts of shopping centres.

Shopping centres, Europe, Urban structure

2/74
Reynolds, J.

There has been discussion in the planning literature about the relationship between retail formats and productivity and the planning implications of different business formats, particularly relating to economies of scale. This article compares UK retailing with other countries to assess productivity. It reports on a Department of Trade and Industry Retail Strategy Group commissioned study. Different possible measures are discussed. The significance of differences in the property environment is highlighted. A key finding of the study recommends improved data collection so that better measures of productivity from differing perspectives can be used.

Productivity

2/75
Reynolds, J., Howard, E., Dragun, D., Rosewell, B. and Ormerod, P.

This is an important article as the debate over retail regulation intensifies. It seeks to determine appropriate ways in which retail productivity can in UK and international contexts be meaningfully measured. This is necessary in order to affirm or refute arguments relating to whether UK retailers are taking too much profit as well as in order to assess comparative international performance of major retailers. Economics established concepts and retailers’ own perceived measures of productivity are contrasted. Importantly from the perspective of this listing there is discussion of how the regulatory environment including the planning environment impinge on retail productivity in the UK either as a result of planning policy influences on property prices and availability, format development and store size and location.

Productivity

2/76
Reynolds, J. and Schiller, R.

Nationally available comparative retail data is not available in the UK to assess retail change or comparative development. Hillier Parker developed the use of multiple branch representation as a
surrogate measure. The article explains the rationale and methodology behind this measure. Comparisons are then made with data collected in 1984. Future developments of the measure are then suggested. This measure has now been widely accepted.

Town rankings, Urban structure

2/77
Rouwendal, J. and Rietveld, P.

The question of opening hours is discussed within the context of the vitality and viability of the town centre. An economic model is developed to predict the effects of opening hours on trade taking into account possible competitive advantage.

Hours of opening, Town centres, Viability, Vitality

2/78
Rust, R. and Donthu, N.

It is always difficult in store choice models to account for all the relevant variables. Geographically specific variables are often mis-specified. It is shown by use of simulation models that these variables if estimated can considerable improve the fit of models and reduce prediction errors.

Location models

2/79
Sasaki, K.

This article examines the effects of establishing a sub-centre. A model of a two-centre town is established. This can increase the resident utility level. In mono-centric cities and towns personal income and utility decrease with population size but in a two centre town they increase due to changes in transport costs and land rents. Having studied these relationships it is discovered that sub-centres function well only with a certain size of population but that with such a population they actually increase resident mobility and accessibility and use of the town centre.

Urban structure, Location theory

2/80
Schiller, R.

This article questions the assumption that mainstream retailing is critical to the future of town centres. It distinguishes between routine shopping and leisure shopping. Leisure shopping is an activity which combines with other leisure activities in the town centre.

Town centre, Urban structure

2/81
Schiller, R. and Jarrett, A.
CB Hillier Parker developed a technique of measuring centre comparisons in retailing on the basis of multiple branch representation. This article includes the first ranking of centres on this basis. It is a benchmark article and includes data collected on a standard basis for centres throughout the UK.

Urban structure

2/82
Shaw, H.
Food deserts: towards the development of a classification,

This study used a shopper survey to begin to reconfigure what might be meant by a food desert. A causative approach is adopted. The concept of access is classified in terms of ability, assets and attitude. Food deserts, unsupportive food environments and food denial zones are identified.

Food deserts

2/83
Shields, M. and Deller, S.
Commuting's effect on local retail market performance,

This article attempts to evaluate the impact of commuting for work on retail performance. The findings suggest that commuting potential has a more important impact on retail performance than in-migration to a town or centre. The relationship between commuting for work and retail performance is relatively unexplored in the UK literature.

Commuting, Retail performance

2/84
Sjoholt, P.
Chain formation and location in domestic trade: the organisational and spatial context,

Although this article uses worked case material from Norway it is of theoretical significance. The article takes a view of chain formation at the national spatial level rather than at the individual locality. The theoretical significance lies in the ways in which it relates organisational development to locational decisions. Different types of chains are contrasted and their different location patterns examined. The planning issues which arise with the spread of multiples and their impact on private provision is discussed.

Location theory

2/85
Sleight, P.
A review of the use of geographic information systems in marketing and retail location in the UK,

An article in two parts which details the GIS products and services available in the UK. Details of price and functionality are included. GIS systems offer different levels of detail and customisation. Discussion centres on what levels of detail and customisation may be required, desirable or value for money.

GIS

2/86
Sparks, L.
The census of distribution: 25 years in the dark,
Area, 28(1), 1996, 89-95.
The absence of data of the quality of that in the Census of Distribution is discussed. It is argued that commercial data collected is incomplete and insufficient. Given then importance of the retail sector this is lamentable.

Data

2/87
Sparks, L.
Special issue: assessing retail productivity

This introductory piece to the special issue gives essential contextual material on industry based Department of Trade and Industry research on the retail sector. This relates to retail planning through the findings of the Retail Strategy Group and the Templeton Report.

2/88
Templeton College
Assessing the productivity of the UK retail sector

Although published in 2004 the relevance of this report has been confirmed through the Retail Strategy Group and other developments in 2005. As in the article distilled from the report and published in the International Review of Retail, Distribution and Consumer Research the report aims to identify key measures of productivity which are useful comparators in the case of the retail industry and which might facilitate comparisons over time or between countries.

Productivity

2/89
Thill, J.
Modelling store choice with cross-sectional and pooled cross-sectional data: a comparison,

In studies of consumer patterns cross-sectional data is often used. In this study the relative gains obtained from using pooled versus non-pooled data are measured. It is concluded that the use of pooled data does not add substantial to the quality of interpretation that can be achieved. The conclusions regarding store choice were the same for the pooled and non-pooled data. An article of technical interest with respect to the volume of data required for predicting consumer choice.

Location models

2/90
Thorpe, D.
Economic theory, retail output and capacity,

Much research on retail change has taken place in the environment of the public inquiry. This thorough essay points out that such an approach does not address key issues. There is a need for a better understanding of concepts such as sales volume, retail output, productivity, efficiency, consumer satisfaction and the relationship between retail investment and the built environment at large. These topics are addressed in some detail and in a perceptive manner. Such study should provide a more consistent, meaningful, coherent and authoritative planning policy.

Urban structure

2/91
Thrall, G. and Delvalle, J.

Beginning from the distinction between absolute and relative space the authors consider the gravity and Reilly models and their relevance for retail site selection.

Location models

2/92
Thrall, G., Delvalle, J. and Hinzmann, G.

Micro location analysis is important in retailing. A site is an investment but site selection is also seen as related to the presentation of store image. GIS can assist in securing this type of competitive advantage. Specific and distinctive locations can differentiate one retailer from its competitors and customers begin to associate a store with its location. The article suggests approaches to using GIS in this way but from a planning point of view the idea that location is a commodity or can be part of a brand in this way is significant.

GIS

2/93
Thurstain-Goodwin, M. and Batty, S.

An article in a special issue of *Built Environment* entitled ‘Trading places: the future of the town centre’. The rise and fall of urban modelling is traced. GIS could easily follow the same pattern if it is not used in the most effective ways. It has great potential in the management of town centres but only if it is used appropriately. It should not be technology driven but user driven. Urban modelling was compromised by lack of data and poor visualisation. GIS can overcome these and can be used to generate questions and spot key issues rather than offering ready made solutions to problems involving a range of viewpoints and perspectives in the town centre context.

GIS, Town centre management

2/94
Timmermans, H.

This article is a theoretical development of a model of shopping destination choice. It particularly focuses on parking as a factor in consumer destination selection. It attempts to look at not merely single destinations but sequential destinations. A multinomial logit model of transport mode choice is developed in an effort to model the significance of transport in store selections. Fares, timing, parking, cost and distance are all variables included in the study. A case study of Eindhoven is given but the significance of the article lies on the one hand in the nature of the model and on the second on the findings relating to the interactions between destination choice and transport variables.

Location models, Travel

2/95
Timmermans, H. and Golledge, R.

This is a comprehensive review article of progress in the field of spatial choice behaviour. Hierarchies, thresholds, single trip models, discrete choice models, variety seeking models and simulation models
are all discussed. Retail examples are cited and there is extensive discussion of the contribution of the different models.

Location models

2/96
Tsolacos, S.

An evaluation of retail development using a model based on orders for retail building work in the UK. The author outlines the nature of the model and its usefulness. Orders for retail building work are related to retail expenditure using econometric techniques to forecast development trends.

Retail development, Property

2/97
Zhu, W. and Timmermans, H.

Modelling pedestrian behaviour traditionally involved attempting to replicate the patterning found in reality but often with little understanding of why the patterns occurred. This paper seeks to move away from complex modelling to something faster, more frugal but insightful and useful. It suggests that bounded rationality modelling using much simpler rules based on identifiable cues might be a better approach. Although the worked example is in China the methodology and theory have relevance to thinking about successful town centres more widely and in particular in developing practical modelling approaches to pedestrian behaviour such as the decision to go home as used here.

Models, Pedestrians
RETAIL FORMATS

3/1

This article identifies key aspects of location strategy for charity retailing. It highlights the ways in which locational decisions in this sector are similar or differ from those used in other aspects of retail location modelling. For example the involvement of donors, customers and volunteers all differentiate the sector. Worked examples are included.

Charity retailing

3/2

In the authors’ survey the ways in which farmers markets are perceived and used is considered. The customers who said that they visited markets, liked them and would return. Some marketing issues were highlighted such as the need to market the measures to promote hygiene which are taken at the market. In towns where the market had a focal location and was dominant, a higher proportion of potential customers were aware that the market was going on. In bigger towns or cities farmers’ markets were much more peripheral. This differential is significant in terms of town promotion and the likely impact on town viability which a market can contribute.

Farmers’ markets

3/3

A useful summary of the main features of Wal-Mart and its expansion strategy in the European context. Business strategy and the cultural divides are discussed. The Wal-Mart appeal is likened to that of McDonalds in that it will provide a value proposition which is better than any of its competitors.

Wal-Mart

3/4

This article reports on a survey of independent retailers. It attempts to identify factors contributing to the success of independent retail business, the responses by independent retailers to changes in the retail environment the view of independent retailers of consumers, factors constraining the growth of independent retail businesses and the range of skills perceived to exist within independent retail businesses. The strongest feature to emerge from the survey is the importance of independent retailers as a centre for social and community activity.

Neighbourhood retailing

3/5
A benchmark reference volume which lists shopping centres in the UK. Details of location, parking, ownership, types of outlet, floorspace, facilities, servicing and catchment are given for each centre. In addition there is a reference map, centre fact sheets, listings of food courts and a list of markets.

Shopping centres

3/6
British Council of Shopping Centres and Building Design Partnership
Urban design for retail environments,

This paper is a response to current government initiatives in urban regeneration and city centre vitality. It is concerned with the role of shopping centres in urban regeneration and urban renaissance. It emphasises the importance of design of shopping centres in the creation of places. The necessary conditions for successful shopping centres in town centres are considered. The design issues are related to PPG6 and other planning policy statements. A clear statement of the British Council of Shopping Centres view of the role of shopping centres within the contemporary planning environment.

PPG6, Shopping centres, Town centre, Urban regeneration

3/7
British Council of Shopping Centres and Estates Gazette
Shopping centre progress,
London: Estates Gazette, Annual

The annual supplement to Estates Gazette updates developments in the shopping centre world. It includes some articles on key topics and also a listing of shopping centres with details of location, anchor store, number of units, parking, date of opening, architect, agents and developer.

Shopping centres

3/8
Brown, S.
Innovation and evolution in UK retailing: the retail warehouse,

Theories of retail evolution are applied to the concept of the retail warehouse. An attempt is made to integrate the concepts of the wheel of retailing and the lifecycle models to produce a combined model. This is seen as a more accurate interpretation of the evolution of the concept. Data on retail warehouse developments is included.

Warehouse parks

3/9
Brown, S.
Shopping centre development in Northern Ireland: a borderline case,

This article traces trading at the Buttercrane Centre in Newry. Cross-border trade was formerly the main trade in Newry. It is argued that despite the decline in cross-border trade Newry is attracting shoppers. The Buttercrane Centre is regarded as an enhancement to the town bringing shoppers to the town. It has not undermined the existing town centre but rather it has been a stimulation to retailing and retail trade in Newry. The study is based on shopper surveys and the results are presented in the article.

Shopping centres, Newry, Local economy

3/10
Burt, S. and Sparks, L.
The implications of Wal-Mart's takeover of Asda,
A detailed analysis of the activities of Wal-Mart from a retail perspective. The article shows the different areas of Asda's activities and operations which the takeover will affect and how. There is a lot of detail about the development of Wal-Mart to support the analysis. Issues such as potential market destabilisation and the constraints of the UK retail environment are tackled. Comparisons with German and Canadian experiences are included. It suggests that planning may not be the impediment that many imagine to Wal-Mart's development but that the ways in which it will develop the business through sustained policies of driving down prices while increasing sales volume could potentially destabilise the market.

Asda, Food retailing, Wal-Mart

3/11
Burt, S. and Sparks, L.
Asda Wal-Mart in the UK,
In Wal-Mart world: the world’s biggest corporation in the world economy, S D. Brunn, London: Routledge, pp. 245-262. 0415951372

This chapter is included in a major study of Wal-Mart operations. It reviews the position of Asda prior to the takeover and evaluates the impact of the takeover on the company. It positions the problems faced by Asda Wal-Mart in expanding its store network in the UK within the planning policy context. The ways that Wal-Mart has responded to the planning dilemmas it faces are outlined in the chapter. It is suggested that for Wal-Mart to expand as it would like to do planning policy would need to change.

Asda, Food retailing, Wal-Mart

3/12
Cairns, S.
Delivering supermarket shopping: more or less traffic,

A study of whether home delivery reduces vehicle-km. The study uses data from different countries and models these to assess whether as van trips replace car trips the overall vehicle-km will decline. It is concluded that it will decline and suggestions are included of ways to maximise the benefits of van delivery in terms of vehicle-km.

Travel, Food retailing, Home delivery

3/13
Caroline Cranbrook and Campaign for the Protection of Rural England
The real choice: how local foods can survive the supermarket onslaught,

Caroline Cranbrook continues to make the case for more integrated local food economies examining the challenge of the supermarkets to local food economies and the development of food webs to reconnect consumers and producers in the context of sustainability. The retail structure of East Suffolk is cited as a good practice case study. Small retailing units are seen as a prerequisite for the success of small food producers.

Local food

3/14
CB Hillier Parker
B&Q warehouse research

This report was commissioned to provide an informed assessment on bulky DIY shopping in relation to the current planning debate. The results are based on a telephone survey of 1000 households in Reading and an exit survey of 500 customers in Swindon. Trade draw, travel to the store, competitors, linked trips, frequency of visits and goods purchased were all considered. From a planning perspective the key
findings were that DIY retailing did not in any way affect town centre vitality or viability as there is no
town centre competition in this sector and consumers wish to make purchases of bulky items in out of
town stores. Indeed to disaggregate the stores would be to increase the number of trips consumers
would need to make. It would also affect the very significant use of the stores by tradesmen.

DIY, Retail warehouse parks

3/15
Clarke, I., Bennison, D. and Guy, C.
The dynamics of UK grocery retailing at the local level,

Differing explanations of locational change are assessed. From a theoretical feasible set of locations the
actual distribution of superstores is studied for the Cardiff and Manchester areas. This is discussed
within the context of the concept of potential retail saturation at local and or regional levels. CCN
market share data by shop type is used. There were contrasts in the planning process with respect to the
phases of superstore development in the two areas and the impact on the distribution and location of
superstores is evaluated. In both there were similarities in the final pattern. The impact of discounters is
also considered.

Food retailing, Superstores, Cardiff, Manchester

3/16
Clarke, C., Eyre, H. and Guy, C.
Deriving indicators of access to food retail provision in British cities: Studies of Cardiff, Leeds and Bradford,

This article examines a series of measures of retail access and provision. It emphasises the need for
such measures to consider the likely interaction between residential area and store. It argues that it is
possible to identify areas which would constitute food deserts. These display a deprived population,
assumed to have poor access to transport or low mobility status with no ready access to modern retail
facilities. It then shows the impact of new developments on these measures. The analysis also works
out the results for a series of different scenarios although in this instance it does not distinguish
between formats used by major retailers. The article concludes that there are areas, in this case in Leeds
and Cardiff, which do have a lower than desired provision given their population characteristics but
that several small stores might provide a better solution than a large superstore.

Cardiff, Food deserts, Leeds, Superstores

3/17
Clarke, I., Hallsworth, A., De Kervenoael, R. and Perez del Aguila, R.
Real choice in food grocery shopping in Britain,
European Retail Digest, 39, 2003, 7-12.

A report on an ESRC funded piece of research arising from issues raised in the Competition
Commission report regarding value and choice in grocery shopping. Survey work in Portsmouth
permitted comparative analysis over time to be made. Shopping is seen as a socially embedded activity.
It involves issues of identity, taste, value, accessibility and affordability. Policy implications of the
findings suggest a need for an approach with a much greater local dimension in policy making.

Food retailing

3/18
Coca-Stefaniak, A., Hallsworth, A., Parker, C., Bainbridge, S. and Yuste, R.
Decline in the British small shop independent retail sector: exploring European parallels,

A comparison of the small shop environment in Spain and the UK reveals some important differences
in the emplacement of small shops in the local economy and its organisational structure. Whilst in the
UK small shops look to national associations such as the Association of Convenience stores, membership of nationally based buying groups such as Spar and retailer-led town centre management in Spain locally driven initiatives such as the Chambers of Commerce, local funding sources and a a more widely based town management concept create a more locally inclusive attitude to small shops and they are valued for their contribution to the local economy. As a result more remain independent and in family ownership.

Small shops

3/19

Competition Commission

**Somerfield plc/Wm Morrison Supermarkets plc. A report on the acquisition by Somerfield plc of 115 stores from Wm Morrison,**

London: Competition Commission, 2005

The findings of the competition Commission on the purchase by Somerfield of 115 Wm Morrison stores. This includes sections on how local competitive effects were assessed and also planning and store growth.

Competition, Food retailing, Morrison, Somerfield

3/20

Crewe, L.

**Consuming landscapes: designing desire in the Nottingham Lace Market,**

_East Midland Geographer_, 17, 1994, 22-27.

The paper reports on the redevelopment of the Nottingham Lace Market. The uniqueness of the area is being taken and re-imaged as a specialised consumer space rather than a specialised production space. The continuity of the tradition of the fashion system provides a thread to link the former production oriented lace market with the new consumption oriented shopping space. Specialised shopping, it is, contended, provides an essential alternative to the featureless malls filled with multiple stores. The author believes that consumption is one of the most powerful and pervasive place-building processes. The research presented in the paper arises from interviews with designers, manufacturers, retailers, council representatives and industry associations.

Speciality shopping, Nottingham

3/21

Crewe, L. and Foster, Z.

_A Canute policy fighting economics: local economic policy in an industrial district; the case of the Nottingham Lace Market_,


The theme of the article is the question of whether changing consumption patterns and small design led independent retailers have the potential to challenge the high street and its dominance by large store operators. The Nottingham, Lace Market is a coherent space of consumption and has a combination of retailer and designer in the fashion sector. The nature of the links between designer and retailer lead to a discussion of the extent to which the design side can give the retailers an impetus.

Speciality centres, Nottingham

3/22

Cuthbertson, C. and Snow, P.

**Future of retail property: future of retail business models,**


An examination of the drivers of change in formats and the consequences for shopping centres. The study was based on analysis of financial and economic data and in depth interviews. It looks at relationships between retail sales and real costs, regulation, multi-channel retailing, and the impact of corporate successes and failures. The search for authority, efficiency, new convenience, difference and
responsibility will characterise format innovation. Shopping centres need to be willing to take risks in accommodating bigger units for some retailers, speciality shops, and different types of convenience orientation in order to facilitate format innovation and encourage diversity, value and creativity.

Formats, Shopping centres

3/23
Davies, G.

Do crowds equal potential shoppers? This question is addressed in the article with reference to the captured audience of shoppers in an airport. It attempts to model the effects of people flow and crowding on shopping propensity. It makes some useful comments on when a crowded location becomes a good location from a retail perspective. These may have wider application than the airport case study presented in the article.

Airport retailing

3/24
Federation of Small Businesses (Scotland)
The effect of supermarkets on existing retailers.
Glasgow: Roger Tym, 2006, 78p. Available online:

This study takes up the issue of the impact of supermarkets on smaller retailers. Case studies from Dumfries, Alloa and Dingwall are used as evidence for the study. It is set within the context of the clone town debate. Declines in smaller shops are attributed to the arrival of new supermarkets.

Alloa, Dumfries, Dingwall, Food retailing, Scotland

3/25
Fell, D.
The impact of out-of-centre food superstores on local retail employment.

This paper is a response to the National Retail Planning Forum paper Porter, S. and Raistrick, P. The impact of out of centre food superstores on local retail employment (London: National Retail Planning Forum, 1998, 29p. (Occasional Paper 2)). Fell contests the findings of the earlier paper. It suggests that the total employment has increased rather than fallen as a result of superstore openings. It is argued that the Porter and Raistrick study by using full-time equivalent employment ignored the effect of total jobs. It also attempts to relate employment change in retailing to changes in local economy arguing that this has a bigger effect on retail employment than superstore opening. The data used is extracted from NOMIS. The argument is carried further in the paper by Thorpe, D. Superstores and employment in retailing (London: National Retail Planning Forum, 1999, 28p. (Occasional Paper 4).

Employment, Food Retailing, Superstores

3/26
Fernie, J.
The coming of the fourth wave: new forms of retail out of town development,

This article relates the evolution of out of town retailing in the UK. It then describes new and emerging formats focusing on warehouse clubs, factory outlets and airport retailing. It is argued that what might appear to be a new wave of retailing will in fact be short lived. This is in large part due to the swing in planning opinion and the renewed focus on the town centre. However retail types such as factory outlets cannot locate easily in the town centre and the author envisages that as a result the investment and variety that factory outlet retailing can offer will be lost rather than located differently. Discussion
centres on whether these new formats should be regarded by planners as like other out of town stores or whether they offer a different opportunity and different proposition.

Factory outlets

3/27
Fernie, J. and Arnold, S.
Wal-Mart in Europe: prospects for Germany, the UK and France,

A summary study of the potential for Wal-Mart in Europe. The article takes into consideration opportunities for acquisition and cultures of retailing in France, UK and Germany. It evaluates how Wal-Mart can position itself in these markets.

Wal-Mart

3/28
Fernie, J. and Fernie, S.
The development of US retail format in Europe; the case of factory outlet centres,

The article reports on a series of semi-structured interviews with developers and consultants on factory outlet formats. Topics covered in the interviews were location, tenants, sites and formats. Planning policy is not in favour of these developments. This is likely to result in considerable downsizing of developments with probably only 7-8 out of 20 proposed developments actually being built. A table of proposed and existing sites is given. The European dimension is also discussed.

Factory outlets, Europe

3/29
Fernie, J. and Hallsworth, A.
England’s Potteries: past and present pioneers of factory shopping,

The research presented shows the difficulties which factory outlet operators are experiencing in finding suitable sites. Freeport Leisure’s acquisition of the United Norwest hypermarket site in Stoke is taken as an example. Redeveloping sites is likely to be favoured scenario in the future.

Factory outlets

3/30
Fernie, J. and Woolven, J.
The Scottish grocery market: an overview,

The study identifies the behavioural patterns that are distinctive to Scotland as a prelude to the main discussion on how to approach the Scottish food retail market. Scottish and UK patterns are contrasted, highlighting the significance of the regional dimension in retailing.

Food retailing, Scotland

3/31
Festing, H.
Farmers’ markets – bringing the countryside to the town,

The US experience of farmers’ markets is examined with reference to the potential for such markets in the UK. Three planned sites in Merseyside, Wiltshire and Kent are noted. Aspects of food safety, planning, sector structure and the attitudes of farmers are all discussed briefly.
Markets

3/32
Findlay, A.


The chapter discusses the spatial distribution of superstores and its development in Scotland. It then asks questions concerning spatial saturation at the local and national levels. The distribution pattern is then related to theories of store location and it is argued that the paucity of location models and the continued reliance on central place hierarchies has contributed to the concentration of stores in central nodes and the lack of stores in market towns in populated rural areas.

Superstores, Scotland

3/33
Foresight, Retail Logistics Taskforce @ Your service, London: Foresight, 2000, 38p.

This paper investigates future scenarios for the delivery of goods in an e-retail environment with particular emphasis on the logistics issues associated with the delivery of groceries ordered on-line. There are estimates of the likely level of uptake, the nature and timing of the delivery slots and the different ways in which logistics will be part of the competitive business of e-retailing. The lack of planning restraints on sites suited to fulfilment centres is discussed and this may influence the way that the logistics operations will develop. The role of the company in the delivery process is discussed. As delivery is the only contact between customer and store in e-retailing companies are likely to maintain their own delivery services even if this means that there is duplication of deliveries and extra journeys made.

E-commerce, Logistics

3/34

This publication is annually updated. It includes a comprehensive listing of retail parks, leisure parks and retail warehouse or leisure schemes in the UK. Details of over 1,100 schemes trading or under construction are listed along with 200 proposed schemes. There are sections on available space, leading retailers, market overview and a regional breakdown with listings of schemes and their tenants.

Shopping centres, Warehouse parks

3/35

This research on voluntary food co-operatives is set within the context of the food desert literature. Key questions are asked about how food co-operatives fit into retail structures in deprived areas and how such formats may develop. Are voluntary food co-operatives a temporary reaction to a lack of retail facilities in an area or a pro-active response to consumer exclusion from the marketplace? These issues have direct policy implications. The study looked at 12 of the 49 registered Scottish food co-operatives. Different development strategies were examined. These showed that the co-operatives which tried to develop to include a wider product range and take on a greater commercial aspect such as employing assistants were more likely to fail.
Food co-operatives, Scotland

3/36
Friends of the Earth

The Tesco takeover,

This briefing argues that Tesco uses unfair and unethical trading practices leaving a ‘trail of environmental and social mayhem’. Friends of the Earth believe that Tesco’s growth should be controlled through government regulation. The briefing paper goes on to discuss supply chain issues, environmental issues and fair trade as part of Tesco’s corporate responsibility. A section deals with issues concerning Tesco and communities giving personal examples of responses to Tesco openings. Particular criticism is made of the regeneration agenda often used by Tesco and also of the disparity in power of stakeholders in the planning arena. Specific regulatory recommendations include protection of high street shops through a cap on retail floorspace, a moratorium on Tesco takeovers and an investigation of Tesco.

Tesco

3/37
Friends of the Earth

Good neighbours: community impact of supermarkets,
London; Friends of the Earth, 2005, 8p.

This briefing paper considers the impact of supermarkets on their local areas. It puts forward the idea that consumer choice must involve not a choice of products but also a choice of types of shop and a choice of types of centre to shop at. It is argued that edge of centre stores result not in spin-offs for the town centre but spin away from the town centre. It also suggests that councils wishing to see new retail jobs in their area would be better to promote small shops than a large supermarket development. It is critical of the way that supermarkets drive their case forward to achieve planning permission.

Food retailing

3/38
Friends of the Earth

The Tesco takeover: Tesco’s response to our report,

This briefing paper reports on Tesco’s response across the range of issues raised by Friends of the Earth in the briefing paper The Tesco takeover. This paper considers that the responses focus on perceived inaccuracies rather than discussing issues. In relation to specific planning issues Tesco refutes their arguments by citing employment figures, footfall measures and impact studies. Friends of the Earth counter these with further quotes from local people.

Tesco

3/39
Greater London Authority

Retail in London: Small retailers,

This paper is part of a study of London’s retail sector. It seeks to understand the problems facing small retailers in London and to situate these within the issues facing small retailers in the UK as a whole. Small retailers were defined on the basis of the number of employees with 10 employees as the upper threshold. Problems facing small retailers are considered and actions they might take in response suggested. Smaller retailers felt that the movement of large retailers into the high street had adversely affected their trading position. This was viewed as an indirect effect of the planning policy which encouraged retailers into town centres. Other factors such as costs of operating in London, crime, regulations and accessibility were also considered. Higher costs were incurred in London than other areas generally but some costs such as crime impacted on London’s smaller retailers more than in other
areas. The impact of congestion charging had been varied but there was some concern over the increased costs of deliveries. One of the most important areas discussed is succession with aspects such as access to capital, risk, and property market disadvantaging smaller retailers.

London

3/40
Gregson, N.
Beyond the high street and the mall: car boot fairs and the new geographies of consumption in the 1990s, 

This article explores the concept of alternative spaces of consumption. This is investigated through a study of car boot fairs in an attempt to assess their significance as spaces of consumption. The article concludes that the car boot fair tells us more about consumer preferences for the future than the mall. It stresses the significance of participation in the buying and selling process as a key characteristic of the car boot fair and suggests that this is an integral part of the modern consumption process but one not found in the mall. This particular article does not present detailed survey findings but brings together a variety of literature on the topic.

Car boot sales, Consumer culture

3/41
Gregson, N. and Crewe, L.
The bargain, the knowledge and the spectacle - making sense of consumption in the space of the car boot sale, 

The data presented comprises observant field research, in-depth questionnaire results and field survey results. Preconceptions regarding car boot sales are challenged. Rather than the haunt of shady retail deals the results suggest that car boot sales have an element of carnival and festivity. The areas studied include South Yorkshire and Nottinghamshire. Data on the type of goods bought, amounts spent and the status of respondents are tabulated. The whole retail concept of the car boot sale is seen as challenging the accepted retail order, comprising a form of retailing which conventional malls and stores cannot provide due to their environment and ordered and regulated nature.

Car boot sales, Nottinghamshire, Yorkshire

3/42
Guy, C.
Superstore saturation: has it arrived yet? 

A contribution to the debate over superstore saturation in the UK. The local scale is an essential part of the debate as saturation can only be realistically seen as a local problem. How does competition operate between stores? A model of store competition is developed using data from Cardiff. It is concluded that a more dynamic attitude to measuring competition between outlets is needed.

Superstores, Cardiff

3/43
Guy, C.
Corporate strategies in food retailing and their local impacts: a case study of Cardiff, 

This is a local case study of retail change in Cardiff. It was carried out over a 12 year period. It investigates patterns of store closure and openings and attempts to search for the factors leading to change. Although some aspects of change were in line with the expected patterns others did not fit. The micro locational aspects of these stores, their personnel and specific characteristics are cited as reasons why they had not followed expected trends. Land use planning, invasion by multiples, corporate
strategy and the property market are considered. It is suggested that an equilibrium establishes itself following major changes in the retail structure such as market penetration by multiples or the emergence of newer forms such as convenience stores.

Food retailing, Cardiff

3/44
Guy, C.

This article assesses the impact of planning restrictions on further out of town development on the use and development of existing sites. Capital values can still rise in a non-expansion situation. This is being achieved by changes in the type of retailers on these sites with a decrease in bulky goods retailers, change in the size of premises, the attraction of companies with higher profit margins and consequently higher rental values. Of course these sites were intended for bulky goods retailers. A new league of premier parks is developing.

PPG6, Property, Warehouse parks

3/45
Guy, C.

The pressures on the high street in terms of consumer shopping preferences and the squeeze on the market to sell more cheaply are used as a context for looking at contemporary change in the fashion and clothing sector. Changes being observed in this sector have important implications for town centre locations. It is suggested that while the major multiples used to provide a secure investment for the vitality of the high street there is now a need to encourage independent fashion retailers. From a planning perspective it is also stressed that grocery retailers can without recourse to planning regulations stock clothing and that this trend is in itself a threat to high street stores.

PPG6, High street

3/46
Guy, C.

A discussion of the threat that Wal-Mart poses in the UK. The trading formats are discussed and then matched to the Asda profile and store distribution. This is related to planning priorities. The move by Wal-Mart into e-retailing and the possible effects of this on town centres is also noted.

Asda, Town centre, Wal-Mart

3/47
Guy, C.

Guy charts the development of factory outlets explaining the rather haphazard locations of these outlets. He contrasts the locations which are shopping destinations, providing for a family day out with more recent edge of town developments. The sector is unlikely to see further expansion as planning guidance does not favour the types of preferred locations and in addition the supply of factory type goods is limited and probably there is sufficient capacity.

Factory outlets
Official policy is premised on the fact that a more sustainable trip pattern for food shopping could and should be established involving shorter trips and less car travel. Comparisons with Germany indicate that the location and nature of food stores is very different but this is shown to be due to cultural and administrative rather than planning reasons. It is unlikely that the UK could now change to that type of pattern. Guy then goes on to suggest that perhaps official policy should accept that main shopping trips will be made by car and that greater efficiencies in organising car based shopping should be sought by for example ensuring that stores are near residential areas, that they provide a high proportion of required goods and that they are located so as to minimise distance travelled, queuing and congestion.

Superstores, Travel

The Green Party and New Economics Foundation have been bemoaning the demise of small shops and have blamed the planning system. However the convenience sector has been doing reasonably well and indeed multiple ownership has been expanding in this sector. Guy shows that multiple ownership (eg Tesco and T&S Stores) is actually an outcome of the restrictive planning system which precludes their preferred development of large stores. Multiple store control and efficiencies in the supply chain facilitate their move into this sector.

Convenience retailing, Neighbourhood retailing

The rise in on-line shopping has been faster than many predicted. The article identifies the key strands in the ways that internet grocery shopping can operate. It discusses the options of warehouse versus store based systems. Whilst store based systems facilitate organic growth of the sector as practise by Tesco warehouse based systems require investment and planning permission although they may deliver a more workable service in the longer term.

E-retailing

The Competition Commission, in its decision making on recent acquisitions in food retailing, has taken the position that there are two food retail markets, main and top up shopping. Thus the acquisition of convenience retailers by major operators such as Tesco has not been a competition issue. Guy shows that the situation is in fact more complex with different types of store being used by different consumers for different purposes. Some consumers have started using superstores for top up items whilst others for whom accessibility is an issue may use convenience stores for their main shopping. He also raises the issue of choice and its significance in consumer evaluation of shopping facilities as and in the context of planning considerations of what constitutes ‘need’.

Need, Small shops, Competition
Guy, C.
Flexible friends,

Guy gives an explanation of the implications of PPS6 on big box retailing as a format. Developments with a smaller footprint and reduced car usage are favoured but the key aspect of any application will be the extent to which it demonstrates an attitude of flexibility over format and site consideration.

Retail warehouse parks, PPS6

3/53
Guy, C.
Assessing the competition,

A discussion about the debate between the Association of Convenience Stores and the Competition Commission over shop numbers and the trends in shop numbers. The debate raised the issue of the poor statistical base available to retail planners. It also asks whether in fact planning can do anything about the trends in small shops. There is a case to be made that improved town centre vitality has created helped the small shop sector.

Data, Small shops

3/54
Guy, C., Bennison, D. and Clarke, R.
Scale economies and superstore retailing: new evidence from the UK,

The material for the research presented is based on interviews with major retailers concerning issues relating to economies of scale. The paper is contextualised within the literature on how to measure productivity in the sector and in the context of planning restrictions on large scale formats. Both consumer advantages and retailer advantages of large store formats are discussed. In the discussion the authors underline the complexities of the issues and variables involved resulting to some extent from differences in the ways companies operate. The convergence of consumer demand for depth and breadth in product ranges and the retailer advantages in terms of operating efficiencies have favoured the large scale retail formats.

Superstores

3/55
Hallsworth, A.
British retailing: the institutional context,

The argument put forward in this paper is that retailing is a financial business and that financial influences are the significant agents of change and decision making in the sector. The article focuses on food retailing.

Food retailing

3/56
Hallsworth, A.
Food superstore over-development in the UK and the concept of the social trap.,

Businesses appear to continue with locational strategies that have been shown to be flawed. This is applied to the debate over superstores. The model of the social trap is used as a tool to show why this happens and the consequences of it in this particular retail sector.

Superstores
Hallsworth, A.
Waiting for Wal-Mart,
*Environment and Planning A*, 31(8), 1999, 1331-1336.

This commentary tries to relate current DETR statements and studies to the threats posed by the Wal-Mart type of development with particular emphasis on the potential effects on small towns and planning guidance.

Town centre, PPG6, Wal-Mart

Hallsworth, A. and Bell, J.
Retail change and the United Kingdom Co-operative Movement – new opportunity beckoning?

This article reviews the way that the Co-operative Movement has developed and responded to retail change in the UK. It is suggested that the current retail policy environment with its emphasis on town centres and the role of neighbourhood stores that the Co-operative Movement is better placed than for many years to take advantage of current market place trends.

CWS, Food retailing

Hallsworth, A. and Clarke, I.
Further reflections on the arrival of Wal-Mart in the United Kingdom,

This article specifically addresses how the Wal-Mart concept will be accommodated within the UK regulatory environment. It explores the different avenues open to Wal-Mart from store expansion, conversion of existing warehouse space in stores, A1 permissions, redevelopment of sites, other takeovers and new build. It situates the review within the context of the Competition Commission emphasising the significance of the findings for Wal-Mart style development.

Food retailing, Wal-Mart

Hallsworth, A. and Johnson, R.
The perceived impact of an off-centre factory outlet mall: the local community dimension,

This study examines the impact of the redevelopment of an existing retail site in Stoke on Trent. In particular it looks at the impact of the type of goods sold within the context of the current debates over this issue surrounding PPG6. Survey results of reactions to the development are presented. It tries to elicit the key objections and to consider their significance as well as contrasting likely responses to alternative sites.

Factory outlets, PPG6

Hallsworth, A., Jones, K. and Muncaster, R.
The planning implications of new retail format introductions in Canada and Britain,

The planning response to warehouse clubs is the focus of this article. The interface between retail format and the legal and planning framework must be able to deal with new formats and trends such as internationalisation.

Warehouse clubs

The financial and property aspects of superstore expansion are studied in this paper. Business performance ratios are used to illustrate the key aspects of superstore growth. Emphasis is placed on the importance of property driven strategies. The example of Sainsbury is given.

Superstores, Sainsbury


Many aspects of competitive advantage are discussed with a focus on business practices. A section does however study competitive advantage in relation to the legislative and planning environments showing how these have been used to achieve competitive advantage.

Food retailing


Budgens and Rewe formed an alliance to introduce a discount retail format in southern England. The article outlines the traditional trading format of Budgens as a high street and precinct player and a focused differentiator rather than a cost/price leader. The distinction is made between a convenient and convenience store, with Budgens characterised as a convenient store. Rewe had a very different image. The article discusses the problems of making these compatible whilst still managing to present an identifiable and workable image.

Discount retailing, Budgens, Rewe


The first part of this article attempts to provide detailed definition of local food systems and the second part identifies the strength of these in different parts of England and Wales. Farm shops and farmers markets are the retail aspects of the index.

Local food

A study of the Clarks Village in Street. It includes consideration of the impact of the factory outlet, arguing that it has a positive impact on the surrounding area. A number of issues relating to the economic regeneration capacity of factory outlets are highlighted.

Factory outlets, Street(Somerset)
Horne, S. and Maddrell, A.
Charity shops: Retailing, consumption and society,

This book draws on the extensive research by the authors on charity shop retailing. Charity shop retailing is an important high street function and the nature and impact of charity shop retailing are significant in terms of high street vitality. It includes chapters on customers, charity shops and identity and consumption, staffing of charity shops and the role of charity shops in the retail mix.

Charity shops

3/68
House of Commons, All-Party Parliamentary Small Shops Group
High Street Britain: 2015,

The All Party Small Shops Group was set up to address issues relating to the competitive position of the small shop sector in UK retailing. The report includes written and oral evidence submitted to the Inquiry. The topics covered includes supply chain issues as well as the structure of UK retailing in terms of the multiple and independent sectors, small retailers and larger retailers. A number of recommendations are made by the report including a moratorium on mergers, the establishment of a retail regulator, revision of the two market ruling, new codes of practice, review of tax, VAT and rates, new planning initiatives and implementation of the Hampton Review.

Competition, Food retailing, Small shops

3/69
Howard, E.
The management of shopping centres: conflict or collaboration?

The consequences of property-led orientation in shopping schemes is analysed. It is contrasted with the concept of a customer-led approach. The transformation is conceptualised in the transition from development to management. Where property is the main orientation concerns focus on tenant mix, legal aspects, costs and marketing. Where a consumer-led approach is adopted this growth and development and locational factors are replaced with management considerations such as contracts with retailers, competition and co-operation. Lakeside and Heathrow are cited as examples. The focus must change with the move from the development phase from property to partnership and synergy.

Shopping centres, Lakeside

3/70
Ilberry, B. and Maye, D.
Alternative(shorter) food supply chains and specialist livestock products in the Scottish-English Borders,

Many producers use hybrid forms of distribution for their products. They frequently mix conventional and alternative supply modes and may do this for a variety of reasons. The operation of smaller retailers therefore does not reflect a constant type of relationship with local producers with some using it as a way of off loading poorer quality products and others using it as a way of selling premium products. The lack of embeddedness of supply chain relationships impacts on the meaning of local produce and concepts such as local, quality and alternative.

Local food, Scotland

3/71
Ilbery, B., Watts, D., Simpson, S., Gilg, A. and Little, J.
Mapping local foods: evidence from two English regions,

This paper looks at local food networks in South West England and the West Midlands. Producers, processors and retailers were mapped and the localisation of groupings studied to see what factors determined the success of such networks. Farm based retailing was found to be associated with proximity to market towns and more affluent residential areas. Other factors stimulating local food networks included the type of agriculture and the prevalence of alternative lifestyles in the area.

Local food

3/72
Ilbery, B. and Maye, D.

Supply chain diagrams are used in order to understand the ways in which different types of farm shops are integrated into the supply chain. It attempts to address issues relating to the actual retailing of local foods. Retailers source local foods in different ways and the study uncovers tensions between producer retailers and established independent retailers, links with mainstream retailing and difficulties in determining what might be seen as local.

Local food

3/73
Institute of Grocery Distribution
Wal-Mart in the UK,

This publication includes details of the Wal-Mart experience in Germany as well as the likely scenarios for the UK. It does discuss the potential planning impacts of Wal-Mart.

Food retailing, Germany, Wal-Mart

3/74
Jones, P.
Factory-outlet shopping developments.,

This article introduces a new retail format, in this case the factory outlet. The origin and concept are outlined. There have always been single unit factory outlets but the article explores the concept of the factory outlet park detailing the retail tourist and leisure elements. Examples such as Street and Hornsea are noted. The various stakeholders are investigated, including planners. Success of the format is not guaranteed in the UK as loyalty rests with retailers rather than brands. In addition retail change has differed in pace and development in the UK from in the US and so declining town centres have already attracted some very competitive discounters. The article brings together the key planning dilemmas of the new format.

Factory outlets, Street(Somerset), Hornsea

3/75
Jones, P.
Factory outlet shopping centres and planning issues,

The information in this article has probably been superseded by more recent publications but this article is of interest as it raises the planning issues involved in the factory outlet concept. It recognises that the factory outlet extends consumer choice but emphasises that planners should take into account the impact of such developments on the viability and vitality of town centres. The planning issues raised by the concept of the factory outlet are illustrated with examples from Bannockburn, Tamworth and Bicester. The broader issue of economic stimulus they might engender is also noted.
Factory outlets

3/76
Jones, P., Comfort, D. and Hillier, D.
A case study of local food and its routes to market in the UK,

This paper examines the concept of local food. It differentiates between products associated with a geographical area but marketed nationally and internationally and those food produced and consumed within a local area. It outlines the benefits and problems associated with local foods noting issues of sustainability and food miles. Local economic benefits are also claimed to accrue form local food initiatives. The article discusses the way that local foods reach consumers via pick your own, farm shops and farmer’s markets. The final section looks at the way in which major food retailers respond to local foods. It asks whether the concept of local food really compatible with large scale retailing in the way that consumers perceive the concept of local food. Despite increased interest and supermarket initiatives the prospects for the sector remain limited.

Farmer’s markets, Local food

3/77
Jones, P., Comfort, D. and Hillier, D.
Shopping for a new experience,
Town and Country Planning, 78(1), 2009, 42-44.

An introduction into experience retailing with a discussion of whether experience retailing will be resilient in the present economic climate and whether it leads to sustained competitive advantage.

Experience retailing

3/78
Jones, P. and Hillier, D.
Multi leisure complexes,

Jones and Hillier show how planning policies on leisure complexes have followed the reasoning applied to new retail developments with an emphasis on town centre locations. Transport issues, town centre vitality and viability and urban regeneration are examples. They outline the problems with this line of argument. In addition they note how difficult it is for new types of development to be accommodated within existing policy frameworks.

Leisure retailing, Multi leisure complexes

3/79
Jones, P., Hillier, D. and Comfort, D.
Changing times and changing places for market halls and covered markets,

Grainger Market in Newcastle and Market Hall in Chester are the focus of this study of how local authorities are tackling problems associated with market halls. PPS6 views markets as having a positive role in town centres and urges local authorities to invest in them. The examples discussed contrast a renovation and refurbishment programme and a building of a new market hall.

Markets

3/80
Jones, P. and Vignali, C.
Factory outlet shopping centres,
Jones takes this new concept and explores the nature and planning issues involved. In particular he centres the discussion on the debate as to what the catchment are of a factory outlet complex would be likely to be. If it is local then surrounding centres would be adversely affected but if it has a tourist function the impact would be very different. Examples such as Swindon are cited.

Factory outlets

3/81
Jones, R.

By using interview data the article examines the ways in which factory outlets relate to other aspects of the retail business and the different business models involved. The role of factory outlets as a means of disposing of surplus stock remains important for many, although changes in supply channel operations threaten the supply of goods for factory outlets in some cases. To achieve profitability and ensure continuity of stock many outlets now feature products made specifically for the factory outlet. The viability of factory outlets thus depends on the way relationships between high street and factory outlet are fashioned. There may be increasing convergence between high streets and factory outlets or they may reassert their destination role through other leisure attractions.

Factory outlets

3/82
Kirkup, M. and Rafiq, M.

The authors undertook a survey of 30 shopping centres to investigate patterns of tenancy. It examines the different roles of multiples and independents. If centres are to maintain a sense of identity and individuality the independents are of great significance. These are the stores that provide variety and differentiation. The concept of differentiation is seen as critical to the future health and successful marketing of shopping centres.

Shopping centres, Tenant mix

3/83
Kirkup, M. and Rafiq, M.

Smaller specialist shopping centres are the subject of this article although no named shopping centres are cited. In smaller specialist centres maintaining and achieving a good tenant mix is vital to the success of the centre. The article explores some of the problems and difficulties managers of such centres face. There may be a lot of individual tenants to deal with. A worked dataset is used to show how occupancy rates and tenant mix may evolve over a number of years. The data is used to stress the need for strong, clear and consistent tenant selection if positioning is to be maintained and competitive advantage achieved. A centre’s attractiveness and distinctiveness will depend not merely on minimising vacant property but on achieving the correct tenant mix.

Shopping centres, Tenant mix

3/84
Langston, P., Clarke, G. and Clarke, D.

The article begins by reviewing the saturation debate over superstore development. It identifies changes in trading conditions and the nature of competition and uses these to compare opinions regarding the debate in the 1980s and 1990s. Scale is a key aspect of the saturation debate. The authors...
analyse superstore patterns at the local, county and intra-urban levels. Extensive data sets are used from national tables of store openings to the market penetration of stores in Leeds. The nature of competition between formats and within formats is discussed. It is concluded that significant spatial variations exist in superstore provision. There is no fixed destination called saturation because the concept itself is challenged by changes in retailing and the nature of competition. Some limited possibilities still exist for more superstores in some areas and in competition with other stores.

Superstores, Leeds

3/85
Langston, P., Clarke, G. and Clarke, D.
Retail saturation: the debate in the mid-1990s,

This article picks up on earlier debates concerning the concept of retail saturation in the food retail sector. It is argued that retail saturation can only meaningfully be seen as a local phenomenon. The article includes data on retail floorspace in relation to numbers of households in the UK for 1996. There are variations by area. It also notes differences in the regional spread of stores by operator (Aldi, Safeway, Tesco, Sainsbury, Asda, Netto and Kwik Save). Average retail expenditures on food are then related to this data. It is concluded that there are variations at the regional level with the major retailers able to command a higher proportion of spend on food in some areas than in others. Factors affecting the degree of potential saturation such as planning controls and the dynamics of the food sector are also discussed.

Superstores, Aldi, Safeway, Asda, Tesco, Netto, Kwik Save

3/86
Lawrie, A.
Fashion designer store development in central London,
European Retail Digest, Autumn 1996, 8-15.

An analysis of change in the retail fashion sector by street in central London. Different locational patterns were observed for UK and non-UK operators. The types of outlet and investments are detailed.

Fashion retailing, London

3/87
Lewis, B. and Hawksley, A.
Gaining a competitive advantage in fashion retailing,

A survey of 129 shoppers in London and Manchester was used to discover attitudes towards patterns of fashion shopping behaviour. Cluster analysis was used to segment the shoppers by lifestyle and personality. The study contains some useful findings on the nature and preferences of shoppers of fashion clothing.

Fashion retailing, London, Manchester

3/88
London Development Agency
Better food for London: the Mayor’s draft food strategy,

Stage 4 in London’ food strategy is concerned with retailing of food and stage 5 is concerned with access to food. Recommendations are made for ways in which London can have a healthier and more sustainable food system. Access to healthy, affordable and culturally appropriate food should be a key goal and interventions should occur where there are market failures.

Food retailing, London
Within this industry review a section specifically asks questions about the location controversy surrounding new retail developments. It argues that new trends in grocery outlets are primarily a response to what people need and want. These are a form of retailing compatible with the rest of their lifestyle. It strongly defends out of town locations in the food sector dismissing the impact effects on town centres as of little significance. A distinction should be drawn between needs based shopping and comparison goods shopping.

Food retailing

3/90
Macdonald, R. and Swales, J.

The authors argue that existing studies of retail employment in hypermarkets have failed to take account of the effect that lower prices might have on the local economy. It is contended that the lower prices offered by hypermarkets mean that consumers have extra income to spend on other goods and services which gives a marginal boost to the local economy. An attempt is made to calculate the real effect of this in employment terms. Price effects are incorporated into a standard Keynesian regional multiplier model.

Superstores

3/91
McClelland, W.

The focus of this essay is on the issue of size of organisation in food retailing. It asks whether there is a minimum viable size of enterprise and establishment. Section 1 gives information on company size and profitability. Section 2 discusses establishment size while section 3 deals with questions of management and organisation. Further sections consider marketing, physical distribution and information systems. The company case study used is Laws.

Food retailing

3/92
Maye, D. and Illbery, B.

Local food chains are essentially hybrids. Rarely do they form independent chains from producer to sales. Rather they intersect with different parts of existing food chains whether for suppliers or retailers or other distributors. Three sectors were studied in the Scottish Borders – livestock products, bakery products and fish products. They varied in their use of existing channels and in the ways in which spaces had been found for these products in existing channels.

Local food, Scotland

3/93
Megicks, P. and Warnaby, G.
Market orientation and performance in small independent retailers in the UK,
The paper considers the position of small independent retailers in the UK. The article poses the question as to whether small independent retailers can capitalise on their potential to achieve superior market understanding. Exhibiting market orientation has the potential to give them a competitive edge in a crowded market. The results of a survey of 2000 independent businesses across the UK are reported. Customer satisfaction and orientation were found to be more important than a focus on competition in determining the success of small independent retailers. A firm’s internal capabilities to be customer oriented was more important than the negative effects of the competitive environment in determining success.

Small shops

3/94

This study details the decision and outcomes of Morning Noon and Night’s project to build a new store in Wester Hailes in Edinburgh. The impact of the store on this deprived area is outlined. A key part of company strategy is to be at the heart of the local community, employing local people and buying as locally as possible. The development brought to Wester Hailes a much needed retail outlet providing extra functions such as an ATM. The development is seen as a success in terms of proactive community, public and voluntary sector cooperation with the private sector.

Edinburgh, Neighbourhood retailing, Scotland, Wester Hailes

3/95
Morphet, C.

Trading performance of food superstores in north-east England is traced. Factors that might have explanatory value in understanding trading differentials are investigated. In particular demographic characteristics are examined.

Food retailing, Superstores

3/96
National Retail Planning Forum and Local Government Association

The discussion reported in the paper addresses issues such as the limitations of statutory planning as a means of promoting desirable forms of development in a setting where regeneration is a key objective. The case of Brierley Hill is outlined from councillor and developer perspectives. The potential of retail opportunities to become new town centres is considered with reference to Bluewater. (see also A. Fyson, A. Role reversal for out of town shopping centres, Planning, 1311, 1999, 15).

Bluewater, Brierley Hill, Out of town retailing, Regional shopping centres

3/97
Norris, S.
Factory outlet centres into the new millennium: ‘fact or fiction’, European Retail Digest, 21, 1999, 41-45.

This article asks whether the current planning legislation makes sense from the perspective of the factory outlet. The idea that such formats can be accommodated in town centres may not prove viable. It is argued that planning legislation should facilitate rather than stifle new retail formats.

A discussion of the impact on different parts of the pharmacy market of legislative changes to the operation of pharmacies. The study is set within the changing small shop environment and discussion focuses on the competitive positions of in store and independent pharmacies. The role of pharmacies as retailers and healthcare providers is at the heart of debates over deregulation. Although in the UK the stronger relationship is between consumer and pharmacist than between GP and pharmacist any threat to the healthcare provision of pharmacists threatens their viability in the community.

Pharmacies, Non-food retailing, Small shops


This study begins from the findings of the Competition Commission in relation to regional and local monopolies by different retailers. It pursues a number of 'what if' scenarios of how future growth will affect these monopolies. Retail floorspace per household and in relation to expenditure is mapped. Postal areas with a high market share held by a single retailer were identified. Merger scenarios were then calculated and the monopolies which they could create at the regional level were mapped.

Competition Commission, Food retailing


Values for regional market share are calculated under various scenarios for the future of Safeway. The lack of organic store development has heightened the battle for Safeway and the potential to prevent competitor increases in market share is shown to be as important as an increase in market share.

Competition, Food retailing, Market share, Safeway

Poole et al. use floorspace statistics to calculate the extent to which French, German and UK grocery markets are saturated at the regional level. The statistics are used to produce a floorspace potential index which is a measure of future capacity. Maps of the outcomes are included in the article. These are then used to assess the possibilities for organic retailer growth.

Europe, Food retailing

The impact of out of centre food superstores on local retail employment

The consequences of the employment impact of large food stores has been a matter of some debate. The paper reviews studies in the field and reports on the findings of a survey of out of town supermarkets opening between 1991 and 1994. Data is presented on change in employment in the areas
around the new superstores for the food retail sector. It is concluded that there is evidence that food superstores have a net negative effect on retail employment.

Superstores, Employment

3/103
Rapleys
The effect of major foodstore development in six market towns,

This report was commissioned by Safeway to investigate the changes in the mix of retail uses in six towns where Safeway had opened foodstores. The towns were Market Drayton, Fakenham, Rushden, Tavistock, Totnes and Liskeard. In particular it examines diversity of uses, retailer representation and vacant property in order to assess the impact on vitality and viability.

Market towns, Food retailing, Market Drayton, Fakenham, Tavistock, Totnes, Liskeard

3/104
Reynolds, J., Howard, E., Cuthbertson, C. and Hristov, L.
Perspectives on retail format innovation: relating theory and practice,

The article is based on interviews with some 45 senior retail executives. It seeks to understand the notion of retail format and how formats and business models develop and change and the ways in which innovation comes about. Interviewees were asked about how format innovation comes about, what external and internal influences are important, what the drivers of change are and what locational consequences of change there may be. It seems that retail formats are evolutionary and incremental rather than holistic creations. Four key features of contemporary format change are identified; drive to scale, volatility in scale, rise of speciality formats and value (not discount) retailing. Capturing the moment remains a key to success in retail innovation.

Formats

3/105
Sackett, N.K.J.
Fast growth retailers: entrepreneurship, corporate strategy and the new retail geography,

An analysis of fast growth retailers and their impact on the retail and consumer environments. Contrasts are drawn between the fast growth retailers of the 1980s and those of the 1990s. Fast growth retailers are shown, because of their dynamism, to be important in shaping the retail trading environment and also in creating new shopping experiences and desires.

Non-food retailing, Shopping patterns

3/106
Schmidt, R., Bennison, D., Bainbridge, S. and Hallsworth, A.
Legislation and SME retailers – compliance costs and consequences,

Using interview data with SME retailers in rural areas the authors investigate the impact of the costs of implementing new regulations on smaller businesses. It is argued that some of the changes in regulations are expensive for SMEs primarily as they do not necessarily have the necessary expertise. Equally some aspects of the regulatory environment discourage entrepreneurship amongst SME retailers as they have not got any expertise in assessing what would be required for example in terms of planning or employment regulation.

Rural retailers, Small shops

3/107
Schmidt, R. and Pioch, E.  
Community pharmacies under pressure: issues of deregulation and competition,  

Deregulation in the pharmacy sector has affected products, price, place, promotion, people and processes in the sector. This has seriously challenged the position of community pharmacies. They see themselves as health providers first and retailers second. The ending of the place regulation has challenged their position in the high street and community neighbourhoods. It is argued that unless greater awareness of the retail aspect of pharmacies is addressed their position will be seriously challenged by other retailers despite their popularity with specific consumer groups.

Pharmacies, Non-food retailing, Small shops

3/108
Smith, A. and Sparks, L.  
Planning for small-scale retailing: evidence from Scotland,  

The article provides a review of planning and other policies towards small shops and the perceived effectiveness of these policies. 32 Scottish planning authorities were surveyed to discover what policies they had towards small shops, how these operated and their perceived effectiveness. The authorities were also asked about other types of policies which they felt could be operated. The research involved study of structure plans, a questionnaire survey of planning authorities and focus group discussions with respondents. Policies being operated were largely land use based and did not distinguish between organisational forms so that smaller independent retailers were not explicitly recognised. The need to go beyond land use based planning was emphasised by the research findings.

Neighbourhood retailing

3/109
Smith, A. and Sparks, L.  
*Retailing and small shops*,  

The points of view of retailers, consumers and planning authorities on the issue of small shops were examined through a survey of the small shop sector in Scotland. Survey work was carried out in West Dumbarton, Bearsden Cross, Newton Mearns, Balloch, Renton, Claypotts, Stow, Tomintoul, Aberdour, Hawick, Peebles, New Elgin, Stirling and Aberdeen. This provided a variety of small shop situations. The planning survey showed an awareness of the decline of the small shop and an appreciation of the fact that it plays both a commercial and social role in many communities. Current planning policies were not found to be directed towards the problems identified in the study as being influential in the decline of the small shop sector.

Neighbourhood retailing

3/110
Smith, A. and Sparks, L.  
The role and function of the independent small shop: the situation in Scotland,  

This article reports on survey work undertaken in Scotland on a variety of small shops in different locations. It looks at the roles and functions of small shops. It distinguishes between generic small shop problems and location specific issues. Solutions to problems facing small shops and strategies for small shop development will depend on the different roles small shops can play in different types of communities and locations.

Neighbourhood retailing, Scotland

3/111
Smith, J.
Towns find benefits from market forces,

A study of the potential of markets. Smith argues that the role of indoor and street markets extends beyond their contribution to the retail offer. It is suggested that they foster a sense of local identity which in itself contributes to encouraging people from a wider area to patronise their local centre.

Consumer groups, Markets

3/112
Sparks, L.
Employment in DIY superstores,

An exploratory analysis of the employment generating capacity of DIY stores. Store employment profiles are drawn up giving full and part time employees. Some variations can be detected between operators but a fairly standard employment profile appears to exist.

Warehouse parks, Employment

3/113
Sparks, L.
Restructuring Scottish grocery retailing: the rise and demise of Shoprite and Wm. Low,

Two contrasting food retailers are examined. The spatial pattern of outlets and their impact on the retail structure within Scotland are studied. Explanations are sought for the spread of Shoprite and for the takeover of William Low. Conclusions are reached on the role of discount retailing.

Food retailing, William Low, Shoprite, Scotland

3/114
Stones, J., Horne, S. and Hibbert, S.
Car boot sales: a study of shopping motives in an alternative retail format,

The study investigates the groups involved in car boot sales and their various motives. A profile of car boot sale patrons was carried out in Nottingham and the results are presented in the article. Functional and non-functional aspects of car boot sales were a central organising concept in the survey. Factor analysis was used to analyse the survey data. Conclusions were reached on the types of sub-groups in relation to their involvement in car boot sales.

Car boot sales

3/115
Thomas, C., Bromley, R. and Tallon, A.
Retail parks revisited: a growing competitive threat to traditional shopping centres,

Despite the restrictive planning environment of PPG6 and the limitations on the development of new retail parks retail parks pose a greater threat to town centres than ever before. They have strengthened their offer and diversified their products. Whilst in the 1980’s they were fairly benign they now actively compete against town centre retailing. These conclusions are based on a comparative analysis of a series of surveys in Swansea.

Retail warehouse parks, PPG6

3/116
Thorpe, D.
*Superstores and employment in retailing.*
A further contribution to the debate over the employment impacts of superstore retailing. This paper supports the evidence and analysis by Porter and Raistrick (Porter, S. and Raistrick, P. The impact of out-of-centre food superstores on local retail employment. London: National Retail Planning Forum, 1998, 29p. (Occasional Paper 2)). It disagrees with the findings of the paper by Fell (Fell, D. The impact of out-of-centre food superstores on local retail employment. London: National Retail Planning Forum, 1999, 26p. (Occasional Paper 3)). It argues that even if total employment positions are considered rather than full-time equivalents there has been a decline in retail employment. It looks not only at employment under the employee category but also includes self-employment, which has substantially declined. It counters the evidence by Fell on two particular grounds. The first is a dispute over the validity of using 1991-1995 comparisons at the local area using NOMIS data. The second concerns the definitions of local catchments used by Fell which do not take account of retail job losses in nearby centres which may arise following the opening of a superstore.

Employment, Food Retailing, Superstores

3/117
Trevor Wood Associates.

Going shopping,
London: Weatherall Green and Smith, 1999-.

An annual study of shopping centre development. The main part of the volume lists shopping centres and their characteristics. Some analysis of trends is given in the first section including themes such as transport and parking, openings, leisure activities role of the retail mix and attractiveness.

Shopping centres

3/118
Trevor Wood Associates

The definitive guide to retail and leisure parks 2008,

The 2008 edition gives a market overview of the sector with league tables of top centres, top rental locations and leading retailers. The main section of the volume is a listing of retail parks in the different regions of the UK with pipeline projects also listed.

Retail warehouse parks

3/119
Vignali-Ryding, D., Sanchez, J.G. and Vignali, G.
The delicatessen and speciality food market in the North West,
British Food Journal, 105(8), 2003, 551-558.

Speciality counters used to offer small retailers a distinctive role but this is declining. Retailer and consumer focus group looked for reasons for this. It was found that speciality stores were not attracting younger consumers largely for convenience reasons.

Food retailing

3/120
Walton, J. and Spillard, L.
The shape of things to come,

The concept of super centres is investigated. There is discussion about the type of catchment area such stores would need to trade successfully. Issues such as whether diversification into non-foods can extend the catchment area are explored. The report looks at both the strategic context of such developments for retailers and the likely locations for super centres.
Food retailing, Superstores

3/121
Warehouse clubs and planning control,

An article raising the issue of what type of land use a warehouse club is from a planning perspective. It goes on to study how this definition will affect the spread and distribution of warehouse clubs. Examples from Thurrock and Hertsmere are cited.

Warehouse clubs, Thurrock, Hertsmere

3/122
Wells, K. and Watson, S.
A politics of resentment: shopkeepers in a London neighbourhood,

Although this article is intended to contribute to a political literature on ethnic groups in the UK as it concerns small shopkeepers there are some findings of relevance to the planning literature. Firstly there is a feeling of considerable disenfranchisement by these groups in their relations with local councils who have through various urban policies had a negative impact on their businesses. Secondly they cite the assertion of new forms of identity as replacing previous community identities as impacting negatively on how the small shopkeepers relate to each other and to their clientele.

Small shops

3/123
Welsh, R., Bent, R., Seaman, C. and Ingram, A.
The challenge to c-stores: Edinburgh South Asian responses,

The focus of this article is the awareness by Asian convenience store retailers of the competitive retail environment in which they are operating. Competition was seen as the major supermarket operators and there was little thought regarding convenience store operators. Equally awareness of consumer trends was limited. Business entry decisions were investigated and the importance of maintaining independence and adherence to traditional responsibilities emerged as key factors in business strategy. Although the interviews were carried out in Edinburgh the article situates the study in the wider environment of convenience retailing rather than in the context of retailing in Edinburgh.

Convenience retailing

3/124
Westlake, T. and Smith, M.
Facing the fourth wave of retail development?,

This piece raises a number of issues concerning warehouse clubs. The case of Costco at Thurrock is used in the article. The reasons why the decisions went against Costco are detailed. It is suggested that probably the impact was overstated for food retailing and understated for non-food retailing. The implications of warehouse clubs in planning terms are also considered.

Warehouse clubs

3/125
Whyatt, G.
Which factory outlet centre? The UK consumer’s selection criteria,
The results of a questionnaire survey of visitors to factory outlets are presented. It is shown that consumers are willing to travel further to visit stores selling their preferred brands and that brand availability is the key factor in the selection of outlets to visit. Many combine the shopping trip with other leisure or tourist type activity. Implications for prospective tenants and managers of factory outlet centres are that the brand representation will be critical in determining visitor numbers.

Factory outlets

3/126
Whysall, P.
Hyson green: a profile of an inner city shopping centre,

Shopper survey data from the Hyson Green area of Nottingham are presented. Shoppers in Hyson Green came from a highly localised area. Although they appeared in respect of their shopping habits to rely on Hyson Green the community experienced very high mobility levels. This type of community and the appropriate shopping facilities remain a significant dilemma in planning terms. The article also tries to position Hyson Green within the retail structure and urban structure of Nottingham.

Food retailing, Superstores, Nottingham

3/127
Whysall, P.
Regenerating inner city shopping centres: the British experience.

A study of UK responses to inner city decline. The author argues that planners should not be so reluctant to accept shrinkage strategies. A case study of inner Nottingham forms the core of the article with consideration of the Hyson Green superstore. Shoppers’ attitude surveys were carried out. The article also looks at the contention that new stores can act as a catalyst for regeneration.

Superstores, Nottingham

3/128
Whysall, P.
Wal-mart’s takeover of Asda: what the papers said,

A commentary on who are Wal-Mart and what they represent. It attempts to show the different ways in which the Wal-Mart move has been interpreted.

Food retailing, Wal-Mart

3/129
William Reed
*Shopping centre and retail directory*,

A reference work. This is a listing of shopping centres, retail parks and factory outlets. For each shopping centre details of owner, agents, architect and manager are listed along with details of catchment population, footfall and anchor stores. Factory outlets are also listed. Other sections list town centre managers, management and letting agencies, associations and organisations in the shopping centre trade.

Shopping centres, Warehouse parks, Factory outlets

3/130
Williams, H.
Food shopping – where next?,
The article enters into the debate as to whether industry changes or planning changes have most influenced the decisions made on locations by major food retailers. The article then discusses the potential for food retailing in town centres both with reference to the customer base and the problem of site suitability.

Food retailing, Town centre

3/131
Wood, S. and Browne, S.
Convenience store location planning and forecasting – a practical research agenda,

Site selection for convenience stores has usually been based on in situ judgements rather than using sophisticated location modelling tools. With the increasing involvement of large multiple food retailers in the sector will this lead to the need for better location selection within the sector? The article assesses the level of transferability of sophisticated location modelling tools to the smaller store size and considers that although many of these techniques would not be particularly viable at the smaller scale investment there are aspects of store location modelling which will undoubtedly be used by these operators to gain competitive advantage and these will have an impact on the competitive environment of other convenience store operators.

Convenience stores, Food retailing, Neighbourhood retailing

3/132
Wrigley, N.
After the store wars: towards a new era of competition in UK food retailing?

The article begins from the premise that the era of superstore development is at an end and that new retail changes are entering the scene. The impact of discounters on the retail map of the UK is analysed. The major discounters are mapped and examples of store opening distributions are given. The discussion highlights the issues over sector dominance but suggests that as a reaction to this dominance new themes will emerge.

Food retailing, Superstores, Discount retailing

3/133
Wrigley, N.
Local spatial monopoly and competition regulation: reflections on recent US and UK rulings,

A brief commentary on the findings of the Competition Commission. The specific focus is on the relationship between issues of spatial competition and the role of planning. Some contrasts with the US are offered.

Competition Commission, Food retailing, US

3/134
Wrigley, N.
Relocalising food shopping,

The paper concerns the role of major multiple Tesco Express in neighbourhood shopping. The study draws on questionnaire data on changing shopping patterns to assess impacts on primary and secondary shopping behaviours. Impacts on travel were studied. It was shown that the new multiples did result in increased localisation of shopping especially for secondary trips but also to some extent for primary shopping. The multiples have been able to bring a range of products to the local level which it is hard
for other convenience store formats to achieve. There appeared to be no negative impact on existing stores in an area.

Food retailing, Neighbourhood retailing

3/135
Wrigley, N.
The effects of corporate foodstores on the high street; rebalancing the debate?

A review of research on the impact of foodstore development including the role of national multiples in the c-store market which was submitted to the Competition Commission. Wrigley argues that too much emphasis has been placed on the rhetoric of lobby groups and not enough on evidence based research. There have been many positive competitive benefits for consumers from recent grocery store developments.

Convenience retailing, Food retailing, Neighbourhood retailing

3/136
Youngs, J.
Consumer direct initiatives in North West England farmers’ markets,
British Food Journal, 105(8), 2003, 498-530.

A useful introduction to studies on farmers markets and their viability introduces the article. This is a study of 34 farmers’ markets in North West England, many in Cumbria. Half the markets were developing or thriving but others were described as surviving. Customer loyalty was a key factor. A lack of funding for promotion and a lack of produce diversity appeared to be major problems. The article includes a substantive range of responses and information on consumers and traders with socio-economic characteristics and perceptions of trading opportunities at the markets.

Farmers’ markets

3/137
Youngs, J.
A study of farm outlets in North West England,
British Food Journal, 105(8), 2003, 531-541.

The study of farm shops in North West England was part of a North West Food Alliance Initiative. Consumers were found to be retired and female. They were looking for fresh quality and healthy products. Price was not a key feature. Spending levels, distance travelled and frequency of visit were studied. There are few detailed studies of farm outlet patronage.

Farm shops, Rural retailing
RETAIL LOCATIONS

4/1
Accent Scotland and Mauthner, N.
Service priority, accessibility and quality in rural Scotland, Edinburgh; Scottish Executive, 2006, 120p.

This report is part of the Scottish Executive’s agenda ‘Closing the Opportunity Gap’. The study uses focus group research to understand what is meant by terms like accessibility, quality and choice in a rural context for key service provision. Rural shopping is one of the categories considered by the report. It shows a desire for a wider choice and provision of shops in rural areas.

Rural retailing, Scotland

4/2
Action for Market Towns

A collection of papers on aspects of retailing in market towns. It focuses particularly on aspects of the relationship between retailing and town centre vitality and viability in market towns assessing their existing and potential roles. The following sections make up the collection:
Falk, N. New roles for old market towns, pp. 4-5
Fletcher, G. Changes and trends in the retail scene, pp. 6-8.
Woolley, H. Young people's market place?, pp. 16-17.

Consumer groups, Didcot, Frome, Hereford, Loyalty cards, Leominster, Market towns, Shopping patterns, Town centre management

4/3
Aldous, T.

This study was commissioned by English Heritage and carried out by Fielden and Mawson. The aims of the study were to assess the needs, opportunities and potential of the area in terms retailing. The planning legacy sets the context. Then the report gives details of shop rents, retail space and shopping needs. The essence of the report is the need to combine shopping needs with shopping traditions in this historic setting. Details of schemes are given with architectural drawings and lease holdings. A number of conclusions are reached under the following headings: nature of prime pitch, critical mass, image, conservation, incremental development, gradualism, making the town centre come alive and the meaning of Chesterfield.

Historic towns, Chesterfield

4/4
Alzubaidi, H., Vignali, C., Davies, B. J. and Schmidt, R.A.

The article begins by identifying the dilemma between in-town and out of town retailing from consumer and planning perspectives. Surveys were carried out in the Preston area in 1994/1995. It seeks to show the ethic which lies behind the thinking of planners and to match this with consumer preferences. Data was collected on purpose of visit, type of goods bought, frequency of trips, most frequented location, food shopping, mode of travel, accessibility, reasons for visiting Preston and attitudes to shopping in Preston. Certain products were found to be associated with out of town shopping but the town centre was seen as having greater variety. Out of town shopping did seem to
prevent some leakage from the area to other shopping towns and centres. The multifunctional nature of the town centre was identified as its main attraction. The consumer perspective may be used to enhance planning strategy.

Out of town retailing, Preston, Town centre

4/5
Association of Town Centre Management
Retail markets – present status and future prospects,
London: ATCM.

UK markets are often thought to lack the vibrancy and impact that European markets have. A nationwide survey of markets was undertaken to improve knowledge of markets. The results are reported in this publication. The potential for markets is considered within a UK retail context and suggestions put forward for future market development in a town centre context.

Markets

4/6
Bach, M. and Thurstain-Goodwin, M.
Future of retail property: In town or out of town,

This paper is concerned with the location of future retail development. It evaluates trends in location including pipeline development. Scenarios for the next five and ten years are then considered. The factors considered include retailer space requirements, planning, types of shopping and types of shopping centre. Potential changes in policy are also considered with reference to pressures for policy change and likely sources for support for change. It is based on expert opinion from investors, developers, agents, retailers, planners and politicians. Over the next five years it is likely that there will be considerable edge of centre development as there is still demand for large retail space with a 40/60 balance between in and out of centre development. Looking further ahead belief in government policy will determine whether town centres will continue to receive investment. Any relaxation of current town centre emphasis could see an increase again in out of town development and any perception that such a change might be likely to happen would affect industry confidence in policy.

Property

4/7
Banham, R.
The UK shopping centre development market,

A closer investigation of the major shopping centre pipeline investments which shows that although more space will open in 2008 than for many years it does not represent oversupply. This is because it is concentrated in a few big developments and because preferred store sizes have increased substantially so that fewer occupiers are required to fill a major development.

Property, Shopping centres

4/8
Barrett, H., Storey, D. and Yarwood, R.
From market place to marketing place: retail change in small country towns,
Geography, 86(2), 2001, 159-162.

This is a case study of a small market town, Cleobury Mortimer in Shropshire. The town has been experiencing considerable retail decline despite population increase. Many people are choosing to out-shop in nearby centres with some 70% of shoppers using a superstore for their main shopping. A relationship between commuting and out-shopping is implied. Different shopping scenarios for the town are suggested which might increase loyalty to the local shops.
Market towns

4/9
Bills, S. J.
New geographies of retailing: an investigation of developments at airports, railway stations, hospitals and service stations,
Unpublished PhD, University of Southampton, 1998. (48-5318)

The economic, political, cultural, social and institutional forces which drive change in retail location selection are studied with reference to non-traditional locations. The role of particular sites and the consumer response to non-traditional site developments are studied.

Airport retailing, Forecourt retailing, Hospital retailing, Station retailing

4/10
Boyle, D.
Not another clone town campaign,

Boyle states that the key finding of the research on clone towns was the trends which were being observed. The participation of local people in local places was very important in collecting this data in the same way as it is important for local places to remain distinctive.

Clone towns

4/11
British Council of Shopping Centres, DTZ Debenham Thorpe and Nathaniel Lichfield
Town centre futures: the long term impact of new developments,

A study of the impact of out of town retailing in South Yorkshire, Tyneside, Teeside, Leicester and the Black Country with reference to the Metro Centre, Merry Hill, Meadowhall, Fosse Park and Teesside. The main finding of the study was that much high street change reflected overall trading conditions in an area. Where trading was generally poor the impact was greatest. The point at which an imbalance occurs between in and out of town retailing depends on spending power in the area. Out of town retailing may accelerate trends such as prime pitch concentration but it does not initiate it. Planning policy and town centre management are discussed. The conclusion is that better high street provision lessens the impact of out of town schemes but the main influence is the health of the region not the town centre.

Town centre, Local economy, Shopping centres

4/12
British Council for Shopping Centres
Medium-sized and smaller towns – raising the game,
See summary of report: Blueprint unveiled for successful smaller towns, Planning 3/03/09.

Smaller towns have been declining in favour of larger centres. Targeting food retail investment in smaller towns is recognised in the report as key to clawing back trade and providing an impetus to retailing in smaller towns. There is demand in smaller towns for an improved retail offer but achieving the correct tenant mix is essential. Case studies are used to show how retailing can be turned around in small towns.

Market towns

4/13
Broadbridge, A. and Calderwood, E.
Rural grocery shoppers: do their attitudes affect their actions?
Attitudes towards local shopping provision were studied using in a rural part of West Stirlingshire. Data was obtained for two different dates thus enabling some trends to be examined and the impact of some particular changes to be monitored. For the most part rural dwellers seemed to prefer to use superstores rather than local shops for their main shopping, using the local shops to top up. Attitudes to service quality and product ranges were examined. If anything consumers require higher service standards from a local shop than from a superstore. Those who shopped local did so not out of loyalty to the local store but for other reasons. The findings offer some specific recommendations for local rural shops.

Rural retailing, Scotland

4/14
Bromley, R. and Thomas, C.
Food shopping and town centre vitality: exploring the link,

This article reports on a study of Llanelli in South Wales. The impact of the new store on shopping behaviour is explored through a series of survey results. Satisfaction with the town centre increased following the opening of the town centre superstore.

Llanelli, Shopping patterns, Small towns, Vitality, Wales

4/15
Bromley, R. and Thomas, C.
Large food stores and town revival: evidence from Wales, UK,
*European Retail Digest*, 35(Sept), 2002, 35-37.

A resume of the research work carried out in Llanelli in Wales on the impact of a new superstore in a small town centre. The authors report that the new store had a particular impact in drawing customers to shop in Llanelli from a much wider area than had previously occurred. Greater customer satisfaction with food shopping provision was also reported, a factor which in itself increased the attractiveness of the town centre.

Llanelli, Market towns, Superstores, Vitality

4/16
Brown, S.

There has been a lack of long term studies of urban retail change. Brown’s study of Belfast looks at the survivors and failures in the retail trade in Belfast over a twenty year period. Differences in the extent of change were observed in the city centre and the edge of centre. Data was examined by shop type as well as location. The study provides a baseline study giving some indicators of expected levels of retail survival, deaths, births and relocations. The observations regarding different zones of the centre clearly have also implications regarding city centre health.

Town centre, Belfast

4/17
Building Design Partnership, MVA Consultancy and Donaldsons
*Chester: the future of an historic city,*

A land use based study of the town of Chester which identifies the different uses within the town, the key retail streets, access and out of town retailing. The study investigated perceptions of visitors to Chester. It was found that many people regarded Chester’s retailing as especially attractive. The facilities offered exceed that which might be expected for the size of the town. The future challenge is to maintain what is special about Chester and options are laid out.
A discussion of the policy framework for the support of market town vitality and viability. The Countryside Agency and Regional Development Agency funding are outlined. The new initiatives are seen as a much needed boost to market town regeneration. Market town revitalisation is increasingly becoming part of the economic strategy of Regional Development Agencies. Retailing and the location of new developments are discussed but the policy context clearly places emphasis on other development as well.

Market towns

4/19
Byrom, J., Medway, D. and Warnaby, G.
Issues of provision and 'remoteness' in rural food retailing: a case study of the south Western Isles of Scotland,
British Food Journal 103(6), 2001, 400-413.
This is a rather limited study tackling issues relating to food spend in remote areas in relation to tourism. Consumer versus provider concepts of 'remoteness' are explored.

Rural retailing, Scotland

4/20
Campaign to Protect Rural England
Market towns: losing their character?

The campaign for the Protection of Rural England have been involved in carrying out a survey of market towns. This is a brief resume of their findings. These include the fact that local retail outlets are struggling and the availability of local foods is declining. Farmers markets were seen very positively. In the conclusions it is noted that large national retailers pose a threat to local business by threatening the identity of the towns.

Neighbourhood retailing, Social exclusion

4/22
Carmona, M., de Magahaes, C. and Sieh, L.
The smaller towns report: delivering a retail-led renaissance in towns and smaller cities,
This report outlines a number of possible ways in which smaller towns can initiate retail-led regeneration. It is also critical of the many obstacles which impede development in smaller towns. Small towns need to differentiate themselves on competition, character, choice and convenience characteristics.

Market towns

4/23
Cassidy, M. and Alexander, D.
Key rural services and planning,

Traditional assumptions regarding the role of particular services and hierarchies of services are questioned. It is suggested that the use of false assumptions about behaviour and a lack of attention to monitoring change may be worsening service provision.

Rural retailing

4/24
CB Hillier Parker
*British shopping centre development: master list summary,*
London: CB Hillier Parker, various years.

The CB Hillier Parker master list of shopping centres is widely recognised as a key retail document and it has been taken as the basis for other analyses. The method of ranking of centres by multiple representation is significant. Currently comparative data are available for the period 1971-2000. Data included are shopping centre space, out of town shopping centre space, retail warehouse park space, sales space and non-food space. Two other CB Hillier Parker publications update this information monitoring new developments: *Shopping centre investment activity* and *Shopping centres in the pipeline*. These are also available on-line.

Town rankings

4/25
Colliers Erdman Lewis
*Long live the high street,*

Out of town retailing is not the threat it is thought to be. The migration of retailers from the town centre to out of town sites has been slow. Out of town retailing complements rather than undermines town centre retailing.

Out of town retailing

4/26
Collis, C., Berkeley, N. and Fletcher, D.
Retail decline and policy responses in district shopping centres,

This article takes the small market town of Atherstone in North Warwickshire. It functions as a district shopping centre. The article suggests ways in which regeneration in such towns might take place. Decline should be planned for. As a result a more coherent central core can be developed. Towns such as Atherstone need to build on their strengths such as accessibility of the centre and free parking to attract shoppers. The article includes information on leakage of expenditure and outshopping. It is contextualised within issues concerning the roles for towns of different sizes and competition between towns for retail trade.

Atherstone, District shopping centres

4/27
This publication continues from the former Rural Development Commission surveys. There are surveys available currently for 1991, 1994, 1997, 2000. The survey has a section on shops and retail services. The tabulations include numbers of village shops, the percentage of parishes with no shop or only one shop, petrol stations, sub-post offices and mobile shops.

Data, Rural retailing

4/28
Countryside Agency
Market towns toolkit,

Attention is moving from town centres in cities and large urban centres to market towns. Although not formerly concerned with market towns these are now regarded by the Countryside Agency as important to the welfare of rural areas. The toolkit for market towns is basically a health check methodology for market towns. See also Urban Environment Today, 10/5, 2001, 5.

Market towns

4/29
Countryside Agency
Vital villages scheme,

This initiative was launched in 2001 and the paper outlines the grants and initiatives available. These include the provision of services such as village stores. The initiative arises as a result of the Rural White Paper.

Rural retailing

4/30
Countryside Agency
Faringdon foodcheck audit report,

The Countryside Agency is pioneering a new food check process which aims to provide a mechanism for supporting and enhancing a town’s sustainable local food economy. As a beacon town for its health check process Faringdon was selected as the pilot for the food check process. This is a very detailed study involving much primary research. It included details about forming a food group, gaining community involvement, completing a local food audit, preparing a local food plan and putting that plan into action. The study involved finding out what consumers regarded as and thought about local food. Purchases of local foods were studied as well as where such products were purchased. Farmers markets were particularly important places of purchase although consumers stated that they would like to buy these products in supermarkets. Barriers to increased local food purchasing are outlined.

Local food, Faringdon, Farmer’s markets

4/32
Davies, R. and Jones, P.
Who runs Britain’s high streets,

This research report charts the retail occupation of 20 of Britain’s town centres by multiple retailers. the towns used in the survey were Bolton, Bromley, Cambridge, Canterbury, Cardiff, Chester, Crawley, Doncaster, Ipswich, Lancaster, Leamington Spa, Lichfield, Lincoln, Milton Keynes, Oxford, Peterborough, Solihull, Taunton, Wisbech and York. Retail occupancy, ownership and changes in
retail occupancy are monitored. It is concluded that the increased concentration of multiples raises quality while at the same time reducing variety.

Town centre

4/33

This project established a basket of healthy foods and set out to check their availability across Scotland through surveys in sentinel areas. The conclusion of the study was that there was no evidence to support the view that food deserts existed in urban areas. Access to healthy foods depended more on access to medium and large sized stores than being in a deprived or affluent area. Prices tended to be lower in the larger stores.

Diet, Food retailing, Scotland

4/34

The paper concentrates on impact of in-town and out of town floorspace and rents on in-town rental growth. The two types of retail offer are described. The study presents the results of research based on a sample of strong and weak high streets as measured by prime rental performance. The results countered the view that relatively more out of town space is associated with poor in-town rental growth. A positive relationship between the better performing centres and floorspace was found. The causality of the relationship between rental growth in-town and out-of-town was not clear seeming to be a function of local economic strength rather than retail factors. The paper concludes that some redefinition of planning guidelines is needed.

Out of town retailing, Property

4/35
Donaldsons Retailing in historic towns, Bristol: English Historic Towns Forum, 1992 (Paper 40) 1-898261-40-7

This document comprises a set of advice notes on different topics: The shopping list, Going down to the shops, Filling the shopping trolley, Just the job, At the grocer’s, In search of bulky goods, Shock of the new, Shopping for pleasure, Shopping for services, Beyond the core, Getting all the eggs in one basket, Looking after the shop, Understanding the shopping list. Going beyond the cryptic titles these consider access to historic centres, local retail needs, employment, warehouses, in-centre retailing, speciality retailing strategic approaches to historic towns, town centre management and planning issues specific to historic towns. Many of the contributions have been written by planners.

Historic towns

4/36

The paper arises from a conference held in Norwich by the English Historic towns Forum. It examines the overall benefits of mixed uses in historic town centres from a range of key player perspectives. It also summarises the papers presented at the conference.
4/37
Experian GOAD
**Britain's most profitable towns**, Nottingham, Experian GOAD.

Experian GOAD regularly publish master lists of multiple representation in towns in the UK. The ranking of towns is calculated on the basis of multiple retailer representation and company margins. Comparative data for previous years are included. Alphabetical and rank order listings are available. This document is of particular significance given the planning decisions based on retail rankings. For application of Experian GOAD data see: Osborne, H. Local retailers take stock, *Estates Gazette* 1/4/00, 85, Higgins, L. Escape from a downward spiral, *Estates Gazette* 29/7/00, 88, Osborne, H. The price of progress, *Estates Gazette* 24/6/00, 78-9.

Retail hierarchy

4/38

f3


f3 was commissioned by the Vital Villages and Eat the View teams of the Countryside Agency to assess the contribution of local products to the sustaining of rural services. A range of case studies thought to display best practice and highlight the social impacts of local product marketing have been undertaken. Regional diversity of the case studies has been deliberate. Shop case studies are: Cartmel Village Shop (Cumbria), Castleton Village Shop (N. Yoprks), Gillamoor Village Shop (N. Yorks), Chadlington Quality Foods (Oxfordshire), The Little Green Wholefood Shop (Suffolk), High Street Organics (Somerset), Maiden Bradley Village Shop (Wiltshire), Harbeton Post Office and Stores (Devon), Winchelsea Little Shop (East Sussex). Local products varied from 15-25% of stock. Half the shops were community owned. Annual turnover ranged from £60,000 to £1.2 million. The shops all offered community services. Home delivery was found to be an important role of these shops.

Local food, Rural retailing, Small shops

4/39

Falk, N.

An article in a special issue of *Built Environment* entitled ‘Trading places: the future of the town centre’. This article is concerned with the relationships between in town and out of town developments. It specifically addresses the issue of the uniform business rate and the ways in which it has disadvantaged smaller town centre retailers to the overall detriment of the vitality of the town centre.

Town centre, Out of town retailing, Uniform business rate

4/40

Findlay, A. and Sparks, L.

This paper uses data from surveys over a 20 year period in the Scottish Borders. This permits an examination of consumer switching behaviour. Although clawback was used to justify new developments in the Scottish Borders the outcome has been that the network of centres within the Scottish Borders has become increasingly focused on the town of Galashiels.

Scottish Borders, Food retailing, Network, Switching

4/41

Flannigan, N.
Tenanting other people's property: influencing business placement in traditional shopping outlets,
The contrast in retail mix of shopping centres and traditional shopping centres is discussed. The competitive advantage of placing a retail unit in a specified mix of units is a facility only offered by shopping centres. This finding is highlighted as a key factor in making certain businesses and certain locations, in particular shopping centres, more advantageous than traditional locations.

Impact assessment, Glasgow, Shopping centres

4/42
Glasgow City Council and Strathclyde Regional Council
Parkhead Forge impact study,
Glasgow: Glasgow City Council Planning Department, 1993, 12p.

The structure of shopping in the East End of Glasgow is described. Surveys were conducted of shoppers, shopkeepers and retail outlets to discover the nature of shopping in these areas. Following the opening of the Parkhead Forge shopping centre it appeared that older centres were operating much as before with little deterioration in the quality or range of retail outlets. Parkhead Forge had a much wider catchment area and the only sector to be slightly affected was the food retail sector. However, food retail outlets in these areas had been replaced by other types of outlet and no increased vacancies were observed. Changes in these streets seemed to mirror general trends rather than be changing as a result of Parkhead Forge. The extensive appendices give the survey results with figures on employment, trade, quality of retailing, perceived competition and descriptions of the shopping areas, class uses, turnover and vacancy rates.

Rural retailing, Wales

4/43
Guy, C.
Urban and rural contrasts in food prices and availability - a case study in Wales,

Survey work on the distribution of different products and prices was carried out in Cardiff, Wrexham, Llanfyllin and Haverfordwest. It was concluded that rural isolation itself had no effect on price or availability but that retail operator played a key role in determining both price and availability. Small independent retailers are unable to match the larger operators in terms of price or availability. The study was part of a project commissioned by the Welsh Consumer Council.

Regional shopping centres

4/44
Guy, C.
Whatever happened to regional shopping centres?

One of the many researchers questioning the lack of development of regional shopping centres in the UK. It is argued that in the UK the city centre remains more important than in the US and Canada. Equally attitude barriers and planning barriers are important. The institutions that channel demand from shoppers to retailers are critical to explaining why the regional shopping centre has not been more popular. The article examines the US and Canadian origins of the concept. Proposed and actual centres are mapped and tabulated for the UK. Planning responses are also discussed. Metro Centre, Meadowhall, Lakeside and Merry Hill are profiled. The impacts of these centres are then summarised. The future of regional shopping centres is discussed within the context of planning.

Regional shopping centres

4/45
Guy, C.
Off-centre retailing in the UK: prospects for the future and implications for town centres,
An article in a special issue of *Built Environment* entitled ‘Trading places: the future of the town centre’. The extent of off-centre retailing is assessed. Different types of off-centre development raise different planning problems and responses. The warehouse park development is traced. In the current climate concerns exist over A1 consent issues and also the numbers of schemes which already have permission but which are not yet completed. These in themselves undermine efforts to redress the balance between in and out of town shopping. Factory outlets may have a limited impact on local centres but there are fears that in the course of time they might revert to being out of town high streets. Considerable concern exists that current guidelines may not be adequate to prevent the change of the nature of uses in out of town sites towards increased comparison goods retailing.

Out of town retailing, Warehouse parks, Factory outlets

4/46
Guy, C.
*Small-town blues*,

The reasons for retail decline in small towns are discussed. These include the rationalisation programmes of national retailers and competition from larger centres. It is argued that the competition of the retail offer of larger towns is probably more significant than competition from edge of town retail development in the decline of retailing in small towns. Travelling to shop has become much more important. Leisure uses of small town properties has potential. It is unlikely that the retail demand in smaller centres will pick up again.

Market towns, Retail offer

4/47
Guy, C.
*Desert song?*,

A resume of studies of food deserts and exclusion from food retailing provision is given. There is a need to measure the extent of food disadvantage. Some measures such as the Mace scheme of Community Owned Retailing and Tesco Extra Superstores are described. An attempt is made to refine what type of store would actually meet the needs of people in these areas. It questions whether convenience stores are really the best merchandised to meet the needs of people in these areas.

Mace, Retail deserts, Social exclusion, Tesco

4/48
Guy, C.
*High noon on the High Street*,

This article discusses what are the most appropriate types of retailing for smaller town high streets and the recommendations of draft PPS6 on such town centres. Issues of synergy are discussed. Smaller centres need to focus on convenience and service rather than competing on price. They should specialise in local products and speciality goods.

Market towns

4/49
Guy, C.
*Inner city revival; the potential role of property owners*,

Inner city areas not in the main retail centre of towns frequently have parades of shops along the street. These have often suffered decline and deterioration. The properties are not necessarily well suited to contemporary needs. This is often attributed to the lack of investment by the owners of these
properties. A study of ownership of properties in Cardiff’s Clifton Street found that the ownership patterns were very fragmented with the majority of property being owned locally but mainly by individuals. It was particularly difficult to conduct research on this topic and responses were disappointing. Some landlords did show little interest in the property but found that it was hard to sell. Those still trading were particularly concerned by the continuing deterioration of the retail environment. It is suggested that planned shrinkage and change of use in such an area may be necessary but to achieve this coordinated action might be needed.

Cardiff, Neighbourhood retailing, Regeneration

4/50
Guy, C.
Retail therapy or shock therapy,

A discussion of failing centres and shopping streets leads to the conclusion that there is no planning guidance on how such areas can either be revitalised or alternatively their role changed and new uses encouraged.

District centres

4/51
Guy, C.
Crisis: what crisis,

High street retailers are finding it more difficult to maintain profit levels. Guy offers several reasons for this including the role of internet sales, changing household economic situations and the increased competition in the non-food sector from the major supermarket multiples. New product developments are always creating new retail space requirements and so although there is evidence of a slow down this is not currently a crisis.

High street

4/52
Guy, C.
Out of order,
*Town and Country Planning*, 75(10), 2006, 265-266.

Guy dares to ask in this paper what is happening in out of town retailing. The nature of current out of town retail development is discussed. The positive aspects of out of town retail development are then proposed. These include the possibility that an out of town development can deliver to an area a quality of retailing which could not otherwise be attracted to an area, the localisation of shopping and instances where regeneration will certainly not impact negatively on existing retailing. The flexibility mentioned in PPS6 should be used by retail planners to find new options.

Out of town retailing

4/53
Guy, C.
Out of town slump,

A resume of how the credit crunch is likely to impact on out of town retailing. Food stores are continuing to be built in out of town locations and the pipeline is likely to remain relatively unaffected. Discount stores have seen market share rise and are planning a rapid expansion to new sites. Retail parks were already struggling and where they have only bulk goods consent are likely to see increased vacancies. In terms of PPS6 if a competition test came into place this would favour the discount sector over other retailers. There might be pressure to relax the bulk only consents on retail parks.
Urban hierarchy analysis is undertaken for a series of years - 1913, 1938, 1965 and 1998. The basis is multiple retailer representation rather than retail turnover due to data limitations. The study concludes that 'the winner takes all' and that shoppers will travel to their preferred destinations. Planning policy cannot alter the fundamental fact that the retail hierarchy is extremely dynamic and that it will not follow planning policy for hierarchies of centres and urban vitality measures. Really big centres will continue to compete even if there are other newer centres. The places that are showing decline in retailing are the places that are declining anyway. See also Urban Environment Today, 7/6, 2001, 5. }

Retail hierarchy

4/55
Hall, P., Marshall, S. and Lowe, M.
The changing urban hierarchy in England and Wales 1913-1998,

This paper examines the two concepts of urban and retail hierarchies. It then tries to combine these to form a composite urban-retail hierarchy. The paper maps and tabulates changes in the retail hierarchy over the period 1913 to 1998. Retail hierarchies were determined on the basis of multiple representation. It discusses the problems of comparability over time and the use of different measures of multiple representation.

Retail hierarchy

4/56
Hallsworth, A.
Decentralisation of retailing in Britain: the breaking of the third wave.,

The anticipated explosion of regional shopping centres did not emerge in the UK. Like a number of researchers the author asks why and gives some suggestions as to the answer. In this case the explanations focus on the vested interests of property magnates. It is argued that by the time property owners were thinking of investing the consumer boom was over and speculators in the property market were glad that they had not invested. The article is structured in the following way; first the three waves of retail change are described and then analysis of the third wave takes place. Themes considered include politics and planning, market impact, models for impact analysis and examples from Manchester.

Regional shopping centres, Manchester

4/57
Hallsworth, A. and Jayne, M.
Problems surrounding the retail property market in a complex conurbation: the case of Stoke-on-Trent.

This article argues that there are many urban situations which differ from the concept of a central urban core and yet which represent significant investment opportunities. Property investors often rely on preconceived ideas about urban structure and where these are not found view investment as unattractive. The example of The Potteries where there are five centres rather than one serving the area has meant that none appear to justify investment and so trade is lost to other areas and local town centres are not receiving new investment. It is suggested that increased use of GIS systems would change the perception of urban areas which do not conform visually to perceived good investment opportunities.
Hallsworth, A. G. and Worthington, S.

Large format retailers threaten the prosperity of the traditional retail sector in small towns. Despite considerable marketing initiatives by retailers in Leominster they have not been able to withstand the impact of large retailers.

Leominster, Market towns

Harrison, J.

The monograph investigates the concept of combining leisure and retail functions at regional shopping centres. It attempts to identify the planning benefits of such a combination by looking at customer flows, land use efficiency and capital value. The study then moves to investigating whether optimum layouts of facilities exist. Here surveys of types of user are given. The example of the use of the Metro Centre funfair is given. This is not a substantive study but one that includes some useful information on this particular relationship.

Regional shopping centres, Leisure, Metro Centre

Heaps, P. and Mather, J.
*A resume of changes affecting the retail warehouse sector including the move of retailers such as Accessorize into retail warehouse parks, the ending of mezzanine expansion without planning consent and the moves by Marks & Spencer’s Simply Food into retail warehouse parks. These all represent a changing role for retail warehouse parks in retailing.*

Mezzanines, Retail warehouse parks

Hope, S., Anderson, S. and Sawyer, B.

This report was prepared by System Three. It monitors trends in service provision in rural Scotland. Shopping in rural Scotland is discussed on pages 27-37. It is argued that many rural dwellers have accepted a trade-off between service provision and rural dwelling. They are happy to accept commuting to shop. It is argued that where patterns of food shopping have shifted this has resulted in a shift for other service functions as well. Research was carried out in Scourie, Errol and Millport and data was used from Mackay Consultants for 354 localities and this showed that the greatest closures in rural food shops occurred in the 1980s.

Rural retailing, Scotland, Shopping patterns

Howard, E.
This paper seeks to assess how regional shopping centres perform. Data from two centres - Meadowhall and the Metro centre - are contrasted. Firstly the article asks how to assess relative performance. Possible criteria include retailer performance and consumer responses. It is argued that in the past shopping centres were viewed as assets rather than enterprises leading to emphasis on asset management. Instead they should be viewed as significant to the communities to which they belong. In terms of their own objectives both centres were found to be performing well. The reasons for their success are identified in the article as their ability to differentiate themselves from other centres whilst at the same time offering the consumer high street style retailing in an advantageous location. The concept of linkages between shopping complexes and community have planning implications.

Regional shopping centres

4/63
Howard, E.

The results of empirical research on the effects of Meadowhall on consumer behaviour are presented. Telephone surveys from before and after the opening of Meadowhall were used to discover which shoppers had changed their shopping behaviour. A polarisation of customer profiles was observed between the original shopping areas and Meadowhall. Comparisons with the Metro centre experience suggested that Meadowhall was maturing faster as a centre. Customer draw and expenditure were monitored.

Regional shopping centres, Impact assessment, Meadowhall

4/64
Howard, E. and Davies, R.

This paper reports on a longitudinal study of the impact of the Metro Centre. It concerns issues of trade deflection and the impact on the region’s retail structure. Changes are monitored for the period 1986-1991. The study draws on data from surveys of consumers, pedestrian flow counts, retailer surveys and shop and land use patterns. The results show that the catchment area for the Metro Centre is very wide with trade draw from long distances. These flows are not in competition with nearby centres. This is seen as part of a general shift to car based shopping and selectivity for specialised centres. Local centres which have suffered were those which were already weak.

Impact assessment, Regional shopping centres, Metro Centre

4/65
Howard, E. and Davies, R.

A substantial analysis of trading at the Metro Centre. There are sections on trading characteristics, traffic, sales, shopping patterns, leisure uses and the impact of the centre. Changes in sales at other centres are closely studied with details on vacant property, pedestrian activity and sales. Trading repercussions are related to phase of development and to the hierarchy of shopping in the area.

Regional shopping centres, Metro Centre

4/66
Investment Property Databank
*Key centres report,* London: Investment Property Databank, various years

A comparative record of rental growth for over 70 towns and all main London markets. Performance league tables for retail rental growth are included.
Retail rents, Urban structure

4/67
Jones, P.
Regional shopping centres: the planning issues,

An early evaluation of the planning issues involved in the concept of the regional shopping centre. The article raises the planning issues, the potential impacts of these centres and planning authority views. It is a general article rather than a study of any specific regional shopping centre. The article concludes that planning authorities will require to re-appraise their existing policies to accommodate the concept of the regional shopping centre as it presents them with a phenomenon not within the current spatial thinking.

Regional shopping centres

4/68
Jones, P.
Pulling rank is not a workable policy,
Planning 1372, 2000, 10-11.

Jones suggests that the concept of retail hierarchy and in its continued presence in PPG6 (although not often used) is an irrelevance as it represents the present or even the past rather the potential role of a centre. In particular many town centres seem defined inappropriately and the concept is unsatisfactory when defining town centres. For example some of the new regional shopping centres are not classified as major urban nodes but clearly in retail terms they are of more significance than some highly classified town centres which are performing less well. He suggests that when applications are made for regional shopping centre extensions the concept of retail hierarchies becomes particularly problematic.

Regional shopping centres, Retail structure

4/69
Jones, P., Comfort, D. and Hillier, D.
Market towns and retail challenges,

After a brief background section on key retail issues affecting market towns the main focus of the article is a discussion of the Countryside Agency Market Towns Initiative. The case of Bentham is taken as an example of what may be achieved. It is concluded that while many of the changes which can be effected will be beneficial for the retail sector they may halt further decline rather than result in reversing existing retail change.

Market towns

4/70
Jones, P., Comfort, D. and Hillier, D.
Market halls: back to the future,

Market halls have been allowed to deteriorate and there has been a lack of investment in their upkeep and modernisation. This has meant that many of them have become peripheral to the modern retail environment. Some city councils do recognise that these can play a role in a city centre retail structure. Two contrasting examples are described. Grainger Market in Newcastle is undergoing refurbishment and modernisation with some reorientation to make the market more important to visitors to the city. Chester’s Market Hall by contrast has been recognised as being poorly located and is to be moved to a more accessible location where it can contribute more to the town’s vitality.

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

Town centre vitality and viability are key aspects of planning policy. Recently there has been an emphasis on attracting high quality retail investment. It is argued that whilst quality is important critical mass is also a necessary condition if town centres are to be attractive. Equally the way in which new developments are integrated into town centres and the extent to which the rest of the town centre provision offers a comparable level of quality of environment will also be critical. Quality developments will not necessarily deliver the desired levels of viability and vitality. The regenerative capacity of different retail developments is not well researched.

Town centre

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

With the current emphasis on town centre retailing it might be anticipated that market halls and covered markets would be faring well. The study shows that in practice the focus on town centres as the locus of development has meant increased pressure on town centre sites often with pressure on market sites. In addition the poor state of many markets and the need for extensive renovation and modernisation to meet health and safety standards has also put pressure on the economic viability of market halls and covered markets. Markets in town centres are also less popular with consumers who often find they do not offer the price advantages they hoped for and equally they are difficult to access by car. The example of market redevelopment in Chester is cited. Here the market will be relocated to be better integrated into the town centre and improved facilities will bring the market up to current standards.

Markets, Town centre

Llewelyn, C.

Planning examples for the regeneration of rural shopping from European and UK experiences are discussed. The discussion is contextualised in the service deprivation framework. Multi-service outlets are proposed.

Community shops, Rural retailing

Lord, D. and Guy, C.

The two cities are contrasted in terms of the intra-urban location of retail activity, the role of planned and unplanned activity and the provision of retail space. Retailing is less decentralised in the UK. There is also less planned retail development and overall the provision is less. Some reasons for these differentials are identified. The article is illustrated with tabulated and mapped data from the two cities. It is indicative of the nature of changes that would have to take place if the UK was to follow the US retail experience.

Cardiff, Retail structure, US
Lowe, M.  
Trading places: retailing and local economic development at Merry Hill, West Midlands, 

The impact of the Merry Hill shopping centre on local economic restructuring. The economic impact is measured in terms of employment creation (number of jobs, type of jobs, gender split) and the effect of the centre on other retail centres. The positive impacts of the centre are set against the bleak background of industrial decline. In addition conclusions are reached about the need for more study of the place of retailing in thinking about economic restructuring.

Impact assessment, Merry Hill, Local economy

4/76  
Lowe, M.  
Local hero! An examination of the role of the regional entrepreneur in the regeneration of Britain’s regions,  
in Kearns, G. and Philo. C. Selling places: the city as cultural capital, past and present,  

Regional regeneration with specific reference to the Richardson Brothers development proposals at Brierley Hill is the central theme of the chapter. It includes details on the emergence of the Merry Hill centres discussing how it came about, what it represents and how its role in regional regeneration.

Regional shopping centres, Merry Hill, Local economy

4/77  
McEachern, M. and Warnaby, G.  
Food shopping behaviour in Scotland: the influence of relative rurality  

This paper uses data from surveys of rural and urban residents of shopping behaviour in Scotland. The results confirm the use of most accessible shopping destinations by rural and urban consumers although these may mean different things. A continuum of rural urban is preferred to a dichotomy. Relative rurality is an obvious extension of the idea of a continuum in a typology of shopping behaviour.

Rural retailing

4/78  
McGoldrick, P. and Thompson, M.  
Regional shopping centres,  

This research monograph presents the findings from a study of shopping centre development on Tyneside. It explores the determinants of consumer shopping behaviour comparing in and out of town shopping patterns.

Regional shopping centres, Newcastle

4/79  
Megicks, P.  
Competitive strategy types in the UK independent retail sector,  

The role of independent retailers in small rural towns is discussed with reference to the type of strategies followed by independent retailers. It is argued that successful strategies do exist and a taxonomy is drawn up. The article is important in the discussion of vitality and viability of small towns.

Market towns

4/80
Montgomery, J.
Counter revolution: out of town shopping and the future of town centres,
in Montgomery, J. and Thornley, A. Radical planning initiatives: new directions for urban planning in the 1990s,
Aldershot: Gower, 1990, pp. 105-117. 0-56605778-6

This chapter takes the point of view that out of town retailing is having severe detrimental effects on town centres and on urban life itself. Economic arguments are put forward. The author concludes the chapter with a plea for renewed emphasis on restoring civic culture.

Out of town retailing

4/81
Moor, C.
Open all hours,

A report by the Local Government Association on rural shops and post offices. The stimulus for the report came from government initiatives to change the payments made through post offices thus threatening the viability of rural post offices. The report states the Association's commitment to maintaining rural shops and post offices, seeing these as a central part of communities. The report summarises the main issues, then gives the results of a survey of local authorities on the types of support they offer to rural shops and post offices. This section includes a useful summary table of the range of initiatives which have been taken. This is followed by descriptions of good practice examples from East Riding, South Norfolk, Basingstoke, Tendring and Warwickshire and Worcestershire. Finally some recommendations on good practice are made.

Rural retailing

4/82
Morris, C. and Buller, H.
The local food sector,
British Food Journal, 105(8), 2003, 559-566.

This study is based in Gloucestershire and uses data collected during interviews with retailers and farmers. Local food chains are investigated. Problems arise in the different constructions of ‘local’ which appear to exist. Direct farm sales are contrasted with sales of local produce in multiple and independent retail outlets. Although local retailers might be thought to benefit from demand for local produce, the farmers markets have been successful in gaining the major share of this. Equally the major multiples have also taken some of the market.

Rural retailing

4/83
National Retail Planning Forum
The role and vitality of secondary shopping – a new direction,

The National Retail Planning Forum commissioned research on secondary shopping with a view to considering how planning legislation as proposed in Draft PPS6 and in the Planning and Compulsory Purchase Act would impact on secondary shopping. It seeks ways to make the planning framework positive for secondary shopping. Town centre fringe, district centres and small town centres all come under the grouping secondary shopping. Case study data from each type of secondary data was used with examples from Exeter, Seaton, Reigate, Birmingham, Doncaster, Bolton, Sutton and Cheam. The relative significance of national and local aspects of change are discussed. A number of recommendations for planning policy specific to secondary centres are made.

PPS6, Neighbourhood retailing, Secondary shopping

4/84
New Economics Foundation


This report is concerned with the sameness of high streets blaming the lack of differentiation on the spread of multiple retailing. The report broadens the argument to a range of other sectors where diversity has been reduced by corporate culture. From a retail perspective the impact on the character of town centres is addressed. The argument is made that the existence of clone towns increases vulnerability to company fortunes and changing economic conditions as well as too much concentration in a few hands. The commentary in Planning on this report makes a number of criticisms mentioning consumer preferences and ways in which small retailers can cooperate to offer more distinctive shopping spaces.

High street, Town centre

4/85
Office of the Deputy Prime Minister

**Commercial and industrial floorspace and rateable value statistics.**
London:ODPM. Continues under Communities and Local Government

The retail floorspace statistics for the UK are included in this volume. Detailed statistics and trend analysis are also available

4/86
Paddock, A. and Calderwood, E.


Innovation in rural retailing is examined and a typology of rural retailing developed. Market towns, village shops and stand alone retailing in rural areas are the key locational distinctions drawn out in the article. These are used to highlight key drivers and challenges in these operating environments. Although there is a perception that the sector is in decline there are successful business models particularly associated with emergent and adapted retail forms including non-store retailing, localness, community role and diversification.

Rural retailing

4/87
Phillips, M. and Swaffin-Smith, C.


The paper is set within the context of town centre management. It assesses an attempt by East of England Development agency to implement the Countryside Agency recommended healthcheck procedures and market town initiative. Consideration is given of the retail aspects of partnership, organisation, vision and strategy and sustainability of the market town initiative. Poor retail representation is one of the key findings.

Town centre management, Market towns

4/88
Pickering, J., Greene, F. and Cockerill, T.

**The future of the neighbourhood store,**
Durham: University of Durham Business School, 1998, 58p. (Durham reports on Retail Futures 1)

The objectives of the study were to review the position of neighbourhood stores and to address the possible competitive strategies for such stores. There is a review of the trade. The main research in the paper is the report on interviews with key observers of the trade and independent retailers.
Neighbourhood retailing

4/89
Pitt, M. and Musa, Z.
Towards defining shopping centres and their management systems,

A review of how shopping centre management has evolved in relationship to ownership and functions of shopping centres. A distinction is made between shopping centre as property and as investment. There is discussion of the impact of REITs. Fragmentation of management in shopping centres is seen as inhibiting innovation.

Shopping centres

4/90
Plunkett Foundation
*Sustainable models of community retailing,*

The size, scope and key characteristics of community owned shops and the factors contributing to their success are examined in this report.

Different types of shops are identified: volunteer shops, managed shops, privately-managed shops, multi service outlets and delicatessen style shops. The extent to which these represent the only viable form of retailing in some rural communities is investigated. Key success factors are market potential, people to drive the initiative and operational issues. Relationships between post offices and shops are explored and the longer term potential assessed with reference to the types of community where the initiative is most likely to succeed.

Rural retailing

4/91
Powe, N. and Gunn, S.
Housing development in market towns: making a success of local service centres,

Service provision is no longer a function of settlement size and increased housing will not necessarily result in increased use or prevent the loss of local retail facilities. Food retailing and non-food retailing show different patterns and much depends on the distances and provision in neighbouring competing centres.

Market towns

4/92
Powe, N. and Hart, T.
Market towns: understanding and maintaining their functionality,

A cluster analysis provides a schema of market town functionality which is used as a framework for discussing their role as service centres.

Market towns

4/93
Powe, N. and Shaw, T.
Market towns: investigating the service role through visitor surveys,

This article researches the inter linkages between different market centre uses including shopping and place of work. Population in market towns is increasing but service provision is declining. The research
seeks to study why this should be. Survey work was carried out in Alnwick, Hexham and Bishop Auckland. From a retail planning perspective significant findings were the close association between service use and place of work and the role of large supermarkets in shopping provision. Different service uses showed that a large supermarket was a key asset.

Alnwick, Bishop Auckland, Hexham, Market towns

4/94
Powe, N., Hart, T., Shaw, T.
Hart, T. and Powe, N.
Understanding market towns,

The article provides a synopsis of the book. A typology of market towns is formulated to provide a means of understanding different roles which they may have. Retailing in market towns is only one aspect of the book but it is considered in the context of the different types of retailing appropriate to market towns. For example it considers the challenge of providing both a service base and retailing which is attractive to visitors. Drivers of retail change including concentration, the increased presence of multiples and the role of the food offer are all considered in the context of market towns.

Market towns

4/9
Powe, N. and Shaw, T.
Exploring the current and future role of market towns servicing their hinterlands: a case study of Alnwick in the North East of England,

Service provision in rural areas is an important policy issue. The article uses survey findings from the Alnwick area to show how the market town of Alnwick is perceived by residents. Market towns play a key role in providing centralised services for dispersed populations but at the same time outshopping can often threaten their viability. The findings suggest that providing adequate services and choice of retailing at the market town level is critical to clawing back trade and retaining the local customer base.

Market towns, Alnwick, Rural retailing

4/9
Property Market Analysis
What makes a shopping centre successful?

A study commissioned by the National Retail Planning Forum into the elements of a shopping centre which make it successful both as a unit and within the context of the surrounding area. Different perspectives were examined - shoppers, retailers and investors. The impact of centres on high streets and linkages with core areas were discussed. Interaction between different types of schemes is also investigated.

Shopping centres

4/97
Roberts, J.
Saturday in the supermarket carpark – a blip in history,
Town and Country Planning, 60(7), 1991, 204-205.

An optimistic personal analysis of the ingredients of sustainable shopping. The principle behind the argument is a hierarchy of shopping with distance related to frequency of purchase.

Food retailing
Robertson, J. and Fennell, J.
The economic effects of regional shopping centres,

Written from a developer perspective the article champions the positive outcomes of regional shopping centres in terms of employment and regeneration. Negative impacts such as job displacement and impacts on other centres in the network are shown to be relatively unimportant compared with the positive impacts in terms of new jobs for locals, establishing areas as proven locations for investment and the associated benefits to an area from a major investment of this sort. Studies commissioned by Capital Shopping Centres to monitor impacts are the main basis of the article. Centres included are Metro Centre, Braehead, Meadowhall, Bluewater, Cribbs Causeway, Merry Hill and Lakeside.

Braehead, Bluewater, Cribbs Causeway Lakeside, Meadowhall, Merry Hill, Metro Centre, Regional shopping centres

Roger Tym and Partners
*Gyle impact study; final report to the Scottish Office and Project Advisory Group*,

This report presents the findings of the impact study of Edinburgh’s Gyle centre. The first section gives the background to the study. A section then details the layout, retail mix, employment, turnover, access, traffic and transport characteristics of the Gyle Centre. A further chapter examines other aspects of travel to the centre. This is followed by an assessment of the centre’s impact on surrounding shopping foci including Edinburgh city centre, Falkirk, Livingstone, Dunfermline, Corstorphine, Cameron Toll, Wester Hailes and Davidson’s Mains. The appraisal sections then monitor changes on the basis of retail change and shopping patterns. The report continues by relating the findings to the report of the West Edinburgh Public Inquiry of 1989 by charting actual performance and the position of the various centres in the retail hierarchy of the city. Percentage losses in turnover at other centres/areas are calculated. Policy implications from the findings are reported. Details of the surveys carried out are included.

Impact assessment, Gyle, Edinburgh

Roger Tym and Partners
*Edinburgh retail warehouse review*,

This was a study carried out for the City of Edinburgh Council. It was designed to provide a background for the assessment of retail proposals. A review of retail warehousing in Edinburgh includes comparisons with the experiences of Tyne and Wear, Manchester and Glasgow. This permits some assessment of what might be an appropriate provision for Edinburgh. The impact of retail warehousing in south east Edinburgh is documented with changes in rental levels and quantification of trade diversion forming the core evidence. A gravity model and cumulative impact estimates are used to predict the impact of Newcraighall and also developments at Straiton and Hermiston Gait. Detailed workings for the model and data are included. A section also considers the employment implications. The conclusions give the outcomes for Edinburgh’s retail structure of various different scenarios.

Impact assessment, Edinburgh

Roger Tym and Partners and Colquhoun Transportation Planning
*Merry Hill impact study*,

This study was commissioned by the West Midlands Planning and Transportation sub-committee. There are sections on accessibility, catchment, employment, impacts on other centres, and policy
implications. A household survey of shopping patterns was carried out. The Merry Hill centre was found to be achieving market share for comparison goods retailing but below this for bulk goods. The other centres most affected by Merry Hill are Dudley and Stourbridge. There has been an impact on other centres but only of a limited nature. There would appear to be no further requirement for additional retail space in the region. The Merry Hill Centre itself suffers from being poorly connected and this restricts its potential catchment. The town of Dudley requires some imaginative project to revive trade there.

Impact assessment, Merry Hill

4/102
Rubin, G., Jatana, N. and Potts, R.
The world on a plate: Queen’s market

This report was commissioned by the Friends of Queens Market in Newham, London. As such it takes their side of the argument in a bid to counter development proposals for the area put forward by Newham Council. From a research perspective the data collected underlines the importance of the market for the ethnic communities in the area who find ethnic group specific products there and who also are involved as traders. It also highlights the differences between the way that the traders and the council see the problems of redevelopment in the area. The proposed partnership with a private company would undoubtedly change the market and the level of local participation and control.

Food retailing, London, Markets, Queens Market

4/103
Rural Development Commission
The impact of ‘community post office’ status on rural sub-post offices,

A chapter on the combined rural shop and post office is included. The study arises from survey work carried out in North Yorkshire and East Anglia. Sales turnover, shop use, opinions of owners and the concerns of owners are covered. With almost two thirds of rural post offices also being rural shops the nature of the combined operation and the impact of possible changes is significant.

Rural retailing

4/104
Rural Development Commission
Village shops mean business,

A series of case studies designed to show different ways in which village shops can respond successfully to the challenges of trading in rural areas. The examples are: Chinford stores (Somerset), Helen’s Real Food (Oxford), The Border Reiver (Cumbria), Dave’s Dairy (Devon), Bowland Bridge (Cumbria), Moore’s Stores (Shropshire), Tendring Post Office (Essex), Richard Woodall (Cumbria), R&P Davies (Kent), Francis of Brimfield (Shropshire), Long Preston (North Yorkshire), Hemyock Spar (Devon).

Rural retailing

4/105
Scottish Borders Council, COSLA and South of Scotland Alliance
Scottish small towns report 2007-2013,

This paper covers a wide range of issues relating to small towns in Scotland. The towns surveyed were across Scotland but with a bias towards the Scottish Borders. SPP8’s principles are discussed in relation to the small towns and the potential for health checks and town centre strategies to deliver more vibrant town centres are considered.
Market towns, Scotland, SPP8

4/106
Schiller, R.
Viewpoint: leisure shopping and the future of the high street,

Schiller counters the assumption that the vitality and viability of town centres is dependent on the welfare of mainstream high street retailing. Mainstream retailing is, he argues, becoming more routine but that the growth area is in the leisure sector where shopping for leisure and taking part in leisure activities could be the future of the high streets of the town centre.

Leisure, Town centre

4/107
Seyfang, G. and Brockett, B.
An Evaluation of Eostre Organics which operates in East Anglia. This is a community supported food system which includes producers, retailers and consumers. Discussion focuses on the scale of operation required to ensure the viability of the scheme and also marketing issues to broaden participation to other groups without losing current commitment.

Local food

4/108
Simms, A., Kjell, P. and Potts, R.

This is the full report of the New Economics Foundation on clone towns in the UK (See also earlier introductory report: New Economics Foundation *Clone town Britain: the loss of identity on the nation’s high streets*, London: New Economics Foundation, 2004, 25p.) The report pursues the argument high streets are becoming too similar with too many of the same multiples in every high street. Three types of towns were identified from the survey of 103 towns outside the London area – clone towns, border towns and home towns. A table of results, key examples and ways to combat clone town development are included in the report.


Clone town, Market towns

4/109
Smith, A.
The retail hierarchy in transition,

Major structural changes in the way retailing operates call into question the accepted tenets of retail planning. The paper briefly reviews changes in consumer and retailer trends as well as the business environment. Traditional relationships between consumer spending and required space have broken down. Market and district towns should be viewed from a complementary rather than hierarchical perspective.

Retail hierarchy

4/110
Stockdale, A.
Rural service provision and the impact of a population revival: a study of public opinion in Northern Ireland, 

This paper begins by tracing the re-population of rural Northern Ireland. Its focus lies, however on public opinion towards the provision of public services. Included within this category is the provision of shopping facilities. Data on rural shops within the study areas is given. Attitudes towards the levels of shop provision in these areas are then examined. The relationships between shop and other types of service provision such as schools are discussed.

Rural retailing, Northern Ireland

4/111
Taylor, J., Madrick, M. and Collin, S. 
*Trading places: the local economic impact of street produce and farmers’ markets*,

This volume uses data collected at two street markets and two farmers’ markets in London to assess the role of markets in respect of local economies, food access and the retail mix. Specific problems facing such markets are identified and suggestions made relating to enhancing their contribution.

Farmers’ markets, London

4/112
Thomas, C. and Bromley, R. 
Retail decline and the opportunities for commercial revitalisation of small shopping centres: a case study in South Wales, 

It is recognised that recent retail developments in Swansea have had a significant impact on the retail provision in some of the surrounding centres. Changes in shopping behaviour are monitored for the small centre of Ystalyfera. A survey of 240 households is reported with tables for shopping patterns by food product, reasons for choice of shopping venue, and attitudes to local shops. A spiral of decline is predicted in similar such centres. It is concluded that market forces will lead to decline and that public intervention is required to reverse this trend which will otherwise prove disadvantageous for less mobile and often less well off consumers.

Market towns, Wales

4/113
Thomas, C. and Bromley, R. 
The changing competitive relationship between small town centres and out-of-town retailing: town revival in south Wales, 

The study begins by acknowledging the lack of detailed research on retail change. The article uses case study data from Llanelli in South Wales to show that town centre decline in middle sized centres is not inevitable. Reinvestment has brought a new superstore to the town centre. Data on the changing commercial structure are presented. It is argued that the investment in the town centre has increased use of the town centre and although the non-food sector has not yet shown any expansion the social vitality has increased.

Llanelli, Small towns, Superstores, Wales

4/114
Thomas, C. and Bromley, R. 
Retail vitalisation and small town centres: the contribution of shopping linkages, 
This study uses data Thomas and Bromley collected for their other studies of the town of Llanelli. The particular issues addressed in the article what shopping linkages can tell us about the meaning of edge of centre locations. They show that edge of centre must be a much more nuanced concept as it is not enough to select an edge of centre location to ensure revitalisation. They use evidence from surveys of linkages between the main shopping precinct and the superstore. New stores or precincts must be functionally integrated into the retail fabric if they are to contribute to town centre vitality. There is therefore a need to better define edge of centre and they suggest concepts such as dominant axis as useful.

PPG6, Vitality

4/115
Thomas, C., Bromley, R. and Tallon, A.
New ‘high streets’ in the suburbs? The growing competitive impact of evolving retail parks,
International Review of Retail, Distribution and Consumer Research, 16(1), 2006, 43-68.

The Fforestfach retail park in Swansea is the focus of this study. It examines both the retail structure and shopping patterns to show how the retail park has changed in character and retail function. The addition of high street features to retail parks will have an impact on town centre retailing and may threaten the primacy of town centres in traditional retail sectors such a clothing. Even small changes towards a high street retail structure in a retail park were shown to have a very significant impact on the use of the retail park. The importance of this in a planning context and the lack of any policy within PPS6 to alter this are noted.

Retail warehouse park, Swansea

4/116
Trevor Wood
Going Shopping 2006 - The Definitive Guide to Shopping Centres

An annual study of shopping centre development. Features include league tables of the Top 500 Shopping Centres, Top 20 Shopping Parks, Top 30 Factory Outlet Centres, Top 20 Investment Managers, Top 20 Managing Agents, Top 50 Letting Agents and Top 40 Retailers.

Shopping centres

4/117
Walsh, B.
Do town centres need a retail role?,

Town centres have come to feature on the government’s agenda but will the measures suggested succeed in revitalising town centres and are the reasons identified for town centre decline the correct ones? Competitive advantage between centres and more critically between towns must be considered. The author questions reliance on the anchor store concept. This may be a necessary but not sufficient measure to guarantee revitalisation of a centre. The article reviews opinions expressed by key decision makers on town centres and possible routes to revitalisation

Town centre

4/118
Whitehead, A.
Regional shopping centre development – a rejoinder,

A critique of the point of view (put forward by Williams, 1992) that regional shopping centres act as regional regenerators and bring positive benefits. This article argues that regional shopping centres should be discouraged.
Regional shopping centres, Local economy

4/119
Williams, C.
The contribution of regional shopping centres to local economic development: threat or opportunity?,

This article begins from established economic theory contesting that regional shopping centres have little to contribute to local economic development. The threats supposedly posed by regional shopping centres are critically evaluated. The article then goes on to explore the opportunities offered by such complexes. Meadowhall Shopping Centre is taken as an example. Data from the Mall Research services are cited. It is concluded that such centres should be seen as opportunities and that they certainly are better vehicles for retaining income in a local area than the traditional high street. This is attributed to the role of independent retailers in such centres. Here the experience of the Metro Centre is used. Employment aspects are also considered.

Regional shopping centres, Local economy, Meadowhall

4/120
Williams, C.
Rethinking the role of the service sector in local economic revitalisation,
Local Economy, 9(1), 1994, 73-82.

Williams argues that the service sector creates economic regeneration, not least because it prevents leakage from an area to others.

4/121
Williams, C.
A critical evaluation of the opposition to regional shopping centres,

The article continues the debate over regional shopping centres. It looks at the evidence which exists on the impacts of regional shopping centres on the surrounding region. It shows that the evidence does not support the view that regional shopping centres have a negative impact.

Regional shopping centres, Local economy

4/122
Williams, C.
Opposition to regional shopping centres in Great Britain: a clash of cultures?

The author takes the point of view that although economic, social and environmental impacts of regional shopping centres have been put forward there is not sufficient substantiating evidence that these impacts really account for the existing opposition to regional shopping centres. Rather, cultural reasons are posited as the main factors underlying this opposition. The ethos of the regional shopping centre, which symbolises individualistic materialism, runs counter to the ‘Protestant work ethic’ where shopping is a chore rather than a leisure activity.

Regional shopping centres, Consumer culture

4/123
Williams, C.
Rethinking the role of retailing and consumer services in local economic development: a British perspective,
Traditionally retailing has been viewed in an economic development context as a parasitic not generative activity. The article undertakes a critical review of this position and tries to show that retailing should be re-conceptualised as a positive economic force. Two main economic benefits from retail investment in a locality are the reduction of seepage and in the attraction of income.

Local economy, Leakage

4/124
Williams, C.
Rethinking the role of the retail sector in economic development,

Retailing has traditionally been viewed as a dependent activity in terms of local economic development. This assumption is critically evaluated. It is argued that local businesses can stop trade leakage to other areas but also generate income, and as such may be as important local income generators as outward oriented industries are. Retailing should be redefined as a contributor to the local economy. Case studies are used of a large-scale retail development (Metro Centre) and local retailing (The Fens).

Local economy, Metro Centre

4/125
Williams, J.
Meadowhall: its impact on Sheffield city centre and Rotherham,

The reasons for the success of Meadowhall are explored with reference to accessibility, choice and catchment area. Retailing in Sheffield and Rotherham is described and the impact of Meadowhall on these centres discussed. It is suggested that evidence from shopper surveys shows that the problems of congestion and poor environmental conditions are reasons why Meadowhall is favoured. The impact could be reduced if these problems were tackled. This could make the traditional town centre complementary rather than competitive and redress problems of decline.

Regional shopping centres, Meadowhall

4/126
Woollett, S.
_Village shops: a report on community action_,

The study reviews the significance of the rural shop in the community. It then focuses on three ‘demonstration projects’ undertaken by the Rural Development Commission. These are the Tucker Project which was managed and sponsored by Sussex County Council, the Wessex Study which was a community investment project and the Marton cum-Grafton Village Shop which was a small scale venture promoted by the Parish Council. The success of these projects is evaluated. The results include a shop survey in smaller Sussex villages. Other potential initiatives are discussed including the capital grants scheme pioneered in Northumberland. The need for outside support is underlined and a number of potential possible forms of intervention discussed.

Rural retailing, Sussex
RETAIL PLANNING PRACTICE

5/1
Accessible Retail
Barker Review of land use planning,

A submission by Accessible Retail to the Barker Review, Accessible Retail represents the interests of retail warehouse parks. The submission presents the economic case for allowing the sector to grow noting key aspects of the sector such as employment, the efficiency of certain formats and arguing against the longstanding belief that these centres threaten town centre viability. It gives responses to key questions being considered by the Barker Review.

Barker Review, Retail warehouse park

5/2
Accessible Retail
Retail impact and factors affecting vitality and viability of town centres. (Part one report),

Accessible Retail commissioned GVA Grimley to undertake a piece of research to investigate the causes of town centre decline and prosperity. The first part of this research involved a literature review and some case study material. The second part (not yet published) sets out to identify a set of principles to inform future policy in PPS6. Accessible Retail began this work from the premise that the relationship between in and out of town retail development is not as simplistic as commonly assumed. The first part of the research highlights the scale of retail development which has taken place and challenges the view that this would have been best accommodated in town centres as it would have required a complete rebuilding of town centres. It also shows that all town centres are not affected in the same way and to the same extent by out of town retail development. Bulky goods schemes will not impact in the same way as a fashion centre. Equally the size of town relative to the size of the scheme will also be important. Successful town centres are also seen as more than just retail with their relative success reflecting the extent to which other investment has been forthcoming.

PPS6, Town centre

5/3
Adams, D., Disberry, A., Hutchison, N. and Munjoma, T.
Retail location, competition and urban redevelopment

The success of PPG6 depends on the availability of suitable retail sites in edge of centre and town centre locations. Problems of land assembly pose a threat to town centre retail development. Frequently sites are held in multiple ownership. Data from 4 cities - Aberdeen, Dundee, Nottingham and Stoke - are presented. They show that in a number of instances suitable sites just could not be obtained as the site was held in multiple ownership. On occasion failure to secure a specific site has adversely affected the retail core of a town centre. There is an urgent need to address the issue of multiple ownership if PPG6 is to encourage appropriate retail development rather than merely restrict inappropriate development.

Aberdeen, Dundee, Nottingham, Land assembly, PPG6, Sequential approach, Stoke

5/4
Adlard, H.
The 'need' for retail development,

A study of the legal practice of the concept of 'need' defined in terms of its materiality and whether retail issues such as competition between retailers are a material consideration. Different definitions of the term 'need' are discussed. The whole concept of 'need' remains ill-defined. Fulfilling the
requirement of 'need' will not necessarily result in the overriding objectives of focusing new developments in town centre locations.

PPG6, Sequential test

5/5
All Party Parliamentary Group on Urban Development
Minutes of Proceedings

The evidence given by Bill Boler to the group includes discussion about how current planning policy is impacting on retail led urban regeneration projects. The criteria and approach to deprived areas leaves them on the sidelines of current retail policy and projects with positive regeneration impacts find planning policy and bureaucracy a barrier.

Urban regeneration

5/6
Bach, M.
Using planning guidance to focus development in town centres, in Perspectives on urban regeneration, Urban Environment Today (100th issue Supplement), 2000, 14-16.

A generally optimistic view of progress in retail planning and PPG6. It identifies future challenges highlighting the fact that in promoting town centres and smaller town centres planners need to be aware that different stores require different catchment populations. New developments should be appropriate to the population to be served.

PPG6, Town centre

5/7
Baker, M.
Intervention or interference? Central government involvement in the plan-making process in six English regions,

This article is concerned with government intervention in plan-making. It examines the role, extent and nature of central intervention. Central intervention is analysed by individual PPGs. From a retail planning perspective it is possible to see whether central intervention has played a role in the retail aspects of plan-making. As it turns out there has been relatively speaking little intervention in the retail component of local authority plan-making. Reasons for this are suggested.

Structure plans

5/8
Baldock, J.
Retail: a special report,

The article emphasises the need for town centre revitalisation suggesting stricter planning conditions on out of town retail developments. Problems of definition in the application of the sequential test are also highlighted. The concept of walkability is one example.

Sequential approach, Town centre

5/9
Barry, D., Hodges, D., Maddox, D. and Sitch, M.
Retail policies in development plans,
Cardiff: University of Wales at Cardiff, Department of City and Regional Planning, 1995, 50p. (Papers in Planning Research 154) 1-897901-47X
The aim of the paper was to investigate whether or not development plan retail policies met the requirements of retailers. A survey of local authorities was undertaken. Two cases studies were explored in more depth in Gloucester and Newport. In Gloucester sites identified for retail development did not meet retailer requirements and an inflexible approach was adopted. In Newport retailer requirements were better matched but uncertainty about policy was a problem. Conclusions are reached which show that retailers like non-site specific policies but that planners liked site specific policies.

Structure plans

5/10
Berry, J., Brown, L. and McGreal, S.

A discussion of planning procedures in post-devolution Northern Ireland with respect to the appeals process and the role of the executive and local planners in decision-making. The example of Belfast's Victoria Square is used in the discussion.

Northern Ireland

5/11
Brand, J.
Reviewing the retail classes and the general operation of the uses classes order, *Scottish Planning and Environmental Law*, 49, 1995, 43.

An accessible and succinct summary of a report on class orders carried out for the Scottish Office. Topics discussed with reference to high street vitality, viability and amenity are fast food outlets, car showrooms and warehouse clubs.

Use classes, Vitality, Viability, Town centre

5/12
British Council of Shopping Centres

This is the British Council for Shopping Centres response to the transport policies being put forward under the government agenda on sustainability. Responses to the government's White Paper on transport were obtained by a survey of local authorities. A study of 17 UK towns was undertaken. From this survey base proposals are set out.

Town centre, Travel

5/13
Bromley, G. and Kirk, K.

New developments change urban form. Sometimes these developments result from planning initiatives and sometimes they emerge despite planning restraints. The case studies in this article include Braehead shopping centre. The development went ahead despite planning, being given the go-ahead as the result of an appeal. It had been argued that it did not meet the terms of the strategic plan and contravened other guidance. The potential regeneration impacts led to the appeal succeeding. It has shaped urban form in the area and is now a key aspect of future strategic plans for the area. It is suggested that private service and industry sector developments arise in different ways from public sector and housing developments and that as a result they often impact on urban form but not as a result of pro-active planning.

Braehead, Regional planning
Food transport to retailers has been the subject of much lobbying. There is a need to focus not just on food miles but on the wider emissions picture to include, growing conditions, storage facilities and transport issues. Equally it is important to consider the consequences of other food policies such as healthy eating policies and the importing of out of season produce in the carbon and emissions equation.

Transport

Encouraging sustainable development by linking public transport accessibility, new parking standards and developer contributions,

Traffic Engineering and Control, 40(76-8), 1999, 370-379.

A discussion of the sustainability element in the planning of new developments. The article looks at the case of High Wycombe. It reviews parking issues, measures of accessibility and methods of calculating developer contributions. Different methodologies including LPAC, PTAL and TRICS are reviewed. Retail parking standards are derived from a model based on TRICS system.

High Wycombe, Parking, Travel

This study was commissioned by the National Retail Planning Forum. The research was led by Johnathan Baldock. It concludes that the sequential approach to retail development, as part of PPG6 has had a significant impact in changing the way that planners, retailers and developers are approaching new developments. There are sections on the different responses to the sequential approach by local planning authorities, developers, food retailers, non-food retailers and planning inquiries. Significantly it is recognised that the changes in format and locational choices of many retailers reflect changing trading conditions and opportunities as much as they do planning considerations. Problems with definitions remained and were seen to have been responsible for inconsistencies between planning inquiry outcomes.

PPG6, Sequential test

This substantial report assessed the effectiveness of PPG6 and was the document which paved the way for draft PPG6. The first section discusses the evolution of policy and the place of PPG6 in the context of planning reform. The next section looks at attitudes, understanding and interpretation of policy with reference to the plan-led approach, need, sequential test, town centres, hierarchy of centres and the assembly of land. The third section examines the impact of developments resulting form PPG6. The fourth section asks how successful PPG6 has been. This is followed by conclusions and recommendations. The findings emphasise the acceptance and success of over all goals but accept that there have been problems in the implementation and interpretation of policy. It is also acknowledged that the policy has been more successful as a development control tool than as plan-led pro-active policy with restrictions being observed but a lack of commensurate town centre investment.

PPG6
Chapter 4 in this publication is entitled ‘Town centres and retailing’ and deals with retail trends, government policy, changing consumption patterns and implications for town centres. Chapter 10 is concerned with town centre management and gives a number of examples.

Town centre

Classifying the coffee bar culture,

New formats frequently challenge existing classifications and coffee bars are no exception. The issue is whether the coffee bar concept is an A1 or A3 use. An A1 use means that the majority of items sold are not consumed on the premises. The sale of hot drinks was traditionally an A3 use. It seems that if a unit has A1 permission then the majority of goods must continue to be consumed off the premises. Otherwise the unit will be classed as A3. The case of Café Nero in Hounslow is given.

Use classes

Negotiating planning gains through the British development control system,

The article discusses the negotiation of planning gain in the UK planning system. Three case studies are used to show how planning gain operates. All three examples concern retail developments. They are in Bexleyheath, Weymouth and Woolton (Liverpool). No set formula exists for achieving planning gain and it seems to depend on the culture of the local authority, the status of the project, the perceived benefits and political factors.

Planning gain

Colin Buchanan and Partners and CB Hillier Parker

**Key sites appraisal methodology for development for development planning,**

Colin Buchanan and Partners and CB Hillier Parker were commissioned to provide guidance on key site appraisal methodology for development planning in order to achieve a better integration of land use planning and transport planning. The aim was to achieve a methodology which would ensure that accessibility is matched with appropriate land uses. One of the case studies used in the study was the Buchanan Galleries shopping centre in Glasgow.

Buchanan Galleries, Glasgow, Shopping centres, Travel

**Review of ‘call in’ directions: consultation,**

This consultation paper emerged as a result of the Planning White Paper. It proposes a change in the threshold for referral of applications to the Secretary of State. In terms of retailing it is proposed to change this from gross floorspace of 2500 square metres to 5000 square metres. It will apply to developments in out of town and edge of centre locations and which do not comply with existing
development plans. It will also apply to extensions which would bring the overall gross floorspace of existing retailing units of more than 2500 square metres to greater than 5000 square metres.

PPS6

5/23
Communities and Local Government
**Proposed changes to Planning Policy Statement 6: Planning for town centres.**

The primary proposed change which is incorporated in this document is the removal of the need test. All parts of the policy affected by the removal of the need test have been altered to accommodate this change. Additionally the document includes statements regarding a new impact test and what this might include in terms of key factors and wider issues. The document was published before the government’s response to the Competition Commission recommendation for a competition test. This document includes the questions put out for the consultation phase.

PPS6

5/24
Communities and Local Government
**Consultation responses to “Proposed changes to Planning Policy Statement 6: Planning for Town Centres (PPS6)”**

**Town and Country Planning Association**
**Proposed changes to Planning Policy Statement 6 – Planning for town centres,**

TCPA gives broad welcome to PPS6 proposals,
**Town and Country Planning** 77(10), 2008, p391.

**Association of Convenience Stores**
**Planning: town centres first,**
London: ACS, 2008

**Royal Town planning Institute**

**Accessible Retail**
**Consultation on proposed changes to PPS6: Planning for town centres,**

Communities and Local Government have published an analysis of the responses to the draft published in July 2008. These are discussed chapter by chapter. They are disaggregated by user (developer, retailer, planning authority etc). They show broad support for the continued town centre first approach. They express some concern about the lack of retail planning guidance for areas not in town centres and for the lack of details about the supporting guidance on impact tests which will determine workability and effectiveness. Concern is also expressed about costs, availability of data and the possible delays which might occur with a more complex process. There is also some concern about how the town centres first policy fits with other planning guidance. A number of full texts of responses have been included above.

PPS6

5/25
Communities and Local Government
**Extent of retail development taking place in England 2006,**

This statistical release gives information on retail floorspace for 2006 by location based on VOA bulk class retail category and using the ACTA town centre boundary definitions. Of the 1.2 million square metres of floorspace 26% was in town centres and 42% in town or edge of centre locations. The overall trend shows the shift over time to town and edge of centre locations.
The documents in relation to Tesco’s appeal concerning the competition test aspect of the Competition Commission findings are available. Tesco make the case that the proposed competition test would be unlawful, that it is not adequately supported by the facts presented in the report, it is a disproportionate measure and that it would be irrational. The documents include the summary of Tesco’s case and the transcripts of the three days of the appeal held in November 2008. Presentations from each of the parties are included. The discussion offers a useful insight into the thinking behind the Competition Commission report.

Competition, Food retailing, PPS6, Tesco

5/27
Competition Appeal Tribunal

Tesco Plc v Competition Commission
London; Appeals Tribunal, 2009, 57p.

The Tribunal unanimously decided that the Competition Commission had failed to take adequate consideration of certain matters relevant to its recommendation regarding the competition test proposal. Specifically it had not taken adequate consideration of the proportionality issue as it had not provided a proper cost-benefit analysis of the test.

Competition, Food retailing, PPS6, Tesco

5/28
Competition Commission

A report on the supply of groceries from multiple stores in the United Kingdom.

Volume 1 gives a summary and the conclusions to the investigation. Volume 2 includes the reports and survey results obtained in the process of compiling the report. Chapter 12 is entitled land and planning issues. It has sections on the planning system in practice, views on the planning system, comparative information on planning systems in other European countries, costs of land and lease and rental issues. Volume 3 comprises the appendices where the detailed survey results are given. These include procedure, policies and surveys of planning authorities (pp.454-490). The surveys of planning authorities included questions on adverse effects on town centres from out of town developments, opinions on PPG6, issues of concern about supermarkets and the interpretation of policy. In addition factual information on applications, appeals and refusals was collected and has been tabulated. Particular policy proposals are discussed such as a system of licensing of stores akin to that operated in France where permission is for a particular application rather than a piece of land. The conclusions suggested that a situation of fair competition was operating. There was no particular discrimination on the basis of social exclusion. Much time was given to the consideration of issues relating to local monopolies by given companies. These discussions led to the idea that the company which would operate any new store should be considered but this would be an Office of Fair Trading issue rather than a planning issue.

Competition, Food retailing, PPG6

5/29
Competition Commission

Groceries market investigation
London, Competition Commission, 2006
The documents relating to the current investigation are available including for example a list of members of the investigation, a timetable of events and submissions to the investigation from a range of individuals, MPs, trade unions, political parties, pressure groups and NGOs, industry spokespeople and local authorities. Results are to be published in October 2007.

Competition Commission, Food retailing, Regulation

5/30
Competition Commission
Working paper on land holdings and use issues,

The paper analyses the use of land banks held by retailers. The data on land held is used to evaluate claims made by Friends of the Earth that for example Tesco could substantially increase market share from existing land which it holds. The paper refutes this. It also discusses ways in which land might be held to impede competitive development.

Competition Commission, Food retailing, Property

5/31
Competition Commission
Working paper on planning issues

From a retail planning perspective this is the key paper produced by the Competition Commission to date. The paper focuses on ways in which the planning system could either favour incumbents and inhibit new entry or be used to gain competitive advantage. It details the way that the need test is used and discusses how this could impact on new entries to the market.

Food retailing, PPS6

5/32
Competition Commission
Emerging thinking
London: Competition Commission, 2007

This is the interim report of the Competition Commission Inquiry into the major supermarket operators. There are a series of accompanying working papers and also the evidence presented to the inquiry from a range of interested parties. Interim results suggested that the next phase of the investigation would look at a more local level.

Competition Commission, Food retailing, Regulation

5/33
Competition Commission
Market definition

This paper provides the background material to the way that the Competition Commission understands the groceries market in terms of competition issues such as store size, market share, fascia, catchment and format.

Competition, Food retailing

5/34
Competition Commission
Groceries market investigation; Provisional decision on remedies,

Four papers comprise the provisional remedies:
Provisional decision on remedies: background and overall assessment (24p)
Provisional decision on remedies relating to planning (60p)
Provisional decision on remedies relating to supply chain practices (55p)
Provisional decision on remedies relating to controlled land sites (96p)

The remedies relating to planning and that relating to controlled land sites are of most relevance to retail planning. In terms of retail planning there are proposals to introduce a competition test which would attempt to regulate the number of stores greater than 1000 square metres which a retailer could operate within a given isochrone. The ways in which this could be operated are discussed at some length with the pros and cons of local authority versus OFT organisation outlined. It is suggested that the control would extend beyond new developments to retailers taking over pre-existing premises by means of a licensing system operated by the OFT.

Competition Commission, Food retailing

5/35
Competition Commission
Groceries market investigation: Final report,
Fyson, A.
The red herring of store competition,
Edwards, M. and Martin, J.
There’s something new in store,
Estates Gazette, 7 June 2008, 166.
McClary, S.
Getting carried away,
Estates Gazette Retail, April, 2008, 43-44.
Sector fears retail burden,
Planning, 6/05, 2008, 1.

This is the final report of the Competition Commission into the groceries sector. It upholds the concept of a competition test with the idea of encouraging new entrants in concentrated markets and preventing future concentration of markets and the development of local monopolies. It also upholds the ending of covenants and exclusivity agreements on land. The report proposes that the OFT should become a statutory consultee for all large new grocery applications or extensions taking floorspace to more than 1000 sq metres.

Competition, Food retailing

5/36
Corfield, I. and Welch, P.
Sold short: government and retailing,

Produced by the Fabian Society this paper represents research carried out by the think tank of the Labour Party. It rejects arguments for increasing the regulatory environment in the retail sector and sees the government’s position as one of enabler with the interests of the consumer as the guiding force. The report includes a section on retail planning policy.

Regulation

5/37
Couch, C.
A comparative study of plans and policies for town centre renewal in France and the UK,

This article does not focus on retailing but rather contextualises planning for town centres within a European planning framework. It looks at the types of land use being encouraged in the town centre. Retailing is included in these tables.
Structure plans, France

5/38
Couch, C. and Fowles, S.
Britain: Runcorn – a tale of two cities,

A comparison between Runcorn’s ‘Shopping City’ development and Runcorn old town in a context of planning. Shopping City quickly became dated and did not have the capacity to react in a flexible way to new retail developments. It is argued that an organic town centre has greater flexibility and potential in terms of maintaining community links and adaptation to retail change.

Runcorn, Shopping centres

5/39
Davies, E.
Understanding government policy in a hostile environment,

The article traces the progress of changing retail policy with reference to a series of key ministerial statements. In particular it shows the ways in which the balance of the original statements has been altered. In addition it contrasts statements with the actual briefings given to planning inspectors. Over time the original policy becomes less balanced. The overwhelming emphasis on town centres has been emphasised by the sequential approach and the restriction of car use through linked trips. However the author argues that few cyclists wish to carry out town centre bulk food shopping along with a bit of comparison goods shopping.

PPG6, Town centre, Sequential approach, Travel

5/40
Delafons, J.
We are not amused,

Controversy exists over non-retail uses in retail designated zones. The article discusses the issues surrounding the case of amusement arcades in shopping streets and the guidance given in PPG6 (1993).

Use classes

5/41
Department for Business Enterprise and Regulatory Reform
*The supply of groceries in the UK: The government response to the Competition Commission market investigation*,

The response outlines the issues which the government can take action on. It notes that planning is a devolved matter and that responses will reflect the positions of the different administrations. With regard to the competition test the response by the government states that they will reflect further on the issue noting that changes to PPS6 are already underway. The response does not commit to the introduction of a competition test and says that it intends to respond more fully on this at a later date.

Competition, Food retailing

5/42
Department of the Environment
*Town centres and retail development PPG6 (revised)*,
The further revisions to the planning policy guidance note of 1993 are given in this document. Town centres are to be the focus of future investment. Different types of shopping are dealt with—superstores, comparison goods, convenience retailing and discount retailing. The document underlines a plan-led approach to planning and states the policy of sequential planning with preferred locations.

Three key tests are suggested for assessing applications. What is the impact on the vitality and viability of existing centres? What is the accessibility of the location. What impact will it have on car use?

PPG6

5/43
Department of the Environment, Northern Ireland,
Planning policy statement 5: retailing and town centres,

This is the Northern Ireland planning policy guidance note on retailing and town centres. It has chapters on the vitality and viability of town centres, planning for retail development by type of development (regional shopping centres, food retailing, warehouse parks, factory outlets, warehouse clubs), planning for local retailing (shopping centres, district centres, local shops, rural shops and petrol stations) and assessment of retail development (policy, environmental assessment, control advice).

PPG6, Northern Ireland

5/44
Department of the Environment and Oxford Institute of Retail Management
The effects of major out of town retail development: a literature review for the Department of the Environment,

This is not so much a literature review as a comprehensive and systematic review of the development, planning issues and role of out of town retailing. It is general rather than specific. There are sections on the role of town centres, the social, environmental and economic impacts of out of town retailing and retail planning. The section on retail planning comprises planning responses at all levels of the system. It looks at the extent to which apparent planning successes are because of or in spite of policies. The volume includes a substantial 29 page bibliography which gives a comprehensive coverage of the topic until 1992.

Out of town retailing, Bibliography

5/45
Department of the Environment and Welsh Office,
Town centres and retail development PPG6 (revised),

This planning note is the Welsh equivalent of PPG6. It likewise replaces earlier versions from 1988 and 1993.

PPG6, Town centre

5/46
Department of the Environment, Transport and the Regions
Shopping centres,

This is the Command Paper resulting from the government’s response to the Fourth Report from the House of Commons Select Committee on the Environment. The main sections are entitled: Keeping PPG6 under review, leisure developments, impact assessment, non-renewal of planning permissions, planning agreements, transport, town centre management and funding and development plans.

PPG6
To implement the type of monitoring required to assess vitality and viability in the town centre a statistical definition of the town centre is required. There is a lack of nationally consistent data collected on town centres. Indices of town centredness were evaluated using data from the Non-domestic Building Stock database and the Inter-departmental Business Register. A trial set of towns was used. Population data was also used. It was found that if the population density data was plotted against the index of town centredness there was an inverse relationship. The constancy of this relationship led to the conclusion that population density constituted an adequate surrogate of town centredness and could be used to define the boundaries of the town centre.

Town centre

This report is concerned with the viability of small market towns. Within this framework the significance of superstores on small market towns is investigated. A literature review is included. Then market towns are classified. English local authority views follow. Retailer perspectives are also included. The study takes 9 case studies. Local authorities did not have adequate research on the topic or sets of consistent criteria on which to make decisions. Up to a 50% impact on market town centres can occur from an out of town superstore. Discussion about more general effects such as clawback are included. Finally a common methodology entitled CREATE (Combined Retail, Economic and Transport Evaluation) is proposed. It is concluded that the development of out of town sites leaves market town centres particularly vulnerable. For a practitioner response see: Baker, M. Spin doctors skewed retail study, Planning, 1290, 1998, 8.

PPG6, Market towns, Food retailing

It takes the findings of the report and gives the government's response to them. Importantly it endorses PPG6, expressing government commitment to PPG6 and to making it work positively to promote competitiveness and competition.

Food retailing, PPG6

The Urban Task Force published their report 'Towards an urban renaissance' in 1999. The government then reviewed the recommendations of the Task Force in the preparation of this White Paper. The majority of the material concerns issues of housing and regeneration with very little concerned with either retailing or the vitality and viability of town centres. There are many statements relating to good use of land, development of brownfield sites etc but little explicitly concerned with retail issues. Chapter 4 is probably the most useful. However the general aims of keeping towns attractive and well kept, good design and good quality services might be thought to have a retail dimension. The urban priorities remain in line with PPG6.
Urban structure

5/51
Department of the Environment, Transport and the Regions

Our countryside: the future. A fair deal for rural England,
London; the Stationery Office, 2000 (Cm 4909).

This government White Paper outlines government policy towards rural areas. Chapters 3 and 7 are of relevance to retailing and retail planning issues. There is a commitment to ensuring access to quality services. Trends in village shops and policies for village shops are discussed. These focus on rates relief and the increasing diversification of shops and post offices into other service functions to provide a more co-ordinated and thus focal role for such outlets. Chapter 7 is concerned with the role of market towns. The level of services provision at different sizes of towns is touched on. The importance of PPG6 in ensuring that new retail developments will be located in market town centres is affirmed. They also state that a new commitment will be made to market towns to help them manage the processes of change which are affecting them. A market town template is given showing the likely retail role of small and larger market towns respectively.

Rural retailing

5/52
Department of the Environment, Transport and the Regions

Shopping returns to town centres - statistics prove policy works,

In March 2001 the then DETR announced that PPG6 was working and that out of town shopping developments were declining. This article reports on Nick Raynesford's announcement. The minister urged more choice and flexibility in the property market. The article included a table of new retail floorspace from 1965-2000 showing the marked decline in out of town retailing developments after 1998. The data is based on Experian and Oxford Institute of Retail Management data.

Out of town retailing, PPG6, Town centre

5/53
Department of the Environment, Transport and the Regions

Planning Policy Guidance 13

The final version of Planning Policy Guidance Note 13 (earlier version 1995) on transport includes some specific changes relating to car parking and shopping developments and town centres. For comments relating to parking and retailing development see also Ioannou, M. New PPG13 urges better transport and development links, Urban Environment Today, 12/4, 2001, 9.

Travel

5/54
Department of Transport, Local Government and the Regions

Consultation on possible changes to the Use Classes Order and other temporary uses provisions,

This paper follows the Planning Green Paper published on 12th December 2001. In the Green Paper it was stated that Use Classes Order would be reviewed. The intention is to ensure the maximum possible deregulation consistent with delivering planning policy objectives. The publication reviews the role of Use Classes Order and its relation to the planning system. The greatest changes are likely to apply to Use Class A which comprises retail functions. Key planning principles are stated to be the vitality and viability of town centres and the safeguarding of existing centres in urban and rural areas to ensure service provision. Particular attention is given to the status of outlets providing fast food such as sandwich shops. Other uses including warehouse clubs and internet cafes are discussed. A set of options are suggested. These include a distinction between hot food and sandwich/coffee shops with the latter being part of a mixed retail use class.
PPG6, Use classes

5/55
Department of Transport, Local Government and the Regions
Statistics - coming soon to a town centre near you!

This document includes details of statistics to be collected on retail outlets in towns and cities across the UK and the problems associated with them. It was shown that the current sources of available data are an underestimate.

Data

5/56
Department for Transport, Local Government and the Regions
The Planning Green Paper,

Although the remit of the Green Paper extends far beyond retailing it is of relevance as it will provide the context within which future retail planning policy will be formulated and interpreted. There are sections on the future role of planning policy guidance (including PPG6). There are also substantial sections on how planning will be delivered.

Planning policy, PPG6

5/57
DTLR
Consultation and possible changes to the use class order and temporary uses provision,

This government paper is the consultation document on changes to the use classes and temporary use provisions. The paper begins from the premise that policy objectives to be met are enhancing the viability and vitality of town centres and safeguarding and strengthening existing centres in both rural and urban areas. Specific sections deal with topics such as take away restaurants, sandwich shops, warehouse clubs and internet cafés. Options for change are set out with different possibilities ranging from a new 'mixed use retail' class to a sub-division between sui generis and other retail uses with different rules regarding change of use applying.

Use class order

5/58
Drivers Jonas
Analysis of retail planning appeals,

Although these are short briefing papers they have been extensively quoted. They present findings on appeal decisions between 1983 and 1998 for the development of new retail stores. They trace how rates of appeal have changed over in time in response to evolving planning guidance. Data on foodstore and retail warehouse appeals is given separately. The decline in the success rate of appeals is attributed to new planning guidelines. A practitioner article on this topic is: Baker, P. A trend that’s most appealing, Planning, 1216, 1997, 11.

Superstores, PPG6, Warehouse parks

5/59
Dunford, J.
Underserved markets: Business in the Community,
Local Economy, 21(1), 2006, 73-77.
This paper discusses the positioning of the Business in the Community initiative in the context of planning, regeneration and retailing. Use of the term ‘under-served’ signifies the difference between viewing an area as an area of deprivation and an area as a one of opportunity. Traditionally competition for public resources has tended to see an emphasis on deprivation but attracting private funding requires an emphasis on opportunity. The potential of private funding through retail investment to deliver a much better outcome in terms of redressing negative images of areas is underlined. The planning policy environment has not made achieving this easy and a greater understanding by planners of the regenerative potential of retailing is required.

Urban regeneration

5/60
England, J.
Retail impact assessment: a guide to best practice,
London: Routledge, 2000, 225p. 0415216664

This volume is the published version of England's PhD thesis. It is concerned with the ways in which retail impact assessment has and can be used within the contemporary planning framework. The policy context is developed. A survey of appeal decisions was carried out. Local authorities were questioned on impact assessment. A range of measures of retail impact are discussed and qualitative and quantitative measures are both considered. The study attempts too identify procedures which can be termed best practice in the context of PPG6 and current thinking on its interpretation.

PPG6, Retail impact assessment

5/61
England, J.
Should retail impact assessments be more independent?

A useful and concise resume of some of the current problems arising from operationalising retail impact assessments in the context of PPG6. The article begins by stating that currently the required data is often not available and equally data is not always used intelligently. In addition there is scope for too much bias and a lack of impartiality and objectivity. Comparisons are made with the procedures for environmental impact assessment where much clearer guidelines are laid down and a process of independent scrutiny exists. The nature of bias in retail impact assessment is evaluated with respect to need, sequential approach and impact on vitality and viability. Goods based versus business based estimates of turnover, definitions of available, suitable and viable, and the need for health checks are all considered as potential sources of bias. PPG6 needs better guidelines.

PPG6, Retail impact assessment

5/62
Fairlie, S.
Boot sales made for walking,

A discussion of the likely impact of proposed changes to class use orders on car boot sales. Such sales have not required planning permission as they occurred on less than 28 days. Proposed changes would mean that they were required to obtain planning permission. This would inevitably close down many car boot sales. It is argued that car boot sales have an important social and economic function as well being environmentally good as they recycle many goods. It is proposed that indeed there is a need for better sites for car boot sales in the areas where these provide the best economic benefits.

Car boot sales, Use class order

5/63
Fernie, J.
The breaking of the fourth wave: recent out of town retail developments in Britain,
This article documents the development of two US origin retail formats - the factory retail outlet and the warehouse club. The development of these new style outlets is related to the planning context of PPG6 and PPG13. It is argued that early predictions for the sector have not materialised due to planning guidance and due to the over-ambitious plans of the warehouse club organisations. Planning policy decisions are discussed in some detail and the relative merits of the guardian versus the commercial ethic considered.

PPG6, PPG13, Factory outlets, Warehouse clubs

5/64
Findlay, A.M. and Sparks, L.
Retail planning: development control or plan-led?
European Retail Digest, 42, 2004, 60-62.

The article highlights the significance of the move to a plan-led system emphasising the potential of such a system while at the same time showing that the planning system is poorly equipped both in terms of skills and experience and also in appropriate databases and data collection programmes.

PPS6

5/65
Findlay, A.M. and Sparks, L.
Retail land-use planning: the Scottish perspective,
European Retail Digest, 49, 2006, 30-35.

This article focuses on the differences between PPS6 and the draft version of SPP8. In particular it highlights the responses received from the circulation of the draft document. These included clarification and consistency of some terms used, how uses contributing to vitality and viability had been decided upon, the involvement of stakeholders and concern about the welfare of centres apart from town centres.

Scotland, SPP8

5/66
Findlay, A. and Sparks, L.
Is the devil in the detail? Retail land use planning and the Planning White Paper,
European Retail Digest, 54, 2007, 32-37.

A resume of the path from the Barker Review of Planning to the publication of the Planning White Paper with a commentary on the views of different parties involved and an assessment of what the proposed changes might mean for retail planning. The paper stresses the importance of looking beyond the technical issues of measuring need and impact assessment to asking what types of retail environment the UK actually wants and how these can be best achieved through the planning process.

Barker Review, Planning White Paper, PPS6

5/67
Food and Agriculture Organisation
Retail markets planning guide,

A companion guide to the Agricultural Services Bulletin Series gives the regulatory environment of market trading for rural and urban markets.

Regulation

5/68
Friends of the Earth
Why the new PPS6 could damage town centres,
Although following publication of the draft PPS6 Friends of the Earth were concerned about the impact on town centres its concern grew with the lack of any response on the issues regarding out of town and edge of centre retailing. Various cases are cited where it is claimed that edge of centre developments and big store developments have impacted adversely on existing town centres. The draft PPS6 recommendations on edge of centre locations would, Friends of the Earth, claim pave the way for developments which would further threaten existing town centres.

PPS6

5/69
Friends of the Earth
Calling the shots: how supermarkets get their way in planning decisions,

An extensive briefing paper on the way that the planning system works to the benefit of the bigger retail players, in particular food retailers. It suggests that multiple retailers are finding ways of achieving their goals regardless of the planning system and that they are using or abusing their power to achieve these goals. Local councils do not have sufficient power to withstand the pressures put on them by the major retailers as they cannot afford the appeals process. The paper calls for a market review by the Office of fair Trading and the Competition Commission to examine PPS6.

Food retailing, PPS6

5/70
Friends of the Earth
Shopping the bullies: why the planning system for retail needs to be strengthened not weakened,

This report continues Friends of the Earth rhetoric that the major supermarkets use bullying tactics to manipulate the planning system to their own ends. It is opposed to any move towards removal of demonstration of need and indeed proposes tightening controls. It suggests that planning controls remove the bias towards big retailers including a suggestion that operator might be considered. A cap on space at the national level is also mooted. Planning gain should be reformed and local authorities should have more expertise available to them to counter unwelcome proposals.

Food retailing, PPS6

5/71
Griffith, R. and Harmgart, H.
Supermarkets and Planning Regulation,

This paper presents an econometric model which attempts to estimate the cost to consumers of restrictive planning policies on large supermarket and superstore development. It adopts a dualistic approach to shopping formats distinguishing one stop shopping and top-up shopping equating these with large and small stores. Institute of Grocery Distribution data is used as the main source of store based data. This is combined with local authority data on planning approvals and a range of demographic data. Whilst regulation is shown to have restricted entry of large store formats encouraging mid-sized formats it is suggested that these have a greater competitive impact on the smaller stores. Equally it is suggested that the economic impact for consumers has been overstated.

Food retailing

5/72
Gotts, I.
The retail planning environment: Scotland,
European Retail Digest, 21, 1999, 21-22.
For the most part the Scottish retail planning legislation has followed the pattern of the English legislation. The current NPPG8 is cited as an example. The pressure is seen to lie in retailer adaptation of formats to particular types of locations. The future profile of retail planning under the devolved assembly is questioned.

NPPG

5/73
Greater London Authority

Retail in London: Retail and the labour market,

In view of the importance of employment in consideration of qualitative aspects of planning this paper provides insight into the contribution of retail employment within an urban labour market. The role of retailing in providing jobs which require few qualifications and offer flexibility is discussed.

Employment, London

5/74
Gregson, N., Longstaff, B. and Crewe, L
Excluded spaces of regulation and car boot sales as an enterprise culture out of control,

This article places the issues of car boot sales within the context of regulation. Local authority responses to car boot sales were monitored. Different local authority attempts to regulate car boot sales are tabulated. The use of legislation not designed specifically for the car boot sale environment have been used to try to limit sales. The article attempts to attach a significance to these decisions in terms of attitudes to exclusion.

Car boot sales, Legislation

5/75
Guy, C.
Grocery store saturation in the UK: the continuing debate,
International Journal of Retail and Distribution Management, 24(6), 1996, 3-10

Superstore development is shown to have been declining since the early 1990s. The article looks at developments in the sector in an effort to disentangle the possible reasons for this. Are companies worried about saturation? Is this a response to new planning guidelines? It is argued that saturation is not a national but a regional problem in the UK. Examples from Wales, and in particular Cardiff, are used to show the extent to which development decisions reflect fears over saturation and the extent to which they reflect planning policy guidance.

Superstores, Cardiff

5/76
Guy, C.
Controlling new retail spaces; the impress of planning policies in Western Europe,

The role of government control in shaping the distribution of retail outlets in different European countries is explored. The article gives information on comparative legislation, the sizes of new stores and the extent to which controls are operating on new sites. The case studies include Bristol. The article is of significance, however in terms of the comparisons that it makes rather than in the case study itself.

Legislation, Bristol, Europe

5/77
Guy, C.
Alternative-use evaluation, open A1 planning consent and the development of retail parks,
Retail parks have replaced food stores in their significance in the current property market. One of the factors leading to the growth of the sector has been the significance of planning legislation. Open A1 consent has given the sector an impetus. The article includes data on the distribution of stores, trading densities, rents, retail park sites and details of planning consents. With increasing restrictions being placed on the use of sites as planners sought to maintain parks for their intended uses those sites, it is contended, with A1 consent became very desirable. Changes in planning policy attempted to protect town centres but may have in fact led to other outcomes as a result of the open A1 consent and the boom in retail parks which has ensued.

Legislation, Warehouse parks, Property

5/78
Guy, C.
High street retailing in off-centre retail parks: a review of the effectiveness of land use planning,

The article discusses the position of off-centre retail parks from a planning perspective. Examples are from South Wales. The first section is concerned with land use planning and retail parks. The 1980s planning situation is contrasted with that of then 1990s. The more stringent tests of town centre impact are explained as well as the sequential test that rules out off-centre sites where town centre sites are available. The article goes on to discuss planning controls in relation to types of goods sold. Variations between the experiences of Newport, Swansea and Cardiff were discovered. The next section addresses the issues of the effectiveness of planning policies and controls. It is argued that restrictive policies have not been effective. The new policies favouring town centres have the potential to be better supported. However, there remains a backlog of unimplemented permissions and the A1 consents. The A1 consent rule has resulted in a two tier property market. It is concluded that the changes in planning policy guidance may have come rather late but enhancement of town centres is a positive planning initiative.

Legislation, Warehouse parks, Newport, Swansea, Cardiff, Property

5/79
Guy, C.
Out of town high streets,

As the terminology of PPG6 as become more closely defined the opportunities for out of town retail development have become further constrained. It is argued that this will mean that those who already have out of town developments with open consent will be looking to reformat these with operators who can offer a higher return. Units are being subdivided and higher order goods sold. Such retail warehouse parks could be becoming out of town high streets as a result.

Out of town retailing, PPG6

5/80
Guy, C.
Internationalisation of large-format retailers and leisure providers in Western Europe; planning and property impacts,

This paper examines the ways that the planning environment has affected the behaviour of international retailers coming to the UK. The regulatory environment influences the extent to which particular formats can develop. This is illustrated with reference to factory outlets and the current PPG6 principles of town centre locations. These are considered inappropriate by factory outlet operators. The mode of entry is also discussed with particular reference to Wal-Mart. It is concluded that planning and property issues influence the destination, pace and form of international expansion. The restrictive environment has had important implications for property prices and this in itself affects the types of format and trading which can enter the market.
Factory outlets, Internationalisation, PPG6, Wal-Mart

5/81
Guy, C.
Picking winners,

The Rural White paper has laid out proposals for the future of market towns and the types of assistance that may be available. Guy's article makes a number of important points. It recognises the fact that not all market towns can succeed as they are competing against each other. It will be those towns which are already most pro-active and most successful which will be most likely to benefit from new funding. This is because it is these towns that will be most able to fulfil the requirements in terms of health checks etc. The problem of 'best practice' is also discussed and caution is expressed about the transferability of best practice models given the varying circumstances and character of market towns.

Market towns

5/82
Guy, C.
Regeneration game,

The participation of retailers in regeneration is questioned in terms of how it fits into PPG6 policies. It is suggested that the regeneration argument may be being used as a means of countering the sequential test. If the regeneration argument is going to be sustained significant social and employment gains need to be demonstrated.

PPG6, Sequential test, Urban regeneration

5/83
Guy, C.
Café society,

Increasingly town centres have seen an expansion of leisure oriented activities. Until now proposed changes from A1 planning consent to A2 or A3 have required planning permission. Proposed changes to class use orders would change this position. There is a proposal to split A3 distinguishing between pubs, restaurants and take away establishments. Planning permission would no longer be needed for shops to become offices or for small units (less than 100sq m) to change to A3 uses. These changes have important implications for town centres. In the case of smaller town centres this might increase the leisure role of the centre but it may be less satisfactory for town centres seeking to promote housing in the town centre.

Use class order

5/84
Guy, C.
Is retail planning policy effective: the case of very large store development in the UK,

Retailers are still outlining significant expansion plans for very large stores despite the constraints on certain types of expansion by PPG6. The article shows how these ambitious targets may be achieved through a series of different types of development. These include: 1. The expansion or extension of retail sales area on existing sites where A1 consents permit the diversification of goods sold. 2. The revamping of district centres. 3. Regeneration projects. 4. The take up of sites which had permission prior to 1999 (when greater control over types of goods sold was introduced). These expansion policies are all achieved within PPG6 but do not necessarily promote the objectives of PPG6 and in some cases contradict or manipulate PPG6. The disorganised and incremental approach to retail planning as reflected in the role of ministerial statements has devalued policy statements.
Food Retailing, PPG6

5/85
Guy, C.
‘Not a shred of evidence’,
Town and Country Planning, 72(4), 2003, 118.

A comment on the findings of the Select Committee on whether the planning system in the UK was hindering the productivity of UK businesses. The article points out that while the report concluded that there was no evidence that planning in the UK was hindering productivity, the conclusions to the report appeared inconsistent with evidence presented to the Select Committee. Evidence from IKEA, Marks and Spencer, Tesco, B&Q, Sainsbury and the British Retail Consortium had been submitted but none of the retailers were called to give oral evidence. The retailers had argued that the modifications to PPG6 through ministerial statements had led to a planning demand for flexibility of format which was contradictory to cost effectiveness, productivity and resulted in inefficient consumer trip patterns. The conclusions were not a fair representation of the submissions.

PPG6

5/86
Guy, C.
Town centres first,

An examination of the consultation draft of PPS6. New features and changes in direction such as the consideration of goods versus formats and the role of smaller towns are discussed. Pressure from the Treasury on issues of business productivity are shown to have influenced some of the changes. There still remains too much emphasis on hierarchies of centres. Issues such as Greenfield sites and ways of handling retail decline are not addressed in the draft document. It is concluded that planning authorities do not have the expertise nor the data required to make the proposals work.

PPS6

5/87
Guy, C.
Game on,

A discussion of the relationship between regeneration and retail planning. Frequently brownfield sites are out of town locations and thus not acceptable in retail planning terms. However some cases have been acceptable on account of the potential regeneration effects. Regeneration effects are material considerations. There is also discussion of the role of the retail element in large mixed use developments. The synergy of such developments is questioned. It is suggested that it would be better to relax regulations on brownfield sites as they do not generally compete with town centre sites than to tag retail developments onto mixed use developments. Regeneration of brownfield sites could be regarded as legitimate planning gain.

Urban regeneration

5/88
Guy, C.
Happy days are here again,

Guy fears that the new PPS6 will not result in the type of proactive planning which might be expected. He fears that planning by appeal will continue. The reviews of both NPPG8 and PPG6 show that most local authorities do not currently have the data sets needed to undertake the proposed planning measures.
PPS6

5/89
Guy, C.
Are you being under-served?

A review of the work of Business in the Community initiative on under-served markets. It sets the BiTC agenda in a planning context. The difference between provision and adequacy of quality is emphasised. PPS6 does not provide the best environment for tackling problems of under-served markets.

Food deserts, PPS6

5/90
Guy, C.
Retail productivity and land use planning: negotiating joined-up retail planning policy,

A study of how policy is made. The current PPS6 is studied with reference to the way that opposing government department points of view were reconciled and how this shaped the final policy statement. The role of other parties in contributing to the policy making process is discussed but it is concluded that lobbying either by the industry or pressure groups did not have a major role in policy determination.

PPS6

5/91
Guy, C.
Will the watchdog bite?

A candid look at the very different positions as reported in a range of recent reports. The reports have in common their belief that planning is in some way responsible for the dominance of the major grocery retailers. Planners can respond by saying that they cannot discriminate between different operators either by company or size and format. They can also blame the town centre first policy. However it is also true that planners could negotiate more with existing retailers including smaller retailers to search for ways to foster the existing retail sector. It suggests that it would be possible for the impact on existing small retailers to be become a reason for planning permission to be refused. Local councils could be given greater discretionary powers. It is however unlikely that the outcome of the Competition Commission inquiry will deliver that.

Competition Commission, Small shops

5/92
Guy, C.
Fine words,
Town and Country Planning, 76(8), 2007, 234-236.

The article questions some of the simplistic assumptions regarding shopping behaviours by showing that some associations may be fallacious. For example although there is an association between town centre shopping and use of public transport it cannot be inferred that providing town centre shopping will change the travel to shop behaviour or destination choice of car-borne shoppers.

Travel

5/93
Guy, C.
Making an impact,
A consideration of whether the long term impact of out of town development has been as devastating as many believed. It reaches the conclusion that although some initial negative impacts are experienced, the increase in expenditure and the arrival of new products to sell on the high street have meant that in many cases out of town retail may have hastened change in the high street but not been detrimental in the long run. The article goes on to suggest that impact assessment should view development in terms of positive as well as negative impacts and that some of the former ideas about retail impact need to be revised in the light of current evidence.

PPP6

5/94
Guy, C.
To them that hath…,

Concern has been expressed that there may be too much retail space. A discussion of the variations in the relative supply and demand and success and failure of locations. Many town centres are doing well and it is difficult to know how much attention to pay to those which are faring less well.

Town centre

5/95
Guy, C.
Is demonstration of need necessary?,
Regional Studies, 41(1), 2007, 131-137.

A resume of how the demonstration of need became an integral part of planning policy. Within this context the article then asks whether this is enough to justify its continued use as a planning tool. The opinion of the article is that it could be subsumed within impact analysis.

Need, PPP6

5/96
Guy, C.
Who needs need?

A resume of the issues concerning the demonstration of need. The idea that the demonstration of need might be abandoned has raised controversy but Cliff Guy indicates his support for abandoning the test. He views it as a by-product of impact studies and as such considers that indeed town centre vitality would be unaffected by abandoning the test. Development plan policy should ensure that a suitable level of out of town investment is achieved through the use of capacity studies based on quantitative and qualitative needs. Out of town shopping is viewed as a critical part of the retail landscape.

Need, PPP6

5/97
Guy, C.
Another boring article about the European Union,

A discussion of what the EU Services Directive might mean for retail planning in the UK. Comparisons with EU policies such as the difference between and national and regional based policies in northern and southern Europe is discussed. Articles 14 and 15 are most significant and might preclude economic tests such as the need test. There is no evidence that current UK thinking has considered how this directive might impact on retail planning. Trading impact might no longer be a major criterion. It seems that current test based policies might not be acceptable.

EU, PPP6
Guy, C. and Bennison, D.

An explanation of the opposing views of planners and developers in respect of their attitudes to making new developments fit town centre sites. A useful resume of changes to guidance between 1996 and 2005 is included. Attitudes of developers to flexibility over formats and disaggregation are reported.

PPS6

Guy, C. and Bennison, D.
Retail planning policy, superstore development and retailer competition, International Journal of Retail and Distribution Management, 30(9), 2002, 431-434.

This article describes research commissioned by the British Council for out of Town Retail (BCOTR/Accessible Retail). It examines the case in favour of superstore development. In particular it was concerned to ask whether planning policies were adversely affecting particular format development and reducing competition. Property developers, planners and retailers responded to a survey which included questions relating to their views on the difficulties created by the planning regime. The findings showed that retail planning policy had become opposed to particular types of retail development as the preferred locations were incompatible with preferred formats. It is concluded that this is inconsistent with government policy to promote competition. Superstores bring benefits to consumers and enhance retail competition and are therefore in the consumer interest.

Out of town retailing, PPG6, Superstores

Guy, C. and Duckett, M.

The article reports on the decline in retailing and the retail environment in a relatively deprived housing area, Adamstown in Cardiff. The research involved interviews with local traders and local residents. The research arose from the community development work which had been initiated in the area. Recommendations concerning the environment of the street were made. There is also discussion of different agents of change to improve the retail offer in the area. Figures are given for retail change in the area. These show that since 1987 5 convenience units have been lost and 6 comparison units with vacant units rising from 14 to 22.

Retail change, Urban regeneration

Hallsworth, A.

This article reviews the Department of Environment, Transport and Regions’ publication The impact of large foodstores on market towns and district centres. It argues that the evidence currently available shows the same trends and problems as that identified some twenty years ago but that then the evidence did not fit with contemporary politics.

Market towns, Superstores

Hampson, S.
A discussion of the prevailing polity within which retail planning decisions have been made and policy formulated showing the importance of how stakeholders are brought together. The role and responsibilities of retail planning are discussed. The experience of the John Lewis Partnership in relation to planning is taken as an example and highlights the frustrations that retailers can experience in terms of planning.

John Lewis Partnership, PPS6

5/103
Hargest, K.
SPP8 Town centres and retailing,

A brief review of the new Scottish policy guidance document SPP8. It highlights the emphasis on economic growth and the involvement of out of town retail sites in the sequential process both of which differentiate the policy from its English counterpart. Comparisons with NPPG8 note that it is simpler and more flexible with greater emphasis on qualitative deficiencies in retail provision.

Scotland, SPP8

5/104
Hargest and Wallace Planning Ltd and Donaldsons LLP
Town centre and retailing methodologies,
Hargest and Wallace Planning Ltd and Donaldsons LLP
Town centre and retailing methodologies: summary of main findings,

The full report is a substantial volume which combines reviews of methodologies and the results of survey work with practitioners. It covers retail capacity studies, town centre health checks, strategic retail planning and retail impact assessment. It includes detailed discussion of different definitions and measures assessing their contribution in terms of accuracy, transparency, availability and usefulness. It is intended to form the basis of a Planning Advice Note to accompany SPP8. Key themes which are emphasised include improving data collection and the availability of comparative data. Sensitivity tests are also noted as important being viewed as key to avoiding problems resulting from assumptions. The full report provides useful tabulations of key positions on each of the topics and as such is a reference work with relevance wider than Scotland.

Scotland, SPP8, Town centre health checks

5/105
Hayton, K.
Leading or following?,

A critique of Scottish Office policy on retail policy guidance. The article begins by questioning the continual revision of policy guidance. It compares the 1998 and 1996 guidance and contrasts the Scottish situation with that of England. It goes on to suggest that a more pro-active approach is required if the guidance is to play any real role in influencing future retail structure. A need for a sense of vision is expressed.

Scotland, NPPG8

5/106
Hayton, K.
Retail planning guidance and policy in Scotland: a review and critical analysis,
Town Planning Review, 72(1), 2001, 97-120.
The first part of the article gives a resume of planning policy guidance. The second part of the article focuses more specifically on the Strathclyde Structure Plan and the implementation of policy with reference to the Buchanan Galleries development. Although this development passed all the sequential tests it is argued that its impact will more closely resemble that of a regional shopping centre. Policy would appear to lag behind retail format development and there is inadequate attention to scale, physical integration of developments and cumulative effects.

Buchanan Galleries, Glasgow, NPPG8, Scotland

5/107
Hayward, R. and McGlynn, M.
The town centres we deserve,

This is a review article of House of Commons Fourth Report: Shopping centres and their future, URBED Vital and Viable town centres: meeting the challenge and Civic Trust Caring for our towns and cities. The key aspects of each paper are highlighted and the commentary seeks to trace the development of planning thought behind this series of papers.

Town centre

5/108
Healey&Baker
Measuring the vitality and viability – a critical analysis of the tests of PPG6,

The paper asks whether the guidelines set out by PPG6 can be used to test viability and vitality and whether they can be accurately measured. The conclusions reached suggest that they are indicative. Over reliance on pedestrian flows and yield should be guarded against. Impact assessments, vacancy rates and retailer requirements are discussed in respect of their usefulness in judging viability and vitality.

PPG6, Vitality, Viability

5/109
HM Government
Planning for a Sustainable Future: White Paper

This is the key policy document presenting government policy on the shape of land use planning in the UK. The text of the Planning White Paper encompasses a broad range of planning issues. Chapter 7 is concerned with retail planning and in particular the need test.

Need

5/110
Home, R.
The evolution of the use class order,

There are sections on each of the use class orders that apply. This includes a section covering retailing. It is concluded that changes in the purpose of the use class order concept have taken place without adequate redesign of the regulations themselves. This creates particular planning problems.

Use class order

5/111
Hough, B.
Pitching at planners; planning law and street trading,
Planners have limited possibilities in controlling street trading. The article is written from a planning perspective on street trading and market stalls. It deals with the issue of when such trading constitutes development and is thus a planning issue. It asks when or whether stalls constitute a material change in land use and considers differences between itinerant traders and fixed stalls. A variety of cases are cited. Arguments concerning material change of use and development provide a means by which planners may in some cases be able to regulate street trading.

Street trading, Legislation

5/112
House of Commons
Office of the Deputy Prime Minister: Housing, Planning and Local Government and the Regions – twelfth report,

Given the number of responses during the PPS6 consultation process an evidence session was held in July 2004 and this publication is the outcome of that session. It notes the topics which were presented to the minister for further review. These included extensions in out of town locations, quantitative need and class of goods, edge of centre sites and possible abuses and managing decline.

PPS6

5/113
House of Commons
Supermarket regulator,
Hansard, 7 December 2005, Col. 960-972.

This debate reports on responses to calls for a supermarket regulator. It arises from the work being done by the All Party Small Shops Group and concern over the power of the major food retailers. The involvement of the Office of Fair Trading is discussed.

Competition, Food retailing

5/114
House of Commons, Environment Committee
Fourth report: Shopping centres and their future: Minutes of evidence,

This volume comprises the minutes of evidence for the inquiry into the future of shopping centres in England. Memoranda included in the minutes of evidence were presented by the Department of the Environment, DTZ Debenham Thorpe, Norwich Union, W H Smith, British Retail Consortium, Consumers’ Association, Dudley Metropolitan Borough Council, Erdman Lewis, British Council of Shopping Centres, Boots the Chemist, John Lewis Partnership, Marks & Spencer, Kingfisher, London Borough of Bromley, Capital Shopping Centres, British Property Federation, English Historic Towns Forum, Civic Trust, Council for the Protection of Rural England, Tesco, J Sainsbury, Cargo Club, BAA McArthur Glen, Royal Town Planning Institute, Royal Institution of Chartered Surveyors, Association of Town Centre Management. The Department of the Environment memorandum reviews Planning Policy Guidance Notes 6 and 13 and the role of the Planning Inspectorate Agency. Other submissions do include findings from survey data, comments and opinions regarding PPG 6. Discussion of the memoranda is also reported. Along with Shopping centres and their future: appendices this volume brings together an extremely wide ranging assessment of retailers, planners, developers and organisations and presents their views on retail planning strategy.

PPG6, Town centre

5/115
House of Commons, Environment Committee
Fourth report: Shopping centres and their future: appendices,
The appendices include further submissions of memoranda for the inquiry into the future of shopping centres in England. These were made by Argyll Group, Carter Commercial Developments, Gateway Foodmarkets, Healey&Baker, Leicester City Council, London Boroughs Association, Land Use Development Control and related Planning Statistics, Plymouth City Council, Value Retail, West Midlands Planning and Transportation Sub-committee and some further submissions from groups represented in *Shopping centres and their future: Minutes of evidence*. The data presented include shopping centre yields, construction projects, shopping survey data and some local data.

PPG6, Town centre

5/116
House of Commons, Environment Committee

*Fourth report: Shopping centres: Report together with proceedings of the committee*,

A summary of the main recommendations and conclusions of the Environment Committee on *Shopping centres and their future*. These are organised under the following main headings; the new PPG6, site assembly and the use of compulsory purchase, existing permissions, planning gain, car use and public transport, town centre management, research, local authority plans.

PPG6, Town centre

5/117
House of Commons, Environment Committee

*Fourth report: Shopping centres, volume II: minutes of evidence and appendices*,

This volume provides a progress report on the implementation of the findings of the 1994 House of Commons Select Committee on Shopping centres and their future. The government response had been to revise PPG6, clarify issues relating to town centres, promote town centre management, improve data quality and commission appropriate research. The present volume includes memoranda from relevant parties. These constitute British Council of Shopping Centres, Marks and Spencer, Oxford Retail Group, W H Smith, British Retail Consortium, Association of Metropolitan Authorities, Association of District Councils, Association of County Councils, Royal Town Planning Institute, English Historic Towns Forum, Association of Town Centre Management, Civic Trust, Donaldsons Chartered Surveyors, John Lewis Partnership and Royal Institution of Chartered Surveyors. Each group makes its own presentation and these vary considerably. A listing of compulsory purchase orders for town centre development gives details of the development and the decisions. Research relating to Merry Hill and Fosse Park is reported. Other topics covered include the concept of town centre health checks, the sequential approach, visioning, travel issues, newer forms of retailing, impact studies and town centre management.

PPG6, Town centre

5/118
House of Commons, Select Committee on the Environment, Transport and the Regions

*The second report: environmental impact of supermarket competition*,

This was published in December 1999. It brings together in lengthy appendices the evidence presented for the report. There is evidence from a range of retailers operating supermarkets, local groups representing particular areas, consultants, pressure groups and local government. The report discusses some issues regarding definitions relating to PPG6. It looks at the evidence to support the continuation of PPG6 and goes as far as saying that PPG6 means that there is no need for the Competition Commission report (for comments see Dodds, M. Commons Committee treated supermarket evidence incorrectly, *Planning* 1356, 2000, 8 and Goddard, C. MPs support town centre foodstores, *Planning* 1352, 2000, 15.).

Competition Commission, PPG6, Sequential approach, Town centre
This bill details proposals for planning support for small retail businesses, the establishment of an Office for Retail Planning and various related retail planning issues. A threefold classification of retailers is suggested based size of premises which would be used to establish new business rates. The Office for Retail Planning would be responsible for ensuring that a range of types of retailing would be available. They would publish guidelines for local authorities, make recommendations to local authorities, carry out impact assessments and oversee retail development plans on an annual basis which would be drawn up by local authorities. In addition they would oversee land holdings by retail companies.

The debate on the Retail Development Bill includes both opinions for and against the Bill with concern expressed on the one hand about the plight of smaller retailers, the power of supermarkets and the lack of local accountability and place shaping and on the other the costs and bureaucracy which the proposed Office for Retail Planning would bring to an environment where an established planning system already operates.

A succinct resume of recent planning policy directions, in particular the background to the remit of the Competition Commission. It gives just brief details of concepts such as issues of competition, location and retail deserts. The issues raised on competition and planning in the McKinsey report are discussed. It is suggested that to achieve sustainable development might mean reduced economic growth.

An address delivered by Michael Howard, then Minister for Water and Planning, to the Royal Society of Arts conference on Patterns of Shopping in 2010. The main theme of the presentation is the way in which the planning system responds and copes with proposals for retail development. It is based on the 1988 PPG6.

This is a review article which tries to differentiate between in town regeneration and regeneration in under served markets. It is argued that the emphasis on town centres increasing their catchments and disadvantaging other inner city areas. Although there is provision in PPS6 to ensure a more balanced distribution of retailing policy has tended to favour the bigger town centres in regeneration projects. There is a plea for a variety of retailing to be actively encouraged in under served markets.
GVA Grimley published a report entitled *Monitoring retail developments* (Edinburgh: Scottish Office, 87p) in 1998. The aim of the study was to discover what data sources would need to be collected to implement planning guidance in Scotland. Jobling’s survey is the outcome of this report. The Retail Development Survey was first published for the year 1998 and was updated until 2004. It is a very useful summary and the information is clearly tabulated. Hopefully it will be an annual publication.

Out of town retailing, Scotland

5/126
Jones, G. and Vail, M.
Environmental impact of retail stores,

The article reviews the main principles of PPG6 and PPG13. It then takes the case study of High Wycombe and looks at the confusion which exists over the definition of ‘nature of impact’ in the policy guidance statements. The role of car-borne travel and linked trips became key issues. It can readily be argued that town centre locations do not necessarily reduce car-borne trips or increase linked trips.

PPG6, PPG13, High Wycombe, Travel

5/127
Jones, P.
The relevance of hierarchies in retail planning,

A consideration of the ways that planners have used and interpreted the concept of hierarchies of retail centres to structure future development. The use of retail hierarchies as a basis for retail planning is dismissed as irrelevant and unhelpful. Hierarchies are too simplistic from retail, consumer and planning perspectives. They do not allow for flexibility and are post hoc rather than formative. Instead the key tests of viability and vitality should be the main planning focus.

PPG6, Retail hierarchy

5/128
Jones, P., Comfort, D. and Hillier, D.
Net call for the major players,
*Town and Country Planning*, 75(6), 2006, 186-188.

A review of the pressure group activities of groups opposed to supermarket dominance on range of issues. These include a range of issues such as the Friends of the Earth planning concerns and Corporate Watch’s ‘Tesco-isation’ concern over the killing off of high streets. It is posited that these concerns represent a more fundamental tension between sustainability and consumerism.

Food retailing

5/129
Jones, P. and Hillier, D.
Changing the balance – the ins and outs of retail development,

This article brings together in a logical fashion recent government thinking on planning guidance, town centre management and the in-town out of town debate. The discussion focuses on issues relating to appropriate levels of regulation. It concludes that retailers will continue to have a very significant influence on planning.
Out of town retailing, PPG6

5/130
Jones, P., Hillier, D. and Comfort, D.
Putting which town centres first?

A discussion of the importance in PPS6 of ensuring the vitality of smaller centres with a change in focus from larger to smaller centres. A critique of the suggested strategy for achieving this is given.

Market towns, PPS6

5/131
Jones, P., Hillier, D. and Comfort, D.
Alive, alive, O! Street trading in town centres,

A review of the contributions and conflicts associated with street trading and markets. Regulation is primarily a local authority responsibility and rules vary from authority to authority. The aims of policies are generally similar with authorities anxious to ensure fair competition and protect fixed retailers but the policies operated and the means of regulation differ. Some local authorities have schemes of licensed streets and prohibited streets. Other policies focus on the environmental issues and the problems of access and street safety.

Street trading, Farmer’s markets

5/132
Jones, P., Huler, D. and Turner, D.
Back street to side street to high street: the changing geography of betting shops,

The rules governing A2 class order activities are explained. The discussion goes on to focus on the question of whether it is better to increase non-retail uses such as betting shops, in high streets or to experience high vacancy rates. The nature of the argument as regards betting shops and their move from furtive back street activities to acceptable leisure activities is outlined.

Use classes

5/133
Jones, R.
Planning positively for town centres,

This is a transcript of the address given by Robert Jones, Minister for Planning. It was given at the Town and Country Planning Association conference in July 1996. It reported on the concept of the future of the town centre as embodied in PPG6. It comments on the sequential test, accessibility, public transport, vision for town centres and partnership. It stresses the need or all stakeholders in the town centre to be involved in making town centres viable and vital.

PPG6

5/134
Kervenoael, R. de, Hallsworth, A. and Clarke, I.
Macro-level change and micro level effects: a twenty year perspective on changing grocery behaviour in Britain,

This paper explores the way that changes in retail structure have been matched with changes in consumption and shopping patterns. The interface between retail planning policy and its outcomes and
the practicalities of consumer choices articulated through shopping practices are then examined. The paper calls for a more regionally based policy which can take account of regional differentials suggesting that a one size fits all approach is not the best policy outcome.

PPS6, Food retailing

5/135
King Sturge
**The contribution of the retail sector to the economy, employment and regeneration,**

A study which seeks to emphasise the contribution retail employment makes in regeneration areas. It uses data from a survey of employees as well as published data to chart the impact of retail employment. Four case studies are included: Seacroft, Leeds; The Source, Meadowhall, Sheffield; Castle Vale, Birmingham; B&Q, Bolton.

Employment, Urban regeneration

5/136
Labour Planning and Environment Group
**Talking shop,**

A set of papers on various aspects of planning presented at a Labour party Conference on retail planning issues. The papers include: Aldridge, R., Supporting the plan-led system, Atkins, K. Markets within the retail sector, Stathers, D., Out of town retailing – the real impact on town centres,

Retail planning

5/17
Larkham, P.
**Controlling the car boot sale,**
*Area,* 27(1), 1995, 74-76.

A comment on the regulation of car boot sales. The planning position of car boot sales is discussed. There appears to be a mismatch between the tools used in the control of car boot sales and the legal issues that actually arise in connection with car boot sales. This anomalous position is explained and the morality of using a planning tool in law enforcement circumstances is questioned.

Car boot sale

5/138
Local Authorities Co-ordinating Body on Food and Trading Standards
**Car boot sales,**

All regulatory aspects of car boot sales are covered in this discussion paper, including issues of planning permission. The issues of regulation are discussed.

Car boot sales

5/139
Lock, D.
**Planning for shopping,**

The anomalous nature of much policy is highlighted in this paper. Whilst concepts such as zoning and required quantity of shopping space initially seem straightforward in practice shops are built outside zoned areas, new space is taken on a first come first served basis and controls on types of goods out of town seem to be disintegrating. Lock suggests that it would be better if competition could be
considered as a material consideration, that there should be a process for the establishment of new town centres rather than an obsession with the existing configuration and that covenant sales are inhibiting competition.

PPS6

5/140
Lockhart-Mummery, C.
Is a garden centre a shop?,

Change of land use is always a difficult planning issue. This article addresses the question of defining the use type of a garden centre and hence the possibilities for change of use to or from a garden centre. An example from Cheshire is central to the discussion.

Garden centres, Use classes

5/141
London and South East Regional Planning Conference
Planning a future for town centre shopping: a survey of experience in the south east,

A survey of local authorities in the South East was carried out to find out how planning policies and town centre management initiatives could be used to forward the PPG6 proposals for town centre improvement. Results of the health checks, problems of 7 key centres and town centre initiatives by type are the main sections of the report. The results of the survey showed that although extensive survey work had been carried out on shopping and town centres most studies had had no specific goals or vision behind them.

PPG6, Health checks

5/142
Lowe, M.
The Merry Hill regional shopping centre controversy: PPG 6 and new urban geographies,

An article in a special issue of Built Environment entitled ‘Trading places: the future of the town centre’. The author questions the basis of the decision by the Secretary of State to turn down the application for the extension of the Merry Hill shopping centre. The author examines secondary documentation, press coverage and the outcome of interviews with key players. The crux of the case seemed to rest on whether Merry Hill had assumed town centre functions that infringed the PPG6 recommendations for the balance between town centre and out of town shopping. The key arguments regarding the town centre debate are considered. It is contended that Merry Hill has already created a new retail and perhaps urban geography and that this is a good not a bad thing. PPG6 may prove unnecessarily restrictive on the emergence of new, appropriate and meaningful geographies.

PPG6, Merry Hill

5/143
Lowe, M.
Britain's regional shopping centres: new urban forms,

Following on from earlier work this article pursues arguments that Merry Hill Regional Shopping Centre should be regarded as a town centre. The article traces the development of regional shopping centres. It then asks if Merry Hill is not in fact the new town centre or even the actual town centre. It is contended that current planning policies cannot accommodate the issues arising in relation to the on-going development of the regional shopping centre on an out of town site. It argues for a more innovative approach to address new urban forms and edge of city developments.
Merry Hill, Regional shopping centres, Retail structure

5/144
Lucas, R.
Retail planning – past, present and future,

An attempt to balance the dynamic of retailing, the demands of the property markets and the role of government legislation. It traces new formats in retailing and sets these alongside the rise of retailing on the political agenda. It then positions retail planning within the nexus of forces at work, urging a more proactive strategy not in a restrictive role but in a positive way.

Legislation

5/145
Maat, K. and Louw, E.
Mind the gap: pitfalls of traffic reduction measures,

The gap between policy intentions and behavioural outcomes needs to be closely examined. This article studies Bristol and the conclusions are of relevance to the out of town shopping debate.
The article explores the extent to which the food retail sector is regulated or has become a regulator. From the planning perspective the assignation of regulatory powers to retailers has altered their role and presence relative to other regulatory bodies. They have obtained a more powerful status than formerly and are thus becoming powerful in regulating consumption itself. The article is neither oriented to spatial considerations nor property issues but the argument is of relevance as it situates the sector within the nexus of the power relations existing in the regulation of the sector and at the same time in the formation of consumption expectations.

Regulation

5/149
Marsden, T. and Wrigley, N.
Retailing, the food system and the regulatory state,

This chapter argues that the move over the past 25 years to a retailer-dominated, private-interest regulated food system has changed retailer-producer relationships, retailer-manufacturer relationships and the relationships between the state and both producers and retailers. Having analysed these changes in turn the chapter goes on to discuss the implications for the various regulatory bodies which arise from these changes. Planning implications are included in this analysis. For example the pressures to block planning consent for foreign companies or new forms of retailing are discussed in this context. Public and private regulatory systems are both considered with the section on public regulatory systems focusing on planning issues. It is suggested that state regulatory systems need to recognise these changes in the retail environment and adapt to meet the new challenges they create.

Regulation

5/150
Marshall, S.

The article begins from stating that to restrain mobility whilst maintaining accessibility is a paradox. It proceeds to examine a number of inconsistencies in current thinking on the nature of urban development with specific reference to central development, accessibility and mobility. These issues are all pertinent to attempts to direct development within the guidelines of PPG6. The author contends that as inner city mobility is constrained the main effect will be to increase out of centre activity and possibly increase travel distances.

PPG6, Travel

5/151
Mayor of London
Making better use of supermarket sites.

This is a best practice guide published as part of the London Plan. There are sections on mixed use developments, intensification of retail use, car parking, town centre management, viability and locational issues. There is also a section on new developments and mixed uses. Mixed use of supermarket sites is recognised as an integral part of future development and redevelopment in London.

5/152
Mitchell, A. and Kirkup, M.
Retail development and urban regeneration: a case study of Castle Vale,
Castle Vale is a deprived and neglected estate in Birmingham. A regeneration programme has been in place in the area since 1993. The retail development which included a major Sainsbury’s store is evaluated. The contribution to employment and the associated skills training were important. The cooperation between the regeneration agency and other stakeholders is critical in delivering appropriate policies and ensuring that the potential benefits of a major retail development to regeneration can be achieved.

Birmingham, Castle Vale, Urban Regeneration

5/153
Mitchell, S.
Checking out the supermarkets. Competition in retailing,

This paper concerns the regulatory environment of retailing. Key sections on planning issues are Inexorable expansion? - planning and the environment and Damaging communities - high streets and villages. PPG6 is discussed in detail. The problems of a one stop lifestyle are investigated and the report questions the penetration of the retail sector into so much of life. The planning aspects are noted and recommendations are made to improve the retail planning environment.

Regulation, Food retailing, Town centre, PPG6

5/154
Mittler, B.
Reducing travel: a case study of Edinburgh,

It is argued that the traffic reducing measures in Edinburgh cannot achieve the goals of sustainability as some of them have the effect of promoting further travel. The effect of travel reduction in Princes Street is discussed. A section also considers the traffic implications of the IKEA store.

Edinburgh, IKEA, Travel

5/155
Mole, D.
Planning gain after the Tesco case,

Although taking a particular case involving an appeal by Tesco regarding permission for a superstore in Witney, this article goes beyond case law to discuss a more general issue. It is concerned with the role of ‘planning obligations’ and ‘planning conditions’ and their relation to the success or failure of applications. The article attempts to bring together the various arguments and present a picture of the current situation.

Planning gain, Tesco, Witney

5/156
Morrison, N. and Pearce, B.
Developing indicators for evaluating the effectiveness of the UK planning system,
Town Planning Review 71(2), 2000, 191-211.

This paper focuses on the conceptual problems that exist in trying to devise a methodology to assess the effectiveness of land use planning in meeting its goals. One of the examples taken in then article is town centre viability and vitality. It discusses the problems of assessing policies to improve vitality and viability and how to assess whether the results have occurred due to planning initiatives or other exogenous factors. The role of longitudinal data in distinguishing different factors is emphasised. Equally a distinction is made between output and outcome factors.

PPG6, Viability, Vitality
National Retail Planning Forum and Local Government Association

Retail planning: a review,

This conference was held in Manchester in May 2008. The presentations by Andrew Smith, Cliff Guy, Mario Wolf and Miles Davis are available. The presentation by Guy looks at the tools available to planners, what they need, who is going to provide them and what future policy changes might demand. The paper by Wolf gives a Communities and Local Government view of what is needed to improve the effectiveness of PPS6 discussing how the need test will be dropped and a wider range of considerations become part of a future impact test.

PPS6

5/158
Norris, S.
The return of impact assessments: assessing the impact of regional shopping centre proposals in the UK,

A study of the impact of regional shopping centres on the retail hierarchy and existing town centres. The paper attempts to evaluate the planning context. Most regional shopping centres that have been the subject of planning inquiries involved some type of impact assessment. Some 50 cases were investigated by the author. A listing of the sites involved, the people responsible for the evaluations and the methods and measures used in forecasting and impact assessment are tabulated. It is argued that in some cases impact studies were a hindrance rather than a help and that more sophisticated approaches to impact analyses are required if these are to be of use in reaching planning decisions.

Impact assessment, Regional shopping centres

5/159
Office of the Deputy Prime Minister
Memoranda

Memoranda from interested parties were submitted to House of Commons Select Committee on planning and competitiveness and productivity. Of specific relevance were the memoranda from The British Retail Consortium (PCP31), Tesco (PCP27), Sainsbury’s Supermarkets Ltd (PCP16), Accessible Retail, Marks & Spencer Plc (PCP03), B&Q (PCP08), Ikea Property Investments Limited (PCP15).

These addressed problems both with the implementation of the planning system and the planning policies themselves. Implementation issues raised were lack of speed, underinvestment, lack of consistency and transparency and poor development plan performance. Planning should be seen as a facilitator instead of an obstacle to development. A greater awareness of the need to encourage retail competition and innovation through format development was required. A better understanding of the assumptions about shopping behaviour which underlie existing planning policy was also needed.

A key aspect of planning policy to be noted was the concept of ‘need’. Unsatisfactory definitions of ‘need’ and who should define ‘need’ exist. Problems with the way that the sequential approach is implemented were noted. Lack of clarity about need and the use of ministerial statements were both seen as unsatisfactory. Some argued that current directions in policy are inhibiting consumer choice and competition. Some went further saying that planning policy in the UK has become opposed to certain types of developments.

B&Q, Ikea, Marks and Spencer, PPG6, Sainsbury’s, Sequential test, Tesco

5/160
Office of the Deputy Prime Minister: Housing, Planning, Local Government and the Regions
Planning and competitiveness and productivity, 4th report.

The select committee report concluded that planning was not impeding productivity in the UK. Only passing reference to the evidence received from the retail industry is made with note that improved speed in handling applications was required. Other issues raised (see other entries in the bibliography) were not addressed. Other factors and not the planning system were seen to be more influential on productivity in UK industries.

PPG6

5/161
Office of the Deputy Prime Minister
Planning, competitiveness and productivity.

This report gives the government response to the main findings of the select committee report on planning, competitiveness and productivity. It confirms the view that businesses should develop their strategies in the light of planning policy.

Planning policy

5/162
Office of the Deputy Prime Minister
Planning control of mezzanine and other internal floorspace additions,
London: ODPM, 2005, 21p. See also: Gummer, J., Don’t mezzanine with us over retail planning, Estates Gazette, 0407, 14/22/04, p.57.

This paper lays out proposals to changes in the legislation to control the development of mezzanine floors in retail outlets as part of the new Planning and Compulsory Purchase Act. These would be secondary legislation. The reasoning behind the proposals are that many retail permissions granted in out of town retail locations did not have any restrictions on the extension of floorspace through the development of mezzanines. This expansion could threaten PPG6/PPS6 aims of town centre first development particularly as retailers are looking at diversifying the retail uses of retail warehouse parks away from traditional bulky goods to come into greater competition with town centres. The paper lays out options and costs and invites feedback during the consultation phase.

Mezzanines, PPG6, Retail warehouse parks

5/163
Office of the Deputy Prime Minister
Planning policy statement 6. Planning for town centres,
London: ODPM, 2005, 36p. 0117539392

The final version of PPS6 was published on 21st March 2005. It is very similar to the draft version. Some minor amendments have been made with a more careful use of terminology, greater specificity of a few sections and amplification of some sections such as that relating to extensions.

PPS6

5/164
Office of the Deputy Prime Minister
Change of use of buildings and land,

The amended Use class orders which came into force in April 2005.

Class use order

5/165
Office of Fair Trading


An analysis of the convenience market sector for reference to the Competition Commission. There are specific planning issues raised in the report concerning need and also the ease with which new entrants can establish themselves in the market.

**Competition, Convenience retailing, Food retailing**

5/166
Office of Fair Trading

**The grocery market: the OFT’s reasons for making a reference to the Competition Commission,** London: Office of Fair Trading, 2006, 95p. (see also Planning, 12/05/06, p.2)

A review of the sector and an outline of the main concerns of the Office for Fair Trading. The aspects relating specifically to retail planning are on pages 56-67.

**Competition, Food retailing, PPS6**

5/167
Office of Fair Trading

**Supermarkets: the code of practice and other competition issues,** and **Supermarkets: the code of practice and other competition issues: conclusions,** London: Office of Fair Trading, 2005 (OFT 783 and OFT807)

The report is an audit of the degree of compliance of supermarkets with the code of practice for supermarkets (Office of Fair Trading, **The Supermarkets’ code of practice,** London: OFT, 2004, 55p). Section 4 of the conclusions deals specifically with issues of competition, price, quality and choice. The concept of organic growth is distinguished from that of mergers and takeovers. It is concluded that the move of major multiples into the convenience sector has not been detrimental to consumers.

**Competition, Food retailing**

5/168
Oxford Retail Group


The aim of the paper is to identify from the different approaches to retailing which are the key aspects that should be incorporated into the retail strategy of structure plans. The aspects of retailing discussed bring together structural, locational and financial contexts.

**Structure plans**

5/169
Oxford Retailing Group


This booklet is designed to help local authorities to achieve best practice in their implementation of PPG6. It also aims to offer a vision for the future of town centres with some directions for achieving this. Retail change, major controversies, the pros and cons of in and out of town retailing, the nature of trade impacts, employment and town centre decline are topics included. The responsibility of a plan-led system is underlined. Practice issues are dealt with in respect of different types of towns and cities (large and small, undermined, under threat and in balance).
Pal, J., Bennison, D., Clarke, I. and Byrom, J.

The main focus of this article is the changing way in which retailers have been able to influence or be involved in the formulation of planning policy. It is contextualised within a structuration framework with emphasis on the retailer-planner interface and the way this has changed in terms of power relationships. The paper includes details relating to planning policy as well as changing retailer structure. A case study is then used to show how retailers became involved in the policy debate. The major grocery retailers are studied for this purpose. Collective actions are also considered. The way that the policy community is currently operating has facilitated much greater participation by the retailers in influencing policy outcomes. This has happened because of the perception that retailers have considerable expertise as demonstrated by their economic success. This legitimises their position in negotiations over policy.

Food retailing, PPG6

Pal, J. and Saunders, E.

A survey was carried out of 45 local authorities in England and Wales. The aim was to discover current practice in measuring the effectiveness of town centre management schemes. Of the 45 only 9 had such schemes. The type of data collected was recorded. The measures used and types of data collected seemed to depend on the nature and purpose of the scheme itself. There was no consensus on what to measure or on how to assess the effectiveness of the scheme. The author proposes an input-output style evaluation which would relate performance and customer base to environment, user, broker and fixer. See also: Pal, J. and Saunders, E. Measure of support for town centre managers, *Planning*, 1130, 1995, 6-7.

Town centre management, Data

Peart, J.

The incidence of planning agreements has increased. Government attitudes, developers’ points of view and local authority responses are outlined. Retail examples which are studied in some detail include the Metro Centre and Sainsbury’s store in Camden.

Planning gain, Superstores, Regional shopping centres, Camden, Metro Centre

Plowden, S. and Hillman, M.
Viewpoint: shopping centres – whither or whether?

A reaction to the findings of the Select Committee on *Shopping centres and their future*. These are described as a recipe for disaster. The whole issue of whether there can be any justification for superstores is raised. This example is used to draw a distinction between where issues and whether issues. It is argued that the Select Committee was overly concerned with the right locations for types of development rather than the advisability or non-advisability of these types of development.
Superstores

5/174
Pope, M.
Recognising the need for positive action,

A response by Boots plc. to the Urban White Paper. It is critical of the lack of attention to retailing and the fact that it is not recognised as a driver of regeneration. New regional planning guidance similarly ignores the role of retailing.

Town centre

5/175
Potter, S.
The parts that PPG6 cannot reach,
Town and Country Planning, 64, 1995, 228-229.

The publication of the PPG6 draft document stimulated a range of responses in the literature to the main proposals. Potter evaluates the draft proposals and concludes that the government does not have enough control to make the proposals work. The case for a plan-led approach is acknowledged but it is argued that there is a need for a strong consultative planning framework. Given the role of the private sector in for example transport. The example of car parking is also used to illustrate the argument.

PPG6

5/176
PPG6: town centres and retail developments,

A comment prompted by a parliamentary discussion relating to superstore applications in Thames Ditton and Long Ditton. The comment highlights the problems in defining edge-of-centre. In addition the arguments relating to competition are raised. The concentration implied in the vitality and viability arguments is that stores should compete in the same market rather than having their own catchments.

PPG6, Vitality, Viability, Superstores

5/177
Preston, Lord and Ennew, C.
Neighbourhood shopping in the millennium,

This report focuses on the food retailing sector. There are chapters on the economics of independent retailers in the UK, public policies affecting independent retailers in the UK, independent food retailers in the European Union and the future as seen by consumers and shopkeepers. The section on the European Union includes sub-sections on France, Spain, Germany, Italy, The Netherlands, Ireland and Sweden. In each case aspects of the regulatory environment are included. Of particular significance is the chapter: Smith, A. and Sparks, L. Public policies affecting independent retailers in the UK.

Food retailing, Europe, Regulation

5/178
Punter, J. and Bell, A.
Design appeals in England in the 1990s. An aggregate analysis.

Retail appeals are included in this more general study. It includes findings relating to the context of retail design appeals and issues relating to retailing.

Urban design
Quin, S. 
**Defining town centres**, 

This position paper tackles the issue of what is defined as a town centre. The concept of a de facto town centre is presented based on what roles a given centre is playing. De facto town centres it is argued should become de jure town centres. Whilst supporting the emphasis on existing centre viability and vitality it is argued that there must be provision for the creation of new town centres.

PPS6, Town centre

Quin, S. 
**Position paper- need test**, 

This paper provides the Association of Town Centre Management response to the Barker Review proposal to remove the need test from PPS6. Such a decision would accelerate the decline of town centres, stop the pipeline of investments in town centres and undermine current retail planning policy.

Need, PPS6

Raggett, B. 
**Implications of the new PPG6**, 

Drawing on his experience in CB Hillier Parker Raggett explores the reasoning behind concerns for town centre vitality and viability. The role of the local authority planners is discussed and the pros and cons of out of town retailing are noted as a mixed blessing.

PPG6

Raven, H., Lang, T. and Dumonteil, C. 
**Off our trolleys? Food retailing and the hypermarket economy.** 

The volume debates the future of the food economy. There is a chapter on retail planning. It contrasts retail operator views of sites and impacts with planning recommendations. It argues that the major retailers have exerted undue muscle to get sites which were not designated for retail development. Out of town retailing is seen as a market place phenomenon and not a planning selection. Issues of planning gain are discussed. The planning procedures and the organisation of parties involved is also addressed. A number of recommendations on clarification of policy guidance and a more prominent defining role for structure plans are advised.

Regulation

Reardon, L. 
**The legal aspects of car boot sales and markets**, 

Starting from the position that car boot sales are undesirable but difficult to control with planning legislation the author examines the possible types of legislation which may be invoked by planners and local authorities to deal with unwanted car boot sales. Planning controls, health and safety legislation rating law and environmental controls are discussed. The anomaly that these sales do not require planning permission is discussed.
Legislation, Car boot sales

5/184
The regeneration game,
The Grocer, May 19, 2001, 36-44.

Benevolence or spin - what is the real story behind the grocery retailer interest in regeneration? There is an admission by the food retailers that the restrictive planning environment has undoubtedly influenced the companies to look at this type of development. The article takes quotes from representatives of the major food retailers and from property consultants. It is suggested that people in the areas receiving regeneration do want the new types of shopping environment and indeed see this as an indicator that their area is improving.

Food retailing, Urban regeneration

5/185
Rex, D. and Blair, A.
Unjust des(s)erts: food retailing and neighbourhood health in Sandwell,

The research in Sandwell investigated the degree to which local shops provided foods which would offer a healthy diet. The authors are health professionals. The study also investigated retailer attitudes to produce selection. Mapping of shops showed that most residents could not walk (500m) to a shop selling a minimum of eight fruit or vegetables. On this basis a concept ‘healthy food desertification’ is suggested. Retailer interviews suggested that whilst there was consumer demand for these products the problems associated with this type of produce discouraged them from stocking them. Additionally poor hygiene and shop environments discouraged purchases of fruit and vegetables in these shops.

Neighbourhood Retailing, Food deserts

5/186
Reynolds, J. and Howard, E.
The UK regional shopping centre; the challenge for public policy,

A discussion of how planning policy has developed and the way in which PPG6 came about. The policies with regard to regional shopping centres appear to reflect planning desires rather than customer desires. The characteristics of regional centre shoppers are cited in support of the argument for a better dialogue between consumers and planners.

PPG6, Regional shopping centres

5/187
Royal Town Planning Institute

Presentations from this event are available. Participants included government, property and industry representatives. The presentations highlight perceived changes and their consequences.

PPS6

5/188
Royal Town Planning Institute in Ireland
Planning and retailing: Guiding principles,

The paper reviews the current planning context of retail planning in Northern Ireland and the Republic of Ireland. Key principles are then put forward for retail development. Policy proposals include a new
emphasis on town centres. In general the proposals follow the main tenets of PPG6 with for example a similar emphasis on transport issues.

Northern Ireland, Republic of Ireland

5/189
Sadun, R.
Does planning regulation protect independent retailers,

This brief article takes presents key findings from Sadun’s work on the impact of changes in planning legislation on the strategy adopted by big chains and the subsequent employment impacts in the independent sector. The article argues that more big retail outlets may benefit independent retailers whilst multiple retailer involvement in smaller units has a negative effect.

Employment, Food retailing

5/190
Sadun, R.
Does planning regulation protect independent retailers?

This paper uses employment data to explore the connection between planning regulation of food retailing and employment growth in independent retailers. It is argued that between 1998 and 2004 15% of the loss of jobs in independent retailers was due to the restrictive planning environment. This was explained by the fact that increasingly medium sized retailers belonging to national chains were competing with independent retailers to a greater extent than they would have been in large format stores. Data used was based on SIC 512 ‘non-specialised retailers’ and so it should be noted that the study does not take account of specialised food retailers.

Employment, Food retailing

5/191
Sainsbury
Local attitudes to central advice: a survey of the response of planning authorities to government policy guidance,

The results reported in this volume were collected from a survey of chief planning officers. The survey was interested in the extent to which government white papers, circulars, policy guidance statements and Royal Town Planning Institute reports were circulated amongst planning committee members and councillors. The results are fully tabulated and graphs presented of the findings. Other questions in the survey related to responses to planning applications, including the commissioning of impact studies and the issue of planning gain. It was found that government notes were given scant regard by planning committee members and councillors had only limited awareness of these directives. Full documentation was not widely circulated. Only some brief commentaries were received by committee members on current directives.

5/192
Schiller, R.
Vitality and viability: challenge to the town centre,

A review of planning debates and an assessment of how PPG6 will affect town centres. Different types of town centres and their prospects are considered. European town centre models are attractive but problematic in he UK. Three waves of decentralisation have occurred and leisure shopping is increasing. This leaves multiples with a dilemma in decision making. They have to evaluate whether the tide will turn following PPG6 or whether it is running too fast and out of town development will remain attractive.
PPG6

5/193
Scottish Executive Development Department
Improving town centres,
Edinburgh: Scottish Executive Development Department, 1999, 50p. (PAN 59) 0-7408261-1

This planning document reviews town centre health checks and town centre management schemes in Scotland. It has a list of schemes and their supporters. It makes policy statements relating to future developments. In particular it includes directions on the use of the sequential approach and the possibility of edge of centre development that complement town centre developments.

Health checks, NPPG8, Sequential approach, Town centre management

5/194
Scottish Executive
Research study on the effectiveness of NPPG8: Town centres and retailing,

This document presents the research commissioned by the Scottish Executive from CBRE, University of Stirling and Colin Buchanan and Partners. The research included an assessment of existing findings on retailing in Scotland, survey work and focus groups and represents a broad based consultation with experts and practitioners. Topics included in the document are: retail change, defining centres - their use mix and status, sequential approach – flexibility and definition, support for new development, retail deprivation and retail assessment methodology. The report urges better data collection and more evidence based research. Flexibility is required with greater attention to locally meaningful interpretations of concepts such as edge of centre. Equally a consumer based understanding of the relationship between parking and shopping is required.

NPPG8, Scotland

5/195
Scottish Executive
Retail development survey 1998-2002,
Edinburgh: Scottish Executive, 2004, 31p. 0 7559 4281 7

This report brings together the findings from the annual reports for 1998-2002 to give five year trend data. The report indicates that the current system is producing retail proposals which follow national guidance policy. The trend for proposals both in terms of floorspace and numbers of proposals is relatively constant representing continued investment to offer choice and competition. Higher floorspace levels are in the non food sector for comparison goods and mixed developments rather than in convenience. Town centre locations have been the locus of most construction. The sequential approach is being applied. Mixed developments pose new challenges. Chapters detail number of developments, floorspace, type of development, construction type, location and sequential development.

NPPG8, Scotland

5/196
Scottish Executive, Development Department
Scottish planning policy SPP8: Town centres; consultation draft,

The draft document for Scottish planning guidance on town centres. Key principles are outlined under the headings: identifying a network of centres, focusing development in town centres, improving town centres, providing a safe and attractive environment, enhancing accessibility and monitoring and review.

SPP8, Scotland
Scottish Executive

**Scottish planning policy SPP8: Town centres and retailing**

This is the final policy statement. It outlines the key principles and the way they will be applied. The town centre focus remains. The importance of the plan-led approach is emphasised in the recognition of a network of centres, flexibility, the involvement of stakeholders and negotiation between developers and planners on issues such as design.

Scotland, SPP8

Scottish Executive

**Retail development survey 2003 and Retail development survey 2004**

Two volumes of the Retail Development Survey were published in 2006. The volumes include data on number of retail developments, floorspace, type of development, construction type, location of development, sequential approach and pipeline developments. The data show trends in retail development. Superstores were the largest category of applications whilst most development was in edge of centre or town centre sites. Comparison development was most frequently in edge of centre and out of centre sites with mixed development in town centres. Brownfield development was much more significant than Greenfield development.

Scotland

Scottish Office

**National planning policy guideline 8 (Revised.) Town centres and retailing.**

This NPPG replaces the 1996 NPPG8 on retailing. It further stresses the role of town centres and aims to ensure better policy implementation. It underlines the role of the sequential approach, making interpretation clearer. It gives more definition of the concepts of competition and choice. The minimisation of transport impacts is included. Quality is a key theme. The action required is laid out regarding monitoring, notification and assessment of retail developments. Particular types of retail developments such as factory outlets have their own specific guidelines.

NPPG8, Scotland

Scottish Office and Drivers Jonas

**Retail impact assessment methodologies,**

The study begins with an evaluation of the role of impact assessment studies and their use in the planning process. The methodologies used are reviewed and the effectiveness of these methodologies is then considered. National guidelines on the requirements of impact assessment methodology are minimal. The study proceeds to devise an optimal methodology commenting that the variety of methodologies in use almost defeats the purpose of the impact assessment as different variables are used and different methodologies involved. The key concepts of viability and vitality are selected as the criteria for assessment with the focus being on having impact assessments only where these aspects of other centres are threatened. Particular measures of turnover, spending and diverted trade are proposed.

Impact assessment
Simons, P.
Retail development: assessing economic impacts quickly,

The article was written with local authority planners in mind. It offers a procedure for quickly assessing the impacts of retail proposals. Expenditure is allocated in an origins and destination framework. The model is reworked to include the proposed development. Comparison of the models permits an estimate of the impact to be readily obtained.

Impact assessments

5/202
Smith, A.
Constructions of sustainability and spatial planning: the case of Dalton Flats, County Durham, Planning Inquiry,

‘Sustainability’ has become a key term in the planning process with new developments required to meet sustainability criteria. The case of Dalton Flats which included a factory outlet retail element is one such example. The study however shows that rather than the principles of sustainability it was the ability to express the discourse of sustainability which mattered at the inquiry. The discussion highlights the way that sustainability can be interpreted with respect to mixed use developments and also with reference to regeneration.

Dalton Flats, Easington, Urban regeneration

5/203
Social Exclusion Unit
*A new commitment to neighbourhood renewal: national strategy action plan*,

The national strategy action plan prioritises goals for neighbourhood renewal. This publication sets out the framework for the articulation of the main ideas put forward by the Action Team reports.

Neighbourhood retailing

5/204
Social Exclusion Unit
*National strategy for neighbourhood renewal: policy action team audit*,

This document takes the work of the Social Exclusion Unit's findings a step further towards action. Recommendation 2ii states that proactive planning should mean that local shopping access is a core issue for local regeneration funding, that planners should work at a neighbourhood level to identify viable retail sites, communities should be helped to achieve their service goals, a range of services should be grouped together in local centres and that developments greater than 1000sq metres should be discouraged outside existing centres. This is in line with PPG6.

Neighbourhood retailing, Social exclusion

5/205
Southampton West Quay development and West Quay local recruitment,

The success of the job matching scheme operated by Hammerson Properties UK is outlined. Some 3,500 jobs were created by the development. 2,500 jobs were new retail jobs and more than half of these were filled through the job matching scheme. 900 local unemployed people found jobs at West Quay. The role of the developers is underlined. A check list of key points in how this was achieved is included.

Employment, Shopping centres, Southampton, Urban regeneration, West Quay
Spriddell, P.
Retail planning policies in the UK, 
*European Retail Digest*, 3, 1994, 12-15.

The author, director of Capital Shopping Centres Plc., expounds what is referred to as some ‘planning heresies’. It is declared that in spite of rather than because of planning policy UK retailing has been very successful. Contrary to conventional thinking it is the customer rather than the developer who is the driver behind retail developments. It is also contended that retailers like both in town and out of town sites so long as the location is a good one. The most positive initiative today is seen to be the upsurge in town centre management.

Town centre

Talon, A., Bromley, R. and Thomas, C.
Swansea, 

This city profile of Swansea draws extensively on the authors’ research on retail development in Swansea. It shows how the city has moved from an industrial to a service based economy. It highlights the ways in which the new retail developments have been driven by planning as in the case of the Enterprise Zone, consumer pressures as in the case of the 24 hour city developments or as a result of developer initiatives.

Urban development, Swansea

Tesco regeneration partnerships – Alloa store, 

The targets set by the Tesco Regeneration Partnership are set out in the context of regeneration. In particular this profile emphasises the employment strategies adopted to ensure that those from the deprived area benefited from the job opportunities. Employment achievements are detailed. The project did achieve over 100 jobs for local employees. It also reduced travel to work and shop in the area and acted as pump priming for the local economy. The store reached its expected trading level in the first six months after opening.

Tesco, Urban Regeneration

Thomas, L.
Turning the corner in town centre regeneration? 

This article discusses the time lag between a policy being implemented and the change in public opinion arguing that in fact although town centres have been the focus for new development for some time in the minds of planners this is only now being more widely perceived and accepted. It also asks what this means for out of town centres and where their future development prospects lie. By contrast town centres are becoming aware of the ways in which they need to develop to attract consumers and become on a par with regional shopping centres citing some of the particular problems they encounter. The design aspect of the regional shopping mall, whereby routes are clearly defined, is noted as a key element for future consideration. It concludes by saying that planning has never been so idealistic in its goals.

Town centre

Tomalin, C.
Revised planning policy guidance for town centres and retail developments: how long will it last?,

This comment was prompted by the publication of the draft version of PPG6. In the response to the
document a number of problems with the key issues are outlined. The sequential approach is dependent
on good and consistent practice or else it will quickly fall into disrepute. The non-statutory nature of
policies is seen as problematic. Viability and vitality are market oriented goals. A more holistic
approach is desirable.

PPG6, Town centre, Vitality, Viability

5/211
Tomalin, C.
Town centre health checks: some developments from practice,

The notion of examining the ‘health’ of town centres is examined. The planning guidance on the
concept of these checks is detailed. They are potentially helpful in assessing how successful planning
legislation has been. The present experience of such checks is then investigated with examples from
Gravesend, Kent and London. It is argued that in theory it is indeed good to monitor develops in this
type of way. Better standardisation of retail data would be needed. It is concluded that the current
conception of what is required will be superseded with other GIS and SWOT methods replacing the
current rather ad hoc system.

PPG6, Town centre, Health check, Gravesend, GIS

5/212
Tomalin, C.
Retail planning environment: England and Wales,
*European Retail Digest*, 21, 1999, 19-21.

An insightful if brief analysis of retail planning trends. It is contended that retail planning in the UK
has been regressive. Responses to new formats have only come after a long time and are amendments
rather than policy based. Examples of problems in definition and in reconciling particular formats and
acceptable locations are discussed with reference to PPG6. New planning initiatives are required which
are more than land use policy statements.

PPG6, Sequential approach

5/213
Town and Country Planning Association
TCPA response to consultation on Draft Planning Policy Statement 6: Planning for Town
Centres,

Points raised by the Town and Country Planning Association are:
1. Retail and other services do not necessarily have spatial coincidence. Such convergence
should be encouraged. PPS6 should make this point more unequivocally.
2. The acknowledgement by PPS6 of the polycentric nature of urban places is quintessential as it
reduces the need to identify hierarchies of centres. The new PPS6 should note specifically that
centres can rise or fall in relative importance and policies designed to inhibit or promote this
should be carefully justified in statutory terms in regional plans.
3. Rural areas have no specific policies
4. The definition of competitiveness needs more attention particularly with reference to
development impacts on small shops.
5. Edge of town and out of town centres need more positive strategies.

PPS6

5/214
This is a response by the Town and Country Planning Association to the consultation draft of PPS6. It includes critical comments, some negative and some positive, in respect of the proposals on small shop policy, competition, focus on smaller centres, definitions of choice, managing decline, the future for out of town retailing. It notes a number of internal inconsistencies as well.

**PPS6**

5/215
Town and Country Planning Association

*Planning for accessible and sustainable retail,*

A useful document accessible to planners summarising key retail trends and planning responses. It suggests that a more strategic approach can now be adopted to retail planning. This should focus on town centres but within the context of achieving mixed use walkable communities of 20-30,000 people. Best practice should ensure that distinctiveness is protected, retailing and other activities overlap through more mixed use developments and affordable access to retail spaces ensures that they are more accessible than other retail locations.

5/216
Town centre planning policies: clarification of the Carborn Clarification on PPG6,

The debate over what constitutes an existing centre has been particularly problematic for neighbourhood and local centres. The article makes reference to a case in Wandsworth which centred on whether or not the term existing centre included neighbourhood centres.

**PPG6**

5/217
Twedwr-Jones, M.
Plans, policies and inter-governmental relation as assessing the role of national planning guidance in England and Wales,
*Urban Studies,* 34, 1997, 141-162.

Planning was originally intended to provide strategic direction. It now sets parameters of detailed control of local policy issues. The role of planning policy guidance notes in general is investigated. A survey of planners was carried out. Planners were asked about how they felt about the nature of government involvement and the areas in which they would like more national guidance. Retailing is identified as one area where planners seemed keen for further guidance.

**PPG6**

5/218
URBED

*Vital and viable town centres: meeting the challenge,*

A key document in the development of thinking concerning town centre planning strategy. The main sections are challenges, responses, good practice, and conclusions. Appendices give details on measuring retail performance, health check surveys and some examples. In each section a series of themes are briefly sketched. For example the section on responses has sub-sections on vitality and viability, town centre strategy and different types of town centre. Boxed case examples accompany the text.

**Town centre**
Planners became alarmed by the size of the extensions that some retailers were proposing through the addition of mezzanine floors. The article explains the planning situation in respect of mezzanines. Planners were concerned that such large floorspace additions ran counter to PPG6 and could threaten town centres. Lobbying and concern by local authorities resulted in calls for legislative change. It might have been anticipated that this would have precipitated an increase in mezzanine floor additions ahead of legislative change. Lease conditions, physical constraints, compatibility with the Disability Act conditions and planning conditions have prevented this. Even if new legislation making planning permission a requirement for larger mezzanine development is passed it is likely that local authorities will place conditions to regulate even small mezzanine development.

Mezzanines, PPG6

5/220
Webb, T., Vaughan, J., Richards, E. and Lawrence, S.

The paper is concerned with the policy context of retail warehouse development. The second chapter examines PPG6, conflicting guidance, use of conditions and draft PPG for Wales. A survey was carried out in Wales of local authority use restrictions on types of goods sold in retail parks. Qualitative research was also carried out in Newport. Despite increasing use of planning conditions restricting the range of goods sold the study showed that the lack of clear and comprehensive guidance resulted in inconsistent application of the conditions. This in turn meant that appeals resulted in further undermining of conditions

PPG6, Warehouse parks, Newport

5/221
Williams, H.

This article specifically considers the type of planning concerns which can arise in relation to the provision of e-commerce. It discusses issues concerning distribution and traffic generation. It then goes on to highlight different types of operation, store v warehouse based, and ask what planning policies are going to apply to for example new distribution outlets. It envisages changes in location policies for stores as they try to reformat to create a balance between e-commerce and the desire for purchase of products not suited to e-commerce or purchased more regularly. This might also have planning implications.

E-commerce

5/222
Williams, H.

A discussion of the concept of 'need' as defined in PPG6 and later further narrowed by Richard Carborn in June 1999. It is not sufficient to define 'need' as capacity in physical terms or in expenditure potential. It is concluded that there is a lack of understanding of the retail industry by public authorities. Practitioner comments include: Williams, J. District centres have no need requirement, Planning 1396, 2000, 20. Tucker, P. Finding a way round the site selection test, Planning 1365, 2000, 18. Johnston, B. Coping with clampdowns in the retail landscape, Planning, 1342, 1999, 18-19.
Wood, S., Lowe, M. and Wrigley, N.
Life after PPG6 – recent UK food retailer responses to planning regulation tightening,

The paper explores retailer responses to the tightening of retail planning policy and their search for alternative innovative solutions. These include working within the constraints of the policy, exploiting flaws and loopholes in the policy and finding alternative ways of expanding their operations. Each of these responses is dealt with in some detail. Urban regeneration partnership stores are one means by which retailers operated within the policy in new ways. Superstore sites have also been used more intensively. Mezzanine development represents an example of exploiting loopholes in the legislation. The entry of multiple retailers into the convenience sector is the most obvious example of the retailers finding new ways of operating in the tightened planning environment. Equally retailers have developed stand alone non-food outlets. In the concluding section the paper addresses the significance of these responses from an industry point of view in terms of adaptation and innovation strategies. Regulation itself is also reformulated in response to retailer actions and reactions to policy.

Woolley, H.
A young, urban vitality,

PPG6 and PPG13 have placed the quality of the urban environment on the political agenda. Survey data of young people using the town centre further underlines this.

Wrigley, N.
Understanding store development programmes in post-property crisis food retailing,

This article is specifically concerned with the Department of Planning Guidance notes 6 and 13 and the so-called Gummer-effect. The aim of these guidance notes is seen as having been to discourage out of town and greenfield development in the retail sector. The article explores the specific economic environment of the superstore development era and it relates it to the impact of land use legislation. It asks the question whether the changing patterns of development towards in town development are a response to planning legislation or rather a response to changing economic circumstances and differences in the property market. Data is presented on property depreciation, investment appraisal,
planning appeals, returns on capital investment and summaries of planning decisions. It concludes that Planning and Policy Guidance Note 6 has had some effect but this effect should not be over-exaggerated. The economic environment and trends within the property sector and capital investment are at least as important in explaining the changing patterns of store location.

Food retailing, Superstores, PPG6, Property

5/227
Wrigley, N.
'Food Deserts' in British cities: policy context and research priorities,

This is the article which introduces the set of articles on food deserts published in Urban Studies. It is a useful piece in tracing how the concept of food deserts came onto the political and research agendas. It shows how the concept of a food desert captured the imagination of policy makers. The way in which diet and food shopping issues became related to health issues is discussed. The concept then gained prominence through the social exclusion policies, retail planning policy seemingly being adjusted without changes to official guidance. The article then comments on how policy got ahead of evidence based research and discusses the complexities and variety of findings on the concept of food deserts which have been produced by researchers so far.

Food deserts, PPG6, Urban regeneration

5/228
Wrigley, N. , Guy, C. and Lowe, M.
Urban regeneration, social inclusion and large store development; the Seacroft development in context,

The main focus of this article is a discussion of the planning context of large store development in deprived areas or food deserts. The social inclusion agenda and particularly PAT 13 focused attention on these areas but it did not envisage the development of large stores in deprived areas envisaging smaller scale local developments. The way in which planning policy developed at the same time and the opportunity for superstore operators to develop large stores in these areas is outlined, with particular reference to Seacroft in Leeds. Then the question of whether these stores are the most appropriate solution or merely a matter of expediency is tackled. The changing planning environment is likely to favour partnerships and also take a more positive approach which will favour this type of development.

Leeds, PPG6, Seacroft, Social exclusion, Superstores

5/229
Yeoman, S.
*Shopping scheme development pipeline validation project,*

The paper arises from concern over the number of outstanding planning permissions for retail provision. It has been suggested that the scale of the problem could seriously jeopardise the effectiveness of government policy on out of town retailing. The ‘Pipeline’ study addresses the scale of currently published figures, their reliability and the relevance of the current survey methodology. Data on outstanding permissions was obtained from CB Hillier Parker. Questionnaire surveys were carried out to validate the data. Case studies and interviews with 15 local authorities districts in Plymouth, Salisbury, West Midlands and Leeds/Sheffield were carried out. In the publication the results of the case studies are included in extensive appendices. It was found that the database provided a reasonably accurate picture of outstanding permissions. It was concluded that most sites with permission would be occupied sooner or later. Findings on reasons for varying lags in implementation are suggested.

PPG6, Out of town retailing
CONSUMER CULTURE

6/1
Allard, T., Babin, B. and Chebat, J.-C.
When income matters: customers evaluation of shopping malls’ hedonic and utilitarian orientations,

In an increasingly competitive market shopping centres seek to position and differentiate themselves. This article uses survey data to identify differences in patronage between shopping centres. It develops a model which is predicated on the difference between hedonic and utilitarian shopping. From this a segmentation tool is developed in order to assist in shopping centre positioning and marketing.

Shopping centres

6/2
Association of Town Centre Management
Young people in town centres.

Research findings are published on the perception of town centres by young people. Travel to the town centre, frequency of visits, groups, likes, dislikes, preferences, attitudes to safety, attitudes to improvements and change. Experience of out of town centres is contrasted with town centre experience. Themes such as landscapes of fear, crime and play are explored.

Consumer culture, Town centre, Town centre management

6/3
Bailey, C.
Planning for diverse shopping needs,

This article begins from the point of view that it is the role of planning to promote public interest but that many town centre schemes may often only be targeted at specific consumer groups, mainly those with greatest spending potential. Particular groups will find different shopping environments suit them. The study reports on how people relate to specific shopping environments, in this case drawing on original research in the Botchergate secondary shopping district of Carlisle. The different mental maps of the shopping area are considered for different sectors of the shopping public. In this way it is suggested that more informed decisions may be made on future developments so that existing users are not offered an alien shopping environment which does not match their needs and yet new developments can occur in areas which attract different shoppers.

Carlisle, Consumer groups, Shopping patterns

6/4
Bannister, D.
Planning more to travel less,

This is a study of travel patterns over the past 10-15 years. It is written within the context of the government's concept of reducing travel. Figures are included on changing distances travelled for shopping. These show that travel for shopping has not increased as much as travel for work. Discussion on settlement size and their relation to travel for different activities is also informative. The study then links the travel discussion to PPG6 recommendations regarding the location of future developments. A section discusses travel to superstores and types of retail formats which promote multipurpose shopping trips.

PPG6, Travel

6/5
Beck, A. and Willis, A.
Crime and security. Managing their risk to safe shopping,

The book presents the results of an extensive research study of crime in shopping areas. It looks at types of crime, perpetrators of crime, awareness of crime, crime and type of environment. Crime in shopping centres is contrasted with crime in town centres. Shopper reactions in both were examined. Crime is perceived as a threat in town centres. The potential impact of CCTV is discussed. The conceptualisation of public and private spaces is shown to be of significance both to perpetrators of crime and shoppers.

Crime, CCTV

6/6
Brisow, B.
A fresh approach to local food supply,

This is a report of papers presented on issues concerning access to shopping facilities and tackling social exclusion. The conference was organised by Urban Environment Today. A number of issues are raised including whether community gain is more meaningful than planning gain, the role of community-led initiatives and what planning can achieve and not achieve in this area.

Community shops, Neighbourhood retailing, Retail deserts

6/7
British Council of Shopping Centres, Association of Town Centre Management
Routes to success: competitive towns and city centres: the influence of accessibility,

The report gives details of a joint research project by the British Council of Shopping Centres and the Association of Town Centre Management into the relationship between town centre vitality and accessibility issues. Accessibility is regarded as an integral part of the town centre offer. Complementary measures such as extended trading hours can sometimes be used to compensate for poor accessibility. It is stressed that accessibility is not just a transport issue but is critical to delivering vitality and viability in town centres. Four objectives were identified that could be delivered by accessibility improvements: widening the catchment area, widening access within the existing catchment area, encouraging sustainable travel and improving the town centre environment. Case studies of accessibility in practice are included.

Town centre, Travel

6/8
Bromley, R. and Matthews, D.
Reducing consumer disadvantage access in the retail environment,

The study recognises three spheres for consideration of disadvantage for wheelchair users – social, spatial and self. The focus of the study is on ‘self’ and looks at experienced disadvantage. The work shows that new retail environments, specifically food superstores, afford wheelchair users much enhanced social and spatial inclusion an for many they no longer feel disadvantaged. Some city centre retail areas and many smaller shops do not, despite legislation, offer wheelchair users a friendly environment. The article goes on to explore experienced disadvantage and does discover that there are many different experiences and that these do reflect residual disadvantage which planners of retail spaces should take account of.

Consumer groups

6/9
Bromley, R., Matthews, D. and Thomas, C.
City centre accessibility for wheelchair users: the consumer perspective and the planning implications,
A survey of wheelchair users discovered that there were important aspects of city centre layout and design which were unsatisfactory for wheelchair users. Whilst planned enclosed shopping malls were usually wheelchair friendly access to surrounding streets and markets was often difficult. There is a suggestion that a stronger voice from disabled groups should be heard in planning so that enabling environments can be created.

Consumer groups, Urban environment

6/10
Bromley, R., Tallon, A. and Thomas, C.
Disaggregating the space – time layers of city centre activities and their users,

This article is concerned with use of the town centre in the context of the 24 hour city. It is recognised that segregation of groups and activities occurs. It is argued that this segregation is not accidental but it is intentional. Time layering is essential to the 24 hour city concept. Different uses of the city make different service demands. Examples from Swansea are used.

Consumer groups, Town centre

6/11
Bromley, R. and Thomas, C.
The retail revolution: the carless shopper and disadvantage,
Transactions of the Institute of British Geographers, 18(2), 1993, 222-236.

This article examines the extent to which new types of shopping development, and in particular out of town developments have disadvantaged certain groups of consumers. Those consumers with no access to a car are singled out. The article focuses on a study area in Swansea. It provides tables which contrast consumer behaviour between car owning shoppers and carless shoppers. The locations used by the different groups are studied for food, DIY, household goods, furniture and clothing and footwear. Socio-economic factors associated with car ownership such as age are also considered. From a planning perspective the article includes useful survey data and the conclusions regarding the behaviour of carless shoppers and their perceptions of shopping facilities are instructive.

Travel

6/12
Bromley, R. and Thomas, C.
Small town shopping decline: dependence and inconvenience for the disadvantaged,

A study of small Welsh towns is reported. Surveys by household were carried out in 1993 to discover patterns of food shopping. Particular disadvantaged groups such as retired, families with young children, single parents, unemployed and those with no car were the focus. It is suggested that where the majority of people are outshoppers the disadvantaged become further disadvantaged as local shopping becomes adversely affected. The authors conclude that planning intervention is required to enhance the shopping facilities of small towns and stem retail decline.

Food retailing, Shopping patterns, Market towns

6/13
Brown, S.
Shopper circulation in a planned shopping centre,

A survey of shopper groups was carried out in the Abbeycentre in Belfast. The time each group spent, composition of the group, shops visited, purchases and an evaluation of their behaviour were monitored. From this it was possible to identify areas of weakness in the centre. A compatibility linkage model was developed for customer linkages to establish which outlets had the strongest linkage
patterns. It was found that customer interchange between adjacent compatible establishments was half as much again as that between dissimilar dispersed outlets. It was greater than that between similar spatially dispersed shops and contrasting shops in close proximity. The typical two person group spent 50 minutes and went to five shops, bought in three and stayed in a small part of the centre. Weaknesses in some particular locations were identified.

Pedestrian paths, Belfast

6/14
Brown, S.

A week long study of shopping groups was studied to observe patterns of store patronage in an enclosed shopping centre in Belfast. It was concluded that shopper circulation was quite limited and that magnet stores were important in regulating flow. Equally it was found that compatible outlets should be located in proximate locations. Indeed a match not mix approach was advised.

Shopping patterns, Pedestrian paths, Belfast, Shopping centres

6/15
Brown, S.

Based on the theory that location itself is not enough Brown argues that a few metres can make an enormous difference to the success of a retail outlet. After a review of the main perspectives on the topic including demand and supply side analyses the article focuses on an example from Newcastle. The micro-location impacts of the opening of a new underground station are traced in terms of changes in pedestrian movements.

Pedestrian paths, Newcastle

6/16
Brown, S.

The article is primarily concerned with the social roles which shopping involves.

Consumer culture

6/17
Butler, C. and Patterson, A.
The disabling environment: constraints on the mobility of the physically impaired in the urban high street. West London Papers in Environmental Studies, 2, 1994, 35-46.

A questionnaire survey was used of shop managers. The paper looks at the problems which face disabled shoppers in high street environments and retailer attitudes to these groups in terms of provision.

Consumer groups

6/18
Cairns, S.
The article attempts to relate government policy, concerns and responses to findings on travel for food shopping. Whilst initially out of town stores seemed to reduce congestion they are now seen as reducing town centre viability and increasing car use. The survey evidence suggests that car use for food shopping is likely wherever the store and that the in town out of town debate has no relevance for changing travel patterns for food shopping. Data from research in Oxford is included in the article.

Travel, Superstores

6/19
Cairns, S.
Carrying on without the car,
Town and Country Planning, 64(11), 1995, 315-316.

The article reports on a study of the use of the car for food shopping. The author carried out a survey of food retailers to explore alternatives to car based food shopping. These included delivery systems and neighbourhood stores. The financial implications and potential financial incentives are discussed.

Travel, Food retailing

6/20
Cairns, S.
A geographical investigation of travel for food shopping,
Unpublished D. Phil., Oxford University, 1996 (47-3053)

There is concern to find ways of reducing travel for food. However this requires an understanding of the nature of travel for food patterns. The results of this study show that store location was relatively unimportant in the selection of location for food shopping. Non-locational criteria were much more influential. The implications of the findings for the formulation of retail planning strategy are discussed.

Travel, Food retailing

6/21
Carr, J.
The social aspects of shopping pleasure or chore? The consumer perspective,

A discussion of the variety which exists in consumer perspectives. What people feel about shopping is determined by who they are, where they live and their socio-cultural background. The article explores four areas affecting the consumer’s involvement with shopping - education, self-expression, social interaction and recreation. Different types of shopping are identified - quartermastering, technical shopping, expressive shopping and recreational shopping.

Consumer culture

6/22
Chaney, D.
Dystopia in Gateshead: the Metro Centre as cultural form,
Theory, Culture and Society, 7, 1990, 49-68.

The study of the Metro Centre attempts to investigate the social meaning conveyed by the centre. It is examined as a neighbourhood and different aspects of what might be described as a community orientation are described. The concept of naturalising the artificial is interesting. It involves coming to terms with the paradoxes of public and private space, controlled and free environments, anonymity and identity. It is argued that the shopping centre has effectively constructed a sort of sub-utopian version of community which in part accounts for its success.

Consumer culture, Metro Centre

6/23
Clarke, I., Hallsworth, A., Jackson, P., De Kervenoael, R., Perez del Aguila, R. and Kirkup, M.

Research on food policy issues has underlined the need for joined up thinking in terms of competition policy, retail planning policy, social exclusion initiatives and health agendas. A key issue in the debate has become the issue of choice rather than mere provision with the further dimension of access to choices. Existing typologies of consumer groups are inadequate in an understanding of choices as choices are socially embedded. Choices are located in specific social contexts as well as spatially specific places. It is the contrast between consumer defined choices and provision. In this respect the existence of certain stores does not necessarily mean that they are in competition with each other even if they are located in the same area, and conversely nor does it mean that an urban regeneration initiative will necessarily provide the choice suitable to a given community or subset of consumers.

Competition, Food retailing

6/24
Clarke, I., Hallsworth, A., Jackson, P., de Kervenoael,R., Perez del aguila, R. and Kirkup, M.

This article presents the quantitative results of a three year project to study retail change in Portsmouth. The way that retail restructuring has impacted on consumer choices and satisfaction with shopping provision are studied. The match between provision and lifestyle changes is assessed with conclusions relating to the complexity which exists in the conceptualisation of what choice means in the context of different household types. The concept of choice is viewed as the degree to which competitiveness exists at the local level.

Consumer groups, Food retailing

6/25
Comedia and Calouste Gulbenkian Foundation

Written within the context of the revitalisation of the town centre this report presents the findings of a study of Basingstoke, Greenwich, Luton, Stirling, Southend, Preston, Middlesborough, Reading, Gloucester, Swansea, Hounslow and Manchester. Chapter 6 is concerned with shopping. Interviews were carried out with retailers. The town centre is viewed through the eyes of different participants. Themes such as getting in and out of town, reading a town and feeling comfortable are discussed with topics such as pedestrianisation, street markets, open space and people watching being covered in the report.

Consumer culture, Town centre, Basingstoke, Greenwich, Luton, Stirling, Southend, Preston, Middlesbrough, Reading, Gloucester, Swansea, Hounslow, Manchester

6/26
Crewe, L. and Gregson, N.

In terms of retail planning this article attempts to situate the car boot sale and other informal retail activities within the consumption order of contemporary society. As attention turns to retail deserts and as society changes it is important to look at the meanings of different types of retail practices so that new developments can be best designed to meet these needs. The very significant role of pricing variability in the informal sector retailing gives the consumer a greater empowerment. Such empowerment is lost in the highly structured and regulated environment of the mall with its national chains.

Car boot sales, Consumer culture, Informal retailing
Crewe, L. and Lowe, M.  
Gap on the map? Towards a geography of consumption and identity,  

This article is concerned with consumer identity. It argues that the micro-geographies of consumption challenge the theory of global processes. Retailers wish to create particular urban landscapes. Shopping centres have different and multiple meanings and identities. This is explored with reference to detailed maps of different retail chains including Jigsaw, Hobbs, Oasis and Whistles. Aspects of market position, identity and site selection are discussed for these groups. The Nottingham Lace Market is taken as a case study.

Consumer culture, Shopping centres

Cummins, S., Findlay, A., Petticrew, M. and Sparks, L.  
Retail-led regeneration and store-switching behaviour,  

This research article emerges from the study of the St Rollox regeneration Tesco store in Glasgow. Findings in this article confirm that a new hypermarket in a regeneration area will provide a socially inclusive retail facility in a deprived area. Switching levels to the store are analysed and switching patterns examined with reference to socio-demographic variables. The new store has the biggest impact in the area with the most immediate access to the store.

Food retailing, Glasgow, Store switching, Urban regeneration

Cummins, S. and Macintyre, S.  
Food deserts: evidence and assumption in health policy making,  

This paper challenges the use of the concept 'food desert' suggesting that their extensive use of the term has given it legitimacy even without adequate evidence that food deserts actually exist. Despite the lack of evidence based research about food deserts policy is already being implemented which assumes that they exist. The term has been over-interpreted and used beyond what the use of the term originally inferred. The article concludes not that food deserts do not exist but that the evidence that they exist and that the policies being implemented are correct simply does not exist.

Food deserts

Cummins, S. and Macintyre, S.  
A systematic study of an urban food landscape: the price and availability of food in Greater Glasgow,  

Evidence based research on food prices and foodstuff availability in Greater Glasgow is presented in this article. It is contextualised within the debate concerning food availability and the idea that people living in deprived areas have poor access to a good diet and have to pay more for their food. The study found that there were few differences in price and availability between more affluent and deprived area when looking at stores of the same type. There were some foodstuffs, which although generally not the healthiest foods, were in fact cheaper in more deprived areas than in other areas. Discounters offered the cheapest prices.

Food retailing, Glasgow, Prices, Social exclusion

Cummins, S. and Macintyre, S.  
The location of food stores in urban areas: a case study in Glasgow,
The concept of 'food deserts' is investigated in relationship to PPG6. Three areas within deprived parts of Glasgow are studied. The study concluded that there was no evidence of food deserts, defined in this case as areas with no access to food shops. Discount stores were more commonly located in deprived areas.

Glasgow, Neighbourhood retailing, PPG6, Retail deserts, Social exclusion

Cummins, S., Petticrew, M., Higgins, C., Findlay, A. and Sparks, L.
Large scale food retailing as an intervention for diet and health: quasi-experimental evaluation of a natural experiment,

Findings from the study of a food retail intervention in Springburn in Glasgow used a 'quasi-experimental' design to ensure that changes in the intervention area were not merely symptomatic of broader changes. The potential impact on diet as the result of food retail interventions had important implications. No impact on diet was uncovered but an improvement in psychological health was discovered.

Diet, Food desert, Glasgow, Regeneration

Cummins, S., Petticrew, M., Sparks, L. and Findlay, A.
Large scale food retail interventions and diet,

This article reports on the findings from the study of the large scale food intervention in Springburn in Glasgow. The conclusions suggested that there had been no significant impact on diet as a result of the store intervention.

Food desert, Glasgow, regeneration

Davies, G. and Bell, J.
The grocery shopper - is he different?,

A comparison of female and male shopping patterns in a Safeway supermarket was carried out. Men were found to shop faster although women could obtain more items per minute. People shopped faster the more items they had to buy. Overall it was found that the rate of spend was very similar when expenditure was taken into account. One of only a few articles specifically on the issue of gender and shopping.

Consumer culture, Shopping patterns

Davies, L.
Going to town: Improving town centre access,

This paper is concerned with the fact that if town centres are to be vital and viable then improved accessibility is essential. See also the following comment: Preston, J. Transport policy and shopping: the experience in Britain, European Retail Digest, 29, 2001, 51-52.

Travel

Davies, R.
Social equalisation in shopping,
*European Retail Digest*, 21, 1999, 39-40.

In this brief article Davies outlines the context of the government’s concern over food retail provision in deprived areas. He shows that the concern is not a new finding but a longstanding problem of which researchers have long been aware. Some proposals for solutions and recommendations for addressing the issues conclude the article.

Retail deserts

6/37
Dean, C.
Shopping trips by bus and coach,

This article uses data from the National Travel Survey to give a picture of travel patterns for shopping trips. Shopping excursions are not included in the data and a central focus of the article is the nature of excursion shopping in south-western and southern England. There are shopping trips to London and other centres and these patterns differ considerably from other shopping types. Details are given relating to the place of this type of ‘outshopping’ and shopping as an excursion. The data are mapped in the article.

Shopping patterns, Travel

6/38
Dennis, C., Jayawardhena, C., Wright, L.T., and King, T.
A commentary on social and experiential (e-) retailing and (e-) shopping deserts,

A discussion using published research material of the potential for e-retailing in ‘shopping deserts’. The digital divide coupled with a lack of skills and credit combine with other aspects of social disadvantage for many of those in poorly provisioned shopping areas thus making it harder for them than other people to buy goods online. Other dimensions of shopping such as cultural and hedonistic aspects and health and well being in deprived areas are discussed in the context of e-retailing. The expansion of e-retailing may increase shopping deserts.

Consumer groups, E-retailing, Food deserts

6/39
Diet and nutrition,

Diet and nutrition have become part of the debate concerning shopping provision in deprived areas. This overview summarises reasons for and understanding of dietary issues in deprived areas. It then gives details of schemes which have been tried to address the issues concerning diet including retail initiatives.

Nutrition

6/40
Donkin, A., Dowler, E., Stevenson, S. and Turner, S.
Mapping access to food at the local level,

A quantitative method is developed to measure access to food shops at the local level. Food shops were mapped, walking distances calculated and socio-economic profiling carried out in areas of deprivation in London. In this way it was possible to establish a measure of the nature of access to food shops in such areas.

Food retailing, London, Neighbourhood retailing
6/41
Dowling, R.
Femininity, place and commodities - a retail case-study

This article is written in a particular genre, that of feminist post-modern writing. It aims to show the importance of context and thus offer a richer and more complex account of the consumption femininity nexus. It begins by discussing the meanings attached to physical setting suggesting that the construction of femininity occurs as part of the construction of a place. It then examines links in retailing between femininity commodities and place. Retail places are more than settings. They in fact mould social interaction through store identity.

Consumer culture

6/42
Dugay, P.
‘Numbers and souls’: retailing and the redifferentiation of economy and culture,*

Whilst once customers may have equalled numbers they now equal numbers and souls according to the article. It traces the emergence of the cultural dimension of consumers arguing that the current basis of competition lies in the struggle for the imagination of the consumer. It is no longer sufficient to have a certain number of potential consumers but necessary to have a certain number of the right consumers, differentiated not on economic terms but on consumer culture.

Consumer culture

6/43
Duruz, J.
Eating at the borders: culinary journeys,*

An ethnology of reactions to different ethnic shop mixes. The identity of shopping environments and the ways that they combine a sense of ‘otherness’ and ‘familiarity’ are shown to affect how shoppers react to their immediate street environments. These ethnoscapes matter to shoppers and although many like an ethnic mix there is also a strong attachment to the familiar marketplace and known brands of retailer.

Consumer groups

6/44
East, R., Hammond, K., Harris, P. and Lomax, W.
First-store loyalty and retention,*

This article is concerned with reasons why consumers show loyalty to stores. From the planning perspective an interesting finding was the significance of access variables and location variables.

Location, Travel

6/45
East, R., Lomax, W., Willson, G. and Harris, P.
Decision making and habit in shopping times,*

A postal survey of shoppers in England and Wales was carried out to determine what factors determined people’s choice of shopping time. The findings are presented in the tables and discussion in the article. Different types of reasons were considered such as customer loyalty, awareness of quiet and busy shopping times flexibility and employment constraints.
Shopping patterns

6/46
Eastman, C.

The Trip Rate Information and Computer System database was set up to count and monitor local traffic flows. The data includes much useful information on travel to superstores. The article includes detailed data analysis of trip flows by hour of day, weekly patterns etc. Little seasonal variation was observed. A high degree of conformity was observed in weekly patterns. More interesting was the fact that different stores had different levels of trip generation.

Shopping patterns

6/47
Ellaway, A. and Macintyre, S.

Although undertaken as part of a public health project the research reported here concerns food shopping availability for poorer people. It highlights the aspects of food shopping behaviour which matter to these groups. Survey results are included on types of product purchased and preferences regarding shopping choice. Types of product and prices are seen as the areas requiring change from a health perspective. A number of schemes are also noted where attempts have been made to alter choice available in poorer areas. The study stresses that shops differ in their retail offer and this has health implications.

Consumer groups, Neighbourhood retailing, Retail deserts, Social exclusion

6/48
Findlay, A. and Sparks, L.

Store switching is an important theme in the context of understanding competition amongst major food retailers. This article uses household survey data to assess patterns of store switching between major food retail operators in the Stirling area following the takeover of Safeway by Morrisons. Switching occurs in line with retailer segmentation profiles.

Food retailing, Stirling, Store switching

6/49
Fitch, D.

Scottish Household Survey data is used to examine the opinions of the convenience of local food stores and to test perceptions of local shopping opportunities. The dataset enables other socio-economic variables to be cross-tabulated with household shopping experiences. Important differences in expectations were found creating some ambivalence in the results. The findings did suggest that poorer rural dwellers were dissatisfied with the provision of local food shops. A significant proportion of urban dwellers were also dissatisfied. The conclusion identified two groups of particularly disadvantaged consumers - retired and agricultural workers.

Consumer groups, Food deserts, Rural retailing, Scotland

6/50
Foxall, G. and Hackett, P.
Consumer perceptions of micro-retail location: way finding and cognitive mapping in planned and organic shopping environments,

The authors carried out research to see what mental maps of centres shoppers held in their heads. They were asked to locate different stores on a map for high streets and for shopping centres. Worcester and Merry Hill were the locations for the study. Within shopping centres consumers were found to be aware of attractor stores rather than specialists. In the high street they seemed most aware of stores at key nodes regardless of store type. The article includes data on way finding, commentaries on consumer behaviour and cognitive maps.

Cognitive maps, Merry Hill

6/51
Freathy, P. and Hare, C.
Retailing in the voluntary sector: the role of the Scottish food co-operative,

A review of the role of voluntary food co-operatives in Scotland. This is contextualised within debates concerning access and food availability in more deprived areas. The majority of voluntary food co-operatives were not found to be in areas with no other food retailing. The growth and establishment of food co-operatives was rather the outcome of a complex set of issues including quality, range and price. For example sale of small quantities was important. It is concluded that the voluntary food co-operative exists where there has been a failure in the market process to offer appropriate retail provision. They succeed best in their basic form and where some external funding is involved. Their contribution to better diets can only be part of a bigger programme to improve healthy eating.

Food retailing, Food co-operatives, Neighbourhood retailing

6/52
Friedberg, S.
Supermarkets and imperial knowledge

This paper looks at the idea that supermarkets are de facto policy makers. The case study is of a supply channel but the contextual material asks some important questions about how consumers understand and interpret the knowledges that supermarkets convey to them and about how in turn supermarkets can use this to act as regulators themselves.

Consumer groups, Food retailing

6/53
Gant, R.
Pedestrianisation and disabled people: a study of personal mobility in Kingston town centre,

A case study of Kingston-upon-Thames is used to show the effects of pedestrianisation on disabled groups. Pedestrianisation is often seen as an enabling environment. It is concluded that this is also true for disabled people. They find pedestrianised areas particularly attractive.

Consumer groups, Pedestrianisation

6/54
Gant, R.
Elderly people. Personal mobility and local environment,

Shopping patterns of elderly people are examined in Kingston-upon-Thames. The patronage of different stores is traced in relation to access for different groups with mobility restrictions. Movement
patterns are mapped. The opinions of these groups on the benefits of pedestrianisation are also included.

Consumer groups, Pedestrianisation, Pedestrian paths

6/55
Gant, R. and Smith, J.  
Shopmobility, personal mobility and disabled people,  

A review of the role of shopmobility and how it is changing to meet new retail demands. Schemes have traditionally been town centre based but new schemes are being developed at out of town centres. A number of examples are used to illustrate the article.

Consumer groups

6/56
Gant, R.  
Shopmobility - enabling access in town centres,  

An update on the provision of shopmobility schemes in the UK. This article also gives examples of good practice. It highlights the potential of shopmobility schemes, the nature of demand for the schemes and the different types of service on offer.

Consumer groups, Shopmobility

6/57
Garton, A.  
Store loyal? A view of differential congruence,  

The question asked in the article is whether the store is the product or the product the store. It explores the factors which influence customers to return to the store. The results of a survey of consumers patronising sports footwear stores in Nottingham is documented and tabulated. It was concluded that in the end the gap between store image and self-image was much less important than store location. Satisfied customers were defined using discriminant analysis and it was found that a convenient location was essential. The findings are of significance in the consideration of what makes a good shopping area as convenience not image or brand name was the key factor.

Shopping patterns, Nottingham

6/58
Glennie, P. and Thrift, N.  
Modernity, urbanism and modern consumption,  

Modern consumption culture is viewed as less different from those of the past than most commentators had assumed. The article explains the differences between those looking at changing consumption patterns from theoretical and philosophical positions. As a result it attempts to distil the key factors of change and highlights the significance of changing intra-household relations, the different vocabularies conveyed by urban places and social diversity with respect to consumer and shopping attitudes.

Consumer culture

6/59
Goodwin, D. and McElwee, R.  
Grocery shopping and an ageing population,  
A discriminant analysis of outlet preference amongst older food shoppers. The three main characteristics which older shops liked were - no queuing, high service quality and convenient parking.

Consumer groups

6/60
Goss J.
The magic of the mall - an analysis of form, function, and meaning in the contemporary retail built environment,

This is a classic and much cited article. It starts from the premise that shopping is a vital social activity. Shopping centres exist to manipulate shoppers through particular configurations of space. A symbolic landscape is created to provoke particular moods and dispositions. The article looks at these types of strategies and how they work. There are sections on the commodification of reality, the making of the mall, imag(in)ing the mall, the shopping centre as ‘civic’ space and liminal space, spatial system, the shopping centre and signification and moving on in the mall. There is an attempt to identify what shopping means and signifies in terms of societal interaction and expression. The market stands between the secular and the sacred, the mundane and the exotic, the local and the global. It transcends social status and established rules.

Consumer culture, Regional shopping centres, US

6/61
Gregson, N.
And now its all consumption,

A review article of trends in geography but focussed on research on consumption. It picks out the gender bias of shopping and research in shopping, the importance of cultural versus social theory in understanding shopping behaviour and the relationships between theoretical studies and empirical studies.

Consumer culture

6/62
Gregson, N. and Crewe, L.
Dusting down second hand rose: gendered identities and the world of second hand goods in the space of the car boot sale,
Gender, Place and Culture, 5(1), 1998, 77-100.

Experience of gendered consumer behaviour in conventional retail situations is contrasted with that of the car boot sale. It is suggested that there are gendered knowledge areas in consumer behaviour and that theses are heightened in the car boot sale environment. They are associated with certain commodities.

Consumer culture, Car boot sales

6/63
Gregson, N., Crewe, L. and Brooks, K.
Shopping, space and practice,

The material presented in this article arises from work by the authors on charity retailing. It is based on qualitative material from in-depth discussion with a small group of participants. It attempts to show how different types of shopper find different meanings in shopping in charity shops and that they have different shopping behaviours.

Charity retailing, Consumer groups
Many shoppers travel from one town to another. These outshoppers have received relatively little attention in the literature. A study of personal characteristics of outshoppers was carried out. The study area was Newtown in Powys. An attempt was made to measure expenditure leakage and then to examine the shoppers by type of good purchased by location and length of residence. It is argued that outshopping changes attitudes and expectations. A range of explanatory models were fitted using GLIM. Incomers and car owners were the groups most involved in outshopping with clothing, footwear and soft furnishing being the sectors most involved.

Shopping patterns, Travel, Newtown (Powys), Market towns

People living in deprived areas often seem to have lower levels of nutrition. Guy presents results from Seacroft in Leeds on the types of shops where these people actually purchase their main food shopping and how they perceive their shopping trips. Interestingly the majority travelled to a superstore which was outwith the Seacroft area. The travel did not seem to be perceived as a particular problem. Variations in nutrition seemed to be linked to social characteristics. The opening of the Tesco superstore in Seacroft did substantially change shopping patterns with some evidence of increased purchase of fruit and vegetables by those going to the new store. The article concludes that people living in 'food deserts' find superstores to shop in. It also suggests that indeed superstores are their preferred shopping environment and that PAT 13's recommendations for small scale local retail development would not have met the needs of these areas in terms of the costs of foodstuffs.

Food deserts, Leeds, Social exclusion , Seacroft

Within the context of the food desert debate the role of neighbourhood stores contribute to food availability and in particular fresh food availability. This article looks at the role of neighbourhood retailing in providing a healthy diet in deprived areas. Examples from deprived areas in Cardiff are used. Availability of fresh food items at neighbourhood stores was checked and the prices recorded. The fresh food offer in neighbourhood stores is often limited and in the case of symbol group stores expensive.

Neighbourhood retailing, Food deserts

The author questions whether PPG13 has made any significant impact on travel for shopping by car. In fact it seems that increased car use has occurred in the case of food shopping in particular. This is in line with increased car ownership and indicates that it is not merely store location which determines car use but rather suggests that where a car is available most main food shopping trips will be made by car. A focus on town centre development may in some instances have increased the length of journeys made for shopping. It is unlikely that densities of stores and housing would be built which could substantially reduce this.
Travel

6/68
Guy, C.
No more food deserts?

A resume of recent research on food accessibility and diet issues referring to work in Seacroft, Glasgow, Sandwell and studies for the Food Standards Agency. The study concludes that access is only one part of the diet and nutrition debate with social, cultural and family patterns also important. There remains a need to ensure access to appropriate food stores with rural areas least well served.

Food retailing

6/69
Guy, C., Clarke, G. and Eyre, H.
Food retail change and the growth of food deserts: a case study of Cardiff,

Accessibility scores are calculated for access to food retailers in Cardiff. It is shown that a divide in access scores has developed between better off and deprived areas. Data for a twenty year period is used for the city of Cardiff. The study is contextualised within the food desert debate and focuses on changing patterns of access to food retailing. The specific questions tackled are: 1. Does large store development favour areas of prosperity?, 2. Does large store development increase or reduce variation across the city?, 3. Has poor access always been in the same areas?, 4. Have high income areas better provision at the expense of other areas? Data on store openings and closures and the index of ‘effective delivery’ (as a measure of access) provide the empirical data. The conclusions were somewhat mixed. Large food store development has not only benefitted the higher income areas although increased access has been greater in these areas. Many of the poorest EDs have become worse off in terms of access to high quality food retailing.

Food deserts, Food retailing, Superstores, Cardiff

6/70
Guy, C. and David, G.
Measuring physical access to ‘healthy foods’ in areas of social deprivation: a case study in Cardiff,

Variations in physical access to food shops in deprived areas in Cardiff are studied. The study is set within the context of the food desert literature and research. A GIS method was used to study distance from food shops. Performance indicators were also used. These measured the level of provision per household. A high degree of overlap was obtained between the methods. Availability of food items in the shops in the least well provided for areas was investigated. Multiples and discounters provided the cheapest food with independent stores in the areas closer to the town centre being cheaper than symbol groups and those in the areas further out of town. A number of recommendations are made on the basis of the findings for improving access to healthy foods in outer suburban areas.

Food deserts, Cardiff, Neighbourhood retailing

6/71
Guy, C. and Wrigley, N.
Walking trips to shops in British cities,

A survey of walking trips in Cardiff provided the data set for this article. Walking was found to be important for some groups of shoppers and for some types of shopping trip. The local planning implications of the findings are highlighted. Data on expenditure in relation to walking trips is included.

Pedestrian paths
Halden, D., McGuigan, D., Nisbet, A. and McKinnon, A.

**Accessibility: review of measuring techniques and their application,**
Edinburgh, Scottish Executive, Central Research Unit, 2000.

This review of techniques for measuring accessibility is written from a transport perspective. However chapter 9 deals specifically with accessibility issues and the Braehead Centre in Renfrew. It addresses three areas with respect to Braehead: 1. The impacts on accessibility to shopping which the development makes to each group in society, 2. The competitive position of public transport as a mode to the site and 3. The impact on the local economy. Detailed statistical indices and data are included in the paper.

Braehead, Travel

Hallsworth, A.

**Who shops where and why?,**

Principal components analysis was used to explore the socio-economic characteristics and attitude statements of food shoppers in Portsmouth, Cardiff and Oxford. The results showed that large food stores offered different things to different people. For example older shoppers found them accessible and lower economic groups found the prices attractive. There were contrasts between sub-groups by income, age and store. There was an Asda type shopper and a Waitrose type shopper.

Shopping patterns, Food retailing, Superstores, Portsmouth, Cardiff, Oxford, Asda, Waitrose

Hallsworth, A. and Wakeman, J.

**Tesco and Marks and Spencer: some findings from a shared site,**

The Broxbourne development at Brookfield is the subject of this article. An exit survey of shoppers provides the dataset for the study. The study is configured within the concept of hybrid locations and how they match consumer shopping patterns and expectations.

Shopping patterns, Brookfield, Asda, Marks and Spencer

Hare, C.

**Food choice; the shopping experience of older consumers in Scotland,**

This study is set within a food choice methodology. It is based on interviews with elderly people in Scotland. Critical incidents in shopping are analysed. Results identify the types of communities and shopping situations in which elderly people struggle to obtain adequate food choice. Rural and urban communities are contrasted with elderly consumers in urban environments often having more limited shopping opportunities than might have been envisaged.

Consumer groups

Hare, C.

**The food-shopping experience: a satisfaction survey of older Scottish consumers,**
*International Journal of Retail and Distribution Management*, 31(5), 2003, 244-255.

This article highlights the specific nature of the food purchasing experience of older people, over age 65. It notes that this is not a homogeneous group as often assumed. Results of survey work show areas where older consumers are satisfied or dissatisfied with the experience, thus identifying some of the
aspects of the retail experience which reflect disadvantage for this group of consumers. Mobility and choice affected the shopping experience. In particular it is argued that this group has little opportunity to signal their satisfaction/dissatisfaction with food retail provision through the channels used by other consumer groups.

Consumer groups

6/77
Hare, C., Kirk, D. and Lang, T.
The food shopping experience of older consumers in Scotland: critical incidents,

Critical incident technique is used to identify the negative aspects of the shopping experience for older disadvantaged consumers. The location of stores did not turn out to be of as great significance for these consumers as anticipated. Other aspects of the shopping experience were more important and related to service quality and retail offer. Access issues where they occurred were as much an urban as a rural issue.

Consumer groups, Rural retailing

6/78
Hart, C., Farrell, M., Stachow, G., Reed, G. and Cadogan, J.
Enjoyment of the shopping experience: impact on customers’ repatronage intentions and gender influence,

As competition between centres increases it is important to understand patterns of repatronage. This study looks at four dimensions of enjoyment of the customer experience of regional shopping centres and studies which segments of shoppers are influenced most by these. Gender differences are a focus of the study. Accessibility, environment, service personnel and atmosphere are the four dimensions used. Customers in 17 centres in the East Midlands were used in the survey work. A positive relationship between enjoyment and repatronage was confirmed. A stronger relationship was found for men than women.

Shopping centres

6/79
Hitchman, C., Christie, J., Harrison, M. and Lang, T.
*Inconvenience food: the struggle to eat well on a low income*,
London: DEMOS, 2002, 63p. 1841800503

The results of an in-depth study of coping strategies for buying food on a low income. Ethnographic techniques, diaries and in-depth interviews were used to obtain detailed data for a small number of low income households living in both rural and urban situations. Shopping strategies in relation to budgetary constraints and travel solutions for obtaining shopping are discussed. Travel often posed problems but frequently it was the journey from the bus stop to the house which was most problematic. Particular groups such as those with young children and elderly people were most affected. One stop solutions are attractive to these groups as only one cost is incurred in shopping. From a planning perspective a key finding is that small shop provision in deprived areas would not offer low income families the type of shopping opportunity they require.

Consumer groups, Food deserts, Food retailing, Social exclusion

6/80
Hodgkinson, G., Padmore, J. and Tomes, A.
Mapping consumers’ cognitive structures: a comparison of similarity trees with multi-dimensional scaling and cluster analysis,
The shop selection process is studied using a survey of students. Clustering analysis techniques made it possible to identify which groups of stores different types of students saw as being related. This association of mindset and store groupings is significant. From a theoretical perspective it is thought that certain stores act as reference points while at the practical level the findings have implications for the organisation of shopping centre layouts.

Cognitive maps

6/81

Holbrook, B. and Jackson, P.
Shopping around: focus group research in North London, 
_Area_, 28(2), 1996,136-142.

This is a methodological paper that examines the potential of focus group research using a retail case study. It argues that the focus group environment offers insights not achieved by more traditional approaches. The particular retail issue under investigation is the social use of shopping centres. The study itself reaches includes some important findings about people’s attitudes to the social role of shopping centres, in this case Wood Green. It also details the researchers’ experience, learnt the hard way, in going about this type of study.

Consumer culture, Shopping centres, Wood Green, London

6/82

Holbrook, B. and Jackson, P.
The social milieux of two North London shopping centres, 

A report on the results of questionnaire surveys carried out at Brent Cross and Wood Green shopping centres in London. The focus of interest is the social use of these centres. Regional centres such as Brent Cross were found to have a surprisingly local clientele. Shopper ‘class’ was not significantly different in the two centres but they were perceived very differently in social terms. Family shopping was found to be viewed as a convenient metaphor for a type of social milieux rather than a description of the shopper groupings. Data is presented for travel to the centres, ethnicity, religion, occupation, frequency of visits, duration of visits and newspaper readership. The lack of differentials in customer profiles but the very great differences in image reflect the great significance of marketing shopping centres and the cultivation of image.

Consumer culture, Shopping centres, Wood Green, London, Brent Cross

6/83

Howard, E.
_Leisure and retailing_

This is not a substantial volume but it is one that brings together contributions from a number of authors on the theme of leisure and retailing. It attempts to look at different types of retailing and their leisure roles. It is written from the perspective that shopping is a leisure activity, that it ought to be a leisure activity and that therefore shopping developments should include a leisure element. Chapter titles are as follows: the changing nature of shopping centres, the leisure market, behavioural analysis, from combination to integration.

Leisure

6/84

Howard, E.
New shopping centres: is leisure the answer? 
_International Journal of Retail and Distribution Management_, 35(8), 2007, 661-672.
What is leisure shopping, who are the leisure shoppers and how are shopping centres providing for leisure shopping? These are the questions which this article asks. There appears to be some consensus for the view that there is a desire for a more varied and entertaining shopping experience. There is as much demand for experience as products. The study did not identify direct synergies for retailers from leisure uses but the combination is a stronger marketing proposition. A model of leisure retailing incorporating ambient, destination and magnet dimensions is modified to account for new forms of leisure shopping demand.

Leisure, Shopping centres

6/85
Howard, E.
Silver shopping on the UK high street,
Retail Digest, Summer 2008, p10-14.

This article is written in a popular style but it is concerned to emphasise the lack of consideration of the shopping needs of older age groups in town centres. Specifically it makes the point that the so-called silver consumers are not a homogeneous group with the same shopping needs as each other.

Consumer groups, Town centres

6/86
Hutcheson, G. and Moutinho, L.
Measuring preferred store satisfaction using consumer choice criteria and mediating factors,

Fieldwork was carried out in Cardiff on the choice criteria for store use. Factor analysis and regression analysis techniques were used to isolate the factors influencing choice by operator and to model satisfaction levels. Consumer’s perceptions of criteria of store choice were compared with their perceived levels of satisfaction.

Shopping patterns, Cardiff

6/87
Jackson, P.
Consumption and identity: the cultural politics of shopping,

Jackson puts a new angle on the debate over the role of out of town retailing. He argues that the opposition to these retail locations lies not in their environmental or economic or social impacts. It lies in what they represent in terms of exclusion and identity. Out of town shopping centres offer familiarity of environment and a safe environment which provide a more relaxed and certain atmosphere. They are symbolic markers in society. Preferred shopping environments reflect specific patterns of social relations and familiarity.

Consumer groups, Social identity

6/88
Jackson, P. and Holbrook, B.
Multiple meanings: shopping and the cultural politics of identity,

This paper presents the results, including narrative extracts, from a study of the experience of shopping centres in North London. The authors conducted focus group meetings. The themes of shopping as pleasure and as anxiety are explored. Shopping was found to be a socially situated activity and also a gendered activity with the experience meaning different things to people from different social and gender groups.

Leisure, Consumer culture
This article presents the qualitative results of study of retail change in Portsmouth between 1980 and 2002. The concept of cultural capital is used to differentiate consumer responses to choice. Choice between and within stores are differentiated in an attempt to better understand the factors which influence per captions and meanings of choice. Shopping is embedded in domestic routines and takes on meaning relative to these routines.

Consumer groups, Food retailing

A literature review of geography and consumption introduces this chapter. It tries in the following discussion to relate geographical research on consumption to developments in the subject as a whole and in the field of consumption. It tries to look at consumer landscapes stressing the need to look not at single sites but at a place-based constitution of social identity. The ideas are expressed with retail and shopping examples.

Consumer culture, Social identity

The article includes as one of the typologies a section on cities of consumption. It provides a context for this concept. The idea of cities of consumption has been further developed by other authors but this is a starting point. The section on cities of consumption touches on retailing, streets and the role of hybrid cities. The article is conceptual.

Consumer culture

The significance of this paper lies not so much in the discussion of ethnic retailer business practices but in the way shopping is one way in which identities are actively articulated and reinforced. The creation of a shop that gives a home from home ambience and where local language and culture are part of the package and where ethnic customers are privileged through specific business practices as well as product assortments offer permits ethnic groups to express their shared identity.

Small shops

The paper asks whether the measures proposed in the All Party Parliamentary Group Report investigating the small shop sector would actually make a difference to the position of small shops (see *Annual Update 2005*). Key supply and demand side drivers have changed the context within which
shops are operating and these cannot be changed through further regulation. Whilst the media presents
the problems of small shops as arising from the actions of larger retailers the reality is that small
retailers must present viable business propositions in the current business environment.

Small shops

6/94  Jones, P., Comfort, D., Shears, P. and Hillier, D.  
Food retailing and the environment  

This article reviews the publication ‘Greening supermarkets: how supermarkets can help make
shopping easier’ published by the National Consumer Council. It sets the publication within the context
of retailer attention to corporate social responsibility in respect of the sustainability and environmental
agenda. The corporate social responsibility agendas of major retailers could be doing more but in
practice their response is matched to the behaviours of consumers rather than any rhetoric or attitudes
they express.

Sustainability

6/95  Jones, P., Comfort, D. and Hillier, D.  
Healthy eating and the UK’s major food retailers: a case study in corporate social responsibility,  

From a planning perspective this paper is contextualised within the debate over whether improved
consumer access to healthy foods in large supermarkets will impact on diet. The study examines
corporate responsibility statements about health and diet and uses information from walk through
surveys on the promotion of healthy foods in the top ten food retailers. Variations in the focus given to
healthy foods were found between retailers as there were in their ranges of healthy products. The
conclusions state that stores could do much more to promote healthy eating habits.

Consumer groups, Diet

6/96  Jones, P., Turner, D. and Hillier, D.  
Commentary: closed circuit TV in town centres,  

The focus of this study is the role of government initiatives in the provision of town centre CCTV
systems. The reports on CCTV installation there have been are discussed along with the means of
financing the installation. An example from is used to investigate the impact of the installation of
CCTV systems. It is concluded that regardless of the outcome in terms of crime reduction the public
has a feeling of security where CCTV is operated. This may be significant in terms of increasing the
attractiveness of particular shopping areas. A further, more significant, finding was that where CCTV is
planned as part of a coherent and integrated town centre management scheme it is much more effective.

CCTV

6/97  Kirkup, M., De Kervenoael, R., Hallsworth, A., Clarke, I., Jackson, P., Perez del Aguila, R.  
Inequalities in retail choice: exploring consumer experiences in suburban neighbourhoods,  

Focus group research in Portsmouth is used to explore concepts of food choice in deprived areas.
Concepts of choice are very different from concepts of provision. The article shows the transition from
a theoretical provision of food choice to a limited set of perceived real choices. Consumers felt that
choice was an important part of their power as consumers. It increased the competition between stores
lowering prices but also permitted them to shop as they could afford week by week. Differences in
perceived choices varied with area and also by consumer groups. Issues of identity and shopping behaviour are noted.

Food deserts, Neighbourhood retailing

6/98
Kyle, R. and Blair, A.
Planning for health: generation and regeneration and food in Sandwell,

‘Eatwell in Sandwell’ is an initiative to promote a healthier diet in a deprived area both through improving access and increasing demand. Key to this was consideration of whether improved access to fruit and vegetables would result in increased consumption. The article reports on the Food Interest Groups which sought to establish why people eat what they do. A particular initiative was developed to encourage a group of small shops in preferred locations to stock more fresh fruit and vegetables. Older and less able groups did engage with this type of initiative. They concluded that shop heterogeneity was important but that initiatives involving smaller shops will be critical in increasing demand.

Diet, Low income groups, Sandwell

6/99
London Committee on Accessible Transport and Birmingham City Council
*Qualitative and quantitative results of a survey of Shopmobility schemes*,

A number of key areas were studied in the surveys. These comprised patterns of use, areas available, transport, expenditure and benefits available. Towns involved were Aberdeen, Edinburgh, Liverpool, Leeds, Cardiff, Plymouth, Nottingham.

Consumer groups

6/100
London Committee on Accessible Transport and Paul Beecham Associates
*Shopmobility in London*

A review of Shopmobility schemes, their potential and the demand for them. The types of retail locations with such schemes are reviewed and questions asked concerning the appropriateness of the schemes in other retail locations.

Consumer groups

6/101
London Committee on Accessible Transport and Birmingham City Council
*Shopping services for people with disabilities*,

This report presents the findings of a consultation process with customers, retailers, disabled people and local authorities on the provision of shopping facilities for disabled people. Personal considerations, environmental factors and shopping variables were considered for different types of shopping.

Consumer groups

6/102
McGoldrick, P. and Pieros, C.
Atmospherics, pleasure and arousal: the influence of response moderators,
Some 1000 shoppers at the Arndale Centre in Manchester were interviewed. Relationships between expectations and environment were explored. It was found that those consumers with the strongest shopping motives were found to experience the most pleasure. It could be concluded that expectations moderate the atmospherics-mood state relationship.

Shopping patterns, Manchester, Shopping centres

6/103
McGoldrick, P. and Thompson, M.
The role of image in the attraction of the out of town centre,

Consumer images of the Metro Centre and Eldon Square are contrasted. Results from 1987 and 1990 surveys are used in the principal components analysis. The principal components analysis is used to assess which image related variables are the most powerful predictors of patronage levels. Variables assessed are accessibility, recreational experience, physical environment and user friendliness. The Metro Centre had an overall better image than Eldon Square but in absolute terms the contribution of the image variables to explanations of patronage was much less dramatic. Accessibility was a key variable as was store type.

Consumer culture

6/104
Macintyre, S. and Ellaway, A.
Social and local variations in the use of urban neighbourhoods,

In this paper the authors explore the gap between service provision and service use in some socially disadvantaged parts of Glasgow. There is a need to look at how people use the areas they live in as well as what is provided. Amongst the variable included is the use of local shopping facilities by a series of socio-economic variables. The availability of local services impinges on certain groups in these areas more than others. This article is written in the context of the literature on shop provision and social exclusion and the research presented is part of a larger project.

Consumer groups, Neighbourhood retailing, Retail deserts, Social exclusion

6/105
MacIver, A.
*Traffic impact assessment for retail developments*

This thesis examines a wide range of aspects of travel for food shopping. It assesses the factors which traffic impact studies of supermarkets should consider. It also questions some of former assumptions about traffic generation by supermarkets in planning studies.

Food retailing, Traffic impact assessment, Travel

6/106
MacIver, A.
*Transportation impact assessment: forecasting travel demand*,

Forecasting traffic demand in relation to store development has become a central element in retail planning proposals. In many cases the traffic generating impact of new superstores in the UK has been exaggerated. This is shown to be due to the fact that many trips are diverted or pass-by trips. The factors affecting the proportion of such trips are identified. In particular the study highlights the linkage between journey to work and pass-by or diverted trips. In stores on main commuting routes pass-by rates may be as high as 35% whilst of diverted trips half will be on journey to or from work. These factors should be integrated into traffic impact studies.
MacIver, A. and Dickinson, K.

Data was collected at four Sainsbury stores in Christchurch, Poole, Swindon and Thanet. The intention was to quantify trip type proportions by store, identify trip type proportions by time of day, to determine the land use category of trip origins and destinations and to compare traffic levels before and after store openings. Data results and analysis are presented. It was found that new stores did not generate traffic but led to a redistribution of flows. The split between linked trips and primary trips varied by day of the week and time and also by store accessibility.

**Travel, Sainsbury, Superstores**

McKie, L.

This article includes shopping patterns of elderly people relating their shopping patterns to the types of locality they live in. The role of shopping in the daily routine of their lives is also discussed.

**Consumer groups, Shopping patterns**

McIntock, H.

A resume of the arguments for reducing car travel for shopping. The issue is related to the wider picture of travel by car. The particular planning justifications for reducing car travel to shops are isolated from other issues. Most solutions specific to shopping will only have superficial effects.

**Travel**

Meetham, K.

There is a dilemma facing planners of tourist cities. The type of tourist desired and the type of shopper desired may not match. Tourists and shopping visitors may have very different requirements and expectations. It is, therefore, difficult to establish a satisfactory retail planning policy.

**Shopping patterns, Tourists**

Miller, D.

An ethnographic study of shopping in a north London street. The author carried out a year long study of the street and studies different responses to then shopping experience and the social aspects of the shopping process.

**Consumer culture**
Miller, D., Jackson, P., Thrift, N. and Holbrook, B.  
**Shopping, place and identity**,  

As the title suggests the focus of the volume is on the relationship between consumers and shopping centres, their responses to the shopping environment and what the centre may mean for them. It basically reports on work carried out by the authors in Brent Cross and Wood Green shopping centres in London. The approach was qualitative and used methodologies such as focus groups and ethnographic approaches. The book asks questions such as; why do shopping centres lay such stress on being safe environments, why is the focus of shopping centres family groups when few shop in such groups, how do individual department stores shape a centre’s identity and how do people define themselves as a result and why do some ethnic groups identify with some shopping centres more than others. The chapter headings are: Consumption and shopping, History and development of Brent Cross and Wood Green, Methodology, Shopping policy and practice, Family shopping and fear of others, Nature of shopping, John Lewis and the cheapjack, Englishness and other ethnicities.

**Consumer culture**

6/113  
Mitchell, W. and Bates, L.  
UK consumer decision making styles,  

The article reviews key aspects of decision making suggested by a variety of authors. It then tries to evaluate which apply most in the UK. It concludes that time energy conservation is very important in UK shopping behaviour.

**Shopping patterns**

6/114  
Montgomery, J.  
Urban vitality and the culture of cities,  

This is an editorial piece. It explores the identity of cities. The evening economy, the street life and the nature of the urban public realm are important in giving a city an identity.

**Consumer culture**

6/115  
Morgan, B.  
Shopping patterns in the third age,  
in Warnes, T. *Homes and travel: local life in the third age*,  

A resume of shopping behaviour amongst retired and elderly persons. There are sections on the shopping basket, shopping behaviour, travel, food shopping, clothes shopping and the policy implications of the findings. For elderly persons out of town shopping seems an attractive option. As they have more time shopping is more of a leisure activity and they are willing to travel further if the trip will be more pleasurable. The elderly cohorts are both better off and more mobile than formerly.

**Consumer groups**

6/116  
Morris, M.  
Things to do with shopping centres,  
in During, S. *The cultural studies reader*,  
London: Routledge, 1993, pp. 295-319.0-415-07708-7
A cultural study written from the position of a theoretical feminist approach. The ‘grammar’ of the shopping centre is explored and the workability of a shopping centre as part of everyday life assessed. Centres try to create a unique sense of place and there is a myth of identity.

Consumer culture

6/117
Myers, H. and Lumbers, M.

The paper seeks to inform the shopping centre industry on the potential of the silver market while emphasising the needs of this consumer group in terms of their expectations about shopping places. Tenant mix, ambience and design, access, safety, dwell time, leisure and marketing centres to the grey consumer are considered. Consumer focus group finings were combined with industry interviews to reach the conclusions presented in the report. The study identifies different older groups. Whilst there is a chronological dimension there are other factors in terms of lifestyle, household structure, attitudes and income levels which are also important in segmenting this group. Issues identified as a challenge to the industry are post-materialism and retail as leisure. The report sees this age group as a gap in the market.

Consumer groups, Shopping centres

6/118
Mynors, P.
**Do out of town shops really increase the use of the car?**

A report of a study of travel patterns to an out of town Marks and Spencer store. The discussion is set within the context of PPG13. The author argues that different types of shopping require different approaches to the travel for shopping issue.

Travel, PPG13

6/119
Nelson, A.
**Security-bred insecurity,**

The image created by the high profile security systems now evident in city centre retail outlets and city centre streets in itself suggests that crime is a major problem. The author takes the view that this image may be detrimental to the image of the town centre and may generate fear amongst shoppers. A survey was carried out of shopper reactions in Gloucester, Worcester and Cardiff. The results are shown to affirm this point of view.

Crime, Gloucester, Worcester, Cardiff

6/120
Nelson, A., Bromley, R. and Thomas, C.
The geography of shoplifting in a British city: evidence from Cardiff,

This is an empirical paper tracing the spatial and temporal distribution of shop theft in Cardiff in 1993. Opportunities for theft were found to be associated with certain types of shops such as record stores and with certain levels of shopping activity. Shops opening on to the street were more vulnerable than shops in covered malls. The data presented include areas of the centre by shopper frequency, incidents by store type and time of day, offender characteristics and the location of shop theft incidents.

Crime, Cardiff
Oc, T. and Tiesdell, S.
City centre management and safer city centres: approaches in Coventry and Nottingham,

Security should be a key strategy for the town centre manager as it will enhance the image of the town centre and hence its vitality. The article discusses the organisation of town centre management and how security may be improved. The role of retailers is outlined. It is argued that as competing retail areas will have security and that this will make them more attractive. Revitalisation of the town centre is doomed unless security is evident. It is a necessary although not sufficient condition of town centre revitalisation and it is the role of the town centre manager to co-ordinate retailers and other parties to improve security. The loss of a vibrant public realm it is stated is an issue of interest to academics but one not perceived by consumers.

Crime, Nottingham, Coventry, Public space

O’Neill, T., Cocker, B. and Drummond, P.
*Future of retail property: Future shopping places*,

The challenges for the future lie not so much in the development of new retail locations but in the way that existing locations can adapt to the new consumer demands. They need to find ways to create difference and identity to remain competitive. Whilst e-retailing means less browsing between shops and sustainability means less browsing between centres the image of centres will become more important. The experiential and ‘wow’ factors will be integral to this. The report looks at different locations but underlines the capacity for adaptability and the pace of adaptation as key factors.

Property, Shopping centres

Oppewal, H., Alexander, A. and Sullivan, P.
Consumer perceptions of corporate social responsibility in town shopping centres and their influence on shopping evaluations,

The paper asks whether the types of effects found for retailers in terms of the impact of corporate social responsibility could apply to shopping centres. The paper uses approaches established for retailer use of corporate social responsibility to enhance store attractiveness and patronage to a shopping centre context. The relationship between retailers and community is an integral aspect of the process by which this might be achieved. A survey of residents in Guildford provides the evidence used in the paper. The respondents were asked about aspects of corporate social responsibility focussing on community support and environmental issues. The results suggested that different types of corporate social responsibility actions had different effects on perceptions of centre support and attractiveness but that corporate social responsibility only impacted in a limited way and only in certain circumstances. Local issues did not command the support anticipated.

Shopping centres

Pacione, M.
The geography of urban crisis: some evidence from Glasgow,

Written from a planning perspective this article attempts to show how patterns of multiple deprivation in Glasgow have been accentuated by patterns of both public and private investment in the city. The impact of planning policies in directing investment to certain areas is discussed. It is shown that areas of deprivation were not favoured by private investors including retailers. Planning decisions had not
resulted in the distribution of retail facilities to deprived areas. The article includes mapped data on retail investment in the Glasgow area in relation to socio-economic variables.

Consumer groups, Retail deserts, Glasgow

6/125
Piacentini, M., Hibbert, S. and Al-Dajani, H.

The aim of this research was to examine the patronage in terms of shopping areas and shop types and to determine what factors influence shopping behaviour in socially excluded communities. The study reports research findings from Glasgow. Different types of grocery shopping were considered - top-up shopping and main shopping. The applicability of standard typologies is questioned. The relation of grocery shopping to the experience of disadvantage was not just a matter of income; it also included the individual's ability to cope with their situation.

Consumer groups, Food retailing, Social exclusion

6/136
Pred, A.

The interface between consumption behaviour and shopping patterns is the subject of this article. It is argued that by understanding consumption identities, shopping will be better understood. The article is written without examples. Its intention is to direct other researchers towards the issues involved in thinking on consumption. It is argued that this in turn could influence the nature and types of shopping facilities which are desired.

Consumer culture

6/127
Prentice, R.

An evaluation of the impact on local retailers in the Isle of Man of out-shopping on the mainland. It includes results from the author’s survey on shopping patterns of the Isle of Man residents. It reaches some interesting conclusions concerning the differences in shopping patterns observed between Isle of Man natives and incomers to the Isle of Man. It provides one of the few studies of shopping patterns of island populations and the factors affecting their shopping decisions.

Shopping patterns, Isle of Man

6/128
Rydin, Y.

The article highlights the ageing population in the UK and notes the changes in the levels of income of the elderly. Their lifestyle, mobility, earnings and transport needs are discussed. These are related to the types of shopping which they can manage.

Consumer groups

6/129
Sainsbury
Research was carried out on the use of the car for food shopping in Swindon. It was established that in Swindon superstore development had resulted in a reduction in the total number of miles shoppers travelled to get their food. The results of the surveys are given. Customers were asked about trip frequency, distance travelled and trip pattern. Shoppers, it seems, wish to enjoy the benefits of superstore food shopping and will therefore travel the required distance. A new superstore can therefore reduce overall mileages.

Food retailing, Travel, Sainsbury

6/130
Skerratt, S.
Food availability and choice in rural Scotland,

Relationships between geographical remoteness and the nature of food available are studied. Three areas are researched in the case studies: Western Isles, Torridon and Thurso. ‘Place’ and food choice are found to be associated.

Food retailing, Rural retailing, Scotland, Shopping patterns

6/131
Szmigin, I., Maddock, S. and Carrigan, M.
Conceptualising community consumption; farmers’ markets and the older consumer,

This paper shows that farmers’ markets exhibit the type of exchanges which characterise the concept of community. These are of significance to certain types of shoppers and appeal particularly to older shoppers. Aspects of farmers’ markets which consumers like include the fact that they can talk about the products and their sources with those selling the goods. There are different meanings for those shopping at farmers’ markets reflecting ethical positions. The article is primarily concerned with why consumers choose farmers’ market, the kind of identity it offers them and thus the appropriate venue for these markets and the scale of community of consumers they create.

Consumer groups, Farmers’ markets

6/132
Social Exclusion Unit
Improving shopping access for people living in deprived neighbourhoods,

This Policy Action Team Report is part of the Social Exclusion Unit project which is concerned with neighbourhood renewal in deprived areas. The Policy Action Team report on shopping includes estimates of amounts spent on food in relation to local populations and makes some recommendations on business and financial measures which might encourage shopping facilities in these areas. It calls for positive rather than restrictive planning urging planners to view retail provision as a necessary part of urban renewal. It also suggests some types of retail development which might be appropriate.

Neighbourhood retailing, Retail deserts, Social exclusion

6/133
Speak, S. and Graham, S.
Service not included: private services restructuring, neighbourhoods and social marginalisation,

Restructuring trends have resulted in the privatisation of essential services. Among the services used in the study is food retailing. Two areas are studied, one in Newcastle and one in Liverpool. The article shows how the effects of marginalisation are self-reinforcing. Particular shopping problems in such deprived areas are discussed.
This book brings together the work by Speak and Graham on service provision in deprived areas. A section deals with the extent of essential retailing exclusion. It documents what has happened to retail provision in the study areas in Liverpool and Newcastle showing how local provision has declined in favour of more distant out of town stores.

Planned shopping centres and high streets differ in respect of the degree of potential for management. The ways in which this influences attractiveness is important in thinking about what actions can make a difference to the retail attractiveness of places. Data from a study in Vienna of planned shopping centres and high street retailing identify tenant mix as the most important variable in retail attractiveness with atmospherics as the next most important variable. Clearly in a managed shopping centre these are more easily controlled but the findings do affirm that investment in service functions will not be a sufficient condition to turn around a failing high street environment. Equally management of high streets through town centre management does not have the power to improve tenant mix although it can be a vehicle for encouraging new tenants to a centre.

The article reports on survey work which contrasts a high street retail location and a mall to investigate which aspects of the centre are most important in terms of centre attractiveness. Attractiveness is considered in terms of overall attractiveness, situational attractiveness and sustainable attractiveness. The approach suggests that a differentiated view of the term attractiveness is essential and that a centre must be attractive across the various dimensions of attractiveness and stages of a shopping trip.

Shopping for pleasure (hedonic) and shopping for a purpose (utilitarian) represent two very different behavioural approaches to shopping. Although studied in the context of particular retailers research has not considered whether in the context of malls and shopping streets these two remain differentiated. The data presented in the paper confirms that the differential remains important and was not merely a function of socio-demographic characteristics. As retail offers of malls and streets move towards increasing the hedonic offer it is necessary to know what shoppers this offer can expect to attract. Although hedonic shoppers spent less they stayed longer.
Consumer groups

6/137
Tesco
**Bringing solutions : developing an integrated transport policy; a response by Tesco to the government,**

This is a response by Tesco to government discussions on charges being levied on superstore car parking. It is argued that it would be a tax on out of town shopping and on family shopping. It is further stressed that the policy would not meet its aims as families need to obtain food shopping and superstores will continue to cater for the bulk of family food shopping.

Superstores, Parking, Travel, Tesco

6/138
Tesco
**The impact of out of town food stores on car usage,**
Cheshunt: Tesco, 1996.

Moved by the environment of debate over car usage and food shopping Tesco conducted surveys of the opening effects of new stores on travel patterns and on travel for food shopping at its stores. The results were obtained from surveys carried out in over 100 stores in 1995(including 22 new stores). It was found that superstores did not increase car travel distances for food shopping. Indeed responses indicated a 14% reduction in miles travelled and a 26% reduction for new store openings.

Travel, Superstores, Tesco

6/139
Tesco
**The effects of superstores on grocery shopping behaviour,**
Cheshunt: Tesco, 1996.

Evidence on travel patterns to two stores is reported. Shopping diary data was collected in order to estimate market share and clawback. Travel distances were also measured and the new stores are reported to have resulted in a decrease in mileages travelled.

Travel, Superstores, Tesco

6/140
Thomas, C. and Bromley, R.
Safety and shopping: peripherally and shopper anxiety in the city centre,

How is safety viewed in different types of shopping environments? This question is addressed with reference to surveys in Cardiff and Swansea. CCTV has been introduced as a result of intuitive observation rather than because of the risks perceived by shoppers. The results of the survey work are given in the article where there are details of shopper profiles, attitudes towards security issues to do with shopping, use of car parks and mode of travel to the city. These results identified some perceived black spots but also showed differences in perceptions of risk.

Crime, CCTV, Cardiff, Swansea

6/141
Total Research
**The quality UK high street and shopping centre,**

Shoppers were asked about what stores would comprise their ideal shopping street. The implications for planners in making decisions on high street and shopping centre mixes are significant. Following
the shopper survey the study examines a set of high street and shopping centre locations to see how well they measure up to the consumer’s image of the perfect street. Oxford Street in London came closest but significantly shopping centres such as Meadowhall and Metro Centre also seemed well matched.

Consumer culture, Metro Centre, Meadowhall

6/142
Trench, S., Oc, T. and Tiedsell, S.
Safer cities for women - perceived risks and planning measures,

This study considers a variety of environments in town centres. Its significance for the retail planner is in the overall assessment of what women regard as risks in the town centre. This clearly affects their preferences for different retail environments and in particular their preferences for in town or out of town shopping.

Crime, Town centre

6/143
Verdict
Future of retail property: Changing demographics and consumer patterns,

Shifting demographics and consumer shopping patterns will impact on the future of shopping centres and high streets. Consumer meta trends, such as wellness, post materialism and limelight syndrome, identify the fundamental societal changes which will affect shopping. The impact of these on the retail sector are considered. Lifestage models such as innocence to corruption, mass acquisition, identity formation and mend and make do, are then applied to these changes and each segment considered. Responses and requirements for the retail sector are then mapped out and the relative significance of these groups now and in the future outlined. Consumer weariness is seen as a challenge to retailing. The focus must shift to older age groups. All retail places cannot any longer be all things to all people. Access (parking) is a key factor. Centres will have to work hard to retain custom, being more targeted as specific groups and matching needs and expectations more closely for identifiable groups.

Consumer groups, Shopping centres

6/144
Warde, A.
Convenience food: space and timing,

This study makes a distinction between timing and shortage of time with respect to shopping activities. This is then related to the emergence of convenience store outlets. It is seen as reflecting a re-ordering of time-space relations in everyday life. Such conclusions have obvious applications in terms of decisions about store locations and travel for shopping.

Shopping patterns

6/145
Warren, G. and Taylor, D.
The big shop - carless in Camden,

This article has reports on a survey of Sainsburys’ shoppers in Camden. The superstore has a town centre location. Many shoppers did not come by car to the store but it was the car-based shoppers who made the substantial contribution to daily turnover. The store attracted many shoppers who had not previously come to Camden. Furthermore the presence of the store had actually increased the proportion of the shoppers using their car for food shopping.
This article reports on focus group sessions undertaken in Seacroft in Leeds prior to the opening of Tesco in the area. The aim of the focus groups was to find out which aspects of shopping were particularly important to the residents of Seacroft. Surprisingly transport issues did not seem to pose the problems initially anticipated. The findings suggested that different shopping options characterised different socio-economic groupings. The families with older children, for example, favoured going to a major superstore for their weekly shopping but those with toddler age children sought cheaper alternatives and were less concerned with diet and food quality. The findings relate to small groups of respondents selected from particular social groups such as mothers at college, toddler group and exercise club.

Food deserts, Social exclusion, Seacroft, Leeds, Tesco

An attempt to re-conceptualise retail types into proximity retailing and destination retailing. Destination retailers are identified by type of location and then their characteristics are identified. They may hold category authority, have clear value or pricing position and offer hassle free or time efficient shopping. The classification is intended to be of use in determining the best locations for future developments of different types of outlet. It is propositional rather than descriptive.

Consumer culture

Williams argues that it is not just the acquisition and possession of particular items which constitutes inclusion in consumer society but also the means by which the goods were acquired. Using data from the Joseph Rowntree Foundation he shows that only a very few people do not have the key goods popularly perceived as essential. By contrast many people in the survey work carried out by Williams had bought these goods from informal retail channels for second hand goods. They would have preferred to buy new goods if they could have afforded them. The fact that these groups are reliant on second hand goods rather than choosing these channels makes them feel excluded.

Second hand goods, Social exclusion

Because second hand acquisition has been considered a subsidiary mode of acquisition it has been little studied. The study by Williams of types of goods and modes of acquisition of second hand goods highlights the importance of these channels not as a mode of choice but of necessity. Consumption studies have emphasised other aspects of second hand purchasing such as the fun of the social environment. Williams seeks to redress this balance emphasising that few prefer second hand goods to new goods. He suggests that policy makers need to make provision for and promote second hand purchasing modes. The study is based on questionnaire survey work in deprived areas.
Second hand goods, Social exclusion

6/150
Williams, C.

This article attempts to situate the work carried out by Williams and Windebank within the current debates and findings relating to the use of second hand purchasing, car boot sales and charity retailing. It contests some of the earlier findings. Although for more affluent groups the findings of earlier research on the sector which showed that these retail channels had particular meanings and related to expression of particular identities the nature of these identities and meanings is found to be completely different for more deprived groups. For the more deprived groups acquisition in this sector represents social exclusion, is always second best as they would prefer to buy in mainstream retail outlets and is a reflection of lack of choice due to economic reasons. For more affluent groups it represents a choice rather than constraint.

Car boot sales, Charity retailing, Consumer groups, Second hand goods, Social exclusion

6/151
Williams, C.

Cultural theorists proposed that the use of alternative retail channels was to a large extent a choice by consumers seeking a different form of retail experience. The evidence from a survey reported in this article suggests that while this may apply to higher income groups those in lower income groups use these channels out of necessity. The meanings of marginal retail spaces are no more uniform than formal spaces are. They have socio-spatial variations and they differ in their economic contexts. The meanings of these spaces thus also vary. This recognition is important if these spaces are to be properly interpreted and correct attitudes to alternative retail channels adopted.

Car boot sales, Consumer groups

6/152
Williams, C. and Paddock, C.

Two readings of informal retail channels exist. On the one hand there are those who see these as an economic lifeline for poorer groups of consumers and on the other there are those who see these as a cultural form which is agency oriented. Data from interviews in Leicester is used in the study. The findings show a dichotomy of uses of these spaces with more affluent consumers selecting these channels for a variety of cultural reasons and finding particular meanings in engaging in informal retailing. By contrast less affluent consumers use these out of economic necessity. Evidence on the type of goods purchased showed that there was a dichotomy between the two groups in the types of goods purchased through informal retail channels. The poorer groups purchased key household items and essential items. These key household items such as beds were not purchased this way by choice and more affluent groups tended to buy these types of goods through formal retail channels.

Consumer groups, Second-hand goods

6/153
Williams, C. and Windebank, J.

The results reported in this article arise from a survey of deprived households in Southampton. The financial circumstances of such households mean that for many items they must seek goods outwith the
formal retail sphere. Modes of exchange such as markets, second hand shops and local exchange are all critical. The article goes on to discuss policy issues such as regulation of such environments and other alternative modes of more regulated exchange mechanisms.

Informal retailing, Second hand goods, Social exclusion, Southampton

6/154
Williams, C. and Windebank, J.

This paper further reports on the findings of a study of deprived neighbourhoods in Southampton. The key finding of this paper is that there is a desire among these populations to participate in mainstream retailing for the acquisition of goods but they are forced into the second hand market and informal sector due to economic reasons. By contrast they are not unhappy with informal service provision. It is concluded that this has important implications for the provision of modern retail facilities in disadvantaged areas or socially excluded neighbourhoods.

Social exclusion

6/155
Williams, C. and Windebank, J.

Empirical evidence from a deprived neighbourhood is used to put forward the very significant role of informal retail channels for people on low incomes. It discusses the rationale for the selection of such modes of acquiring goods and services.

Informal retailing, Second hand goods, Social exclusion, Southampton

6/156
Williams, P. and Hubbard, P.

The article starts from the assumption of existing research that there is an association between advantaged and disadvantaged consumers and shopping location. It is hypothesised that consumers’ social interactions with other consumers are crucial in influencing their choice of shopping locations. Ethnicity, gender, age and class are likely, however to mediate in shopping location choices. There are significant differentials relating to socio-economic variables but it is concluded that conventional understandings of disadvantage fail to understand the processes of inclusion and exclusion that shape shopping routines. A case study of Coventry is included. Aspects of the social experience of shopping are a central focus of the article.

Consumer groups, Coventry

6/157
Wilson, L., Alexander, A. and Lumbers, M.

This article is based on a study of older people and issues of physical access to food shops in Guildford. There appeared to be no statistically significant relationship between physical access and dietary environment with no relationship between choice of shop and diet. The majority of respondents were shopping in supermarkets, although not always the store of their choice. Coping mechanisms permitted them to access these facilities. More important than access were issues relating to the social environment and social aspects of shopping. It is suggested that generational habits and social-organisational factors influenced dietary choices.
Food retailing, Consumer groups

6/158
Woodliffe, L.
Rethinking consumer disadvantage: the importance of qualitative research,
International Journal of Retail and Distribution Management, 32(11), 2004, 523-531

A study of food retailing and the relationships between social disadvantage, consumer disadvantage and accessibility to provision. Aspects of choice are discussed in the context of consumer disadvantage. Qualitative data is used in the form of diaries and interviews. Store accessibility was measured using straight line distances. Till rolls were submitted rather than participants recalling all purchases. A dichotomy between those shopping by choice and those shopping by constraint is discovered. Accessibility and social disadvantage are important but are not sufficient as predictors of consumer disadvantage.

Consumer groups

6/159
Woodliffe, L.
An empirical re-evaluation of consumer disadvantage,

Grocery shopping in Southampton is used in this article to ask whether people from deprived areas perceive themselves as disadvantaged consumers. A distinction is drawn between consumer disadvantage and social disadvantage and dimensions of disadvantage are explored through interviews and qualitative material in order to explore choice versus constraints in grocery shopping.

Consumer groups

6/160
Wrigley, N., Warm, D. and Margetts, B.
Deprivation, diet and food retail access: Findings from the Leeds 'Food deserts' study,

The study of Tesco in Leeds Seacroft district has suggested that this non-health intervention may have had a positive if modest impact on the health at least on the margins. It has also had an impact on the number of people walking for shopping. This paper examines the effect of the store on the groups who switched to shopping in the new store. The majority of these were switching from limited range discounters. In aggregate terms little impact on diet was found after statistical analyses but more detailed analysis showed that there was an impact on those who had had the least healthy diets when they switched from a limited discounter to Tesco. Groups who switched form one Tesco to another showed no change.

Food deserts, Leeds, Seacroft, Tesco

6/161
Wrigley, N., Warm, D., Margetts, B. and Whelan, A.
Assessing the impact of improved retail access on diet in a 'Food Desert': A preliminary report,
Urban Studies, 39(11), 2002, 2061-2082.

A presentation of results from the study of Tesco in Seacroft in Leeds. The article outlines the methodology used in the study including details of the size of the survey, attrition rates, targets and response rates. Logit regression is used to discover the determinants of poor diet in the pre-intervention phase before Tesco opened. No association between diet and access to a car or transport to a store could be found. The type of retail outlet patronised by respondents was found to be important. Those patronising limited range discount stores for fruit and vegetable purchases appeared to have a less good diet. Switching away from these stores following the opening of Tesco appears to result in some improvement for those formerly with the worst diets.
Wrigley, N., Warm, D. and Margetts, B.  
Deprivation, diet and food-retail access: findings from the Leeds ‘food deserts’ study,  
*Environment and Planning A*, 35(1), 2003, 151-188.

This paper offers results from the Tesco Seacroft study in Leeds. It suggests a modest positive improvement in diet as a result of the intervention. The groups most affected are those with the worst diets in terms of fruit and vegetable consumption. Improved diet for these groups appeared to result from use of new shopping opportunities.

Wrigley, N., Warm, D., Margetts, B. and Lowe, M.  
The Leeds 'food deserts' intervention study: what the focus groups reveal,  

Consumers switching to shop in the new Tesco store in Seacroft in Leeds are contrasted with those who decided not to switch. The impact on diet is also investigated. Switchers to the new store had selected to do so for reasons of convenience and accessibility. However physical accessibility was not necessarily accompanied by economic accessibility with the new store perceived as more expensive than discounters and also a source of greater temptations.

Zacharias, J.  
The impact of layout and visual stimuli on the itineraries and perception of pedestrians in a public market,  

This article is based on research in Canada but it is one of the few articles on research in this type of area and in addition it is argued that the findings certainly have general applicability which is not culturally constrained. Individual shopper itineraries were studied. Shoppers were tracked and behavioural maps were constructed. Maps relating entry points to patterns of patronage are reproduced in the article. This is then related to the layout of the market area. Over time it was discovered, by use of videotape and count data, that the presence and movement of pedestrian patterns was stable. Decision making was often spontaneous but overall patterns of patronage were related to layout and to the visual stimuli.
URBAN ENVIRONMENT

7/1
Alexander, A.
Business Improvement districts,
European Retail Digest, 37, 2003, 13-15.

A resume of the situation regarding BIDs is given. It tackles some of the issues arising from BIDs. The placing of boundaries will be difficult as businesses outwith the zoned area might suffer from not being within the area. Equally there will be free riders who are outside the rate paying group and there is no way to force them to pay. The article also raises the very significant issue that many areas which most need to be business improvement districts are those which are at present so depressed that a BIDs scheme could not generate the required income to make it work.

BIDS

7/2
Anderson, S.
Marking out an area of distinction,
Urban Street Environment, 8, 1993, 10-17.

The European concept of quarters is explored. The concept provides a means of giving areas particular identities. The usefulness of such identities is explored in relation to its potential in increasing the vitality of town centres.

Town centre, Urban structure, Vitality

7/3
Ardill, R.
Future of retail property, Future of brands,
London: British Council of Shopping Centres, 2006, 60p. 1897958331

The focus of this paper is the practical implications of the branding of shopping places. It combines best practice thinking with expert opinion. Ten brand forces are identified: keeping it real, telling us stories, getting organised, making things simpler, changing our lives, getting closer to us, feeling the difference, caring for our communities, getting more experienced, daring to dream. Branding has the potential in the context of shopping centres to deliver a clearly differentiated and highly compelling shopping experience. To achieve this their must be vision and mission and a commitment to achieving these. Distinctiveness, superiority, consistency, adaptability will all be important attributes of shopping centre branding. Shopping places must become more than shopping locations. For the industry to benefit from branding of shopping centres new commercial models and partnerships will be required. How shopping centres meet the aspirations of consumers and the way the brand is positioned may be more important than the location of centres.

Shopping centres

7/4
Association of Town Centre Management
The effectiveness of town centre management - research study,

Visitor survey data, group discussions, private sector use surveys and surveys of regional managers were used to evaluate the impact of town centre management. Case studies of Harlow, Maidstone, Huddersfield, Chesterfield, Romford, Gravesend, Blackburn and Stockport show the extent to which town centre users were aware of town centre management schemes and how improvements to town centres were coming about. An audit of facilities was conducted. The study includes important findings on levels of awareness by different groups of the concept, role and impact of town centre management.
This is an index of towns with town centre management schemes. A list of town centre managers is also included. For each centre details of the scheme, type of scheme, key policy issues, main activities, manager’s job specification and manager’s background are given.

Town centre management

Identification of key competencies of town centre managers

Town centre managers were surveyed in order to find out the competency levels of town centre managers. A survey of 10 towns and 29 questionnaires form the basis of the study. The positions held, and knowledge and understanding of key issues examined. These included political awareness, relationship building, influencing, achievement orientation, commercial awareness, analytical skills, town centre appreciation and promotional skills. With respect to retail planning the findings on town centre appreciation were most relevant as this included understanding of relationships between in and out of town retailing and appreciation of users’ needs.

About town: balancing issues of town centre management

This study comprises three sections. The first sets out the reasons for town centre management, the second suggests a health check for town centres to assess their needs and the third looks at the role of town centre management in revitalising town centres.

A new town centre manager’s survival kit. An introduction to your first 100 days in office

A practical guide to the job of setting up a town centre management scheme. Making contacts, performance reviews, surveys, monitoring and making a town business plan are among the aspects covered in the booklet.

Developing structures to deliver town centre management

Diagramatic representations of different types of organisational structure which can be employed in town centre management are presented. The different models show the varied types of partnerships
between public and private bodies which can operate from local authority management to city centre companies.

Town centre management

7/10
Association of Town Centre Management
A guide to good practice,

The document reviews current town centre management projects with reference to the following issues: cleaning, safety, streetscape, property, transport and access, evening life, involving people, town centre programme management, festival and events and marketing.

Town centre management

7/11
Association of Town Centre Management
Take your place in the future: Town Centre Management, 3rd World Congress Report,

Although all the papers are only given a short summary this volume brings together insights into current thinking on town centre management from a wide range of perspectives, from academic to practitioner to regulator. It includes sections on the impact of Wal-Mart, government perspectives, regeneration, transport, the role of festivals, partnerships, tourism and funding.

Town centre management

7/12
Association of Town Centre Management
Key performance indicators,

This is a guide or toolkit for town centre managers outlining the use of key performance indicators for the purposes of measuring town centre performance over time and measuring the success of town centre management strategies. A set of performance indicators are described and their potential use described. These are: population measures, employment, business structure, retail vacancy, demand for town centre property, retail sales, visits to the town centre, car parking, public transport, crime and safety, variety of offer, public facilities, street maintenance, facilities for special needs, town centre management activity, tourism and evening economy. Possible town centre survey material is also included.

Health checks, Town centre management

7/13
Association of Town Centre Management
Getting it right: a good practice guide to successful town centre initiatives,

This report is the result of a three year project which reviewed the process of setting up successful town centre management initiatives. It was found that although partnerships differed in their composition and mode of operation that five core elements could be identified as essential to the development and evaluation of town centre management initiatives. These were town centre strategy and vision, partnership structure, business and action plans, funding and key performance indicators. These are discussed in a highly practical fashion in the report. A practitioner assessment is to be found in: Tallentire, A. Town centre initiatives need a sound management footing, Urban Environment Today, 13/5, 1999, 14.
The Association of Town Centre Management's vision for town centre management. It includes sections on the main concepts of town centre management, how town centre management should be delivered, funding, the main participants and the potential role of town centre management. It begins with a useful encapsulation of how town centre management fits into current planning strategy and policy developments. Retailers, local authorities, property developers, visitors and shoppers are all considered in relation to the potential of town centre management. The paper also includes a commentary by Professor J. Dean.

The Association of Town Centre Management has been reformulating concepts of town centre management. It has explored ways in which the concept can become much more formalised through the conversion of town centre partnerships to town centre companies. This publication sets out the legal and financial procedures for the change form a partnership to incorporation. It also outlines the advantages and disadvantages of this process. The change in concept would create a legally binding agreement which would increase commitment and a sense of permanence.

This report is concerned with the types of project which town centre management schemes can undertake which will make a profit for the partnership. Such projects include organising events, provision of services, membership schemes and licensing and leasing schemes. Such projects include street trading for example. Membership scheme incentives are discussed. Towns used as examples include Inverness, Bolton, Kirkcaldy and Great Yarmouth.

The Audit Commission reports ask whether a particular service, in this case town centre management, is providing a good service and whether it can improve. Details of the service provided are given and the costs relative to the improvements discussed. A key finding in the Audit Commission report is the conclusion that there are no established mechanisms to measure the performance of town centre management and that the evidence is anecdotal. There is a call for a target based approach to be adopted and for proper data to be collected on which performance can be measured. These conclusions make this study of significance beyond that of the specific towns involved.

The Audit Commission reports ask whether a particular service, in this case town centre management, is providing a good service and whether it can improve. Details of the service provided are given and the costs relative to the improvements discussed. A key finding in the Audit Commission report is the conclusion that there are no established mechanisms to measure the performance of town centre management and that the evidence is anecdotal. There is a call for a target based approach to be adopted and for proper data to be collected on which performance can be measured. These conclusions make this study of significance beyond that of the specific towns involved.
The findings from a two year project on funding town centre management schemes are presented in this report. The premise was that there was a need to establish a robust model for partnerships to ensure secure funding. It was concluded that membership schemes would be useful from the perspective of short term initiatives but longer term sustainable projects would require strategic partnerships. Particular emphasis is placed on how to ensure that private companies are interested in funding the projects. Case studies include Great Yarmouth, Bromley, Norwich, Nottingham Lace market, Reading and Shrewsbury. The report is regarded as the mandate for the BIDs initiatives. See also Planning, 5/7/02, 21.

BIDs, Town centre management

7/19
Ballantyne, H., Medway, D. and Jones, P.
CCTV and town centre regeneration, 

A review of the role of CCTV in town centre improvement. It is shown that CCTV is important to the stakeholders of town centre management. In particular it can influence what grants and funding will be available. It is concluded that regardless of actual risks CCTV is perceived to be a prerequisite for town centre management funding by many stakeholders.

CCTV, Town centre management

7/20
Barkham, R. 
Future of retail property: Shopping places for people, 

This is the final report in the ten part British Council for Shopping Centres review of the future of retail property in the UK. As such it brings together findings from earlier studies and relates them to making better shopping places which will meet consumer needs and desires. Pages 51-59 focus on planning issues and express the Council’s concern over possible changes to planning policy and the emphasis on town centres. There is a strong feeling that consumers prefer out of town shopping which makes this uncertainty more acutely felt by town centre developers who feel the need for certainty and direction in planning policy. Ten year forecasts for retail development are included. Specific ideas for enhancing the town centre first policy are set out which include improving procedures such as land assembly, certainty and up to date positive local planning.

Property, Shopping centres

7/21
Bennison, D., Warnaby, G. and Medway, D. 
The role of quarters in large city centres: a Mancunian case, 

This study draws on interviews with urban managers and residents in Manchester’s Northern Quarter. The paper suggests that real quarters are organic and are not best managed from the top down. Material from the interviews suggests that those involved in the Northern Quarter wish to pick and choose between retailers and to maintain the non-multiple specialist nature of retailing in the area. BIDs would be antithetical as a method of maintaining the nature of the quarter. The serial replication of artificial quarters will not assist in the differentiation which leads to competitive places.

Manchester, Urban structure

7/22
Blackwell, M. 
A consideration of the UK Government’s proposals for business improvement districts in England, 
This article uncovers some of the unresolved aspects of issues relating to ownership, occupation, voters’ rights and the fulfilment of key aims of proposed UK BIDS. The system follows the US model but the article shows that there are many ways in which the ownership and occupier arrangements in the UK do not match these of the US with liability for payment in the US being with owners and in the UK with occupiers. The way amounts are calculated for local tax and the back correction methods will make the operation of BIDS difficult and establishing a valid voting list will be particularly complicated. Currently business rates are a central rather than local matter. It is also unclear how the aims a BIDS scheme might have will match up with those defined in the BIDS legislation as participants and their needs and goals.

BIDS

7/23
Blake, N., Morley, S. and Bach, M.
**Future of retail property: How much space?**

This report focuses on how the impact of internet sales impacts on the high street, sales densities and the network of retail centres. The section on sales densities focuses on how much these can increase without further new property. Macro figures are included and it is suggested that current pipeline figures will meet expected need although there are regional imbalances. The section on network of retail centres looks at how pipeline retail space will impact on the network of centres by examining the regional balance between spend and new space. The report also includes scenarios based on changes in the planning regime to a more US style liberal planning regime with US sales densities.

Property, Sales density

7/24
Boots the Chemist
**Town centre management: a ‘tool kit’ suggesting how to get started,**

Although in some respects this is an insubstantial document it is significant that it was produced by Boots the Chemist. It is concerned with the bare bones of town centre management and is a reflection of the company’s commitment to the town centre.

Town centre management

7/25
Brierley Hill Partnership
**Can retail development prime wider regeneration?**

A study undertaken for the Brierley Hill Partnership. Although Merry Hill was initially came in for criticism over the impact on Dudley town centre, this report affirms that the area had benefited in terms of employment, improved image and other investment as a result of the Merry Hill shopping centre investment.

Merry Hill, Urban regeneration

7/26
British Chamber of Commerce
**Centres of excellence: strategies for town centre prosperity.**

This report expresses concern over the diffuse forms of urban governance which exist. It puts forward the point of view that this hinders town centre prosperity and vitality. Changes in urban governance are need if towns are to be both sustainable and prosperous. It presents, from a governance approach, a resume of the main challenges and problems.
Public transport and town centre accessibility

The report arises from a British Council of Shopping Centres 'study of the best way to reduce the number of town centre shoppers travelling by car without affecting the vitality and viability of the town centre. The report reviews changes in retailing, modes of travel, town centre vitality and viability and town centre management. The results of a public attitude survey are then presented with data on car parking quality, purpose of visit, frequency of visit, mode of travel and public transport versus car. The data is further disaggregated by town type. Five different towns were involved – Cardiff, Leicester, Newcastle, Petersfield and York. Findings suggest that restrictions on car borne traffic to town centres could adversely affect these centres. It would be essential to have in place alternatives before introducing restrictive policies.

Travel, Town centre, Cardiff, Leicester, Newcastle, Petersfield, Vitality, Viability

Bromley, R., Hall, M. and Thomas, C.
The impact of environmental improvements on town centre regeneration,
Town Planning Review, 74(2), 2003, 143-164.

Drawing on their extensive survey base for the town of Llanelli, Bromley et al. monitor the impact of environmental improvements in the town. They find firstly that environmental improvements involve a period of upheaval during which trade may in fact decline and that there is a subsequent lag before trade picks up. Secondly they found that environmental improvements change the balance of trade in a town centre with improved areas showing improved vitality but areas outwith the improved zone showing a decline in trade. Thirdly they emphasise the fact that environmental improvements are a necessary but not sufficient condition for increasing town centre vitality. They must lead to new private investment if this is to be achieved.

Llanelli, Town centre, Urban environment, Vitality, Wales

Building Design Partnerships
Urban design for retail environments

This paper is a response to current government initiatives in urban regeneration and city centre vitality. It is concerned with the role of shopping centres in urban regeneration and urban renaissance. It emphasises the importance of design of shopping centres in the creation of places. The necessary conditions for successful shopping centres in town centres are considered. The design issues are related to PPG6 and other planning policy statements. A clear statement of the British Council of Shopping Centres’ view of the role of shopping centres within the contemporary planning environment.

PPG6, Shopping centres, Town centre, Urban regeneration

Business in the Community
Under-served markets: retail and regeneration,

This paper is a guide to what can be achieved in attempting to instigate retail-led regeneration in the context of current planning guidance. It raises the questions which should be asked to maximise returns to an area from retail-led regeneration projects. To achieve this sections in the report consider the potential of retail-led regeneration, the challenges of retail-led regeneration, encouragement of investment and working within the planning regime. It is the outcome of a working group on the topic.
Boxed case studies give cameos of specific examples of good practice. It is intentionally presented in a highly accessible format. From a planning perspective section 5 gives a detailed understanding of how retail-led regeneration can be understood in the context of PPS6.

PPS6, Urban regeneration

7/31
Business in the Community
Under-served markets: retail and regeneration,

A series of workshops took place around the country on the theme of retail-led urban regeneration and the policy context. The main themes of the workshops were; How retail investment in deprived areas can be encouraged; how the planning system can be used to facilitate such investment; how positive benefits can be maximised for local stakeholders. At each workshop a representative from Communities and Local Government presented their view on using PPS6 for retail-led regeneration projects. Other papers were presented on local projects with a retail regeneration theme. Together these represent a range of insightful case studies. Many of the presentations are available to download.

PPS6, Urban regeneration

7/32
Carley, M. and Donaldsons
Sustainable transport and retail vitality. State of the art for towns and cities,
Edinburgh: Historic Burghs Association of Scotland, 1996, 59p. (Research Paper 2) 1-901500-00-4

Although from written from a transport perspective the focus of this paper is the retail viability and vitality of town centres. It presents the findings from the Scottish section of an investigation and surveys of town centres within the wider context of retail vitality. Ayr, Berwick-upon-Tweed, Dunfermline, Hamilton, Inverness, Kilmarnock and Stirling were the towns where surveys of streets, retailers, property and performance indicators were carried out. Focus groups were also held. Transport options including acceptable walking distances, pedestrianisation, cycling and parking are all considered.

Town centre, Vitality, Viability, Travel, Ayr, Berwick-upon-Tweed, Dunfermline, Hamilton, Inverness, Kilmarnock, Stirling

7/33
Carley, M., Kirk, K. and McIntosh, S.
Retailing, sustainability and neighbourhood regeneration.

The report begins from the premise that the revitalisation of local areas in deprived parts of cities is worsened by the lack of adequate retail facilities. Retailing is a regenerative force in areas of social exclusion. 14 initiatives involving refurbishing of retail parades, precincts and market halls, rebuilding shopping centres on estates and the creation of new high streets are reviewed. These provide examples of good practice and are instructive in highlighting the factors which need to be addressed from a policy perspective. In each case study key questions were investigated. Retail questions included the impact on vitality and viability, relationships between existing retailers and the new development and the retail offer. Social, environmental and managerial issues included relationship to the community, community involvement, design, travel issues and training and employment.


7/34
Chase, M., Burnett, M. and Buchanan, M.
The health of historic towns in Scotland: the seven burghs study,
This study tries to develop comparisons in performance between towns. Indicators of vitality and viability are graphed for the burghs of Ayr, Berwick-upon-Tweed, Dunfermline, Inverness, Kilmarnock, Stirling and Hamilton. Data from GOAD, Investment Property Databank and Management Horizons are used. The comparative study identifies aspects of historic burghs that could enhance the retail offer for the tourist market in historic towns. It is intended to be comparable with the work of the English Historic Towns Forum.

Ayr, Berwick-upon-Tweed, Dunfermline, Inverness, Kilmarnock, Historic burghs, Market towns, Stirling

7/35
Cheetham, I. L.
Assessment of vitality and viability: a preliminary study of Prestwich town centre,

Prestwich claims to be the first centre to undergo a ‘health check’. The report uses the following indicators to measure town centre ‘health’: shop rentals, pedestrian flows, shop vacancies, shop types, accessibility, physical structure and retailer representation. Customer and retailer questionnaire survey data are presented. Customers were asked about the purpose of their visit, shops visited, plans for shopping and mode of travel.

Town centre, Health checks, Prestwich

7/36
Chesterton
Managing urban spaces in town centres,
London: Chesterton, Association of Town Centre Management, 1997, 82p. 0110-753000-0

The use and role of urban spaces in the town centre and the well being of the town centre is examined. Streets, squares and markets are considered. A series of case examples is given (Elgin, Ayr, Kilmarnock, Dalrington, Morecambe, Bradford, Conway, Derby, Coventry, Solihull, Market Harborough, Worcester, Stowmarket, Hemel Hempstead, Ilford, Windsor, Petersfield, Bournemouth, Cardiff) The pedestrian debate, measuring successful management, commercial success and planning are all chapters in the report. The effective management between people and town centre space is critical to town centre health.

Public space, Elgin, Ayr, Kilmarnock, Dalrington, Morecambe, Bradford, Conway, Derby, Coventry, Solihull, Market Harborough, Worcester, Stowmarket, Hemel Hempstead, Ilford, Windsor, Petersfield, Bournemouth, Cardiff

7/37
Civic Trust
Investing in the high street: good practice guide,

A co-operative venture between Boots the Chemist, the Civic Trust Regeneration Unit and the Department of the Environment, Transport and the Regions to study the economic health and cultural vibrancy of 42 projects in town centres in the UK. The projects were in Brixton, Walsall, Eccles, Horsham, Greenwich, Barnet, Huddersfield, Blackburn, Leatherhead, Kilmarnock, Birkenhead, Chester-le-Street, Falmouth, Liverpool Street and Caerphilly.

Barnet, Birkenhead, Blackburn, Brixton, Caerphilly, Chester-le-Street, Eccles, Falmouth, Greenwich, Health checks, Horsham, Huddersfield, Kilmarnock, Leatherhead, Town centre, Urban environment, Vitality Walsall,

7/38
Civic Trust
High street UK,
London: Civic Trust, 2008. (Briefing Paper)
High Street UK is a project jointly being undertaken by New Economics Foundation and the Civic Trust. It is aimed at providing a nationally coordinated approach to improve town centres. It places considerable emphasis on the presence of and participation of the small independent sector.

Small shops, Town centre

Clark, G. and Wrigley, N.

A theoretical study of corporate structure and spatial configuration. It is based on corporate restructuring studies of retailing with examples from the UK and US.

Property

Claxton, R. and Siora, G.

This volume reviews a series of 5 case studies to ascertain what makes a successful retail-led regeneration project, how it can be best achieved, what challenges there are and how benefits can be maximised. Impacts are categorised under the following headings: accessibility to jobs and skills, living in neighbourhoods, quality of life, pride of place, accessibility, connectivity, integration and cohesion, cleaner and safer environment and business opportunities. Partnership, plan-led, trust and communication, fit for community and maximising benefits by going the extra mile are key building blocks. The main report summarises economic, people and place outcomes for the case studies.

Bullring, Castle Vale, Dalton Park, Feltham, Glasgow Fort, Urban regeneration

Colwell and Jackson, C.

The importance of consumer expenditure as a determinant of rental performance is examined in this paper. Data from CB Hillier Parker’s data bank on rental for the period 1989 to 2001 and data on consumer expenditure at local authority level are used to establish a model of the relationship between consumer expenditure and rental performance. This highlights the way that the smaller and bigger markets respond to changes in consumer expenditure. It is shown that they respond differently both during periods of decline and periods of recovery. Existing classifications of rental performance by region are unlikely to represent an optimum solution in terms of homogeneity or similarity of response to change.

Commission for Integrated Transport


A paper to inform the government on issues relating to travel for shopping. The paper investigates whether people who travel by car spend more, how in town and out of town travel and spend are related, public transport facilities and the main transport priorities identified by shoppers. The paper begins from the premise that car transport is not sustainable. Survey work in Cambridge, Birmingham, Leeds, Nottingham, Brighton and Bath forms the evidence used. Recommendations are reached e.g. bus stops should be placed near shops.
A substantive guide based on the experience of 21 town centres. This guide is essentially management oriented and is concerned with setting up and running town centre partnerships. It sets out the questions to be asked to determine an appropriate town centre partnership, strategy and performance. Its focus is on what different types of partnerships can achieve. Chapters include: working in partnership, stakeholder engagement, strategy and performance management and governing a town centre partnership.

Transcript of the papers and discussion of a conference held at Glaziers Hall on Wednesday 15th November 1995. The papers include: Hall, P.Strategic overview, Coull, I. and Aldridge, R., Opportunity for market interference the retailer’s view, Gummer, J., The role of town centres in urban regeneration and Kaiserman, D., Will PPG6 work?

This is a response to the findings of an investigation into why smaller retailers were being driven out of the high street. The report urges councils to readdress parking issues making town centres more accessible. It also urges a review of rates and rents arrangements so that smaller businesses could claim relief. The concept of a community hub enterprise area is proposed. These could take a number of different forms in terms of participation and partnership but would aim to incentivise local communities and businesses.

Although on-line retailing has developed more slowly than initially predicted it is beginning to have a significant impact on bricks and mortar retailing. A significant proportion of the study is devoted to the way that multi-channel retailing is developing is considered alongside an analysis of the consumer groups and product groups most involved in online retailing. The ways in which the built environment must adapt to these changes are discussed. Specific consumer groups are identified: net sceptic store shoppers, multi-channel shoppers, net browser store shoppers, e-shoppers and internet café contenders. Keeping shoppers going to the shops is discussed with reference to the shopping experience including physical access, customer service, targeted experiences and the nature of retail places. A transition model is proposed where access will be more important than location, specialists favoured over generalists, might buy more important than must buy, showroom/theatre more important than
warehouse, store as information point rather than transaction point, trust the key rather than convenience and value for time and money more important than value for money alone.

E-commerce, Shopping centres

7/47
Cox, J., Thurstain-Goodwin, M. and Tomalin, C.

This paper was a desk review of the health check methodology, its application and potential. It did involve telephone surveys of developers and local authorities. The first section of the report reviews the impact of PPG6 (1993), the URBED report (1994), draft revisions to PPG6 (1995) and the revised PPG6 (1996) as well as Association of Town Centre Management reports. In reviewing health checks topics including awareness, who was responsible for carrying them out, how the data set was used, which data was collected and methods of analysis were investigated. One of the major concerns of the study was the viability and potential for a national set of comparative core data on town centre health. The study supported the collection of such a data set to provide a context for individual results and to provide time series data as well as promoting good practice.

Health checks, Town centre, Viability, Vitality

7/48
Cummins, S., Findlay, A., Petticrew, M. and Sparks, L.
Healthy cities: The impact of food-retail led regeneration on food access, choice nad retail structure, Built Environment, 31(4), 2005, 288-301.

The paper arises from a study of diet and health related effects of a superstore in a deprived area of Glasgow, Springburn. The paper specifically presents the results of the impacts on retail structure showing that the superstore has not led to the closure of existing retail outlets, even in the fresh food sector, but has stimulated retailing in the area with lowered vacancy rates and greater retail employment in the area.

Diet, Food deserts, Glasgow, Urban regeneration

7/49
D’Arcy, E., McGough, T. and Tsolacos, S.

An attempt to develop an econometric model of retail rent determination in European cities. The cities included are Amsterdam, Brussels, Hamburg, London and Paris. The value of retail sales was found to be a more significant determinant of retail rents than consumer expenditure. Differentials in responses to changes were identified for the cities both in terms of the length of lag and in terms of the responsiveness to small changes.

Property

7/50
Davies, R.

This resume gives an insight into the ways that government in the UK has taken up retail issues. Three particular initiatives are reviewed - Foresight Panel, Business Improvement districts and Trade partners Scheme. It is concluded that this new form of public -private partnership is symptomatic of a new government mood which is very pragmatic in its approach.

BIDs, Town centre management
This report considers the near to medium future for retailing. It focuses on three issues affecting the sector. Two of these concern the structure and degree of internationalisation of the retail industry and are not particularly relevant to planning issues. The third concerns issues of sustainability through town centre revitalisation.

Sustainability, Town centre

The Beacon Scheme is concerned with best practice initiatives. The year two theme research on town centre regeneration is specifically concerned with retail revitalisation of town centres. It gives the outputs which should be considered for Beacon status. Towns should diversify their attractions, improve accessibility, raise levels of amenity and mobilise town centre management. Key performance indicators are pedestrian flow or footfall and the maintenance of rental values.

Beacon Scheme, Health checks, Market towns, Town centre management

In this report the focus is on the areas of retail transport which are most likely to change. The report is structured under 5 headings: 1. Transport Infrastructure and Transport Cost, 2. Managing Passenger and Freight Transport, 3. Future Modes, 4. The Informed Traveller and 5. People, Lifestyles and Retail Markets. Successful transport strategies are seen as a prerequisite for competitive retail property. Key trends are the likely increased costs of travel, the pay as you go society, transport will become part of managing shopping centres and it will be key to the competitiveness of some types of centres especially secondary shopping areas and smaller centres.

Shopping centres, Travel

The article takes a close look at whether there is any justification for the argument that pedestrianisation will increase turnover in town centre stores. It is difficult to isolate changes in turnover due to pedestrianisation from other factors such as economic boom or recession. The article takes data from a study by Erdman Lewis on rental movement in pedestrian, vehicular and purpose built shopping centres. The research advises some caution on linking rises in turnover to pedestrianisation schemes. Pedestrianisation is a good policy but the benefits should not be portrayed as purely economic.

Pedestrianisation

The role of UK retailing in urban regeneration,
A significant review of the role of retailing in regeneration and as an economic driver in the context of urban regeneration. It includes useful review material on retail industry performance and the policy environment. The focus of the report is the section on property end employment multipliers from retail-led regeneration. It includes case studies of Aberdeen, Norwich and Bristol.

Aberdeen, Bristol, Employment, Norwich, Property, Urban regeneration

7/56
Dixon, T. and Marston, A.
Taking the shopping centre online: new models in e-commerce,

Marketing shopping centres as places has become an important marketing strategy for shopping centres. The threat of e-commerce to the property sector and the ‘bricks and mortar’ retail sector is significant as online shopping increases. The article discusses how a shopping centre can operate as a brand with an online identity permitting online shopping through the familiarity that customers would have with the shopping centre, thus reinforcing the need for customers to maintain familiarity with the centre.

E-commerce, Property, Shopping centres

7/57
Doidge, R. and Paterson, R.
The pedestrianisation myth. The regeneration game: the impact of pedestrianisation on retail rents.

In order to assess the significance of pedestrianisation schemes in regenerating the retail sector and in increasing trade this study investigated rental levels in pedestrianised precincts and shopping centres. High streets, pedestrianised and otherwise were both under-performing relative to shopping centres. Trends were graphed to evaluate the impact of pedestrianisation schemes on rental performance by type of pitch, type of centre and region. The locations of the best and worst performing pedestrianised streets are observed and it is concluded that the relationship between pedestrianisation and rental performance is not direct and involves other factors. Pedestrianisation does not guarantee regeneration.

Pedestrianisation

7/58
Emery, J.
Bullring: a case study of retail-led urban renewal and its contribution to city centre regeneration,

The Bullring in Birmingham offered through the partnership project a unified direction which has facilitated the implementation of the project. Engagement with the local community has been important in the project with ideas about design and also tenant mix emerging from this process. Permeability of the centre has been a key aspect of the design as has the inclusion of mini pitches.

Birmingham, Bullring, Town centre

7/59
English Historic Towns Forum
Shop fronts and advertisements in historic towns,

This brief is intended to offer advice on the planning restrictions operating on retail outlet frontages, signs and advertising in historic and conservation areas. It deals with topics such as maintaining the corporate image and standard fascia within historic settings.
Presentations from this series are available online. Although the theme of the seminar was broader than retail many of the presentations do include retail projects and concern town centre spaces. For example there were presentations on Sheffield, Leeds, Manchester and Newcastle. Some of the case studies are also featured in the journal *Urban Design*.

Town centre, Urban environment

Falk, N. and Johnson, K.

An investigation into experiences of town centre management. Surveys were carried out and case study material is presented to show different types of practice of town centre management. These include Woolwich, Oxford, Wakefield, Stroud, Swansea, Birmingham, Herne Bay, Cardiff and Edinburgh. In addition demonstration projects have been selected for presentation for the cities of Bristol, Gravesend, Nottingham, Ayr, Royal Tunbridge Wells and Coventry. There are sections in the report on the challenge of town centre management, organising for action, monitoring results and an action agenda. The document gives a picture of the state of town centre management.

Town centre management, Woolwich, Oxford, Wakefield, Stroud, Swansea, Birmingham, Herne Bay, Cardiff, Edinburgh

Findlay, A. and Sparks, L.

This report had three aims: identify what a healthy/vibrant town centre/local high street looks like; identify, in the UK, what policies/approaches have been implemented to: (a) Support a healthy retail sector in local high streets and town centres, and (b) Undertake retail led regeneration; explore what impact retail has had on the regeneration (in its widest sense – social, economic and physical) of town centres and local high streets, and how this has impacted on the wider community.

Scotland, Town centre, Urban regeneration

Friends of the Earth
*Checking out the environment? Environmental impacts of supermarkets,*
This paper includes comments on the impact of supermarkets on land use, local shops, car trips and food miles. Supermarkets are accused of importing too many goods and farm shops are congratulated on the localness of their produce. Local shops are considered by the report to be more environmentally friendly and consumers are urged to adopt more environmentally friendly shopping patterns.

Food retailing, Travel

7/65
Fyfe, N.
*Images of the street. Planning, identity and control in public space,*

The street forms the nexus of the retail environment so that an understanding of the meaning and place of the street is of significance. This is an edited volume with chapters grouped into four sections: Images of the street, Planning and design, Social identities and social practice and Control and resistance. Many of the chapters draw on material either from abroad or from historical sources but they serve to highlight the issues facing town centres today with regard to the potential and actual roles of the street in the urban fabric.

Urban environment, Consumer culture, Street

7/66
Gilmour, J.
Informality or design – can the market decide?,

What is the role of traditional outdoor markets in the town centre? The paper asks whether their informality is part of their attraction and if so whether greater organisation of street markets or their movement to sanitised malls destroys what is their essence.

Street markets, Urban environment

7/67
The Government's response to the Environment, Transport and Regional affairs Committee's report on Walking in Towns and Cities,

This Command Paper sets out recommendations and matters for further consideration regarding walking in towns and cities. These take up policy issues from planning policy guidance such as PPG6. For example the definition of 'edge of centre' is stated in relationship to a distance of up to 300 metres and with good walking access from the town centre. There are also important statements on the significance of pedestrianisation and town centre vitality and viability. There is a call for a more co-ordinated understanding of aspects of street design and maintenance. The response includes a proposal to consider rates relief for shops within walking distance of houses in deprived areas. Mixed uses are to be favoured as these promote walking between activities.

PPG6, Street, Urban environment

7/68
Goheen, P.
Public space and the geography of the city,

A review essay of the literature and its contribution to the debate on the use of public space in the city. There are strikingly different positions on attitudes to public space and this review tries to reconcile the opposing points of view to offer conclusions on what constitutes meaningful and viable space.

Public space
A report from work by Forum for the Future on sustainable retail futures. The report begins with a schematic brief history of change in the retail sector and the timings of concerns about sustainability. Retail scenarios which combine shopping scenarios, business scenarios, societal change and sustainable developments are outlined. These have been conceived along two intersecting axes – from prosperous to less prosperous and from doing things yourself to having things done for you. Questions such as whether the size of retail formats is contrary to sustainability and how sustainable consumption can be made available to all are asked.

Sustainability

An estimated 5 million sq metres of property are in the pipeline. Final commitment to construction is of course a very different story and at this point in time the schemes which are already committed reflect are town centre schemes located across the UK. Other pipeline schemes require land assembly. New openings on a large scale will impact on the existing network of centres and consultancies such as Donaldsons have been projecting the future location of retail centres. Some major centres will increase their influence, others are defending their trading position and some causing trade diversion. Smaller centres and centres in more deprived areas may be adversely affected as will out of town centres unable to expand in the present planning climate.

Network, Property

The themes of public and private space, streets and the meaning of the city are covered in the section on townscape and urban design in this volume. For a practitioner point of view see: Williams, S. Laying down the law, Estates Gazette, 9844, 1998, 23-28. (Supplement)

Public space, Urban environment

Parking, delivery curfews and congestion charging are considered in this paper in respect of deliveries to London retailers. Key issues of concern to the delivery sector are highlights and some discussion is focused on overcoming these including for example new technologies in terms of quieter vehicles and moovit communications systems. Trends in the sector in London, types of deliveries and other servicing of retail outlets are all documented. Comparisons with other towns and cities in terms of congestion, speed and costs of congestion are included. Arguments relating to charges for service deliveries are explained.

Congestion, London, Travel
This volume is about change in the town centre and the ways in which local authorities and town centre management schemes might begin to counter decline. It highlights issues of organisational culture and quality. It also notes the potential for town centre management in smaller towns.

**Fixed assets or sunken costs?**

Guy, C.


Beginning from a discussion of the sunk costs issue Guy attempts to ascertain property investment attitudes of those in the food retail sector. Details of ownership, asset holding, and other property data are presented. Most retail properties in the food sector are shown to be appreciating assets and the sunk costs issue is of less significance than in other sectors despite some overpayment for sites.

**BIDS for success**

Guy, C.


The concept of the business improvement district (BID) is explored and the potential for the UK equivalent, a town improvement zone (TIZ) are discussed. The zones will involve the whole business sector and not just the retail sector as presently in town centre management schemes. They are likely to be most beneficial in areas with established town centre management and could promote longer term improvement. The concept represents a new form of town centre management but one which is less retail based.

**Malls take a mauling**

Guy, C.


A town centre has a fine grain. There is no adequate provision within PPG6 to ensure that new town centre developments will fit into that grain. Any new development changes pedestrian paths in the town centre and interacts with existing retailers. New city centre malls may have a major impact on the existing town centre but this not in the planning guidance agenda.

**To him that hath…**

Guy, C.


There is concern that the property industry may be running ahead of the retail industry in the provision of new space. It is suggested that the bigger centres will prove more attractive. It is therefore right that there is concern over the viability and vitality of smaller centres including those in smaller towns.
Experience of BIDs in the US suggests that they lead to an increasingly privatised public realm. Key stakeholders in BIDs will not include users of the street such as shoppers and increasingly vitality could be threatened.

Inner city urban areas have faced decline as their retail outlets face difficulties in competing with more modern retail outlets. Clifton Street in Cardiff is one such example. The area faces trader apathy, some decline and a failure to attract niche retailers. It still has an important role as a local convenience shopping area for residents. Study of the area suggests that it would not be feasible to brand this area as a specialist shopping area but that given its local role public sector commitment is required.

A large amount of new retail space came onstream in 2008. Most of it was pre-let. However it is likely that schemes not yet begun may be shelved leaving planning gain projects and regeneration projects not begun to the frustration of planners. Only the strongest retail propositions in the larger cities will be likely to go ahead meantime. Within cities new developments are leading to some parts of cities losing trade to the new developments. The economic circumstances could favour smaller scale more innovative projects.

This article discusses the extent to which retail-led regeneration projects act as a catalyst to other development in the area. It takes three examples from the Cardiff Bay. Retail-led regeneration did have a role in kick-starting regeneration in an area through the speed at which the development becomes a reality, the confidence it inspires and improved access to an area. Other regeneration may not follow or may not fulfil wider regeneration objectives.

The results of a survey of business personnel on the future of the high street are presented in this brief report. It is argued that once lost it is hard to replace the vitality and viability of a town centre but the report is not gloomy. Although no blueprint for success exists it sees a range of small incentives as productive. Section titles such as building a flagship, route to achievement and making it happen reflect
this. The concept of a high street cycle of development is proposed as a useful means of understanding developments and seeing future prospects.

Town centre, Vitality, Viability

7/83
Hart, A.
A neighbourhood renewal project in Dalston, Hackney: Towards a new form partnership for inner city regeneration,

This paper draws on the urban theorists Jacobs and Florida to suggest that community-led regeneration will create the diversity of places that will foster the type of spontaneity and even quirkiness in which independent retailers can find a place. Whilst national retailers will occupy planned spaces independent retailers will need spaces which more closely reflect their identity and community links. Public policy needs to offer the flexibility to permit this type of development.

Neighbourhood retailing. Urban regeneration

7/84
Hass-Klau, C.
The pedestrian and city traffic,

A widely referenced text on the subject of pedestrianisation in Europe’s towns and cities. The text is a comprehensive background volume on the topic. It explains different traditions relating to pedestrian use of streets and shows how particular street layouts are more naturally attractive to pedestrians and thus more successfully pedestrianised. As such it underlies the thinking behind the so-called continental model of town centre development.

Pedestrianisation, Europe

7/685
Hass-Klau, C., Mobbs, I. and Crampton, G.
Accessibility, walking and linked trips,

This volume is concerned with the factors which affect people’s attitudes to walking. Changes in trends in walking are evaluated. The distance that pedestrians think acceptable for different types of shopping activity are reviewed. Environmental factors affecting the desirability of walking are then discussed. Examples are taken from The Netherlands, Germany and the UK. European and UK trends are compared. For example where less people are walking they now take their cars in the UK. In Europe they are more likely to have switched to cycle or public transport. Data from the National Travel Survey is used. The effect of pedestrianisation schemes on walking is considered.

Edinburgh, Germany, Leicester, Netherlands, Pedestrian paths, Pedestrianisation, Street, Travel, York
Hass Klau, C., Crampton, G., Dowland, C. and Nold, I. 
**Streets as living space. Helping public places play their proper role,**

An important book on the role and management of the street as a central aspect of urban fabric and urban vitality. Chapter 7 describes the city centre street environments of ten British towns including three cities. Aspects of sociability and accessibility are discussed. Policies impacting on street environments are discussed.

Street

Henley Centre

**Managing the retail-led development of the future**

Recent planning policy has led to an emphasis on town centre vitality with a focus on streets rather than malls. This report suggests that the development of shopping centres and malls facilitated urban management schemes which it is much harder to achieve in a less structured environment. In view of this the role of town centre management schemes and the new concept of BIDs is critical in achieving the types of urban environment which will promote town centre vitality and viability. A gap inevitably exists between the local authority and non profit sector and the commercial sector in goals and priorities for urban agendas. It is suggested that the changing context of retail-led urban development requires new urban management structures involving property stakeholders as well as retail stakeholders, in much the same way that shopping centres offered urban management.

BIDs, Shopping centres, Town centre management

Henry Stewart Conference Studies

**Latest thinking on how to make town centre management effective,**


Hillier, B., Penn, A., Hanson, J., Grajewski, T. and Xu, J.

**Natural movement: or, configuration and attraction in urban pedestrian movement,**

Patterns of pedestrian movement are related to urban form. Certain spaces are privileged by urban form over others. The urban grid generates movement patterns. Retailing can take advantage of this and appears to act as a multiplier. The case study of Kings Cross in London looks at movement patterns. It is possible to calculate from movement patterns and grid form the likely volume of movement and therefore the ideal shop provision. The presence of shops acts as an attractor. A log linear relationship exists for the shop provision in relationship to the interaction between movement and urban form. It is concluded that it is not the properties of space but the configurational relationships which are most significant.

Pedestrian paths, Urban design, London

Hillman, J.

**The importance of the street,**
A forerunner to the more recent literature focusing on the street. The vitality of the street is seen as integral to the vitality of the town centre. The author outlines some ways in which streets can be improved but the thrust of the article is the link between street image and town image.

Street, Vitality

7/92

Hine, J.
Transport disadvantage and social exclusion in urban Scotland,

This article is concerned with the ways that lack of access to transport and the cost of transport impact on less advantaged communities. Tables presented in the paper include information on access to various types of shopping.

Scotland, Travel

7/93

Hodgson, J. and English Historic Towns Forum,
*Shopfronts seminar*

Report of the discussion and papers presented at a seminar organised by the English Historic Towns Forum. As part of the seminar the report *'Shop fronts and advertisements in historic towns'* was launched. Papers focused on the reasons for introducing shopfront guidance, shopfronts and developers and the experience of Halifax.

Shop frontages, Historic towns

7/94

Hogg, S., Medway, D. and Harvey, J.
Measuring the effectiveness of town centre management,

Town centre management schemes have often faced problems of sustainability. It is suggested that this is partly because of the difficulties in measuring impact and success. The article reports on how town centre managers have been going about collecting data on effectiveness of town centre management schemes. A variety of key performance indicators seem to be being used. It is argued that some standardisation of approach is helpful in increasing objectivity.

Health checks, Town centre management

7/95

Hogg, S., Medway, D. and Warnaby, G.
Business improvement districts; an opportunity for SME retailing,

The article examines the US experience of business improvement districts. Local networks of small and medium sized businesses operating in homogeneous areas appear to have been most successful. The possible advantages of this in a retail-led BID is discussed. It is suggested that BIDs might work in areas where town centre management schemes do not apply such as neighbourhood centres. Initiatives need to be focussed and structured to meet the aims and requirements of local areas otherwise funding levels will not be appropriate and stakeholder commitment will not be well matched to local concerns.

BIDS

7/96

Hogg, S. Medway, D. and Warnaby, G.
Performance measurement in UK town centre management schemes and US business improvement districts,

A comparison of US BIDs schemes and UK TCM schemes shows a different ethos of performance measurement. Concept, design and use measurements are considered. In the UK the town centre scheme equates with the city in performance terms and often indicators measure the town centre manager rather than the town centre management scheme. There is little attempt to distinguish outcomes from the town centre management scheme from other ongoing changes thus making it hard to achieve what is termed performance ownership. This is easier to establish in the US because of the business basis of BIDs and their distinction from the wider urban environment. Their future rests on proving performance ownership. It is considered that because of the fact that UK BIDs are based on occupiers rather than owners they will differ in ethos from those in the US and that performance ownership will need to be differently measured.

BIDs, Town centre management

7/97
Horton, C.
In towns in the Gateway,

A description of how the Thames Gateway London Partnership thinks about the network of towns in the area and how the network should be developed to meet the needs of the particular groups of people who will be living there. The role of Bluewater and Lakeside is discussed and ways in which distinctiveness can be enhanced are explored.

London, Town centre

7/98
Humphrey, C.
Road pricing and retail

There is concern given planning’s emphasis on town centres that road pricing will make access to town centres harder. The British Retail Consortium is seeking to work out ways in which pricing can operate without disadvantaging the retail well being of town centres and publication of a toolkit is planned.

Travel

7/99
Isaacs, R.
The urban picturesque: an aesthetic experience of urban pedestrian places,

This article takes the perspective of the pedestrian and attempts to identify which aspects of the street environment encourage shoppers and pedestrians to pursue along a particular route. It is found that superficially contrived spatial configurations may be less significant than special accents in the ambient pedestrian network. Although the example taken is not in the UK the findings have wider significance in thinking about town centres, high streets and malls.

Pedestrian paths, Urban design

7/100
Jackson, C.
A model of spatial patterns across local retail property markets in Great Britain.
Urban-Studies, 38(9), 2001, 1445-1471

This paper develops a cross-sectional model of a large number of retail property markets at the city and town level. The model is developed using prime retail rental levels data as the dependent variable and a
number of demand and supply variables, suggested by theory, as independent variables. The model is based on multiple linear least-squares regression analysis and uses principal components analysis to reduce multicollinearity. It is concluded that the size of the retail core (as measured by the number of national multiple retailers present) and the demographic profile of the local population provide a highly significant explanation for the differential rental levels across towns and cities in Great Britain.

Property, Rental values

7/101
Jackson, C.
Classifying local retail property markets on the basis of rental growth rates,

Traditional rental values and growth have been analysed using geographical areas. This article uses Investment Property Bank data to establish a clustering model which shows that these groupings constitute a better means to understanding changing rental growth.

Rents

7/102
Jackson, C.
Retail planning and institutional property investment,

The paper argues that planning issues are fundamental to attracting regional investment highlighting areas of implementation of retail planning policy in England which underpin the success or failure of a town centre. The analysis is based on interviews with planners. The restricted planning environment makes different demands on the planners eager to attract institutional investment with ancillary aspects of the town centre environment much more important than previously. Planners should have a greater awareness of the needs of the institutional investor or this can negatively impact on the vitality and viability of their centres.

Property

7/103
Jackson, C. and Watkins, C.
Planning policy and retail property markets: measuring the dimensions of planning intervention,
_Urban Studies_, 42(8), 2005, 1453-1469.

Economists have failed to incorporate the impact of retail planning policy into their quantitative economic property models of rents. Equally geographers have explored case studies of the impact of planning policy on particular towns but have not been interested in extending these into models of property and rental performance. Whilst it has often been assumed that a restrictive planning environment would push up rentals and space would be in short supply, in reality the planning guidance is not uniformly implemented. This article seeks to examine the critical measures of retail planning policy which can be used in developing models of rental performance and the property market in retailing in the UK. The results showed that the impact of key planning variables on retail property markets varied with some markets unable to improve despite positive planning policy incentives and others improving regardless of policy but others showing improvements which would not have occurred without specific planning policies.

Property

7/104
Jackson, C. and Watkins, C.
Supply side policies and retail market performance,

This article attempts to integrate the effect of planning policy on the property market. The results from the analysis of data from 1998-2003 including Investment Property Databank and Valuation Office
data showed that it was investors who benefited from pro active planning rather than the retailers themselves. Retail capital values rather than rentals are affected by improvements such as town centre management schemes. New schemes were found to have positive spillover effects on a property market. Negative effects of restrictive planning regimes were not observed.

Property

7/105
Jones, C. and Orr, A.

A typology of centres is established which combines different types of centre - core, free-standing, sub-dominant and relates them to growth trends. Conclusions are reached for these types on changing trends for the retail sector. The article tries to identify some of the factors which influence these trends. Retailing is found to be a very inelastic sector. The high street is the most inelastic in terms of supply constraints.

Property

7/106
Jones, P., Comfort, D. and Hillier, D.

A critique of DEFRA’s Food Industry Sustainability Strategy Report. The article goes on to show that the lack of commitment from the major players including the food retailers is problematic. Indeed none of the major retailers were participants and their continued interest in economic growth is at odds with concerns over environmental damage. The discussion exemplifies the gap between attitudes and policies and the difficulties which will arise in reconciling these opposite positions.

Sustainability

7/107
Jones, P., Comfort, D. and Hillier, D.

The paper looks at the ways in which pressure groups have challenged retail corporate social responsibility claims concerning both environmental and social sustainability arguing that the use of retailer choice of benchmarks is flawed. Attempts to establish independent benchmarks collapsed with the demise of Race to the Top.

Sustainability

7/108
Jones, P., Hillier, D. and Comfort, D.

The context of this paper is the clone town debate and the sameness of town centres. It suggests that US lifestyle centres might be appropriate. These offer the opportunity to create a sense of place and encourage identification with a given centre. The new retail quarter in Sheffield is the nearest UK example of what might be envisaged. A sense of place may be the necessary counterweight to retail fatigue.

Sheffield, Town centre

7/109
Jones, P., Hillier, D. and Comfort, D.
Business improvement districts – another piece in the UK regeneration jigsaw?

The article concisely summarises the concept of Business Improvement Districts. It then goes on to discuss the problems that private sector led investment in town centres involves. The role of public space versus controlled spaces is discussed. The scheme may also give the private sector controls which could lead to certain types of less profitable, less desirable or less prestigious being shunned or pushed out of the centre and to the pursuit of vested interests.

BIDS, Town centre

7/110
Jones, P., Miller, D. and Turner, D.
*Towards the '24 hour city'*,

In order to achieve increased vitality in urban centres several cities have been moving towards the 24 hour city concept. This brief review of the concept gives details on the role of retailing in the 24 hour city and comments on opening hours for shopping centres.

Leisure, Vitality

7/111
Katyoka, M. and Wyatt, P.
An investigation of the nature of vacant commercial and industrial property,

A review of different sources of data on vacant property including retail property. A case study of Leeds is used to demonstrate the different measures of vacancy which are required to gain a proper understanding of vacancy rates by type of property. There are graphs which show trends in retail alongside other sectors such as office and warehouse property. The article makes the case for better standardisation of terms to permit benchmarking. The National Land Use Database offers new opportunities to look at make comparisons of trends across different areas and scales of analysis.

Property

7/112
Koskela, H.
'The gaze without eyes': video surveillance and the changing nature of urban space,

The article pursues the line of thought that surveillance changes the way in which power is exercised and reality conceptualised. This in itself has contributed to the production of urban space itself. The shopping mall with its surveillance schemes, is cited as the icon of urban space.

CCTV, Crime, Urban environment

7/113
Lawless, P.
Partnership in urban regeneration in the UK. Sheffield central area study,
*Urban Studies*, 31(8), 1994, 1303-1324.

A study of the role of public and private partnerships in the city. Sheffield City Area is the main subject of the article although it is contextualised within theories of urban governance. The various bodies involved, their responsibilities and their inter-relationships are studied. The article extends beyond town centre management and retailing to the wider organisation of the city but is relevant in the concepts it explores and in its assessment of the role of partnership.

Town centre management, Sheffield

7/114
Local Government Association


This document includes a variety of different topics but the first chapter is on planning and developing town centres and is thus relevant to retail planning. This chapter focuses on examples of excellence - Leeds City Council, London Borough of Croydon, Nottingham City Council and Birmingham City Council.

Town centre management, Nottingham, Birmingham, Croydon, Leeds

7/115

London Planning Advisory Committee


This item has been included because it details the methodology for establishing health checks for town centres. The publication gives listings of the measures to be used to assess vitality and viability of town centres. It also proposes a sequence of tasks from data collection to centre assessment to centre comparison.

Town centre, Health checks, London

7/116

Loukalto-Sideris, A.


This article draws mainly on the experience of the privatisation of space in Los Angeles. However it does draw attention, in an accessible journal, to the consequences and issues involved in the private production of open space as a form of privatisation of public amenity. Shopping centre space reflects the goals of private enterprise rather than acting to benefit the general public.

Public space

7/117

Lowe, M.


This article traces the way in which the development of West Quay shopping centre in Southampton came about. The development was viewed as essential to the future vitality of Southampton and the impetus for the scheme came from the council. The article evaluates the role of the scheme in promoting urban regeneration concluding that it has been successful adding to the city centre’s vitality rather than transferring shopping from one part of the city centre to another. The retail range has increased and the new development ahs been well integrated into the existing city centre structure. Retailing should it is concluded be seen as a critical part of ‘the urban’ and is a prerequisite to the agenda of delivering ‘successful places’.

Southampton, Town centre, Urban regeneration, West Quay

7/118

Lowe, M.


This paper extends the work of the Urban Studies paper on the West quay shopping centre in Southampton. It explores the synergistic relationships between West Quay and the rest of the city centre, vacancy rates in the town centre and improved perceptions of the city centre as a retail/leisure destination. Shopper surveys are used to assess whether the centre attracts shoppers who visit the rest...
of the city centre as well. Footfall figures suggested that it did succeed in this. There was some diversity of opinion on the impact of the centre on vacancy rates but looking at the overall trends it was confirmed that the perturbations observed should not obscure the overall favourable trend which suggests that the new centre has not created retail blight in other parts of the town centre. Additional developments have taken place further enhancing the city centre. These would not have occurred had there not been an improvement in the city’s status as a result of West Quay. The conclusions assess the importance of this type of development in the context of planning policy redirection towards town centre developments.

Southampton, Town centre, West Quay

7/119
Lowe, M.

This paper is an update on the West Quay development in Southampton, a key case in the study of retail-led urban regeneration. Specifically it looks at whether the development has acted as a catalyst for wider regeneration. The regeneration role of West Quay is broadly regarded as highly successful and has a very positive effect on Southampton in a number of tangible ways. Follow up interviews with the city’s MP and development manager revealed some issues which have planning implications in assessing this type of development. These include the way that stakeholders are involved and land assembly secured, the views of consumers about the location of retailing, what happens in the more marginal retail areas and the very important attention to local circumstances as one size does not fit all.

Southampton, Urban regeneration, West Quay

7/120
Loxton, M.
The landscape of retail, Built Environment, 21(1), 1995, 45-53.

It is contended that increased traffic and ill-conceived land use policies have led to the deterioration of many town centre environments. This, it is argued, has disadvantaged town centres more than out of town shopping. The article counters the argument that out of town shopping is the main reason why town centre retailing has declined. Support for the argument is gained from the attitudes of traditional high street retailers keen to remain in the town centre. If the aims of PPG6 are to be realised the emphasis must be on improving town centres. Quality improvements creating well designed urban landscapes are essential. Examples from Norwich, Birmingham, Bradford, Kingston-upon-Thames and Leeds are cited.

Urban environment, Out of town retailing

7/121
McGough, A. and Tsolacos, S.

The cyclical nature of property variations is analysed in relation to a range of economic financial and property variables. Industrial, office and retail property are considered. Trends are graphed for the period 1980-1994. A business cycle approach is applied to the data and statistical relationships between a range of supply and demand side variables and property trends are explored. The relationships influencing retail property seemed to differ from the other sectors.

Property

7/122
Marsden, G.
The evidence base for parking policies, Transport Policy, 13(6), 2006, 447-457.
The paper introduces the literature on parking policies highlighting the key aspects of parking policy. A section specifically considers the vitality of centres and parking policies drawing extensively on results from the Lockwood survey. Quality of offer is traded off against convenience and cost and this should be of taken into account but evidence that parking is a determinant of vitality remains unproven.

Parking, Town centre, Travel

7/123
Marshall, S., Jones, P. and Boujenko, N.
Planning streets as 'link and place',

A new way of looking at the function of streets attempts to distinguish between streets whose role is a transport one from those whose role is as places in a town centre. Some streets for example have a place function as retail places. Transport planners and urban planners need to work together to achieve the appropriate use of streets and to avoid loss of place.

Urban environment

7/124
Medway, D., Alexander, A., Bennison, D. and Warnaby, G.
Money answereth all things,

Town centre management has focused too much on funding. This article analyses other types of contribution to town centre management. Payments in kind are shown to have significant potential. The article tabulates the different types of payment in kind and their relative importance. These include offering space, prizes, equipment, staff time, services and information. Payment in kind encourages involvement which in turn encourages commitment to town centre management.

Town centre management

7/125
Medway, D., Alexander, A., Bennison, D. and Warnaby, G.
Retailers' financial support for town centre management,

An analysis of the contributions from retailers towards town centre management schemes. Different types of contribution are discussed - ring fenced and freestanding. A survey of town centre managers was carried out. Certain types of investment such as street furniture and Christmas lights were found to attract ring-fenced contributions.

Town centre management

7/126
Medway, D., Warnaby, G., Bennison, D. and Alexander, A.
Reasons for retailers' involvement in town centre management,

The focus of the article is on the reasons why different retailers become involved rather than the type of involvement. For the most part the reasons were motivated by the belief that involvement would benefit the business concerned. Independent retailers seemed to be of the opinion that town centre management would bring more people to the town thus increasing trade. Reasons for non-involvement were also examined. An understanding of reactions to town centre management should assist better marketing of the concept.

Town centre management

7/127
BIDs represents a new interpretation of the public/private realms. Increased privatisation of urban space in the UK will be the result of BIDs. It is argued that this will produce controlled sterile places which lack connection to the reality and diversity of the local environment and which as a result will further erode social cohesion. The creation of ‘hot spots’ and ‘cold spots’ will break up social cohesion and increase a feeling of a lack of trust. It is suggested that places must be more than a balance sheet and that other approaches can deliver what will be more socially cohesive and hence actually more economically productive urban places.

BIDs

7/128
Mitchell, G., Boxall, I., Grant, M. and Noon, A.

This paper presents the results of retailer and consumer surveys in small towns. Comparisons are made between the small towns and the historic burghs study. The importance of these centres to local users is more significant than the town centres were to local users in the historic burghs study. Issues such as parking, location of parking, range of goods, multiple representation, diversity of goods and shopper types were studied. The towns involved were Aberfeldy, Alloa, Blairgowrie, Callander, Castletown, Cupar, Dunbar, Girvan, Hawick, Jedburgh, Lanark, Montrose, Peel, Stonehaven, Port St Mary, South Queensferry and Thurso. Useful data summary tables are included.

Aberfeldy, Alloa, Blairgowrie, Callander, Castletown, Cupar, Dunbar, Girvan, Hawick, Jedburgh, Lanark, Montrose, Peel, Stonehaven, Port St Mary, South Queensferry, Thurso, Viability, Vitality

7/129
Monheim, R.
Methodological aspects of surveying the volume, structure, activities and perceptions of city centre visitors,

Given the very great importance of health checks and the use of pedestrian flow data this article is of importance to planners. A range of methodological problems are considered with an international range of examples. Topics addressed include time specificity, periodical cycles in pedestrian flows, spatial differences and sides of the street. Other added value aspects of flows such as gender, age and grouping are discussed. A range of possible areas of bias are identified. Issues relating to internal accessibility and purpose are also seen as significant.

Health checks, Pedestrian flows

7/130
Montgomery, J.
Making a city: urbanity, vitality and urban design,

This article is written from a design perspective. It offers insights into principles of good city form. Indicators of successful urban places are identified (familiarity, secretiveness, surprises, meeting places, invisible planning, form, image). Concepts such as permeability, the fine grain of the city, the public private place distinction, scale, pace of change, mix and adaptability are all explored in the context of city structure and planning. The features which make a town centre a town centre and not a suburb or market town centre or sub-centre are also discussed. Retailing is not a specific focus but given its central place in town centres the surrounding physical environment is very important in making town centre retailing work.

Urban design
Moore, C. and Lochhead, M.

Customer profiles for Prince’s Square in Glasgow were used successfully to create a promotional tool. The article shows how retailer, customer and city can be suitably matched to each other increasing the promotion of a shopping centre. While Prince’s Square themed itself on stars the city of Glasgow had ‘Shine on Glasgow’ as its theme. The dual presentation enhanced the value of the Prince’s Square promotion. There is a very important role in design in the positioning of shopping centres and this is well illustrated through the data presented for Prince’s Square on customer profiles.

Speciality shopping, Glasgow, Marketing

National Retail Planning Forum and Department of Transport Local Government and the Regions
*Going to town.*

An important volume which highlights the significance of linkages to town centres in relation to town centre access, attractiveness and vitality and viability. This is a guide to better practice rather than a pattern book or prescription. Links should be connected, convenient, convivial, comfortable and conspicuous. It includes suggestions for solutions to improving access linkages: access points can be moved, the centre can be moved, shuttle transport can be provided, fixed mechanical aids can be installed, new bridges can be built and the shatter zone can be improved. A wide variety of UK examples are used as well as examples from around the world. The intention is to stimulate thinking on the issues regarding access.

Town centre

Office of the Deputy Prime Minister
*An introduction to Business Improvement Districts,*

This introductory document outlines the concept of Business Improvement Districts. The broad aims, benefits, funding and organisation of BIDS are given.

BIDS

Office of the Deputy Prime Minister
*BIDs guidance: A working draft,*

This gives the details of the government’s plans for BIDs. The outline includes details of the policy background underlining the key policy aspects, in particular the compulsory nature of the payment for the use classes or geographical area designated within the scheme. The document outlines the way that a BID scheme might be set up and financed and the types of projects it might be involved in. Examples of voluntary schemes are given including one town centre scheme Morpeth Pride. This scheme represents a BIDs scheme for a town centre management scheme.

BIDS

Office of the Deputy Prime Minister and URBED
*Towns and cities. Partners in urban renaissance.*
This publication brings together the findings and recommendations of the partners in Urban Renaissance Project which was launched in 2001. It involved 24 partner towns and cities and aims to reflect progress and reactions to urban renaissance delivery following the publication of the White Paper 'Our towns and cities: the future'. The publication includes a project report, partner profiles, 54 case studies, a report on workshops and a report on breaking down barriers.

Urban regeneration

7/136
Otsuka, N. and Reeve, A.
The contribution and potential of management for regeneration shifting its focus from management to regeneration,

Town centre management initially filled a janitorial role in managing the environment of town centres. Involvement of town centre management has afforded new opportunities for town centre management to become more strategic. Measures of town centre management effectiveness need to reflect its greater capacity. The article develops the role of town centre management in a regeneration context. A threefold typology of regeneration schemes is presented distinguishing schemes which are concerned with changing the perception of an area from these concerned with better integration of an area from those dealing with disadvantaged local populations. It makes suggestions of the different ways in which town centre management could contribute to each of these types.

Town centre management, Urban regeneration

7/137
Otsuka, N. and Reeve, A.
Town centre management and regeneration: the experience in four English cities,

By looking at the experience of four towns – Reading, Birmingham, Doncaster and Wigan the authors explore the different ways that town centre management can contribute to regeneration. They make a distinction between town centre management that is business led form that which is community led. Town centre management can be used to narrow the gap between advantaged and disadvantaged parts of a town particularly in community-led initiatives.

Town centre management, Urban regeneration

7/138
Paddison, A.
Town centre management (TCM): a case study of Achmore,

This study looks at the context, inception, execution and success of town centre management using evidence from Scottish town centres. Funding, marketing and management structures are discussed. Achmore is a hypothetical example. Town centre management was seen in this case as a means of resolving threats to a centre from other developments as well as problems existing within the town centre itself. Particular difficulties in resolving both the strategic and operational issues are recognised.

Town centre management, Scotland

7/139
Page, S. and Hardyman, R.
Place marketing and town centre management: A new tool for urban revitalization,

Place marketing is viewed as one activity that ought to fall within the domain of town centre management. The article reviews town centre management schemes in the UK bringing out the contribution of place marketing to urban revitalisation. A postal questionnaire of town centre managers was carried out for 69 town centre schemes. The questions included budget allocations and the relative
strengths and weaknesses of the particular centres. The results presented distinguish opinions expressed by tourist and non-tourist centres. Users were also questioned concerning their perceptions of the town centre environment. The town of Ayr receives specific attention.

Town centre management, Marketing

7/140
Parker, C. and Garnell, C.

Retail development is regarded as a catalyst to regeneration in Liverpool. Liverpool 1 is intended to operate not as a shopping centre but as a reinstatement of the high street concept. Critical to its success has been the way the development integrates with existing retailing in the town centre. The partnership approach has been important in determining the choice of development strategy and the implementation of that strategy.

Liverpool, Town centre

7/141
Pedestrians Association

This report addresses issues of who spends time in the streets and what are their main activities. It includes responses on issues of neighbourhood renewal and liveability. From a retail perspective there are data on how far people have to walk to reach a food store. 6 minutes walk is given as a desirable distance for walking to food stores.

Neighbourhood retailing, Street

7/142
Peel, D.

The ideological diversity of stakeholders in town centre management schemes makes it difficult to identify common criteria for evaluation. Social and economic outcomes are both important but evaluation tends to focus on the economic outcomes. The different value preferences reflect the different meanings placed on the town centre. With new initiatives such as BIDs it is important to recognise the ways in which the most powerful groups will set evaluation systems which preference their own value systems and criteria for success. There is a need to be more explicit but the aims and goals of the evaluation process.

Town centre management

7/143
Pretty, J., Ball, A., Lang, T. and Morison, J.

A calculation of the costs at the different stages of the delivery process of the average UK weekly food basket. As such the article provides a range of specific cost estimates for delivery of goods to stores and transport of goods from the shop to home. A variety of policies to reduce these costs such as localised food systems, organic farming and sustainable transport are proposed.

Travel

7/144
Quddus, M., Carmel, A. and Bell, M.
The impact of the London congestion charge on retail: the London experience, 

The impact of the London congestion charge is studied using an econometric analysis of the total retail sales index (BRC) for London and weekly sales data from the John Lewis Oxford Street store. The results show that there was a negative impact on the John Lewis store but that for London as a whole (an area greater than the congestion zone) sales were not affected. There was some evidence that whilst a high proportion of London shoppers do not travel by car John Lewis shoppers were more likely to come by car. Switching of shopping to areas such as Kensington, outside the congestion charging zone but in the retail sales index area could not be isolated.

Congestion charge, London, Travel

7/145
RAC Foundation of Motoring

*Motoring towards 2050: Parking in transport policy*,

This report tackles a wide range of parking issues. The complex interactions between political and public acceptability, practicability and the application of cost effective strategies are highlighted. It is argued that income generation has too often been the main aim of parking regulation. Parking management impacts on town centre use, choice of destination and duration of visit. Inappropriate parking policies can seriously affect the vitality and viability of town centres with potential users merely selecting alternative destinations if parking policies are incompatible with their requirements. Ensuring that parking strategies are consistent with other objectives is essential.

Parking

7/146
RAC Foundation of Motoring and British Retail Consortium

*Shopping and transport policy*,

This paper draws on a wide range of expertise in the field. It reaches a number of conclusions to inform decision making on sustainable transport policy for shopping. The use of cars for shopping was found to be very important both in town centres and out of town retail areas. Planning must be realistic in what can be achieved. Transport planning needs to reflect the reality of how people live so that future policy must relate places where people live to where they shop and type of shopping. Results from an NOP poll are used in the study. There are chapters on getting to the shops, the development of retailing, impact of retail trends on transport and vice versa.

Travel

7/147
Ravenscroft, N.
The vitality and viability of town centres,

Using data from Reading this article asks questions about the relative performance of different parts of the town centre over time. It seeks explanations and looks for triggers for differential development as a response to other trends in regeneration or decline. It distinguishes between absolute and relative change.

Reading, Urban structure, Viability, Vitality

7/148
Ravenscroft, N., Reeves, J. and Rowley, M.
Leisure, property and the viability of town centres,
In smaller towns leisure uses have tended to take up space vacated by retail and industrial units. It is argued that this is not so much a sign of viability or vitality but rather a delay in the more general restructuring of these town centres. The experience of larger centres in taking on new leisure oriented regenerative projects will not necessarily be replicated in smaller centres. Examples are included.

Leisure, Town centre, Viability, Vitality

7/149
Reeve, A.
The private realm of the managed town centre,

The debate over the legitimacy of privatising formerly public space is the theme of the article. The town centre it is argued, should not be seen as a shopping centre. The two sets of space should be seen as fundamentally different. To regard the town centre as privatised space is to lose the social richness and authentic vitality of the town centre because it introduces the possibility of controlling who uses the town centre. Although the examples are not from the UK the area of debate is the focus of the article.

Public space

7/150
Reilly, J. and Aswat, M.
Increasing investment in towns and cities,

Largely a descriptive article about ways to fund and manage town centres. It does consider whether the business rate supplement will facilitate better town centre funding or business engagement. The final section shows some of the more innovative ways that BIDs is being used not just to maintain business in town centres but to begin to change town centres.

BIDs

7/151
Robertson, M. and Jones, C.
A cross-sectional model of rents in urban retail centres,

An investigation of the determinants of urban retail rents in 29 Scottish towns. The output of a gravity model based analysis of rents is used as input to a regression analysis to assess variations between areas. Stock constraints, turnover and business rates are included in the analysis. The approach seeks to determine the relative significance of demand and supply variables.

Property, Scotland

7/152
Rowland, J.
Urban design strategies and development realities,

The role of shopping centres in town centres depends on their integration into the urban fabric of the town centre. This applies to the design characteristics but it also relates to the social integration of the centre in terms of its exclusive or inclusive nature. Often shopping centres represent a different environment in social terms from that of the surrounding streets.

Shopping centres, Urban design

7/153
Royal Institution of Chartered Surveyors
Town centre management,
There are brief sections on a range of aspects of town centre management including town centre audits, role of local authorities, town centre manager’s position, town centre management groups and schemes in operation.

Town centre management

7/154
Salingaros, N.
Urban space and its information field,

A new theory of urban space is proposed which involves relating optics to information theory. In this way it is argued that a better understanding of the types of urban environments which people feel at home in can be achieved. One of the examples in the discussion is covered shopping centres. The pedestrian perspective is stressed. Integration of shopping centres into the surrounding urban fabric is also important. An article on this theme in the practitioner literature and with a UK emphasis is: Billingham, J. Street patterns stitch urban fabric together, *Planning*, 1162, 1996, 22-23.

Shopping centres, Urban design

7/155
Salingaros, N.
Complexity and urban coherence,

This article draws on examples from the biological sciences in its attempt to define and underline the significance of coherence between areas if new areas are to be integrated into the existing urban fabric. Mere geometry does not achieve this. Principles such as permeability and inter-penetration are necessary if juxtaposition is to become coherence. The significance in terms of shopping and town centre management lies in how new centres should be integrated into the urban fabric and what aspects of the town centre encourage its expansion into new areas.

Urban design

7/156
Seaton, A.
Hay on Wye, the mouse that roared: book towns and rural tourism,

The Scottish Tourism Research Unit was interested in exploring the potential for a book town in Scotland. This article reports on a study undertaken by them in Hay on Wye to assess the nature and potential of book towns. The significant tourist impact of destination identities is discussed. Ten reasons are offered for the potential of book towns.

Marketing, Hay on Wye

7/157
Shutt, J., De Silva, P. and Muller, T.
*Step change. Town centre management strategies, regional development agencies and Europe. The case for a town improvement zone,*

A key focus of this publication is the ways in which town centre management can progress in the 21st century. An administrative perspective is taken in much of the publication with an emphasis on public private funding partnerships and links to other development agencies. A European perspective is given. Case studies from Barnsley, Bath, Belfast, Birmingham, Bristol, Coventry, Edinburgh, Glasgow, Ipswich, Leeds, Liverpool, Manchester, Middlesborough, Nottinghamshire, South Lanarkshire, Stratford and Torfaen are included.
**The validity of food miles as an indicator of sustainable development,**  
Didcot: AEA Technology Environment, 2005, 103p. (Produced for DEFRA)

This report assesses the ways in which food miles have changed over the past decade. It attempts to distinguish different ways of components of the food miles matrix – from air transport of foodstuffs to shopping, from carbon emissions to congestion. A very significant proportion of HGV vehicle kilometres are accounted for by food transport (25%). Similarly although air freight is proportionately small in tonne kilometres it represents 11% of food transport CO₂ emissions. The report includes chapters on factors driving food miles, the food miles dataset, direct and indirect impacts of food miles and energy balance case studies. The findings on food miles and the increase and components of the food miles matrix impact on retail planning policy if the broader goals of sustainability are to be integrated with other retail planning goals.

Food miles, Sustainability, Travel

Sparks, L.  
**Town centre uses in Scotland,**  

This monograph looks at what makes a good town centre from the various perspectives of users, developers and administrators. Planning policy on town centres and town centre management are discussed in some detail.

Town centre, Scotland

Stobart, J. and Hallsworth, A.  
**Change and stability, structure and agency in retailing: the case of Stoke on Trent,**  

The area faces an enduring legacy of decline which has a profound influence on business investment and performance. This is further highlighted in the context of intra-urban marketing of places. The bias of gatekeepers such as property agents in the process of attracting retail investment to the area is explored.

Place marketing, Retail offer

Tallon, A.  

A significant piece of this city profile discusses retail development in Bristol. In particular the article discusses the tension between city centre and out of town retail development suggesting that out of town development provided a catalyst to in town redevelopment. Complementarity is stressed between the two. Cribs Causeway and Broadmead are discussed in some detail. The mixed use development at Broadmead provides an interesting example of a mixed use development of a city quarter. The development is integrative in concept and should help the area to be more competitive within the retail structure of the city.

Bristol
Tallon, A.
Mega retail-led regeneration, 

A description of the Cabot Circus development in Bristol with reference to why it came about, the nature of the project and the partnership. Exclusion, gentrification, privatisation of public space and local involvement are discussed in relation to the project.

Bristol, Cabot Circus, Shopping centres

Thompson, B.
Availability and requirements in UK retail markets – new data sets, 

An investigation of what the Perfect Information Property dataset on retailer requirements can tell us. Relationships between demands for space and profitability are examined.

Property

Tomalin, C.
Loyalty to Leominster, 

A short but insightful paper which tackles the problems of rural town centres. It highlights the problems of local retail monopolies. The lack of time series data for these towns makes it difficult to distinguish life cycle changes from retail changes. The social roles of these centres must also be taken into consideration. The author recognises that where retail changes are bound to take effect it would be better if local authorities maintained the initiative by having in place a regional strategy, local centre management schemes and a raft of policies to ensure that local needs could still be met.

Town centre

Tomalin, C. and Pal, J.
Local authority responses to retail change: the case for town centre management, 

Government guidelines and ministerial statements have resulted in an upsurge of interest in town centre management. This has occurred alongside changes in the retail industry itself. These have had implications for town centres. The role of town centre management is examined against this
The key elements making up a successful town centre management scheme are identified. The role of funding partnerships is recognised as of crucial significance. The particular initiatives of two authorities are studied. It is concluded that town centre management schemes will vary in the role they play and in the way they are funded so a flexible approach to evaluating their success is essential. Practitioner articles on this topic are: Falk, N. Funding the future city, Planning, 1224, 1997, 18-19 and Walsh, B. Finding funds for town centres, Urban Environment Today, 5, 1996, 8-9.

Town centre, Town centre management

7/167
Topp, H. and Pharoah, T.
Car-free city centres, Transportation, 21(3), 1994, 231-147.

The arguments for and against keeping cars out of the city are put forward. Retailing is regarded as a key sector in the debate. Differences between traffic calming and pedestrianisation schemes are noted. If car free schemes are to be introduced they must relate to other positive measures to ensure the continued vitality of the city centre. Examples are taken from York, Bologna, Aachen, Lübeck and Nuremberg. The York case study examines the footstreets scheme and shows that initial resistance has been overcome on the part of retailers.

Pedestrianisation, York, Bologna, Aachen, Travel

7/168
Townshend, T. and Madanipour, A.

5 case studies of public spaces created in North-east England are examined. Retail homogeneity has been cited as a problem in towns. The studies found no evidence that this was viewed as a problem. The ambience that different retailers created was cited as important with a dislike of cheap or bargain retailing. Distinctiveness of places was valued and recognised as important for competitiveness but it involved more than retailer representation. Public spaces can take on their own distinctiveness or build on traditional aspects of places to give them distinctiveness.

Town centres

7/169
Townshend, T. and Pain, R.

In terms of the desirability of different city centre locations and the promotion of town centre viability and vitality issues of security in the town centre are pertinent. This particular study was based in the central shopping area of Newcastle. Different types of concern are discussed and this is followed by public responses to possible remedies such as CCTV. It was found that there were shared concerns across the different types of group. Tackling social incivility was highlighted as the key issue. As it tends to encourage shoppers towards controlled rather than uncontrolled spaces it is of importance to those planning retail districts in town centres.

CCTV, Crime, Newcastle, Town centre

7/170
Tsolacos, S.

A study of the cyclical pattern of retail property development in the UK. An econometric model is constructed to understand the relationship between changes in consumer spending, conditions in the
retail property market (proxied by retail rents) and investment trends (proxied by property yields). The nature of the relationship was best modelled using lag effects. These are significant from a planning point of view in predicting future development trends. After 1995 some changes in the relationship between new retail development and retail rents was observed. These were not predicted by the model indicating the impact of other factors on development levels.

Property

7/171
Ward, K.

The article reviews the way the concept has developed in the UK and the challenges it poses to the way that people think about urban spaces and the interests that they serve. BIDs represent a neoliberalist policy whose main role is to promote the best conditions for capital accumulation. As such they challenge existing meanings of public space but they are in line with other changes in the way that business expects to operate in the UK.

BIDs

7/172
Warnaby, G.

The author argues that it is necessary to take a strategic perspective on town centres. The concept of a shopping destination product is introduced. The article then goes on to examine ways in which this can be defined, the problems in marketing it with reference to expertise and experience. It reaches some conclusions on how such a product can be envisaged as integral to the city product and how and by whom the shopping destination product may best be promoted.

Town centre, Marketing, Consumer culture

7/173
Warnaby, G.

This paper introduces the ways in which town centres are represented on maps with reference to retailing. Maps are an important part of place marketing and in marketing towns as shopping destinations. Ways in which town centres are represented are discussed.

Place marketing

7/174
Warnaby, G., Alexander, A. and Medway, D.

A typology of town centre management schemes is formulated on the basis of a literature review. The definitions of town centre management schemes from different organisations including the Association of Town Centre Management and The Royal Town Planning Institute are discussed. The criteria used in the typology are organisational structure and resource origin. Graphs of growth of such schemes are included. The research agenda section of the article emphases the need to involve issues of local governance.

Town centre, Town centre management

7/175
Marking communications in planned shopping centres: evidence from the UK, 

An application of theory to enhance brand equity to the planned shopping centre. Planned shopping centres have a fairly fixed marketing mix and so marketing activities must focus on creating positive images through positive shared experience and collective brand promotion. A survey of budgets, use of logos and slogans and the ways that messages are conveyed was carried out in 173 planned shopping centres.

Shopping centres

7/176
Warnaby, G., Bennison, D. and Davies, B.J. Retailing and the marketing of urban places: a UK perspective, 

The article considers the role of retailing in the urban place product relating the way that retailing has been regarded in the planning context to the way in which it might be used in place marketing. The research reported focuses on responsibility for marketing retailing and the ways that they perceived the retail component in the place marketing mix.

Place marketing

7/177
Warnaby, G. , Bennison, D. , Davies, B. and Hughes, M. 
Marketing UK towns and cities as shopping destinations, 

To what extent are towns like other products in terms of the types of approach which should be taken in terms of marketing them? Using the case of retail provision as the product this article develops a process for marketing towns. The research has involved interviews with key players and agencies involved. It is concluded that a special approach to marketing towns is required due to the multifaceted nature of the product and the very different motivations of the various groups involved. The combination of economic and social factors, profit and non-profit organisations, public, private and voluntary groups make this necessary.

Town centre management, Town marketing

7/178
Warnaby, G., Bennison, D., Davies, B. and Hughes, H.
People and partnerships: marketing urban retailing, 

173 shopping destinations were included in this study of those involved with urban place marketing. Shopping destinations have become a key aspect of place marketing. An analysis of the data on the factors which are important, the role of key actors, the principle of partnerships and the articulation of place promotion through informal and formal channels are described. These are then used to show how there is potential for varying the scale of place marketing with regard to retailing to focus not simply on towns a whole but also on particular speciality clusters, quarters or neighbourhoods. Several of the recommendations of draft PPS6 could be fulfilled with this type of emphasis.

Place marketing, PPS6

7/179
Warnaby, G. and Davies, B. J.
Cities as service factories. Using the servuction system for marketing cities as shopping destinations, 
The importance of fostering town centres as desirable shopping locations has been widely acknowledged. Traditional methods of marketing these locations have either been for tourism or as inward investment locations. The authors try to define a ‘place’ product on the basis of how centres define their ‘retail offer’. The servuction model is used. In this model all products deliver a ‘bundle of benefits’. There are visible elements such as the physical and social milieux and invisible elements such as threshold and motivation. Shopping destination is viewed in this way as a product. Marketing principles are necessary to counter out of town shopping. The model permits the conceptualisation of town centres as shopping destinations and recognises retailing as one use but also as a part of the overall urban product.

Town centre, Marketing

7/180
Warnaby, G. and Davies, J.
How important is retail in the marketing of towns and cities? Public sector perspectives, 
European Retail Digest, 38, 2003, 24-27.

Public bodies involved in planning places were targeted in a questionnaire survey. They were asked about the importance of retailing in marketing towns and places. For the most part only town centre managers focussed on the retail offer, economic and tourism managers and local authorities saw the retail offer as of only secondary importance. The article argues that retailing has been down played in place marketing.

Place marketing, Town centre management

7/181
Warnaby, G. and Medway, D.
Town centre management and marketing, 

Marketing must become a key role of town centre management. In the article the authors outline some of the techniques which should be adopted including for example the concept of a place marketing audit to analyse attractive features. The role of key performance indicators, as well as audience identification, are both techniques advocated in a place marketing strategy. Some of the difficulties facing town centre managers in carrying out this work and achieving something greater than standard promotional literature are also discussed. The concept of shopping destinations is one critical element in marketing town centres.

Town centre management

7/182
Warnaby, G. and Medway, D.
The role of place marketing as a competitive response by town centres to out of town retail developments,

The opening of regional shopping centres has been restricted in the UK. However where these have been established they have inevitably impacted on existing town centres. This paper looks at how towns in the north west of England have tried to counter the effects of the Trafford centre on their trading performance through proactive place marketing. Different forms of place marketing are discussed. The role of retailing in place marketing has been largely ignored. Town centre management is often designed to lend competitive advantage to a town or city. In combination with place marketing they can make an impact particularly if as in north west England this becomes a cooperative venture, such as the North West Towns Consortium.

Town centre management, Trafford Centre, North West Towns Consortium

7/183
Warnaby, G., Bennison, D. and Davies, B.
Marketing town centres: retailing and town centre management,
Local Economy, 20(2), 2005, 183-204.

Given the increasing homogeneity of retailing in town centres place marketing faces an increasing challenge in promoting the attractions of places. The role of marketing and the lack of marketing experience amongst town centre managers are the main foci of the article.

Town centre management

7/184
Watson, S. and Studdert, D.
Markets as sites for social interaction,

This study of markets is written from a different perspective from other recent market studies. It takes a much more nuanced approach recognising that the development of markets is situated in a changing consumer and retail environment where drivers of change in both will impact on the success or failure of certain types of markets and market locations. Markets are more than a generic term and the success of a given market will depend on the way that it fits with other surrounding retailing, with the socio-demographic and consumer segments in the area. A key feature of the paper is the way in which markets fit into the prevailing consensus on the use of public and private spaces in an ever more commodified understanding of space.

Markets, Public space, Town centre

7/185
Wells, I.
Town centre management - a future for the high street,
Reading: University of Reading, Department of Geography, 1991, 61p. 0-70490954-5

In the first section the reasons for town centre management and its significance at this particular time are explained. A survey of planners was carried out on their views on town centre management and what they thought that it could achieve. A list of established schemes is included.

Town centre, Town centre management

7/186
Whelan, J.
Assessing urban planning schemes by means of multi-criteria evaluation techniques: the case of pedestrianisation,

Pedestrianisation schemes may have different aims and different effects. This article by making reference to a wide range of schemes including European examples attempts to assess these various impacts through use of effectiveness measures. A range of measures are used - weighted summation, double index and general concordance. These tools are show to be of use in matching a scheme’s aim and its likelihood of meeting these aims.

Pedestrianisation

7/187
Whyatt, G.
Town centre management: how theory informs a strategic approach,

Town centre management began as a tactical tool. It should now be viewed as a strategic tool. It needs to be used to create sustainable competitive advantage. This may require adaptation of the frameworks of partnership and services. Town centre management must move beyond janitorial concerns and begin to use town centre management to achieve more complex goals such as providing the bundle of services users require and giving them a sense of belonging.
Town centre management

7/188
Woolley, H.
Town centre management awareness: an aid to developing young people's citizenship, Cities 17(6), 2000, 453-461.

Woolley has carried out much work on young people's attitudes to city centre environments and facilities. This article reports on a project sponsored by Boots and Marks and Spencer called Futuretown. It is a teaching project in which young people are to act as town centre managers and try to improve their town centres. It is included here not so much for the findings of the article or the project itself but rather as an awareness of the interest in town centre management.

Town centre management

7/189
Worpole, K.
Towns for people; transforming urban life,

A contextual study of development in the town centre identifying contemporary problems and their evolution (including retail change). Loss of identity and a crisis in civic culture underlie the demise of town centres and their lack of attractiveness. A range of topics such as the street, walking, crime, licensed space and civic renewal are addressed. The author concludes that the correct relationships between people and places, citizenship and public space, cultural diversity and cosmopolitanism have been lost in the preoccupation with land use planning. Planning has been responsive rather than taking initiatives.

Town centre, Urban design

7/190
Worthington, S.
Loyalty cards and the revitalisation of the town centre,

Loyalty cards for town centre shops are a scheme intended to encourage shoppers to the town centre and to revitalise the centre. The example of the experience of such loyalty cards in Leominster is documented. Contextual data from the Association of Town Centre Management is included on attitudes to the town centre. A survey was carried out of participating businesses. A 10% increase in footfall in the town’s information centre was recorded. It is concluded that the cards had stimulated the local retail community into action before decline in the town centre set in. From a planning perspective this type of scheme is an example of an attempt to integrate local retailers and to increase the vitality of town centres.

Town centre, Leominster, Marketing

7/191
Wright, G.
Urban design 12 years on: the Birmingham experience,

Retailing in the town centre must be related to street design strategies. The Bull Ring development and the Martineau Galleries are discussed. The emphasis is on the integration of retail developments into the surrounding urban fabric as the quality of integration will affect the trading outcome.

Birmingham, Martineau Galleries, Street, Urban design

7/192
Wrigley, N.
Is the golden age of British retailing at a watershed?,

Town centre, Leominster, Marketing

7/193
Wrigley, N.
Is the golden age of British retailing at a watershed?,

Is the golden age of British retailing at a watershed? An evaluation of the impact of large retail developments on the town centre. The article examines the impact of large retail developments on the town centre and considers the implications for future retailing strategies. It concludes that the golden age of British retailing is at an end and that urgent measures are needed to revitalize the town centre.
Although a short piece, this article is the first of several by Wrigley which tackle the issues surrounding investment in property by retailers. Although most of the data presented is financial the article discusses location strategy and property policy. It is included here not because of its particular research findings but because it forms the basis of his later work and sets out arguments which he develops in future articles. Attitudes by retailers to property investment are important in their locational decision making.

Property

7/193
Wrigley, N.
Sunk capital, the property crisis and the restructuring of British food retailing,

The follow-up comment to Wrigley’s 1991 article on the topic. It examines the nature of retail property responses to the changing context of the property market. It looks at the alternatives that were open to retail companies and evaluates the impact of their responses on the sector. It is of significance as it considers the possible changes in attitude to investment in property in the sector.

Property
RETAIL PLANNING 1980-1990

8/1
Bennison, D. and Davies, R.
The impact of town centre shopping schemes in Great Britain: their impact on traditional retail environments,

The aim of this paper was to provide a comprehensive account of the development, characteristics and general effects of town centre shopping schemes with attention to the specific impacts of the scheme on the retail structure of the area. Tyne and Wear is used as a case study. Results from a survey of local planners’ attitudes are reported. The regional impact of the Eldon Square development is evaluated and some more general conclusions drawn.

Town centre, Newcastle

8/2
Burt, S., Dawson, J. and Sparks, L.
Structure plans and retailing policies,

A study of retail planning policy statements in structure plans prepared by local authorities in England and Wales. The issues perceived to be of immediate concern are identified and intended responses are documented. Planners seemed to prefer maintenance of the status quo with respect to retail location and rarely did structure plans make provision for retail development in new locations. The conservative planning responses contrast with the dynamism of the retail sector.

Structure plans

8/3
Civic Trust
*Creating the living town centre,*

A practical manual documenting the key issues which contribute to the vitality and viability of town centres. The chapters are: M. Stansbury Town centre management, B. Ewing Effective town centre management strategy, C. Hollins How to establish and maintain a town centre manager, J. Baldock Economic regeneration in towns and cities, P. Fieldhouse The route to pedestrianisation, A. Glover Urban design and streetscape and J. Murphy In the world of retail.

Town centre

8/4
Davies, K. and Sparks, L.
Superstore retailing in Great Britain 1960-1986: results from a new database,

An analysis of superstore development, disaggregated by phase of development, location and company. As the study includes stores which were trading and those which were refused or went to appeal the study also traces planning responses to superstore development as the concept evolved.

Superstores

8/5
Davies, K. and Sparks, L.
Food superstore retailing in Great Britain 1960-1986: on the campaign trail?,

A follow-up article to Davies and Sparks (1989). It takes up comments on the earlier article and relates them to the debate over superstore spread in the UK.
Superstores

8/6
Davies, R.
**Retail and commercial planning.**
London: Croom Helm, 1984, 379p. 0-85664-566-4

The attitudes of planning to retail development are the subject of this book. Sections are entitled basis to retail and commercial planning, Subjects of general management plans and Specific problems and plans. Changes in planning procedures and planning thought are matched against changes in the retail environment. In this way it is possible to assess how well equipped or otherwise planners are to cope with the challenges of contemporary retail development.

8/7
Davies, R. and Howard, E.
Issues in retail planning within the United Kingdom,

The article shows how existing planning policies have had to be reinterpreted to cope with the demands of new types of retail development on the planning system. The attitudes to retail planning by the government are shown to reflect the general political environment. The article looks specifically at the cancellation of the 1981 Census of Distribution, the creation of enterprise zones, the abolition of metropolitan counties, the demise of structure plans, pressures on the countryside and inner city initiatives with respect to retail planning. Planning guidelines are discussed and then the forces of change within the retail sector are considered. The planning concerns which these raise are noted and the reactions of planners to the situation highlighted.

Regulation

8/8
Dawson, J. and Broadbridge, A.
**Retailing in Scotland 2005,**

This volume, although ostensibly on Scotland, reached conclusions on the directions of retail development which were relevant to retailing in the UK as a whole. It includes a section on the planning environment.

Scotland

8/9
Dawson, J. and Lord, D.
**Shopping centre development: policies and prospects,**
London: Croom Helm, 1985, 269p. 0-89397-225-8

This monograph includes chapters on many issues relating to shopping centres and planning of shopping centres in the UK and US. Examples include Newcastle where planning is shown to have been protectionist rather than creative and Atlanta where the absence of land use planning is discussed.

Shopping centres

8/10
Dawson, J. and Sparks, L.
Information for retail planning,

The demise of the Census of Distribution left planners without the necessary data to understand retail change. This is shown to have led to delays and inefficiencies in planning decision making. A survey of planners to investigate data sources used further underlined this.
Data

8/11
Gayler, H.
The retail revolution in Britain,

The author does not agree with the reasoning against out of town retailing. He draws on Canadian experience to strengthen his argument that in the UK what is needed is a compromise between in and out of town retailing. They should be viewed as complementary and not competitive.

Out of town retailing

8/12
Gibbs, A.
Retail innovation and planning,
*Progress in Planning*, 27, 198, 1-68.

Planners’ responses to retail warehouse applications are studied in this paper from the perspective of innovation and diffusion methodology. A national survey of attitudes of planners to retail warehouse applications was undertaken. It is argued that if planning responses to retail innovation are too restrictive or too negative the likely result is that new types of retail outlet will be sited in sub-optimal locations from a planning perspective.

Warehouse parks

8/13
Guy, C.
*Retail location and retail planning in Britain*,
Westmead: Gower, 1980, 193p. 0-5666-00270-1

The book is intended to provide a planning context for local and case study material. It describes and explains the factors affecting retail location in the UK. These are discussed in relation to planning.

Retail location

8/14
Jones, P.
Regional shopping centres - planning issues,

A wide variety of examples are surveyed in this article. The attitudes to the developments are contrasted with the outcome of the development. The different views of the parties involved are considered. It is a survey of reactions to regional shopping centres and responses to this type of development.

Regional shopping centres

8/15
Jones, P.
The high street fights back,

Hope for the high street lies in town centre management schemes. The fledgling schemes existing in 1989 are described. The ideas that have been tried out are discussed and the potential of town centre management is outlined.

Town centre management
8/16
Kirby, D.
**Shopping in the eighties,**

A bibliography of material on retailing in the 1980’s. It includes sections on consumer behaviour, superstores, local shops, retail change, retail data and information, employment, planning, retail warehouse parks, shopping centres, town centres, trading hours and traffic.

Bibliography

8/17
Schiller, R.
Retail decentralisation – the coming of the third wave,

The concept of retail decentralisation waves is explained. Whilst the impact of the surge of superstores and retail warehouse parks (the first two waves) has now been absorbed with little detrimental effect on town centres. The next wave – regional shopping centres- poses a different challenge to town centres. They represent a new challenge to conventional wisdom on retail hierarchies and demand different planning responses. Town centre roles may also have to be seen differently.

Warehouse parks

8/18
Sparks, L. and Aitken, P.
Retail planning policies in Scottish structure plans,

Policy responses by planners to new types of retail development are assessed with reference to retail policy statements in structure plans. It asks whether traditional planning responses to retail developments and retail structure remain appropriate. In particular the concept of traditional retail hierarchies is questioned. Comparisons between Scotland and the rest of the UK are made.

Structure plans
EUROPE AND US

9/1
Arnold, S.
Market impacts of large format retailers,
Journal of Retailing and Consumer Services 7, 2000

This special issue of the journal includes the following articles:
Cliquet, G. Large format retailers: a French tradition despite reactions, 183-195.
Jones, K. and Doucet, M. Big-box retailing and the urban retail structure: the case of the Toronto area, 233-247.
Lavin, M. Problems and opportunities of retailing in the US 'Inner City’, 47-58.

Canada, Consumer culture, Consumer groups, France, Legislation, Neighbourhood retailing, Power centres, Toronto, Urban structure, US

9/2
Arnold, S.
Market impacts of large format retailers
International Journal of Retail and Distribution Management 28(4/5) 2000

This volume is a special issue which considers the impact of large 'big box' and discount retailers on their communities. It includes the following articles:
Marjanen, H. Retailing in rural Finland and the challenge of nearby cities, 194-206.

Finland, Market towns, Shopping patterns, US, Wal-Mart

9/3
Australian Competition and Consumer Commission

The Australian competition authorities undertook a similar investigation into competitiveness in the groceries market to that undertaken in the UK. As in the UK concentration was a key issue and issues of local competition are addressed (Chapter 4). Barriers to entry and expansion are considered in chapter 9. The report recognises that there are problems in finding sites and barriers to entry although the use of new business models is recognised as a means of overcoming these difficulties. The case of Aldi is cited as an example of how this can be achieved. Incumbents may use covenant style practices to maintain monopoly positions in shopping developments. Planning and zoning laws have also been thought to restrict entry of new players and the report recommended that consideration should be given in planning as to whether a proposal brings a new player to an area.

Australia, Competition

9/4
Boarnet, M., Crane, R., Chatman, D. and Manville, M.
Emerging planning challenges in retail; the case of Wal-Mart,

The article argues for the use of economic cost-benefit analysis in the evaluation of a proposed supercenter. It is shown that supercenters such as Wal-Mart can have differing economic impacts. Because they offer lower wages than other types of retailers and because they offer cheaper food there
are implications for the communities concerned and local incomes. In a better off area the effect will be to reduce income levels and local tax returns whereas in another are it might increase local incomes and make food more affordable. Such economic calculations are not normally part of land use decision making but it is pointed out in the article that these are important considerations and that outcomes will not be uniform but will vary depending on the retailer, existing store profiles and consumer income group. The example is from California but the conceptual aspects are of significance.

Wal-Mart

9/5
Borsdorf, A.

A continuous health check system is proposed. Compared with one off checks such a system provides insights into triggers of change and permits more responsive planning action. The health checks are applied to the whole area rather than just the town centre. A useful European comparison with UK experience.

Austria, Health checks

9/6
Bratt, C.

The article looks at the policies of neighbouring municipalities with respect to retail provision. It seems that authorities reach decisions without consideration of the competition or impact implications of developments in neighbouring municipalities.

Sweden

9/7
Cervero, R. and Duncan, M.

Using data from the US, this paper investigates whether scenarios in which employment and place of residence are located close to each other cut distance travelled more or less than where residential and shops are located close to each other. Locating shopping close to residential areas has less impact on distances travelled.

Travel, US

9/8
Coca-Stefaniak, J., Radominski, S. and Ryczek, K.

In Poland public funding of town centre infrastructure has been declining and increasingly there has been a need to involve private sector investors. This article assesses to what extent UK concepts of town centre management are transferable to Poland. It asks whether they will deliver the kind of revitalisation which is desired. It looks at whether the forms of partnership are as effective in bringing about change in a Polish context as in the UK context. The legacy of distrust of private investment in a municipal context has been at some levels problematic.

Poland, Town centre management

9/9
Colla, E.
The outlook for European grocery retailing: competition and format development,

The article contrasts the ways in which grocery retailing has developed in different European countries. Critical to this is the role of legislation and this is identified. It seems likely that it will be necessary to regulate to defend consumers against excessive prices by preventing the achievement of monopoly positions at local or national levels.

Food retailing, Europe

9/10
Commerce and the European city center: modernisation, regeneration and management,

Although this is a conference report on discussions at the Second European Congress on Commerce and City in Lille it is a useful insight into the way that thinking on town centre development has been progressing. A key line of discussion was the identification of the necessary conditions for commerce and retailing to be instrumental in city renaissance. Lille is regarded as an example of best practice. The role of public and private sectors and co-operation between them is considered as well as the use of different planning tools.

France, Lille, Town centre

9/11
Competition Authority

**The retail planning system as applied to the grocery sector, 2001-2007.**

**Grocery monitor report 3,**

Main report by the Irish Competition Authority on barriers to entry to the grocery sector. The report examines the framework of planning in Ireland, Irish retail planning guidelines, entry and expansion in grocery retailing in Ireland and the planning system as a barrier to entry and expansion. Retail planning is found to be restricting the grocery sector entry and expansion. A number of measures are proposed to change this: size capping should be removed, discrimination against discount retailers should be ended, competition issues should become part of the healthy check process, consumer benefits from new competition should be recognised and appeals by competitors should be limited.

Competition, Ireland

9/12
Dannhauser, N.
Concentration of trade and its urban impact under capitalism and socialism: former West Germany (Hassfurt) and East Germany (Hildburghausen) compared,

The viability of the two town centres is contrasted. Both face significant decline but the reasons for this and the circumstances bringing it about are completely different.

Germany

9/13
Davies, R.
**Retail planning policies in Western Europe.**

This is the key text on retail planning in Europe as it adopts a standard approach to topics covered and works on a systematic country by country basis. Countries included are Denmark (Thomsen, P.), France (Metton, A.), Germany (Vielberth, H.), Greece (Bennison, D.), Ireland (Parker, T.), Italy
The country studies are written by different experts in the field. They each cover retail planning policy in detail. Updates are to be found in *European Retail Digest*.

9/14
Eckhardt, F.
Germany: neighbourhood centres – a complex issue,

East and West Germany had very different cultures of neighbourhood centres. These arose from different planning policies and different conceptions of the role of neighbourhood centres in an urban area.

9/15
European Community
Green paper on commerce

European community initiatives on commerce are outlined. In this paper the issues of maintaining competitiveness alongside stability and cohesion are introduced in relation to retailing. Equally conflicts between environmental and social aims with respect to commerce are noted. The significance of the paper lies not so much in the actual discussion but in noting the particular retail issues on the European Union agenda.

9/16
Evans Cowley, J.
Thinking outside the big box: municipal and retailer innovations in large scale retail,

A survey of US municipal authorities to investigate what regulatory practices were invoked to control and influence big box developments including location and design. Many of the regulatory practices used were not specific to big box retailing. Design issues were the most commonly addressed. It is suggested that community issues need also to be addressed.

9/17
Evers, D.
The rise (and fall?) of national retail planning,

Dutch retail planning may be on the brink of a change of direction. Land zoning controls have considerably restricted out of town retailing in The Netherlands. Although retailers, planners and property sectors seemed content with the status quo the policy became associated with restricting sector dynamism. Although there has been pressure from international retailers such as IKEA the change has arisen as a result of a series of government commissioned investigations into the sector. The proposed new policy is opposed by many groups from within the sector but the government sees deregulation and producing a more dynamic retail environment with better productivity, competitiveness and format development.
Farag, E., Weltverden, J., Van Rietbergen, T. and Dijst, M.  
E-shopping in the Netherlands: does geography matter?  

There are geographical dimensions to the take up of online retailing in The Netherlands. Data on population distribution, number of shops for different types of needs and retail floorspace were used to provide the necessary evidence base. It was found that urbanised areas are more involved in online shopping and within these areas those with least good access to shops are likely to make greater use of online retailing. The links between accessibility and online retailing were subsidiary to the urban location.

E-retailing, Netherlands

Flavian, C., Haberberg, A. and Polo, Y.  
Food retailing strategies in the European Union. A comparative analysis in the UK and Spain,  

Contrasts in the changing structure of food retailing are studied for Spain and the UK. Some significant differences emerge. Firstly in Spain nationally based company strategy is much less important than in the UK. Secondly even where apparently similar strategies do operate the outcomes differ. Thirdly historical factors have influenced outcomes to a greater extent than economic factors. The importance of context in terms of cultural and historical context are critical to company strategy.

Spain

Forsberg, H.  
Institutions, consumer habits and retail change in Sweden,  

Changes in retailing and in consumer mobility in Sweden have led to a reduction in the consumer access to retail outlets. Retail siting remains the responsibility of the retailers and the property sector. Despite the lack of planning response in this area some initiatives are being promoted at the local level to ensure the continued viability and vitality of town centres.

Sweden, Town centre

Forsberg, H., Medway, D. and Warnaby, G.  
Town centre management by co-operation. Evidence from Sweden,  
*Cities*, 16(5), 1999, 315-323.

Swedish and UK academics have come together to produce this paper on town centre management in Sweden. The paper is set within the theoretical framework of studies in participation in co-operative ventures. The logic of collective action, the tragedy of the commons and spontaneous arranged collaboration are all discussed and a typology of co-operation is developed. The examples are from Falun, Kalmar and Karlshoga, all Swedish towns experiencing retail competition from other centres, including out of town centres. It is argued that better information and communication could be used to show free-riders and non-participants the collective value of town centre management. The theoretical framework in this article makes it of interest not only from a Swedish perspective but to all those with an interest in town centre management.

Sweden, Town centre management

Francois, P. and Lennis, J.  
Public policy in the establishment of large stores in Belgium,  
A discussion of the impact of the Business Premises Act on large foodstores in Belgium. The nature of the legislation is described. An analysis of planning applications and refusals is undertaken.

Belgium, Superstores

9/23
Graff, T. and Ashton, D.

Wal Mart expanded from its Arkansas base to become a national chain. The article shows how it expanded in a pattern almost the reverse of that which might be expected for a national retail chain. It began in small centres and spread up the hierarchy of places. The origin and diffusion are mapped.

US

9/24
Grimmeau, J.-P.

A special issue of the journal on the topic of urban structure with contributions from different European countries:
Assessing the impact of peripheral mega retail centres on traditional urban shopping centres, 53-66.
Carreras, C.
Tradition and modernity. Competition among retail locations in contemporary Barcelona, 41-51.
Hatz, G.
Competition and complementarity of retailing in the historic city centre of Vienna, 135-154.
Kulke, E.
Competition between formats and locations in retailing, p. 27- 39.
Loda, M.
Retail business bin the historical centre of Florence. Mass tourism and new immigrant entrepreneurs, 99-111.
Pommois, C.
Evolution of shopping habits in Prague from Communism to fun shopping, 9-26.
Van Criekingen, M. and Fleury, A.
The trendy city: gentrification and retail dynamics in Brussels and Paris,113-133.
Wayens, B. and Grimmeau, J.-P.
Types of shops concentrated and dispersed in Brussels: complementarity or competition? 67-80.
The papers show the ways in which different retail forms in urban areas can be complementary to each other and the ways that the contribution of these can be understood. A key theme is the way that different planning traditions have been involved in shaping these cities. Detailed survey work is included in the papers.

Austria, Belgium, Czech Republic, France, Italy, Netherlands, Spain, Town centre

9/25
Halebsky, S.
Superstores and the politics of retail development, *City and Community*, 3(2), 2004, 115-134.

Retail developments with reference to six case studies involving Wal-Mart are analysed in terms of economic context, actors, dynamic, interests, ideology and consumption. The growth machine model of development is discussed in a retail context and it is suggested that retail development does not create growth but redistribute growth and that is in the redistribution process that conflict issues arise.

US
Hallsworth, A. and Evers, D.  
The steady advance of Wal-Mart across Europe and changing attitudes towards planning and competition,  

There is a balance between allowing competition within the retail sector and controlling land use. Ambivalence over goods based versus format based planning remains problematic. Pressure on this balance arises when new competitive forces such as Wal-Mart enter a market. In both the UK and The Netherlands competition policy has been re-evaluated. Although in the UK the industry was found to allow fair competition the pressure in The Netherlands on competition policy has been greater. A change in competition policy demands changes in land use policy. Any such changes in The Netherlands might open the way for new out of town development or changed use of existing centres thus making The Netherlands more attractive to a company such as Wal-Mart.

Netherlands, Wal-Mart

Hernandez, T.  
Retail restructuring: a geomatics based analysis of the home improvements sector,  

This study explores data on the DIY sector in the Greater Toronto area held in the Centre for the Study of Commercial Activity at Ryerson University. The comprehensive nature of the dataset enables responses to be measured in the market to new format developments or new locations. Planning issues are discussed. It is suggested that whilst planning controls on big box developments in large cities and towns have been liberal the impacts on smaller settlements will be differ and might require a different planning response.

Canada, Data, DIY

Hernandez, T. and Simmons, J.  
Evolving retail landscapes: power retail in Canada,  

This paper seeks to understand the consumer and retail thinking between power centres in the context of Canadian retailing. It also considers the policy concerns which this type of retailing has raised. Concern about the type of consumerism it represents and the visual impacts of these centres have been expressed. Attempts to restrict developments to existing retail zones have largely failed where they have been based on unfair competition. Traffic generation arguments have been easier to use.

Canada, Out of town retailing

Hopkins, J.  
West Edmonton Mall: landscape of myths and elswhereness,  
*Canadian Geographer*, 34(1), 1990, 2-16.

Shopping centres are developing spectacle and fantasy lands in order to attract custom and offer consumers a different experience. The relationship between these environments and retailing are considered.

West Edmonton Mall, Canada, Regional shopping centres

Howe, S., Jurgens, U. and Werwy, H.  
Comparative structure and development of retailing in the UK and Germany 1980-1992,  
The impact of planning legislation on the development of retailing in Germany and the UK is one of the themes addressed in this article. The influence of the legislative environment is also discussed.

Germany, Regulation

9/31
Jones, K.

The relative performance of different types of retail outlets can be monitored by means of detailed data analysis using a 5 year inventory of retail outlets. Vacancy measures and volatility are useful indicators of shifts in retail activity and the response to new competition. There is it is argued a need for greater spatial understanding of variability and the speed of change in retail structures.

Canada, Data, GIS, Retail structure

9/32
Kok, H.

This article charts changes in retail structure in East European countries in the post-socialist era. It tracks the developments from the initial expansion of small scale retailers following the availability of new products in these countries to the expansion of global retailers to these countries. The post-socialist era saw planning restructured with national control giving way to decision making at the municipal level. This resulted in a very fragmented system and a lenient regime in which international retailers found it easy to expand. Associations between urban fabric and socialism also favoured the establishment of new retail identities. Planners are now turning their attention to encouraging city centre redevelopment in an attempt to redress some of the problems emerging as a result of lenient planning in the post-socialist era. The example of Budapest is used as an illustration.

Eastern Europe Hungary

9/33
Kreutz, S.

An introduction in English to the German concept of BIDs and its implementation in the city of Hamburg. The ways in which the German concept reflects changes in approach to urban government and the involvement of the private sector are discussed. The relationships between public and private sectors are changing but the question is why and with what consequences for them both. Neighbourhood Improvement Districts are an extension of the BIDs model being piloted in Hamburg.

BIDs, Germany, Hamburg

9/34
Kulke, E.

A readily accessible, well structured and reasonably comprehensive review of retail change in Germany. Planning, location changes, impacts on centres, social and political influences and policy instruments are all discussed. It includes empirical examples. It concludes that planning has influenced the location of retailing but not retail structure and that it continues to minimise negative development impacts.
Germany

9/35
Lavin, M.
Supermarket access and consumer well-being,

This study is contextualised in the UK literature as well as the US literature on the link between food accessibility and healthy eating with particular reference to the appropriateness of a large supermarket intervention in a deprived area. The study looks at how store space is and has been used. It found that the store in the deprived area compared favourably in terms of areas allocated to fresh products and healthy foods with more affluent areas and that it had stayed that way leading to the conclusion that this space must be considered profitable or a different space allocation would have been used. In considering whether this was an appropriate intervention the author concludes that the expertise of a larger company (in this case Pathmark) was more likely to be able to ensure the supply and management of the fresh food sector and procurement of healthy foods than a locally based initiative or smaller scale development.

Food deserts, Diet

9/36
Lee, S.-E., Johnson, K. and Gahring, S.
Small-town consumers’ disconfirmation of expectations and satisfaction with local independent retailers,

Although this article reports on research in the US its findings resonate with work in the UK on small shops. Consumer dissatisfaction with the retail offer of small independent retailers in towns with a larger operator focused on the retail offer of these shops. Small retailers who were customer oriented and whose product range was not in competition with larger operators but met different needs achieved greater customer commendation.

Small shops

9/37
Leo, P.-Y. and Philippe, J.
Retail centres: location and consumers' satisfaction,

The emphasis in this article is on consumer satisfaction with urban shopping environments. It adopts a marketing approach rather than a land use approach to urban issues. It attempts to identify the aspects of the retail offer which are attractive in specific retail environments. For example price is less important in the town centre than the breadth of the retail offer. Another significant finding relates to the fragmentation of space and the role of accustomed zones in segmenting the urban shopping space.

France, Urban structure

9/38
Lopes-Balsas, C.
City centre revitalisation in Portugal. Lessons from two medium sized cities,

The article focuses on ways in which retail revitalisation should be recognised as the key driver in town centre regeneration.

Portugal, Town centre management

9/39
Lund, H.
Testing the new urbanism,
As a key theme in the literature this article offers an assessment of what are the necessary conditions for new urbanism to be a success. It is argued that the design emphasis with shops and residential areas designed for walking will only work if community is valued and if neighbourhood interaction is desired.

New urbanism

9/40
Marjanen, H.

The opening of a new shopping centre was monitored to assess whether it resulted in a move from town centre to out of town shopping. Concern had been expressed over the vitality of the retail sector in the centre of Turku. Evidence showed that in fact the two retail areas were complementary rather than competitive and that the impact was much less than expected in the town centre.

Finland, Out of town retailing

9/41
Marston, S. and Moddares, A.

Large corporate retailers are able to adapt more easily than independent retailers to a range of retail spaces. They can operate a range of formats as well as operate in a range of different types of retail spaces.

Retail location, US

9/42
Monheim, R.

The influence of town and transport on the success and vitality of the retail trade in Munich and Nuremberg are studied in some detail. The role of pedestrianisation is important in Germany and it is included in this evaluation. Travel accessibility and mode are considered in relation to the attractiveness of different shopping environments.

Germany, Travel

9/43
Moore, O.

Interview results are analysed to understand how customers relate to the range of produce and stalls at markets. The build up of trust between consumer and retailer in markets is critical. Local fresh produce is preferred to organic. Postorganic is piloted as a term with a wider environmental remit than organic.

Markets

9/44
Moorland, K., Wing, S., Diez-Rous, I. and Poole, C.
Neighbourhood characteristics associated with the location of food stores and service places,
This study is concerned with whether locality is a factor in the hindering people's ability to achieve a healthier diet. It examines the distribution of food stores in an American city looking at the different types of provision available with specific reference to the availability of healthy foods. The results support the proposition that there are differentials in availability of healthy foods and that this will influence dietary choices. An inverse relationship between the location of off licences and healthy food retailers was found with deprived areas having less access to suitable food retail outlets. Although the study uses US data it is relevant to current debates in the UK over availability of healthy foods.

Food deserts, Food retailing

9/45
Moreno-Jimenez, A.
Interurban shopping, new town planning and local development in Madrid metropolitan area,

This article highlights the different perceptions that consumers and planners have of retail spaces in a small new town near Madrid. It is shown that if the view of planners does not match that of consumers the resulting developments will not achieve their goals.

Retail hierarchy, Secondary shopping, Spain

9/46
Moreno, J. de J.
Efficiency and regulation in Spanish hypermarket retail trade,

A continuum is envisaged from regulation to maximise efficiency through limitation of new entrants to a regulation to maximise freedom of choice with a minimum of regulation. In Spain there are differences across the regions in the extent of regulation and the article looks at differences in productivity in relation to the level of regulation. The introductory section provides a cluster analysis of regulatory practice across a range of countries showing the nature and level of regulation. For the Spanish data it is shown that lower regulation is associated with greater efficiency.

Food retailing, Spain

9/47
Moreno, J de J.
Evaluation of technical efficiency among entrant and incumbent firms in the Spanish retailing sector: the effects of deregulation from a regional perspective,

There have been changes in the retail regulatory environment in Spain. The relative performance of incumbent and new entrants to the market is studied in the light of the changes in regulations. In Spain, unlike in the UK, regional government can determine much of their own regulatory practice. This paper looks in particular at the impact of changes in shop opening hours on the productivity of the sector. Larger firms had higher productivity than smaller ones and had more potential to adapt to changes in regulation. There was thus no advantage for new entrants. For the specialised retail sector greater regulation impaired productivity.

Competition, Spain

9/48
Moulaert, F., Salin, E. and Werquin, T.
Euralille. Large scale urban development and polarisation,
A discussion of the retail component of the urban regeneration project in Lille in France. The retail investment has created a retail environment which draws consumers from a large area and acts as a stimulus to urban regeneration.

France, Lille, Urban regeneration

9/49
Nagy, E.

This article discusses the changing retail environment in Czech and Hungarian cities. It is argued that urban and regional planning policies have not been able to put forward adequate policies to direct change. The impact of new shopping centres on shopping patterns and the development of different areas of the cities are studied.

Czech Republic, Hungary, Shopping patterns

9/50
Nystrom, L. and Lundstrom, M.

Swedish planning of cities and neighbourhoods followed a very structured pattern but many of the centres designed and built some 50 years ago are now out of step with the communities in which they are located and the retail environment in which they operate. Three approaches to bringing new life into these centres are featured in the article – building new centres, small scale renewal and redevelopment. Some of the pre-conditions for each of these routes are outlined.

Sweden, Urban structure

9/51
O’Callaghan, E. and O’Riordan, D.

A 30 year analysis of retail change in Dublin’s city centre is presented in the article. The changes are contextualised within the broader picture of retail trends and changes in retail structure. Out of town retailing and suburbanisation are shown to have adversely affected the vitality of the city’s tertiary shopping streets. Planning initiatives have exacerbated the problem by focusing on the primary retail locations, although this was not their intention. The article includes sections on the impact of planning on the city centre and the areas peripheral to the centre. It is suggested that a BIDs programme might redress the balance.

Dublin, Town centre

9/52
Pothukuchi, K.

The importance of providing accessible supermarkets in US inner cities is discussed. Few inner city areas have been proactive in attracting supermarkets but some examples of different ways of achieving improved provision are discussed. Particular emphasis is placed on the potential of these markets.

Food deserts, Regeneration, US

9/53
Reynolds, J.
Methodological problems of intercultural comparisons of retail environments,
The process of internationalisation of retailing has advanced ahead of academic research in the area. The article provides a useful resume of the different types of data available for comparative analysis of geodemographic data and lifestyles. Generic problems in studying cultural differences are of specific interest. Equally the framework used to conceptualise differences by identifying enterprise specific, location specific and environment specific effects has a wider application in understanding retail change and impacts.

Data, Europe, Geodemographics

Robertson, K.
Pedestrian streets in Sweden’s city centres,

The original objectives of city centre pedestrianisation schemes were related to pedestrian safety rather than town centre vitality. The changing retail environment has begun to threaten town centre retailing. The article traces planning concerns in town centres and changing attitudes towards pedestrianised streets.

Town centre, Pedestrianisation, Sweden

Rose, D. and Richards, R.
Food store access and household fruit and vegetable use among participants in the US Food Stamp Program,
Public Health Nutrition, 7(8), 2004, 1081-1088.

A study of aspects of the food environment influencing consumption of fruit and vegetables among poorer American groups. The results suggested that for some groups access was a key issue in determining fruit consumption although the results were less clear for vegetable consumption.

Diet, Food access, Food retailing

Rypkema, D.
The importance of downtown in the 21st century,

Although written from a US perspective this essay is concerned with wider influences on city centre vitality. The strength of a city centre is not the extent to which it has the same services and retail provision as everywhere else but the extent to which it is different from everywhere else and can assume its own identity. In the process of absorbing economic globalising effects cultural globalisation must be resisted if diversity is to be maintained. The town centre should be regarded as the locus of creativity as it not privately owned.

Town centre

Sampson, S. and Tigert, D.
The impact of warehouse membership clubs: the wheel of retailing turns one more time,

The article starts by searching for a definition of warehouse clubs. Should they be retailers or wholesalers. The article looks at the development of this new concept within theories of institutional change. Most of the cases cited are in the US but this is a widely cited article in the UK literature on warehouse clubs.

Warehouse clubs

This article discusses some of the issues surrounding the UK independent sector before going on to describe a piece of US legislation called the Formula Business Ordinance. The Formula Business Ordinance refers to the replication of businesses operating a standard format across the chain of outlets. Examples of how this has been used to create zones where such businesses cannot locate unless they change their format to fit are outlined. It has been used to great effect in tourist and historic towns to preserve their character and maintain independent traditional businesses which are regarded as part of the attraction of these places.

Historic towns, Small shops, US


An overview of the articles in this volume. Comparisons are made of the relative strengths of regulation and public policy for Spain, US and Canada. The chapters are:

Jones, K., Kamikihara, S. and Simmons, J. Dallas, Fortworth: commercial structure and change,
Simmons, J. and Yeates, M. Toronto: commercial structure and change,
Simmons, J. and Kamikihara, S. Barcelona: commercial structure and change,

Regulation, Spain, US, Canada

Simmons, J. and Jones, K. Growth and change in the location of commercial activities in Canada with special attention to smaller urban places, *Progress in Planning*, 60, 2003, 55-74.

While size of market and income are key variables in estimating market size this article shows that in the case of smaller urban settlements a range of other factors are crucial. These include centrality, aggregation of activities, stability of locational advantages and changes in market characteristics including for example the local labour market. The use of the wider database is shown to be critical in understanding retail locations and their likelihood of being successful retail locations.

Canada, Data, Market towns


Two hypotheses were tested for Edmonton, Alberta. The first was whether supermarket accessibility is lower in inner city areas than in suburban areas and the second is that accessibility is poorer in low-income areas than in affluent areas. Minimum distance approaches and coverage were used in calculating accessibility. The relationships proved to be more complex and although the general hypotheses were not supported there were some food deserts or unsupportive food environments which were identified. Inner city gentrification is a partial explanation of the unevenness of provision.

Canada, Food deserts

Spierings, B.
Recent developments in the Dutch retail landscape,
*European Retail Digest*, 41, 2004, 47-49.

A discussion of the impact of deregulation of Dutch retail spatial policy measures. The Fifth Bill of Spatial Planning proposes to give local government the responsibility to determine retail planning policy. The restricted out of town retail policy will be abolished. The change will offer new formats, such as factory outlets, the opportunity to expand in the Netherlands.

Netherlands

9/63
Staeheli, L. and Mitchell, D.
USA’s destiny. Regulating space and creating community in American shopping malls,

Shopping malls and town squares represent very different types of space to the public. Whilst the desertion of many town squares had changed these the malls do not offer the same as the traditional public square. It is regulated and although it may claim to offer community this should be differentiated from public as community is more exclusive.

Urban environment, US

9/64
Stephenson, G., Lev, L. and Brewer, L.
*When things don’t work: some insights into why farmers’ markets close,*
Oregon State University, 2008, 17p. (Special Report 1073-E)

A study of farmers’ markets in the US state of Oregon seeks to discover reasons for market failure. Markets which survived for five years were unlikely to close with most markets closing in the first year. Long established markets still struggled to maintain performance. There was a high turnover in managers of farmers’ markets which is not can be either positive or negative but high turnover is stress for the market and uncertainty for the traders. Larger markets were found to generate more revenue as there were more stall holders and fees were generally higher.

Farmers’ markets

9/65
Stephenson, G., Lev, L. and Brewer, L.
*Understanding the link between farmers’ market size and management organization,*
Oregon State University, 2007, 21p. (Special Report 1082-E)

A review of how farmers’ markets are managed and organised. The required tasks for managers to perform are outlined. As markets increase in size more sophisticated management structures are needed. Different market sizes need different management tools. There is a critical point where there is a transition from small to larger markets in terms of management structures.

Farmers’ markets

9/66
Vias, A.
Bigger stores, more stores, or no stores: paths of retail restructuring in rural America,

The paper begins from the premise that retail restructuring varies considerably across the rural US. A schema is devised which relates the processes of retail restructuring to the processes of rural restructuring incorporating locally contingent socioeconomic conditions to produce a set of types of outcome in retail terms. 4 types of region – loser- declining retail, coping- retail switching and some growth, winner – broad retail growth and residual – no change are identified. This typology is then applied to empirical data at US county level. Its emphasis on different potential outcomes provides a
more nuanced view of rural retailing with specific policy implications on the way that retail restructuring creates new social and economic spaces in rural areas.

Rural retailing, US

9/67
Weltverden, J.
Substitution or complementarity? How the internet changes city centre shopping, 

The relationship between on-line retailing and city centre shopping is explored in this article. A tabulation of existing empirical material provides an overview of what is known about the relationship between the two but it is shown that results are contradictory. The lack of a locational element in empirical research is seen as problematic in understanding the relationship. Results from a study in the Netherlands focus on the relationship between visits, time spent and purchasing in the city centre and use of internet shopping. Key findings include the way that the internet is used as a source of information prior to city centre shopping, the types of products most affected by internet shopping and the demographic characteristics of internet shoppers. In particular use of the internet for searching about products is a complementary use but one which impacts on how people shop and how they will change shopping behaviour.

Consumer groups, E-retailing, Netherlands

9/68
Weltverden, J., Atzema, O. and Frenken, K.
Evolution in city centre retailing: the case of Utrecht (1974-2003), 

This is a rather unique longitudinal study of retail change in a city centre, in this case Utrecht in the Netherlands. The study is set within a planning context. It seeks to ask whether as Dutch laws have been relaxed somewhat on retail locations and other competitive locations are emerging if Utrecht town centre has lost ground as a retail location, whether greater specialisation in retailing has occurred and to what extent structural changes explain the development of the town centre. The study identifies significant changes but is able to conclude that new sectors and categories have emerged so that vitality has not been affected with recreational shopping replacing convenience shopping. Successful city centres do not compete with other locations on price but on innovativeness. As a consequence planners should ensure that in facilitating structural change through creating the correct environments to support new forms of retailing and innovative retail entrepreneurship.

Retail structure, The Netherlands, Town centre, Utrecht

9/69
Weltverden, J. and Van Rietbergen, T.
E-shopping versus city centre shopping: the role of perceived city centre attractiveness, 

This article uses data from surveys in the Netherlands to assess which aspects of town centre attractiveness/unattractiveness affect choices between online shopping and a visit to the town centre. Statistical analysis is used to distinguish the important effects from other factors. The results show an important distinction between those accessing the town centre by car and those who do not come by car. For car users accessibility by car is a determining factor in the choice. For non-car users attractiveness or otherwise of the town centre is more important. For both the leisure facilities available in the town centre are influential.

Town centre, Travel

9/70
West Edmonton Mall, 
This special issue of Canadian geographer is a comprehensive study of aspects of west Edmonton Mall. The articles are:

Butler, R. West Edmonton Mall as a tourist attraction,
Fairbairn, K. West Edmonton Mall: entrepreneurial innovation and consumer response,
Hopkins, S. Profile of mall social life
Jackson, E. Shopping and leisure: implications of west Edmonton Mall for leisure and shopping research
Jackson, L. Geographic implications of mega-malls with special reference to West Edmonton Mall
Johnson, D. Structural features of west Edmonton Mall,
Jones, K. Mega chaining, corporate concentration and the mega-malls
Simmons, J. The regional mall in Canada
Smith, P. Coping with mega-mall development: an urban planning perspective on West Edmonton Mall

Canada, Regional shopping centres, West Edmonton Mall

9/71
Wrigley, N.
Market rules and spatial outcomes: insights from the corporate restructuring of US food retailing,

A study of the complex relationships between market regulation, investment regimes, corporate strategies and spatial outcomes in the US. The main arguments concern financial regulation but the discussion goes on to reach some conclusions about the way retailers can use regulatory practice to achieve spatial outcomes and the ways in which regulatory practices are negotiated.

US

9/72
Wrigley, N.
The landscape of pan-European food retail consolidation,

Interestingly European food retailers have successfully internationalised by locating stores in countries outside Europe rather than achieving pan-European dominance. The article shows the extent to which European retailing remains fragmented and discusses the most likely routes to the development of a pan-European retailer. A tight regulatory environment remains a barrier to organic growth meaning that any such development would have to take place through merger and acquisition. The potential of Ahold, Wal-Mart and Carrefour are discussed. The UK regulatory environment in terms of both land use planning and the Competition Commission make such a development difficult.

Wal-Mart

9/73
Wrigley, N.
Transforming the corporate landscape of US food retailing: market power, financial re-engineering and regulation,

Wrigley identifies the various market forces which have shaped food retailing in the US showing how changes in the regulatory environment and the coming of Wal-Mart changed the food retailing market in terms of consolidation of the market and differing bases of competition.

US

9/74
Yeates, M.
Business/commercial geomatics in planning,
This article introduces the volume of Progress in Planning. It provides a useful summary of how supply and demand side data should relate to planning decision making. The identification of key drivers of change and the assumptions which underlie them are critical to making informed planning decisions.

Canada, Data