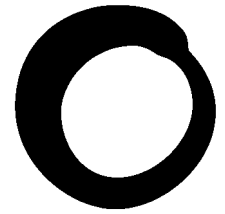


May 2010



**Friends of
the Earth**

Retail Policy & Local Development Frameworks

- **How to support local shops and
diverse town centres through your
LDF**

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Friends of the Earth is:

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- the most extensive environmental network in the world, with almost one million supporters across five continents and over 60 national organisations worldwide
- a unique network of campaigning local groups, working in over 200 communities throughout England, Wales and Northern Ireland
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Introduction

Across the country, local councils are drawing up and revising their Local Development Frameworks (LDFs), planning documents which will shape the way communities develop over years to come. Different councils are at varying stages but you can still influence their development as they are required to be reviewed every year and revised every three years. Speak to your local authority to find out what stage the LDF is at in your area.

LDFs have the potential to play a vital role in promoting vibrant, diversified and localised retail development. But this will only happen if Local Authorities bring in policies that support their local economy, rather than encouraging the dominance of large-format retailers, car-based shopping and environmental pollution. So if you are interested in supporting your neighbourhood and making sure your council makes the right decisions, read on....

Supermarkets and local planning – why should I be interested?

“These guys are professionals and are in for the long haul. They have plenty of experience from around the country in winning planning permission – from PR campaigns in the local press to planning experts and expensive lawyers. What can we, a bunch of amateurs, do to stop them?” Local resident in Devon

One thing that you can do to help stop new supermarkets opening in your area in the future is to influence what goes into your Local Development Framework now.

Today, the ‘big four’ supermarkets – Tesco, Asda, Sainsburys, Morrisons – control over $\frac{3}{4}$ of the annual £110 billion spent annually on groceries in the UK.¹ Tesco alone controls 31%. And the expansion is not stopping. Supermarkets claim that when they come to town they bring choice, cheap food, and jobs. But by dominating food sales, supermarkets take away choice by closing down existing shops. In recent years, more than 2,000 independent stores have closed every year.² Small and independent stores have struggled in the recession while supermarkets continue to gain market share and post record profits. The Local Data Company reported in July 2009 that 12,000 independent stores had closed in the first half of 2009 alone.³ Supermarkets may sell certain items at knock-down prices, but fresh and healthy food is often cheaper in markets and local shops, while the profits the supermarkets make are siphoned away from communities to distant shareholders. And they may bring in some employment in the supermarket, but they also drive other jobs away – with a net loss of 276 per new superstore, according to one study.⁴

Local planning authorities are required to produce a set of planning documents called Local Development Frameworks to determine how development takes place in towns and the countryside. The planning policies contained in the LDF, together with regional planning

¹ Competition Commission, 2008, The supply of groceries in the UK market investigation final report.

² IGD, 2005

³ BBC Online, 31st July 2009. 19,000 shops ‘closed this year’.
<http://news.bbc.co.uk/1/hi/business/8177502.stm>

⁴ National Retail Planning Forum, 1998. The impact of out of town food superstores on market towns and district centres.

policies are the **key guidance** that is taken into account when planning decisions – including decisions on whether to allow new supermarkets - are made by local councils.

But the extent to which local councils take the views of their communities into account, and prioritise the survival of their town centres and high streets will vary. Many councils will have now agreed their first Local Development Framework, or be at an advanced stage. But remember all plans are reviewed on an annual basis and revised every three years, so there are windows of opportunity to lobby for specific text in your council's LDF.

Please note:

The new development plans are complex documents covering transport, resource use, housing and many other issues. This briefing is intended for those people who are particularly interested in how new development plans will impact upon retail provision in their community over the next few years.

This document contains all you need to know to enable you to ask for your local council to include text in its new planning documents that will prioritise choice and diversity above the desires of multiple retailers.

This document contains:

- A description of the supermarkets campaign, and how this work fits in
- A brief introduction to LDFs and how you can be involved
- An explanation of the key retail policies we would like to see included in LDFs
- A summary of national retail planning policies in Planning Policy Statement 4: Planning for Sustainable Economic Growth (PPS4)
- A summary of what we are asking you to do
- A list of further reading

Wales and Northern Ireland

Because the planning system is different in Wales and Northern Ireland this briefing is not directly relevant. Similar changes to the planning system are being made in Wales but the timetable is behind that in England. For more details of what is happening in Wales contact our Cardiff office. If you are based in Northern Ireland please contact the Belfast office for more information on their planning campaign.

The Supermarkets Campaign – and how this fits in

Friends of the Earth has been opposing the march of the supermarkets at a national level for many years. Recently we have been lobbying hard for retail planning policy at the national and regional levels that supports a diverse and sustainable pattern of retail provision rather than simply giving a green light to more superstores. In 2004 lobbying by Friends of the Earth resulted in a government commitment to close a legal loophole which had allowed multiple retailers to expand their stores without planning permission by building mezzanine

floors. In 2006, we launched our campaign ‘Shop Local First’, which aims to raise awareness of the benefits of using independent shops, and to get consumers to shift at least some of their shopping back to them.

We have also won a major step forward in our campaign for a fairer food system. After a two-year investigation which concluded in April 2008, the Competition Commission (CC) committed to toughen up the Code of Practice which governs dealings between supermarkets and their suppliers, and recommended the appointment of an Ombudsman to police it. In February 2010 the Government finally accepted the recommendation and committed to an Ombudsman to monitor and enforce the Code of Practice. Throughout the course of the inquiry, Friends of the Earth gave detailed evidence and mobilised thousands of supporters to call for tougher laws to curb the negative effects of supermarket buyer power.

Supporting small shops at local level

Friends of the Earth campaigns to support small shops and independent retail at the local level. Through the Tescopoly alliance we now have details of more than two hundred planning disputes currently taking place around the country as local campaigners stand up to the supermarkets.⁵ A linked briefing “*How to Oppose a Supermarket Application: a Short Guide*” provides details of how to fight new store proposals in your local area (see further reading section). These battles are fought on a case by case basis, and campaigners can only win by presenting a sound case about the local circumstances to the local planning authority. However, these decisions are made in the context of national, regional and local policy so it is essential to influence those policies when the opportunity arises. We are already pushing for robust regional policies to be included in Integrated Regional Strategies (see further reading below). But if the local authority does not also have robust policies in place it will be much easier for supermarkets to get planning permission for new stores or to challenge the decision through the planning appeals process if their proposal is refused.

The writing and revision of LDFs therefore provides a unique opportunity to get the right policies in place at the local level. The Government is stressing the need for a “*pro-active, plan-led system*” so new retail floorspace should be properly planned for in consultation with the community. Although they have to have regard for a whole series of different influences – including European directives, national planning policy, Ministerial statements, and regional plans and guidance – local authorities still have a lot of freedom in how they write their plans.

Introduction to Local Development Frameworks and how you can be involved

What exactly is a Local Development Framework and how does it fit in with all the other local and regional planning documents?

You will find a lot more detail about the new planning system including how LDFs fit in our

⁵ See www.tescopoly.org

briefing 'A Local Campaigners Guide to the New English Planning System' (see the link at the end of this briefing). Local Development Frameworks must be in conformity with regional policy as set in the Regional Spatial Strategy (each is soon to be replaced with an Integrated Regional Strategy). Knowing what your regional plan says is therefore important. You may also like to contact your Friends of the Earth Regional Campaigner for more information.

What part of the Local Development Framework are we interested in?

The Local Development Framework is made up of several documents – the one we are concentrating on is the **Core Strategy**, which is a legally binding document. However, it may be the case that your council will not put any detail into their Core Strategy, and instead the policy will be contained within the Supplementary Planning Guidance. This is a less satisfactory option, because this document is not legally binding and is therefore easier for a developer to avoid. However it is worth finding out whether your local authority is drawing up any **area action plans** and **town centre strategies** as these could contain specific proposals for retailing including proposed sites for new retail development.

How is the public involved?

Everyone has the right to comment on their LDF and be heard at a public inquiry. You can find out the how your council will involve you in their document called '*Statement of Community Involvement*'.

What are the key steps for me to be involved in during the preparation of the LDF?

- Make sure that you know about the LDF process early by checking the council's web site or writing to them asking to be kept informed of everything to do with its preparation.
- Ask your local planners for a copy of the Local Development Scheme. This will tell you the timetable for the preparation of the LDF.
- Your local council will publish draft issues papers which will set out the main issues for the LDF. The council must organise public consultation on these documents. Make sure that you are involved, and use this briefing to inform your arguments.
- The local council will publish a full draft version of the LDF. This information should be on the council's website and is also held in libraries. If the draft doesn't contain the right policies you should lodge a formal objection using the form provided by the council. You must do this if you want to be heard at the public inquiry.
- The plan will be examined by an inspector and you have the chance to appear in person and make the case for including effective retail policy. These sessions will either be formal sessions or informal round-table discussions. The Inspectors report is binding ie. the local authority has to adopt the Inspectors report.

Remember...

Your council is supposed to facilitate your participation. If you feel that you aren't able to get

your point across – then say so. For instance, if you feel that you aren't able to have your say because the structure of the questionnaire or discussions is too prescriptive, write a supporting letter to make sure you get your points across. Just make sure you are heard!

Take action!

Include key elements of national retail policy in the Local Development Framework

You don't have to start from scratch to suggest policies for inclusion in the LDF. Some material from national policy guidance helps support town centres and independent shops and markets and should be included by your council in its LDF. You have a strong case to ensure that this happens because although national planning policy guidance (which is drafted as a series of "planning policy statements" or PPSs) is not law, local authorities are required to **have regard to** their contents in drafting their LDF. If they ignore the contents of a PPS then this can form the basis of a powerful objection in a local plan inquiry or in a public inquiry into a specific development.

PPS4 Planning for Sustainable Economic Growth

The Department for Communities and Local Government recently revised its retail planning policy and integrated it into one single economic development policy *Planning Policy Statement 4: Planning for Sustainable Economic Growth*.⁶

The Planning White Paper, *Planning for a Sustainable Future* (2007), announced a review of retail planning policy in PPS6 and that the 'need' test, whereby a developer must demonstrate need for additional retail floorspace in edge-of-town and out-of-town locations, would be replaced with a new 'impact' test. As such the new PPS4 no longer has a need test and instead contains an Impact Assessment to be applied to proposals for development that are not contained in the LDF.

The concept of the "sequential approach," which states that local councils must prioritise development in the town centre above edge-of-town or out-of-town development, is retained in the revised PPS4. PPS4 also emphasises the need for a plan-led system. That is, planning for retail provision through the LDF to 'pro-actively plan to promote competitive town centre environments and provide consumer choice' – see **Policy EC4** (p.10). The LDF process is therefore a big opportunity for you to influence whether new grocery retail space in your area means five new Tescos or a more diverse mix of smaller shops and local food outlets.

Below we outline in more detail some useful policy statements from PPS4. It is up to your local authority how much emphasis they put on these so it is up to you to make sure that they do make them an integral part of their plan. The trick is to concentrate on the positive aspects of the guidance and then to persuade your local council to go further – we give some suggestions for stronger policies to protect town centres and local shops in the next section.

⁶ <http://www.communities.gov.uk/publications/planningandbuilding/planningpolicystatement4>

Other relevant Planning Policy Statements

PPS1, the Government's overarching statement on sustainable communities and the purpose of the planning system, is also relevant. It makes it clear that sustainable development is the *"core principle underpinning planning"* and that the public should have the right to be involved in planning decisions. Useful guidance when considering the impact on traffic can also be found in Planning Policy Guidance 13 (PPG13), the planning guidance document which aims to integrate planning and transport policy. More information on PPS 1 is available in further Friends of the Earth briefings (details at the end of this document).

Useful policy statements in PPS4 on economic development

This section is separated into what is required in 'plan-making' (ie in drawing up the LDF) and what is required in 'development management' (ie when applications come in for development that has not been planned in the LDF). The plan-making policies are key to your LDF but what goes into your LDF will also determine how new planning applications that come in are assessed for their impact and so it is important to also consider development management policies in the LDF process.

Plan-making policies

1. Planning for retail choice and strong town centres

There are helpful policy statements in PPS4 to support your call for diverse, locally-based retail in your area. **Policy EC 4** in PPS4 refers to the need for local councils to 'proactively plan' for retail in their area. Specific requirements are to support a *'diverse range of uses'*, *'a strong retail mix... recognising that smaller shops can significantly enhance the character and vibrancy of a centre'* and to *'conserve and, where appropriate, enhance the established character and diversity of their town centres'*.

It specifically highlights the importance of **markets** and *'retaining and enhancing existing markets ... re-introducing or creating new ones, ensuring that markets remain attractive and competitive by investing in their improvement'*.

2. The sequential approach

The sequential approach requires that all town centre sites must be assessed before any less central sites can even be considered. The developer should be required to show first that the development could not be in-town, then edge-of-town, and finally out-of-town. The sequential approach has to be applied so it should be incorporated into your LDF but it is worth checking.

In the LDF, local councils should also *'consider setting floorspace thresholds for the scale of edge-of-centre and out-of-centre development which should be subject to an impact test'* (**Policy 3.1 d**) and define *'any locally important impacts on centres which should be tested'* (**Policy 3.1 e**) in the impact assessment. Therefore you can push your local council to introduce further impact considerations and to set a lower threshold at which the impact test should be applied. PPS4 stipulates it must be applied to applications over 2500 sq m which would exclude all but very large stores. (There is further detail on the impact assessment later in this briefing and see the Going Further section for suggestions of policies to promote diverse retail and food access that could be incorporated into your LDF.)

3. Car parking and sustainable travel

Local councils are also required in their LDFs to set maximum parking standards taking into account the need to *'encourage access to development for those without use of a car and provide sustainable transport choices including cycling and walking'*, *'reduce carbon emissions'*, *'tackle congestion'* and *'work towards the attainment of air quality objectives'*. See **Policy EC8** in PPS4 for further detail. This could take the form of a maximum allowance of car parking space per sq m of floor space – for example a maximum of 1 space per 30 sq m of floorspace – and a minimum for bike parking provision.

Development management policies

There are two important policies relating to 'impact' in PPS4 for making the case against supermarkets.

4. Impact considerations

All planning applications for economic development should be assessed for their environmental, social and economic impact.

These impact considerations, in Policy **EC10.2**, are:

- 'a. whether the proposal has been planned over the lifetime of the development to **limit carbon dioxide emissions**, and minimise vulnerability and provide resilience to, climate change*
- b. the accessibility of the proposal by a **choice of means of transport** including walking, cycling, public transport and the car, the effect on local traffic levels and congestion (especially to the trunk road network) after public transport and traffic management measures have been secured*
- c. whether the proposal secures a high quality and inclusive design which takes the opportunities available for improving the **character and quality** of the area and the way it functions*
- d. the impact on economic and physical regeneration in the area including the impact on **deprived areas and social inclusion** objectives*
- e. the impact on **local employment**.'*

The crucial tool for planning authorities to use in weighing up an application for new development is the **impact assessment**. This must be applied to *'planning applications for retail and leisure developments over 2500 sq m gross floorspace or any local floorspace threshold ... not in accordance with an up-to-date development plan'*. If your LDF has not been revised to take account of the new PPS4 then all applications, including those below 2500 sq m, must be subject to an impact assessment.

The impact assessment, **Policy EC16.1**, states that applications should be assessed against the following criteria:

- 'a. the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal*

*b. the impact of the proposal on **town centre vitality and viability**, including **local consumer choice** and the **range and quality of the comparison and convenience retail offer***

c. the impact of the proposal on allocated sites outside town centres being developed in accordance with the development plan

*d. in the context of a retail or leisure proposal, the impact of the proposal on **in-centre trade/turnover and on trade in the wider area**, taking account of current and future consumer expenditure capacity in the catchment area up to five years from the time the application is made, and, where applicable, on the rural economy*

*e. if located in or on the edge of a town centre, whether the proposal is of an **appropriate scale** (in terms of gross floorspace) in relation to the size of the centre and its role in the hierarchy of centres*

f. any locally important impacts on centres under policy EC3.1.e'

Primarily the impact assessment is designed for judging applications that are not in accordance with an up to date plan, however it is still relevant for the LDF and plan-making process because the impact considerations should be taken into account in assessing proposed locations for development in the LDF. The LDF can also stipulate other '*locally important impacts*' that must be assessed. See clause **EC16.1 f** above.

If there is a specific supermarket development in your area which you think is outside of the development plan, get in touch with the food team for more advice on how to build your evidence and a case against it.

Going further

Although PPS4 contains some useful policies we don't think that it goes far enough to protect town centres and independent shops or to encourage the provision of real choice. We are therefore suggesting some more ambitious policies that we want councils to adopt. These are not included in any of the planning guidance, so would be more controversial and more difficult to get into your council's LDF. But if you succeed you would have made a real impact on how your community looks in the future. By getting involved in the LDF process early on you are in a much stronger position to get them adopted.

1. Creating a presumption against large-format stores and assessing impact

PPS4 gives a clear steer towards locating new retail development in or at the edge of town centres but does not go far enough in acknowledging the damage that large format stores can cause wherever they are located. There is evidence that edge-of-centre stores can draw trade from shops in the centre especially where new stores are not well linked to the existing centre.

Friends of the Earth is therefore recommending that in addition to the sequential approach, all development plans should incorporate a cap of at most 3,000m² of net retail floor space in retail outlets. In some local authority areas it will be necessary to set the cap at a lower level, for example; in areas where the aim is to protect existing, or encourage new provision of, a diverse range of shops and services; in areas where a large proportion of the retail floorspace is already provided in large format stores; in local centres or smaller town centres where a large format store would not be appropriate in scale or catchment to that centre.

The LDF policy should state a presumption against the approval of developments above the threshold except in the following exceptional circumstances;

- where the applicant can satisfy all the safe guards contained within PPS4 and specifically the sequential approach where the development would have no detrimental impact on the vitality and diversity of existing retail centres. Applicants will be expected to submit a detailed Economic Impact Assessment of both the quantitative and qualitative impacts of the proposed development.
- where the applicant can satisfy the principles of sustainable development
- the presumption against approval will also apply to any change of use or extension which would result in the total net retail sales space of an outlet contravening the floor space threshold. No existing out-of-centre developments should be redefined as town centres.

2. Promoting retail diversity and food access

PPS4 does not go far enough in proactively promoting diversity. We are recommending that when assessing the need for additional retail floorspace in or adjacent to existing centres, local authorities should assess the format in which the additional floorspace will most likely contribute to the vibrancy and diversity of existing retail centres. For example, this could be done by encouraging a series of smaller retail outlets of different types rather than one huge store with everything under one roof.

You could also ask for a target to be included in the LDF for the percentage of locally-owned, independent businesses and SMEs to re-address the balance of retail provision and support small shops and retail diversity – for example, **aiming to achieve a threshold of at least 30% of all retail floor space to occupied by independent retailers and SMEs.**

You could also seek a policy that would limit local market dominance by placing a cap on the amount of trade diversion allowed from existing centres – for example, **that any retail development that would lead to trade diversion of more than 10% from existing centres will be refused.**

Policy **EC3.1 d** in PPS4 also encourages local authorities to set thresholds at which the impact assessment would be applied. Seek to get your LDF to adopt a policy that **any proposal for a development more than 280 sq m that is edge-of-centre or out-of-centre, or not in accordance with an up-to-date development plan, will be subject to a full impact assessment.**

Similarly your LDF could go further in encouraging food access and social inclusion by including proactive policies aimed at providing a better range of local shops outside of main centres but close to residential areas and accessible by foot. Useful backing for such a policy comes from the Department of Health which said that planning should be much more proactive in strengthening local retail centres and working with communities to develop locally generated solutions. The DoH also recommended that local authorities should discourage the provision of new stores over 1,000 square metres gross floorspace outside named major centres. The LDF could incorporate policies to increase food access, for example that **every local resident should have access to a food store within a 10 minute walk of 400 m distance.**

Planning policy has a key role to play in delivering on the government's policies on sustainable rural economies. Local authorities should develop policies which provide a presumption in favour of retail developments which make a contribution to sustaining local food producers – this should go beyond farmers markets and include more traditional local shops such as greengrocers and butchers as well as allowing for innovative new ideas such as 'farm' shops located in towns.

Growth areas such as major new housing developments provide an opportunity to put into practice the principles of sustainable development and to demonstrate the benefits of a proactive approach to encouraging vibrant district and local centres. We recommend that where growth areas are proposed, the LDF should include a policy to make provision for retail outlets which; avoid an overall increase in travel; provide access to essential shopping facilities for those without access to a car; encourage vibrant and diverse neighbourhood/district retail centres.

3. Case studies

Some helpful case studies of local authorities who have included proactive policies to support diverse retail and food access – from Sustain, the alliance for better food and farming.

North Norfolk Core Strategy (2008)⁷

Policy CT3, Provision and Retention of Local Facilities and Services: *'Development proposals that would result in the loss of sites or premises currently, or last used for, important local facilities and services [facilities within the countryside or where they are the last of their kind within a Principal or Secondary Settlement of Service Village] will not be permitted unless: 1) alternative provision of equivalent or better quality is available in the area or will be provided and made available prior to commencement of redevelopment; or 2) it can be demonstrated that there is no reasonable prospect of retention at its current site; and if it is a commercial operation, that a viability test has demonstrated that the use is no longer viable and that all reasonable efforts have been made to sell or let the property at a realistic price for a period of at least 12 months'*

Policy EC5, Location of Retail and Commercial Leisure Development: *'Proposals that would have an adverse impact on the operation of established weekly or farmers markets will not be permitted unless appropriate replacement provision is made as part of the proposal'*

Liverpool Core Strategy Preferred Options 2010⁸, Proposed Policy 18 of which establishes a hierarchy of centres, and which seeks to maintain the character of, and current levels of provision within Neighbourhood Centres. Proposed Policy 19 identifies specific Neighbourhood Centres and states that the local community facilities within these centres will be protected. Supporting text states that *'ensuring a mix of uses within centres will help ensure more sustainable neighbourhoods by helping to reduce the need to travel and encourage people to meet their needs more locally'*

⁷

[http://www.northnorfolk.org/files/Core_Strategy_\(incorporating_Development_Control_Policies\)_Adopted_2008.pdf](http://www.northnorfolk.org/files/Core_Strategy_(incorporating_Development_Control_Policies)_Adopted_2008.pdf)

⁸ <http://www.liverpool.gov.uk/Images/tcm21-170943.pdf>

Bath and North East Somerset Core Strategy (Spatial Options) (2009)⁹

Proposed policy on rural diversification, which seeks to ‘safeguard local facilities and rural shops as a community resource’.

Proposed policy on rural diversification which may include elements such as ‘actively encourage local food production, including local farm shops and farmers markets’

Draft Replacement London Plan (2009)¹⁰ Policy 4.8, Supporting a successful and diverse retail sector: ‘LDFs should:...e) support the range of street, farmers’ and, where relevant, strategic markets’

Summary – what are we asking you to do?

1. Contact your local authority, to find out the timings for consultation on your Local Development Framework.
2. If the consultation on the documents has not yet passed, or your council is revising them, you can get involved and ensure that your local authority produces an LDF that prioritises the interests of your community and local retailers above the big multiples. At the very least try to ensure that the best bits of PPS4 are incorporated into your LDF. But to make an even bigger difference, push for our suggested policies to be included. Get as much as possible included in the Core Strategy but don’t forget to look at the area action plans and town centre strategies too.
3. You can choose whether your involvement is as little as writing a letter, or as much as standing up at a public inquiry to put forward your proposals.

And finally....

Facing up to the complexities of the local planning system can seem like a daunting task. But remember that, if you choose to get involved – even if it is only by writing a letter to the local authority – you can only have a positive impact on the process. And of course the more work that you do, the more likely it is that your new local plan will protect the vitality and diversity of your community over the next three years. Remember to stick to a few key messages and remember that, despite all the technical terms and processes, your common sense can carry you a long way.

For more advice relating to food retail please contact the food team at Friends of the Earth:

Helen Rimmer 020 7490 1555 Helen.rimmer@foe.co.uk

⁹ <http://www.bathnes.gov.uk/NR/rdonlyres/21CFEB94-AF41-4639-9C8E-019BC85E2DBA/0/CoreStrategyv7finalapprovalversionweb.pdf>

¹⁰ <http://www.london.gov.uk/shaping-london/london-plan/strategy/download.jsp>

Further information and guidance:

Friends of the Earth - Freephone 0808 800 1111

Website: www.foe.co.uk

Planning

Email: planning@foe.co.uk

Website: www.YourPlanningRights.co.uk

Right to Know

Email: right2know@foe.co.uk

Website: http://community.foe.co.uk/tools/right_to_know/

Rights and Justice Centre

Email: legal@foe.co.uk

Useful web sites

Government

Audit Commission

www.audit-commission.gov.uk

Department for Communities and Local Government

<http://www.communities.gov.uk/>

The Planning Inspectorate

<http://www.planning-inspectorate.gov.uk/>

Environment Agency

www.environment-agency.gov.uk/

Environment Agency Public Registers

<http://www2.environment-agency.gov.uk/epr/>

Information Commissioners Office

www.ico.gov.uk

Neighbourhood Statistics

www.neighbourhood.statistics.gov.uk

The Planning and Compulsory Purchase Act 2004

www.legislation.hmsso.gov.uk/acts/acts2004/20040005.htm

Planning Portal

www.planningportal.gov.uk

Non Governmental Organisations (NGO)

Air Quality – UK National Air Quality site

www.airquality.co.uk

Campaign to Protect Rural England planning site

www.planninghelp.org.uk

Environmental Law Foundation
www.elflaw.org/

Liberty
www.liberty-human-rights.org.uk/

Neighbourhood Initiatives Foundation
www.nif.co.uk/

Planning Aid
www.planningaid.rtpi.org.uk

Wildlife and Countryside Link.
www.wcl.org.uk

Specific reading

Friends of the Earth guides:

Community Rights Resource Pack:
<http://www.foe.co.uk/resource/local/planning/resource/index>

Retail policy and local development frameworks
http://www.foe.co.uk/resource/briefings/ldfs_and_retail_policy.pdf

Regional policy guide
http://www.foe.co.uk/resource/guides/rss_2nd_edition.pdf

Getting climate change targets into your local development framework
http://community.foe.co.uk/resource/guides/bigask_actionpack_five.pdf

A Local Campaigner's Guide to the New English Planning System
<http://www.yourplanningrights.co.uk/resource/index>

Retail Development: Key Policies for Inclusion in Local Development Frameworks
http://www.foe.co.uk/campaigns/real_food/resource/experts.html (this is aimed at local planning authorities)

Other:

PPS 1 Delivering sustainable development
<http://www.communities.gov.uk/index.asp?id=1143804>

PPS 4: Planning for sustainable economic growth
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/planningpolicystatement4.pdf>

PPS 12: Local development frameworks
<http://www.communities.gov.uk/index.asp?id=1143846>

Local Development Frameworks and Development Plans
http://www.planning-inspectorate.gov.uk/pins/appeals/local_dev/index.htm

The Soundness test for development plans and SCIs
http://www.planning-inspectorate.gov.uk/pins/appeals/local_dev/Soundness_of_DPD.htm

Specific reading on supermarkets

More information on the impacts of supermarkets on communities, the environment and their suppliers is available from the “experts” section of the Real Food pages on the Friends of the Earth website.

Checking out the Environment – Environmental Impacts of Supermarkets

An outline of the environmental impacts of large supermarket chains at the local, national and global scale.

www.foe.co.uk/resource/briefings/checking_out_the_environment.pdf

The Tesco Takeover

This briefing reveals the price for farmers, workers, town centres and the environment of Tesco’s massive expansion over the past 10 years.

www.foe.co.uk/resource/briefings/the_tesco_takeover.pdf

Good Neighbours: Community Impacts of Supermarkets

This briefing looks at the economic and social effects of the competitive policies of large supermarket chains, and the subsequent impacts on local communities in the UK.

http://www.foe.co.uk/campaigns/real_food/resource/experts.html

Friends of the Earth’s response to the consultation on the Draft PPS6

Contains some useful information, and although it is a comment on the draft guidance much of it applies equally to the final version.

http://www.foe.co.uk/resource/consultation_responses/planning_pps_6.pdf

How to Oppose a Supermarket Planning Application: a Short Guide

Includes a step-by-step guide through the planning system.

http://www.foe.co.uk/campaigns/real_food/resource/experts.html

Competition Commission references

Reference: Publication of the Grocery Supply Code of Practice and formal recommendation to Government on the Ombudsman

http://www.competition-commission.org.uk/press_rel/2009/aug/pdf/36-09.pdf

Reference; Grocery Market Investigation final report

http://www.competition-commission.org.uk/rep_pub/reports/2008/538grocery.htm