

The Institute  Retail Studies



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The Retail Planning Knowledge Base Annual Update (2007 Publications)

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March 2008

CONTENTS

COMMENTARY

SECTIONS

1. General Texts
2. Theoretical Work
3. Retail Formats
4. Retail Locations
5. Retail Planning Practice
6. Consumer Culture
7. Urban Environment
8. A selection of literature relating to retail planning in USA and Europe
9. Practitioner literature

COMMENTARY

Introduction

This commentary, as with those in previous years, seeks to assist users of the knowledge base and its updates, by providing our reflections on the issues and literature in retail planning. Last year we detected a shift in thinking about retail planning policy and suggested that this, externally-driven, change process would continue to work through in 2007. There is little doubt in our minds that this has occurred, but as yet we have not reached the climax. The literature and issues in this update are thus a stepping-stone or bridge to these altered futures. It would be nice to think we could reach an evidence-based retail planning policy at some stage!

However this is complicated by the way in which the issue of retailing and retail planning have been presented and discussed in the past year

The popularisation of retail debate

Retailing has become an emotive topic. Everyone thinks they have a legitimate view on retailing. There is a melange of informed and uninformed comment, personal views and some well researched understandings. But popular commentary is not necessarily interested in the evidence. This populism has made it harder to progress meaningful policy outcomes. Over the past ten years NRPF has built up a substantial body of material on retail planning. Considerable expertise has been established both within the industry and in the academic arena. NRPF has endeavoured to ensure that we remember how we came to this point in retail planning policy and to ensure that future policy is based on evidence rather than myth or nostalgia. But this seems to be getting worse all the time. Running a retail business is a challenging task and the world of retail business is hugely sophisticated and complicated (whether small shop or global business).

Most of those involved in retail planning would agree that PPS6 and PPG6 have had some success in delivering the goals that were set. Many, however, seem to feel that this was not achieved in the way that they imagined it would be. Much of the current debate concerns the ways of achieving particular outcomes. Perhaps however the real

debate should be over what these desired outcomes are in the first place and how consumers can be best satisfied (Findlay and Sparks, 5/4).

Rhetoric and research

Concomitant with the popularisation of retailing it is ever harder to distinguish between material written expressly to uphold specific positions (e.g. Friends of the Earth 5/5) and material which can be classified as represent independent research. In addition there is increasing confusion as statements about retail planning from different government departments seem to contradict each other. Data sources remain weak with the lack of any adequate statistical base. The literature abounds with use of sources which do not quite meet the needs of the research question (7/12, 7/20).

Debate between the Competition Commission and the Association of Convenience Stores over the trends in small shop numbers is but one example of the gulf in basics. Conclusions are thus being drawn on the basis of presumption rather than evidence. This lack of evidence is prejudicing policy making.

For a sector of the economy with so much impact, scale and influence, the lack of a sound evidence base is remarkable. This is compounded by legislators peddling personal prejudices or being hopelessly out of touch as in recent House of Lords debates when the concept of out-of-town shopping having any merit for consumers seemed wholly alien (5/15, 5/16). Is it any wonder that there is no consensus when there are so many competing voices and it is almost impossible to separate the advocacy from evidence. It is a faint hope, but maybe the literature in this commentary and knowledge base may help occasionally to cut through the rhetoric.

Policy Environment 2007

The most important policy developments in 2007 were not unexpected. The Planning White Paper (5/14) published in 2007 and the ongoing Competition Commission Groceries Inquiry (5/3) focused attention on PPS6. In Scotland a new nationalist Government has begun to flex its muscles.

The Fallout from the Planning White Paper

The Planning White Paper most controversially suggested that the requirement to demonstrate need for a retail development in a non-acceptable planning location could be abandoned. This generated a great flurry of activity with experts trying to imagine what the outcomes of this proposed policy change might look like and what unintended effects they might have.

A new 'super' impact test was suggested in the place of 'need'. This proposal attracted much comment from practitioners, researchers and industry groups. Much emphasis has been on workability and methodologies. There have been reactions from those who see this possible change as a threat to existing and pipeline investments. Foremost among these has been the British Council for Shopping Centres who began to imagine scenarios of what a more liberal planning policy would look like (7/2). The greatest fear of course, is that it would prejudice the town centre first policy. Government officials however have been eager to affirm their commitment to the town centre first policy. Some are unsure whether if demonstration of need is taken out of the assessment this will be possible (9/13). Although Guy made the distinction, in his articles in **Regional Studies** and **Town and Country Planning**, between capacity and need and pro-active planning and impact assessment of applications, this remains confused in many minds (5/9, 5/10). The idea of 'need' has somehow received holy grail status, yet it remains somewhat nebulous. In Scotland, for example, capacity is included in formulating development plans but the balance between quantitative need and qualitative impacts is differently expressed.

Clearly, unpicking a policy can always lead to unintended consequences or alternatively just prove more bureaucratic. One of the concepts of the Planning White Paper was to reduce bureaucracy, but a 'super' impact test might actually increase it. Critical to the possibility of 'patching' PPS6 will be the way that any changes impinge on the understandings and principles which underpin the policy and on the message which the changes send out in terms of attitudes to retail development. Groups such as the British Council for Shopping Centres, who have the feeling that consumers prefer

out of centre shopping to town centres, have expressed concern that uncertainty is a threat to investment, which is in turn a threat to town centres.

As we write the new PPS6 is awaited.

The Fallout from the Competition Commission Proposed Remedies

After 6 months of working on the unintended consequences of impact tests and a range of views from experts, the Competition Commission published its proposals for remedies (not yet finalised) to barriers to entry in the grocery market. The Competition Commission are proposing a competition test which would be applied to the grocery sector (excluding discount stores). In essence retail planning in this context would be both land use planning and competition policy. There would seem to be a potential mismatch here with other planning. There are some who think that the Competition Commission was not best placed to be drawn into local competition issues or even planning policy per se. However others argue that as retail planning has not worked to produce desired outcomes, it is 'fair game' for others to step in. A key issue obviously is who would carry out the competition test? Planners should be reluctant to become involved in any process of discrimination amongst retailers. PPS6 makes it clear that this is not the role of planning authorities. However as the OFT is an alternative possibility, retailers seem keener to have planners than the OFT involved. The Competition Commission also favoured a local planning option with local authorities (officers and or members) making the decision. Pitfalls are clear. Neither option is straightforward in legislative terms. A further proposal could be the institution of a planning licensing body. This would oversee the occupation of existing stores (1000 square metres and above) in the grocery sector to avoid any local monopolies occurring. This would be seen to add layers and complexity to the sector and process, neither of which was the intention of the Planning White Paper.

Policy Consequences

The Planning White Paper and the Competition Commission Investigation challenge existing planning policy. As we suggested in last year's commentary these proposed

changes are not merely superficial, but have deeper implications, consequences and meanings. We have grouped these under 5 headings:

- National versus local intervention
- Planning goals
- Trust and partnership
- Confusion
- Bureaucracy

National versus local intervention

Government is conflicted. On the one hand government is eager to promote local partnerships. Yet on the other it appears that it is trying to take back powers. The concept of a licensing body for grocery stores and the idea that the OFT might carry out competition impact assessments introduces a national dimension to currently local decision making process. Planners are engaged in making local development plans which should have some estimates of capacity and quantity. These should have guided their plan for retail development. This could be challenged by the imposition of planning decisions from above. The 'costs' of unpicking PPS6 are therefore not only found in the shape of retailing but also in the nature of partnership and the legitimacy and credibility of retail planning (9/7).

Contrary to this thrust are proposals published in January 2008 to reduce the number of call-ins by raising the floorspace at which call-ins would be made (5/2). This is in direct contrast to the increasing national involvement proposed by other bodies. The various proposals also are inconsistent in terms of sizes and definitions being used, resulting in further confusion.

A further complication relates to devolution. The OFT operates at a national UK wide level. The problems of an over centralised system have been well illustrated by the case of Northern Ireland where lengthy planning decision delays have created significant problems for retailers (9/15). Meantime Scotland has forged ahead with a very detailed analysis of the ways in which impact assessment and capacity assessment are carried out (5/13) . This analysis, which should result in a PAN to

support SPP8, highlights the need for better benchmarking and advocates a route which would achieve this but underlines the dangers of being too prescriptive. It could result as well in very different approaches in Scotland to those elsewhere.

Planning Goals

Both the Barker Review, instrumental in shaping the Planning White Paper, and the Competition Commission Investigation are essentially based on economic principles. Planning is however wider than economics and has a range of other legitimate goals. Significantly however there have been few planners willing to engage in the debate or publish on the topic. Local authorities were represented at the Competition Commission Inquiry by CLG and by two selected 'representative' authorities. By contrast the research for the Scottish PAN relied extensively on the participation of planners (5/13). The overemphasis on economic goals runs counter to concerns about social equity and sustainability, both less easily quantified but no less legitimate. These wider goals and the planning system that operationalises them do appear to have been marginalised in recent debates about retailing, retail effectiveness and retail planning.

Trust and Partnership

From a planning perspective the involvement of a national organisation in the operation of a local market (e.g. potential role of the OFT in competition assessments) poses threats to the legitimacy of local decision makers. Over recent years concepts of partnership and trust have been critical in executing planning at a local level and in achieving some of the changes in the location of retail development (5/12). They are central to concepts such as BIDS. Overarching national bodies such as the OFT are pulling in the opposite direction. Partnership has been integral to many of the retail regeneration schemes and has involved negotiation between planners and developers. The trust this has involved and the certainty which the town centres first approach offered could be threatened.

Confusion

Considerable confusion has been generated in 2007. A proliferation of different guidance for store sizes based on different measures has emerged. For example the Competition Commission proposed using a net sales area measure for food retailing which differs from that collected by other organisations. The proposals on call ins on the other hand uses gross rather than net floorspace. The Competition Commission is looking at stores of 1000 square metres and 2500 square metres whilst the Communities for Local Government now considers 5000 square metres as critical for call ins.

Planning based on types of goods definitions (which led to the revamping of PPG6) are back on the agenda. The Competition Commission, in the Working Paper on **Market definition** (1//1), defined the sector in terms of grocery markets distinguishing, on the one hand between Limited Assortment Discounters (LADs) and main food retailers, confounding product range and format in their definition. Taking account of operator differs from current planning policy thinking. The distinction between convenience retailing and large scale food retailing as being in different markets continues to cause concern for those representing small grocery operators.

Bureaucracy

The proposals seem likely, if implemented, to add to bureaucracy and thus costs. Whether a competition impact test would be effective in achieving its end planning goals remains untested, but there is also a need to consider whether it would be cost-effective. Is it adding unnecessary costs and bureaucracy at a time when streamlining is meant to be happening. The 'super' impact test would add weight to the impact assessment in the application. Yet, it will not be within the control of the planners as most impact assessments are likely to be carried out by consultants acting for the applicants. There will remain a lack of independence and often agreed evidence which disadvantages planners. Hargest and Wallace (5/13 p187-8) underline the importance of agreeing assumptions between planners and applicants and also of carrying out sensitivity tests. These would seem essential measures in a revamped PPS6. Extra costs and time would of course be involved in such a system.

At the beginning of 2008 it appears that in taking PPS6 apart some of the aspects which held it together and the goals it set out to achieve may be forgotten.

Published Research in 2007

2007 featured a variety of research strands and papers. Findings are pertinent to the issues under discussion in the policy sphere. These have been grouped under the following headings:

- Impacts and the qualitative agenda
- Sustainability
- Partnership
- Small and independent shops
- Reality check

Impacts and the qualitative agenda

Impacts of different types of development have been studied and the impact of planning on retail development assessed (7/12). These are essential in answering questions, not about what the impact of a development will be, but what the impact has been. Planning requires impact assessments before major projects are approved, but few follow up the outcome. With the exception of a consultancy brief for the Federation of Small Businesses in Scotland (3/2), other researchers see retail development in a more positive perspective. The publication by the Brierley Hill Partnership (7/5) notes that, whilst much despised initially, this development has delivered identifiable benefits for the wider regeneration of the area. Robertson and Fennell reviewing Capital Shopping Centre investments show how a degree of churn and displacement give way to wider economic benefits for the local area (4/3). Guy would support this point of view and has urged a more positive approach to impact assessment with consideration of potentially positive impacts on employment and income levels (5/7). The paper by Lowe (7/16) shows that Southampton's West Quay has contributed to wider regeneration. The involvement of stakeholders has been

critical in achieving this. Otsuka and Reeve also discuss ways in which town centre management principles can be applied to improving perception of other areas of towns or cities (7/17, 7/18). The publication **Under-served markets: retail and regeneration** (7/6) tried to highlight the questions which should be asked if a retail-led regeneration is to be well matched to the needs of a local community. It stressed that a one size solution does not fit all circumstances. Achieving regeneration requires partnership, involvement of stakeholders and commitment as well as vision. Issues of impact and transferability remain critically important. The research cited can contribute meaningfully to an understanding of how to achieve positive changes and inform policy, but local knowledge and situations remain fundamental.

These research challenges the assumption that all impacts will be negative. They underline the emerging importance of qualitative impacts. The Scottish policy guidance already takes greater account of these. The **Under-served markets: retail and regeneration** publication urged an approach which asks what a development could contribute. This exemplifies the emergence of a change in emphasis in understanding retail development.

Sustainability

Sustainability is a much discussed and poorly understood concept in terms of retailing. Research has tended to be focused on corporate social responsibility rather than on planning issues (7/7, 7/13, 7/14). However changing the way people shop and their attitudes to consumption are recognised as important aspects of sustainability and these have planning implications (7/13). Research on travel might contribute to this discussion. Road pricing continues to be the subject of research and interest(7/11). Switching between locations is one possible outcome. Research has shown that the effects will be uneven with different types of retailer and retailing being affected (7/19). This will potentially change the vitality and viability of town centres. A US study looked at whether changes in urban structure would reduce travel for shopping. Contrasting travel for work and travel for shopping the study found that in comparative terms proximity of work and residence had the greater impact on travel than proximity of shopping and residence (8/1). Could sustainability mean embedding workplaces in residential areas?

Partnership

The regeneration studies noted above emphasised the role of partnership in achieving wider goals as a result of retail-led regeneration initiatives. Several authors have researched the potential of partnership to deliver wider benefits (7/16, 7/6). Otsuka and Reeve (7/18) developed a typology to distinguish between different types of town centre management schemes and showed their different capacities to deliver other benefits. They also discuss the ways that regeneration can be assisted as a result of know how about town centre management. What is recognised that isolating the effect of town centre management is difficult, it could have a useful benchmarking role (7/10). This literature underlines the importance of coordinated development at the local level and of a setting in which developers and planners can work together to achieve an outcome with identifiable benefits to the community.

Small Shops

The Association of Convenience Stores was fundamentally disappointed in the way that the Competition Commission considered its case. It had hoped that the small shop sector might have got greater regulatory support. Debates about its evidence opened up the issues of accuracy and detail and focused attention on research. Material submitted to the Competition Commission (3/10) intended to provide the Competition Commission with insights into food retail change including the convenience sector. It suggested that the involvement of major food retailers in the convenience market had important benefits for high streets, and the competitiveness of the sector. Other articles on the same topic explore different dimensions of the issue. Schmidt et al. (3/8) for example show the problems that smaller retailers have in making adaptations to changes in the legislative environment. Guy (3/3) in considering the debate over small shop trends notes that in small measure the agreed stability of the small grocery store in town centres may in part be due to the greater investment in town centres. Creating vital environments is an important prerequisite for small shop sustainability.

Reality check

In the melange of informed and uninformed comments there are many imagined retail worlds. The Earl of Glasgow in the House of Lords may describe his intense dislike and utter lack of comprehension of the Braehead Centre (5/16). Research however demonstrates how such centres are matching the aspects of the shopping experience which consumers are seeking, these include entertainment and leisure (6/5, 6/6).

The paper by Dawson et al. on access to healthy food in Scotland showed that availability of mainstream food retailers with medium to large stores was more important than the affluence or deprivation of an area in ensuring access to healthy food (4/1). This runs counter to assumptions that poor areas are associated with a lack of fresh foods and that small stores provide an equal choice of healthy foods. A number of those interested in disadvantaged consumer groups have shown that choice and constraints must be differentiated. Measured disadvantage differs from experienced disadvantage (6/1, 6/2, 6/7, 6/9). Planning may not be the way to resolve experienced disadvantage.

The BCSC has provided a timely reminder of the effort retailers and shopping centres have to put in to ensure that they remain viable operators able to meet ever changing customer requirements. Four new BCSC reports (3/1, 6/8, 7/2, 7/4) showed for example that centres have to have flexibility to be adaptive and have to take risks with new formats if they are to remain competitive. They also consider future consumer preferences for shopping environments. Inevitably there will be changes in retailing which will challenge existing structures. E-retailing is one area which looks set to change the way town centres are used by consumers (8/3, 8/4). Continued adaptation to meet these changes is necessary if town centres are to remain vital and viable. The competitive nature of the market between centres and between towns has been highlighted in several papers (9/9). Within towns the role of lower order shopping centres remains underemphasised although two studies have considered appropriate strategies for these areas (5/11).

Practitioner Concerns

Practitioner concerns have focused on workability issues. Compulsory Purchase Orders (CPO) powers are one example (9/12). Equally making mixed use developments that will be profitable and will account for the differing schedules operated by retail and housing investors is another (9/19). Practitioners are interested in the way that the retail networks are changing and how competition between centres will affect different types of investment (9/23). Practitioners are also asking for evidence of how policies translate into reality and what impacts they have (9/10). However the major focus has been on reporting the debates over policy issues themselves (9/5, 9/14). Webb (9/24), writing in **Planning**, notes that the unintended consequences might be more problematic than the issues the changes sought to resolve.

Concluding Comments

The research base has suggested that impact studies have shown that there can be positive benefits from retail development and that the detrimental effects have been overstressed. The implications of this are that a more positive approach is required, considering qualitative and quantitative impacts. The importance of trust and partnership in achieving integrated development has been explained by research. Imposition of national bodies regulating retail would appear to be unhelpful, both from the perspective of research on how to achieve change and from the move towards more negotiated constructive rather than confrontational planning.

Research published in 2007 has emphasised that there is not a one size fits all solution to retail change, be it in town centres or regeneration schemes, secondary shopping areas or rural areas. Rather the way that a development fits with the local retail structure (9/25) and the way that it is managed and integrated at the local level will be critical to successful retail planning. Town centre vitality and viability is dependent on viable retailing with the capacity to be innovative and creative (3/6, 3/7). Planning guidance and the administration of retail planning must set the appropriate context for this. This can be in terms of how prescriptive policy is, the degree of acceptance of policy by developers, the level at which decisions are made and the extent to which local planners have the tools, expertise and mandate to deliver appropriate

development strategies, which meet the actual rather than imagined requirements of consumers. In patching up PPS6, recognition of the underpinning structures such as trust, certainty and a positive attitude to retail development are needed, if some of the less obvious positive outcomes of PPS6 that have been achieved are not to be lost.

RETAIL PLANNING KNOWLEDGE BASE UPDATE 2008
(Material published during 2007)

GENERAL TEXTS

1/1

Competition Commission

Market definition

London: Competition Commission, 2007, 30p. (Groceries Inquiry Working Paper)

Available online: www.competition-commission.org.uk/inquiries/ref2006/grocery/pdf/emerging_thinking_market_definition.pdf

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

THEORETICAL WORK

2/1

Hernandez, T.

Enhancing retail location decision support: the development and application of geovisualisation,

Journal of Retailing and Consumer Services, 14, 2007, 249-258. (Email: thernand@research.ryerson.ca)

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.

Geovisualisation, Retail location

2/2

Tallon, A.

Bristol

Cities, 24(1), 2007, 74-88. (Email: andrew.tallon@uwe.ac.uk)

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. Cribbs 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

RETAIL FORMATS

3/1

Cuthbertson, C. and Snow, P.

Future of retail property: future of retail business models,

London: British Council of Shopping Centres, 2007, 80p. ISBN 1897958366.

Executive summary available online: www.bcsc.org.uk

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

3/2

Federation of Small Businesses (Scotland)

The effect of supermarkets on existing retailers,

Glasgow: Roger Tym, 2006, 78p. Available online:

www.fsb.org.uk/policy/rpu/scotland/images/FSB_Scotland_Independent_Supermarket_Report.pdf

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

3/3

Guy, C.

Assessing the competition,

Town and Country Planning, 77(1), 2008, 14-16. (Email Guy@cardiff.ac.uk)

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,

3/4

Jones, R.

An examination of tenant evolution within the UK factory outlet channel,
International Journal of Retail and Distribution Management, 35(1), 2007, 38-53.
(Email: richardo.jones@virgin.net)

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

3/5

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

Changing times and changing places for market halls and covered markets,
International Journal of Retail and Distribution Management, 35(3), 2007, 200-209. (Email: pjones@glos.ac.uk)

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

3/6

Paddison, A. and Calderwood, E.

Rural retailing: a sector in decline?

International Journal of Retail and Distribution Management, 35(2), 2007, 136-155. (Email: a.r.paddison@stir.ac.uk)

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

3/7

Reynolds, J., Howard, E., Cuthbertson, C. and Hristov, L.

Perspectives on retail format innovation: relating theory and practice,

International Journal of Retail and Distribution Management, 35 (8), 2007, 647-660. (Email: Jonathan.reynolds@sbs.ox.ac.uk)

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

3/8

Schmidt, R., Bennison, D., Bainbridge, S. and Hallsworth, A.
Legislation and SME retailers – compliance costs and consequences,
International Journal of Retail and Distribution Management, 35(4), 2007, 256-270. (Email: R.Schmidt@mmu.ac.uk)

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

3/9

Wood, S. and Browne, S.
Convenience store location planning and forecasting – a practical research agenda,
International Journal of retail and Distribution Management, 35 (\$), 2007, 233-255. (Email: sm.wood@surrey.ac.uk)

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

3/10

Wrigley, N.

The effects of corporate foodstores on the high street; rebalancing the debate?

London: Competition Commission, 2007, 14p. Available online www.competition-commission.org.uk/.../grocery/pdf/third_party_submissions_other_org_prof_neil_wrigley.pdf

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

RETAIL LOCATIONS

4/1

Dawson, J., Marshall, D., Taylor, M., Cummins, S., Sparks, L. and Anderson, A.
Accessing healthy food: sentinel mapping study of healthy food retailing in Scotland,
Edinburgh; Food Standards Agency Scotland, 2008, 24p. Available online:
www.food.gov.uk

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

4/2

Powe, N., Hart, T., Shaw, T.
Market towns, roles, challenges and prospects,
London: Routledge, 2007, 186p. ISBN 0415389623.
Hart, T. and Powe, N.
Understanding market towns,
Town and Country Planning, 76(12), 2007, 451-455.

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

4/3

Robertson, J. and Fennell, J.
The economic effects of regional shopping centres,
Journal of Retail and Leisure Property, 6 (2), 2007, 149-170. Email:
london@nlpplanning.com

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

RETAIL PLANNING PRACTICE

5/1

British Council of Shopping Centres

Need and impact test summary

London: BCSC, 2007 (Available online at www.bcsc.org.uk)

A response by Yvette Cooper to questions concerning the evaluation of the need test.

Need

5/2

Communities and Local Government

Review of 'call in' directions: consultation,

London: Communities and Local Government, 2008, 26p. Available online:

www.communities.gov.uk

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

5/3

Competition Commission

Groceries market investigation; Provisional decision on remedies,

London: Competition Commission, 2008. Available online: www.competition-commission.org.uk/inquiries/ref2006/grocery/provisional_decision_remedies.htm

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

5/4

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. (Email a.m.findlay@stir.ac.uk)

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

5/5

Friends of the Earth

Shopping the bullies: why the planning system for retail needs to be strengthened not weakened,

London: Friends of the Earth, 2007, 60p. (Available online at www.foe.co.uk/resource/briefings/shopping_the_bullies.pdf)

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

5/6

Guy, C.

Fine words,

Town and Country Planning, 76(8), 2007, 234-236. (Email: Guy@cardiff.ac.uk)

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

5/7

Guy, C.

Making an impact,

Town and Country Planning, 76(10), 2007, 326-328. (Email Guy@cardiff.ac.uk)

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 that 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.

PPS6

5/8

Guy, C.

To them that hath...

Town and Country Planning, 76(1), 2007, 8-9. (Email Guy@cardiff.ac.uk)

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

5/9

Guy, C.

Is demonstration of need necessary?

Regional Studies, 41(1), 2007, 131-137. (Email Guy@cardiff.ac.uk)

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, PPS6

5/10

Guy, C.

Who needs need?

Town and Country Planning, 76(4), 2007, 111-2. (Email Guy@cardiff.ac.uk)

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, PPS6

5/11

Guy, C. and Bennison, D.

Planning guidance and large store development in the United Kingdom: the search for 'flexibility',

Environment and Planning A, 39, 2007, 945-964. (Email Guy@cardiff.ac.uk)

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

5/12

Hampson, S.

Balance and partnership in retail planning,

International Journal of Retail and Distribution Management, 35(8), 2007, 620-625.

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

5/13

Hargest and Wallace Planning Ltd and Donaldsons LLP

Town centre and retailing methodologies,

Edinburgh: Scottish Government, 2007, 268p. ISBN 9780755968770.

Hargest and Wallace Planning Ltd and Donaldsons LLP

Town centre and retailing methodologies: summary of main findings,

Edinburgh: Scottish Government, 2007, 12p.

Both available online: www.scotland.gov.uk/planning

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

5/14

HM Government

Planning for a Sustainable Future: White Paper

Norwich: HMSO, 2007, 145p. (Cm7120). (Available online at www.communities.gov.uk)

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

5/15

House of Lords

Retail Development Bill,

London: House of Lords, 2008, 18p. (Available online: www.publications.parliament.uk/pa/ld200708/ldbills/023/2008023.pdf)

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.

5/16

House of Lords

Retail Development Bill, Debate,

Hansard, 22nd February 2008. (Available online:

www.publications.parliament.uk/pa/ld200708/ldhansrd/text/80222-0001.htm)

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.

5/17

Quin, S.

Position paper- need test,

London: ATCM, 2007, 3p. (Available online at www.atcm.org)

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

CONSUMER CULTURE

6/1

Bromley, R. and Matthews, D.

Reducing consumer disadvantage access in the retail environment,

International Review of Retail, Distribution and Consumer Research, 17(5), 2007, 483-501. (Email: r.d.f.bromley@swansea.ac.uk)

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 and 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

6/2

Bromley, R., Matthews, D. and Thomas, C.

City centre accessibility for wheelchair users: the consumer perspective and the planning implications,

Cities, 24(3), 2007, 229-247. (Email: r.d.f.bromley@swansea.ac.uk)

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

6/3

Dennis, C., Jayawardhena, C., Wright, L.T., and King, T.

A commentary on social and experiential (e-) retailing and (e-) shopping deserts,

International Journal of Retailing and Distribution Management, 35(6), 2007, 443-456. (Email: Charles.Dennis@brunel.ac.uk)

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

6/4

Friedberg, S.

Supermarkets and imperial knowledge

Cultural Geographies, 14(3), 2007, 321-343.

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

6/5

Hart, C., Farrell, M., Stachow, G., Reed, G. and Cadogan, J.

Enjoyment of the shopping experience: impact on customers' repatronage intentions and gender influence,

Service Industries Journal, 27(5), 2007, 583-604. (Email: C.A.Hart@lboro.ac.uk)

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

6/6

Howard, E.

New shopping centres: is leisure the answer?

International Journal of Retail and Distribution Management, 35(8), 2007, 661-672. (Email: elizabeth.howard@sbs.ox.ac.uk)

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

6/7

Kyle, R. and Blair, A.

Planning for health: generation and regeneration and food in Sandwell,

International Journal of Retail and Distribution Management, 35(6), 2007, 457-473. (Email: rosemary.kyle@sandwell-pct.nhs.uk)

'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

6/8

O'Neill, T., Cocker, B. and Drummond, P.

Future of retail property: Future shopping places,

London: British Council of Shopping Centres, 2007, 170p. ISBN 1897958382.

Executive summary available online: www.bcsc.org.uk

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

6/9

Woodliffe, L.

An empirical re-evaluation of consumer disadvantage,

International Review of Retail, Distribution and Consumer Research, 17 (1),

2007, 1-21. (Email: lucy.woodliffe@uwe.ac.uk)

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

URBAN ENVIRONMENT

7/1

All Party Parliamentary Group on Urban Development

Minutes of Proceedings

London: All party Urban Development Group, 2007. (Available online at:

http://1001.netclime.net/1_5/O/V/Q/Parliamentary%20Oral%20Evidence%20Session%20Transcript%20-%202020%20March%2020.pdf and www.allparty-urbandevelopment.org.uk)

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

7/2

Barkham, R.

Future of retail property: Shopping places for people,

London: British Council of Shopping Centres, 2007, 106p. ISBN 187958412.

Executive summary available online: www.bcsc.org.uk

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

7/3

Bennison, D., Warnaby, G. and Medway, D.

The role of quarters in large city centres: a Mancunian case,

International Journal of Retail and Distribution Management, 35(8), 2007, 626-638. (Email: d.bennison@mmu.ac.uk)

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

7/4

Blake, N., Morley, S. and Bach, M.

Future of retail property: How much space?

London: British Council of Shopping Centres, 2007, 82p. ISBN

1897958374. Executive summary available online: www.bcsc.org.uk

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

7/5

Brierley Hill Partnership

Can retail development prime wider regeneration?

Birmingham: University of Birmingham, Centre for Urban and Regional Studies, 2007, 65p. Available online:

www.brierleyhill.org/UserFiles/File/downloads/Can%20Retail%20Development%20Prime%20Wider%20Regeneration%2009-07.doc.pdf

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

7/6

Business in the Community

Under-served markets: retail and regeneration,

London: Business in the Community, 2007, 30p. (Available online: www.bitc.org.uk)

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

7/7

Goodman, J., Berry, T., Knowles, H. and Miller, P.

Retail futures: scenarios for the future of UK retail and sustainable development, London: Forum for the Future, 2007, 64p.

(Available online:

www.forumforthefuture.org.uk/files/11937%20FFF%20Retail%20Futures%20WEB.pdf) (see also Berry, T. Retail futures, In **Retailer Yearbook 2008**, British Retail Consortium, 2007, 158-160).

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

7/8

Goodwin, A.

The UK retail hierarchy: beyond the shopping centre pipeline, **Journal of Retail and Leisure Property**, 6(1), 2007, 79-83.

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

7/9

Guy, C.

New identities for district centres,

Journal of Retail and Leisure Property, 6 (1), 2007, 143-148. (Email:

Guy@cardiff.ac.uk)

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.

Cardiff, District centres

7/10

Hogg, S. Medway, D. and Warnaby, G.

Performance measurement in UK town centre management schemes and US business improvement districts..

Environment and Planning A, 39 (6), 2007, 1513-1528. (Email G.Warnaby@salford.ac.uk)

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

7/11

Humphrey, C.

Road pricing and retail

In **Retail Yearbook 2008**, British Retail Consortium, 2007, 161-164.

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

7/12

Jackson, C. and Watkins, C.

Supply side policies and retail market performance,

Environment and Planning A, 39(5), 2007, 1134-1146. (Email c.c.jackson@city.ac.uk)

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

7/13

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

Through a glass darkly,

Town and Country Planning, 76(12), 2007, 465-468. (Email: pjones@glos.ac.uk)

A critique of the Forum for the Future publication **Retail futures: scenarios for the future of UK retail and sustainable development**. Retailer attention to sustainability issues has focused on the operations side of retailing rather than on changing consumer thinking or tackling issues from a planning perspective. Retailer constructions of sustainability agendas means that the aims of these remain compatible with their business goals.

Sustainability

7/14

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

Towards a retail sector sustainability strategy,

Town and Country Planning. 76(4), 2007, 128-130. (Email: pjones@glos.ac.uk)

A critique of the British Retail Consortium four year update of the report **Towards retail sustainability** (www.brc.org.uk/showDoc04.asp?id=2842&moid=3893). It highlights the way that the agenda has changed over the past four years.

Sustainability

7/15

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

Sustainable development and the UK's major retailers,

Geography, 92(1), 2007, 41-47. (Email: pjones@glos.ac.uk)

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

7/16

Lowe, M.

Rethinking Southampton town centre futures,

International Journal of Retail and Distribution Management, 35(8), 2007, 639-646. (Email: m.lowe@surrey.ac.uk)

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

7/17

Otsuka, N. and Reeve, A.

The contribution and potential of management for regeneration shifting its focus from management to regeneration,

Town Planning Review, 78 (2), 2007, 225-250.(Email arreeve@brookes.ac.uk)

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 those 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

7/18

Otsuka, N. and Reeve, A.

Town centre management and regeneration: the experience in four English cities,

Journal of Urban Design, 12, 2007, 435-460. (Email arreeve@brookes.ac.uk)

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

7/19

Quddus, M., Carmel, A. and Bell, M.

The impact of the London congestion charge on retail: the London experience,
Journal of Transportation and Policy, 41(1), 2007, 113-133. (Email:
m.quddus@imperial.ac.uk)

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

7/20

Thompson, B.

Availability and requirements in UK retail markets – new data sets,
Journal of Retail and Leisure Property, 6 (3), 2007, 195-201. (Email:
bt@rtrigroup.com)

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

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

8/1

Cervero, R. and Duncan, M.

Which reduces vehicle travel more: jobs-housing balance or retail-housing mix?

Journal of the American Planning Association, 72 (4), 2006, 475-490. (Email: robertc@berkeley.edu)

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

8/2

Kok, H.

Restructuring retail property markets in Central Europe: impacts on urban space,

Journal of Housing and the Built Environment, 22, 2007, 107-126. (Email: hkok@multi-development.com)

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

8/3

Weltverden, J.

Substitution or complementarity? How the internet changes city centre shopping,

Journal of Retailing and Consumer Services, 14, 2007, 192-207. (Email: weltverden@rpb.nl)

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

8/4

Weltverden, J. and Van Rietbergen, T.

E-shopping versus city centre shopping: the role of perceived city centre attractiveness,

Tijdschrift voor Economische en Sociale Geografie, 98(1), 2007, 68-85. (Email: weltverden@rpb.nl)

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

PRACTITIONER LITERATURE

9/1

Harder need test advised,
Planning 31/08/07.

Groups are calling for a strengthening of the need test. Friends of the Earth are arguing that indeed the need test should be extended to town centres as large schemes can damage town centres. There are also complaints that planning policy is biased towards the needs of large operators.

Need test, PPS6

9/2

Retail experts warn of tests of uncertainty,
Planning, 25/05/07

A resume of concerns emerging as a result of proposed possible changes to the use of the need test.

Need test, PPS6

9/3

Retail operators reject calls to loosen planning,
Planning, 23/02/07.

The British Council for Shopping Centres has expressed dismay at what it sees as Kate Barker's proposal to change the planning system in a way which would encourage out of town development.

Need test, PPS6

9/4

Retail need test removal gets mixed reception,
Planning, 22/05/07.

A mixed response and evaluation of the possible implications of the idea of removing the need test is reported.

Need test, PPS6

9/5

Anderson, I.
Need test is flawed – but it's still crucial,
Regeneration and Renewal, 16/03/07.

The article argues against discarding the need test. Rather it calls for a more measured approach which would include the well established quantitative measures adding some qualitative factors as well. This would facilitate regeneration in deprived areas

but not at the cost of a planning free-for-all which would see out of centre speculative projects threatening town centre development.

Need test, PPS6

9/6

Bill, P. and Norman, P.

Veg wedge,

Estates Gazette, 1/12/07, p.61-64.

The plans for the London International Food Exchange including a new open air market are discussed in the article. Existing markets are not in favour and have their own redevelopment plans. The article usefully highlights a range of problems associated with, markets and their refurbishment and relocation including ownership, tenants and achieving joined-up development.

Markets

9/7

Blackman, D.

Business: retailing and town centres,

Planning, 25/08/07.

Changes in retailing and potential changes in retail planning policy will impact on the consultants and expertise in retail planning. Already mixed use developments are posing new issues for retail planning consultants. Possible policy changes could result in new challenges and more demand for expertise.

PPS6

9/8

Clarkson, M.

Supermarket sweep,

Estates Gazette, 25/08/07, p.66-67.

A discussion of different retailer strategies with respect to some of the less lucrative markets in smaller towns in more remote locations. Discussion of whether investment in smaller centres such as Dingwall and Wick will impact positively or negatively on these towns and how much clawback from Inverness can be achieved.

Food retailing, Scotland

9/9

De Mello, J.

Maximum gain,

In **Centre retailing 2008**, Estates Gazette, 2007, p. 68-74.

Benchmarking of town centres provides a means of assessing the competitive position of a town centre in a retail network of centres. Areas which are in competing catchments can be more accurately targeted by marketing and the centres can use

benchmarking to inform town centre strategies. Optimising potential will increase town centre vitality but care must be taken in ensuring useful comparative benchmarking.

Benchmarking, Doncaster, Dundee, Perth, Town centres

9/10

Doidge, R.

The mall effect,

In **Centre retailing 2008**, Estates Gazette, 2007, p.64-66.

An evaluation of whether proposals to remove the need test could offer the same emphasis on town centre development as PPS6 currently does. Key to this is the issue of whether out of town retail development impacts negatively on town centres. Whilst developers estimate impacts before projects begin rarely are they evaluated after. The impact will vary according to levels of supply and top the levels of available spend at the time when a new mall is opened. Equally new malls take time to become established and so other changes rental values respond slowly rather than suddenly. Impacts would seem to be greater on smaller towns than in the case of larger urban centres.

Town centre

9/11

Eastham, P.

Biting back at Barker

Estates Gazette, 17/02/07, p.68-71.

A commentary on and outline of the Barker Review stressing that it is overly based on economic considerations with little thought for social issues.

Barker Review

9/12

Elghramy, N.

The plot thickens...

In **Centre Retailing 2008**, Estates Gazette, 2008, p. 30-34.

CPO is a significant part of making town centre retail development work. The article points out the difficulties involved in land assembly and the types of cases that have to be put forward to obtain CPO.

CPO, Town centre

9/13

Gummer, J.

High street says no to out of town,

Estates Gazette, 3/03/07, p69.

Inconsistency is identified as the key problem in proposals to change planning policy following Ruth Kelly's response to the Barker Review. Commitment to town centres first and scrapping the need test are viewed as entirely contradictory and the trust of developers may be betrayed through such a change, a trust which is essential to the success of any planning policy.

Need test, PPS6

9/14

Hartley-Raven, B.
Need stands test of time,
Planning, 31/08/07.

The article reviews why the need test was established and how it has been implemented with a view to contributing to the debate over its influence on planning outcomes. The article argues against the position proposed by Kate Barker over the abolition of the need test suggesting that perhaps greater consideration of qualitative factors might be a useful modification.

Need test, PPS6

9/15

Jack, S.
Time for action,
Estates Gazette, 22/09/07. p.189-191

A commentary on the problems facing retailers in Northern Ireland where the system has been overwhelmed with applications. Moving decision making to a more local level is viewed as one possible option to clear the backlog.

Northern Ireland

9/16

Medwell, S.
Putting the modern into the medieval,
In Centre Retailing 2008, Estates Gazette, 2007, p. 18- 22.

A discussion of the compromises to retailing of developments in historic centres. The challenge of providing units which meet consumer expectations in the confines of historic centres with units not built for the 21st century retail world is a major challenge. Northgate Chester, Cattle Market, Bury St Edmunds and Southgate, Bath are taken as a case studies of these challenges. Although higher spending consumers may be attracted to these centres specialist retailers suited to these premises cannot always afford the rentals that might go with these types of locations.

Historic towns, Market towns

9/17

Morgan, M.
The market,

Estates Gazette, 17/11/07, p.7.

There is a compelling need for retail variety rather than duplication of the same development. Retailing is conceived as two markets – convenience and experiential. In such an environment the scarcest resource is not capital but creativity and know-how.

Town centre

9/18

Morley, S. and Sayce, S.

Measure for measure for staying power,

In **Centre retailing 2008**, Estates Gazette, 2007, p58-61.

A resume of how shopping centres can respond to the sustainability agenda and an illustration of how larger retailers have been in the forefront of corporate responsibility on the issue.

Sustainability

9/19

Neale, J.

Give a shopping heart a home,

In **Centre retailing 2008**, Estates Gazette, 2007, p.36-38.

A synopsis of retail-led mixed use planning development. It outlines the types of compromise which mixed use may involve and also highlights key issues such as retail obsolescence. The way that mixed use developments are laid out and the constituent parts relate to each other is vitally important both to the way the development will work for the different users and for its future sustainability.

Mixed use

9/20

O'Connell, B.

Gaining the edge,

Estates Gazette, 23/06/07, p.118-119.

The shopping centre market is becoming increasingly competitive in attracting consumers. This means that centres must continue to upgrade facilities in line with new consumer expectations. Accessibility and sense of place are identified as of particular importance for the future.

Shopping centres

9/21

Papas, C.

MPs bemoan failure to beat deprivation,

Planning, 20/07/07.

The all-party parliamentary group on urban development said that the town centre first approach was leading to the neglect of development in deprived urban areas. Planning policy may in part be to blame.

PPS6, Urban regeneration

9/22

Pio Kivelehan, N.

A grounding in vertical retail,

In **Centre Retailing 2008**, Estates Gazette, 2007, p. 40-44.

Integration of vertical retailing with the rest of the city and with parking places and transport systems is essential if vertical retailing is to be a reality. Transfer on vertical retailing to shopping centre from single store format through the same process of differentiation.

Mixed use

9/23

Thame, D.

Mighty minnows,

In **Centre Retailing 2008**, Estates Gazette , 2007, p. 25-27.

As larger centres become sated with new retail schemes attention has switched to smaller centres. Planning policy has meant that developers are unlikely to apply for out of town sites. This makes smaller towns more attractive than previously. Mixed developments may also be particularly suited to smaller towns which could not support the level of retail investment of a purely retail scheme. Opinion remains divided on the longer term prospects for the success of retail development in smaller towns. Such developments change positions in the retail hierarchy and indeed centres will increasingly be competing with each other. Whether such changes are permanent or temporary advantage is debated. Success will depend on how much clawback potential exists, whether it is fulfilled and whether the new developments provide the necessary diversity to interest consumers.

Market towns

9/24

Webb, F.

Retail hiatus predicted,

Planning, 15/06/07

A review of different commercial responses to the proposal to abolish the need test. Concern from the property industry focuses on the threat to confidence in investment in town centres resulting in a slowdown in investment or holding back from committing to construction. If changes are implemented they must be wary of not resulting in more problems than currently exist in the present policy.

Need test, PPS6

9/25

Wehner, P.

A sting in the retail,

Estates Gazette, 28/04/07, p.16-17.

The article comments on the move from 'dropping' new retail developments into town centres to integrating them with the existing urban fabric and retail areas. This will be important as increasingly towns and cities seek to market themselves as retail destinations.

Town centre

9/26

Wilson, C.

A splash of colour in the high street,

In Centre retailing 2008, *Estates Gazette*, 2007, p54-57.

A discussion of the preferred locations for luxury goods global retailers with the suggestion that the future may lie in bespoke retail environments which can offer a luxury environment and other high value service provision to match.

Specialist retailing