

Town And Country Planning Act 1990

**Proof of Evidence of Mr
Daniel Brown on Behalf of
the Appellant Regarding
Planning Matters**

Appendices

Appeal by: Aldi Stores Ltd

Site Address: Homebase, Sturlas Way, Waltham Cross, EN8 7BF

LPA Reference: 07/21/0519/F

PINS Reference: APP/W1905/W/22/3292367

June 2022

Appendices

- A. Homebase Ltd representations to the Broxbourne Local Plan Examination (1st October 2018).
- B. Letters of support to application Ref. 07/21/0519/F from landowner and Homebase Ltd (July 2021).
- C. Representations on behalf of the landowner in support of the planning appeal and in objection to the draft Waltham Cross Town Centre Planning Framework (20th June 2022).
- D. Representations on behalf of Homebase Ltd to the draft Waltham Cross Town Centre Planning Framework and draft Park Plaza North Development Brief (21st June 2022).
- E. Planning Appeal Ref. PP/W1905/W/18/3213919, 143-145 High Street, Waltham Cross (May 2019).
- F. Planning Appeal Ref. APP/W1905/W/19/3243274, 133 High Street, Waltham Cross (October 2020).
- G. Table showing residential commitments in Waltham Cross Town Centre extracted from overall housing trajectory data, published by Broxbourne Council in November 2021.
- H. Planning Committee report, planning application ref. 07/21/1260/O, 133-137 High Street, Waltham Cross (25th May 2022).
- I. Planning Committee reports, planning application ref. 07/18/130/F, 99 High Street, Waltham Cross (25th November 2020 and 17th December 2019).
- J. Briefing Note in connection with the viability and deliverability issues associated with the draft Waltham Cross Town Centre Planning Framework (May 2022).
- K. Strategic Housing Land Availability Assessment (June 2017) Site Specific Appraisal (Ref. WX-U-13).
- L. Linked-Trip Effects of *'Town-Centre-First'* Era Foodstore Development: An Assessment Using Difference-In-Differences, Environment and Planning Urban Analytics and City Science 2017, Vol. 44(1) 160–179.
- M. *'Warning of Economic Downturn as Interest Rates Rise'*, BBC News, 5th May 2022.
- N. *'Inflation Hits 9% With Poorest Households Facing Even Higher Rates'*, Institute for Fiscal Studies, 18th May 2022.
- O. *'New Data Confirms Aldi as the UK's Cheapest Supermarket'*, Aldi UK Press Office, 25th March 2022.
- P. Extracts from the Broxbourne Retail & Leisure Study (July 2015) and accompanying Addendum (June 2016).
- Q. *'Aldi Beats Lidl's 'Highest Paying Supermarket' Claim with Wage Rise'*, The Grocer, 15th December 2022.

Appendix A

Homebase Ltd representations to the Broxbourne Local Plan Examination (1st October 2018)

Date: 1st October 2018

Update of Representations by HHGL Ltd to Broxbourne Pre-Submission Local Plan

Our original representations were submitted on behalf of HHGL Ltd, which at the time was the trading name of Bunnings Warehouse (Bunnings) in the UK & Ireland. These representations were set out on the Council's Comment Form and dated the 19th December 2017.

The following has occurred since then:

- Bunnings sold the business to Hilco Capital Ltd in May 2018 after their (Bunnings) unsuccessful attempts to rebrand Homebase as Bunnings Warehouse in the UK & Ireland
- Hilco Capital acquired the business with the specific aim of reinvigorating the Homebase brand through a return to its traditional retail roots
- HHGL Ltd is now the trading name of Homebase within the UK & Ireland
- A Company Voluntary Agreement (CVA) was approved by creditors on the 31st August 2018 that will see the closure of 42 existing Homebase stores and the restructuring of other Leases

Within the CVA, the Waltham Cross Homebase store is categorised as a store that the business wishes to retain, as it is a profitable.

In relation to Policies WC1 & WC2 and paragraph 11.4 of the Pre-Submission Plan, Bunnings position in December 2017 was that it was actively seeking a new store on the Park Plaza North site and was in discussion with the owners of that site to provide a modern Bunnings Warehouse of 4,645 square metres (50,000 square feet) (main building – store), which would release the existing store on Sturlas Way, Waltham Cross, for redevelopment.

That position has now changed in that:

- Homebase wish to retain their representation (store) on the Sturlas Way site and will be seeking to renew their Lease
- Homebase are not in discussions with the owners of Park Plaza North or the owners of any other alternative site and will not be seeking a new replacement store
- Homebase's strategy moving forward is to reinvigorate and successfully relaunch the business by returning all its stores to profitability
- Homebase's strategy will concentrate on the stores it retains following the CVA and it will not be seeking to acquire new stores or replacement stores
- Hilco Capital will be looking to invest £125.0Million as part of this relaunch
- Homebase no longer supports the principle of Policy WC2 insofar as this relates to its Sturlas Way store

**Council Responses to Actions Required following Hearing Sessions for
Matter 6 (Week Three)**

Issues 6.13: Waltham Cross and Hoddesdon

AP30. Council to propose a main modification to policy WC2, paragraph 11.4 and Figure 13 to ensure that the Plan provides an effective and justified approach to the redevelopment of Waltham Cross northern High Street and the relocation of any existing uses that may be required.

POLICY/PARAGRAPH	PROPOSED MODIFICATION	REASON
11.4	<p>The northern end of High Street the High Street presently sees relatively low levels of footfall and has a level of vacancy significantly higher than the southern end. Whilst the ‘big box’ Wickes (<u>east of Sturlas Way</u>) and Homebase DIY stores (<u>west of Sturlas Way</u>) at this end of the High Street play a recognised role in the broad retail offer of the town, they turn their back on this end of the street and create closure to the pedestrianised core, consequently limiting footfall and the viability of the retail units. Previous endeavours to redevelop the northern end of the High Street for a retail led development have not attracted investors. The Town Centre Strategy therefore now promotes this site for a mixed use, high density development of apartments, shops and community uses. The estimated capacity for the site is for 300 new homes. This would entail the relocation of Wickes, and Homebase to Park Plaza and negotiations are on-going with both companies towards this end.</p>	
New paragraph 11.5	<p><u>The estimated capacity of the eastern part of the site is for 150 new homes. This would entail the relocation of Wickes, potentially to Park Plaza North (see Policy PP2). The western part of the allocation comprises the Homebase store and negotiations will take place with both the landowner and Homebase to establish the most sustainable future for this site. That may result in the status quo, a redevelopment incorporating a re-modelled Homebase store or the closure of the Homebase store and its potential relocation.</u></p>	
Policy WC2: Waltham Cross Northern High Street	<p>Policy WC2: Waltham Cross Northern High Street Waltham Cross Northern High Street will be developed as a mixed use quarter as follows <u>comprising the following:</u></p> <ul style="list-style-type: none"> 1. c. 300+ new homes; 2. 40% affordable housing; 3. Shops/commercial/community ground floor uses. <p>a) <u>On the land east of Sturlas Way, approximately 150 homes;</u></p>	

**Council Responses to Actions Required following Hearing Sessions for
Matter 6 (Week Three)**

	<p>b) <u>On the land west of Sturlas Way, the potential for significant housing development, possibly as part of a mixed use development incorporating the existing store;</u></p> <p>c) <u>40% affordable housing;</u></p> <p>d) <u>Shops/commercial/community ground floor uses.</u></p> <p>The site is to be developed in accordance with a comprehensive master plan. Incremental development of the area will be resisted.</p> <p><u>Masterplanning is to consider reasonable options for the relocation of the Wickes and Homebase stores.</u></p> <p>A section 106 agreement will accompany a future planning permission and proportionate contributions will be allocated to priorities within the Infrastructure Delivery Plan.</p> <p>If necessary, compulsory purchase will be pursued by the Council.</p>	
--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

Representations from the agents for the freeholders of the Homebase site are attached as an appendix. These state that *"They [LCP Investments Ltd] remain unconvinced that Homebase represents a viable option on this site. They support in principle the proposal in the Local Plan to redevelop the site and would work with the Council to consider a mixed use redevelopment of the site."* The Council considers that it is appropriate to retain the Homebase site within the site allocation, but reduce the number of dwellings proposed to 150 to reflect development of the land east of Sturlas Way only, in order to provide flexibility around the future of the Homebase site.

In relation to Figure 13, this means that the only modification required is to delete the reference to 'c. 300 dwellings' and instead label "c.150 dwellings" on the eastern part of the site only. No modifications to the Policies Map are required.

Appendix B

**Letters of support to application Ref. 07/21/0519/F
from landowner and Homebase Ltd (July 2021)**

To Members of the Planning Committee

Dear Sirs,

Refurbishment of the Existing Homebase Retail Store, Waltham Cross – Application 07/21/0519/F

I am writing to you on behalf of Homebase Ltd in relation to the above application, which is being considered by Committee on 28 July 2021 (Agenda Item 6c). Whilst Homebase note that the application is recommended for refusal, we would urge you to defer the application to enable further discussions to take place over the technical and policy issues that have been raised by Officers.

As you may be aware, Homebase, under the ownership of HHGL Ltd, has recently emerged successfully from a difficult trading position in 2018. The business has seen a significant turnaround under new management that has resulted in all its stores trading profitably and placed the business in a strong position to grow and to contribute to the UK's economic recovery post Covid 19. The Waltham Cross Homebase is very successful and profitable, and forms an integral and important part of our national portfolio. Homebase is firmly committed to ongoing future investment in all of its existing stores, as well as investing in its staff's qualifications, knowledge and expertise.

Homebase has recently engaged successfully with Aldi on a number of similar sites nationally, where existing stores have been too large for our current requirements and there is an opportunity to bring forward a complimentary retailer to utilise surplus space. That is precisely what is proposed at our Waltham Cross site. The added benefits are that the Aldi investment will enable the store building and site to be significantly upgraded and improved, enhancing the contribution it makes to the local townscape and driving increased footfall throughout this part of the town centre. The 50 local jobs created by Aldi would support the 30 jobs currently provided within our store, at a time when these jobs are much needed.

Homebase is firmly committed to retaining this store and to serving successfully, as it has done for a number of years, the home improvement and gardening needs of the residents of Waltham Cross. If planning permission was refused, the site would continue to trade as a Homebase. Our store benefits, by law, from a protected tenancy and rights to renew our lease. Homebase will, in the event of a refusal, simply renew and extend the current lease, over the whole site, for a further period of fifteen years. Even though, therefore, the Committee report refers to potential redevelopment options, these protected rights mean that the site is not available for redevelopment.

Whilst we also note references in the Committee report to Policy WC2 and its supporting text of the Broxbourne Local Plan, Members should be reminded that the objective of this allocation is to secure the most sustainable future for this site. Central to that is the future of the Homebase, which the policy/text confirms may result in the "*status quo*" or a mixed-use redevelopment incorporating the Homebase or its closure and relocation elsewhere. The wording of the policy/text was amended in response to our appearance at the Local Plan Hearings and was agreed with Officers to reflect the Local Plan Inspectors recommendation, in response to our objections, that the policy/text should provide a more flexible approach that recognised the options for retaining Homebase on site and the leasehold constraints imposed on the availability of the site for redevelopment.

I hope this clarifies Homebase's position and look forward to receiving your support for a deferral.

Yours faithfully,

Neil Robinson MRICS
Estates Manager – Homebase Property

Correspondence Addresses:

HHGL Limited t/a Homebase, Witan Gate House, 500-600 Witan Gate, Milton Keynes, MK9 1BA
Homebase Rooms Limited, Witan Gate House, 500-600 Witan Gate, Milton Keynes, MK9 1BA
Hampten Group t/a Homebase, 21 Arthur Street, Belfast, BT1 4GA
HHGL (ROI) Limited t/a Homebase, Riverside One, Sir John Rogerson's Quay, Dublin 2, D02X576

Registered in England and Wales No. 00533033
Registered in England and Wales No. 12095209
Registered in Northern Ireland No. NI011639
Registered in Ireland No. 127841



L.C.P. Management Ltd
20th Floor
Millbank Tower
Millbank
London
SW1P 4QP

DX149244
VICTORIA 13

To Members of the Planning Committee

T 020 7233 5255
F 020 7233 5266

28 July 2021

Dear Sirs

RE: Homebase store, Sturlas Way, Waltham Cross - 07/21/0519/F

I write on behalf of Rookman Properties Ltd, the freehold owner of the above site, in relation to the above application, which is being considered by Committee on 28 July 2021 (Agenda Item 6c). Whilst we note that the application is recommended for refusal, we would urge you to defer the application to enable further discussions to take place over the technical and policy issues that have been raised by Officers.

The site has been occupied as a DIY warehouse (c.34,000 sq ft) for the past 25yrs. This is one of Homebase's most successful and profitable store's. In late 2019, having engaged with Homebase, we were approached by ALDI supermarket as they were looking to invest in opening a new c.18,500 sq ft store in Waltham Cross. The idea being to retain the existing store footprint for the use by both retailers, bringing significant investment to the site by way of refurbishment and modernisation with only minor alterations and a small extension sought. This would mean the retention of a long standing town centre retail occupier (at a time when retailers are downsizing, making redundancies and town centre sites becoming derelict) as well as the inward investment of one of the Country's fastest growing supermarket retailers.

We feel this proposal will be a major benefit to Waltham Cross town centre; it brings regeneration to an otherwise tired looking site, it enhances the retail offer, it brings new investment, improves the vitality and will create 50 new jobs in addition to the existing 30 at Homebase.

Please understand, if the application is refused the Landlord doesn't automatically obtain possession, as the Tenant has a protected tenancy with legal rights to renew their lease for a further period of up to fifteen years. Even though the Committee report refers to potential redevelopment options, these protected rights mean that the site is not available for redevelopment. The only way the site could be obtained for redevelopment would be by the Council using compulsory purchase powers, at great expense and tax-payers money.

We don't believe this to be a controversial application. It's not a new development. The physical changes are minor and the proposed widening of the use to include a foodstore falls within the new Class E use under the TCP Use Classes Amendment Regulations 2020.

In summary, the applicant would like the opportunity to resolve any concerns raised in the officer's report and is thus seeking an extension of time for the application to be deferred until the September 21 planning committee meeting.



I hope this clarifies the owner's position and would welcome your consideration to granting an extension of time to this application rather than a refusal.

Yours sincerely

A handwritten signature in black ink that reads 'Julian Diamond'.

Julian Diamond
Director

Appendix C

Representations on behalf of the landowner in support of the planning appeal and in objection to the draft Waltham Cross Town Centre Planning Framework (20th June 2022)

Your Reference
APP/W1905/W/22/3292367
Our Reference
2736917/BJS02



Mr P Ware
The Planning Inspectorate
Room 3J Kite Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN

Gowling WLG (UK) LLP
4 More London Riverside
London
SE1 2AU
DX 132076 London Bridge 4

By email only
HELEN.SKINNER@planninginspectorate.gov.uk
TIM.SALTER@planninginspectorate.gov.uk

20 June 2022

For the Attention of Mr P Ware BSc(Hons) DipTP MRTPI

Dear Sirs

Appeal by Aldi Stores Limited
Site: Homebase Limited, Sturlas Way, Waltham Cross, EN8 7BF
Planning Application: 07/21/0519/F
Appeal reference: APP/W1905/W22/3292367

We write on behalf of Rookman Properties Limited ("**our Client**") who is the freehold owner of the Site. Our Client is part of a group of companies owned by LCP Investments ("**LCP**"). Aldi Stores Limited (the "**Appellant**") has entered into an agreement for lease for the Site contingent on securing planning permission to grant for the refurbishment, extension and external alterations of an existing non-food retail unit (Homebase) to enable it to trade (the "**Planning Permission**"). We write in support of the Appellant's appeal against the refusal of the Planning Application by Broxbourne Council (the "**Council**"). I can confirm that the contents of this letter will also be submitted in objection to the Council's recently prepared draft Waltham Cross Town Centre Planning Framework (May 2022).

The decision notice of 9 August 2021 includes the Council's five reasons for refusal:

- 1 *The proposed development would undermine the Council's ability to pursue a comprehensive mixed use development in the allocated site contrary to policies WC2, DS1, PM1, RTC2 and DSC7 of the Broxbourne Local Plan 2018-2033 and the Waltham Cross Town Centre Strategy 2015 ("**RFF1**");*
- 2 *The proposal presents a layout that is not considered to integrate the town centre and fails to enhance the character and appearance of the wider area. The proposal would not support the Council's aim of improving the connectivity of the northern high street area with the rest of the town centre. The proposal is considered contrary to policies WC2, PM1, DSC1, DSC3, DSC7 and DSC8 of the Broxbourne Local Plan 2018-2033 and the Waltham Cross Town Centre Strategy 2015 ("**RFF2**");*

T +44 (0)370 903 1000
F +44 (0)370 904 1099
gowlingwlg.com

Gowling WLG (UK) LLP is a limited liability partnership registered in England and Wales under registration number OC304378 and is authorised and regulated by the Solicitors Regulation Authority. A list of members may be inspected at 4 More London Riverside, London, SE1 2AU, its registered office.

Gowling WLG (UK) LLP is a member of Gowling WLG, an international law firm which consists of independent and autonomous entities providing services around the world. Our structure is explained in more detail at www.gowlingwlg.com/legal.

- 3 *The proposed development would not provide sufficient connectivity improvements for cyclists and pedestrians and improvements to promote the use of public transport. The proposal is therefore contrary to policies TM1, TM2 and TM3 of the Broxbourne Local Plan 2018-2033 and the NPPF ("RFF3");*
- 4 *The proposal does not adequately address the shortfall in car parking spaces at the site and is therefore contrary to policy TM5 of the Broxbourne Local Plan 2018-2033 ("RFF4"); and*
- 5 *Insufficient information has been submitted for the proposed roof plant equipment therefore the noise impact upon the amenity of neighbouring occupants is not fully addressed contrary to the policies EQ1 and EQ4 of the Broxbourne Local Plan 2018-2033 ("RFF5").*

The above reasons for refusal will be addressed in our response as referenced. Our client intends to provide their support for the Appeal and will be providing information in this letter to the Inspector on the background information which informs RFF1, RFF2 and RFF3. The letter sets out information why our Client is of the view that these reasons are ill-informed. Reasons RFF4 and RFF5 are better addressed by the Appellant.

1 Background

- 1.1 Our Client has retained a long-standing freehold interest in the Site. The Site has been subject to LCP intra-group transfers since its acquisition. The current use of the Site is as a Homebase.
- 1.2 The original planning consent for a garden centre was granted in 1984.
- 1.3 Our Client acquired the Site on 23 November 2000. At the time Homebase occupied the Site as a long-standing tenant and a new lease was granted by our Client when they acquired the freehold interest.
- 1.4 Homebase benefits, by law, from a protected tenancy and rights to renew their lease for a period of up to 15 years. Accordingly, the whole of the Site is not available for redevelopment as Homebase wish to retain possession. Homebase do not intend on vacating the Site as it is a particularly successful store location in their portfolio.

2 Pre-Application Discussions with the Council for a Mixed Use Scheme

- 2.1 RFF1 primarily relies on a pre-application enquiry submission made by Lichfields on behalf of our Client for the redevelopment of the Site for a mixed use scheme.
- 2.2 In mid-2018 after a difficult trading period Homebase had been subject to a change of ownership and had successfully sought approval of a CVA which resulted in both store closures and lease restructures across their portfolio. This pre-application enquiry was made when Homebase was subject to a CVA and was no more than an exploratory process by our Client to redevelop a potentially vacant property. This was one commercial option being explored by our Client as a property investor and did not constitute a fully considered, funded or fixed proposal for redevelopment.
- 2.3 It is therefore understandable that our Client, was concerned about Homebase's long-term stability and were exploring, at that time, possible alternative options. A pre-application enquiry was therefore made for a mixed use scheme. However, the fact that a mixed use scheme did not go further than initial written pre-application advice in early 2019 emphasises that it was not an option that was looked at in comprehensive detail.

2.4 The circumstances of why our Client engaged in pre-application discussions were only relevant at this particular point in time and are now no longer relevant.

3 Pre-Application Discussions and Confidentiality

3.1 Our Client is disappointed that confidential pre-application materials are being relied upon for the purposes of the Appeal.

3.2 Pre-applications are a confidential exploratory process by potential applicants and local authorities, this information is not intended to be made public and does not constitute a fully considered scheme or proposal. We have written to the Council (letter enclosed) to state that we do not support reliance on the pre-application materials for the basis of the Council's case in this Appeal and we are of the view it should be given limited weight for the reasons outlined in that letter.

3.3 We have also referenced an Information Commissioner's Office decision which notes that pre-application materials are proprietary to the applicant and should not be disclosed by local authorities without their consent. It is therefore somewhat surprising that a basic massing model taken from the promotional architectural document for the 2019 scheme is being referred to in the draft Planning Framework as the 'preferred option' for residential development on the Site (see Planning Framework Page 13).

3.4 The Council has used the confidential pre-application 'options appraisal' scheme as the template for future mixed use residential development on the Site without our Client's permission.

4 Local Plan Allocation and Lack of Master Plan

4.1 At present, our client is not supportive of the mixed use redevelopment of the Site. The scheme presented in the draft Framework was no more than an exploration of options by our Client for the reasons set out above.

4.2 A mixed use scheme has not been tested for viability. On this basis, the suggested approach of the framework to the Appeal Site is fundamentally flawed.

4.3 The Council's Local Plan 2018-2033 (the "**Local Plan**") policy WC2¹ (see footnote) adopted in June 2020 proposes a future mixed use development of the Site and is broadly worded. At present there is no master plan or comprehensive detail for a mixed use development on the Site. The policy and redevelopment of the Site is contingent on ensuring there is a comprehensive master plan for the Site

¹ Policy WC2: Waltham Cross Northern High Street

Waltham Cross Northern High Street will be developed as a mixed use quarter comprising the following:

- a) On the land east of Sturlas Way, approximately 150 homes;*
- b) On the land west of Sturlas Way, the potential for significant housing development, possibly as part of a mixed use development incorporating the existing store;*
- c) 40% affordable housing;*
- d) Shops/commercial/community ground floor uses.*

The site is to be developed in accordance with a comprehensive master plan. Incremental development of the area will be resisted. Masterplanning is to consider reasonable options for the relocation of the Wickes and Homebase stores. A section 106 agreement will accompany a future planning permission and proportionate contributions will be allocated to priorities within the Infrastructure Delivery Plan.

If necessary, compulsory purchase will be pursued by the Council.

to ensure that the existing retail use(s) are suitably relocated. To our Client's knowledge there is no master plan or proposals for the regeneration of the Site.

- 4.4 Policy WC2 as noted in the Council's Statement of Case was formulated during the adoption of the Waltham Cross Town Centre Strategy in 2015 (the "**Town Centre Strategy**"). The Town Centre Strategy was consulted on in 2012 and 2013.
- 4.5 Regulation 10A Town and Country (Local Planning) (England) Regulations 2012 (as amended) requires local planning authorities to review and conduct a review of local development document every 5 years. This is further supported by the National Planning Policy Framework (the "**NPPF**"). Local Plans should be reviewed in whole or in part to respond flexibly to changing circumstances and are likely to require updating in whole or in part at least every 5 years.
- 4.6 Local Plans should be reviewed in whole or in part regularly and respond flexibly to changing circumstances.
- 4.7 How the Council intend on delivering the Site's redevelopment in accordance with the Local Plan is unclear. This is particularly relevant given that the freehold and leaseholders of the Site do not consent or wish to engage in discussions regarding redevelopment.
- 4.8 The Council has not sought to negotiate the purchase of the Site from our Client voluntarily or pursue a compulsory purchase order for a mixed use scheme. The Council has not engaged in any negotiations to acquire the Site or engaged in a planning process. Should the Council have intentions to redevelop the Site for a mixed use scheme as part of the town centre's regeneration then they should present evidence of their intentions, ability and resource to enact that vision. As landowner of the Site our Client is rather surprised by the reasons for refusal for the Site to be used as a commercial retail premises as it is currently. The Appellant is seeking to make relatively minor amendments to the overall existing use of the Site.
- 4.9 Whilst it is appreciated that the Local Plan is the development plan and Section 70(2) of the Town and Country Planning Act 1990 ("**TCPA 1990**") and Section 38(6) of the Planning and Compulsory Purchase Act 2004 ("**PCPA 2004**") means that regard must be given to the development plan. Case law also provides that the development plan should be subject to proper scrutiny. The case of **William Davis v Charnwood Borough Council [2017] EWHC 3006 (Admin)** states that:

It has always been the case since the original TCPA 1947 that the policies of a proposed development plan should be the subject of consultation, and where objection is made, independent examination. PCPA 2004 and the related LP Regs 2012 made considerable changes to the mechanics of the system for bringing forward policies, whether those which have the status of development plan policies for the purposes of the legislative code, or have a less significant role.

Albeit that the procedures for the adoption of a development plan have altered over the years, it is still a fundamental feature of the system that policies which form part of the development plan must be subjected to proper scrutiny, including independent scrutiny.

- 4.10 We note paragraph 11.5 of the Local Plan policy WC2 includes the following text:

the western part of the allocation comprises of the Homebase store and negotiations will take place with both the landowner and Homebase to establish the most sustainable future for this

site that may result in the status quo a redevelopment incorporating a remodelled Homebase store or the closure of the Homebase store and its potential relocation.

- 4.11 Policy WC2 envisages negotiations will take place with our Client and Homebase. There have been no negotiations by the Council or attempts to collaborate with our Client for redevelopment in accordance with the Local Plan. Policy WC2 also refers to the potential need for compulsory purchase. The government's compulsory purchase guidance provides that an acquiring authority should consult on its proposals, publicise the scheme and give interested parties including affected owners and occupiers an opportunity to provide feedback. The Council has not consulted on a proposed scheme which would require compulsory purchase.
- 4.12 Policy WC2 anticipates that Homebase may be required but is not necessarily required for redevelopment and relocation should be considered. This further supports the view that there is no fixed view or intention that the Council intends to redevelop the Site or conduct a compulsory purchase that our Client is aware of. The Appellant's application is a deliverable scheme which will benefit the town centre. The fact that the planning application has been denied on the basis of this ground would suggest that the Council have a view to redevelop the Site and have presented a plan for doing so, this has not been established.
- 4.13 RFF1 should not be given weight as there is no future plan to redevelop the Site for mixed use. Whilst the land east of Sturlas Way is allocated by policy WC2 for 150 dwellings, the Site (the land west of Sturlas Way) is referenced for a mixed use development but does not allocate a number of dwellings. This further reiterates a lack of clarity and demonstrates ambiguity for the Council's intentions for the Site under the Local Plan particularly in the absence of a master plan. Should the appeal be unsuccessful Homebase would remain in any case as a protected tenant and our Client would explore their commercial options in respect of subdivision by a non-food retailer.

5 Conclusions

- 5.1 For the reasons set out above, our Client is of the view that the Council's decision to refuse the application was unfounded and the following remarks should be considered by the Inspector:
- (a) Our Client's pre-application materials should not be relied upon by the Council and should not inform the Inspector's decision; and
 - (b) The Council's Local Plan policy WC2 is out of date and unsupported by our Client (the freeholder) and the leasehold occupiers of the Site.

Yours faithfully

Gowling WLG

+44 (0)207 759 6548

ben.sasson@uk.gowlingwlg.com

Gowling WLG (UK) LLP

Your Reference



Our Reference
2689664/BJS02

Marie Laidler
Senior Planning Officer
Broxbourne Borough Council
Bishops College
Churchgate
Cheshunt
EN8 9XQ

Gowling WLG (UK) LLP
4 More London Riverside
London
SE1 2AU

DX 132076 London Bridge 4

By email only Marie.Laidler@broxbourne.gov.uk

7 June 2022

Dear Madam

Appeal reference: APP/W1905/W/22/3292367 (the "Appeal")
Address: Homebase Limited, Sturlas Way, Waltham Cross, EN8 7BF (the "Property")
Pre-application documents disclosure

We refer to your email to Dan Brown at Avison Young acting for Aldi Stores Limited (the "**Appellant**") of 26 May 2022 enclosed which has been forwarded to us. We act for LCP Investments ("**LCP**") who are the freehold owner of the Property.

LCP commissioned Litchfields to prepare and submit the pre-application to Broxbourne Borough Council (the "**Council**") in 2018. The Appellant is unrelated to the pre-application and was not party to it. These pre-application documents should not have been disclosed by the Council to Avison Young without our client's permission. We are of the view that your email was intended for LCP and/or their representatives.

Pre-application materials are confidential and are proprietary information of the pre-applicant. We enclose the ICO decision with reference FER0496223. This decision confirms that the exemption under regulation 12(5)(F) of the Freedom of Information Act 2000 applies to pre-application materials and this information is therefore classified as information supplied on the basis that it would **not** be made public. Disclosure of the pre-application materials for the purposes of the Appeal would make the pre-application materials public. LCP would prefer that the pre-application documentation are not disclosed in a public forum for the purposes of the Appeal or relied upon by the Council as part of their case. Disclosure of these documents is contrary to LCP's commercial interests for the following reasons:

- 1 disclosure would adversely affect LCP Investment's interests in supporting the Appellant in the Appeal;
- 2 there is no public interest argument that the information needs to be disclosed publicly;
- 3 disclosure of the information may prejudice the merits of the planning Appeal; and
- 4 LCP Investments commissioned the pre-application at a different point in time and it is now out of date.

T +44 (0)370 903 1000
F +44 (0)370 904 1099
gowlingwlg.com

Gowling WLG (UK) LLP is a limited liability partnership registered in England and Wales under registration number OC304378 and is authorised and regulated by the Solicitors Regulation Authority. A list of members may be inspected at 4 More London Riverside, London, SE1 2AU, its registered office.

Gowling WLG (UK) LLP is a member of Gowling WLG, an international law firm which consists of independent and autonomous entities providing services around the world. Our structure is explained in more detail at www.gowlingwlg.com/legal.

For the reasons above we are of the view that the pre-application materials should not be disclosed for the purposes of the planning Appeal. However, in the interests of providing the Planning Inspector with the relevant materials to understand each parties' case we are prepared to consent to the disclosure of information on the following basis:

- 1 LCP are unresponsive to a mixed use scheme for the Property and the pre-application was no more than exploration of options and has not been tested for viability;
- 2 LCP are not aware of a Masterplan proposed by the Council which supports a mixed use scheme;
- 3 LCP support the Appeal and will be setting out the reasons why the pre-application materials should have limited weight to the outcome of the Appeal decision; and
- 4 LCP shall be supplying a copy of this letter to the Planning Inspector as part of their supporting letter to the Appeal.

Should further consultation regarding documentation which is confidential to LCP be necessary throughout the Appeal process we should be grateful if correspondence on these matters is addressed to Ben Sasson at ben.sasson@uk.gowlingwlg.com in the first instance.

Yours faithfully

Gowling WLG (UK) LLP

📞 Enquiries please contact: Ben Sasson

+44 (0)207 759 6548

ben.sasson@uk.gowlingwlg.com

Gowling WLG (UK) LLP

Enc

**Freedom of Information Act 2000 (FOIA)
Environmental Information Regulations 2004 (EIR)
Decision notice**

Date: 9 October 2013

Public Authority: East Devon District Council
Address: Council Offices
Knowle
Sidmouth
Devon
EX10 8HL

Decision (including any steps ordered)

1. The complainant has requested correspondence between the council and a developer regarding pre planning advice which was requested. The council has applied Regulation 12(5)(f) to the information.
2. The Commissioner's decision is that the council correctly applied the exception in Regulation 12(5)(f). His decision is also that the public interest in exception being maintained does outweigh the public interest in the information being disclosed.
3. The Commissioner does not require the council to take any steps.

Request and response

4. On 7 March 2013 the complainant wrote to the council and requested information in the following terms:

"The Freedom of Information Act and the Environmental Information Regulations apply to pre-application consultations and therefore I believe that I am entitled to know (a) whether there was a pre-application consultation and (b) if there was a pre-application consultation then to be provided with copies of all minutes of meetings, advice given and details of any fees paid (c) copies of all

correspondence relating to this this property concerning planning. If you do hold any information then please can I pop into the office and review it. Please accept this email as a formal request under the Freedom of Information Act and the Environmental Information Regulations."

5. The council responded on 27 March 2013. It stated that the information was exempt under Regulation 12(5)(f) (voluntary supply) and Regulation 13.
6. Following an internal review the council wrote to the complainant on 17 April 2013. It stated that it upheld its initial decision.

Scope of the case

7. The complainant contacted the Commissioner to complain about the way his request for information had been handled.
8. The Commissioner considers that the complainant's complaint is whether the council correctly applied the exceptions or whether the information should have been disclosed to her.

Reasons for decision

Regulation 12(5)(f) of the Regulations states that information can be withheld where its disclosure would have an adverse affect upon:

(f) the interests of the person who provided the information where that person –

(i) was not under, and could not have been put under, any legal obligation to supply it to that or any other public authority;

(ii) did not supply it in circumstances such that that or any other public authority is entitled apart from these Regulations to disclose it; and

(iii) has not consented to its disclosure;

9. The council has submitted its arguments in favour of the exception applying.

Was the information supplied on a voluntary basis

10. The Commissioner is satisfied that the information was submitted on a voluntary basis. It was issued to the council as a pre planning advice request. The authority would not have had the right to require the organisation to provide this to it as no formal application had been made by the developer at that time. Requests for pre planning advice are provided voluntarily by a developer in order identify issues early enough to take these into account in any formal planning applications.

Is the council entitle to disclose the information other than under the Regulations?

11. As part of a pre planning request for advice the Commissioner is satisfied that the developer would have submitted the request with the expectation that that information would not be disclosed more widely by the council. Pre-planning advice requests are not planning applications and are not subject to the normal formal reporting of plans as planning applications are. The Commissioner is therefore satisfied that the council would not be able to disclose this information other than in response to a request under the Regulations or the Act.

Did the developer consent to the disclosure of the information?

12. The council confirmed that in response to the request it asked the developer whether the information could be disclosed. The developer however did not consent to the information being disclosed. The Commissioner is therefore satisfied that this criterion has been met.
13. The complainant raised an issue with the Commissioner stating that she did not believe that the council should have contacted the developer and told him about the request, The Regulations are clear however that consent is a valid issue to be considered in response to the application of this exception and the council acted appropriately by seeking the consent of the developer.

Would a disclosure of the information have an adverse affect upon the interests of the developer?

14. Subsequent to the request being received and responded to by the council the developer submitted a planning application to the council which has received a number of objections from interested parties. The general consensus of the objectors is that the development will cause significant damage to the area around the planned properties. This will include damage to hedgerows and established 'Devon bank'.

15. Additionally four oak trees had already been cut down on the area of the development. The objectors consider that if the development goes ahead a number of other trees will be likely to be damaged and potentially destroyed.
16. The Commissioner accepts that due to the nature of the development any planning application which was submitted was likely to attract a number of strong objections due to the rural character of the village and the landscape surrounding the proposed site.
17. The request was made by the complainant prior to the formal planning application being submitted. A disclosure of this information would therefore have acted against the interests of the developer. It would have been likely to have raised tensions in the area and resulted in objectors speaking out against the developer as it would have revealed his intentions to develop the area at a time when that was not a certainty.
18. It is always possible that following the receipt of advice a developer takes a decision that no formal application should be made. In effect disclosing the information at the time of the request would have potentially raised tensions in the area whereas the developer may have taken a decision not to submit a formal application. At the time that the request was responded to the council would not have had the formal planning application submitted.
19. A disclosure of the advice would therefore have provided potential objectors with information which would be subsequently used to formulate objections against the developer's plans at a time when no formal planning application had been submitted. The developer may then have faced significant objections to plans which he may have decided not to formally submit. This would clearly have had an adverse effect upon his interests. If, as was the case, the developer was continuing to consider his options as regards the land, further delays and costs may have been incurred as interested parties sought to prevent any development occurring prior to the planning application being submitted.
20. Once formal planning applications are submitted the public has a right to raise objections and have their arguments heard. In the initial stages of preplanning there is less of a reason for this to occur as no formal plans have been submitted. The Commissioner is therefore satisfied that a disclosure of the information prior to the formal planning applications being submitted was likely to have an adverse effect upon the interests of the developer.

21. The Commissioner is therefore satisfied that all of the criteria for Regulation 12(5)(f) have been met by the council.
22. Regulation 12(1) requires the authority to carry out a public interest test to ascertain whether the information should be disclosed in spite of the exception being engaged. The test is whether the public interest in the exception being maintained outweighs the public interest in the information being disclosed. If it does not then the information should be disclosed in spite of the exception being engaged.
23. Regulation 12(2) also provides a specific presumption in favour of the information being disclosed.

The public interest in the exception being maintained

24. The central public interest in the exception being maintained is that individuals and organisations should be able to seek advice from their planning authorities on a confidential basis for ideas that they have for potential future developments free from the public eye initially. A pre planning advice request is a way for developers to 'test the waters' as regards particular types of developments in particular areas. They can also receive advice as to what the issues would be likely to be prior to drawing up formal plans for approval, thereby saving time and money themselves, but also time and costs to the council by lowering the issues that a formal application might raise.
25. The public has a right to object to planning issues once formal planning applications are submitted for approval. They therefore do have a forum in which to register their objections to planning applications, and these will be taken into account when planning applications are being considered.
26. Prior to that time however developers should be able to seek informal advice from authorities without disclosing their development plans to their neighbours or to their competitors. In many cases pre planning applications may result in no formal applications being submitted, or significantly different plans being submitted. A disclosure of the information prior to the formal applications being received may therefore result in objections being received to plans which are never formally submitted. This would waste both council time dealing with the objections, as well as potentially causing concerns to neighbours or neighbouring properties and, potentially, for some developments affecting house values in the . A disclosure of pre planning advice requests would also potentially alert commercial competitors to early development plans within the area.

27. The council argues that if pre planning advice is disclosed on a regular basis then developers may decide not to engage with councils in the future at such an early stage. This would have the effect of increasing the costs of planning applications as the developers may submit inappropriate plans which would have been identified earlier had advice been sought. This could slow the planning process down as far as the council is concerned, increasing costs and delaying planning decisions being taken.
28. The complainant has pointed to guidance published by the Local Government Association (the 'LGA') created by the Planning Advisory Service which suggests that in order to increase transparency on pre-planning advice provided by planning authorities, pre-planning advice should be recorded and published unless there is a reason for the information to remain confidential. This is in order to demonstrate probity in planning decisions, and particularly in councillor's involvement in pre planning discussions. The advice in question 'Probity in Planning for Councillors and Officer' was published by the LGA in April 2013.
29. The Commissioner considers that the complainant's argument does hold weight, but he considers that the circumstances prior to a planning application formally being submitted are different to the time where the full planning application has been submitted and the documents published for objections to be made. At the time of the complainant's request that was not the case.
30. The Commissioner is required to make a decision on a request based upon the circumstances of the case at the time that the request is received, or at the latest at the time that a review of the decision is carried out by the authority. In this case the initial request was sent by the complainant on 13 March 2013, and the decision reviewed on 17 April 2013. The formal application was not received until 30 May 2013.
31. The Commissioner considers that the most appropriate time for pre planning information to be published on a development of this type was likely to be at the time that the formal planning documents were published. In this way the interests of the potential applicant are protected prior to the formal application being submitted, whilst the subsequent disclosure of the pre-planning advice would ensure that the public is assured of the probity of council employees and councillor's prior to the decision on the application taking place.
32. He notes in passing that the council has said that it will publish the advice once a decision has been taken on the planning application. It said that at that point the arguments for the exception applying are

weakened as the interests of the developer are less likely to be affected by a disclosure of the information.

The public interest in the information being disclosed

33. The central public interest in the information being disclosed is to create transparency about the advice provided by the council to the developer. As noted above a disclosure will also provide assurances of probity in planning decisions where planning applications are subsequently submitted.
34. The complainant considers seeing the advice might shed light as to why the developer cut down 4 oak trees on the land which is the subject of a current planning application. The complainant and others consider that this has significantly damaged the landscape of the area, as well as causing damage to the environment and the rural 'leafy' character of the village in this area. A number of objectors to the planning application which was subsequently submitted have raised this as an issue of concern. In their view it would not be appropriate for the developer to obtain planning approval due to the destruction of the trees.
35. The Commissioner does not know whether a destruction of the trees prior to the application being submitted is a relevant consideration for the authority to take into account when making its planning decision. He is also not aware of any evidence to suggest that the destruction of the trees was unlawful. The council planning portal shows no record of any enforcement being taken against the property owner or any other party for the destruction of the trees specifically. The council has registered an enforcement complaint about a destruction of Devon Bank and hedgerow on the property, however the council's enforcement record shows its decision that no further action would be taken over this by the council.
36. Although the planning application had not been submitted at the time of the request it was more than possible that a planning application would be submitted and this was therefore a relevant consideration at the time of the request. The Commissioner is satisfied that this falls within one of the central reasons for the introduction of the Regulations. Damage has been caused to the environment, potentially because of an intended future planning application, and there is a strong public interest in shedding light shed on whether the council's advice had anything to do with that.

Conclusions

37. The Commissioner accepts that there are strong arguments in favour of the information being withheld. At the time of the request no formal planning application had been submitted and the Commissioner is not aware of any evidence to suggest that the actions of the developer in cutting down the trees was unlawful, even if they were unpopular with other residents.
38. The council has however said that it will disclose the information it holds once the planning decision has been taken. Its actions will be transparent once the planning decision has been made. The Commissioner notes however that this does not necessarily accord with the LGA guidance which suggests that pre planning advice should be disclosed in order to assure the public of the probity councillors and officers' actions.
39. The Commissioner is restricted to considering the circumstances of the case at the time that the request was received and the review was carried out. At that time no formal planning application had been submitted to the council and as outlined above there are strong reasons why pre planning discussions should not be disclosed prior to a formal application being submitted. These do however need to be considered on a case by case basis and decisions made based upon the circumstances in each individual case.
40. The Commissioner notes that even without access to the pre planning advice residents did have the opportunity to object to the formal planning application and to voice their objections to the destruction of the trees during the formal planning consultation period. The Commissioner does not therefore consider that a failure to disclose the advice has significantly affected the ability to object to the formal planning application in this respect, or to voice concerns about the destruction of the trees if that is relevant to the planning decision.
41. After considering the above, the Commissioner considers that the public interest in the exception being maintained outweighs the public interest in the information being disclosed.

Right of appeal

42. Either party has the right to appeal against this decision notice to the First-tier Tribunal (Information Rights). Information about the appeals process may be obtained from:

First-tier Tribunal (Information Rights)
GRC & GRP Tribunals,
PO Box 9300,
LEICESTER,
LE1 8DJ

Tel: 0300 1234504

Fax: 0116 249 4253

Email: informationtribunal@hmcts.gsi.gov.uk

Website: www.justice.gov.uk/guidance/courts-and-tribunals/tribunals/information-rights/index.htm

43. If you wish to appeal against a decision notice, you can obtain information on how to appeal along with the relevant forms from the Information Tribunal website.
44. Any Notice of Appeal should be served on the Tribunal within 28 (calendar) days of the date on which this decision notice is sent.

Signed

Andrew White
Group Manager
Information Commissioner's Office
Wycliffe House
Water Lane
Wilmslow
Cheshire
SK9 5AF

Appendix D

**Representations on behalf of Homebase Ltd to
the draft Waltham Cross Town Centre Planning
Framework and draft Park Plaza North
Development Brief (21st June 2022)**

Date: 21 June 2022

By Email: planning@broxbourne.gov.uk

Planning Services
Borough of Broxbourne Council
Bishops' College
Churchgate
Cheshunt
EN8 9XQ

Dear Sirs,

Representations to draft Waltham Cross Town Centre Planning Framework (March 2022) & draft Park Plaza North Development Brief (March 2022)

I am writing to you on behalf of Homebase Ltd (“**Homebase**”) in relation to the above draft publications, which the Council are currently consulting on. Both publications raise serious implications over the future of our Homebase store on Sturlas Way in Waltham Cross.

1. The Homebase Business

As you may be aware, Homebase, under the ownership of HHGL Ltd, has recently emerged successfully from a difficult trading position in 2018. The business has seen a significant turnaround under new management that has resulted in all its stores trading profitably and placed the business in a strong position to grow and to contribute to the UK’s economic recovery post Covid 19. That success has been based on our strong brand, the fact we remain one of the most recognisable retailers in the UK, the introduction of new ranges and concessions, continuing investment in our staff’s qualifications, knowledge and expertise, and commitment to ongoing investment in refurbishing and extending existing stores.

Our Homebase store on Sturlas Way in Waltham Cross is very successful and profitable, and forms an integral and important part of our national portfolio. It has a loyal customer base and experienced staff. We are firmly committed to retaining our representation on this site, as we are firmly committed to ongoing future investment in all our existing stores, as well as investing in our staff’s qualifications, knowledge and expertise.

2. Homebase on Sturlas Way, Waltham Cross

Homebase is firmly committed to retaining this store and to serving successfully, as it has done for some 30 years, the home improvement and gardening needs of the residents of Waltham Cross. Our store provides both direct and indirect employment, with approximately 30 staff employed within the store on full-time and part-time contracts. The latter are popular with parents that have children and students, who are

Correspondence Addresses:

HHGL Limited t/a Homebase, Witan Gate House, 500-600 Witan Gate, Milton Keynes, MK9 1BA
Homebase Rooms Limited, Witan Gate House, 500-600 Witan Gate, Milton Keynes, MK9 1BA
Hamnden Group t/a Homebase, 21 Arthur Street, Belfast, BT1 4GA
HHGL (ROI) Limited t/a Homebase, Riverside One, Sir John Rogerson's Quay, Dublin 2, D02X576

Registered in England and Wales No. 00533033
Registered in England and Wales No. 12095209
Registered in Northern Ireland No. NI011639
Registered in Ireland No. 127841

unable to work full-time or prefer the flexibility that part time contracts provide. As with other Homebase stores, our staff receive a high level of training and are encouraged to enhance their expertise through obtaining relevant qualifications including City & Guilds.

Given our duration of occupancy at this unit, Homebase benefits, by law, from a protected tenancy and rights to renew our lease for a period of up to 15 years. A section 26 notice, under the Landlord & Tenant Act, has already been served by us requesting a new lease and this was unopposed by the landlord. There is currently a stay in lease renewal proceedings until the outcome of the current planning application to downsize the Homebase and allow Aldi to trade from the surplus floorspace, is determined. However, regardless of the outcome of the application, our intention is to exercise our right to take a long lease of the building whether this is alongside Aldi or alone in the unit as a whole.

Even though both draft publications refer to the potential redevelopment options for the Homebase site, our protected rights mean that the site is simply not available for redevelopment irrespective of whether the Aldi planning permission is secured.

3. Homebase & Aldi

The recent planning application (Council reference 07/21/0519/F), which is now the subject of a planning appeal, proposed to extend and alter our store to accommodate a new Aldi foodstore and a downsized Homebase. The business continues to fully support this proposal and that position will be made clear in the evidence presented to the forthcoming Planning Inquiry.

We have engaged successfully with Aldi on several comparable sites nationally, where existing Homebase stores have been too large for our current requirements and there is an opportunity to bring forward a complimentary retailer to utilise surplus space. That is precisely what is proposed at our Waltham Cross site. The added benefits are that the Aldi investment will enable the store building and site to be significantly upgraded and improved, enhancing the contribution it makes to the local townscape and driving increased footfall throughout this part of Waltham Cross Town Centre. An example of our joint working partnership with Aldi can be seen at Enterprise Way in Luton.

4. Broxbourne Local Plan

Our business has been active over the last 20 years in monitoring emerging planning proposals that could potentially affect the future of existing Homebase stores. That monitoring has normally concentrated on our best performing stores, and has related to both proposals promoted through planning applications or in emerging local plans, which could directly or indirectly affect the future of the store in question.

It was due to such monitoring that we became aware of the proposals for our site in Waltham Cross in the emerging Broxbourne Local Plan (“BLP”). This led to us, through our retained planning consultants, to submit representations objecting to draft policies WC1 and WC2 and their supporting text, of the Pre-Submission BLP.

Prior to our appearance at the BLP Examination in Public, we wrote to the Council and Local Plan Inspector, on 1 October 2018, via our planning consultants, to confirm that we wished to retain our representation of

Correspondence Addresses:

HHGL Limited t/a Homebase, Witan Gate House, 500-600 Witan Gate, Milton Keynes, MK9 1BA
Homebase Rooms Limited, Witan Gate House, 500-600 Witan Gate, Milton Keynes, MK9 1BA
Hamden Group t/a Homebase, 21 Arthur Street, Belfast, BT1 4GA
HHGL (ROI) Limited t/a Homebase, Riverside One, Sir John Rogerson's Quay, Dublin 2, D02X576

Registered in England and Wales No. 00533033
Registered in England and Wales No. 12095209
Registered in Northern Ireland No. NI011639
Registered in Ireland No. 127841

the Sturlas Way site and that we were not in any discussions to relocate the store to Park Plaza North or any other alternative site. That position was reaffirmed during our appearance at the Hearings on 18 October 2018. The Local Plan Inspector fully understood our position and consequently invited the Council and Homebase to agree changes to the wording of policies WC1 and WC2 (and its supporting text), which would address Homebase's concerns and reflect the Inspectors initial finding that, for these policies to be justified and effective, they needed to take account of the latest evidence on the availability of the various development sites. We subsequently provided examples to the Council of similar policy wording agreed by us at other local plan examinations and this wording was subsequently put forward as a modification to the plan, supported by Homebase and included in the adopted BLP.

As we see it, the objective of the allocation in policy WC2 (and its supporting text) has not changed and remains to secure the most sustainable future for the site. Central to that is the future of Homebase, which the policy/text confirms may result in the "*status quo*" or a mixed-use redevelopment incorporating Homebase or the stores closure and relocation elsewhere. The wording reflected the Inspectors recommendation that the policy/text should provide a more flexible approach that recognised the options for retaining Homebase on site and the leasehold constraints imposed on the availability of the site for redevelopment.

5. Redevelopment of Homebase & Relocation

As will be clear from the above, Homebase is fully committed to retaining its representation on the Sturlas Way site and through its protected tenancy rights we will remain trading in this location irrespective of the outcome of the current Aldi planning appeal. The site is not available for development and that position will not change in the medium to long term. The statements presented to the Council and Local Plan Inspector in October 2018 remain unchanged.

More importantly, since October 2018, the Council has never approached or discussed the future of this store with any representative from Homebase or even with its retained planning consultants. Indeed, prior to our appearance at the Hearings on 18 October 2018, we have no record of any approach being made by the Council to discuss their aspirations for this site or how those fitted in with Homebase's own future store strategy.

Given the above, there is no need for us to comment in detail on either draft publication. Even so, in light of the comments made above on recent discussions, there are two references in the draft Park Plaza North Development Brief ("**Development Brief**") that its essential we respond to.

Firstly, on page 7, under the heading '3. Homebase' the Development Brief states that the Council expects past discussions with Homebase over its relocation to Park Plaza North will be "*re-awakened.*" As no such discussions have taken place with the Council, this statement is factually incorrect. As I have also reaffirmed, the business has no intention of entering future discussions over any alternative relocation site.

Secondly, the masterplan on page 9 of the Development Brief shows a Homebase of 50,000 square feet with a separate 20,000 square foot garden centre. It is unclear where these floorspace figures derive from or whether they reflect, for example, the quantum of development that would be needed to make the

Correspondence Addresses:

HHGL Limited t/a Homebase, Witan Gate House, 500-600 Witan Gate, Milton Keynes, MK9 1BA
Homebase Rooms Limited, Witan Gate House, 500-600 Witan Gate, Milton Keynes, MK9 1BA
Hampden Group t/a Homebase, 21 Arthur Street, Belfast, BT1 4GA
HHGL (ROI) Limited t/a Homebase, Riverside One, Sir John Rogerson's Quay, Dublin 2, D02X576

Registered in England and Wales No. 00533033
Registered in England and Wales No. 12095209
Registered in Northern Ireland No. NI011639
Registered in Ireland No. 127841

scheme commercially viable. Even so, and leaving aside the fact that the business has no intention of relocating, the proposal shown on the masterplan exceeds by approximately 50% Homebase's business model requirements for a new store.

Our objections have sought to clarify the position in relation to the future of this Homebase store and to assist the Council in finalising its aspirations and proposals as set out in the draft publications. As I have demonstrated, the aspirations of both draft publications, insofar as they relate to our Sturlas Way Homebase store, are not realistic or deliverable in the medium to long term or in their current form.

I hope these objections are helpful and we look forward to receiving confirmation that both documents have been revised to reflect Homebase's position prior to adoption.

Yours faithfully,



Neil Robinson MRICS
Head of Property - Homebase

Correspondence Addresses:

HHGL Limited t/a Homebase, Witan Gate House, 500-600 Witan Gate, Milton Keynes, MK9 1BA

Homebase Rooms Limited, Witan Gate House, 500-600 Witan Gate, Milton Keynes, MK9 1BA

Hampden Group t/a Homebase, 21 Arthur Street, Belfast, BT1 4GA

HHGL (ROI) Limited t/a Homebase, Riverside One, Sir John Rogerson's Quay, Dublin 2, D02X576

Registered in England and Wales No. 00533033

Registered in England and Wales No. 12095209

Registered in Northern Ireland No. NI011639

Registered in Ireland No. 127841

Appendix E

**Planning Appeal Ref. PP/W1905/W/18/3213919,
143-145 High Street, Waltham Cross (May 2019)**



Appeal Decision

Site visit made on 1 April 2019

by **H Miles BA(hons), MA, MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 7 May 2019

Appeal Ref: APP/W1905/W/18/3213919

143-145 High Street, Waltham Cross EN8 7AP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Kirkland on behalf of Portland Place Ltd against the decision of Broxbourne Borough Council.
 - The application Ref 07/18/0010/F, dated 17 November 2017, was refused by notice dated 1 June 2018.
 - The development proposed is change of use of part ground and first floor from A3 use to 9no flats, 2no ground floor A1 retail units and alterations to add windows/door.
-

Decision

1. The appeal is dismissed.

Procedural Matters

2. The examination into the Draft Broxbourne Local Plan 2018-2033 is ongoing, and I understand that the Inspectors report has not been published. As such I am not certain that these policies will be adopted in the form that they are put to me, and therefore I do not afford full weight to these policies.
3. Following the submission of the application that led to this appeal, a new version of the National Planning Policy Framework (the 2018 Framework) has been published. The main parties had the opportunity to make comments on the bearing of this on the appeal. Whilst there have been further revisions to the Framework contained in the new version published in February 2019 (the revised Framework), no changes have been made to the content directly relevant to the main issues of this appeal. Consequently, I consider that no prejudice would occur to any parties as a result of me taking the revised Framework into account in my assessment.
4. I have sought clarification in relation to the name of the appellant. It has been confirmed that Mr Hayward (the applicant) and Mr Kirkland are both employed by Portland Place Ltd and Mr Hayward gives permission for Mr Kirkland to be the appellant.

Main Issues

5. The main issues are the quality of the living conditions for future occupiers in terms of outlook and provision of outside space, and the effect of the proposed development on the development of Waltham Cross Northern High Street.

Reasons

Living Conditions

6. Policy H8 of the Local Plan¹ seeks to ensure a good quality of residential development. The SPG² provides further detail to this policy including, in part, that there should be a reasonable outlook from the main windows of a habitable room. In relation to outside space, amongst other things, the SPG states that *'new residential development is [required to be] provided with suitable outside amenity space'*.
7. There is no outlook from one of the bedrooms in both flat 1 and flat 6, with the only external opening being a rooflight. This would effectively no outlook within these rooms and consequently an unacceptable sense of enclosure. This would result in inadequate living conditions for future occupiers. Policy H8 states that consideration may be given to relaxation of the SPG standards for development within the defined town centres. However, given these rooms have such poor outlook, it would not be appropriate to relax the standards to this extent in these particular circumstances.
8. The development does not propose any communal garden areas or shared landscaped areas and six of the flats would not have access to any private outside amenity space. However, a separate area for bins and cycles is proposed and, given their surroundings and as the units without outside space are on the upper floor, amenity space is not required to provide privacy. Therefore based on the evidence before me I am not persuaded that the lack of private outside space would result in unacceptably harmful living conditions for future occupiers in this case.
9. From the evidence presented I understand that the proposed development meets all national and Council internal space standards for amenity, including those set out in the nationally described space standard³. Although the flats would be suitably sized for single person accommodation only, I am not persuaded that this in itself would result in poor quality living conditions.
10. Whilst I do not find harm in relation to the provision of outside space, this does not outweigh the harm identified above in relation to inadequate outlook. Consequently, for the reasons above, the proposed development would provide unacceptable living conditions for future occupiers. Therefore, in these respects, the proposed development would be contrary to the policy most relevant to this main issue: H8 of the Local Plan, and to the advice in the SPG.
11. The Council refers to Policy HD16 of the Local Plan in its reason for refusal. However, in the main this policy refers to design and amenities of existing residents, rather than living conditions of future occupiers. Also, for the reasons set out above, I do not find that the proposed development is contrary to the nationally described space standard. Therefore I find the policy set out above more relevant to this main issue.

¹ Local Plan Second Review 2001-2011 Written Statement December 2005 (the Local Plan)

² Borough Wide Supplementary Planning Guidance To be read in conjunction with the Borough of Broxbourne Local Plan Second Review Second Deposit 2001-2011 Adopted August 2004 (updated 2013) (the SPG)

³ Department for Communities and Local Government Technical housing standards – nationally described space standard March 2015 (the nationally described space standard)

Waltham Cross Northern High Street

12. In summary, Policies WC1 and WC2 of the Draft Local Plan⁴ allocate an area including the appeal site for mixed use development as part of the Waltham Cross Town Centre Strategy. However, these policies are in draft form and, based on the evidence before me now, and for the reasons set out in the Procedural Matters section I afford these policies limited weight.
13. I note the aspirations for this area in the advice in the town centre strategy⁵ which envisages public realm improvements including reopening the road to traffic, and mixed use development at this end of the High Street. I also understand discussions are ongoing between the Council and landowners in relation to this site. However, I have not been presented with any site specific proposals. As such, based on the submitted evidence, I am not persuaded that the proposed development would compromise the wider aims relative to this site. Nor that the proposed changes to the existing building would be so substantial that the proposed development would predetermine decision about the scale, location or phasing of the development of Waltham Cross Northern High Street. As such its stated prematurity would not justify a refusal of planning permission.
14. Consequently, in this respect, the proposed development would not be contrary to the adopted Development Plan and I am not persuaded that permission should be otherwise refused in relation to this issue.

Other Matters

15. I recognise the economic, social and environmental benefits of the proposed development including that it would make use of an under utilised building and would provide nine housing units. However these benefits are modest in their scale given the size of the development proposed and generally are not unique to this particular development.
16. It has been suggested that the Council cannot demonstrate a 5 year housing land supply. The harm in relation to the inadequate living conditions of future occupiers would significantly and demonstrably outweigh the benefits of the proposed development as discussed above. Consequently, the appeal scheme is not sustainable development in the terms of the revised Framework for which there is a presumption in favour of.
17. I note that the principal of the proposed uses is not in dispute between the main parties, however, the lack of harm in this regard is a neutral factor which does not weigh strongly in favour of the development.

⁴ Broxbourne Local Plan: A Framework for the Future Development of the Borough Pre-submission Consultation November-December 2017 (Regulation 19 Draft Local Plan Consultation Document) and the Local Plan Examination in Public Draft Schedule of Main Modifications as at 23 November 2018 (the Draft Local Plan)

⁵ Waltham Cross Town Centre Strategy Adopted March 2015 (the Town Centre Strategy)

Conclusion

18. Whilst I do not find harm in relation to the development of Waltham Cross Northern High Street or any other matters, this does not outweigh my finding in respect of the unacceptability of the living conditions for future occupiers.
19. For the reasons above, this appeal is dismissed.

H Miles

INSPECTOR

Appendix F

**Planning Appeal Ref. APP/W1905/W/19/3243274,
133 High Street, Waltham Cross (October 2020)**



Appeal Decision

Site visit made on 12 October 2020

by M Chalk BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27 October 2020

Appeal Ref: APP/W1905/W/19/3243274
133 High Street, Waltham Cross EN8 7AP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Gokmen Kerey of GIB Property Invested Limited against the decision of Broxbourne Borough Council.
 - The application Ref 07/19/0675/F, dated 2 August 2019, was refused by notice dated 23 September 2019.
 - The development proposed is described as "conversion of A1 storage to C3, in order to create 1no. one bedroom flat and 1no. studio flat".
-

Decision

1. The appeal is dismissed.

Procedural Matter

2. Both parties have commented on the Council's emerging Local Plan. The emerging Plan is at a relatively advanced stage with the hearings having been completed. Accordingly, the policies in the emerging Plan attract significant weight.

Main Issues

3. The main issues are:
 - Whether the development proposed would provide acceptable living conditions for future occupiers,
 - Whether it would be piecemeal development; and,
 - Whether it would make adequate provision for the storage of refuse, including the effect on the character and appearance of the area.

Reasons

Living conditions

4. Internal illumination of the proposed studio flat would be provided by two windows in the north elevation of the building. Due to their orientation these windows would provide limited natural light to the occupiers, and the kitchen area would be dependent on borrowed light. This would result in the interior of the studio flat being underlit and gloomy, dependent on artificial illumination and offering a poor standard of accommodation to future occupiers.

5. For both flats the sole or principal outlook would be across the yard to the rear of the terrace and the neighbouring car park. In an urban area this is a not uncommon outlook, particularly for accommodation above commercial properties. While not an attractive outlook, these would be lengthy and largely unobstructed views that would include trees in the distance. Given these considerations, the standard of outlook from the flats would be acceptable.
6. The development proposed would therefore not provide acceptable living conditions for future occupiers due to the lack of natural light to the studio flat. It would conflict with policies H8 and HD16 of the Broxbourne Local Plan 2005 (the LP). These policies seek, amongst other things, to ensure good quality of residential development.

Whether piecemeal development

7. The appeal site falls within an area of Waltham Cross identified in the emerging Local Plan (the ELP) for future mixed-use development to promote the vitality of the northern High Street. Policies WC1 and WC2 of the ELP set out the intentions for the area, and ELP Policy DSC7 states that the Council will resist piecemeal development that does not accord with agreed master plans.
8. The National Planning Policy Framework advises that refusal of a planning permission in such circumstances is unlikely to be justified unless the development proposed is so substantial that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging plan.
9. The appeal site is an existing mixed-use property comprising retail on the ground floor and two approved flats in the front half of the first floor. The development proposed would relate only to this single property, and no substantial building works are proposed to the building to deliver the appeal proposal. No evidence has been submitted to show that there is an agreed master plan for the area. The appeal development would not therefore be piecemeal development nor so substantial that to grant permission would undermine the plan-making process.

Storage of refuse

10. Both parties consider that details of an acceptable size and siting for the refuse bin store could be secured by an appropriately worded condition, if permission were to be granted. The appellant owns the yard to the rear of Nos 133-137, and there is no reason to think that an appropriate location could not be found within the yard to accommodate the store if I were minded to allow this appeal.

Other Matters

11. Outdoor amenity space would be provided at the rear of the building. This would be sited beyond the parking area and next to the car park on the neighbouring site. As shown on the submitted plans there would be no screening for users of the green space. Because of the lack of privacy and proximity to moving vehicles this space would offer little amenity value to occupiers of the flats.
12. The development would provide two new units of market housing and deliver short-term economic benefits from their construction and ongoing economic

and social benefits from their occupation. The appeal site is in a built-up area with access to services and facilities as well as public transport. These benefits are acknowledged, but they do not outweigh the harm that would result from the creation of accommodation of poor quality.

Conclusion

13. For the reasons set out above, the appeal fails.

M Chalk

INSPECTOR

Appendix G

**Table showing residential commitments in
Waltham Cross Town Centre extracted from
overall housing trajectory data, published by
Broxbourne Council in November 2021**

Residential Commitments in Waltham Cross Town Centre Extracted from Overall Housing Trajectory Data, Published by Broxbourne Council in November 2021

Site Address	Planning Application Ref.	Decision Date	Draft Town Centre Planning Framework Site Reference	Development Type	Units	Under Construction	Not Started	Broxbourne Housing Trajectory November 2021 Estimated Completion Date													
								21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33		
10 Units or Less																					
125A High Street, Waltham Cross, ENS 7AN	07/17/0903/F	31/10/2017	-	Conversion	2		2		2												
133 High Street, Waltham Cross, EN8 7AP	07/18/0502/PNAIRES	26/06/2018	-	Conversion	2		2		2												
21 High Street, Waltham Cross, EN8 7AA	07/19/0797/F	18/11/2019	-	Conversion	2		2		2												
1st floor, 137A High Street, Waltham Cross, ENS7AP	07/19/0944/PNRES	30/12/2019	-	Conversion	1	1		1													
261, High Street, Waltham Cross, EN8 7BE	07/20/0201/F	22/04/2020	-	Conversion	2		2		2												
Eleni House, 233 High Street, Waltham Cross, ENS 7GO	07/20/0856/F	24/11/2020	-	New Storey on Existing Building	2		2		2												
131 High Street, Waltham Cross, ENS 7AN	07/19/0415/F	08/01/2021	-	New Build	5		5		2	3											
More than 10 units																					
Units 4 & 5, Killarney Court, Lodge Crescent, Waltham Cross, EN8 SEW	07/20/0021/F	22/04/2020	-	Conversion / Extension	11		11		11												
99 High Street, Waltham Cross, ENS 7AN	07/18/0130/F	11/01/2021	Site 1e	Conversion / Extension	16		16		16												
88-102 High Street, Waltham Cross, Hertfordshire, EN8 78X	07/21/0276/F	08/12/2021	Site 1d	Conversion / Extension	92		92						92								
118 High Street, Waltham Cross, Hertfordshire, EN8 78X	07/20/1084/F	14/12/2021	Site 1c	Premier Inn / ancillary residential	10		10					10									
TOTAL					145	1	144	1	39	3	10	92	0	0	0	0	0	0	0	0	0

Notes

1. Source: Authority Monitoring Report, Appendix G - Housing Trajectory 2020 - 2021 (see Core Document 8.4 for full Housing Trajectory November 2021)
2. Included in 'total' figure for robustness is 88-102 High Street, Waltham Cross (92 units) and 118 High Street, Waltham Cross (10 units) for which decision notices had not been issued at the time the Nov 2021 trajectory was calculated but now have been issued.

Appendix H

**Planning Committee report, planning application
ref. 07/21/1260/O, 133-137 High Street, Waltham
Cross (25th May 2022)**

Item 1: 07/21/1260/O

Location of site: 133-137 High Street, Waltham Cross, EN8 7AP

Description: Outline permission for the demolition of existing building and erection of a ground and 4 storey apartment block (containing 40 flats and commercial floor space) with basement parking.

Applicant: GIB Property Investment Ltd

Agent: Hexaform Construction Limited

Date Received: 21.10.2021 **Date of Committee:** 25.05.2022

Officer Contact: Peter Quaile **Expiry Date:** 20/01/2022

Ward Members: Cllr C. Bowman, Cllr S. Norgrove and Cllr S. Waters

RECOMMENDED that planning permission be granted subject to:

- (a) the applicant completing a planning obligation under s.106 of the Town and Country Planning Act 1990 (as amended) for the terms set out in this report;**
- (b) further details of highway access; and**
- (c) the conditions set out at the end of this report.**

1.0 CONSULTATIONS

- 1.1 HCC Highway Authority – No objection in principle, but raise concerns about the level of information submitted and request further details
- 1.2 HCC Growth and Infrastructure Team – Request S106 contributions in respect of secondary education, primary education, SEND places, libraries, youth services and monitoring to a total of £207,419 [see para 8.27 below]
- 1.3 HCC Flood Risk Management – Further information requested
- 1.4 Thames Water – No objection if the sequential approach to surface water disposal is followed; there is capacity in the sewer for foul water discharge. There are sewers close to the site so details of any piling should be controlled by planning condition
- 1.5 Environmental Health – No objection subject to conditions on contaminated land; air quality [EV charging, dust/light control during construction; potential asbestos control and Construction Environmental Management Plan (CEMP)].
- 1.6 Waste Management – Comment awaited on revised drawing
- 1.7 Community Safety – No objection but suggest condition to require CCTV and gating of the car parking area

1.8 Herts and Middx Wildlife Trust – There are known to be swifts in this area, high level nesting boxes should be installed

2.0 PUBLICITY

2.1 This application was advertised by means of a site notice [16th November 2021] and press advert [18th November 2021]. Individual letters were sent to 96 existing residents in Bartholomew Court, Berkley Place, High Street, the Pavilion Centre, Park Lane, Stoneleigh Close and Swans Road.

3.0 REPRESENTATIONS

3.1 To date, a total of three objections have been received from the local residents and are summarised as follows:-

- There will be chaos with all the traffic near to Fishpools and along Sturlas Way and during construction – we need more doctors and dentists especially for the old people, improve the drains and mend the roads first before building more flats
- There will be loss of privacy/overlooking from the new flats and likely to be significantly more noise. The build-up of cars during the day with horns and shouting is already a problem – the site could be a green space/play area for residents to sit with their children.
- There should be bird boxes in the eaves of the building to improve biodiversity

4.0 RELEVANT LOCAL PLAN POLICIES

4.1 The following policies of the adopted Broxbourne Local Plan 2020 apply:

DS1	The Development Strategy
DSC1	General Design Principles
DSC5	Sustainable Construction
DSC6	Designing Out Crime
EQ1	Residential and Environmental Quality
H1	Making Effective Use of Urban Land
H4	Housing Mix
INF1	Infrastructure
NEB1	General Strategy for Biodiversity
NEB4	Landscaping and Biodiversity in New Developments
PO1	Planning Obligations
RTC2	Development Within Town, district and local centres, neighbourhood centres and parades
TM1	Sustainable Transport
TM2	Transport and New Development
TM4	Electric Vehicle Charging Points
TM5	Car Parking
W4	SuDS
WC1	Waltham Cross Town Centre
WC2	Waltham Cross Northern High Street

4.2 The Borough-wide Supplementary Planning Guidance (SPG) (Updated 2013)

is relevant to this application and provides design guidance for all forms of development.

- 4.3 The National Planning Policy Framework (NPPF) (Updated July 2021) is a material consideration. It sets out the national planning guidance and how they are expected to be applied in England. The Local Plan is considered to be consistent with the NPPF.
- 4.4 The Borough-Wide Waste Supplementary Planning Guidance (August 2019) provides the details for the provision of refuse and recycling at residential and commercial properties; it is therefore relevant for all forms of development.
- 4.5 The Technical Housing Standards – nationally described space standards (March 2015) is relevant as it sets out the space standards for new dwellings.
- 4.6 The Waltham Cross Town Centre Strategy 2015 is also a material consideration in relation to significant schemes in the central area.

5.0 LOCATION AND DESCRIPTION OF SITE

- 5.1 The application site currently comprises three retail units on the ground floor with ancillary/office accommodation on the first floors above. The buildings at 133 and 135 are post WW2 while 137 appears to be from the early 20th century. There is a parking area/service yard to the rear accessed from Park Lane enclosed by a brick wall to the west and railings/gate to the south. The site is the street block fronting onto Sturlas Way, Park Lane and High Street, Waltham Cross with its eastern, retail frontage in the pedestrian section of the town centre. To the north and across the High Street are other retail/café uses with residential above on the eastern side of the High Street. There is also a car parking area accessed from Sturlas Way to the north. To the south is Park Lane with a two storey commercial/residential building on the corner and a vehicle repair workshop along with Swans Road which is the access to car parking for Fishpools furniture store. Residential properties lie to the west on Park Lane and Stoneleigh Close.



**BOROUGH OF
BROXBOURNE**
www.broxbourne.gov.uk

Planning Application - 07/21/1260/0
Location - 133 - 137 High Street Waltham Cross EN8 7AP
S.Bates / DP Scale: 1:1,250 Date: 16 May 2022
Crown Copyright Borough of Broxbourne LA100023526



5.2 The site area is 1525 sqm. It is located within Flood Zone 1, with a low risk of fluvial flooding (less than 1 in a 1000 years of river floods). The two storey buildings sit at the northern end of the High Street with good access to shops, services and public transport in the area of Waltham Cross designated in the adopted Local Plan as a Town Centre.

Site photographs

High Street frontage



View west along Park Lane

Rear parking/service yard

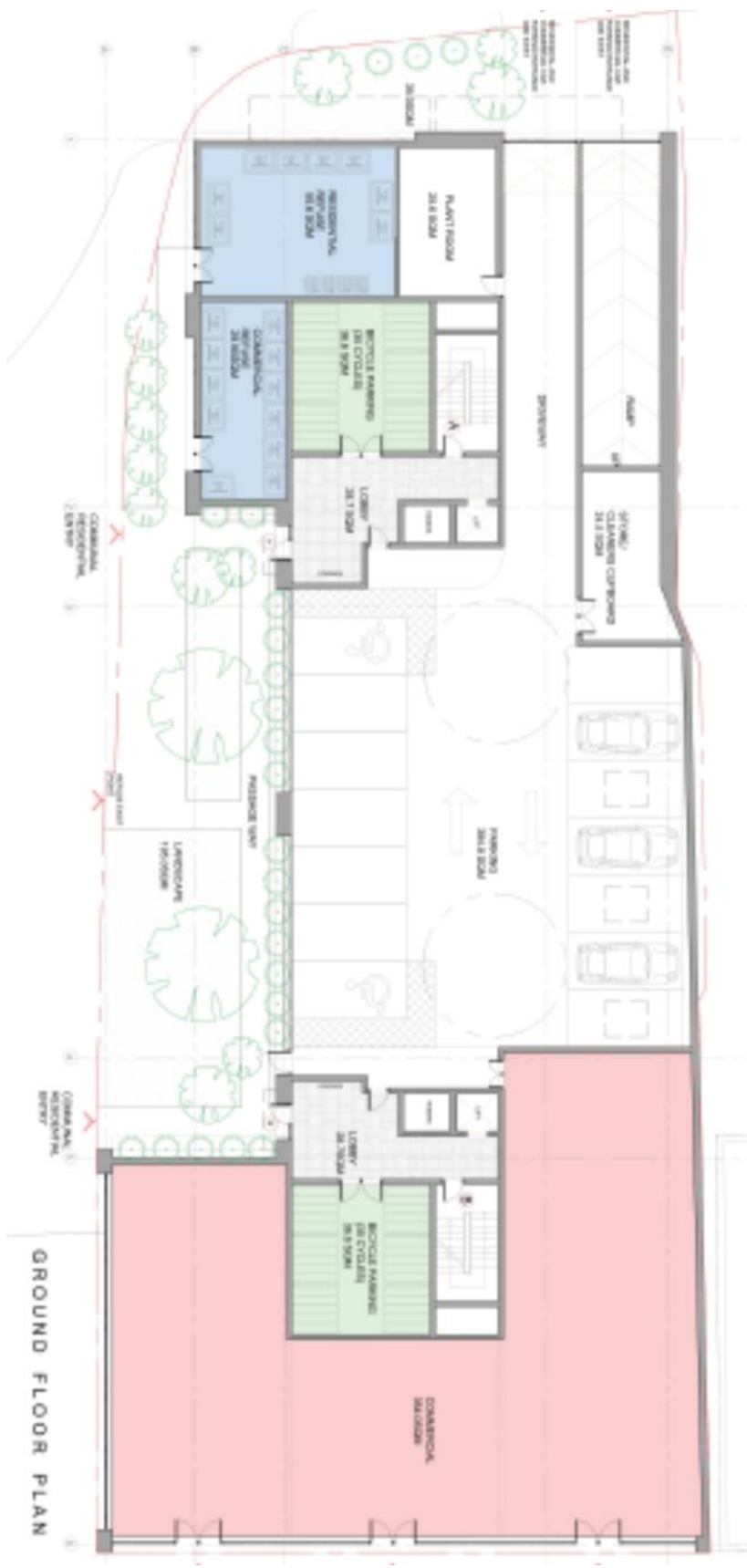




6.0 PROPOSAL

- 6.1 This is an application for outline planning permission to erect a ground and four storey building over a basement car parking area to provide ground floor commercial space of 362 sqm with 40 apartments above.
- 6.2 The proposed building would be aligned west-east with the main habitable rooms to the south, west and east and a commercial frontage to Park Lane and the High Street.
- 6.3 Access would be taken from the Sturlas Way frontage with a ground floor entrance to the commercial parking and cycle stores while a ramp would serve the basement car parking.
- 6.4 Although the scheme is in outline, with all matters reserved, the indicative supporting information is that the development would be constructed in facing brick with flat roofs providing a combination of green area, terraces and photovoltaic panels.
- 6.5 The proposed density would be 262 dwellings per hectare.

Proposed site layout and ground floor plan



Proposed first floor plan



Proposed top floor plan



Indicative High Street facade



Southern façade [to Park Lane]



7.0 RELEVANT PLANNING HISTORY

- 07/14/0668/F – Change of use of office to office and training facility at 137A High Street **granted** permission 18th September 2014.
- 07/17/0632/F – Change of use of car park to hand car wash **refused** permission for six reasons including access, amenity and lack of information 30th August 2017.
- 07/17/1217/F - Change of use of car park to hand car wash **refused** permission for six reasons including access, amenity and lack of information 16th January 2018.
- 07/19/0675/F – Change of use from office to residential at 133 High Street **refused** permission 24th September 2019 for three reasons: piecemeal development, poor amenity and lack of waste/recycling storage facilities.
- 07/19/0944/PNRES – Prior approval **granted** for change of use from office to residential at 137A High Street 30th December 2019

8.0 APPRAISAL

8.1 The main issues to consider are:

- i. The principle of the development;
- ii. Design, layout and appearance;
- iii. Impact on neighbouring amenity;
- iv. Highways and parking;
- v. Refuse and recycling;
- vi. Drainage and flood risk;
- vii. Planning obligations.

The Principle of the Development

- 8.2 The site comprises the southern part of the strategic allocation site set out in Policy WC2 of the adopted Local Plan which covers the majority of the Waltham Cross Northern High Street. The policy estimates 150 dwellings on land to the east of Sturlas Way [including the other sites immediately to the north and Wickes] with shops/commercial/community uses on the ground floor and 40% affordable housing. The NPPF supports the Governments' objective to "boost significantly the supply of housing" (para.60). Development of this site for housing and commerce would contribute to that supply. Local Plan Policy H1 (Making Effective Use of Urban Land) also supports residential development of urban sites, particularly in sustainable locations such as town centres, and this accords with the NPPF (para 119 and 120).
- 8.3 Local Plan policies support maximising the development potential of sites and providing a mix of housing to provide for a balanced community. The scheme would provide a mix of dwelling sizes ranging from studio flats to two bedroom units and 3 x three bed apartments. There would be 40% affordable housing as part of the application with 70% rental and 30% shared ownership as the proposed tenure.

- 8.4 The proposed ground floor would be a retail shop with its entrances from the High Street in line with the requirements set out in Policies RTC2 and WC2. As a ground floor commercial use with residential above, the scheme would be in keeping with the range of uses which characterise this and most other High Streets. While the scale and indicative design is considered elsewhere in this report, the high density of the scheme at 262 dph need not be problematic given the core town centre location of the application site.
- 8.5 Members should note that the amendments to the originally submitted scheme include minimising residential windows to the northern elevation of the block. In this way, the applicant has demonstrated that a scheme of the nature and scale proposed is capable of occupying this town centre street block without compromising the ability of adjoining owners to redevelop the remainder of the northern High Street. Whilst some windows and balconies remain on the northern elevation as shown, these drawings are indicative only with full approval being reserved. The northern facing windows immediately adjacent to the boundary and secondary and can be omitted for future iterations of the plans and the windows/balconies to the central part of the northern elevation are capable of being angled/screened to prevent mutual overlooking without compromising the development potential of the adjacent site.
- 8.6 **Overall, it is considered that the principle of the proposal accords with Local Plan Policy WC2 and the NPPF, and therefore it is acceptable.**

Design, Layout and Appearance.

- 8.7 The development proposed has been amended following its initial submission to reduce the impact on the development sites to the north but retains its modern design palate in the indicative elevations now supporting the proposal. The elevations would be constructed of brickwork with inset windows and balconies. The main bulk of the block would be of four storeys with a set-back top floor providing five additional flats. There would be considerable articulation from inset and projecting balconies, the landscaped area fronting Park Lane and the set-back third and fourth floors which would provide additional outdoor amenity areas.

Birds-eye view from the south-west



- 8.8 The image above encapsulates the indicative contemporary design of the development and shows the proposed landscaped area fronting onto Park Lane. The overall indicative design would be contemporary and subject to conditions to secure details of materials and window reveals/designs the scheme has the potential to set a high standard for the adjoining future redevelopment sites.

Birds-eye view from the north-east



- 8.9 The building is to be constructed in bricks with flat roofs providing terrace amenity areas and an array of photovoltaic panels. It would sit at right angles to the High Street to use the orientation of the plot running through to Sturlas Way and to maximise the number of windows benefitting from natural sunlight and outlook. The main four storey element would be taller than neighbouring buildings to the immediate north and south as well as the established residential areas to the west. However, the buildings of the Pavilions immediately facing across the High Street are four storeys high and are relatively tall as they were originally in commercial office use with greater floor to ceiling heights. There is a valid planning permission to redevelop the car repair workshop immediately opposite across Park Lane to three storeys of flats with a pitched roof. In the context of the future redevelopment of the blocks to the north to a higher density, the scale and height is not considered inappropriate in a town centre location with ready access to public transport, local shops and services.
- 8.10 The proposal includes underground car parking and soft landscaping around the southern side. There would also be ground floor car and cycle parking with the overall capacity comprising 53 car spaces and secure storage for 180 cycles. Car parking is considered further below. The main residential access to the building would face south onto Park Lane with vehicles accessing to the west off Sturlas Way and the commercial retail accessed conventionally from the High Street. Landscaping is proposed on the southern side facing Park Lane to open up this part of the site and enhance the residential access point.
- 8.11 Unit sizes for all dwellings within the development would meet the local and national space standards in terms of area and individual room dimensions. Each apartment would be provided with a private balcony with a minimum area of 6 sq.m and there would be communal outdoor space of 360sq.m on set-back flat roofs. The outdoor communal amenity areas on the building would fall below exceed the 400sq.m required for the scheme at 20 sq.m per unit to comply with the SPG guidelines but in this central location with balconies to each flat, the amenity space in the indicative scheme is considered to be acceptable.
- 8.12 **The proposal would provide a good standard of accommodation for all the apartments in a sustainable town centre location with a high quality contemporary design. Overall, it is considered that the indicative design, layout and appearance of the proposal is acceptable and compliant with Local Plan Policy DSC1 and the NPPF.**

Impact on Neighbouring Amenity

- 8.13 Local Plan Policy EQ1, together with the Council's SPG, seek to ensure that new development proposals do not materially harm the amenities of existing local residents. Objections received from neighbours are summarised above which focus on loss of privacy and additional noise.

- 8.14 In terms of daylight and sunlight, the house nearest to the west has no facing windows, to the east the Pavilions flats are on the upper floors and across the High Street so would not be materially affected. The houses in Berkley Place are around 20m distant and again would not suffer significant overshadowing or loss of light. On Park Lane the flank of 131/131a and the redevelopment workshop site would be to the south of the application site so would not lose sunlight. There would be a loss of skylight, but the application site has been set back by 7m from the line of Park Lane in its mid-section and any building built on this allocated site would have some impact on the amount of light reaching the buildings to the south. In a town centre location the impact on daylight and sunlight is considered to be acceptable.

Loss of Privacy/Overlooking

- 8.15 Privacy/overlooking distances are provided within the Council's Borough-wide SPG. The minimum distances set out between facing windows of 25m (2 storeys) and 30m (3-storeys) are typically confined to the main facing windows between existing and new development where main habitable rooms directly face each other. Typically, this is confined to a back to back arrangement. The proposal would have a front to side arrangement with 131 High Street and the approved three storey block to the rear by Swans Road but this would be across Park Lane. The guidelines stipulate that across a public area or road there will not normally be a minimum privacy distance. In a similar way, the High Street would intervene between the main, eastern frontage and the Pavilions. To the west, the houses on Park Lane flank onto Sturlas Way and do not have flank windows. The nearest houses to the south west in Berkley Place would be across Park Lane and diagonally aligned to the proposal site so would not be materially affected in terms of privacy. There would be windows on the western side of the building which would be around 16m from the nearest house and there would in addition be a balcony. However, this relationship of buildings across a street is not unusual and while it is acknowledged that the new build would be taller than the houses to the west, it is not considered that the impact on amenity would give rise to a supportable reason for refusal. A condition is proposed requiring balcony screening to the west and north and this matter can be considered again at the reserved matters stage when the design and location of openings and balconies is to be formally approved. Given the circumstances described it is not considered that the proposal would give rise to harmful impacts on outlook, privacy and overlooking.
- 8.16 Concern has also been raised about the impact of noise from the new residential apartments. The indicative layouts do include external balconies and inset communal amenity areas which could produce noise, but there is no reason to suppose that these dwellings would generate more noise than any other dwelling in the built up area around the town centre.
- 8.17 **Overall, it is considered that the proposal complies with Policies DSC1, EQ1 and the Council's SPG. In planning terms, the impact on light, outlook, overlooking and privacy is not considered to cause undue harm to warrant refusal.**

Highways and Parking

- 8.18 The applicant has not submitted a Transport Statement to support the proposal. The site is served by adopted public highways of good standard and is located in a highly sustainable position within Waltham Cross Town Centre. Herts Highways as local highway authority [LHA] has raised objection on grounds of lack of information, including the omission of a transport statement. The site is already accessed via Sturlas Way and Park Lane and this proposal would move the access points away from the congested junction of Park Lane/Swans Road and onto Sturlas Way itself with clear visibility from all directions. The applicant is preparing further highway information via a highway consultant to give finer detail on the road access and if Members accept the recommendation to support the outline scheme then the additional information once agreed by the LHA would be presented to the Assistant Director of Place in consultation with the Chairman with suitable controlling conditions.

Access from Sturlas Way



- 8.19 The proposed parking provision at the site is 53 parking spaces on the ground floor [14] and basement [39]. This would provide one dedicated space for each flat along with 13 spaces which would be for the ground floor commercial unit and visitors to the site. The Council's parking guidance indicates a level of 82.5 parking spaces including provision for the ground floor retail shop. Previous, recent applications in the town centre have recognised the need for higher densities and suitability to deliver only limited associated parking within this highly sustainable location. In this case each flat would have a space and there would be flexible space for visitors and the retail use. In addition, there would be 180 secured cycle parking spaces. In the context of bringing forward development on this strategic site, the level of car parking is considered to be acceptable. A condition is proposed to control the method and location of the passive and mechanical ventilation required for the underground parking area.
- 8.20 The submitted transport information does not refer to the provision of EV charging points. However, this can also be secured by condition. There is considered no reason why there should not be full active provision in this location.

- 8.21 **Overall, and for the reasons set out above, it is considered that the development would provide adequate car parking and cycle storage in accordance with the adopted to comply with Policies TM1 and TM4 of the Local Plan, without adverse highway safety impacts.**

Refuse and Recycling

- 8.22 Dedicated refuse and recycling storage for all dwellings and for the commercial unit is proposed within the ground floor of the proposed building to meet the requirements of the Borough-Wide Waste SPG. This arrangement is considered acceptable as a refuse lorry and operatives could access the bin store from the frontage on Park Lane and leave the site in forward gear as is required for operational safety. Comments are awaited from the waste management service and will be reported verbally at committee.

Renewable Energy/Sustainability/Drainage

- 8.23 The application includes provision of a significant solar PV array on the roof of the fourth floor. While no fine detail of this installation has been supplied as part of the scheme, a condition is proposed to ensure that the on-site power generation goes ahead as shown as part of the reserved matters proposals and can make a substantial impact on carbon/energy usage at the site.

- 8.24 Foul/waste water disposal and water supply will use the existing utilities which currently serve the buildings on site and Thames Water does not object to the foul water discharge into existing sewers. In terms of SuDS, further details have been sought from the applicant, but given the town centre location it is likely that the majority of surface water discharge will be via the rain water outfall. The scheme does include provisions for rain water harvesting, green roofs and permeable paving. A condition is proposed to deal with surface water disposal. Thames Water has requested a condition to control piling as they have nearby underground equipment.

- 8.25 **In view of the above, it is considered that the proposal accords with Local Plan policies DSC5 and W4.**

Planning Obligations

- 8.26 As the proposal relates to the construction of 40 dwellings (major development), a planning obligation under s.106 of the Town and Country Planning Act 1990 is necessary to off-set the infrastructure impacts in accordance with Local Plan policies PO1 and INF1. At 40 dwellings, this development is above the threshold for affordable housing as set out in Policy H2.

- 8.27 It is important that new developments are accompanied either by the provision of new services and facilities or contributions to provide them to mitigate the increased demands on existing services and facilities. Regard has been had to the strategic requirement for infrastructure within the Borough, as identified through the Infrastructure Delivery Plan [IDP]. This provides an evidence based method for establishing the demand of new homes and it has been identified that additional service demand can be suitably addressed by financial contributions. In this case, application of the IDP costings for this allocated site at £23,300 per

dwelling amounts to a total contribution of £932,000 but the IDP does acknowledge the additional costs of construction on brownfield sites and the need for contributions not to render development unviable.

8.28 Hertfordshire County Council has sought the following contributions in respect its services, as set out below:

- £273,040 towards highway improvements and sustainable transport [£6826 per dwelling]
- £103,011 towards secondary education
- £91742 towards primary education
- £9040 towards Special Educational Needs
- £2516 towards libraries
- £1060 towards youth services

8.29 In addition to the above, Broxbourne will seek a significant contribution towards the wider Town Centre improvement works along with contributions towards facilities such as parks and play areas to ensure that Waltham Cross delivers an attractive environment for future residents to live, work and enjoy. A further contribution will be sought to fund the monitoring costs of the planning obligations secured.

8.30 The applicant has agreed in principle to the payment of contributions but has not committed to the sums set out above. The scheme does, however, include an affordable housing component of 40% with a predominance of rented properties as required under Policy H2. As above, officers consider that the sums are justified and that this Council's costing as set out in the IDP should be sought in full to mitigate the impacts of development, unless it is demonstrated through viability review that they are unaffordable.

Waltham Cross Town Centre Strategy

8.31 The strategy for regeneration of the town centre was published in 2015 and has five main objectives:

- An attractive, high quality town centre
- A modern, popular and vibrant town centre
- A well-managed town centre
- An accessible town centre
- A living and working town centre

The application site is part of the Northern High Street which is highlighted as an opportunity zone and the redevelopment of this site would meet the core objectives of the Strategy. The scheme would entail construction of+ an attractive, modern mixed use building on a prominent site in the High Street. It would provide a larger retail shop replacing three smaller units, which could attract a key user into this part of the High Street. The residential units would bring extra activity and life into the area in line with the Strategy and the improved, set-back façade to Park Lane would improve this gateway into the town centre. Installation of CCTV as part of the development would assist promotion of a safe nighttime economy to support local hospitality businesses. It is considered that the proposal is in accordance with the main aspirations of the Waltham Cross Town Centre.

9.0 CONCLUSION

- 9.1 The proposal seeks to bring forward one component of the Northern High Street strategic allocated site. Although Local Plan Policy WC2 seeks to resist incremental development, this scheme has been designed so as not to compromise development of the sites to the north and it is considered that approval of this scheme could be a catalyst to other sites being brought forward in the overall allocation. The indicative outline scheme is acceptable in design terms and amenity impacts to comply with the provisions of the NPPF and the Local Plan. As set out within the report, all material planning considerations, including parking, are considered to be satisfactorily addressed and policy compliant, subject to controlling planning conditions. While more details have been sought in terms of highways and drainage, conditions are proposed to require additional information which will in due course be needed at detailed design stage when the reserved matters are brought forward for consideration.
- 9.2 The development would provide much needed dwellings in this sustainable town centre location which will help in the regeneration of Waltham Cross. The scheme would not materially harm the amenity of neighbouring residents.
- 9.3 Planning officers consider that the proposal should provide appropriate mitigation contributions to off-set the infrastructure demands of the development to make the scheme acceptable in planning terms as set out above and the outcome of the planning obligation negotiations and highway updates would be reported back for clearance by the Assistant Director of Place in consultation with the Chairman.

10.0 RECOMMENDED that planning permission be granted subject to:

- (a) the applicant completing a planning obligation under s.106 of the Town and Country Planning Act 1990 (as amended) for the terms set out in this report;**
- (b) further details of highway access; and**
- (c) the conditions set out below**

Conditions

- 1. Time limit (Outline Applications)**
- 2. Submission of reserved matters [access, layout, scale, appearance and landscaping]**
- 3. Details of external facing, glazing, roofing materials and new shopfronts**
- 4. Details of surfacing materials**
- 5. Refuse/recycling storage details**
- 6. Landscaping/ecology plan to be submitted including swift bird boxes**
- 7. Details of SuDS, surface water drainage and sewerage**
- 8. Vehicular access areas, car and cycle parking areas to be provided, surfaced and surface water drained within the site prior to first occupation and retained thereafter**
- 9. Provision of visibility splays to Sturlas Way**
- 10. Provision of active EV charging**
- 11. Car Parking Management and allocation plan**
- 12. Construction Environment Management Plan to be submitted for approval**

- prior to commencement – to include method of demolition, asbestos survey, dust management, removal of site waste, construction vehicle numbers and movements, site hoarding (including graphics), traffic management, wheel washing facilities, construction parking areas and material storage areas, timing of construction activities and post construction cleanliness
13. Detailed plans for service, refuse and emergency vehicle access and turning to be submitted alongside reserved matters
 14. Ground contamination assessment, remediation and validation
 15. Details of piling to include depth, location and method
 16. Details of roof top solar PV installation
 17. Details of building security to include access control to parking and CCTV
 18. Details of all the the ventilation system for the basement car park
 19. Details of privacy screens to balconies to the western and northern aspects

Appendix I

**Planning Committee reports, planning application
ref. 07/18/130/F, 99 High Street, Waltham Cross
(25th November 2020 and 17th December 2019)**

Item 4: 07/18/130/F

Location: 99 High Street, Waltham Cross, London EN8 7AN

Description: Conversion and extensions of the upper parts of the site to provide 16 residential dwellings, private and public amenity; 19 parking spaces of which 1 space will be allocated to disabled parking; cycle storage and 56 solar panels

Applicant: Mr E. Ucur

Agent: Peter Pendleton & Associates

Date Received: 06/02/2018 **Date of Committee:** 25/11/2020

Officer Contact: Katie Smith **Expiry Date:** 08/05/2018

Ward Councillors: Cllr Bowman, Cllr Norgrove and Cllr Spears

RECOMMENDED that planning permission be granted subject to the planning conditions set out at the end of this report.

1.0 BACKGROUND

1.1 This planning application was considered by the Committee on 17th December 2019. The full report to that meeting of the Committee is set out below and Members resolved to grant planning permission, subject to completion of a S106 legal agreement, the conditions set out in the report and the following additional conditions:

(a) an extra condition requiring the rooftop garden terrace design feature remains within the design; and

(b) an extra condition relating to the provision of security measures.

1.2 Since the application was considered by the Committee, the Applicant has undertaken an appraisal of economic viability. That economic assessment concluded that even in the absence of the £105,000 contribution and delivery of affordable housing, the scheme would be economically unviable. Planning Officers have commissioned an independent review of that assessment, which concurs with its conclusion to the extent that the reviewer questioned why the Applicant would proceed with the development, when a significant loss would ensue. The Applicant's response to that question is that they would be undertaking the project in-house with some value engineering and taking a reduced profit level against the industry standard. However, it would remain the case that the development could not yield a contribution.

2.0 CONCLUSION

- 2.1 Even in the absence of affordable housing and a financial community contribution, this development would make a positive contribution to Waltham Cross town centre, regenerating a prominent building of tired appearance. The development itself will deliver improvements to the public realm, in the form of the external works proposed along the southern boundary of the applications site:



- 2.2 In line with Government advice that planning obligations should only be sought where they would not render a development unviable, it is recommended that planning permission is granted.
- 2.3 **RECOMMENDED** that planning permission be granted subject to the conditions set out in the original report and those additional conditions set out above which formed part of the Committee's previous resolution.

ORIGINAL REPORT

Item 3: 07/18/130/F

Location: 99 High Street, Waltham Cross, London EN8 7AN

Description: Conversion and extensions of the upper parts of the site to provide 16 residential dwellings, private and public amenity; 19 parking spaces of which 1 space will be allocated to disabled parking; cycle storage and 56 solar panels

Applicant: Mr E. Ucur

Agent: Peter Pendleton & Associates

Date Received: 06/02/2018 **Date of Committee:** 17/12/2019

Officer Contact: Katie Smith **Expiry Date:** 08/05/2018

Ward Councillors: Cllr C Bowman; Cllr S Norgrove; Cllr P Spears;

<p>RECOMMENDED that; planning permission be granted subject to completion of a legal agreement and the planning conditions set out at the end of this report.</p>

1.0 CONSULTATIONS

- 1.1 Hertfordshire Highways – Does not wish to restrict the grant of permission subject to conditions. In terms of traffic generation, the Highway Authority consider that this will not have any significant impact on the area and the re-arrangement of access to the site through the adjacent Council car park is welcomed (and has now been provided).
- 1.2 Environmental Health – originally raised concerns regarding noise and odours from the existing flue to the rear of the adjacent fish and chip shop. Following discussions with Officers, however, it is now proposed to incorporate the use of triple glazed windows with ‘trickle vents’ to provide fresh air into the flats closest to the adjacent flue. Details of these windows will be controlled by planning condition.
- 1.3 The Lead Local Flood Authority – No objection subject to conditions
- 1.4 Hertfordshire County Council – No representations received.

2.0 PUBLICITY

- 2.1 The application was advertised by means of a site notice posted on 15/02/2018 and individual letters to neighbouring properties.
- 2.2 26 Individual letters were sent to the properties in Waltham Cross High Street and Waltham Cross.

3.0 REPRESENTATIONS

3.1 No response has been received from neighbouring properties or interested parties.

4.0 RELEVANT LOCAL PLAN POLICIES

4.1 The following policies of the Borough of Broxbourne Local Plan Second Review 2001-2011 (adopted December 2005) apply:

- H2 Maximising the Development Potential from Sites
- H8 Design Quality of Development
- H11 Housing Densities in New Development on Unallocated Housing Sites
- H12 Housing Mix
- H13 Affordable Housing
- H14 Securing Provision of Affordable Housing
- HD13 Design Principles
- HD14 Design Statement on Local Character
- HD16 Prevention of Town Cramming
- RTC5 Non-retail uses within Core Frontages of Hoddesdon and Waltham Cross
- RTC10 Residential Use in Town Centres
- SUS3 Waste and Recycling
- SUS5 Pollution
- T3 Transport and New Development
- T10 Cycle Provision
- T11 Car Parking
- IMP2 Community & Infrastructure Needs Linked to New Development

4.2 The draft Local Plan 2018-2033 was submitted to the Secretary of State for independent examination on 16th March 2018. The following policies of the Draft Local Plan are also relevant:

- DSC1 General Design Principles
- DSC3 Design Affecting the Public Realm
- DSC5 Sustainable Construction
- H1 Affordable Housing
- H3 Housing Mix
- W1 Improving the Quality of the Environment
- EQ1 Residential and Environmental Quality
- EQ4 Noise
- TM1 Sustainable Transport
- TM2 Transport and New Development
- TM3 Access and Servicing
- TM4 Electric Vehicle Charging Points
- TM5 Parking Guidelines

4.3 The Borough-wide Supplementary Planning Guidance (SPG) (August 2004, updated 2013) is relevant to this application as it provides design guidance for dwellings.

- 4.4 The Waltham Cross Town Centre Strategy is also relevant to this application as it sets out the Council's strategy for improving the vitality and attractiveness of the town centre.
- 4.5 Also of relevance is the Interim Policy for Residential Car Parking Standards (February 2011) and the Technical Housing Standards – nationally described space standards (March 2015).
- 4.6 The National Planning Policy Framework (NPPF) 2019 also needs to be considered. The local planning policies listed above are generally considered to accord with the policies and principles of the NPPF.

5.0 LOCATION AND DESCRIPTION OF SITE

- 5.1 The application site is located on the western side of the High Street, just to the south of Eleanor's Cross and fronting the new Queen Eleanor Square. It comprises a flat-roofed building of two floors (but which is of approximately 3 storey scale when compared to standard building heights) and is currently in use as an independent supermarket on the ground floor with storage on the floor above.
- 5.2 It has its own private parking and servicing area to the rear which, until recently, was accessed from the adjacent private access road leading from the Roundel to Berkley Avenue to the west. As part of the town centre enhancements, access to the parking area is now available through the Council car park to the south. The current proposal includes the provision of new surfacing, lighting and street furniture along the private access road to create a pedestrian link between Berkley Avenue and the town centre.
- 5.3 The site lies within the town centre of Waltham Cross and is surrounded by a mix of retail, commercial and residential uses. In the immediate vicinity of the site, development is generally characterised by retail uses on the ground floor with residential flats above.
- 5.4 Immediately to the north of the site of the site is a fish and chip restaurant and this has an extraction flue at the rear which lies close to the boundary with the application site.

Site location plan



6.0 PROPOSAL

6.1 Planning permission is sought for the upward extension of the existing building to provide three floors of residential accommodation above the retained retail unit on the ground floor. This would provide accommodation for 16 flats comprising the following mix:-

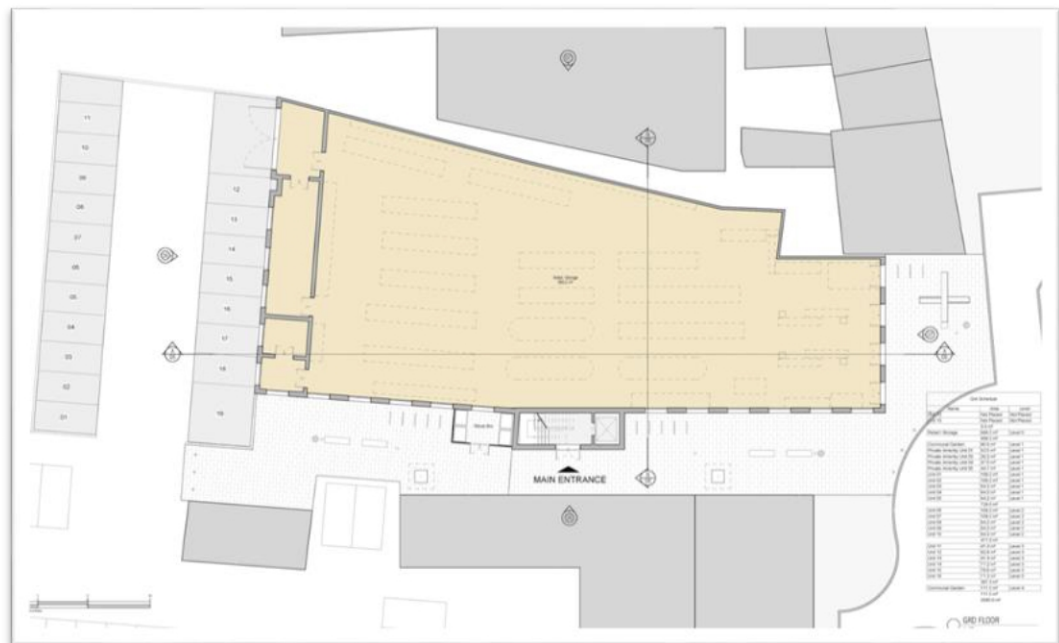
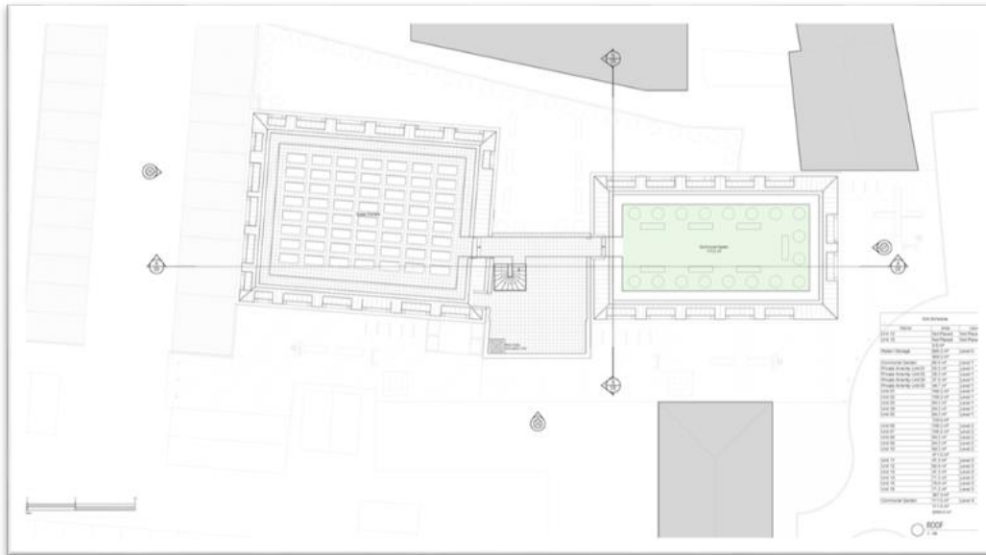
- 5 x 3-bed flats
- 9 x 2-bed flats and
- 2 x 1-bed flats

The extension is proposed to be finished externally in facing brick and render, although a planning condition is proposed to control materials and may be used to impose an alternative, should the use of render not be desired. The third floor would be inset within a recessed mansard roof, as shown below. The entrance to the flats would be at the side of the building, from the adjacent pathway which has been subject to the Queen Eleanor Square public realm improvements.



6.2 In addition, the proposals include areas of private outdoor amenity space for four of the flats at first floor level and two communal gardens, one of approximately 90m² at first floor level and the other, of approximately 111m² at roof level. The remaining roof would be used to house 56 solar panels.

6.3 The ground floor would remain in retail use and provides for approximately 890m² of retail and associated storage space with servicing to the rear via the existing parking/service yard.



6.4 Provision is made for 19 car spaces to the rear of the building, including one disabled space. Access to the parking area will be from within the adjacent Council car park.

7.0 RELEVANT PLANNING HISTORY

7.1 There is some planning history from 2002 relating to the provision of advertisements and air conditioning units for the shop and, in 2008, planning permission was granted for an additional floor to the building for use as a function hall (reference: 7/0191/08/WX). That permission was not, however, implemented.

8.0 APPRAISAL

8.1 The main issues for consideration in this case are as follows:

- i) Principle
- ii) Design, Layout and appearance
- iii) Residential amenity
- iv) Highways and Parking
- v) Refuse and Recycling
- vi) Planning Obligations

These matters will be appraised in turn below.

Principle

- 8.2 The site lies in within the town centre wherein there is no objection, in principle, to residential development especially where that can be provided without the loss of any existing retail or town centre uses.
- 8.3 This proposal would result in the provision of a mixed use of the site, ensuring the retention of the existing ground floor retail unit, together with the provision of valuable new town centre housing above. This form of development seeks to maximise the development potential of the site in a sustainable manner and is supported by both national and local planning policy which acknowledge that the retention of retail or town centre uses at ground floor level, and the provision of residential accommodation above, is an essential ingredient to ensuring the vitality and viability of urban areas. As such, the proposal is supported in principle by policies RTC5 and RTC10 of the adopted Local Plan.
- 8.4 Furthermore, the development of this site for housing will make a meaningful contribution towards the Council's housing supply, in a highly sustainable location in accordance with Local Plan policies H1 and H2.
- 8.5 **The proposal thereby, in principle, meets the aims and objectives of Section 5 of the NPPF and also accords with policies H1, H2, RTC5 and RTC10 of the adopted Local Plan.**

Design, Layout and Appearance

- 8.6 The proposed development would retain the footprint of the existing building and its layout, therefore, is dictated by the existing layout of the site. The proposals would result in a significant increase in the height of the building by providing two additional floors above the existing two storey building. As the existing building has a 'taller than usual' first floor, it is already similar in height to a standard three storey building. As such, the increased height resulting from this proposal would not be equivalent to the addition of a further two full storeys above the existing, but rather more akin to the addition of a single storey additional height.
- 8.7 Nevertheless, it is acknowledged that the new building will exceed the height of the adjacent buildings to the north (which are of standard two storey scale) although it will be similar in height and scale to those properties directly to the south, as shown on the proposed front elevation below.

Proposed front and side elevations



- 8.8 It is not, therefore, considered that the building will be of an unacceptable scale for a development within the town centre and indeed it would enhance, rather than detract from, the appearance of the existing building and the surrounding area. The recessed upper floor will, in any event, assist in reducing the impact of the upper floor and, in addition, enables the mass of the building to be broken up satisfactorily.
- 8.9 The proposed design and use of materials is considered to be acceptable for this location and would ensure that the building sits comfortably within its surroundings. Indeed, it would result in a significant improvement to the existing flat roof structure that detracts somewhat from the visual quality of the town centre, as can be seen from the photograph below. Additional detail is proposed to be sought through the imposition of a planning condition, to secure high quality architectural details including window reveals.

The existing building:



8.10 The proposal also includes significant environmental and public realm enhancements to the area around the site and this will contribute towards the wider town centre enhancements coming forward through the Waltham Cross Town Centre Strategy. The flank wall of the existing building that faces onto the adjacent pathway is currently a large unattractive brick wall of approximately 3 storeys in height. However, the new development would replace that with an active street frontage, including new fenestration that would provide surveillance of the footpath link and also new lighting and street furniture. This will significantly improve the attractiveness of the walkway and make it a more pleasant, safe and useable pedestrian link for the local community. It would thereby meet the aims of policy HD22 of the adopted Local Plan.

8.11 **In summary, the design and appearance of the proposed new development would result in an attractive new building that would enhance the character of the town centre and enable significant improvements to be made to the public realm adjacent to the site. The proposal therefore complies with Local Plan policies H8, HD13, HD14, HD16 and HD22.**

Residential Amenity

8.12 The local and national standards set out minimum dwelling sizes of 39 square metres for a 1 bedroom, 1 person dwelling; 50 square metres for a 1 bedroom, 2 person dwelling; 70 square metres for a 2 bedroom dwelling and 86 square metres for a 3 bedroom dwelling. The proposed dwellings in this case range from 41.3 square metres for the 1-bed, 1 person flats, to a minimum of 71 square metres for the 2-bed flats and 109 square metres for the 3 -bed flats. Minimum dwelling sizes would therefore be achieved.

- 8.13 In terms of the residential accommodation to be provided, the development would comprise 16 flats of mixed size and tenure in the heart of the town centre where there is easy access to all the main facilities and amenities in the town. This accords with policy H12 of the adopted Local Plan which seeks to create mixed and balanced communities across the Borough.
- 8.14 Local Plan policies H8 and HD16, together with the Council's SPG seek to ensure that new developments do not materially harm the amenities of existing local residents. In this case, the property immediately to the north of the application site is in commercial use (as part of Fishpools at 107-115 High Street) and there are no residential amenity issues to consider in that respect. The nearest residential dwellings are located above existing shops to the south of the site at 97 High Street. However, there are no flank windows in that property facing the application site and there would, therefore, be no loss of light or outlook to those residential properties.
- 8.15 The Borough-Wide SPG states that, in order to ensure a reasonable outlook for the main windows of a habitable room, where a window faces a blank wall of an adjoining property the minimum distance should be 12 metres. The proposal complies with that guidance in that the flats proposed at first and second floor have main habitable rooms facing the front of the building, as well as to the side, and this provides an appropriate level of amenity for future occupiers of those units. At third floor level one flat, unit 13, has habitable windows within 12 metres of the adjacent blank wall. However, given that the height of the proposed building would exceed the height of number 97 to the south and that it only partially aligns with the flank elevation of number 97, the relationship with that building is considered acceptable and a good standard of residential amenity would be provided for its occupants.
- 8.16 The Borough-Wide SPG also indicates that any new flats should have 20 square metres of garden/amenity space. In this case, three flats at first floor level have private gardens of between 29m² and 53.5m². In addition, there are two communal gardens of 90m² at first floor level and 115.5 m² at roof level. The minimum garden requirements are therefore met.
- 8.17 Concerns were initially raised regarding the potential for noise and odour problems to affect future occupiers of some of the flats from the extraction flue at the rear of the adjoining fish and chip shop. However, the applicants have submitted noise and odour assessments which indicate that only those units closest to the rear of number 101 High Street may potentially be affected. Following discussions with the Council's Environmental Health team, the applicant has agreed to provide triple glazed windows to those closest flats, with openable top lights and trickle vents which allow the windows to be shut at times when the flue is in operation, but nevertheless allow 'a trickle' of natural ventilation into the flats. It is considered that this will result in an acceptable level of residential amenity and the details of these windows will be required to be submitted via planning condition.
- 8.18 **Overall, it is considered that the proposal complies with Policies SUS5, SUS6 and H8 and the Council's SPG as only impacts of an acceptable level would occur to the amenity of future occupiers of the proposed development or to occupiers of existing neighbouring dwellings.**

Highways and Parking

- 8.19 The Highway Authority has confirmed that the new access arrangements through the Council's car park to the south is satisfactory and that the level of traffic generation to and from the site will not result in any significant highway concerns.
- 8.20 The Council's Interim Policy for Residential Car Parking Guidelines (February 2011) recommends 1.5 spaces for one-bed dwellings; 2 spaces for 2-bed properties and 2.5 spaces for 3-bed dwellings. In order to comply with those guidelines, the proposal would need to provide 33 spaces in addition to any retail parking provision. However, the proposed scheme provides for 19 car parking spaces which represents approximately 57% of the guideline standards.
- 8.21 Given the highly sustainable location of the site; its close proximity to the bus and railway stations as well as town centre car parks, this level of car parking provision is considered acceptable. A condition is proposed to control the allocation of the car parking spaces. Secure cycle parking provision is also proposed within the building and would achieve one space per dwelling which complies with Councils guidelines. Additional cycle racks are also proposed outside the building.
- 8.22 The applicant has agreed to the provision of electric charging points within the car park to meets the aims of policy TM4 of the emerging Local Plan and details of these facilities will be secured by planning condition.
- 8.23 **Overall it is considered that the highway access and parking facilities are acceptable for the proposed development in accordance with Policies T3 and T11 of the adopted Local Plan, Policies TM2 and TM4 of the draft Local Plan and the NPPF.**

Refuse and recycling

- 8.24 External refuse storage facilities are to be provided to the south of the building and within the maximum carry distance from the entrance door of 30 metres. Details of the refuse storage arrangements have yet to be finalised by the Applicant's Agent but can be satisfactorily controlled by planning condition. Sufficient space exists within the site boundary to provide a sufficient area for storage.

Planning Obligations

- 8.26 The proposal exceeds the minimum threshold for the provision of affordable housing in accordance with policy H13 of the adopted Local Plan and therefore a minimum of 40% affordable housing is required. This, and the relevant tenure mix, will be secured via legal agreement.
- 8.27 In addition, a contribution of £3,000 per net bedroom is sought and the applicant has indicated their willingness to make that contribution. The proposed 35 bedrooms would result in a total contribution of £105,000, which could contribute towards community and regenerative works in Waltham Cross.

9.0 CONCLUSION

- 9.1 The proposal is considered to be acceptable in principle and accords with the provisions of the NPPF and the adopted and emerging local plans. It would result in a high quality mixed used development within the town centre, retaining the retail use on the ground floor and providing valuable new housing above. Subject to the conditions suggested at the end of this report, the proposed new flats would have a good standard of residential amenity and would not lead to any adverse impact on existing residential properties near to the site.
- 9.2 The design and materials of construction are considered appropriate for this town centre location and the proposal is considered to represent a significant enhancement of the existing building and its surroundings. Furthermore, provision is also made for enhancement of the public realm as a result of the development.
- 9.3 Access, highways, refuse and parking matters are all acceptable subject to the conditions below.

10.0 RECOMMENDED that planning permission be granted subject to the applicant first completing a planning obligation under section 106 of the Town and Country Planning Act 1990 [as amended] for the terms set out in this report and the conditions set out below:-

- 1. Standard time limit – 3 years**
- 2. Development in accordance with the approved numbered plans**
- 3. Details of external facing and roofing materials and balcony and door design and finishes**
- 4. External finishing details to main facades and windows**
- 5. Details of new windows (including a scheme for providing triple glazed windows with trickle vents in flats closest to the flue to the adjacent fish and chip shop) to be submitted for approval by LPA in writing; implemented in accordance with that approval prior to first occupation of the flats and thereafter be maintained as such**
- 6. Details of surfacing materials, new street furniture and air conditioning plant (including screening) to be submitted for approval by LPA in writing and implemented in accordance with agreed details.**
- 7. Detailed drawings of and materials of the proposed secure cycle storage to be submitted for approval by LPA in writing and implemented prior to first occupation of any of the flats**
- 8. Landscaping details/drawings to be submitted for approval by LPA in writing**
- 9. Community landscaping areas to be retained as amenity area for the use of all occupants of the flats**

10. **Parking spaces to be completed and made available prior to first occupation and retained thereafter**
11. **Parking allocation plan to be agreed by LPA**
12. **Any existing access not incorporated in the approved plans to be permanently closed**
13. **Details of any works to the footpath/walkway from Queen Eleanor Square to Berkley Avenue, or to the Council car park adjacent to the site, to be submitted for approval by LPA in writing**
14. **No further windows**
15. **A Construction Management Plan to be submitted for approval by LPA in writing**
16. **Development to be carried out in accordance with the SuDS report reference 70621 R1 dated 29/05/2018 including mitigation measures**
17. **Final design of drainage system, including a maintenance plan for the SuDS features and drainage network to be submitted for approval by LPA in writing prior to commencement**
18. **Details for the provision of electric car charging, including ducting, to be submitted for approval by LPA in writing**
19. **Bin storage area to be agreed and provided in accordance with approved details**
20. **Solar panels to be provided and maintained**

Appendix J

Briefing Note in connection with the viability and deliverability issues associated with the draft Waltham Cross Town Centre Planning Framework (May 2022)

Introduction

Broxbourne BC has produced a draft Waltham Cross Town Centre Planning Framework, which sets out their development aspirations for 13 town centre sites, alongside anticipated delivery timescales. It suggests that the redevelopment of the identified sites in Waltham Cross town centre could provide up to c 1,000 new dwellings, in the form of predominantly or wholly flats. This includes draft proposals for the planning appeal site (reference Site 2a 'Homebase') and suggests that c 225 flats could be accommodated above ground floor retail floorspace.

This note, prepared by Avison Young's Land and Development Team, comments on the proposals in the context of the supply and demand for such housing within the area, and the issues on viability that arise – particularly in relation to development costs such as developer contributions, car parking and affordable housing.

Supply of Flats

The following Table shows the approximate number and types of dwellings in the settlement of Waltham Cross i.e. both the town centre and surrounding residential areas (Source: Mouseprice) and new build sales between January 2012 and December 2021 (source: Land Registry).

Type	No	Percentage	New Build Market Sales (2012-21)	Percentage
Flats	861	8.5%	165	24.4%
Terraced	3,842	38.0	155	23.9%
Semi-detached	2,485	24.6%	90	13.9%
Detached	2,934	29.0%	238	36.7%
Total	10,122	-	648	-

As can be seen, there are relatively few flats, and a high percentage of semi and detached houses.

In the last ten years the majority of the new flats, 149 (90%), were within three buildings that were converted from offices under permitted development rights:

- 1) Bartholomew Court, High Street – 44 flats
- 2) Eleanor House, Eleanor Cross Road – 45 flats
- 3) Burlington House (formerly Durkan House), Swanfield Road – 60 flats

Demand for Flats

Unsurprisingly, most of the sales have been of houses not flats, and developers would prefer to build houses in Waltham Cross, given a choice. This sentiment was echoed by local, active estate agents and highlighted by the fact that very few of the sales between 2012 and 2021 were for new, purpose built flats

We also note that the Council's housing trajectory data for Waltham Cross town centre, taken from its latest Authority Monitoring Report (November 2021), shows that there are currently 145 residential units with planning permission in Waltham Cross town centre, and that these are being forecast (by the Council) for delivery over the next five years.

Whilst it may be shown that there is some latent demand for flats within the town centre, be it for sale or to rent, there are constraints that will dictate the speed at which these are built, see our following comments, and there will be caution amongst developers and their funders as to the rate of absorption.

Crossrail 2.

Reference is made in the Broxbourne's 2020 Local Plan to the fact that the construction of a hub at Waltham Cross for Crossrail 2 could enable major residential led redevelopment across the town centre. Crossrail 2 has effectively been put on hold and may be cancelled. We know from our own research that other Councils within the Lee Valley now assume that it will not be built.

We are uncertain as to the extent to which the demand for flats assumed by the draft Town Centre Planning Framework has been assessed on the basis that Crossrail 2 is constructed, as there is no residential market justification presented alongside the draft document. However, we consider that if any reliance is being placed on Crossrail 2 then this is an obvious flaw, as it cannot now realistically be used to justify future assumed housing demand.

Car Parking

Our research suggests that the buyers of flats, both 1 and 2 bed, in Waltham Cross town centre typically require a car parking space. This would especially be the case in relation to the appeal site as it is considered that there is little/no realistic alternative, off-site parking available.

The 2020 Local Plan seeks 1.5 spaces per dwelling for a 1 Bed Flat and 2 spaces for a 2 Bed Flat. It is noted that the Council is seeking to apply PTAL to assess the accessibility of a site to public transport. Those with a medium and high PTAL ratings will have a reduced parking requirement. A reduced requirement is still likely to give rise to a significant number of parking spaces. There is currently no indication as to the potential PTAL rating of the Property, but we assume that it will be medium.

We note that the application for 88-102 High Street (Site 1d, Application Ref. 07/21/0276/F) had 49 on-site car spaces (0.5 space per flat), all undercroft. The application for 133-137 High Street (Site 1b, Application Ref. 07/21/1260/O) had 49 on-site car spaces (1 space per flat), most in a basement. The application for 99 High Street (Site 1e, Application Ref. 07/18/0130/F) had 19 on-site surface car spaces (broadly 1 space per flat), at grade.

In the case of the appeal site and the scheme presented for it in the draft Planning Framework (Site 2a), we note that this is reflective of the 225-unit mixed-use scheme presented to Broxbourne as part of a pre-application enquiry by the landowner (LCP) in early 2019. Our understanding is that this scheme (which was not viability tested) allowed for up to 162 car parking spaces at ground floor level to serve both the residential and commercial elements. However, the Council's pre-application response was resistant to this figure and stated that a minimum on this site should be one parking space per unit (i.e. 225). The response also did not rule out additional car parking for the commercial element of the scheme (1,000 sq. m).

It is considered that parking capacity at the level required by both the market and by the local planning authority (with the Local Plan the starting point) can only be provided at the appeal site within a new basement level. The 2019 pre-application enquiry scheme demonstrates that only a maximum of 162 can be provided at ground floor level, and this is well short of the required numbers.

There is a significant cost to providing a basement, in terms of both the construction cost and the time required. The cost of undercroft car parking is of a similar scale. We would question whether the Council has factored such costs for parking requirements into their development assumptions for the likes of the appeal site and the other sites identified. We suspect that much of the parking for the town centre sites will need to be either undercroft or within a basement.

Viability

The Local Plan Inspector noted at para 312, The Local Plan Deliverability Paper 2018 did not comply with the requirements of national guidance, and we note that there was no viability testing undertaken of future development options for the appeal site or any other site within the town centre. There is a general reference to the obligations set out within the draft Infrastructure Delivery Plan (January 2018), to the fact that there is no CIL and to the low or negligible cost of certain policies (Electric Vehicle Charging Points, Accessible & Adaptable dwellings and Water Efficiency). These were considered to cost c £500-1,500 per dwelling in The Local Plan Deliverability Paper.

We also note that with regards the *"infrastructure requirements and costs"* associated with the Waltham Cross Town Centre Northern High Street allocation that are set out in Broxbourne's Infrastructure Delivery Plan, the report comments that the Council's target contribution per dwelling of £23,300 would likely be difficult to viably achieve. Table 5.2 states that as *"this will be*

a difficult brownfield site to develop we believe that this would be on the high side in terms of viability when compared to similar schemes elsewhere, and other funding sources may need to be considered”.

The recent applications at 133-137 High Street (40 flats plus commercial floor space), 99 High Street (16 flats) and 88-102 High Street (92 flats) all illustrate the fact that the contributions imposed by Broxbourne Council and Hertfordshire County Council are considerable and that scheme viability is challenged. For example, 88-102 High Street (Site 1d, Application Ref. 07/21/0276/F) has an agreed Unilateral Undertaking for a contribution of £188,901 towards wider community projects, £25,000 towards local park improvements and £102,713 towards off-site affordable housing. Whilst permission has been granted, the scheme it has yet to commence and, as such, there is no evidence to confirm whether the proposal for 133-137 High Street can afford either the contributions sought affordable housing.

A planning application for the conversion and extension of the upper floors of 99 High Street to provide 16 dwellings was made in February 2018 (application ref. 07/18/0130/F). This scheme was first taken to planning committee in December 2019, where members resolved to grant permission subject to the signing of a Section 106 agreement involving a contribution of £105,000 and a commitment to the delivery of affordable housing. However, the applicant declined to sign the legal agreement on the basis that affordable housing provision and/or financial contributions would render the scheme economically unviable.

This was demonstrated through a viability appraisal prepared on the applicant’s behalf, which was in turn independently reviewed on behalf of the Council. The independent appraisal concurred with the conclusions of the applicant. The scheme was subsequently approved without any affordable housing or financial contributions, but does not appear to have progressed since the grant of planning permission in January 2021.

The Committee Report of 25th May 2022 for the application at 133-137 High Street involving a four-storey apartment block (containing 40 flats and commercial floorspace) with basement parking (Ref. 07/21/1260/O) explains that:

- a) the contribution towards the IDP is c £23,300 per dwelling i.e. £932,000 in total;
- b) In addition, the Council seeks significant contributions towards the wider Town Centre improvement works and contributions towards parks and play areas;
- c) The County requires payments towards highways, education and other services, which would amount to c £12,000 per dwelling i.e. £480,410 in total; and,
- d) affordable housing at 40% of units with 65% to be affordable for rent and 35% affordable for sale.

Whilst the committee resolved to grant permission, this would be subject to the signing of a legal agreement involving planning contributions of over £1.4m. We understand that the applicant has

not committed to the contributions requested and this suggests that a full viability review of the scheme will follow.

The conversions of office buildings (Bartholomew Court, Durkan House & Eleanor House) did not require any contribution towards infrastructure, town centre improvements or affordable housing. This is given that they were converted using permitted development rights.

The three above scheme examples on High Street highlight the financial viability challenges that evidently exist in terms of residential development in the town centre, with values clearly unable to absorb development costs and, in particular, the contributions sought by Broxbourne and Hertfordshire.

The appeal site is within the Northern High Street policy area where the IDP contribution applies. It can therefore be assumed that comparable contributions per unit would be sought to the recent scheme at 133-137 High Street. This would involve an IDP contribution of c £23,300 per dwelling and a County Council contribution (i.e. highways, education and other services) of up to £12,000 per dwelling. On the basis of a 225-unit scheme, this would equate to contributions of just under £8m alongside on-site affordable housing provision and possibly other off-site works. This is clearly a very significant sum and, if a figure of this order was pursued by the Council, then clearly it would have a dramatic effect on overall scheme viability.

Finally, we note that the town centre sites, including the appeal site, will have a material existing use value. Clearly, it is for the owner to decide the extent to which it takes this into account when considering its options. The planning test for viability takes into account the existing use value along with the value for alternative uses. We would simply state that as a 4,000 sq. m retail unit in prominent town centre location, we would envisage that the appeal site has a relatively high baseline value.

Conclusions

This supporting note has been prepared by Avison Young's Land and Development Team. Its purpose is to provide a brief market overview on the supply and demand for flats within Waltham Cross town centre and our broad views on the viability of such development. This in the context of the draft Waltham Cross Town Centre Planning Framework, which proposes some 1,000 new flats across the town centre, including some 225 units on the planning appeal site.

Our research has shown that the number of sales of new-build flats in Waltham Cross over the past ten years has been relatively low and those that have been sold are predominately in converted office buildings, rather than new, multi-storey, residential builds. Further, the pipeline of new town centre residential developments does not appear to be particularly strong and certainly not of the order to project towards the Framework's target of some 1,000 new flats, even over the longer term.

There is no obvious external stimulus to increase local demand, with Crossrail 2 on hold indefinitely and not something in our view that should influence the Framework's aspirations. It is unclear whether it does or not. It therefore remains to be demonstrated that there will be sufficient demand to absorb the proposed number of new flats within the town centre.

There appears to be no market or viability commentary to support the draft Planning Framework and a significant omission is the lack of any explanation on how car parking will be accommodated, based on the Local Plan expectations. Much of this will need to be either undercroft or basement level and this comes at considerable cost. We cannot find any evidence of a recent scheme being delivered in Waltham Cross which has basement car parking and suspect this could be a significant viability barrier.

Our research into the viability of recent residential schemes in the town centre has identified some notably high developer contribution requirements and evidence that these are being successfully challenged through viability appraisals. In other cases, schemes have permission but it remains to be seen whether developers can afford to pay the contributions sought to deliver the units (with no obvious sign of development activity).

All of this points towards some considerable viability challenges that currently exist in terms of the delivery of new build residential development in Waltham Cross town centre. On this basis, the scale and number of schemes envisaged in the draft Planning Framework appears highly optimistic. The market / viability assumptions which underpin the document and its vision should be made publicly available for transparent scrutiny prior to adoption.

Avison Young - Land and Development Team

June 2022

Appendix K

**Strategic Housing Land Availability Assessment
(June 2017) Site Specific Appraisal (Ref. WX-U-13).**

Waltham Cross

Urban Sites



Site Information		Site Location Map			
Site Reference Number	WX-U-13				
Site Name	Land off Sturlas Way				
Site Area	2.94 hectares				
Site Status	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Green Belt <input type="checkbox"/> Mixed				
Source of Site	<input type="checkbox"/> Call for Sites <input type="checkbox"/> Planning Application <input checked="" type="checkbox"/> Desktop Study				
Site Visit Carried Out	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
Site Ownership	There are various landowners for this site.				
Surrounding Uses	N	Winston Churchill Way			
	E	Monarchs Way, Residential			
	S	Waltham Cross Town Centre, Residential			
	W	Residential			
Site Description The site is irregular in shape and relatively flat. It consists of a number of buildings, of varying heights, and areas of hardstanding. The two largest structures (Homebase and Wickes) are located in the north eastern region and the centrally in the eastern region.					
Planning History There have been various planning applications for this site. These planning applications range from alterations to existing buildings, advertisement consent and the use of car park as open air market.					
Development Proposal Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Other <input type="checkbox"/> Local Plan 2005 (Policy H11) <input type="checkbox"/> Submitted Proposal 300					
Site Designations					
	Contains	Adjoins		Contains	Adjoins
Green Belt	<input type="checkbox"/>	<input type="checkbox"/>	Site of Scientific Interest (SSSI)	<input type="checkbox"/>	<input type="checkbox"/>
Archaeological Interest	<input type="checkbox"/>	<input type="checkbox"/>	Ancient Monument	<input type="checkbox"/>	<input type="checkbox"/>
Local Wildlife Site	<input type="checkbox"/>	<input type="checkbox"/>	Community Open Space	<input type="checkbox"/>	<input type="checkbox"/>
Lee Valley Regional Park	<input type="checkbox"/>	<input type="checkbox"/>	Cheshunt Common	<input type="checkbox"/>	<input type="checkbox"/>
Listed Building	<input type="checkbox"/>	<input type="checkbox"/>	Locally Listed Building	<input type="checkbox"/>	<input type="checkbox"/>
TPO Trees	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Conservation Area	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Area	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Protected Species	<input type="checkbox"/>	<input type="checkbox"/>
Draft Local Plan Designation (Regulation 18) The site was proposed to be allocated for mixed use development as part of Policy WC2. Emerging Policy WC2 identified that the site could to accommodate 300 new homes, with shops/commercial/community ground floor uses.					

Accessibility – distance as the crow flies		
120m-Primary School (Four Swannes)	1.14km - Secondary School (St Mary's)	470m–Employment Area (News International)
220 - Green Space (Kings Road/Cornwall Close)	80m-Healthcare Centre (Stanhope)	12.27km- Hospital (with A&E) (Princess Alexandra)
0m- Town/District Centre (Waltham Cross)	110m - Local Centre (228-256 High Street)	1.31km -Leisure Centre (Laura Trott)
580m- A10 Junction (Lieutenant Ellis Way)	310m - Railway Station (Theobalds Grove)	200m- Bus Service (Waltham Cross Bus Station)
Flood Risk		
Does the site	Contains	Adjoins
Zone 2 (Medium Risk)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Zone 3a (High Risk)	<input type="checkbox"/>	<input type="checkbox"/>
Zone 3b (Active Flood Plain)	<input type="checkbox"/>	<input type="checkbox"/>
Additional Flood Risk Comments		
Part of the eastern region of the site lies within Flood Zone 2. A flood risk assessment will need to accompany any planning application for this site and appropriate mitigation schemes implemented.		
Access and Transport Comments		
The majority of the site can be accessed from Sturlas Way. Due to the amount of development this site can accommodate, a transport assessment will be required. Consideration will need to be given to part of the sites location within an Air Quality Management Area. There are footpaths on both sides of Sturlas Way. Connections to these footpaths will be required. Increasing the sites accessibility to the shops within the other area of the town centre is desirable. Cycle access to the site will need to be provided.		
Utility Provision		
Electricity	Connections available in the urban area.	
Gas	Part of the site is connected to a low pressure gas main. A low pressure gas main is located along Sturlas Way, but stops at the entrance to Ruthven Avenue.	
Water	A water main is located along Park Lane and High Street. Part of the northern region of the site contains a water main. There are water hydrants located in close proximity to the site northern and eastern boundaries.	
Sewerage	A pressure main is located within the northern region of the site. Just to the south of this pressure main (by 25m) is a surface sewer. A foul sewer is located along High Street and Park Lane.	
Sewerage Treatment	<input type="checkbox"/> Rye Meads	<input checked="" type="checkbox"/> Deephams
		<input type="checkbox"/> Other
Additional Developer Comments submitted during Call for Sites 2016		
None submitted.		
Suitability Comments		
<p>The site is considered to be suitable for development due to the following reasons:</p> <ul style="list-style-type: none"> The site is previously developed land, located within an existing settlement boundary. The re-use of previously developed land is one of the 12 core land-use planning principles that underpin plan-making and decision-making. 		

	<ul style="list-style-type: none"> • The site is considered to be in a sustainable location for development – it is close to local facilities, modes of sustainable transport. It is also within the sustainable distance recommended by Barton et al (2010) for a leisure centre, local park/green space and a doctor’s surgery. • As identified in the Waltham Cross Town Centre Strategy, the northern end of the High Street presently sees low levels of footfall and has a level of vacancy significantly higher than the southern end. The retail units within this area turn are seen as ‘turning their back’ on this end of the street and creating closure to the pedestrianized core, consequently limiting footfall and the viability of the retail units. The redevelopment of this area for mixed use of high density development of apartments, shops and community uses, would help to create a lively and more balanced town centre, make the units viable and improve the centres public realm. • The NPPF (Paragraph 23) states that “<i>residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites</i>”.
Is this site considered to be suitable for development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Availability Comments	The Council is working with Homebase and Wickes on their relocation. The Council has indicated in their emerging Policy that if necessary, compulsory purchase will be pursued to deliver this scheme. However, as a result of this, it is considered that the site will not come forward until the end of the Plan period.
Is the site considered to be available for development	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Achievability Comments	The site is considered to be achievable. There are no planning constraints that would prevent this site from coming forward for development. The amount of development this site could accommodate will support the works required to make this development achievable and economically viable.
Is the site considered to be achievable?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Delivery Period	11-15 years

Appendix L

**Linked-Trip Effects of 'Town-Centre-First' Era
Foodstore Development: An Assessment Using
Difference-In-Differences, Environment and
Planning Urban Analytics and City Science 2017,
Vol. 44(1) 160–179**

Linked-trip effects of 'town-centre-first' era foodstore development: An assessment using difference-in-differences

Environment and Planning B: Urban

Analytics and City Science

2017, Vol. 44(1) 160–179

© The Author(s) 2016

Reprints and permissions:

sagepub.co.uk/journalsPermissions.nav

DOI: 10.1177/0265813515624684

journals.sagepub.com/home/epb



Dionysia Lambiri

Geography and Environment, University of Southampton, Southampton, UK

Alessandra Faggian

Department of Agricultural, Environmental, and Development Economics, The Ohio State University,
Columbus, Ohio, USA

Neil Wrigley

Geography and Environment, University of Southampton, Southampton, UK

Abstract

High levels of out-of-centre foodstore developments in the 1980s and early 1990s significantly altered the commercial landscape of the UK, and were widely seen as threatening the vitality and viability of small and medium-sized centres. The progressive tightening of retail planning regulation in the decade that followed, and retailer adaptation to that tightening, resulted in the development of more flexible foodstore formats suited to in-centre or edge-of-centre sites, which worked 'with the grain' of the 'town centre first' approach to retail planning policy. Since then academic research has started to suggest a more positive role for such developments than hitherto, and to indicate that they can play an important role in anchoring small centres. The key mechanism underlining this potential positive role is that of linked trips, whereby the spatial externality generated by a foodstore development is transmitted to the existing retail structure of the centre in which development has occurred. Even though UK planning policy has consistently viewed the role of linked shopping trips as critical to town centre vitality, available evidence on this key issue remains remarkably scarce and dated in terms of the planning regulation context from which it was generated. This paper aims to fill that gap. We make use of a large and unique database on consumer shopping behaviour collected over the period August 2007–November 2009 in selected UK centres, and employ the difference-in-differences method to obtain insight into the hypothesised uplift in linked trip propensity which can be attributed to a foodstore development. Our results indicate that the development of *new-generation* foodstores in in-centre and edge-of-centre locations does indeed increase the propensity of shoppers to link their trips between foodstores and town centre shops/services. Controlling for shoppers' individual characteristics, that increase is shown to be over seven percentage points. The exact

Corresponding author:

Dionysia Lambiri, University of Southampton, Highfield Campus, Building 44, Southampton SO17 1BJ, UK.

Email: d.lambiri@soton.ac.uk

numerical value is likely to be sample specific, and its typical range will only be established by replication. However, the importance of the finding is that using sophisticated but appropriate statistical methodology and a large sample of data from a transparently designed and rigorously conducted study, the development of 'new-generation' town-centre first foodstores is clearly associated with increased linked trip propensities. To our knowledge, this is the first time unambiguous evidence of the existence of this hypothesised 'town centre first era' linked-trip effect has been demonstrated.

Keywords

Linked trips, retail planning, foodstores, town centres, difference-in-differences method

Introduction

The impacts associated with the development of large corporate foodstores within, on the edge of, or outside UK town centres – market towns in particular – have long been contested issues. In the 'store wars' era of the 1980s/early1990s (Wrigley, 1994), high levels of out-of-centre 'one-stop' retail developments significantly altered the commercial landscape of the UK. Additionally, the cumulative impacts of those developments were seen as a serious problem for the future vitality and viability of existing centres. In particular, the influential DETR report *The Impact of Large Foodstores on Market Towns and District Centres* (DETR, 1998) presented a uniformly negative picture of those impacts.

It is important to note, however, that seven out of nine of the empirical case studies which underpinned the DETR report focused on impacts of the out-of-centre free-standing foodstores typical of the 1980s and early 1990s, and that all the case studies were conducted in the early to mid-1990s. That is to say, just before the landmark shift to tightening control of retail development proposals set out in Planning Policy Guidance Note 6 (PPG6) *Town Centres and Retail Developments* (DoE, 1996) – which in turn reflected and supported a growing cross-party political consensus in favour of a 'town centre first' approach to retail planning regulation.

As PPG6 and the 'sequential test'¹ which it incorporated were progressively tightened in the decade that followed, so the major retailers responded (albeit with different degrees of agility) by developing planning-regulation-compliant foodstore formats for in-centre or edge-of-centre sites. That is to say, they learned how to 'flex' the rigid and much derided 'superstore on the bypass' models of the 1980s, and how to work 'with the grain' of the 'town centre first' approach to retail planning policy. In turn, those new and typically smaller formats, together with the operating skills required to ensure their profitability, gave the major retailers the capabilities to reassess the potential of what, for most of the previous 20 years, had been regarded as marginal locations of food retail profit extraction (Wrigley, 1998, 2010).

As the *new-generation* of post-PPG6 foodstore developments started to roll out, it brought into question the extent to which the essentially pre-PPG6-era findings of the DETR (1998) report continued to have validity. Although that question remained surprisingly unanswered for most of the next decade, academic research gradually but progressively began to suggest a more positive role for foodstore development than hitherto. Studies of small and medium-sized towns in the UK (including Powe, 2012; Powe and Shaw, 2004; Wrigley et al., 2010b) began to indicate that supermarket

developments might play a strategic role in anchoring small centres, clawing back expenditure which otherwise would have been lost to those centres, as consumers gravitated to centres higher in the retail hierarchy.

The mechanism which underlies the view that in-centre or edge-of-centre foodstore developments can play a potentially positive role to town centre vitality and viability is that of linked trips. Linked trips are effectively the means by which the potentially positive spatial externality generated by a foodstore development can be transmitted to the existing retail structure of the centre in which that development has occurred. That is to say, as the expenditure – which would otherwise have been lost to distant out-of-centre superstores and larger urban centres – is retained and additional footfall is generated, contributing to the centre's 'urban buzz' (Storper and Venables, 2004).

It is clear that UK planning policy views the role of linked-trips as critical. For example, in the comprehensive practice guidance document (DCLG, 2009a) which complemented the important planning policy statement PPS4 *Planning for Sustainable Economic Development* issued in 2009 by the UK Department of Communities and Local Government (DCLG, 2009b) considerable stress was placed upon the need

to seek to accommodate main town centre uses in locations where customers are able to undertake linked trips in order to provide for improved consumer choice and competition. In this way, the benefits of the new development will serve to reinforce the vitality and viability of the existing centre' (DCLG, 2009a: 28, par. 6.2).

However, despite consistent recognition of the potential importance of linked shopping trips, the available evidence base on this vital issue remains remarkably limited. The relevant academic literature is scarce, primarily focused on the conceptualisation of multipurpose trip behaviour, and is now rather dated in terms of the planning regulation context from which the evidence was generated (Bennison et al., 2000; NRPF, 2004). Due to data quality and availability issues, there has also been a tendency to rely on findings from consumer trip choice experiments, based on simulation analyses (Popkowski et al., 2004).

Nevertheless, given the magnitude of the shift of policy captured by PPG6, it is reasonable to expect that the linked-trip levels/benefits of 'town centre first' compliant foodstore developments might be higher/stronger than found in previous studies of pre-PPG6 developments. Indeed, that is exactly what we found in our initial descriptive analysis of a major 3-year, before/after study of in-centre and edge-of-centre foodstore developments in six UK market towns and district centres (Wrigley et al., 2010b²) which we revisit in this paper. Our conclusion from that analysis was that

there are indications that the linked-trip levels reported from our cluster of market towns might be higher than previously observed – possibly as a result of foodstore developments which reflect the decade-long trend towards more sensitive 'with the grain' integration into the structure of market towns' (Wrigley et al., 2010b: 193).

However, at that stage of our research it was not possible to make a harder/more definitive statement as a result of two factors:

- (1) Because there are a wide range of possible measures of linked trips, ranging from stated intention (propensity) to link visits ('always', 'occasionally', etc.) through to various measures which attempt to capture the actual linkages/sequencing of visits on the day a respondent is interviewed ('have you visited/intend to visit any other shops/service providers in the town centre before/after this supermarket'). As the measure used critically determines the range of values obtained – with some measures essentially

being ‘lower bound’ estimates and some ‘upper bound’ estimates, drawing like for like comparisons in any exact sense is extremely difficult

- (2) Because although it is interesting and relevant to attempt comparisons of typical linked trip levels over time – particularly if that coincides with a policy and regulation regime change – the comparison ideally sought is a more experimentally ‘controlled’ one in which the levels of linked trips observed in retail centres in which a ‘town centre first’-policy-compliant foodstore development has occurred are compared to levels observed in centres not subject to such development. That is to say a comparison between linked-trip levels observed in centres subject to the ‘*intervention*’ of a permitted in-centre or edge-of-centre development and those observed in ‘control’ centres not subject to such development

In this paper, we explore for what we believe is the first time in the academic literature this more experimentally controlled approach to obtaining insight into the linked trip impacts of town-centre-first era foodstore development. We acknowledge immediately that we are dealing with a quasi-experimental situation – this is social science using social survey data not the experimental control of the laboratory. However, we attempt to compensate in part and also to increase analytical leverage by using a particularly appropriate modelling approach – the *difference-in-differences* (DD) method. Additionally, we use a high quality and unusually large data set which significantly increases the statistical power of our analysis.

The linked trip information we have employed for the purposes of this study is propensity data derived from high-quality, rigorously conducted, richly detailed surveys of over 4,500 consumers. That is to say, we use a sophisticated methodology to extract what we believe is significant added value from relatively low level linked trip information – albeit a large amount of such information. This then leaves open to us the possibility of employing this relatively advanced methodology to analyse more complex and sophisticated linked trip measurements in future work.

The remainder of this paper is organized as follows: The next section explains the insights that the use of the DD method can bring to the study of linked trips. The section that follows presents the database used in the study, followed by a section which outlines the two-step method and the DD empirical model employed in the paper. We then present the results and discuss their interpretation. Finally, we draw together the empirical contributions of the paper and assess their relevance for current policy debates.

What insights can the DD method bring to the study of linked trips?

Although it is still not a widely used method, the DD approach has been shown to have particular value in the evaluation of public policy programmes. Typically the approach involves the comparison of two sub-groups of a population, one affected by the policy or, more generally, by the ‘change’ under investigation (treated/intervention group), the other unaffected by it (control group). Comparing the two groups before and after the ‘intervention’ allows for a better understanding of the ‘real’ effect of the policy.

As Lee and Kang (2006) note the DD method can be applied to three different types of data: independent cross-sections, ‘mover’ panels, and ‘no-mover’ panels. In independent cross-sections, each individual is only observed once, while in ‘mover’ (and ‘no mover’) panels some (or all) individuals are observed twice (before and after the intervention). Although panels are more informative, the majority of DD studies rely on the use of repeated cross-sections where the individuals observed before and after the intervention

are not necessarily the same (Athey and Imbens, 2002). Examples of this kind of studies can be found in an array of different disciplines such as labour economics (Ashenfelter and Card, 1985; Blundell et al., 2001; Card and Krueger, 1993; Donohue et al., 2002), health economics (Gruber and Madrian, 1994), economic geography (Card, 1990) and public finance (Blundell et al., 1998; Dynarsky, 2003; Eissa and Liebman, 1996).

For the purposes of this paper, the DD method is used to help us understand the responses of two groups of consumers: (a) a group who shop in a set of market towns and district centres in the UK that have been subject to the development of a 'town centre first' era in-centre or edge-of-centre foodstore during a specified period of time; (b) a group who shop in a set of market towns and district centres which have not been subject to foodstore development during the same time period. The first of these groups we call the *treated group* and the second the *control group*. Figure 1 illustrates some of the essential dimensions of the method.

The method essentially involves comparing the responses of the treated and control groups before (Wave 1) and after (Wave 2) an 'intervention'. In our specific case, the 'intervention' is the development of a foodstore and the responses are the linked trip propensities of the two groups. As Figure 1 illustrates – assuming that the probability of linking trips increases between study Waves 1 and 2 as a result of external factors (unrelated to the foodstore opening) from point A to B in the case of the control group and C to E in the case of the treated group – then the effect of the intervention (the opening of a new foodstore) is captured in the difference ED. In other words, the probability of linking trips would increase from C to D instead of C to E and the difference is attributable to the opening of the new foodstore.

In the empirical section of the paper, we in effect then consider in more formal terms two aspects of the difference ED. First, we ask whether the difference we observe in our particular sample is sufficiently large to be statistically significant – that is to say not merely an artifact of random variation. Second, we attempt to determine what are the external factors (unrelated to the foodstore opening) which account for the baseline change A to B and C to E. Then, holding all but one of those factors constant, we consider whether a small number of those factors (and, if so, in what order of importance) are responsible for the shift in likelihood (unrelated to the foodstore opening) of making linked trips. In turn, that enables us to determine, when all other factors are held constant, what the exact size of the uplift in linked trip propensity is, which can be attributed to the foodstore development.

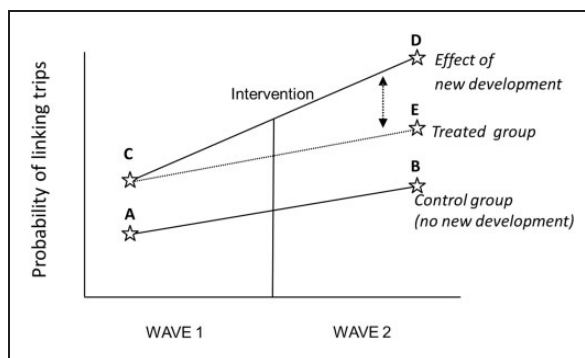


Figure 1. Graphical representation of the DD methodology.

Linked trips in the case study centres

The empirical analysis of this paper is based on data from a major 3-year, before/after study of new format foodstore developments in six UK market towns and district centres (treated/intervention centres), which were directly compared to two urban centres where no foodstore development took place in the period of the study (control centres). As the wider aims of the study were to move forward highly polarised policy debates on foodstore development impacts, the study design attempts to capture the store development consequences in the post-1996 era of refocused retail planning regulation which has stressed the importance of the functional integration of new developments with existing urban centres, in the context of a 'town-centres-first' approach to retail development.

Data

Data collection took place during the period August 2007 to December 2009 and focused on eight centres in two clusters – a cluster of four market towns in the South West of the UK and a cluster of four district centres in the North West (see Figures 2 and 3). In each cluster, three of the centres experienced the opening of a new large 'in-centre' or 'edge-of-centre' foodstore during the period September 2007 to November 2008. The remaining centre in each cluster was selected on the basis of having experienced no recent large foodstore opening, acting as a no-development 'control' study (see Tables 6–8 in the Appendix for detailed information on each centre).

The foodstore development impacts on consumers' linked trip behaviour in the six 'intervention' centres were evaluated using extensive before/after consumer questionnaires. The 'before' surveys were conducted approximately four months before the opening of each superstore, while the 'after' surveys were conducted a year after the store openings. Equivalent data was obtained for the two 'control' centres, with two survey waves timed parallel to the 'intervention' centres surveys. A stratified quota sample design was adopted for the surveys, with the sample being segmented across age groups and by catchment zone, with the 0 to 5 and 5 to 10 minutes' drive-time zones being assigned higher weighting. The surveys were conducted on a face-to-face basis (as opposed to telephone interviews in other relevant studies like Bennison et al., 2000) with consumers across various locations in the primary shopping areas of the towns/centres, together (in the post-opening surveys) with locations in proximity to the new foodstores. Consumer surveys in the intervention cases captured town/district centre users, irrespective of whether they were users of the new stores or not.

The survey provided a source of individual-level data describing consumers' personal characteristics (gender, age, family status, household size), employment status and household income. Moreover, data on the shopping behaviour of consumers were also collected, relating to the frequency of their food shopping and the mode of transport used for shopping trips. Across the entire study (eight case study centres), a total of 8,702 individual consumer questionnaires were completed. For the purposes of the 'before/after intervention' structure of the DD methodology, we restricted our analysis to the pre and 12-month post-opening wave sub-sample (6,297 observations). Additionally, in the cases of the treated/foodstore development centres, this sub-sample was further restricted to consumers-users of the new foodstores in the post-opening waves. The final dataset employed for the purposes of the analysis presented in this paper contained 4,636 'valid' (i.e. with no missing information on variables relevant to our analyses³) observations.

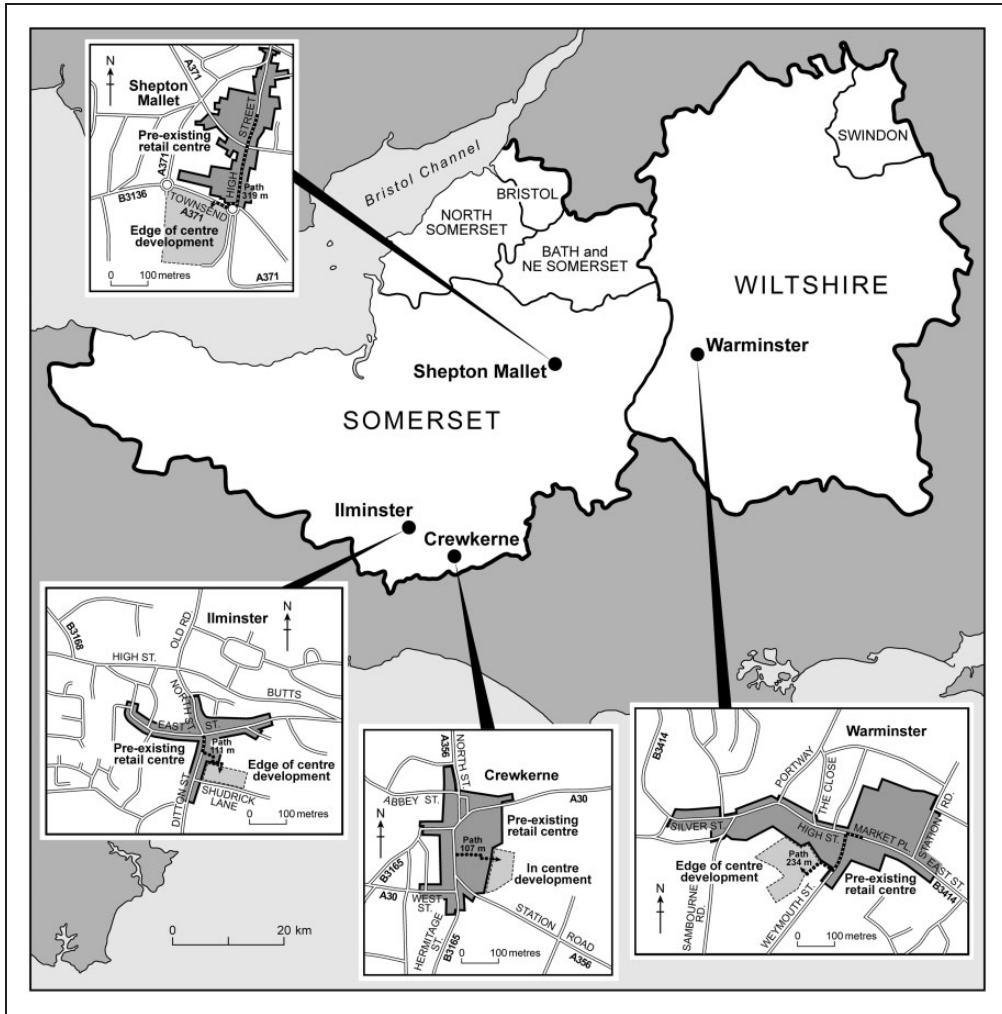


Figure 2. Market Towns Cluster (South West).

Descriptive analysis of linked trips

Definitions of the nature of linked shopping trips vary widely within the existing academic literature. Descriptions and characteristics differ in terms of trip behaviour, trip 'anchors', starting locations and final destinations (NRPF, 2004). The particular type of linked trips we look at in this study involves visits to other shops or services (local businesses) within the existing retail centre of the market town or district centre, on the same trip for food shopping at the new store either on foot or by other modes of transport (car, bicycle, public transport).

For the purposes of the present study, the primary activity (trip generator) is the visit to the foodstore. The order of visits was not taken into account, meaning that the secondary activities could precede the primary. It was therefore assumed that once shoppers decide to visit the foodstore, a linked trip involves a visit by foot, by car, or by another means of transport to another local store or facility. In each wave of the consumer surveys, all respondents were also asked to specify which shops or services they used in combination with the foodstore.

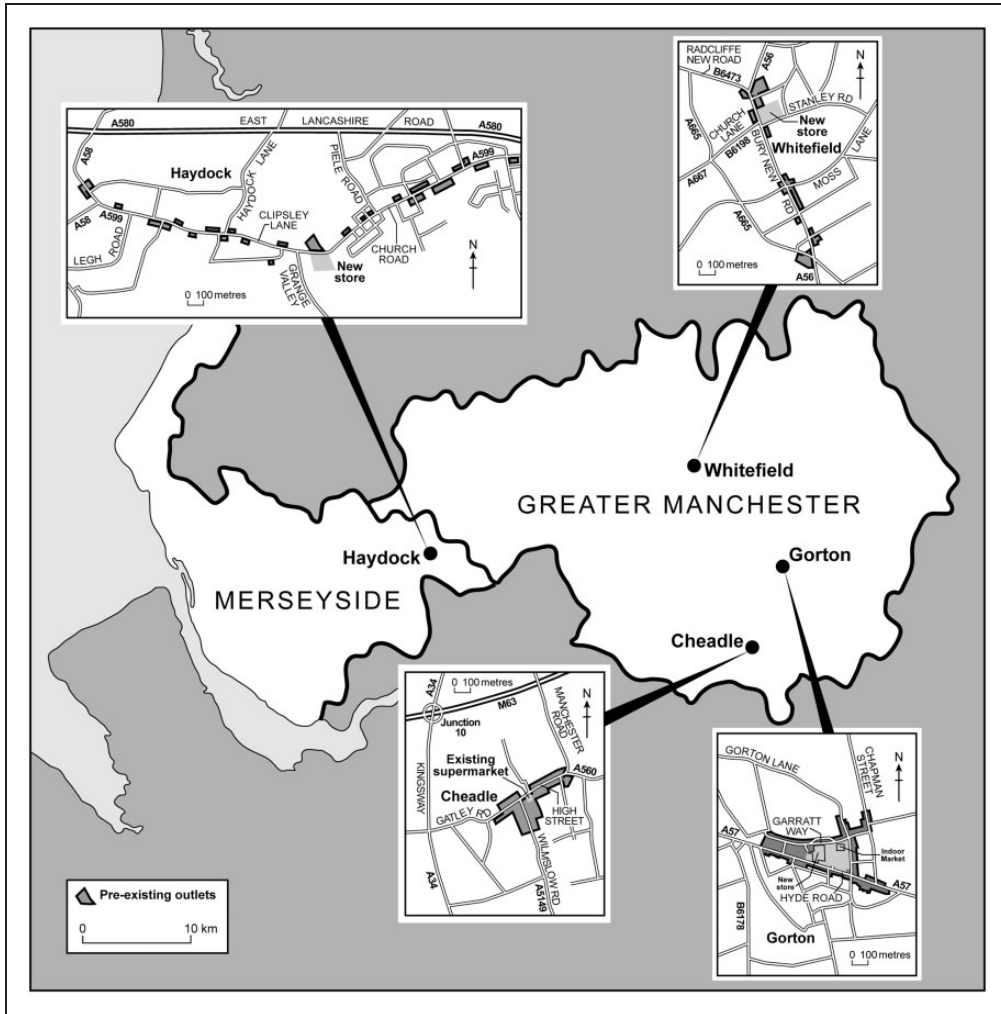


Figure 3. District Centres Cluster (North West).

In the 12 months after opening of the new foodstore survey wave consumers were asked whether they visited the new store, and if so, how often they also visited other shops or services in the existing retail centre on the same trip. Respondents were given the option of answering: ‘always’; ‘frequently’; ‘occasionally’ or ‘never’ combine the new store and the existing centre. As such, the ‘intensity’ of linked trips was measured based on the frequency of trips that combined a visit to the foodstore and a visit to another town centre shop or/and service. Table 1 shows linked trip propensities for all users of foodstores in the eight centres, grouped in two clusters (market towns and district centres).

The observed linked trip behaviour presented in Table 1 suggests that (a) new foodstore developments are not just used for ‘one stop shopping’ and (b) despite considerable inter-case variation with significantly higher average levels reported in the market towns than in district centres, reflecting typical differences between the two types of centre in terms of their retail- versus service-unit balances, attractiveness and comprehensiveness of their existing retail offers, structure and compactness of their layouts, proximity to competing

Table 1. Shopping propensities-all users.

	Preopening/Wave 1 Linked trip propensities (%)				Postopening/Wave 2 Linked trip propensities (%)			
	Always	Frequently	Occasionally	Never	Always	Frequently	Occasionally	Never
Market towns								
Shepton Mallet	6.7	15.6	28.1	49.6	9.1	21.8	27.5	41.7
Ilminster	18.9	44.1	26.6	10.4	27.2	34.6	21.0	17.2
Crewkerne	26.4	29	34.9	9.8	44.9	30.8	20.1	4.2
Warminster (control)	25.5	26.3	21.9	26.3	33.2	22.5	25.3	19.1
District centres								
Haydock	6.2	16.7	31.2	46.0	35.0	12.2	19.5	64.8
Whitefield	5.3	9.1	23.4	62.3	2.0	6.5	18.4	73
Gorton	13.3	16.7	39.9	30.0	20.0	24.9	31.9	23.0
Cheadle (control)	48.8	29.9	10.9	10.4	27.8	43.2	19.9	9.1

Table 2. Use of existing town centre retail and services on linked trips by those who use the new foodstore for their main food shopping.

Top five linked trip uses % (Surveys 12 months after food store opening)			
Market towns cluster		District centres cluster	
Comparison retail	24.6	Comparison retail	24.3
Other convenience retail	16.5	Other convenience retail	20.7
Leisure services	14.7	Education services and libraries	15.7
Financial and legal services	12	Health and medical services	8.6
Health and medical services	11	Other services in the district centre	6.4

centres and so on (Wrigley et al., 2010a) – there are indications that the overall linked trip levels found are considerably higher than some of the extremely low levels reported by Guy (2007: 182–185) from UK studies relating to the 1990s.

Respondents using the new foodstores for main food shopping, were also asked to specify which types of shops/services they combined the new foodstores with. Table 2 shows respondents' combined use of new foodstores and existing town centre shops and services, separately for market towns and for district centres.

Differences between the two clusters partly reflect differences in the retail composition of markets towns and district centres. A key difference observed here is the leisure services category in the market towns cluster, where almost 15% of consumers report combining their shopping trips to the foodstore with a visit to a leisure service in the town (for instance cafes and restaurants) reflecting differences in the retail composition of those centres.

The method

As noted in the previous section, we now move to a two-stage analysis of differences amongst the control and intervention groups, between survey Waves 1 and 2. In other

words, we now consider statistically the difference ED in Figure 1. We formally describe the two steps of the DD methodology we employ:

- (1) First, we use the DD methodology to compare the characteristics of different sub-groups of the market town/district centres population in the two time periods of the study. We use a two-sample *z*-test for differences between proportions, to assess whether there is a significant difference over study Waves 1 and 2 of the characteristics of each sub-group of the population – i.e. the *treated* and the *control* group.

So, if we call μ_{Tr}^t the average for the *treated/intervention* group of market towns & district centres at $t = \text{Wave 1}$, and μ_C^t the average for the *control/no intervention* group of market towns and district centres for the same period t , our null hypotheses are:

$$H_{0Tr} : \mu_{Tr}^{t+1} - \mu_{Tr}^t = \delta \tag{1a}$$

$$H_{0C} : \mu_C^{t+1} - \mu_C^t = \delta \tag{1b}$$

where $t = \text{Wave 1}$ and $t + 1 = \text{Wave 2}$.

A *t*-test, as described in Ash (2008), is then used to test whether the difference between the two differences described above is significant. In this case our null hypothesis becomes:

$$H_0 : (\mu_{Tr}^{t+1} - \mu_{Tr}^t) - (\mu_C^{t+1} - \mu_C^t) = 0 \tag{2}$$

Calling $(\mu_{Tr}^{t+1} - \mu_{Tr}^t = A)$ and $(\mu_C^{t+1} - \mu_C^t = B)$ the *t*-statistic can be written:

$$t = \frac{(A - B)}{SE(A - B)} \tag{3}$$

where *SE* is the standard error of the difference that is equal to:

$$SE(A - B) = \sqrt{[SE(\mu_{Tr}^{t+1} - \mu_{Tr}^t)]^2 + [SE(\mu_C^{t+1} - \mu_C^t)]^2} \tag{4}$$

- (2) Then, in the second step, we use a DD regression model to test how the development of new foodstores affects – on average – the propensity of *always* linking shopping trips to foodstores with trips to other shops/retail services, while controlling for other factors, such as consumer characteristics and shopping habits. Equation (5) presents our fully specified model, where subscript *j* refers to the *j*th consumer in our sample:

EFFECT OF INTERVENTION

CONTROL VARIABLES

$$\begin{aligned}
 \text{alwayslink}_j &= \alpha + \beta_1(\text{treated}_j * \text{post}_j) + \beta_2 \text{treated}_j + \beta_3 \text{pre}_j + \sum_{\alpha=1}^n \gamma_\alpha X_\alpha + \\
 &+ \sum_{\alpha=1}^n \theta_\alpha (X_\alpha * \text{treated}_j) + \sum_{\alpha=1}^n \theta_\alpha (X_\alpha * \text{pre}_j) + \varepsilon_j
 \end{aligned}$$

INTERACTION TERMS

(5)

Table 3. Explanatory variables.

Consumer characteristics	Home location	Home location of respondents: local resident; out of town resident
	Age	Age of respondent
	Female	Gender of respondent (female = 1)
	Children	Number of children in the household
	Household size	Number of people over 18 in the household
	Employment status	Dummy variables for: full-time, part-time, unemployed, retired, housewife/ househusband, in full-time education
	Income	Income level of household (in income categories)
Shopping habits	Food shopping frequency	Dummy variables for: daily, every few days, weekly, fortnightly, monthly
	Mode of transport used	Dummy variables for: walking, private car, taxi, bicycle, bus

The dependent variable *alwayslink* is the probability that an individual j always combines (links) his/her trips to the foodstore, with using other town centre shops and/or retail services. *Treated* is a dummy variable indicating whether the individual belongs to a town/centre where a new foodstore was developed; *post* and *pre* are two temporal dummy variables (post- or pre-intervention); X_a (with $a = 1, 2, \dots, n$) is a series of n explanatory variables, which includes both consumer characteristics and shopping habits. Table 3 summarises these variables. The coefficient β_I denotes the effect of the intervention (foodstore development) on the linked trip probability; sums $\sum_{\alpha=1}^n \theta_{\alpha}(X_{\alpha} * treated_j)$ and $\sum_{\alpha=1}^n \theta_{\alpha}(X_{\alpha} * pre_j) + \varepsilon_j$ are interaction terms.

In the next section, we start by presenting some descriptive statistics testing the significance of DD between treated and untreated cases, before and after the intervention (Step 1). Then, we move on to present a more sophisticated DD regression model to assess the effect of all our explanatory variables on the likelihood of linking trips (Step 2).

Results and discussion

Examining differences in linked trip behaviour in treated and control centres (step 1)

Table 4 presents descriptive results on the DD (Step 1). *Wave 1* Columns in Table 4 show the proportions (or average) of respondents – in the control and treated groups – based on specific personal or shopping behaviour characteristics in the pre-intervention period (i.e. Wave 1). For example, looking at the ‘female’ row, Table 4 shows that in the pre-intervention period 70.45% of shoppers in the ‘treated’ group were female compared to 68.23% in the control group (where no development was planned). *Wave 2* Columns show the same proportions in the period after the intervention (i.e. Wave 2). In the case of the ‘female’ variable, the proportion of female shoppers increased over time in both the treated and control groups, but more substantially in the control group (a positive and significant difference of 12.62 percentage points as shown in Column (B), where the level of significance is tested by using a z -test for proportions). The last (Diff-in-Diff) column in Table 4 is our variable of interest as it shows the difference between the changes in the treated and control groups (Column B – Column A) and whether or not this difference is statistically significant. A t -test, as described in Ash (2008), is used to test for significance in

Table 4. DD descriptives.

	Wave 1		Wave 2		(A)	(B)	(B – A)
	Control	Treated	Control	Treated	Diff control	Diff treated	Diff-in-diff
Personal characteristics							
Female	0.68	0.70	0.78	0.83	0.10*** (4.02)	0.13*** (8.86)	0.03 (0.70)
Number of children	0.58	0.61	0.49	0.59	-0.09 (-1.66)	-0.02 (-0.61)	0.07 (1.10)
Number of cars	1.39	1.36	1.36	1.46	-0.03 (-0.57)	0.10*** (3.37)	0.13 (0.56)
Employed full-time	0.38	0.29	0.30	0.31	-0.08*** (-2.84)	0.02 (1.06)	0.10*** (3.00)
Employed part-time	0.19	0.21	0.21	0.21	0.02 (0.90)	-0.00 (-0.67)	-0.02 (-1.11)
Unemployed	0.03	0.06	0.04	0.05	0.01 (0.67)	-0.01 (-0.62)	-0.02 (0.90)
Transportation mode							
Car	0.66	0.73	0.72	0.73	0.06*** (2.20)	0.00 (0.00)	-0.06*** (-1.93)
Walk	0.21	0.18	0.20	0.17	-0.01 (-0.38)	-0.01 (-0.99)	0.00 (-0.26)
Frequency of 'linking' trips							
Never (link 1)	0.21	0.35	0.16	0.36	-0.048*** (-2.08)	0.007 (0.40)	0.054** (1.93)
Occasionally (link 2)	0.18	0.31	0.24	0.23	0.056*** (2.36)	-0.072*** (-4.76)	-0.128*** (-6.36)
Frequently (link 3)	0.28	0.22	0.29	0.22	0.014 (0.53)	0.008 (0.60)	-0.006 (-0.28)
Always (link 4)	0.34	0.13	0.31	0.19	-0.023 (-0.83)	0.057*** (4.53)	0.080*** (3.97)

*significant at 10% level.

**significant at 5% level.

***significant at 1% level.

the differences. In the case of 'female', although the percentage of female shoppers increased more in the control than in the treated group, the difference was not statistically significant, indicating that the two groups followed a similar trend.

With respect to personal characteristics, the only major difference between the control and treated groups is that the number of full-time employed individuals went down by about 8 percentage points in the control group, while it stayed almost constant in the treated group resulting in a significant DD of about 10 percentage points. In addition, the average number of cars per household increased by 0.6 in the control group but there was no significant difference vis à vis the treated group.

The crucial results, of course, relate to the frequency of linking trips. What we find is that the market towns/district centres group where new foodstore developments took place (i.e. our *treated* group) experienced a statistically significant increase in the number of shoppers 'always' linking their trips, as opposed to a decrease in the centres where there was no development. This resulted in a significant DD of 8 percentage points. By the same token, the *treated* group also saw a sharp decrease (7.18 percentage points) in the number of

shoppers only linking their trips 'occasionally'. These by themselves are significant results, which have not previously been reported. Nevertheless, they need further investigation, to understand how the increase in the frequency of 'linking' in the 'treated' areas is related to variations in shoppers' personal and shopping habit characteristics. In the section that follows, we focus on this descriptive result, and extend it by estimating a DD model to find out how much of this difference is due specifically to the intervention (i.e. the development of a new foodstore) while controlling for a series of factors.

DD regressions (step 2)

We run a DD regression (Step 2) in order to test how the development of a *new-generation* foodstore affects – on average – the propensity of always linking shopping trips to foodstores with trips to other shops/retail services, while controlling for consumer characteristics and shopping habits. Results are presented in Table 5.

Before running the fully specified model, as per Equation (5), we first run two 'reduced-form' models. Model 1 only includes three dummy variables: one for being in the 'treated' group, one for the 'post-intervention' period and an interaction between the two. The coefficient of this interaction term represents the DE segment in Figure 1, i.e. the differential effect of the intervention once the control group is taken as a base for comparison. Statistically, this coefficient of 0.080 is, as expected, identical to the coefficient in the last row-last column of Table 4.

In Model 2, a series of variables capturing personal and shopping habits characteristics have been included. The inclusion of the additional explanatory variables corroborates our main result that the 'treated' centres which experienced the development of a new foodstore, saw a noticeable increase in the number of shoppers *always* linking their trips, *ceteris paribus*. Even when we fully specify the model (Model 3, as in Equation (5)) with the inclusion of the individual income levels, this main result does not change. In this latter case, the 'treated' areas saw an increase of about 7.2 percentage points in the number of shoppers always linking their trips which appears to be attributable to the intervention.

Although it is the latter findings which are of crucial importance, results for the explanatory variables included as control variables for personal and travel characteristics offer some interesting additional insights. More specifically, the percentage of female shoppers in the sample that *always* link their trips to the foodstore with using other town centre shops/retail services is lower than that of male shoppers. Similarly, the percentage of local residents that *always* link their shopping trips, is lower than that of shoppers living in out-of-town locations, indicating that when out-of-town residents visit the centre, they are more likely to *always* combine their trip to the foodstores with trips to other town centre shops/retail services. This result is to be expected, as out-of-town shoppers most often drive to the town centre, park their car, and then combine their shopping visit to the new foodstore with visits to other shops/services, like coffee shops/restaurants and specialist independent shops.

The older age groups (over 45) of consumers show higher percentages of *always* linking trips – with those over 70 significantly higher by 16 percentage points. Similarly, unemployed shoppers show higher percentages of *always* linking trips; both these latter results might relate to the lower time constraints/more free time of these consumer groups (unemployed group and group of over 70). Finally, those consumers that use their car to go shopping show lower percentages of *always* linking shopping trips, a finding that is in line with previous research on the issue, which suggests that the use of private vehicles when shopping encourages one-stop shopping rather than linked shopping trips (Bennison et al., 2000).

Table 5. Results of DD regressions.

	Diff-in-diff		Diff-in-diff plus covariates (LPM)	
	Model 1		Model 2	Model 3 (Equation (1))
Dependent variable: always link				
Treatment × wave	0.080*** (0.003)		0.074*** (0.006)	0.072*** (0.008)
Treatment (treated = 1)	-0.208*** (0.000)		-0.354*** (0.000)	-0.328*** (0.001)
Wave (post = 1)	-0.023 (0.323)		0.007 (0.937)	0.007(0.939)
Personal characteristics				
Female	-		-0.073** (0.021)	-0.075** (0.019)
Children	-		0.0002 (0.991)	-0.003 (0.864)
Adults in HH	-		0.016 (0.367)	0.018 (0.298)
Local resident	-		-0.048* (0.075)	-0.054** (0.045)
Age 25–34	-		0.049 (0.417)	0.056 (0.354)
Age 35–44	-		-0.002 (0.976)	0.006 (0.920)
Age 45–59	-		0.112** (0.049)	0.124** (0.029)
Age 60–69	-		0.091 (0.130)	0.104* (0.083)
Age 70 plus	-		0.149** (0.019)	0.160** (0.012)
Full-time	-		-0.085** (0.017)	-0.091** (0.012)
Part-time	-		-0.088** (0.019)	-0.093** (0.014)
Unemployed	-		0.151** (0.029)	0.156** (0.025)
Mode of transport				
Car	-		-0.089** (0.044)	-0.086* (0.054)
Walking	-		-0.016 (0.751)	-0.016 (0.752)
Income level				
£10,000–£24,999	-		-	0.017 (0.627)
£25,000–£39,999	-		-	0.099** (0.014)
£40,000–£54,999	-		-	-0.050 (0.302)
£55,000–£69,999	-		-	0.082 (0.210)
£70,000–£85,000	-		-	-0.106 (0.204)
£85,000 or more	-		-	-0.113 (0.328)
Interaction terms				
All covariates × wave	No		Yes	Yes
All covariates × treatment	No		Yes	Yes
No. of observations	4636			

*significant at 10% level.

**significant at 5% level.

***significant at 1% level.

Conclusions

The aim of the research reported in this paper was to evaluate and measure the effect of the introduction of in-town/edge-of-town *new-generation* foodstore developments on the propensity of shoppers to combine trips to the foodstores with trips to other shops and retail services. We used linked trip information from a major before/after study of eight market towns and district centres in the UK and employed – for the first time in these debates – the DD method to extract added value from the large dataset available in that study. Our results indicate that the development of *new-generation* foodstores in in-centre and edge-of-centre locations – stores that were developed ‘with the grain’ of the

'town-centre-first' approach to retail planning policy – increased the propensity of shoppers to *always* link their trips between the newly developed foodstores and other town centre shops/services. In this particular sample, we find that increase to be 8 percentage points and, when controlling for personal characteristics of shoppers, over 7 percentage points. Those numerical values are likely to be sample specific, and their typical ranges will only be established by replication. However, the importance of the finding is that using sophisticated but appropriate statistical methodology and a large sample of data from a transparently designed and rigorously conducted study, the development of 'new-generation' *town-centre first* foodstores is clearly associated with increased linked trip propensities. To our knowledge, this is the first time unambiguous evidence of the existence of this hypothesised 'town centre first era' linked-trip effect has been demonstrated.

The findings presented in this paper are timely for two major reasons. First, because research on linked trips since the publication of the DETR report has been limited in quantity, scope and depth – giving rise to a situation where policy debates have run dangerously ahead of an increasingly outdated evidence base. Second, because these results are of considerable relevance to planning policy guidance on retail development in the UK – guidance which continues to reiterate the importance of 'impact' assessment of 'town centre first' retail developments, and the need to assess town centre viability and vitality on the basis of 'health check' indicators which have been used over the past decade. In this context, the importance of facilitating developments which have the capacity to generate linked trips – developments which operate as an integral part of the town centres – has been continuously stressed in these policy documents.

Nevertheless, the nature and scale of linked trips remains a complex and significantly under-researched area of study. Existing research (Powe, 2012; Thomas and Bromley, 2003; Wrigley et al., 2010a) emphasises the importance of the individual characteristics of development schemes (in terms of store design and accessibility), as well as the role of the local (town centre) context, as key factors that can facilitate or prevent combined shopping trips. Close proximity of a retail development to a town centre, is seen as a necessary but not a sufficient condition to induce significant levels of linked trip behaviour. Where complementarity in retail offer exists, improved store design, clear signage, pedestrian-friendly centres, and, importantly, consumers' own perceptions of the quality of a centre's retail offer (Hart et al., 2014), can enhance shopping linkages. Yet, it is clear that there is an urgent need for greater insights regarding the conditions under which foodstore development schemes can enhance vitality via their combined use with smaller pre-existing units (both retail and service) in town centres (Wrigley and Lambiri, 2014). Hopefully, the novel findings of the present work provide the basis for further robust empirical work on the nature of the 'functional linkages' that new in-town developments can generate.

Declaration of conflicting interests

The author(s) declared no potential conflicts of interest with respect to the research, authorship, and/or publication of this article.

Funding

The author(s) disclosed receipt of the following financial support for the research, authorship, and/or publication of this article: This paper contributes to a set of interlinked investigations of Britain's town centres and high streets funded by the ESRC at the University of Southampton, 2010-15. It is based on secondary analysis of the original consumer survey data collected in the period 2007-09 for the large scale

before/after research project ‘Revisiting the impacts of large foodstore development on market towns & district centres’ conducted by the University of Southampton retail research group for Tesco Stores Ltd. Full details of that research are available in Wrigley N, Lambiri D and Cudworth K (2010) ‘Revisiting the Impact of Large Foodstores on Market Towns and District Centres’ (Research Report, The University of Southampton, UK).

Notes

1. The sequential test for proposed developments was first suggested by the House of Commons Environment Select Committee in 1994. It was then formalised in 1996 within Planning Policy Guidance Note 6 (PPG6), and was also part of the 2005 Planning Policy Statement 6 (PPS6). The sequential approach establishes a sequence of site selection for development through the following preferred sequence of site development: town centre; edge of centre; out of centre. The sequential test also identifies developments which cannot be located in town centres, and which would then be subject to the impact test (The impact test determines whether there would be likely significant adverse impacts of locating main town centre development outside of existing town centres – and therefore whether the proposal should be refused in line with planning policy).
2. The research presented in this paper was commissioned by Tesco. In the reporting of the study’s findings, the research team maintained full editorial control under the ‘freedom to publish in academic/professional journals’ clause, which was requested by the Principal Investigator and accepted by the sponsor. As such, the research team stresses the scientific rigour of the research process and the transparency of both the methodology and the empirical evidence reported here. It is our hope that these attributes give readers confidence that the research reported here represents an important and value-adding contribution to both the available evidence-base and to debate on UK planning policy and its impacts.
3. We limited our econometric analysis to include only those observations where data on income were available. Such data was provided by 4636 respondents, while the remaining survey respondents did not wish to provide such information when asked.

References

- Ash M (2008) *Scatterplots and correlations*. Lecture available at: <http://courses.umass.edu/pubp608/lectures/17.pdf> (accessed 21 April 2015).
- Ashenfelter O and Card D (1985) Using the longitudinal structure of earnings to estimate the effect of training programs. *Review of Economics and Statistics* 67(4): 648–660.
- Athey S and Imbens G (2002) *Identification and Inference in Nonlinear Difference-in-differences Models*. TWP 0280. Cambridge, MA: National Bureau of Economic Research.
- Bennison D, Byrom J, Hogg S, et al. (2000) *Linked Shopping Trips. A Report for Tesco Stores Ltd*. Manchester: Department of Retailing and Marketing, The Manchester Metropolitan University.
- Blundell R, Duncan A and Meghir C (1998) Estimating labour supply responses using tax policy reforms. *Econometrica* 6(4): 827–861.
- Blundell R, Costa Dias M, Meghir C, et al. (2001) *Evaluating the Employment Impact of a Mandatory Job Search Assistance Program*. WP01/20, Institute for Fiscal Studies.
- Card D (1990) The impact of the Muriel boatlift on the Miami labor market. *Industrial and Labor Relations Review* 43: 245–257.
- Card D and Krueger A (1993) Minimum wages and employment: A case study of the fast-food industry in New Jersey and Pennsylvania. *American Economic Review* 84(4): 772–784.
- DCLG (2009a) *Practice Guidance on Need, Impact and the Sequential Approach*. London: Department for Communities and Local Government, The Stationery Office.
- DCLG (2009b) *Planning Policy Statement 4: Planning for Sustainable Economic Growth*. London: Department for Communities and Local Government, The Stationery Office.
- DCLG (2012) *National Planning Policy Framework 2012*. London: Department for Communities and Local Government, the Stationery Office.

- DETR (1998) *The impact of large foodstores on market towns and district centres*. Report by CB Hillier Parker and Savell Bird Axon for the Department of the Environment, Transport and the Regions. London: The Stationery Office.
- DoE (1996) *Planning Policy Guidance 6: Town Centres and Retail Developments*. London: Department of the Environment, the Stationery Office.
- Donohue J, Heckman J and Todd P (2002) The schooling of southern blacks: The roles of legal activism and private philanthropy, 1910–1960. *Quarterly Journal of Economics* 117(1): 225–268.
- Dynarsky SM (2003) Does aid matter? Measuring the effect of student aid on college attendance and completion. *The American Economic Review* 93(1): 279–288.
- Eissa N and Liebman J (1996) Labor supply response to the earned income tax credit. *Quarterly Journal of Economics* 111(2): 605–637.
- Gruber J and Madrian B (1994) Limited insurance portability and job mobility: The effects of public policy on job-lock. *Industrial and Labor Relations Review* 48(1): 86–102.
- Guy C (2007) *Planning for Retail Development: A Critical Review of the British Experience*. London: Routledge.
- Hart C, Stachow G, Rafiq M, et al. (2014) *The customer experience of town centres*. Project Report. Loughborough: Loughborough University.
- Lee M and Kang C (2006) Identification for difference in differences with cross-section and panel data. *Economics Letters* 92: 270–276.
- NRPF (2004) *Linked trips and the viability and vitality of centres of retail activity*. Scoping Paper. Oxford: Oxford Institute of Retail Management, University of Oxford, Templeton College.
- Popkowski Leszczyc PTL, Sinha A and Sahgal A (2004) The effect of multi-purpose shopping on pricing and location strategy for grocery stores. *Journal of Retailing* 80: 85–99.
- Powe NA and Shaw T (2004) Exploring the current and future role of market towns in servicing their hinterlands: A case study of Alnwick in the North East of England. *Journal of Rural Studies* 20: 405–418.
- Powe NA (2012) Small town vitality and viability: Learning from experiences in the North East of England. *Environment and Planning A* 44: 2225–2239.
- Storper M and Venables T (2004) Buzz: Face-to-face contact and the urban economy. *Journal of Economic Geography* 4(4): 351–370.
- Thomas CJ and Bromley DF (2003) Retail revitalization and small town centres: The contribution of shopping linkages. *Applied Geography* 23: 47–71.
- Wrigley N (1994) After the store wars: Towards a new era of competition in UK food retailing. *Journal of Retailing and Consumer Services* 1(1): 5–20.
- Wrigley N (1998) Understanding store development programmes in post-property-crisis UK food retailing. *Environment and Planning A* 30(1): 15–35.
- Wrigley N (2010) The shifting geographies of UK retailing. In: Coe N and Jones A (eds) *The Economic Geography of the UK*. London: SAGE.
- Wrigley N and Lambiri D (2014) *High street performance and evolution: A brief guide to the evidence*. Report. Southampton, UK: Economic & Social Research Council/University of Southampton. ISBN: 9780854329786. Available at: http://riben.org.uk/Cluster_publications_&_media/ (accessed 17 December 2015).
- Wrigley N, Cudworth K and Lambiri D (2010a) Further evidence on linked trips and foodstore development. *Town & Country Planning* 79(4): 187–193.
- Wrigley N, Lambiri D and Cudworth K (2010b) *Revisiting the Impact of Large Foodstores on Market Towns and District Centres*. Report. Southampton, UK: The University of Southampton. Available at: <http://riben.org.uk/report/> (accessed 17 December 2015).

Dionysia Lambiri is Visiting Senior Research Fellow at the University of Southampton. Dionysia has played a leading role in several large-scale, policy-relevant research projects focusing on high street viability. She has published extensively on issues of urban vitality,

and in particular on the role of retail development in sustaining the economic health of town centres. Dionysia was the Engagement co-director of the ESRC Retail Industry Engagement Network (RIBEN) till 2013. Most recently (2015), she co-authored the highly influential ESRC/DCLG 'British High Streets: from Crisis to Recovery?' Evidence Review commissioned by the UK Government's Policy Advisory Group, the *Future High Streets Forum*. Dionysia holds an MSc in Regional Science and a PhD in Economics, both from the University of Reading.

Alessandra Faggian is a Professor at the Ohio State University, AED Economics Department and co-editor of Papers in Regional Science. Dr. Faggian's research interests lie in the field of Regional and Urban Economics, Demography, Labour Economics and Economics of Education. Her publications cover a wide range of topics including migration, human capital, labour markets, creativity and local innovation and growth. She has co-authored over 60 academic publications. In 2015 Prof. Faggian was awarded the North American Regional Science Hewings Award for outstanding contribution in regional science by a junior scholar. In 2007 she was awarded the Moss Madden Memorial Medal by the Regional Science Association International: Irish and British section (RSAIBIS) for the best paper published in the year 2006.

Neil Wrigley FBA is the sole academic member of the Government Policy Advisory Group the *Future High Streets Forum*, and one of the world's leading economic geographers. Retail and consumption have provided a distinctive focus of his research for more than two decades. Neil has held prominent posts in both Geography and Planning - e.g Head of the Schools of Geography and City & Regional Planning at Southampton and Cardiff respectively. Between 1988 and 1993 he edited the flagship journal of UK Geography (Transactions of the Institute of British Geographers) and from 2000-2014 was Founding Editor of the world class, cross-disciplinary Journal of Economic Geography (Oxford Univ Press). His research, on behalf of and supported by Research Councils (notably ESRC), UK industry, central and local Government, international agencies (OECD etc) and National Academies has been awarded many prizes - the Ashby Prize (2004), the Royal Geographical Society's Murchison Award (2008) and the ESRC's Outstanding Impact on Business Award (2014). In 2003 he was elected Academician of the Academy of Social Sciences (AcSS), and in 2012 was one of the 38 distinguished scholars across the humanities and social sciences elected annually to the prestigious Fellowship of the British Academy (FBA).

Appendix

Table 6. Case study centres demographics.

Town/centre	2001 Pop (inner catchment)	2001 Pop (outer catchment)	Demographics for inner catchment area (2001)			
	(0–5 minutes drive time)	(5–15 minutes drive time)	Percentage Pop growth (2001–2008)	Percentage unemployed	Percentage retired over 65	Percentage carless households
Market towns						
Ilminster	4451	38,140	24.1	2.3	12.6	19.5
Crewkerne	7266	36,345	7.7	2.2	11.6	19.1
Shepton Mallet	9272	36,760	16.8	3.5	6.9	18.9
Warminster	15,825	32,731	5.7	2.2	9.4	21.1
District Centres						
Haydock	20,084	258,846	–1.6	3.5	6.1	27.5
Gorton	40,148	425,408	10.0	5.4	7.0	48.9
Whitefield	40,162	288,504	0.7	2.8	7.3	28.1
Cheadle	24,524	434,283	–1.8	2.0	9.1	19.2

Table 7. Case study centres: Foodstores.

Town/centre	New foodstore development size (ft ²)	New foodstore planning definition/ distance from the centre (m)	Second largest foodstore (size and distance from the centre)
Market Towns			
Ilminster	Tesco Oct 2007 Gross 28,994 (net 20,217)	Edge of centre 150 m	Co-op Net 5368 (Town centre) 5 m
Crewkerne	Waitrose Nov 2008 Gross 33,000 (net 22,000)	Edge of centre 107 m	Somerfield Net 9800 (Town centre) 10 m
Shepton Mallet	Tesco Sept 2007 Gross 65,606 (net 43,447)	Edge of centre 319 m	Tesco ^a Net 18,362 (Out of town) 2.5 km
Warminster	Existing foodstore: Morissons Net 42,800 (edge-of-centre)	N/A (control)	
District centres			
Haydock	Tesco Oct 2007 Gross 58,953 (net 39,694)	Edge of centre 190 m	Aldi Net 7500 (Town centre) 5 m

(continued)

Table 7. Continued.

Town/centre	New foodstore development size (ft ²)	New foodstore planning definition/ distance from the centre (m)	Second largest foodstore (size and distance from the centre)
Gorton	Tesco Oct 2008 Gross 86,791 (net 60,694)	Town centre 120 m	Somerfield Net 14,036 (Edge of centre) 400 m
Whitefield	Morrisons Sept 2008 Gross 85,000 (Net 44,000)	Town centre 130 m	Aldi Net 11,800 (Edge of centre) 900 m
Cheadle	Existing foodstore: Iceland Net 3600 (town centre)	N/A (control)	

^aThis store closed after the opening of the new Tesco store in Shepton Mallet.

Table 8. Case study centres: Retail assessment.

Town/centre	Centre structure	Qualitative assessment of range/vitality	Largest urban centre nearby	Estimated distance by car (miles)
Market towns				
Ilminster	Compact/well-defined small centre	Thriving (stable/ on the up)	Taunton	12.4
Crewkerne	Compact/well-defined mid-size	Stable (modest/stable to negative)	Yeovil	9.6
Shepton Mallet	Elongated/small size	Degenerating (modest/declining)	Street	11.8
Warminster	Elongated/medium size	Stable	Bath	16.7
District centres				
Haydock	Dispersed/elongated	Stable (poor range/ stable to negative)	St Helens	3.9
Gorton	Mixed/dispersed	Stable/degenerating (poor range/stable to negative)	Manchester	3.4
Whitefield	Dispersed/elongated	Stable/degenerating (modest to poor/stable to negative)	Manchester	6.2
Cheadle	Elongated/mid-size	Stable modest/stable	Stockport	3.0

Thriving: positive historical and future performance; Improving: negative historical performance, positive future performance; Stable: low (positive/negative) scores for both historical and future performance; Degenerating: positive historical performance, negative future performance; Failing: negative historical and future performance.

Appendix M

'Warning of Economic Downturn as Interest Rates Rise', BBC News, 5th May 2022



Menu

Business | Your Money | Market Data | Companies | Economy | Global Car Industry |

Business of Sport

Warning of economic downturn as interest rates rise

By Daniel Thomas
Business reporter, BBC News

🕒 5 May



The Bank of England has warned the UK faces a "sharp economic slowdown" this year as it raises interest rates to try to stem the pace of rising prices.

Rates rose to 1% from 0.75%, their highest level since 2009 and the fourth consecutive increase since December.

Inflation, the rate at which prices rise, is at a 20-year high and set to hit 10%

inflation - the rate at which prices rise - is at a 30-year high and set to hit 10% by the autumn as the Ukraine war drives up fuel and energy prices.

As a result, households are reining in their spending which is hitting growth.

Following the latest rise in interest rates, two million homeowners will see an immediate increase in their monthly mortgage repayments with other loans potentially getting more expensive too.

But Bank of England governor Andrew Bailey defended raising rates at a time when the cost of living is increasing, saying that the risk of letting inflation get out of control was higher.

Inflation reached 7% in March - more than three times the Bank's target of 2%.

"We are in a very difficult position at the moment," Mr Bailey told the BBC.

"We're walking a very narrow path now between inflation on the one side, which is much higher than we want it to be, and on the other side very big external shocks which are causing a big loss of real income for people and businesses in this country."

As a result of the soaring prices, the Bank's Monetary Policy Committee (MPC) - which sets rates - said there had been "a material deterioration in the outlook" for UK economic growth.

The bank's policymakers now expect the UK economy to shrink rather than expand in the final three months of this year. It is also expected to contract by 0.25% in 2023, down from its previous forecast of 1.25% growth.

- How high could UK interest rates go?
- Why are prices rising so quickly?

While that would not technically be a recession - defined as the economy getting smaller for two consecutive quarters - it would leave the UK at a real risk of one.

Moreover, the MPC believes unemployment will rise as businesses start to struggle, climbing from 3.6% this year to around 5% in 2024.





Bank of England governor Andrew Bailey said rising energy costs will cause 'hardship'

Raising rates makes it more expensive for consumers and businesses to borrow. The idea is that people start spending less, helping cool demand for goods and services and, in turn, slowing the pace of price rises.

But economists have warned that increases in interest rates may have little effect given rising global oil and gas prices.

The Bank's MPC expects inflation to hit 9% in the coming months - up from its previous forecast of 8% - and to reach 10.25% by the end of the year.

It said the impact of the Ukraine war on household gas and electricity prices was largely to blame, following the increase in the energy price cap in April and a further expected rise in October which could push household bills up to £2,800 a year.

Mr Bailey said there could be a 40% rise in the price cap based on current prices.

"I must say that I recognise the hardship this will cause for many people in the UK, particularly those on the lowest incomes, often with little or no savings," he said.

Following the Bank's forecasts the pound fell by more than a cent against the US dollar to below \$1.24, its lowest level since the peak of the coronavirus pandemic in mid-2020.

'I could not believe energy bill rise'





Jay Lane, who lives with his wife and two sons in Long Eaton near Nottingham, said his family's monthly energy bill had more than doubled from £127 to £282 after the price cap was raised in April.

"The first day I got the quote from our supplier, I was sitting at my desk and I literally slid off the chair because I could not believe what I was seeing," the 46-year-old told the BBC.

With their food and fuel bills also going up, Mr Lane, who is a web developer, said the family was cutting back on holidays and non-essential spending to make up for rising costs.

His eldest son is missing out on a camping trip abroad with his Scouts group so the family can afford a holiday this year, which Mr Lane said was "pretty tough for him".

They are also trying to use less energy by avoiding using their tumble dryer and switching the TV and other devices off standby when they're not being used.

"They're small amounts, but over the years it's going to add up," he said.

With people having to spend more money on necessities, this year will see the largest fall in household disposable income since 2011, and the second largest since records began in 1964, the Bank added.

However, it expects inflation will peak this year before falling back to 3.5% in 2023 and to 1.5% by 2024.

Russia is one of the world's top oil and gas producers and its invasion of Ukraine has driven up global energy prices amid concerns about disruption to supplies.

Russia and Ukraine are also major producers of commodities like metals, fertilisers and foodstuffs, the prices of which have rocketed.

A majority of six members of the Bank's MPC voted to lift interest rates to 1%

A majority of six members of the Bank's MPC voted to lift interest rates to 1.75% but the remaining three members wanted a steeper rise to 1.25%.

The MPC's forecasts are based on market expectations that interest rates will rise as high as 2.5% in mid-2023 before falling back again.

Get in touch



Are you affected by UK interest rates rising? If so, please share your experiences. Email haveyoursay@bbc.co.uk.

Please include a contact number if you are willing to speak to a BBC journalist. You can also get in touch in the following ways:

- WhatsApp: **+44 7756 165803**
- Tweet: **[@BBC_HaveYourSay](https://twitter.com/BBC_HaveYourSay)**
- **[Upload pictures or video](#)**
- Please read our **[terms & conditions](#)** and **[privacy policy](#)**

Please share your experiences.

0/500

Your contact info

Name

Email address

Contact number

Location

Age

I accept the [Terms of Service](#)

Submit

In some cases a selection of your comments and questions will be published, displaying your name and location as you provide it unless you state otherwise. Your contact details will never be published.

At no time should you endanger yourself or others, take any unnecessary risks or infringe any laws.

The BBC retains the right to select from these contributions based on editorial requirements and subject to [online terms and conditions](#) and [BBC editorial guidelines](#). For more information about how the BBC

Appendix N

'Inflation Hits 9% With Poorest Households Facing Even Higher Rates', Institute for Fiscal Studies, 18th May 2022

Home > Publications > Inflation hits 9% with poorest households facing even higher rates

Inflation hits 9% with poorest households facing even higher rates

Heidi Karjalainen and Peter Levell

Press release

18 May 2022

This morning the ONS announced that CPI inflation rose to 9% in the year to April, a level not seen since 1982, and significantly higher than the 7% rate in March. A key driver of inflation is the increased cost of energy; Ofgem's updated energy tariff cap came into effect in April, raising the cap on average household bills on gas and electricity by 54% from the previous month, meaning a 70% year-on-year increase. In addition to the dramatic rise in the cost of gas and electricity, other factors such as the continuation of the war in Ukraine further increased prices of items such as petrol and food as well. The expiration of the temporary VAT cut for the hospitality industry also meant the tax on meals out and hotel stays increased from a rate of 12.5% back to 20% this month, while it was just 5% in April of last year.

Until this point, [IFS work](#) has shown that households across all income groups have faced similar rates of inflation. However, as the poorest households spend more of their total budget on gas and electricity, we now see inflation hitting the poorest households harder. In April, the bottom 10% of the population in terms of income faced an inflation rate of 10.9%, which was 3 percentage points higher than the inflation rate of the richest 10%. Most of this difference comes from the fact that the poorest households spend 11% of their total household budget on gas and electricity, compared to 4% for the richest households.



Find out more

25 May 2022

Press release

Inflation for poorest households likely to increase even faster than for the richest, and could hit 14% in October

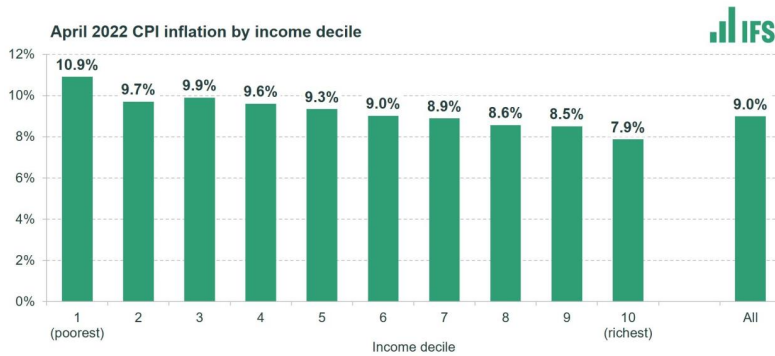


Tags

[Price indices and inflation](#)

[Inequality, poverty and living standards](#)

[List all press releases](#)



Heidi Karjalainen, a Research Economist at the IFS said:

"Inflation hit 9% in April. Because so much of the increase was driven by the increase in the gas and electricity tariff cap, poorer households who spend more of their budgets on gas and electricity, faced an even higher rate of inflation. We estimate that the poorest 10% of households faced an inflation rate of 10.9%. State benefits only increased by 3.1% in April. This means big real terms cuts to the living standards of many of the poorest households.

"Continuing pressures, such as the war in Ukraine, are likely to push Ofgem's October tariff cap, as well as other prices including food prices, even higher later this year. We are likely to be in a prolonged period during which poorer households are facing rates of inflation even higher than the headline figures would suggest."

Related Information

Publisher The IFS

Funded by



Support the IFS

Objective analysis of economic policy is more important now than it has ever been. Please **support our work and help us** to improve public debate and government policy by becoming a member.

EXPLORE

Publications
Research Areas
Research Centres
People
Events
News
Tools and Resources
About
Jobs

SUPPORT THE

IFS
Individual membership
Corporate membership

LEGAL

Disclaimer
Privacy
Copyright
Accessibility
Code of conduct

FOLLOW US

Sign up to IFS alerts
Twitter
Facebook

CONTACT

The Institute for Fiscal Studies
Tel: 020 7291 4800
Fax: 020 7323 4780
Email: mailbox@ifs.org.uk

Appendix O

'New Data Confirms Aldi as the UK's Cheapest Supermarket', Aldi UK Press Office, 25th March 2022

Business News



[Download Image](#) 

NEW DATA CONFIRMS ALDI AS THE UK'S CHEAPEST SUPERMARKET

Latest analysis by The Grocer shows Aldi offers the lowest prices across two-thirds of products

Aldi has been named as the UK's lowest-priced supermarket by trade magazine The Grocer, in its independent price comparison survey.

Aldi retains its unbeaten record as it returns as the 'guest retailer' in this week's Grocer 33, offering the lowest price for 26 products.

The Grocer analysis shows the Big Four supermarkets are £9.88 (19%) more expensive than Aldi on a basket of 33 everyday grocery items, while its most expensive rival Waitrose is £26.91 (52%) pricier.

It also found that shoppers are £12.90 – or 25% – worse off shopping at Tesco than at Aldi on the basket of items.

The news follows Aldi being confirmed as cheapest supermarket of the year in the UK by consumer champion Which?

Julie Ashfield, Managing Director of Buying at Aldi, said: "The cost of their weekly shop is more important than ever for many people right now, and it's great that an independent price comparison has once again recognised that Aldi won't be beaten on price.

"We are the lowest priced supermarket in Britain and our customers always pay less for their shop with Aldi, which is also why we were named Cheapest Supermarket of the Year by consumer champion Which?."

ENDS

For more information, please contact the Aldi Press Office on:

T: [0161 235 0300](tel:01612350300) or aldi@citypress.co.uk

Latest Business News

Business news

Appendix P

**Extracts from the Broxbourne Retail & Leisure
Study (July 2015) and accompanying Addendum
(June 2016)**

BOROUGH OF BROXBOURNE COUNCIL

Broxbourne Retail & Leisure Study

Retail Addendum

June 2016



Contents

1.0	Introduction	1
2.0	The Updated Retail Capacity Results	2
2.1	Convenience Goods Capacity	2
2.2	Comparison Goods Capacity	3
3.0	Conclusions	5

Appendices

Appendix 1: Retail Capacity Statistical Tables

1.0 Introduction

- 1.1.1 This addendum note has been prepared by WYG on behalf of the Borough of Broxbourne Council. It represents an addendum to the July 2015 Borough of Broxbourne Retail & Leisure Study.
- 1.1.2 Since the publication of the Study retail data provider, Experian, has published a new retail expenditure briefing note (Retail Planner Briefing Note 13 (RPBN 13) – October 2015). In addition, grocery sales density data provider, Verdict, has also published new updated convenience goods sales density figures (August 2015).
- 1.1.3 The RPBN 13 contains new up to date forecasts of expenditure per head, special forms of trading forecasts as well as sales density changes, all of which form an important input into the Retail Capacity Assessment contained within the Retail & Leisure Study.
- 1.1.4 Accordingly, revised retail capacity/quantitative need figures have been prepared taking into account of the latest expenditure projections and sales density data. For the avoidance of doubt, all other elements of the Retail Study methodology and assumptions remain.
- 1.1.5 Updated quantitative retail capacity statistical tables are contained at Appendix 1 of this addendum note.

2.0 The Updated Retail Capacity Results

2.1 Convenience Goods Capacity

2.1.1 Figure 2.1 below shows that the overall convenience goods minimum floorspace capacity requirements in 2030 have reduced by 3,400sq m net with the maximum floorspace requirements reducing by 5,600sq m net.

Figure 2.1: Summary of Convenience Goods Floorspace Need in Borough of Broxbourne, 2030 (sq m net)

July 2015 Retail Study		June 2016 Update		Difference	
Min	Max	Min	Max	Min	Max
9,400	13,200	6,000	7,600	-3,400	-5,600

Source: Updated Table 6c of Appendix A
Table 6c of Appendix F, July 2015 Retail Study
2012 Prices

2.1.2 The reduction in convenience goods floorspace requirements is partly attributable to the reduced forecasts of growth in convenience goods expenditure per head; the higher convenience goods sales density growth and the reduced level of overtrading of convenience goods facilities (as a result of changes to grocers benchmark/average sales densities).

2.1.3 Figure 2.2 summarises the headline updated quantitative and floorspace convenience goods capacity figures at 5 year intervals after relevant retail commitments.

Figure 2.2: Quantitative Need for Convenience Goods Floorspace in Borough of Broxbourne

Year	Convenience Goods				
	£m			Floorspace Requirement (sq m net)	
	Surplus (£m)	Commitments (£m)	Residual (£m)	Min ^{1*}	Max ^{2*}
2015	71.8	10.7	61.1	4,900	6,200
2020	77.2	10.6	66.6	5,400	6,800
2025	80.9	10.6	70.3	5,700	7,200
2030	84.8	10.6	74.2	6,000	7,600

Source: Updated Table 6c of Appendix 1

¹ Average sales density assumed to be £12,458per sq m at 2015 (based on the average sales density of the leading four supermarket operators as identified by Verdict 2015)

² 50% of residual expenditure assumed to be consumed by leading four supermarkets (£12,458/sq m) and 50% assumed to be consumed by discount operators (£7,339 per sq m). This equates to £9,899/sq m.
2012 Prices

2.1.4 The residual capacity spend to support additional convenience goods floorspace in the Borough is calculated to be £66.6m by 2020, increasing to £70.3m by 2025, and to £74.2m by 2030. Converting these figures through average sale densities a potential convenience goods floorspace capacity in the Borough of between 6,000sqm and 7,600sq m net is identified by 2030.

2.2 Comparison Goods Capacity

2.2.1 Figure 2.3 sets out the overall comparison goods floorspace capacity requirements in 2030. It shows that:

- 1) under the constant market share scenario minimum floorspace requirements have reduced by 1,400sq m net with the maximum floorspace requirements reducing by 2,500sq m net.
- 2) Under the market share uplift scenario minimum floorspace requirements have decreased by 1,800sq m net whilst maximum floorspace requirements have decreased by 3,300sq m net.

Figure 2.3: Summary of Comparison Goods Floorspace Need in Borough of Broxbourne, 2030 (sq m net)

	July 2015 Retail Study		June 2016 Update		Difference	
	Min	Max	Min	Max	Min	Max
Constant Market Share	13,300	23,900	11,900	21,400	-1,400	-2,500
Market Share 'Uplift' Scenario	25,000	45,000	23,200	41,700	-1,800	-3,300

Source:
Updated Tables 26c and 27c of Appendix 1
Tables 26c and 27c of Appendix F, July 2015 Retail Study
2012 Prices

2.2.2 Figure 2.4 provides a summary of the updated quantitative and floorspace comparison goods capacity figures after taking into account comparison goods retail commitments.

Figure 2.4: Quantitative Need for Comparison Goods Floorspace in Borough of Broxbourne – Market Share 'Uplift' Scenario

Year	Comparison Goods				
	£m			Floorspace Requirement (sq m net)	
	Surplus (£m)	Commitments (£m)	Residual (£m)	Min ^{1*}	Max ^{2*}
Constant Market Share					
2020	9.7	13.6	-3.9	-	-
2025	44.5	15.0	29.5	5,300	9,600
2030	89.0	16.5	72.4	11,900	21,400
Market Share 'Uplift' Scenario					
2020	25.5	13.6	11.9	2,400	4,300
2025	82.6	15.0	67.6	12,200	22,000
2030	157.9	16.5	141.4	23,200	41,700

Source:
Updated Tables 26c and 27c of Appendix 1
2012 Prices

-
- 2.2.3 After taking account of commitments, under the constant market share scenario, a residual spend of £29.5m is identified at 2025, increasing to £72.4m by 2030. Converting this expenditure capacity to potential floorspace capacity by adopting suitable average sales densities, it is assessed that there is potential capacity for new comparison goods floorspace in the Borough of between 11,900sq m and 21,400sq m net is identified by 2030.
- 2.2.4 Under the market share 'uplift' scenario, the residual spend is calculated at £11.9m by 2020, increasing to £67.6m by 2025, and to £141.4m by 2030. As illustrated in Figure 2.4, converting these figures through average sales densities identifies a potential comparison goods floorspace capacity in the Borough of between 23,200sq m net and 41,700sq m net by 2030 under the market share 'uplift' scenario.

3.0 Conclusions

- 3.1.1 This addendum note has been prepared by WYG on behalf of the Borough of Broxbourne Council. It represents an addendum to the July 2015 Borough of Broxbourne Retail & Leisure Study.
- 3.1.2 The addendum note sets out revised retail capacity/quantitative retail need figures taking into account new up to date forecasts of expenditure per head, special forms of trading forecasts, and sales density changes.
- 3.1.3 The updated retail capacity/quantitative retail need assessment identifies the following revised turnover/floorspace capacity requirements for the Borough by 2030:

	2030		
	Turnover Capacity	Floorspace Requirement (sq m net)	
	(£m)	Min	Max
Convenience Goods	74.2	6,000	7,600
Comparison Goods (Constant Market Share)	72.4	11,900	21,400
Comparison Goods (Market Share 'Uplift')	141.4	23,200	41,700

APPENDICES

Appendix 1

Statistical Retail Capacity Tables

WYG Planning

Broxbourne Retail Capacity Study Update - May 2016

Updated Table 1: Population and Convenience Goods expenditure per capita

Zone	Population				Per capita expenditure Convenience (£)					
	2015	2020	2025	2030	2012 <i>inc SFT</i>	2012	2015	2020	2025	2030
1	22,519	23,208	23,894	24,544	2,019	1,983	1,890	1,858	1,824	1,801
2	18,131	18,681	19,173	19,698	2,062	2,025	1,931	1,897	1,863	1,840
3	20,108	20,785	21,499	22,150	2,177	2,138	2,038	2,003	1,966	1,942
4	35,606	36,695	37,803	38,725	1,901	1,866	1,780	1,749	1,717	1,696
Sub Total	96,364	99,369	102,369	105,117						
5	13,460	13,835	14,208	14,525	2,180	2,141	2,041	2,006	1,969	1,945
6	33,855	34,477	35,247	36,157	2,027	1,990	1,898	1,865	1,831	1,808
7	54,916	57,846	60,457	62,904	1,637	1,607	1,533	1,506	1,479	1,461
8	67,694	69,237	70,924	72,319	1,908	1,874	1,787	1,756	1,724	1,703
9	17,188	17,580	18,044	18,422	2,245	2,205	2,103	2,066	2,028	2,003
10	11,562	12,092	12,582	12,971	2,197	2,158	2,057	2,022	1,985	1,960
11	35,647	36,984	38,219	39,251	2,113	2,075	1,979	1,944	1,909	1,885
12	23,003	24,193	25,349	26,275	2,014	1,978	1,886	1,853	1,819	1,797
13	58,427	60,067	61,670	63,245	1,880	1,846	1,761	1,730	1,699	1,678
Total	412,116	425,680	439,069	451,186						

Notes:

a. Zones based on the following post code sectors

- 1 - EN11 0, EN11 8, EN11 9
- 2 - EN10 6, EN10 7
- 3 - EN7 5, EN7 6
- 4 - EN8 0, EN8 9, EN8 8, EN8 7
- 5 - EN9 2, CM19 5
- 6 - EN9 1, EN9 3, IG10 4, E4 7
- 7 - EN3 4, EN3 5, EN3 6, EN3 7
- 8 - EN1 1, EN1 3, EN1 4, EN2 0, EN2 6, EN2 7, EN2 8, EN2 9
- 9 - EN6 1, EN6 4, EN6 5
- 10 - AL9 6, SG13 8, SG14 1
- 11 - SG12 0, SG12 7, SG14 2, SG14 3
- 12 - SG12 8, SG12 9, SG13 7
- 13 - CM18 6, CM18 7, CM19 4, CM20 1, CM20 2, CM20 3

b. Per capita expenditure derived from Experian MMG3 data (2014 report)

c. Population derived from Experian MMG3 data (2014 report)

d. Per capita expenditure projected forward using forecast growth rates taken from Table 1a of Experian Retail Planner Briefing Note 13

e. Expenditure excludes Special Forms of Trading in line with 'adjusted' allowance derived from Annex 3 of Experian Retail Planner Briefing Note 13

2012 Prices

WYG Planning

Broxbourne Retail Capacity Study Update - May 2016

Updated Table 2A: Total convenience goods expenditure

Zone	Expenditure (£m)				Growth (£m)		
	Convenience				Convenience		
	2015	2020	2025	2030	2015-20	2015-25	2015-30
1	42.6	43.1	43.6	44.2	0.5	1.0	1.6
2	35.0	35.4	35.7	36.2	0.4	0.7	1.2
3	41.0	41.6	42.3	43.0	0.6	1.3	2.0
4	63.4	64.2	64.9	65.7	0.8	1.5	2.3
Sub Total	181.9	184.4	186.5	189.1	2.4	4.5	7.2
5	27.5	27.8	28.0	28.3	0.3	0.5	0.8
6	64.2	64.3	64.5	65.4	0.0	0.3	1.1
7	84.2	87.1	89.4	91.9	3.0	5.2	7.7
8	121.0	121.6	122.3	123.1	0.6	1.3	2.2
9	36.1	36.3	36.6	36.9	0.2	0.5	0.8
10	23.8	24.4	25.0	25.4	0.7	1.2	1.6
11	70.5	71.9	73.0	74.0	1.4	2.4	3.5
12	43.4	44.8	46.1	47.2	1.5	2.7	3.8
13	102.9	103.9	104.8	106.1	1.1	1.9	3.2
Total	755.5	766.6	776.0	787.4	11.1	20.5	31.9

Updated Table 2B: Convenience goods expenditure split between main food shopping and top-up food shopping spend

Zone	Expenditure (£m)		
	Convenience - 2015		
	Main	Top-up	Total
1	34.68	7.89	42.57
2	27.81	7.19	35.00
3	33.78	7.20	40.99
4	53.05	10.32	63.37
Sub Total	149.33	32.61	181.93
5	20.20	7.28	27.48
6	49.31	14.94	64.25
7	68.80	15.38	84.18
8	88.32	32.63	120.95
9	30.51	5.63	36.14
10	19.44	4.34	23.79
11	56.44	14.09	70.53
12	35.71	7.67	43.38
13	83.11	19.76	102.87
Total	601.2	154.3	755.5

Notes:

a. Zones based on the following post code sectors

- 1 - EN11 0, EN11 8, EN11 9
- 2 - EN10 6, EN10 7
- 3 - EN7 5, EN7 6
- 4 - EN8 0, EN8 9, EN8 8, EN8 7
- 5 - EN9 2, CM19 5
- 6 - EN9 1, EN9 3, IG10 4, E4 7
- 7 - EN3 4, EN3 5, EN3 6, EN3 7
- 8 - EN1 1, EN1 3, EN1 4, EN2 0, EN2 6, EN2 7, EN2 8, EN2 9
- 9 - EN6 1, EN6 4, EN6 5
- 10 - AL9 6, SG13 8, SG14 1
- 11 - SG12 0, SG12 7, SG14 2, SG14 3
- 12 - SG12 8, SG12 9, SG13 7
- 13 - CM18 6, CM18 7, CM19 4, CM20 1, CM20 2, CM20 3

b. Per capita expenditure derived from Experian MMG3 data (2014 report)

c. Population derived from Experian MMG3 data (2014 report)

d. Per capita expenditure projected forward using forecast growth rates taken from Table 1a of Experian Retail Planner Briefing Note 13

e. Expenditure excludes Special Forms of Trading in line with 'adjusted' allowance derived from Annex 3 of Experian Retail Planner Briefing Note 13

f. Figures derived from multiplying per capita expenditure with population within each zone using data provided at Updated Table 1

2012 Prices

Updated Table 3: Convenience goods shopping patterns

Destination	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11		Zone 12		Zone 13		
	Main food (%)	Top-up (%)	Main food (%)	Top-up (%)	Main food (%)	Top-up (%)	Main food (%)	Top-up (%)	Main food (%)	Top-up (%)	Main food (%)	Top-up (%)	Main food (%)	Top-up (%)	Main food (%)	Top-up (%)	Main food (%)	Top-up (%)	Main food (%)	Top-up (%)	Main food (%)	Top-up (%)	Main food (%)	Top-up (%)	Main food (%)	Top-up (%)	Main food (%)	Top-up (%)	
Study Area																													
Zone 1																													
Aldi, Tavemers Way, Hoddesdon	3.4	1.6	19.3	13.8	9.0	9.0	0.8	2.7	4.7	3.5	9.6	2.5	0.0	0.0	0.0	0.0	0.0	0.0	1.2	0.0	1.2	0.0	10.5	0.0	4.0	2.6	0.0	0.0	
Asda, High Street, Conduit Lane, Hoddesdon	1.0	1.0	4.4	11.5	7.7	3.3	0.0	1.4	0.8	0.0	0.0	0.0	0.0	0.0	0.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.2	6.9	1.8	0.0	0.0	
Co-op, Stanstead Road, Hoddesdon	0.0	0.4	0.0	4.5	0.0	0.0	0.0	0.0	0.0	1.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Iceland, Brocket Road, Hoddesdon	0.0	0.2	0.5	1.7	0.0	3.9	0.0	0.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Morrisons, Amwell Street, Hoddesdon	4.2	0.9	15.7	10.0	8.8	3.3	1.0	2.9	2.5	0.0	2.5	3.6	0.0	0.0	12.9	0.0	0.0	0.0	0.0	0.0	0.7	0.8	5.9	0.0	3.1	0.0	0.0	0.0	
Sainsbury's, Brewery Road, Hoddesdon	4.7	2.6	35.1	17.8	24.9	8.5	2.6	2.0	3.2	0.9	8.6	4.6	1.7	0.0	0.0	0.0	0.0	0.0	2.7	0.0	8.7	9.8	2.3	0.0	11.5	18.8	0.0	0.0	
Tesco Express, Burford Street, Hoddesdon	0.1	0.9	0.0	14.2	0.0	2.6	0.0	0.0	0.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Tesco Express, High Street, Hoddesdon	0.0	0.1	0.0	2.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Local shops, Hoddesdon	0.0	1.0	0.0	16.2	0.0	1.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Sub Total (Zone 1)	13.4	8.7	75.0	91.9	50.4	32.1	4.4	9.9	12.1	5.9	20.7	10.7	1.7	0.0	13.7	0.0	0.0	0.0	3.9	0.0	10.6	10.6	18.7	1.2	25.5	23.2	0.0	0.0	
Zone 2																													
Local shops, Broxbourne	0.0	0.2	0.0	0.0	0.4	10.5	0.0	0.0	0.0	0.0	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Local shops, Wormley	0.0	0.1	0.0	0.0	0.0	5.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Sub Total (Zone 2)	0.0	0.3	0.0	0.0	0.4	15.9	0.0	0.0	0.0	0.0	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Zone 3																													
Co-op, Goff's Lane, Goff's Oak	0.0	1.0	0.0	0.0	0.0	0.0	0.5	19.3	0.0	1.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Tesco Express, Hammond Court, Waltham Cross	0.1	1.9	0.0	0.0	0.0	0.0	0.9	13.5	0.0	0.0	0.0	0.0	0.0	2.4	0.0	0.0	0.0	0.0	0.0	24.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Sub Total (Zone 3)	0.1	2.9	0.0	0.0	0.0	0.0	1.4	32.8	0.0	1.3	0.0	0.0	0.0	2.4	0.0	0.0	0.0	0.0	0.0	24.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Zone 4																													
Co-op, Church Lane, Cheshunt	0.1	1.3	0.0	0.0	0.0	1.6	0.5	3.4	1.3	12.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.7	0.0	0.0	0.0	0.0	0.0	0.0	
Iceland, High Street, Waltham Cross	0.1	0.5	0.0	0.0	0.0	1.1	0.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Lidl, High Street, Waltham Cross	1.4	2.9	0.0	0.0	0.0	0.0	7.4	1.8	5.1	5.6	0.0	0.0	2.0	0.0	1.2	3.9	0.0	2.5	0.0	0.0	0.0	0.9	13.3	0.9	0.0	0.0	0.0	0.0	
Marks and Spencer, Brookfield Centre, Cheshunt	0.8	0.9	0.0	0.7	1.4	9.8	6.2	0.9	1.9	4.3	0.7	4.0	0.0	0.0	0.8	0.0	0.0	0.0	1.2	1.6	0.0	2.1	0.0	0.0	0.0	0.0	0.0	0.0	
Sainsbury's, The Pavilion High Street, Waltham Cross	3.2	1.6	0.0	0.0	0.0	0.0	0.5	1.8	7.2	13.7	0.0	0.0	3.1	2.7	14.8	1.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Tesco Express, High Street, Waltham Cross	0.1	0.2	0.0	0.0	0.0	0.0	0.5	0.0	1.0	2.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Tesco Extra, Brookfield Centre, Cheshunt	14.7	3.1	15.9	0.0	43.4	18.3	58.8	20.5	52.2	17.2	2.2	0.0	2.3	0.0	4.8	0.0	1.7	0.0	31.2	0.0	5.8	0.0	15.2	1.7	0.0	0.0	2.5	0.9	
Tesco Metro, Turners Hill, Cheshunt	1.8	1.8	1.2	0.7	1.9	10.8	9.1	8.7	11.2	13.8	0.0	0.0	1.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Local shops, Cheshunt	0.1	0.6	0.0	0.0	0.0	0.0	0.0	3.6	0.9	4.3	0.0	1.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Local shops, Waltham Cross	0.1	0.8	0.0	0.0	0.0	0.0	0.0	4.7	0.0	3.0	0.0	0.0	0.0	1.6	0.0	0.0	0.0	0.0	0.0	0.0	2.7	0.9	0.0	0.0	4.1	0.0	0.0	0.0	
Sub Total (Zone 4)	22.4	13.7	17.1	1.4	46.7	41.6	83.9	45.4	80.8	76.8	2.9	5.5	8.5	4.3	21.6	5.4	1.7	4.7	32.4	1.6	5.8	7.5	17.0	15.0	0.9	4.1	2.5	0.9	
Sub Total Borough of Broxbourne (Zones 1, 2, 3 and 4)	35.9	25.6	92.1	93.3	97.5	89.6	89.7	88.1	92.9	84.0	24.3	16.2	10.2	6.7	35.3	5.4	1.7	4.7	36.3	26.3	16.4	18.1	35.7	16.2	26.4	27.3	2.5	0.9	

Updated Table 3: Convenience goods shopping patterns cont...

Destination	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11		Zone 12		Zone 13	
	Main food (%)	Top-up (%)	Main food (%)	Top-up (%)	Main food (%)	Top-up (%)	Main food (%)	Top-up (%)	Main food (%)	Top-up (%)	Main food (%)	Top-up (%)	Main food (%)	Top-up (%)	Main food (%)	Top-up (%)	Main food (%)	Top-up (%)	Main food (%)	Top-up (%)	Main food (%)	Top-up (%)	Main food (%)	Top-up (%)	Main food (%)	Top-up (%)	Main food (%)	Top-up (%)
Zone 5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Zone 5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Zone 6																												
Co-op, Sun Street, Waltham Abbey	0.0	0.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	9.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Co-op, Upshire Road, Waltham Abbey	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Lidl, Cartersfield Road, Waltham Abbey	0.9	1.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	15.2	24.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Tesco, Sewardstone Road, Waltham Abbey	2.7	1.5	0.0	0.0	0.0	0.0	0.0	0.0	2.9	5.0	0.0	5.0	39.2	14.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sainsbury's, Old Station Road, Loughton	0.4	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	6.2	7.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sub Total (Zone 6)	4.0	4.6	0.0	0.0	0.0	0.0	0.0	0.0	2.9	5.0	0.0	5.0	60.6	60.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Zone 7																												
Asda, High Street, Ponders End	0.1	0.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.8	6.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Tesco Extra, High Street, Ponders End	5.7	4.2	0.5	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	25.7	31.6	10.2	2.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sub Total (Zone 7)	5.8	5.0	0.5	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	26.5	38.5	10.2	2.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Zone 8																												
Co-op, Lancaster Road, Enfield	0.0	1.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	8.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Lidl, Cecil Road, Enfield	0.7	0.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.7	4.0	2.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Marks and Spencer, Enfield Retail Park, Enfield	2.5	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.7	0.0	0.0	0.0	9.4	0.0	5.9	2.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Marks and Spencer, Palace Gardens Shopping Centre, Enfield	1.0	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5.6	2.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Morrisons, Colman Parade, Enfield	1.8	0.3	0.0	0.0	0.0	0.0	0.5	0.0	0.9	0.0	0.0	0.0	0.0	0.0	5.0	2.3	5.1	0.0	2.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Morrisons, Southbury Road, Enfield	1.5	1.2	0.0	0.0	0.0	0.7	0.5	0.0	0.5	0.0	0.0	0.0	0.0	0.0	1.2	1.5	6.8	5.0	2.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sainsbury's, Crown Road, Enfield	5.9	2.1	0.0	0.0	0.0	0.0	3.9	1.8	0.8	0.0	2.2	2.0	0.0	18.1	9.2	15.2	3.6	1.2	4.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Tesco, Savoy Parade, Southbury Road, Enfield	2.9	2.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.3	0.0	0.0	0.0	2.2	1.5	14.6	11.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Waitrose, Palace Gardens Shopping Centre, Enfield	1.9	2.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.8	0.0	10.4	11.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Waitrose, Windmill Hill, Enfield	0.1	1.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.3	0.0	0.0	1.1	1.6	0.0	0.0	7.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Local shops, Enfield	2.8	10.8	0.0	0.0	0.0	0.0	0.0	0.9	0.0	0.0	0.0	0.0	0.0	0.0	1.4	38.7	14.8	30.6	0.0	1.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sub Total (Zone 8)	21.1	24.6	0.0	0.0	0.0	0.7	4.9	2.7	2.2	2.6	0.7	2.2	3.1	1.6	38.1	55.9	82.4	86.1	5.9	5.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Zone 9																												
Co-op, Station Road, Cuffley	0.0	0.5	0.0	0.0	0.0	0.0	0.0	0.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	10.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sainsbury's, Darkes Lane, Potters Bar	0.3	0.2	0.0	0.0	0.0	0.0	0.0	0.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	9.3	4.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Tesco Express, Station Road, Cuffley	0.0	1.5	0.0	0.0	0.0	0.0	0.0	3.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	24.9	0.0	9.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Local shops, Potters Bar	0.0	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.7	0.0	0.0	0.0	0.0	1.2	6.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sub Total (Zone 9)	0.3	2.7	0.0	0.0	0.0	0.0	0.0	5.1	0.0	0.0	0.0	0.0	0.0	2.7	0.0	0.0	0.0	0.0	10.5	46.4	0.0	9.0	0.0	0.0	0.0	0.0	0.0	0.0
Zone 10																												
Marks and Spencer, Fore Street, Hertford	0.0	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.8	0.0	1.7	0.6	2.0	0.0	0.0	0.0
Sainsbury's, Hartham Lane, Hertford	2.9	2.1	0.0	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	23.0	12.5	23.2	14.9	3.9	1.8	0.0	0.0
Tesco, Ware Road, Hertford	4.5	2.3	1.6	0.0	0.0	1.1	0.8	1.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	37.7	27.4	11.0	0.0	43.0	32.1	0.0	0.0
Waitrose, Bircherley Green Shopping Centre, Hertford	1.0	1.5	0.7	0.0	1.4	0.0	0.5	0.0	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	6.5	21.1	5.3	2.0	3.3	15.0	0.0	0.0	0.0	0.0
Local shops, Hertford	0.0	1.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.6	0.0	9.2	0.0	5.3	0.0	0.0	0.0
Sub Total (Zone 10)	8.4	7.4	2.3	0.7	1.4	1.1	1.3	1.4	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	67.2	63.4	39.5	27.8	50.8	56.2	0.0	0.0	0.0
Zone 11																												
Co-op, Bengoe Street, Hertford	0.1	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.9	6.4	0.0	0.0	0.0	0.0	0.0
Sub Total (Zone 11)	0.1	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.9	6.4	0.0	0.0	0.0	0.0	0.0
Zone 12																												
Co-op, High Street, Stanstead Abbots	0.0	0.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.0	0.0	4.7	0.0	0.0	0.0
Tesco, West Street, Ware	2.6	4.0	1.2	2.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	18.1	33.2	15.8	10.0	0.0	0.0	0.0
Local shops, Ware	0.0	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	9.5	0.0	0.0	0.0	0.0	0.0
Sub Total (Zone 12)	2.6	5.6	1.2	2.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	18.1	46.7	15.8	14.7	0.0	0.0	0.0
Zone 13																												
Aldi, First Avenue, Harlow	0.6	1.0																										

Updated Table 3: Convenience goods shopping patterns cont...

Destination	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11		Zone 12		Zone 13			
	Main food (%)	Top-up (%)	Main food (%)	Top-up (%)	Main food (%)	Top-up (%)	Main food (%)	Top-up (%)	Main food (%)	Top-up (%)	Main food (%)	Top-up (%)	Main food (%)	Top-up (%)	Main food (%)	Top-up (%)	Main food (%)	Top-up (%)	Main food (%)	Top-up (%)	Main food (%)	Top-up (%)	Main food (%)	Top-up (%)	Main food (%)	Top-up (%)	Main food (%)	Top-up (%)		
Outside Study Area																														
Outside Study Area, Bishops Stortford																														
Local shops, Bishops Stortford	0.6	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.1	2.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.1	0.0	3.5	2.2
Sub Total (Bishops Stortford)	0.6	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.1	2.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.1	0.0	3.5	2.2
Outside Study Area, Edmonton Green																														
Asda, West Mall, Edmonton Green	0.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5.8	0.0
Sub Total (Edmonton Green)	0.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5.8	0.0
Outside Study Area, Epping																														
Tesco, High Street, Epping	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sub Total (Epping)	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Outside Study Area, Harlow																														
Co-op, High Street, Old Harlow	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.9
Tesco, Church Langley Way, Harlow	4.6	3.3	0.9	0.0	0.6	0.0	0.0	0.0	0.0	0.0	8.1	5.0	0.0	0.0	0.0	0.0	0.0	0.0	2.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	30.9	19.8	
Sub Total (Harlow)	4.6	3.5	0.9	0.0	0.6	0.0	0.0	0.0	0.0	0.0	8.1	5.0	0.0	0.0	0.0	0.0	0.0	0.0	2.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	30.9	20.7	
Outside Study Area, Hatfield																														
Aldi, Parkhouse Court, Hatfield	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Asda, Town Centre, Hatfield	0.1	0.2	0.0	0.0	0.0	0.0	0.5	0.0	0.0	0.0	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.6	1.2	2.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Tesco Extra, Mount Pleasant, Oldings Corner, Hatfield	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.9	0.0	2.8	1.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Sub Total (Hatfield)	0.3	0.3	0.0	0.0	0.0	0.0	0.5	0.0	0.0	0.0	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.6	1.6	4.0	4.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Outside Study Area, London																														
Local shops, London	0.1	0.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.3	0.0	0.0	2.0	7.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sub Total (London)	0.1	0.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.3	0.0	0.0	2.0	7.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Outside Study Area, London Colney																														
Local shops, London Colney	0.1	0.0	0.0	0.0	0.0	0.0	0.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sub Total (London Colney)	0.1	0.0	0.0	0.0	0.0	0.0	0.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Outside Study Area, Potters Bar																														
Tesco, Mutton Lane, Potters Bar	1.4	0.6	0.0	0.0	0.0	0.0	0.5	0.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	35.6	10.8	2.5	1.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sub Total (Potters Bar)	1.4	0.6	0.0	0.0	0.0	0.0	0.5	0.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	35.6	10.8	2.5	1.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Outside Study Area, St Albans																														
Local shops, St Albans	0.0	0.1	0.0	0.0	0.0	2.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sub Total (St Albans)	0.0	0.1	0.0	0.0	0.0	2.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Outside Study Area, Southgate																														
Asda, Southgate Circus, Chase Side, Southgate	0.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sub Total (Southgate)	0.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Outside Study Area, Stevenage																														
Local shops, Stevenage	0.2	0.0	0.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.8	1.7	1.8	0.0	0.0	0.0	0.0	
Sub Total (Stevenage)	0.2	0.0	0.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.8	1.7	1.8	0.0	0.0	0.0	0.0	0.0	
Outside Study Area, Welwyn Garden City																														
Marks and Spencer, The Howard Centre, Welwyn Garden City	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Waitrose, Bridge Road, Welwyn Garden City	0.3	0.1	0.0	0.0	0.0	0.0	1.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.2	0.0	1.7	2.1	0.9	0.0	0.0	0.0	0.0	0.0	0.0	
Local shops, Welwyn Garden City	0.0	0.0	0.0	0.0	0.4	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sub Total (Welwyn Garden City)	0.3	0.1	0.0	0.0	0.4	0.7	1.9	0.0	0.0	0.0	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.2	0.0	2.4	2.1	0.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Outside Study Area, Other																														
Other	1.6	3.7	0.0	1.7	0.0	3.7	0.5	1.8	0.0	7.3	0.0	5.4	20.8	20.0	0.0	0.0	0.0	4.3	0.0	9.2	7.7	1.4	0.0	0.0	0.9	1.8	0.0	0.0	0.0	
Sub Total (Other)	1.6	3.7	0.0	1.7	0.0	3.7	0.5	1.8	0.0	7.3	0.0	5.4	20.8	20.0	0.0	0.0	0.0	4.3	0.0	9.2	7.7	1.4	0.0	0.0	0.9	1.8	0.0	0.0	0.0	
Sub Total Outside of Study Area	11.0	9.3	1.5	1.7	1.0	7.0	4.2	2.7	1.7	8.6	10.6	12.6	23.9	27.0	0.0	0.0	4.8	4.3	47.1	21.6	16.6	9.5	5.7	1.7	4.8	1.8	40.2	22.9		
Total (rounded)	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

- Notes:
a. Zones based on post code sectors
b. Market shares for 'main' and 'top-up' shopping derived directly from NEMS Household Survey
c. Excludes 'don't know/varies', markets and

Updated Table 4: Convenience goods expenditure

Destination	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11		Zone 12		Zone 13	
	Main food (£m)	Top-up (£m)	Main food (£m)	Top-up (£m)	Main food (£m)	Top-up (£m)	Main food (£m)	Top-up (£m)	Main food (£m)	Top-up (£m)	Main food (£m)	Top-up (£m)	Main food (£m)	Top-up (£m)	Main food (£m)	Top-up (£m)	Main food (£m)	Top-up (£m)	Main food (£m)	Top-up (£m)	Main food (£m)	Top-up (£m)	Main food (£m)	Top-up (£m)	Main food (£m)	Top-up (£m)	Main food (£m)	Top-up (£m)
Study Area																												
Zone 1																												
Aldi, Taverers Way, Hoddesdon	21.9	2.7	6.7	1.1	2.5	0.6	0.3	0.2	2.5	0.4	1.9	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.2	0.0	5.9	0.0	1.4	0.2	0.0	0.0
Asda, High Street, Conduit Lane, Hoddesdon	7.1	1.6	1.5	0.9	2.1	0.2	0.0	0.1	0.4	0.0	0.0	0.0	0.0	0.0	0.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	2.5	0.1	0.0	0.0
Co-op, Stanstead Road, Hoddesdon	0.0	0.5	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Iceland, Brocket Road, Hoddesdon	0.2	0.5	0.2	0.1	0.0	0.3	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Morrisons, Amwell Street, Hoddesdon	23.5	1.5	5.4	0.8	2.4	0.2	0.3	0.2	1.3	0.0	0.5	0.3	0.0	0.0	8.9	0.0	0.0	0.0	0.0	0.0	0.1	0.0	3.3	0.0	1.1	0.0	0.0	0.0
Sainsbury's, Brewery Road, Hoddesdon	32.2	4.5	12.2	1.4	6.9	0.6	0.9	0.1	1.7	0.1	1.7	0.3	0.8	0.0	0.0	0.0	0.0	0.0	0.8	0.0	1.7	0.4	1.3	0.0	4.1	1.4	0.0	0.0
Tesco Express, Burford Street, Hoddesdon	0.5	1.3	0.0	1.1	0.0	0.2	0.0	0.0	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Tesco Express, High Street, Hoddesdon	0.0	0.2	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Local shops, Hoddesdon	0.0	1.4	0.0	1.3	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sub Total (Zone 1)	85.3	14.1	26.0	7.3	14.0	2.3	1.5	0.7	6.4	0.6	4.2	0.8	0.8	0.0	9.4	0.0	0.0	0.0	1.2	0.0	2.1	0.5	10.6	0.2	9.1	1.8	0.0	0.0
Zone 2																												
Local shops, Broxbourne	0.3	0.8	0.0	0.0	0.1	0.8	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Local shops, Wormley	0.0	0.4	0.0	0.0	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sub Total (Zone 2)	0.3	1.1	0.0	0.0	0.1	1.1	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Zone 3																												
Co-op, Goff's Lane, Goff's Oak	0.2	1.5	0.0	0.0	0.0	0.0	0.2	1.4	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Tesco Express, Hammond Court, Waltham Cross	0.3	2.7	0.0	0.0	0.0	0.0	0.3	1.0	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.0	0.0	0.0	1.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sub Total (Zone 3)	0.5	4.2	0.0	0.0	0.0	0.0	0.5	2.4	0.0	0.1	0.0	0.0	0.0	0.4	0.0	0.0	0.0	0.0	1.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Zone 4																												
Co-op, Church Lane, Cheshunt	0.9	1.8	0.0	0.0	0.0	0.1	0.2	0.2	0.7	1.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Iceland, High Street, Waltham Cross	0.3	0.8	0.0	0.0	0.0	0.1	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Lidl, High Street, Waltham Cross	7.8	4.0	0.0	0.0	0.0	0.0	2.5	0.1	2.7	0.6	0.0	0.0	1.0	0.0	0.8	0.6	0.0	0.8	0.0	0.0	0.0	0.5	1.9	0.3	0.0	0.0	0.0	0.0
Marks and Spencer, Brookfield Centre, Cheshunt	4.5	1.7	0.0	0.1	0.4	0.7	2.1	0.1	1.0	0.4	0.1	0.3	0.0	0.0	0.6	0.0	0.0	0.0	0.4	0.1	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0
Sainsbury's, The Pavilion High Street, Waltham Cross	15.7	2.2	0.0	0.0	0.0	0.0	0.2	0.1	3.8	1.4	0.0	0.0	1.5	0.4	10.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Tesco Express, High Street, Waltham Cross	0.7	0.2	0.0	0.0	0.0	0.0	0.2	0.0	0.5	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Tesco Extra, Brookfield Centre, Cheshunt	92.8	5.0	5.5	0.0	12.1	1.3	19.9	1.5	27.7	1.8	0.4	0.0	1.1	0.0	3.3	0.0	1.5	0.0	9.5	0.0	1.1	0.0	8.6	0.2	0.0	0.0	2.1	0.2
Tesco Metro, Turners Hill, Cheshunt	10.5	2.9	0.4	0.1	0.5	0.8	3.1	0.6	5.9	1.4	0.0	0.0	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Local shops, Cheshunt	0.5	0.8	0.0	0.0	0.0	0.0	0.0	0.3	0.5	0.4	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Local shops, Waltham Cross	0.5	1.3	0.0	0.0	0.0	0.0	0.0	0.3	0.0	0.3	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.5	0.0	0.0	0.3	0.0	0.0	0.0
Sub Total (Zone 4)	134.3	20.7	5.9	0.1	13.0	3.0	28.3	3.3	42.9	7.9	0.6	0.4	4.2	0.6	14.9	0.8	1.5	1.5	9.9	0.1	1.1	0.3	9.6	2.1	0.3	0.3	2.1	0.2
Sub Total Borough of Broxbourne (Zones 1, 2, 3 and 4)	220.3	40.2	31.9	7.4	27.1	6.4	30.3	6.3	49.3	8.7	4.9	1.2	5.0	1.0	24.3	0.8	1.5	1.5	11.1	1.5	3.2	0.8	20.1	2.3	9.4	2.1	2.1	0.2

Updated Table 4: Convenience goods expenditure cont...

Destination	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11		Zone 12		Zone 13	
	Main food (£m)	Top-up (£m)	Main food (£m)	Top-up (£m)	Main food (£m)	Top-up (£m)	Main food (£m)	Top-up (£m)	Main food (£m)	Top-up (£m)	Main food (£m)	Top-up (£m)	Main food (£m)	Top-up (£m)	Main food (£m)	Top-up (£m)	Main food (£m)	Top-up (£m)	Main food (£m)	Top-up (£m)	Main food (£m)	Top-up (£m)	Main food (£m)	Top-up (£m)	Main food (£m)	Top-up (£m)	Main food (£m)	Top-up (£m)
Zone 5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub Total (Zone 5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Zone 6																												
Co-op, Sun Street, Waltham Abbey	0.0	1.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Co-op, Upshire Road, Waltham Abbey	0.0	0.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Lidl, Cartersfield Road, Waltham Abbey	7.5	3.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	7.5	3.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Tesco, Sewardstone Road, Waltham Abbey	20.9	3.0	0.0	0.0	0.0	0.0	0.0	0.0	1.5	0.5	0.0	0.4	19.3	2.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sainsbury's, Old Station Road, Loughton	3.1	1.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.1	1.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sub Total (Zone 6)	31.4	9.9	0.0	0.0	0.0	0.0	0.0	0.0	1.5	0.5	0.0	0.4	29.9	9.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Zone 7																												
Asda, High Street, Ponders End	0.6	1.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.6	1.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Tesco Extra, High Street, Ponders End	26.9	5.6	0.2	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	17.7	4.9	9.0	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sub Total (Zone 7)	27.4	6.7	0.2	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	18.2	5.9	9.0	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Zone 8																												
Co-op, Lancaster Road, Enfield	0.0	2.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Lidl, Cecil Road, Enfield	3.5	1.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	3.5	0.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Marks and Spencer, Enfield Retail Park, Enfield	11.8	0.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	6.5	0.0	5.2	0.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Marks and Spencer, Palace Gardens Shopping Centre, Enfield	4.9	0.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.9	0.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Morrisons, Colman Parade, Enfield	9.4	0.4	0.0	0.0	0.0	0.0	0.2	0.0	0.5	0.0	0.0	0.0	0.0	0.0	3.4	0.4	4.5	0.0	0.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Morrisons, Southbury Road, Enfield	7.9	1.9	0.0	0.0	0.0	0.1	0.2	0.0	0.3	0.0	0.0	0.0	0.0	0.0	0.8	0.2	6.0	1.6	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sainsbury's, Crown Road, Enfield	29.0	3.1	0.0	0.0	0.0	0.0	1.3	0.1	0.4	0.0	0.0	0.2	1.0	0.0	12.5	1.4	13.4	1.2	0.4	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Tesco, Savoy Parade, Southbury Road, Enfield	14.4	4.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	1.5	0.2	12.9	3.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Waitrose, Palace Gardens Shopping Centre, Enfield	9.7	3.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.6	0.0	9.2	3.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Waitrose, Windmill Hill, Enfield	0.5	2.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.5	0.2	0.0	0.0	0.0	2.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Local shops, Enfield	14.0	16.1	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	1.0	6.0	13.1	10.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sub Total (Zone 8)	105.3	37.9	0.0	0.0	0.0	0.1	1.7	0.2	1.2	0.3	0.1	0.2	1.5	0.2	26.2	8.6	72.8	28.1	1.8	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Zone 9																												
Co-op, Station Road, Cuffley	0.0	0.7	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sainsbury's, Darkes Lane, Potters Bar	2.8	0.3	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.8	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Tesco Express, Station Road, Cuffley	0.0	2.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.4	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Local shops, Potters Bar	0.4	0.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.0	0.0	0.4	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sub Total (Zone 9)	3.2	3.8	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.0	0.0	3.2	2.6	0.0	0.4	0.0	0.0	0.0	0.0	0.0	0.0
Zone 10																												
Marks and Spencer, Fore Street, Hertford	0.2	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.2	0.2	0.0	0.0	0.0
Sainsbury's, Hartham Lane, Hertford	19.0	2.8	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.5	0.5	13.1	2.1	1.4	0.1	0.0	0.0
Tesco, Ware Road, Hertford	29.7	3.8	0.6	0.0	0.0	0.1	0.3	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	7.3	1.2	6.2	0.0	15.4	2.5	0.0	0.0
Waitrose, Bircherley Green Shopping Centre, Hertford	6.5	2.3	0.2	0.0	0.4	0.0	0.2	0.0	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.3	0.9	3.0	0.3	1.2	1.2	0.0	0.0
Local shops, Hertford	0.0	1.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	1.3	0.0	0.4	0.0	0.0	0.0
Sub Total (Zone 10)	55.4	11.2	0.8	0.1	0.4	0.1	0.4	0.1	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	13.1	2.8	22.3	3.9	18.1	4.3	0.0	0.0
Zone 11																												
Co-op, Bengoe Street, Hertford	0.5	0.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.5	0.9	0.0	0.0	0.0	0.0
Sub Total (Zone 11)	0.5	0.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.5	0.9	0.0	0.0	0.0	0.0
Zone 12																												
Co-op, High Street, Stanstead Abbots	0.0	0.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.6	0.0	0.4	0.0	0.0	0.0
Tesco, West Street, Ware	16.3	5.7	0.4	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	10.2	4.7	5.6	0.8	0.0	0.0	0.0
Local shops, Ware	0.0	1.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.3	0.0	0.0	0.0	0.0	0.0
Sub Total (Zone 12)	16.3	7.9	0.4	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	10.2	6.6	5.6	1.1	0.0	0.0	0.0
Zone 13																												
Aldi, First Avenue, Harlow	3.7																											

Updated Table 4: Convenience goods expenditure cont...

Destination	Total		Zone 1		Zone 2		Zone 3		Zone 4		Zone 5		Zone 6		Zone 7		Zone 8		Zone 9		Zone 10		Zone 11		Zone 12		Zone 13		
	Main food (£m)	Top-up (£m)	Main food (£m)	Top-up (£m)	Main food (£m)	Top-up (£m)	Main food (£m)	Top-up (£m)	Main food (£m)	Top-up (£m)	Main food (£m)	Top-up (£m)	Main food (£m)	Top-up (£m)	Main food (£m)	Top-up (£m)	Main food (£m)	Top-up (£m)	Main food (£m)	Top-up (£m)	Main food (£m)	Top-up (£m)	Main food (£m)	Top-up (£m)	Main food (£m)	Top-up (£m)	Main food (£m)	Top-up (£m)	
Outside Study Area																													
Outside Study Area, Bishops Stortford																													
Local shops, Bishops Stortford	3.9	0.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.7	0.0	2.9	0.4	
Sub Total (Bishops Stortford)	3.9	0.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.7	0.0	2.9	0.4	
Outside Study Area, Edmonton Green																													
Asda, West Mall, Edmonton Green	5.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.8	0.0	
Sub Total (Edmonton Green)	5.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.8	0.0	
Outside Study Area, Epping																													
Tesco, High Street, Epping	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sub Total (Epping)	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Outside Study Area, Harlow																													
Co-op, High Street, Old Harlow	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0
Tesco, Church Langley Way, Harlow	28.5	4.3	0.3	0.0	0.2	0.0	0.0	0.0	0.0	0.0	1.6	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	25.7	3.9	0.0
Sub Total (Harlow)	28.5	4.5	0.3	0.0	0.2	0.0	0.0	0.0	0.0	0.0	1.6	0.4	0.0	0.0	0.0	0.0	0.0	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	25.7	3.9	0.0
Outside Study Area, Hatfield																													
Aldi, Parkhouse Court, Hatfield	0.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Asda, Town Centre, Hatfield	0.5	0.2	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.2	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Tesco Extra, Mount Pleasant, Oldings Corner, Hatfield	1.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.6	0.0	0.5	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sub Total (Hatfield)	2.5	0.3	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	1.4	0.1	0.8	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Outside Study Area, London																													
Local shops, London	1.0	1.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	1.0	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sub Total (London)	1.0	1.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	1.0	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Outside Study Area, London Colney																													
Local shops, London Colney	1.0	0.0	0.0	0.0	0.0	0.0	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sub Total (London Colney)	1.0	0.0	0.0	0.0	0.0	0.0	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Outside Study Area, Potters Bar																													
Tesco, Mutton Lane, Potters Bar	11.5	0.7	0.0	0.0	0.0	0.0	0.2	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	10.9	0.6	0.5	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sub Total (Potters Bar)	11.5	0.7	0.0	0.0	0.0	0.0	0.2	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	10.9	0.6	0.5	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Outside Study Area, St Albans																													
Local shops, St Albans	0.0	0.2	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sub Total (St Albans)	0.0	0.2	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Outside Study Area, Southgate																													
Asda, Southgate Circus, Chase Side, Southgate	4.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sub Total (Southgate)	4.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Outside Study Area, Stevenage																													
Local shops, Stevenage	3.6	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.7	0.2	0.6	0.0	0.0	0.0	0.0
Sub Total (Stevenage)	3.6	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.7	0.2	0.6	0.0	0.0	0.0	0.0
Outside Study Area, Welwyn Garden City																													
Marks and Spence, The Howard Centre, Welwyn Garden City	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Waitrose, Bridge Road, Welwyn Garden City	2.2	0.1	0.0	0.0	0.0	0.0	0.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.7	0.0	0.3	0.1	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Local shops, Welwyn Garden City	0.2	0.1	0.0	0.0	0.1	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sub Total (Welwyn Garden City)	2.5	0.1	0.0	0.0	0.1	0.1	0.6	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.7	0.0	0.5	0.1	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Outside Study Area, Other																													
Other	12.2	6.8	0.0	0.1	0.0	0.3	0.2	0.1	0.0	0.8	0.0	0.4	10.3	3.0	0.0	0.0	0.0	1.4	0.0	0.5	1.5	0.1	0.0	0.0	0.3	0.1	0.0	0.0	0.0
Sub Total (Other)	12.2	6.8	0.0	0.1	0.0	0.3	0.2	0.1	0.0	0.8	0.0	0.4	10.3	3.0	0.0	0.0	0.0	1.4	0.0	0.5	1.5	0.1	0.0	0.0	0.3	0.1	0.0	0.0	0.0
Sub Total Outside of Study Area	77.2	14.6	0.5	0.1	0.3	0.5	1.4	0.2	0.9	0.9	2.1	0.9	11.8	4.0	0.0	0.0	4.2	1.4	14.4	1.2	3.2	0.4	3.2	0.2	1.7	0.1	33.4	4.5	0.0
Total	601.1	153.9	34.6	7.9	27.8	7.2	33.8	7.2																					

Updated Table 5: Survey-derived performance of stores compared to expected benchmark performance at 2014

Destination	Gross Floorspace (sq m)	Net Sales (sq m)	Net Convenience Sales Area (sq m) (A)	Sales Density (£ per sq m) (B)	Benchmark Turnover (£m) (AxB)	Survey Turnover (£m)	Inflow Allowance (%)	Estimated Survey T/O with Inflow (£m)	Overtrading (£m)
Zone 1									
Aldi, Taverners Way, Hoddesdon	1,678	1,165	1,049	11,292	11.8	24.5	0.0	24.5	12.7
Asda, High Street, Conduit Lane, Hoddesdon		858	575	13,350	7.7	8.7	0.0	8.7	1.0
Co-op, Stanstead Road, Hoddesdon		154	134	8,127	1.1	0.5	0.0	0.5	-0.6
Iceland, Brocket Road, Hoddesdon		435	422	6,779	2.9	0.7	0.0	0.7	-2.2
Morrisons, Amwell Street, Hoddesdon	5,410	2,657	2,126	11,546	24.5	25.0	0.0	25.0	0.5
Sainsbury's, Brewery Road, Hoddesdon		4,398	2,639	12,099	31.9	36.6	0.0	36.6	4.7
Tesco Express, Burford Street, Hoddesdon					1.8	1.8	0.0	1.8	0.0
Tesco Express, High Street, Hoddesdon	360	231	219	12,837	2.8	0.2	0.0	0.2	-2.6
Local shops, Hoddesdon					1.4	1.4	0.0	1.4	0.0
Sub Total (Zone 1)					85.9	99.4		99.4	13.4
Zone 2									
Local shops, Broxbourne					1.0	1.0	0.0	1.0	0.0
Local shops, Wormley					0.4	0.4	0.0	0.4	0.0
Sub Total (Zone 2)					1.4	1.4		1.4	0.0
Zone 3									
Co-op, Goff's Lane, Goff's Oak		156	136	8,127	1.1	1.7	0.0	1.7	0.6
Tesco Express, Hammond Court, Waltham Cross	341	218	207	12,837	2.7	3.0	0.0	3.0	0.4
Sub Total (Zone 3)					3.8	4.7		4.7	1.0
Zone 4									
Co-op, Church Lane, Cheshunt		183	159	8,127	1.3	2.6	0.0	2.6	1.4
Iceland, High Street, Waltham Cross		553	537	6,779	3.6	1.1	0.0	1.1	-2.5
Lidl, High Street, Waltham Cross	1,547	1,063	957	3,385	3.2	11.8	0.0	11.8	8.6
Marks and Spencer, Brookfield Centre, Cheshunt	8,770	1,189	1,134	10,694	12.1	6.3	3.0	6.5	-5.7
Sainsbury's, The Pavilion High Street, Waltham Cross	3,143	1,532	1,106	12,099	13.4	17.9	0.0	17.9	4.5
Tesco Express, High Street, Waltham Cross		134	127	12,837	1.6	0.9	0.0	0.9	-0.7
Tesco Extra, Brookfield Centre, Cheshunt	11,722	6,416	3,849	12,837	49.4	97.8	3.0	100.7	51.3
Tesco Metro, Turners Hill, Cheshunt	2,991	1,323	1,002	12,837	12.9	13.4	0.0	13.4	0.5
Local shops, Cheshunt					1.3	1.3	0.0	1.3	0.0
Local shops, Waltham Cross					1.8	1.8	0.0	1.8	0.0
Sub Total (Zone 4)					100.7	155.0		158.1	57.4
Total in Borough of Broxbourne					191.8	260.5		263.6	71.8

Notes:

- Gross floorspace derived from Council database, IGD Database or WYG Assessment
- Net floorspace derived from IGD data where available or based on WYG professional judgement (generally assumed to be 70% of gross floorspace for smaller stores where not specifically known)
- Proportion of net floorspace derived from typical company split between convenience and comparison floorspace as identified by Verdict UK Food & Grocery Retailers 2014 with the exception of large food superstores (i.e. over 4,000 sq.m net sales area) which are assumed to have approximately 60:40 split in favour of convenience goods and local foodstore which are assumed to have 95% of net sales dedicated to convenience.
- Aldi and Lidl are assumed to have 90% of net sales dedicated to convenience goods, which correlates with our experience elsewhere
- Sales densities relate to the monetary turnover of each square metre of net sales area and are derived for all retailers except Lidl and Aldi from Verdict UK Food & Grocery Retailers 2015, and for Lidl and Aldi from information published for these retailers by Verdict and Mintel.
- It has been assumed that all unnamed convenience stores within a centre are 'trading at equilibrium' (i.e. their 'benchmark' turnover equates to that identified by the survey)
- Survey derived performance of stores calculated by adding together 'main' and 'top up' turnover as set out in Updated Table 4

Town Centre
District Centre
Neighbourhood Centre
Local Centre

2012 Prices

Updated Table 6: Estimated (baseline) capacity for new convenience goods provision within study area

Updated Table 6a: Estimated 'capacity' for convenience goods facilities in Borough of Broxbourne

Year	Total Turnover - £m ¹	Borough of Broxbourne Turnover - £m ²	Borough of Broxbourne Inflow - £m	Surplus Expenditure - £m
2015	191.8	260.5	3.1	71.8
2020	190.3	264.3	3.2	77.2
2025	189.9	267.6	3.2	80.9
2030	189.9	271.5	3.3	84.8
Study Area Market Share (%)		34.5		

1. Allows for increased turnover efficiency as set out in Table 4a Experian Retail Planner 13 (Oct 2015)
2. Assumes constant market share claimed by Borough of Broxbourne facilities at 34.5% from Study Area (allows for no inflow)

2012 prices

Updated Table 6b: Gross quantitative capacity for additional convenience goods floorspace in Borough of Broxbourne

Year	Convenience Goods		
	£m	Floorspace Requirement (sq m net)	
		Min ¹	Max ²
2015	71.8	5,800	7,300
2020	77.2	6,200	7,900
2025	80.9	6,600	8,300
2030	84.8	6,900	8,700

1. Average sales density assumed to be £12,458 per sq.m (rounded) based on the average sales density of the leading four supermarkets as identified by Verdict 2015
2. 50% of residual expenditure assumed to be consumed by leading four supermarkets (£12,458/sq m) and 50% assumed to be consumed by discount operators (£7,339 per sq.m) . This equates to £9,899/sq m
3. Allows for increased turnover efficiency as set out in Table 4a Experian Retail Planner 13 (Oct 2015)

2012 prices

Updated Table 6c: Net quantitative capacity for additional convenience goods floorspace in Borough of Broxbourne

Year	Convenience Goods				
	Surplus £m	Commitments £m	Residual £m	Floorspace Requirement	
				Min ¹	Max ²
2015	71.8	10.7	61.1	4,900	6,200
2020	77.2	10.6	66.6	5,400	6,800
2025	80.9	10.6	70.3	5,700	7,200
2030	84.8	10.6	74.2	6,000	7,600

1. Average sales density assumed to be £12,458 per sq.m (rounded) based on the average sales density of the leading four supermarkets as identified by Verdict 2015
2. 50% of residual expenditure assumed to be consumed by leading four supermarkets (£12,458/sq m) and 50% assumed to be consumed by discount operators (£7,339 per sq.m) . This equates to £9,899/sq m
3. Residual calculated by subtracting turnover of commitments (sourced from UpdatedTable 6d) from surplus expenditure (sourced from UpdatedTable 6a)
4. Allows for increased turnover efficiency as set out in Table 4a Experian Retail Planner 13 (Oct 2015)

2012 prices

Updated Table 6d: Extant convenience goods commitments in Borough of Broxbourne

Destination	Reference	Proposal	Net Convenience Floorspace (sq.m)	Estimated Sales Density (£/sq.m)	Estimated Convenience Turnover (£m)	Status
Zone 1						
Vacant Snooker Club, Conduit Lane, Hoddesdon, EN11 8EP	07/11/0129/F	1 no 3 storey block comprising, 2 no retail units (A1), 1 no (A1,A2 or A3) unit on ground floor, 14 no 2 bed flats and offices above, with associated basement parking (Renewal of planning permission 7/05/10/05/F/HOD)	505	5,000	2.53	Extant permission
Units A, B, D, E, F & K, Fawkon Walk, Hoddesdon, EN11 8TJ	07/12/0218/F	Change of use from Class A1 to Classes A1, A2, A3 and D1 and new shop fronts.	127	5,000	0.64	Extant permission
Woodside Units, Brewery Road, Hoddesdon, EN11 8HF	07/13/0874/F	Demolition of existing commercial units and construction of new building consisting of 2 no. ground floor commercial units for Class A1, A2 or A3 use and 14 no. two bedroom flats above with undercroft parking and roof terraces	167	5,000	0.84	Extant permission
110-114 High Street, Hoddesdon, EN11 8HD	07/12/0153/F	Redevelopment to provide A1 use on ground floor, a two storey entrance and first floor A3 use. Residential redevelopment providing 4 no. one bed and 9 no. two bed flats with parking and amenity area (Refer conservation area consent 07/12/0882/CA)	140	5,000	0.70	Extant permission
Aldi Foodstore Ltd, Taverners Way, Hoddesdon. EN11 8TJ	07/13/0858/F	Side extension with associated car parking space alteration, landscaping & external alterations	303	6,616	2.00	Extant permission
Social Club, 76 High Street, Hoddesdon, EN11 8ET	07/12/0805/F	Restoration, alteration and conversion of existing social club building to form a bar and restaurant building (A3/A4) with 2x1 bed units, erection of a new social club building including ancillary offices and erection of a 3/4 storey building containing 22 one bed and 18 two bed units with associated parking and amenity works (Renewal of planning permission 7/0910/08/LB/HOD, refer listed buildings application 07/12/0806/LB))	131	5,000	0.65	Extant permission

Updated Table 6d: Extant convenience goods commitments in Borough of Broxbourne cont...

Destination	Reference	Proposal	Net Convenience Floorspace (sq.m)	Estimated Sales Density (£/sq.m)	Estimated Convenience Turnover (£m)	Status
Zone 2						0.00
Ground floor, Bridge House, 55 - 59 High Road, Broxbourne, EN10 7HX	07/13/0902/F	Redevelopment to provide A1 use on ground floor, a two storey entrance and first floor A3 use. Residential redevelopment providing 4 no. one bed and 9 no. two bed flats with parking and amenity area (Refer conservation area consent 07/12/0882/CA)	143	5,000	0.72	Extant permission
Zone 4						0.00
Land adjacent to Unit 6, Brookfield Retail Park, Halfhide Lane, Cheshunt, EN8 0QE	07/14/0007/F	Side extension to existing unit 6 to create two new retail units for flexible Use Class A1, A2 and A3 use, external seating area, works to reconfigure car park and other associated works (Re-submission 07/12/0778/F)	103	5,000	0.52	Extant permission
88-90 Turners Hill, Cheshunt, EN8 8LQ	07/11/0970/F	The alteration and extension of ground floor retail space to form seven retail units and the conversion of first floor office space and construction of first and second floor extensions in roof space and to the rear to create 12 residential units (Renewal of planning permission 7/0423/08/F/WOL)	155	5,000	0.78	Extant permission
Cheshunt and Waltham Cross Conservative Club, Eleanor Cross Road, Waltham Cross, EN8 7LF	07/11/0258/F	Demolition of existing building and construction of a new eight storey building, comprising retail unit (A1) on ground and part first floor, car parking on ground floor, Conservative Club on first floor and 60 no residential units above on six floors (Renewal of planning permission 7/0233/08/F/WX)	268	5,000	1.34	Extant permission
TOTAL			2,043		10.7	

1. Sales density assumed to be £5,000 based on WYG judgement where the occupier has not been referenced within the application.

2. Convenience floorspace is assumed to be 1/3 net sales area based on WYG judgement where the occupier has not been referenced within the application.

2012 prices

Updated Table 21: DIY goods shopping patterns

Destination	Total DIY (%)	Zone 1 DIY (%)	Zone 2 DIY (%)	Zone 3 DIY (%)	Zone 4 DIY (%)	Zone 5 DIY (%)	Zone 6 DIY (%)	Zone 7 DIY (%)	Zone 8 DIY (%)	Zone 9 DIY (%)	Zone 10 DIY (%)	Zone 11 DIY (%)	Zone 12 DIY (%)	Zone 13 DIY (%)
Study Area														
Zone 1														
Sainsbury's, Brewery Road, Hoddeson	0.0	0.0	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Local shops, Hoddeson	1.0	2.4	4.4	0.0	0.0	2.9	0.0	0.0	0.0	0.0	0.0	8.1	1.0	0.0
Sub Total (Zone 1)	1.0	2.4	5.4	0.0	0.0	2.9	0.0	0.0	0.0	0.0	0.0	8.1	1.0	0.0
Zone 2														
Local shops, Broxbourne	0.4	0.0	1.5	0.0	0.0	0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.0	0.0
Local shops, Wormley	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sub Total (Zone 2)	0.4	0.0	1.5	0.0	0.0	0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.0	0.0
Zone 3														
Boots, Goff's Oak	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Local shops, Goff's Oak	0.4	0.0	0.0	1.7	2.9	0.0	0.0	0.0	0.0	1.4	0.0	0.0	0.0	0.0
Sub Total (Zone 3)	0.4	0.0	0.0	1.7	2.9	0.0	0.0	0.0	0.0	1.4	0.0	0.0	0.0	0.0
Zone 4														
Marks and Spencer, Brookfield Centre, Cheshunt	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Tesco Extra, Brookfield Centre, Cheshunt	0.1	0.8	1.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Brookfield Shopping Park, Cheshunt	5.8	0.5	14.7	5.4	13.8	1.5	11.8	6.1	0.0	41.1	0.0	0.0	3.3	0.0
Homebase, Waltham Cross	5.5	0.0	8.7	18.3	35.6	1.5	9.9	1.8	0.0	0.0	5.5	0.0	0.0	0.0
Fishpools, Waltham Cross	0.2	0.0	0.0	0.0	1.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Boots, Waltham Cross	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Local shops, Cheshunt	0.6	0.0	3.0	5.1	2.1	3.2	0.0	0.0	0.0	0.8	0.0	0.0	0.0	0.0
Local shops, Waltham Cross	8.5	2.4	22.9	14.2	27.0	0.0	4.3	18.6	4.9	0.0	0.0	0.0	11.1	0.0
Sub Total (Zone 4)	20.7	3.7	51.1	43.0	80.2	6.2	26.0	26.5	4.9	41.1	6.3	0.0	14.4	0.0
Sub Total Borough of Broxbourne (Zones 1, 2, 3 and 4)	22.5	6.1	58.0	44.7	83.1	9.1	26.0	28.5	4.9	42.5	6.3	8.1	15.4	0.0
Zone 5														
Nazeing	0.4	0.7	1.5	0.0	0.0	4.4	0.0	0.0	0.0	0.0	0.0	1.6	0.0	0.7
Sub Total (Zone 5)	0.4	0.7	1.5	0.0	0.0	4.4	0.0	0.0	0.0	0.0	0.0	1.6	0.0	0.7
Zone 6														
Tesco, Sewardstone Road, Waltham Abbey	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Local shops, Waltham Abbey	0.9	1.5	0.0	0.0	0.0	0.0	13.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sub Total (Zone 6)	0.9	1.5	0.0	0.0	0.0	0.0	13.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Zone 7														
Tesco Extra, High Street, Ponders End	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sub Total (Zone 7)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Zone 8														
Sainsbury's, Crown Road, Enfield	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Enfield Retail Park, Enfield	13.5	3.5	9.7	25.9	7.2	0.0	10.7	30.2	28.6	7.9	0.0	0.0	0.0	0.0
Local shops, Enfield	13.5	7.8	4.1	4.1	2.1	0.0	0.0	39.6	23.8	0.0	9.2	5.3	3.3	8.0
Local shops, Crews Hill	3.8	0.0	2.5	2.5	0.0	0.0	0.0	0.0	17.7	5.8	0.0	0.0	0.0	0.0
Sub Total (Zone 8)	30.8	11.3	16.3	32.5	9.3	0.0	10.7	69.8	70.1	13.7	9.2	5.3	3.3	8.0
Zone 9														
Local shops, Cuffley	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	9.3	0.0	0.0	0.0	0.0
Local shops, Potters Bar	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.9	0.0	0.0	0.0	0.0
Sub Total (Zone 9)	0.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	13.2	0.0	0.0	0.0	0.0
Zone 10														
Tesco, Ware Road, Hertford	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Local shops, Hertford	3.9	4.5	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	30.6	13.4	33.2	0.0
Sub Total (Zone 10)	3.9	4.5	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	30.6	13.4	33.2	0.0
Zone 11														
Sub Total (Zone 11)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Zone 12														
Madford Retail Park, Hertford	2.0	1.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	12.0	13.8	10.5	0.0
Van Hage, Armwell Hill, Ware	0.5	0.0	1.9	1.7	0.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.1	1.0
Local shops, Ware	0.6	0.0	0.0	0.0	0.0	0.0	0.0	1.8	0.0	0.0	0.0	2.8	2.9	0.0
Sub Total (Zone 12)	3.1	1.5	1.9	1.7	0.8	0.0	0.0	1.8	0.0	0.0	12.0	16.6	16.5	1.0
Zone 13														
Tesco, East Road, Harlow	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Harlow Retail Park, Harlow	7.5	18.8	2.2	1.4	0.0	7.2	0.0	0.0	0.0	0.0	4.0	0.0	3.3	41.2
Oaks Retail Park, Harlow	2.8	4.1	1.9	0.0	1.2	5.1	0.0	0.0	0.0	0.0	0.0	18.8	1.4	5.9
Queensgate Retail Park, Harlow	3.6	14.2	1.9	0.0	0.0	19.7	0.0	0.0	0.0	0.0	0.0	2.4	7.2	11.6
Local shops, Harlow	10.3	35.8	15.1	1.7	5.5	54.6	5.5	0.0	0.0	0.0	0.0	6.9	11.0	31.5
Sub Total (Zone 13)	24.2	72.9	21.1	3.1	6.7	86.6	5.5	0.0	0.0	0.0	4.0	28.1	22.9	90.2
Sub Total Study Area	86.4	98.5	99.3	82.0	99.9	100.1	55.2	100.1	75.0	69.4	62.1	73.1	91.3	99.9

Updated Table 21: DIY goods shopping patterns cont...

Destination	Total DIY (%)	Zone 1 DIY (%)	Zone 2 DIY (%)	Zone 3 DIY (%)	Zone 4 DIY (%)	Zone 5 DIY (%)	Zone 6 DIY (%)	Zone 7 DIY (%)	Zone 8 DIY (%)	Zone 9 DIY (%)	Zone 10 DIY (%)	Zone 11 DIY (%)	Zone 12 DIY (%)	Zone 13 DIY (%)
Outside Study Area														
Outside Study Area, Bishops Stortford														
Local shops, Bishops Stortford	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sub Total (Bishops Stortford)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Outside Study Area, Bluewater, Greenhithe														
Bluewater Shopping Centre	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sub Total (Bluewater, Greenhithe)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Outside Study Area, Brent Cross														
Brent Cross Shopping Centre	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sub Total (Brent Cross)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Outside Study Area, Chingford														
Local shops, Chingford	0.7	0.0	0.0	0.0	0.0	0.0	10.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sub Total (Chingford)	0.7	0.0	0.0	0.0	0.0	0.0	10.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Outside Study Area, Edmonton														
Local shops, Edmonton	0.1	0.0	0.0	0.0	0.0	0.0	1.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sub Total (Edmonton)	0.1	0.0	0.0	0.0	0.0	0.0	1.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Outside Study Area, Hatfield														
Oldings Corner Retail Park, Hatfield	0.7	0.0	0.0	1.2	0.0	0.0	0.0	0.0	0.0	9.7	5.6	0.0	0.0	0.0
The Galleria, Hatfield	0.1	0.0	0.0	0.8	0.0	0.0	0.0	0.0	0.0	2.2	0.0	0.0	0.0	0.0
Local shops, Hatfield	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.9	5.2	0.0	1.4	0.0
Sub Total (Hatfield)	1.2	0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.0	14.8	10.8	0.0	1.4	0.0
Outside Study Area, Lakeside, Grays														
Lakeside Shopping Centre	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sub Total (Lakeside, Grays)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Outside Study Area, London														
Local shops, London	3.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	17.5	0.0	2.8	0.0	0.0	0.0
Sub Total (London)	3.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	17.5	0.0	2.8	0.0	0.0	0.0
Outside Study Area, London Colney														
Local shops, London Colney	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sub Total (London Colney)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Outside Study Area, Loughton														
Local shops, Loughton	2.0	0.0	0.0	0.0	0.0	0.0	31.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sub Total (Loughton)	2.0	0.0	0.0	0.0	0.0	0.0	31.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Outside Study Area, Potters Bar														
Tesco, Mutton Lane, Potters Bar	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sub Total (Potters Bar)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Outside Study Area, St Albans														
St Albans Retail Park	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5.7	0.0	0.0	0.0	0.0
Local shops, St Albans	0.2	0.0	0.0	2.9	0.0	0.0	0.0	0.0	0.0	2.2	0.0	0.0	0.0	0.0
Sub Total (St Albans)	0.5	0.0	0.0	2.9	0.0	0.0	0.0	0.0	0.0	7.9	0.0	0.0	0.0	0.0
Outside Study Area, Stratford														
Westfield Stratford City	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Sub Total (Stratford)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Outside Study Area, Stevenage														
Roaring Meg Retail Park, Stevenage	1.2	0.0	0.0	13.2	0.0	0.0	0.0	0.0	0.0	0.0	2.2	2.4	4.8	0.0
Local shops, Stevenage	1.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.5	0.0	19.0	0.0	0.0
Sub Total (Stevenage)	2.7	0.0	0.0	13.2	0.0	0.0	0.0	0.0	0.0	2.5	2.2	21.4	4.8	0.0
Outside Study Area, Welwyn Garden City														
Local shops, Welwyn Garden City	1.4	1.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5.4	22.3	5.3	0.0	0.0
Sub Total (Welwyn Garden City)	1.4	1.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5.4	22.3	5.3	0.0	0.0
Outside Study Area, Other														
Other	1.7	0.0	0.8	0.0	0.0	0.0	1.6	0.0	7.5	0.0	0.0	0.0	2.4	0.0
Sub Total (Other)	1.7	0.0	0.8	0.0	0.0	0.0	1.6	0.0	7.5	0.0	0.0	0.0	2.4	0.0
Sub Total Outside of Study Area	13.7	1.2	0.8	18.1	0.0	0.0	44.8	0.0	25.0	30.6	38.1	26.7	8.6	0.0
Total	100.1	99.7	100.1	100.1	99.9	100.1	100.0	100.1	100.0	100.0	100.2	99.8	99.9	99.9

Notes:

- a. Zones based on post code sectors
- b. Market shares for 'main' and 'top-up' shopping derived directly from NEMS Household Survey
- c. Excludes 'don't know/varies', markets and internet sales

Town Centre
District Centre
Neighbourhood Centre
Local Centre

Appendix Q

Aldi Batters Lidl's 'Highest Paying Supermarket' Claim with Wage Rise', The Grocer, 15th December 2022

Aldi betters Lidl's 'highest paying supermarket' claim with wage rise

By [Steve Farrell](#) | 15 December 2021 | 2 min read



Source: Aldi
Aldi has 28,000 store assistants in its 950 UK stores

Aldi is raising minimum hourly pay for store staff from £11.07 to £11.55 within the M25 and from £9.55 to £10.10 elsewhere in the country.

The discounter said the new rate from 1 February 2022 would see it retain its position as the UK's highest-paying supermarket.

Lidl recently claimed it would be the highest-paying supermarket with [new rates from March next year](#) of £11.30 in London and £10.10 elsewhere, up from £10.85 and £9.50 respectively.

However, Aldi also said today it was the only remaining supermarket to offer paid breaks, worth £750 a year to the average store assistant.

Both [discounters'](#) new rates are higher than the Living Wage Foundation's recommended real living wage of £9.90 an hour nationally and £11.05 an hour inside the M25.

"The commitment and enthusiasm of our colleagues has driven our success over many years, particularly during the last 18 months," said Aldi UK & Ireland CEO Giles Hurley.

"We want to ensure our colleagues are always fully rewarded for their amazing work. These new rates, together with the fact that we are the only supermarket to pay colleagues for breaks taken during their shifts, means we continue to offer the best pay in the supermarket sector."

Aldi has 28,000 store assistants in its 950 UK stores.

The supermarket is currently recruiting more than 2,000 additional store staff as part of a £1.3bn investment plan over the next two years, as it works towards its longer-term target of 1,200 stores by 2025.

Last year, Aldi gave store staff a 10% [Christmas](#) bonus as a thank you for their commitment through the pandemic, on top of a month's wages.

The discounter closes stores on Boxing Day every year, while several others have done so as an exception to give staff more time off during the pandemic.

Contact details

Enquiries

Dan Brown
Dan.Brown@avisonyoung.com

Visit us online
avisonyoung.com

Avison Young

Norfolk House, 7 Norfolk Street, Manchester M2 1DW

Copyright © 2022. Avison Young. Information contained in this report was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. All opinions expressed and data provided herein are subject to change without notice. This report cannot be reproduced, in part or in full, in any format, without the prior written consent of Avison Young.