



Report to: Cabinet 6th March 2008
Planning Committee 12th March 2008

Subject : Greater Nottingham Retail Study

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Report

- 1 The purpose of this report is to inform Cabinet and Planning Committee of the findings of the latest Greater Nottingham Retail Study.

Background

2. A retail study for the conurbation was previously carried out by CB Hillier Parker and the results published in 2002. This pre-dated current government advice (PPS6), and was also partial in that it did not include a shoppers' survey, so made assumptions about shoppers' spending and behaviour patterns. The 2002 study is not sufficient to inform the latest raft of Local Development Frameworks across the conurbation.
3. The retail sector is undergoing a period of major change and consolidation, both in town and out of town, and in both convenience and comparison sectors.
4. A further study was therefore required to assess the need and capacity for additional retail floorspace in Greater Nottingham up to 2016 and to extrapolate this to 2026. This will provide the necessary evidence base for emerging Development Plan Documents and will also advise how best to accommodate any retail growth, taking into account existing commitments.
5. Invitations to tender were issued in May 2007 and the contract awarded following interviews on June 21st to Donaldsons (now DTZ). The final report

was received by the commissioning authorities on Wednesday January 30th 2008.

6. The study area covers the administrative areas of Nottingham City along with Broxtowe, Gedling and Rushcliffe borough councils. Ashfield District Council and Erewash Borough Council recently completed their own respective retail studies and have made their results available. This has helped to develop a comprehensive picture of shopping patterns within the conurbation. In addition to this, a survey of some 2000 residents was carried out in the first 2 weeks of July 2007 prior to the start of the main school holiday period, to provide further information about retail expenditure.

Main Findings

7. A summary of the main findings is attached to this report as Appendix 1. The full report is available on the Council's website at:-
<http://www.gedling.gov.uk/index/pe-home/pe-lp-home/pe-lp-localdevel/pe-lp-evbase-documents.htm#pe-lp-evbase-gnretailstudy>
8. The report concludes that, in Gedling, there is capacity for a new food superstore to be located in the general area between Mapperley Plains and Carlton Square. In addition there is capacity for further enhancements to existing centres (if these cannot be achieved a second store may be justified). Any new comparison goods floorspace should be provided on the edge of Arnold Town Centre or in a new district centre incorporating the new food superstore mentioned above.
9. The findings will need to be taken into account in the progression of the Arnold Master Plan.

RECOMMENDATIONS

It is RECOMMENDED that members note the contents of the report and agree to take the findings into account when formulating future retail policy.

Background Papers

Greater Nottingham Retail Study Report - June 2002 – CB Hillier Parker
Planning Policy Statement 6: Planning for Town Centres – 2005 - ODPM
Greater Nottingham Retail Study – January 2008 - DTZ