

Niwat Sornpa 2013: Effects of Urban Planning Measures Relating to the Control of Large Retail Stores : Case Study in Lop Buri. Master of Urban and Environmental Planning, Major Field: Urban and Environmental Planning, Department of Urban and Environmental Planning Thesis Advisor: Associate Professor Lertwit Rangsiraksa, M.U.R.P. 193 pages.

With the problems of rapidly growing of large retail stores in the Lopburi Province the researcher has carried out a study of the causes of expansion of large retail stores. The effects of large retail stores. Planning measures implemented in the study area and the effects of these measures. The methods of research used included quantitative research which concerned collection of data through documentary data, interviews and questionnaires, The sample groups consisting of retail executives, community leaders, public officials, tradition retailers, wholesalers and consumers were analysed using content analysis and descriptive statistics.

The study results showed that the causes of large retail stores expansion in the Lopburi Province were of 3 aspects, economic, social and environment. The impacts of large retail stores were of 3 folds being economic, social and environment. As to the planning measures in the study area, it was found that physical control aspect was the most prominent. There was no legal control on business and commerce. It was found that as a result of planning measures implementation no equal opportunities were created for the new entrepreneurs as well as the old ones. Increase in convenience and safety for people travelling to get services was evident though. Furthermore, choices for people in making their commodity spending were greatly expanded. On sanitary aspect, no legal measures were provided. This resulted in orderly land uses, livability and pleasant environment. Decrease in density in the old center of the city helped creating a multi-centered development pattern. Decrease of traffic jam in the inner areas of the city was not precisely identified and the decrease in traffic accident in the inner parts of the city was minimally clarified.

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