

“Planning for supermarkets”

Stephen Hewitt
Bristol City Council/NHS Bristol

PLANNING

REGENERATION • ECONOMIC DEVELOPMENT • COMMUNITIES • ENVIRONMENT

Fat is a planning issue, says academic

By Huw Morris Tuesday, 03 August 2010

Urban design is making us fat and needs to be healthier, a leading academic warned today

Tim Townshend, director of planning and urban design at New...

"Our urban landscape is full of shopping malls and fast food parks with people battling to get the space closest to them," he said.

"These environments are simply not designed to be healthy."

"We need to think seriously about what a sensible debate about what's acceptable back on the town planning agenda."

Townshend has co-edited a book on objective measures, which criticises car-orientated suburbs.

"Although we're not all the same, we're not all the same either."

"We don't have the services we need."

local neighbourhood makers," he said.

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Tuesday 12.07.11

Obesity

Aditya Chakraborty
Who killed the traditional Indian diet?

Botch job
The danger of obesity interventions, part 2

Marina Abramovic
Adrian Seale's performance of life and death, part 10

The obesity epidemic

Page 1 of 2

Council defeats pizza giant at planning appeal

PLANNING



...defeats pizza giant at planning appeal
...attached 'considerable weight' to a...
...on the location of hot food takea...
...ino's Pizza.
...gh of Barking and Dagenham...
...bitrary to the council's e...
...ways.

BBC NEWS

LIVE 1 BBC NEWS CHANNEL
Last Updated: Wednesday, 27 September 2008, 16:21 GMT 17:21
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Town planning blamed for obesity

Poor town planning which limits opportunities for children to take exercise has been blamed for an increase in obesity.



...aediatrician...
...rd Jackson...
...nk in the way...
...Many children do not...
...exercise.

...the neighbourhood he...
...n pounds (3.17kg)...
...comments at a...
...Health.

"We ha...
...of inciden...
...our lives

Judge revokes permission for takeaway near school

Press Association

An east London council's decision to allow a fast food takeaway shop to be set up near a school with a "healthy eating" policy was quashed by the high court yesterday.

A judge declared that former Haringey council had acted unlawfully when it gave the go ahead for Tied & Fabulous to open for business on Cable Street, Shalwell, close to Bishop Challoner Catholic college school.

The judge said councillors had voted in favour of permission after being wrongly directed that they could not take account of the proximity of the local secondary school because it was not "a material planning consideration".

The council will now have to reconsider any further planning applications for a takeaway at the site. Councillor Peter Golds, leader of the council's Conservative group, said later: "This is a very important high court decision. It clarifies the law and sets a benchmark that will enable local authorities everywhere to take account of health and well-being - particularly of school children - as factors in determining planning applications."

The school, which has 1,700 pupils, and many local residents had objected to the change of use of a former grocery store into a takeaway.

Bishop Challoner's executive head, Catherine Myers, wrote a letter detailing how the school was achieving outstanding results for local area "the whole person".

Canadian Sept 12 June 2010

The Food Agenda

- Bristol Food Network
- Food Charter
- Annual Food Conference
- Procurement
- Community Growing
- Food Policy Council
- www.bristol.gov.uk/food

Who feeds Bristol?

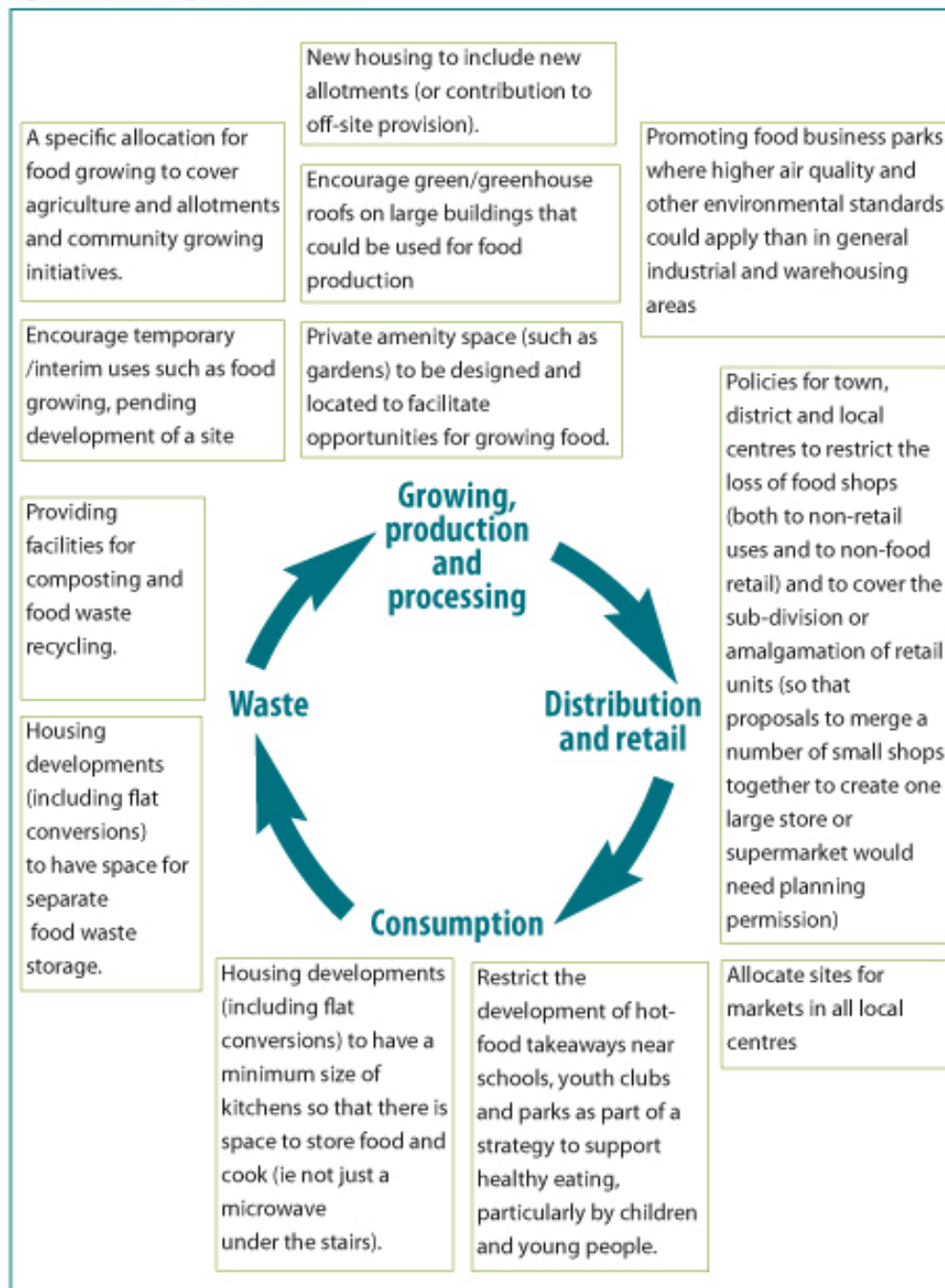
Towards a resilient food plan

Production • Processing • Distribution • Communities • Retail • Catering • Waste

[www.bristol.gov.uk/
whofeedsbristol](http://www.bristol.gov.uk/whofeedsbristol)



Figure 14: planning powers for food



(Data source: Stephen Hewitt, Bristol City Council)

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Cross-borough core strategy

Four Black Country local authorities have created the first joint core strategy document for a metropolitan area 24

06 Local battleground How planning pledges were used to win voters in the run-up to this week's council elections in England

11 London chief appointed The capital's new deputy mayor for planning, Edward Lister, faces a challenging start to his term

18 Marine management Steve Bronker, head of the government team developing the new offshore plans, claims they will reduce conflict



A new approach

- **Be clear about what we want to achieve;** what is the harm we want to avoid/mitigate.
- Identify **clear, objective and justifiable criteria** that can be used to distinguish between different retailers or between different retail uses.
- Have a **strong evidence base** to support our actions. In pioneering a new approach there will be strong challenges.
- Recognise that **retailing is a dynamic market** that may not respond as anticipated. In trying a new approach, there may well be unintended consequences.
- **Different regulatory regimes**
- **Positive support** for local centres

Supermarkets

A clear distinction needs to be made between:

- **The building** (eg small convenience store or large superstore, is it accessible and well-designed or not, what are the servicing arrangements, is it a listed building, is it new build or refurbishment)
- **The location** (in centre, out of centre, in a prosperous vibrant centre or a poorly performing centre on a deprived outer estate, in a conservation area)
- **The use** (retail or non-retail; what is being sold, when is it open)
- **The operator** (eg a local independent, a franchise, a local retail chain, a national or international multiple retail chain)

Which factors can/should planning control ?

Planning concerns?

- **The diversity, character, vitality and viability of local centres.** In some centres the concern is the "clone town Britain" effect, where there are other poorly performing centres where a supermarket anchor store would be welcomed
- **Servicing and delivering to stores.** The servicing requirements of a convenience supermarket are very different to other retail uses
- **The loss of community pubs** to retail
- **The local economy and local employment** – including the impact on local suppliers and the wholesale and distribution infrastructure

A fit and proper organisation

- Agricultural practices
- Relationships with suppliers
- Food production and distribution (food miles)
- Packaging and food waste
- Healthy eating
- Climate change and use of fossil fuels
- Consumer choice and enterprise
- Monopoly and competition (national and local)

Beyond Planning

- Sustainable Communities Act 2007
- Local Government Act 2000 – promotion of economic, social and environmental wellbeing
- Localism Bill – general power of competence
- Bye-laws
- Licensing/registration – pubs, betting shops, off-licences, sex shops
- Pharmacies - control of entry - *necessary or desirable*
- Office of Fair Trading – local monopolies
- Lessons from abroad

An opportunity?

- The review of the Use Classes Order and General Development Order
- Deadline for responses of 1 September 2011
- www.communities.gov.uk/publications/planningandbuilding/changeuseissues
- National Planning Policy Framework?

A New Use Class A1?

- a) Small convenience store (up to 250 sq m)
- b) Supermarket – larger convenience store (over 250 sq m)
- c) Small comparison store (up to 250 sq m)
- d) Larger comparison store (over 250 sq m)
- e) Pharmacy
- f) Other retail (hairdressers, travel & ticket agencies, domestic hire shops, dry cleaners, funeral directors, internet cafes, sandwich bars)

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