

All Change for Retail Planning?

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Strange Times for Retail Planning

- **9 months of Labour's retail guidance**
 - Complexity leading to delays, costs and increase risk
 - Development Plans too slow
- **Coalition Government bringing change**
 - Localism
 - Radical rebooting of planning
- **Out of town market**
 - Development of foodstores
 - Asset managing retail parks
- **How will change affect the delivery of retailing?**



PPS4 – Sustainable Economic Growth

- All employment uses including retail
- Emphasis on
 - Building prosperous communities
 - Reducing the economic gap between regions, promoting regeneration and tackling deprivation
 - Delivering more sustainable patterns of development
 - Promoting town centre vitality and viability, competition and choice
- Positive message - permissions for sustainable economic development



PPS4 – Sustainable Economic Growth

- **Continuation of town centres first policy**
 - **Sequential test – requires developers to seek more central sites first**
 - **Automatic refusal if fail to demonstrate**
- **Impacts**
 - **Retail investment, vitality and viability, scale**
 - **Non retail - regeneration, employment and climate change**
- **Automatic refusal if significant adverse impact**
- **Otherwise balance positive and negative impacts**
- **Regeneration investment and employment given lower priority**



What's Happened in 9 Months

- **Foodstores**
 - 15 new or extension decisions
 - 9 approved
 - 12 turned on sequential or retail impact
 - No cases where employment or regeneration determining factor - 7 where benefits
 - No difference since Coalition Government
- **Non Food**
 - 12 decisions and 6 approved
 - More asset management – 9 cases
LDCs/mezzanines and sub divisions
 - 6 turned on sequential or retail impact
 - Employment/regeneration not determining factor
 - No difference since Coalition Government



What's Happened in 9 Months

- **Call- ins**
 - **Only 2 out of 8 since change of Government – one already approved**
 - **Investment, employment and regeneration recognised?**



What's Next?

- **Localism, Localism, Localism - Decentralise power to local people**
- **Localism Bill/Programme for Government and Open Source Green Paper - radical reform of Planning system**
- **1. National Planning Framework**
 - **Central agenda**
 - **Need/competition test:**

“We will seek to ensure a level playing field between small and large retailers by enabling councils to take competition issues into account when drawing up their local plans to shape the direction and type of new retail development.”



What's Next?

- **2. Local Plans**
 - Collaborative democracy
 - Local people decide what development
 - Central control
 - Delays: 3 – 5 years for plan
- **3. Applications and Appeals**
 - Presumption in favour of sustainable development
 - Must approve if conforms to local plan and pay tariff
 - All depends on local plan
 - Limited grounds for appeal
 - 3rd party appeal rights for residents
- **4. Overview**
 - Heart of the system is local people decide through local plan



Issues Going Forward

- Thrust of policy could be same – sequential approach and retail impact but with need/competition test
- Superstores contentious/changes to retail parks less so
- Working with local residents
- Consulting the silent majority
- Regeneration or nimbyism - could affect economic recovery
- Uncertainty, risk and cost increase but increased consultation key



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