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H Prescott Esq
Chairman
British Council of Out of Town Retail
PO BOX 1055
Maidenhead
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SL6 4YA

1 November 2001

Dear Mr Prescott

RESEARCH INTO THE EFFECTIVENESS OF PPG6

As you may have read in the planning and property press, CB Hillier Parker has recently appointed by the DTLR to undertake an evaluation of the effectiveness of PPG6 and subsequent Ministerial policy clarifications.

This is an important research project, which provides the opportunity to gauge the views of key organisations involved in town centres and retail/leisure development and we would value your comments.

We do not want to constrain either the length, or scope of your response, but we attach a summary of some of the issues which we consider may be relevant, to help to guide you in formulating a response. Where possible we would welcome evidence or examples to support your views. Naturally, we would urge you to gauge the views of others in your organisation, or, alternatively, to appoint a nominated individual or consultant to co-ordinate your response. However, we would be grateful if you could respond to us by 16 November.

If you would like to discuss this project in more detail, please do not hesitate to contact me or my colleague, Liz Cannings on 020 7882 8932.

Yours sincerely



C J B GODDARD
Senior Director

Research Into the Effectiveness of PPG6

Key Issues

- Is PPG6 clear in the scope of issues covered e.g. its applicability to retail, leisure and other sectors?
- Are the objectives of PPG6 clear, consistent and unambiguous? Are some regarded as more important than others?
- Does PPG6 (and subsequent Ministerial clarifications) provide clear guidance to local authorities and businesses on how to plan for town centres and retail and leisure development?
- Is any further policy clarification required on issues such as need, sequential approach, impact, transportation ?
- Is any further policy clarification required on different types of development such as food store extensions, bulky goods stores, leisure developments or multiplex cinemas?
- Is any further policy clarification required on the appropriate type and size of development in different types of location such as market towns, district or local centres?
- Does the Government's approach provide sufficient balance between control measures and encouragement of the proactive approach to town centre development? Does PPG6 come across as encouraging development?
- Has the policy guidance in PPG6 and subsequent Ministerial clarifications had a tangible effect on new town centre investment and if so how?
- Has the policy guidance in PPG6 and subsequent Ministerial clarifications had a tangible effect on retailers/leisure operators/developers attitudes and actions and if so how?
- Do the Government's policies apply equally to all types of retail and leisure development, and should there be different treatment for different types of retail, leisure and other development when considering need and sequential approach?
- Would it be helpful if the Government produced good practice guidance on particular issues? If so which ones?
- Overall, do you consider PPG6 and subsequent Ministerial clarifications have been effective when measured against the Government's objectives and if not, how could the guidance be further improved?



