

## Glossary

<b>Act</b>	Enterprise Act 2002.
<b>A1 open planning consent</b>	Planning consent which allows the retail sale of any goods, including <b>groceries</b> .
<b>Aldi</b>	Aldi Stores Ltd, a <b>limited assortment discounter</b> .
<b>Alldays</b>	Chain of <b>convenience stores</b> , owned by Co-operative Group (CWS) Limited.
<b>Asda</b>	Asda Stores Limited, a subsidiary of Wal-Mart Stores Inc.
<b>Asda at Home</b>	<b>Asda's</b> online shopping service.
<b>ATM</b>	Automatic teller machine.
<b>Budgens</b>	Budgens Stores Limited, operator of the 'Budgens' <b>symbol group</b> .
<b>'Call in'</b>	The Secretary of State can 'call in' certain planning applications that local authorities propose to approve. The Secretary of State will, in general, only take this step if planning issues of more than local importance are involved, for example where it may have wider effects beyond the immediate locality, significant regional or national controversy, or potential conflict with national policy. The application will then be subject to a public inquiry presided over by a Planning Inspector who will make recommendation to the Secretary of State who decides the application.
<b>CC</b>	Competition Commission.
<b>CGL</b>	Co-operative Group (CWS) Limited.
<b>CGL site</b>	The location of the former <b>CGL</b> store in Slough, particularly in the context of discussing future development of this site following the sale of the CGL store to <b>Tesco</b> .
<b>CGL store</b>	The grocery store previously operated by <b>CGL</b> at 78 Uxbridge Road, Slough, at which <b>Tesco</b> operated under the <b>Tesco</b> fascia from January 2004 to July 2005 and which was demolished by <b>Tesco</b> in November 2006.
<b>Chalvey</b>	Chalvey Supermarket, an independent grocery store located at Chalvey Road in west Slough
<b>CIA</b>	Capital investment appraisal.
<b>Clubcard</b>	Tesco Clubcard, a loyalty programme operated by Tesco.
<b>COA</b>	Census Output Area.
<b>Colliers CRE</b>	Colliers CRE plc.
<b>Comparison goods</b>	Durable goods such as clothing, household goods, furniture, DIY

and electrical goods.

<b>Convenience goods</b>	Consumer goods purchased on a regular basis, including food, toiletries and cleaning materials.
<b>Convenience store</b>	A grocery store with a net sales area less than 280 sq metres.
<b>Co-op</b>	Collectively, the Co-operative Societies that own retail grocery outlets and use the Co-op logo. CGL is one of several co-operative societies in the UK.
<b>DPP</b>	Development Planning Partnership, a planning consultancy.
<b>F80, F90 and F100</b>	Certain of <b>Tesco's</b> different store sizes. F80 is a store with 7,400 sq metres (80,000 sq ft) net sales area, F90 is a store with 8,400 sq metres (90,000 sq ft) net sales area, and F100 is a store with 9,300 sq metres (100,000 sq ft) net sales area.
<b>Fascia</b>	A multiple grocery retailer brand, for example 'Asda' or 'Budgens' (ie a geographic area may contain a significant number of stores, but a more limited number of <b>fascia</b> if some of those stores are operated under a common brand).
<b>GIA</b>	Gross internal area (for retail space).
<b>Groceries</b>	Food (other than that sold for consumption in the store), pet food, drinks (alcoholic and non-alcoholic), cleaning products, toiletries and household goods; and excluding petrol, clothing, DIY products, financial services, pharmaceuticals, newspapers, magazines, greetings cards, CDs, DVDs, video and audio tapes, toys, plants, flowers, perfumes, cosmetics, electrical appliances, kitchen hardware, gardening equipment, books, tobacco and tobacco products.
<b>Grocery retailer</b>	A firm selling <b>groceries</b> at a retail level, being either a <b>supermarket</b> , a <b>convenience store</b> or a <b>specialist grocery retailer</b> .
<b>Isochrone</b>	Line joining points of equal travel time to a store or population centre.
<b>KVIs</b>	Known value items. Grocery items that have higher relative consumer price awareness, such as milk, bread and bananas.
<b>Limited assortment discounter</b>	<b>Grocery retailer</b> offering noticeably lower prices than a conventional <b>supermarket</b> but which stocks a limited number of products.
<b>M&amp;S</b>	Marks & Spencer plc.
<b>McLaren</b>	McLaren Construction Limited.
<b>Morrisons</b>	Wm Morrison Supermarkets PLC.
<b>Netto</b>	Netto Foodstores Limited, a <b>limited assortment discounter</b> .
<b>NPV</b>	Net present value.

<b>Ocado</b>	<b>Waitrose's</b> online shopping service.
<b>OFT</b>	Office of Fair Trading.
<b>One Stop</b>	A chain of <b>convenience stores</b> , owned by <b>Tesco</b> .
<b>One-stop shopping</b>	A type of shopping in which a large range of products is purchased at the same time and in the same store, rather than on different shopping trips or from different stores.
<b>ONS</b>	Office for National Statistics.
<b>Planning Inspector</b>	Inspector appointed by the First Secretary of State into <b>Tesco's</b> proposal for a development on the <b>CGL site</b> .
<b>PPG</b>	Planning Policy Guidance notes (including PPG6— <i>Town Centres and Retail Developments</i> )—predecessors to <b>PPSs</b> .
<b>PPG13</b>	Concerns transport policy.
<b>PPG6</b>	Sets out government guidance on the interpretation of planning policy with regard to retail developments and their relationship to the town centre.
<b>PPS</b>	Planning Policy Statements (including PPS6— <i>Planning for Town Centres</i> )—notes prepared by the Secretary of State to provide guidance on planning policy.
<b>Retail offer</b>	The 'product' supplied by <b>grocery retailers</b> to consumers.
<b>'Sequential approach'</b>	Requirement in PPS6 that applications for planning permission in respect of retail sites in an edge-of-centre or out-of-centre location demonstrate that no sites in a sequentially preferable location (ie in the town centre when considering an edge-of-centre development or town centre plus edge of centre when considering an out-of-centre development) are available for the development.
<b>Safeway</b>	Safeway plc, acquired by <b>Morrisons</b> in 2003.
<b>Safeway inquiry</b>	<i>Safeway plc and Asda Group Limited (owned by Wal-Mart Stores Inc); Wm Morrison Supermarkets PLC; J Sainsbury plc; and Tesco plc: a report on the mergers in contemplation, 2003.</i>
<b>Sainsbury's</b>	J Sainsbury plc.
<b>Sainsbury's Local</b>	Convenience store chain owned by <b>Sainsbury's</b> .
<b>Sainsbury's to You</b>	<b>Sainsbury's</b> online shopping service.
<b>Secondary or top-up shopping</b>	Shopping trips to buy a few grocery items, in order to 'top up' or complement major purchases of <b>groceries</b> .
<b>SEGRO</b>	SEGRO plc, formerly Slough Estates Group.
<b>SKU</b>	Stock keeping unit.

<b>SLC</b>	Substantial lessening of competition.
<b>Somerfield</b>	Somerfield plc.
<b>Specialist grocery retailers</b>	<b>Grocery retailers</b> that specialize in the sale of one type of product (eg bakers, butchers, fishmongers, greengrocers or off-licences).
<b>SSNIP</b>	Small but significant non-transitory increase in price.
<b>Supermarket</b>	Grocery stores where the space devoted to the retail sale of groceries exceeds 280 sq metres.
<b>Supermarket chain</b>	A <b>grocery retailer</b> that predominantly operates <b>supermarkets</b> (eg <b>Asda, Morrisons, Sainsbury's, Tesco</b> ).
<b>Symbol group</b>	A group of <b>convenience stores</b> , some of which may operate under a franchise arrangement, and trade under a common fascia (symbol) (eg <b>SPAR, Costcutter</b> ).
<b>TCPA</b>	Town and Country Planning Act 1990.
<b>Tesco</b>	Tesco plc.
<b>Tesco.com</b>	<b>Tesco's</b> online shopping service.
<b>Tesco Brunel Way</b>	Supermarket operated by <b>Tesco</b> at Wellington Street, Slough, which was extended in 2005
<b>TNS</b>	Taylor Nelson Sofres plc, a market research company which provides information to its clients about their specific products' performance in the marketplace and general market analysis.
<b>Travelcare</b>	Travel agency owned by <b>CGL</b> .
<b>Undertakings</b>	Interim undertakings by <b>Tesco</b> accepted by the <b>CC</b> under section 80 of the <b>Act</b> on 14 June 2007.
<b>Waitrose</b>	Waitrose Limited, a subsidiary of John Lewis plc.