

Property Week  
Ludgate House  
245 Blackfriars Road  
London  
SE1 9UY



17 January 2013

Dear Sir,

In an open letter dated 13<sup>th</sup> January 2013, William Mackee wrote, on behalf of Accessible Retail, to suggest that the letter written by Ellandi and others to Eric Pickles in December, called for a “blanket ban” on Out of Town retail development; this was absolutely not the case.

All we asked the Secretary of State to do, was to ensure that local authorities implement existing planning policy and where appropriate use the powers afforded to him, to call-in any unsustainable developments so that they can be properly scrutinised.

Nobody doubts the important role that OOT shopping has to play and indeed the attractions that many, even traditional High Street retailers, see in this format, however to suggest that “policy cannot buck this trend” is at best naive. It is absolutely the role of government to deliver sustainable economic growth for the benefit of majority, rather than a purely market driven solution for the benefit of a handful of landlord/developers and large format retailers.

The events of the last 5 years should be a lesson to us all on the danger of light touch regulation, allied to a belief that the market is always right.

Furthermore, as an organisation one must question the degree to which AR supports the “town centre first policy” when it has consistently lobbied against policies such as PPG 6, 13 and NPPF.

This is further borne out in his astonishing statement that “To survive, retailers must move out of town.” This is hardly indicative of an organisation that genuinely believes in a balance of appropriate uses across both locations.

Finally, based on his figures, the fact that the Out of Town sector is already larger than either the shopping centre market or the combined value of the UK’s high streets, hardly makes a case for further massive expansion of this type of shopping.

2<sup>nd</sup> Floor, 3 Princes Street, London W1B 2LD

+44 (0) 20 7016 3270

Retailing in the UK is undergoing massive structural change, including, for example, the scaling back of the once seemingly insatiable appetite for large format superstores; decisions that are made now will affect communities and business for a generation and it is only proper that large Out of Town developments are exposed to proper scrutiny.

Yours faithfully,



Mark Robinson

dd : +44 (0) 20 7016 3274

mob : +44 (0) 7939068425

email :mark@ellandi.com

2<sup>nd</sup> Floor, 3 Princes Street, London W1B 2LD

+44 (0) 20 7016 3270