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PEAK SUB-REGION RETAIL AND TOWN CENTRE STUDY

FINAL REPORT



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CONTENTS

APPENDICES

1. INTRODUCTION

1.1 GVA Grimley was appointed in July 2008 to prepare a Retail and Town Centre Study of the Peak Sub-Region. The study was commissioned by a partnership of Derbyshire Dales District Council, High Peak Borough Council, the Peak District National Park Authority and Derbyshire County Council (hereby 'The Partnership').

1.2 The study was commissioned to provide a composite picture of retail provision within the Sub-Region, identifying potential requirements for new retail floorspace in the principal centres of Ashbourne, Bakewell, Buxton, High Peak Central (Chapel-en-le-Frith, New Mills and Whaley Bridge), Glossop, Matlock and Wirksworth in the period to 2026.

1.3 The study will inform the preparation of a joint Derbyshire Dales and High Peak Core Strategy DPD as well as the Peak District National Park Core Strategy and Development Management Policies documents.

1.4 The main terms of reference for the study can be summarised as follows:

- To understand the existing behaviour of the defined sub-regional catchment through detailed shopper surveys which identify convenience and comparison expenditure patterns.
- To understand the future quantitative capacity for new convenience and comparison retail floorspace across the Sub-Region in the period up to 2026.
- To undertake health checks of the principal centres within the Sub-Region and qualitatively appraise the performance of the centres against national benchmark data.
- To identify the hierarchy of centres in the Sub-Region and to provide an indication of the role each settlement has to play in terms of their important as retail and service centres.
- To provide strategic advice on the overall future retail need and the implications for policies and strategies being considered by The Partnership through the Core Strategy and wider Local Development Framework (LDF) process.

1.5 The study is informed by a range of comprehensive in-centre and household telephone surveys undertaken across the Sub-Region. The in-centre shopper survey forms the basis of the qualitative need assessment and has been designed in conjunction with The Partnership to determine:

- The profile of visitors and shoppers to the respective centres.
- The strengths and weaknesses of the respective centres in terms of the existing retail offer, wider facilities and town centre environment.
- Patterns of usage for the centre (i.e. frequency of visits, modal split, dwell times).
- Suggested qualitative improvements which would persuade shoppers to visit or stay in the centre more frequently.

1.6 The household telephone survey exercise informs the quantitative component of the study, identifying the current market share performance of the principal centres within the sub-region enabling an understanding of the implications of the potential for expenditure growth in relation to existing / planned retail floorspace provision.

1.7 The results of the full quantitative analysis and qualitative appraisal are then drawn together, along with the identification of competition from planned and proposed improvements in competing centres to provide a set of recommendations to enable all stakeholders to proactively plan for future retail development.

1.8 Clearly the study conclusions represent a 'point-in-time' assessment and the current economic conditions may have an impact on existing provision (e.g. store closures) and the deliverability of developments coming forward in the short term. It will be important therefore that The Partnership continues to monitor the health of the principal town centres in the sub-region as part of their forward planning function, adopting and revising their respective town centre strategies where appropriate.

REPORT STRUCTURE

1.9 In accordance with the terms of the Study Brief the report is structured as follows:

PART ONE – BACKGROUND DETAIL AND CONTEXT

- **Section 1 –** Introduction
- **Section 2** – profiles the principal centres within the Peak Sub-Region
- **Section 3** – sets out the emerging national, regional and local planning policy framework which will guide forward policy development.
- **Section 4** – details the existing and emerging pattern of retail development in the surrounding centres which could potentially impact upon the principal centres within the Peak Sub-Region

PART TWO – SUB-REGION CONTEXT AND CENTRE HEALTH CHECK

- **Section 5** – reports on the town centre health-check findings
- **Section 6** – summarises the headline results of the in-centre shopper survey exercise.
- **Section 7** – appraises the role of the town centre markets.

PART THREE – QUANTITATIVE ASSESSMENT

- **Section 8** – sets out the research methodology underpinning the quantitative modelling and capacity exercise.
- **Section 9** – undertakes a review of the current performance and market shares of the principal town centres within the Derbyshire Dales District (Ashbourne, Matlock and Wirksworth).
- **Section 10** - undertakes a review of the current performance and market shares of the principal town centres within the High Peak Borough (Buxton, Glossop and the High Peak Central towns).
- **Section 11** – reviews the current performance of Bakewell and summarises expenditure patterns within the wider Peak District which do not have a principal centre within the defined catchment.
- **Section 12** – considers quantitative and qualitative gaps in leisure provision within the principal centres of the Sub-Region.

PART FOUR – CONCLUSIONS AND STRATEGIC ADVICE

- **Section 13** – sets out our recommendations in terms of forward strategy for the principal towns within the Sub-Region.
- **Section 14 –** confirms the hierarchy of centres within the Sub-Region.

2. THE PEAK SUB-REGION

2.1 The Peak Sub-Region is one of five sub-areas identified by the Regional Spatial Strategy (RSS8) for the East Midlands. Covering a geographical area extending to around 1,938 square kilometres, the Sub-Region is predominantly rural in nature, comprising the whole of the Peak District National Park and adjacent areas outside of the National Park which fall under the administrative boundaries of Derbyshire Dales District Council and High Peak Borough Council[1]. The 2001 census recorded the resident population of the Sub-Region to be in the order of 165,700 residents.

2.2 The principal towns are Ashbourne, Bakewell, Buxton, Chapel-en-le-Frith, Glossop, Matlock, New Mills, Whaley Bridge and Wirksworth with smaller rural villages including Tideswell, Hathersage and Hope supporting the principal centres in meeting local shopping and service needs.

2.3 A brief overview of each town and its existing retail offer is provided below. A catchment plan setting the sub-region in its wider geographical context is included at Appendix 1.

DERBYSHIRE DALES

2.4 The Derbyshire Dales local authority area forms the southern part of the Sub-Region, extending from beyond Ashbourne in the south through Wirksworth to Matlock and its rural hinterland in the north. The Derbyshire Dales local authority area outside the National Park has a resident population of 45,000 and is predominantly rural in character with attractive areas of countryside interspersed with over 50 small villages.

2.5 The principal towns within the District that act as service centres to the rural hinterland are Ashbourne, Matlock and Wirksworth. All three centres are attractive market towns and a brief description of their main areas of focus and key retail offer is set out below.

[1] All references to either Derbyshire Dales District or High Peak Borough only have regard to the Local Planning Authority Area (i.e. outside the Peak District National Park administrative boundaries).

i) ASHBOURNE

2.6 Ashbourne is a medium-sized market town with a resident population of 7,000 located at the southern edge of the Peak District, roughly equidistant between Stoke-on-Trent and Derby. Leek, Uttoxeter and Belper are also relatively accessible from the town.

2.7 The town centre has retained its historic Georgian core with narrow streets and enclosed court yards. The Market Place is the main focus of the town centre with St John's Street and Church Street forming an attractive thoroughfare where many of the town's independent shops are located. The town centre also has a full range of local services and is a popular tourist destination with a number of restaurants, cafes and pubs catering for visitors and local residents.

2.8 On the edge of the historic town centre core, the more modern Shawcroft Centre comprises larger units occupied by national retailers such as Somerfield, Edinburgh Woollen Mill and a Co-Op foodstore. A medium sized standalone Sainsbury's store is located further south and is accessed from Compton Street.

2.9 The former Nestle Factory site on the outskirts of the town has recently been redeveloped for a mix of commercial, residential and employment uses. Homebase and Halfords are the main tenants. A number of units remain vacant at present, potentially reflecting the secondary location of the development.

ii) MATLOCK

2.10 Matlock is the largest town within Derbyshire Dales with a resident population approaching 11,000 people. The town sits on the edge of the Peak District National Park and is a popular tourist destination with the River Derwent and adjacent Hall Leys Park providing an attractive town centre environment.

2.11 The River Derwent divides the town centre in two. The main retail offer to the west of the river comprises a variety of independent shops and services on Dale Road, which is the main approach into the town centre from the south.

2.12 The core of the town centre is located to the east of the river across Matlock Bridge at its junction with Crown Square. There remains a strong representation of independent local shops in this area alongside several national retailers including Somerfield and Wilkinson's. The modern town centre market hall is located adjacent to Somerfield on Bakewell Road. Matlock Lido is located to the rear of the market hall. There is also a full range of restaurants, cafes and pubs to cater for visitors and local residents. A new full-range Sainsbury's store opened in late 2007 on the site of the former Cawdor quarry to the north of the town centre railway station.

2.13 In terms of surrounding provision, the tourist resort of Matlock Bath is located a short distance to the south of the town whilst the small market towns of Alfreton and Ripley are located to the south east. Chesterfield is located approximately 10 miles to the north east of Matlock and has a wider retail and leisure offer. The Peak District Outlet Shopping Village in Rowsley is located halfway between Bakewell and Matlock.

iii) Wirksworth

2.14 Wirksworth, one of the oldest towns in Derbyshire, is located six miles to the south of Matlock in Ecclesbourne Valley. The town centre has a relatively limited but attractive range of small independent shops with several mini-supermarkets, chemist and non food and electrical goods outlets located along the main St John's Street. There are also several restaurants and pubs serving its tourist role.

HIGH PEAK

2.15 High Peak lies in the north west of Derbyshire between Manchester and Sheffield with most of the Borough located within the Peak District National Park. The majority of the 93,000 residents live in and around the main towns of Glossop in the north and Buxton in the south. The smaller towns of Hadfield, New Mills, Whaley Bridge and Chapel-en-le-Frith serve more local shopping needs.

i) Buxton

2.16 Buxton is a large town (21,000 population) lying just outside the Peak District National Park boundaries close to the county boundary with Cheshire to the west and Staffordshire to the south. Located on the River Wye, the town has a long history as a spa town and its layout and principal buildings are modelled in the style of Bath, as characterised by The Crescent.

2.17 The attractive historic core of the town centre is popular with the Opera House and Buxton Festival drawing significant tourist numbers. The wider popularity of Buxton is reflected in the considerable number of hotels (including the large Palace Hotel) and restaurants within the town. It is the largest and most important town for the West and Central Peak area with major national retailers such as Marks & Spencer, Waitrose and Next located in the town centre.

2.18 Spring Gardens is the main pedestrian shopping street within the town centre and accommodates a mix of national high street retailers (Boots), convenience operators (Iceland and Co-Op), local services and independent shops. Several smaller niche shops are also located around The Quadrant and George Street.

2.19 Outside the primary shopping area and beyond the town centre relief road, a standalone Aldi store is located adjacent to the railway station. The main foodstore destination within Buxton however is the out-of-centre Morrison's store which is located on Bakewell Road (A6) to the south of the town.

ii) Glossop

2.20 Glossop is a former mill town and the largest settlement in the north west corner of the Sub-Region. The town lies just outside the Peak District National Park boundary and is located 14 miles east of Manchester. The historic nature of the town centre is reflected in the attractive setting of Norfolk Square and the nearby Town Hall and Market Hall buildings.

2.21 Glossop High Street supports local independent shops and services (grocers, bakers and butchers) alongside national retailers such as Boots and Ethel Austin present. There are also a wide range of restaurants, pubs and bars on the High Street which provide the focus of town's evening economy. A medium sized Co-Op foodstore is located adjacent to the railway station and an Aldi store has recently opened on Shrewsbury Street.

2.22 Outside of the High Street, the main retail location is the Wren Nest development, where the existing mill complex has been converted for a mix of retail and residential uses. National retail anchors include a large Tesco store, Next, Argos and Focus DIY. The retail offer is complemented by a Brewers Fayre family restaurant and a fast food restaurant.

2.23 A secondary focus is the Howard Town Mill scheme, which is located to the east of the town centre off Victoria Street and to the east of the Market Hall. This is presently being converted for a mix of uses comprising retail and offices. The upper floors of the mill complex are being converted into residential apartments.

iii) High Peak Central Towns

2.24 The central area of the High Peak is served by a number of smaller towns and villages lying between Glossop and Buxton. The main settlements include the small market towns of Chapel-en-le-Frith, Whaley Bridge and New Mills.

2.25 All three towns have a predominantly local independent retail offer which serves residents day-to-day shopping needs. The exceptions are a medium sized Morrison's foodstore located within Chapel-en-le-Frith town centre and a modern Tesco store lying on the edge of Whaley Bridge. The Tesco store is particularly popular with residents from the wider High Peak area due to its prominent location off the main A6 town centre bypass. Convenience provision within New Mills is limited to a small top-up offer although Co-Op has recently sold its existing store to Somerfield.

PEAK DISTRICT NATIONAL PARK

2.26 The Peak District National Park was Britain's first National Park (established in 1951) and around 38,400 people live in the Park in 125 parishes. The National Park is a significant tourist destination, lying within easy reach of large towns and cities within the East Midlands, Manchester, Staffordshire and Yorkshire. Bakewell is the largest settlement and principal retail centre within the National Park whilst several of the Park's larger villages including Tideswell, Hathersage and Hope support a number of independent shops serving local residents and visitors.

Bakewell

2.27 Bakewell is a small attractive market town situated on the River Wye between Buxton and Matlock. The town is the principal centre within the Peak District National Park and is a popular tourist destination with the historic bridge over the River Wye and the adjacent Public Park providing an attractive town centre environment. The town has retained its historic market town layout with a network of small lanes and alleys running from the main Bridge Street / Matlock Street thoroughfare.

2.28 Whilst the agricultural market has been moved outside of the town centre, the historic market place is a key attraction with significant numbers of visitors travelling to the traditional stall market. Bakewell supports a wide range of shops including several national retailers (e.g. Boots), local convenience shops and many tourist-orientated shops including gifts and higher quality niche shopping. The key main food retail anchor within the town is the medium sized Co-Op which is located to the rear of the town centre market square. A small Spar convenience store and Post Office is also located within the town centre.

2.29 There is also a full range of traditional pubs and restaurants which serve the town and form the focus of the evening leisure offer. There are also numerous options for short-stay accommodation within the town.

3. EMERGING PLANNING POLICY CONTEXT

3.1 The primary purpose of the Study is to provide a forward-looking exercise which will inform the Local Development Framework (LDF) process and specific town centre / retail policies. It is beneficial therefore to set out the key themes arising from the emerging planning policy framework which will inform the preparation of forward policy.

Proposed Changes to PPS6 [Consultation]

3.2 The Planning White Paper - *Planning for a Sustainable Future* (2007) announced that the current approach in Planning Policy Statement (PPS) 6 – *Planning for Town Centres* (2005) would be reviewed and that new retail planning policy guidance would be prepared to take account of the conclusions of the Competition Commission inquiry into the groceries market.

3.3 A draft replacement to PPS6 was subsequently published in July 2008 for consultation. Whilst the draft PPS6 does not constitute a significant material consideration at this time, it provides a major indication as to the future direction of national retail and town centre planning policy guidance.

3.4 In headline terms, the main changes principally relate to how planning applications should be considered and tested. There is no proposed change to the requirement for Local Planning Authorities (LPAs) to assess the need for new town centre development or to take account of scale, impact and accessibility considerations or the sequential approach in selecting sites for development in their forward development plans.

3.5 Further clarification of the role of the plan-led system is provided in new paragraph 2.11a of draft PPS6 which specifies that local authorities should:

- Support sustainable economic growth and development and the needs of business through engaging with town centre investors and service providers; and
- Take opportunities to expand their town centres and to identify development opportunities for a wide range of shopping, leisure and local services that enhance consumer choice and promote competition.

3.6 To achieve this, draft PPS6 specifies that it is essential that development plans are up-to-date and robust and contain a clear and proactive locally-specific vision, based on a clear understanding of the future need for new facilities, with flexible policies which are able to respond to economic change and to the needs of business.

Draft Regional Spatial Strategy (RSS 8) for East Midlands

3.7 The existing RSS8 was adopted in March 2005 and provides a broad development strategy for the East Midlands in the period up to 2021. The adopted RSS has however been subject to ongoing review and a draft replacement RSS8 looks forward in the period to 2026. Following an Examination in public, the Secretary of State published proposed changes to the Draft RSS for public consultation in July 2008. A final replacement RSS is anticipated to be adopted in early 2009.

3.8 With respect to emerging town centre and retail policy framework, the Secretary of State's recently published proposed changes to the Draft RSS sets out the following:

- **Regional Core Objectives (Policy 1)** – securing sustainable development and reducing social exclusion through reducing the inequalities in the location and distribution of (amongst others) community facilities and services
- **Concentrating Development in Urban Areas (Policy 3)** – provide for the needs of smaller settlements and rural areas through delivering new development that contributes towards shortening journeys and facilitating access to jobs and services
- **Spatial Priorities in Peak Sub-Region (Policies 8 & 9)** – policies should aim to meet local needs and consolidate the roles of the market towns of Buxton, Matlock and Glossop.
- **Regional Priorities for Town Centres and Retail Development (Policy 22)** – policy seeks to promote the larger centres within the region as the focus for major retail development. The expansion or development of additional regional scale out-of-town retail and leisure floorspace is to be prevented in order to prioritise the town centres first approach. Whilst seeking to direct major retail development towards the larger centres, the emerging policy does however acknowledge that there are opportunities for some rural market towns to consolidate and develop their roles in the sub-area.

3.9 On this basis, policy 22 of the Secretary of State's proposed changes to the draft RSS directs Local Planning Authorities (LPAs) to promote the vitality and viability of existing town centres (including rural towns) where they are under-performing. The policy confirms that action should be taken to promote investment through design-led initiatives and that LPAs should bring forward town centre development opportunities on the basis of identified need.

Derbyshire Dales Local Development Framework (LDF)

3.10 The Council's Local Development Scheme (LDS) for the period to March 2010 was approved by the Secretary of State in June 2007. The approved LDS indicates that a Core Strategy, which is to be prepared jointly with High Peak Borough Council, will set out the spatial development strategy within the District through to 2026.

3.11 Whilst the Joint Core Strategy will set generic development control policies that will be utilised to deliver the overall vision and spatial development strategy, given the recent proposed changes to PPS12, the Joint Core Strategy may also allocate strategic sites for development if these (sites) are central to the achievement of the overall strategy.

3.12 Given that the District Council is now preparing a Joint Core Strategy with High Peak Borough Council, the approved LDS has been revised and submitted to the Secretary of State for approval. Subject to no intervention by the Secretary of State, the revised LDS is likely to be brought into effect from late January 2009. The emerging LDS revision schedules that consultation on the Joint Core Strategy Issues and Options will now commence in March 2009 with formal adoption still scheduled for 2011.

Matlock Town Centre Supplementary Planning Document (SPD)

3.13 The Matlock Town Centre Supplementary Planning Document (SPD) was adopted in late November 2008 and replaces the Draft Town Centre Area Action Plan (AAP) which was withdrawn by the District Council in July 2008 following an extensive public consultation exercise. The adopted Town Centre SPD will take forward the principal objectives of the original Area Action Plan which sought to revitalise Matlock town centre through facilitating the improvement of the town's retail offer, tourism appeal and employment base.

3.14 In order to realise the sustainable regeneration of Matlock town centre, three main 'quarters' within the town centre are identified by the adopted SPD as key opportunities for redevelopment:

1. **Bakewell Road**; creation of a high quality 'riverside quarter' with a mix of uses including a major retail scheme and residential development.
2. **Imperial Road**; creation of a high quality 'civic quarter' with a mix of uses including commercial, residential, community and cultural facilities. A new multi-purpose public square is also proposed which will be able to hold markets and events.

3. **Firs Parade / New Street**; creation of a high quality 'park quarter' with a mix of commercial and residential uses.

3.15 Building upon these overriding strategic aims, the adopted SPD sets out a number of general development principles to guide new development in Matlock town centre. With particular regard to new retail uses, the adopted SPD seeks to guide development over the next 10 to 15 years, and confirms that improving the scale and diversity of the retail offer, including shops, outdoor markets and retail leisure uses (restaurants, bars) is particularly important to enhancing Matlock's future as a thriving market town.

3.16 The enhancement of the retail offer within Matlock was primarily based on detailed healthcheck work undertaken by the District Council and also a Retail Capacity Assessment prepared on the Council's behalf in 2006 which identified that Matlock had a low market share for convenience and comparison retail goods sectors and that a significant quantum of expenditure was being spent in alternative higher-order competing centres such as Chesterfield and Derby. The provision of new retail floorspace within the town centre is therefore a key aim of the adopted SPD given the sustainability benefits it will derive.

High Peak Local Development Framework

3.17 As the Borough Council is preparing a joint Core Strategy with Derbyshire Dales, the timescale for preparation of the joint Core Strategy is presently being revised with consultation on the Core Strategy Issues and Options scheduled for March 2009.

3.18 An initial High Peak Core Strategy consultation paper has recently been subject to an extended public consultation exercise and sought resident views on several points, including whether the Borough Council should:

- Allow housing, retail, leisure and tourism related development on land that is no longer viable for industrial / business uses;
- Encourage the development of more shops in the Borough's principal town centres in order to reduce the need for residents to travel outside High Peak; and
- Aim to improve the range of shops within the Borough whilst seeking to retain its local distinctiveness.

3.19 The consultation paper goes on to seek residents' opinions of whether any new regeneration initiatives / areas need to be identified (main town centre and rural locations) and what other town centre initiatives (car parking, physical environment enhancements) can be achieved to improve the attractiveness and vitality of the Borough's main centres.

Woods Mill Interim Planning Statement (IPS)

3.20 A draft Interim Planning Statement (IPS) was published for public consultation in May 2008 following the formal withdrawal of the Woods Mill Area Action Plan (AAP) in January 2008. The draft IPS seeks to take forward the preferred AAP land-use option for the Woods Mill site which included a mix of uses including a medium sized high quality foodstore, offices, residential uses and significant environmental and conservation enhancement works including the creation of new public realm works and a comprehensive landscaping scheme.

3.21 The draft AAP was informed by a Town Centre Retail Study prepared in mid 2006 which whilst initially identifying a limited quantitative capacity for additional convenience retail provision went on to conclude that a 3,000 m^2 (gross) foodstore could be supported on solely qualitative and regeneration grounds (i.e. maximise regeneration benefits from the Woods Mill opportunity).

3.22 It is understood that the Borough Council intends to approve the Interim Planning Statement for development control purposes shortly.

Peak District National Park Local Development Framework

3.23 The Environment Act 1995 sets out the purposes of the National Park Authority which carries out planning functions as one means of achieving them. The purposes are:

- Conserving and enhancing the natural beauty, wildlife and cultural heritage; and
- To promote opportunities for the understanding and enjoyment of the special qualities of those areas by the public.

3.24 In addition, the National Park Authority and other public bodies have a clear duty under the Act to seek to foster the economic and social well-being of the local communities within the National Park.

3.25 The Peak District National Park Local Plan was adopted in March 2001 and several policies including those relating to shopping and community services have been saved until it is replaced by new planning policy framework comprising the replacement Regional Spatial Strategy (RSS) and the National Park Local Development Framework (LDF).

3.26 The Local Development Framework will set out the National Park Authority's policies and guidance for meeting the environmental, economic and social aims for the future of the Park where this affects the development of land. It will also have regard to the National Park

Management Plan (NPMP) and Community Strategies prepared by constituent County and District authorities that relate to the use and development of land.

3.27 The National Park Authority's Local Development Scheme (LDS - First Revision) was adopted in February 2007 and consultation on initial Issues and Options for the Core Strategy was held in June 2007. The principal objectives of the emerging Core Strategy include fostering sustainable communities through providing and safeguarding local services.

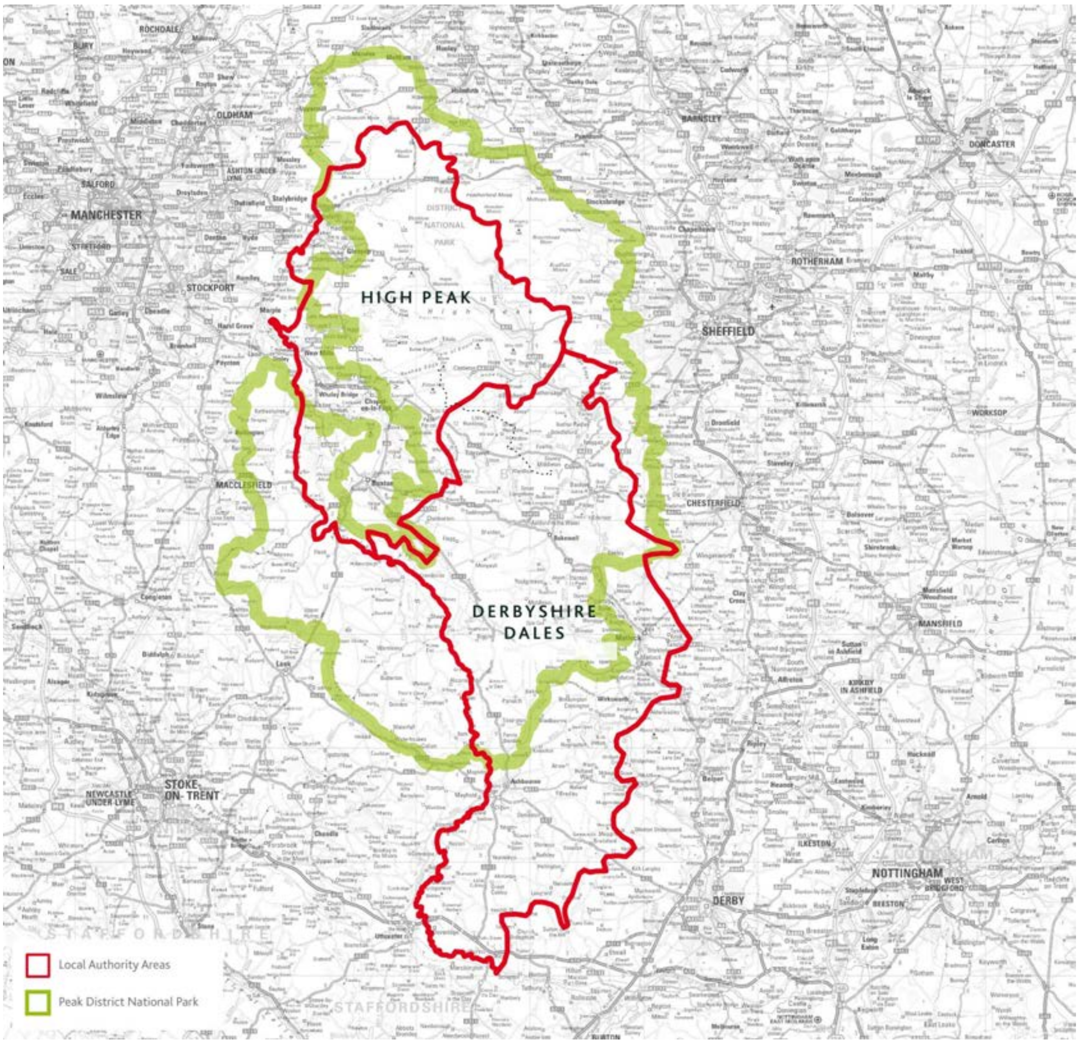
3.28 With particular regard to the forward Settlement Strategy, three initial options are presented in order to establish the best pattern of development going forward through the Core Strategy, as follows:

1. Narrow the range of designated settlements to allow for greater growth in larger serviced settlements and removing smaller, less well serviced settlements from the list to aid sustainability and conservation aims.
2. Review the designated settlements within saved policy with a view to using existing criteria to establish a new list on the basis that it should accommodate a similar range of settlements, all classified with the same status as per saved policy.
3. Review designated settlements and the criteria for designation on the basis of a new approach to classification under categories defined by national planning guidance, such as Market Town, Rural Service Centre and Small Rural Centre for example. This could allow a large flexible settlements list to be retained but across which different levels of growth could be managed (i.e. by way of thresholds and / or allocations).

3.29 In addition to the overarching settlement strategy, the Issues and Options consultation paper acknowledges that another key issue for the Core Strategy going forward will be the future role of Bakewell which is the only market town in the National Park. A Refined Options consultation is scheduled for publication in December 2008 in advance of submission of the final Core Strategy in December 2009.

4. SUB-REGIONAL CONTEXT

4.1 The Peak Sub-Region does not operate in isolation and it is important to understand the attraction of surrounding centres, given that planned quantitative and qualitative improvements in other centres can materially impact upon the market share performance of the principal towns within the sub-region and their attractiveness to local residents. The plan below shows the Peak Sub-Region in its wider geographical context.



4.2 On the basis of the household telephone survey results, the following centres are identified as competing or having a direct relationship with the town centres within the Peak Sub-Region:

- **Greater Manchester** – Manchester City Centre, Stockport, Oldham, Ashton-under-Lyne and The Trafford Centre;

- **Derbyshire** – Derby, Chesterfield, Belper, Alfreton and Ripley;
- **Staffordshire** – Stoke-on-Trent, Burton-upon-Trent, Uttoxeter and Leek;
- **Sheffield** – including Stocksbridge;
- **West Yorkshire** – Huddersfield and Barnsley; and
- **Cheshire –** Macclesfield.

4.3 An overview of existing provision and emerging schemes is set out below.

GREATER MANCHESTER

Manchester City Centre

4.4 Retail development within Manchester City Centre over the past decade has focussed on the New Cathedral Street development (Selfridges), the Triangle scheme and the significant expansion of the Arndale Centre which is anchored by the large national high street retailers.

4.5 In terms of the forward city centre development pipeline, the *Spinningfields* development will provide 40,000 m^2 of retail and leisure floorspace anchored by international 'high fashion' outlets, complemented by a strong food and drink offer.

4.6 Outside the city centre, the main focus for retail development has been on the enhancement of District Centres in East Manchester with a new large Tesco Extra store anchoring the redevelopment of Gorton and a large Morrison's store anchoring the Openshaw district centre scheme which also includes a significant quantum of non-food retail.

4.7 Given that both large foodstore anchors are prominently located on the main arterial routes out of Manchester to the east (i.e. A57) the new provision may serve commuters from the High Peak area (Glossop and the High Peak Central towns in particular).

The Trafford Centre

4.8 The Trafford Centre is the main out-of-centre regional shopping centre in the North West and comprises 130,000 m^2 of retail floorspace with the key department store anchors such as *Debenhams, M&S, Selfridges and John Lewis*, complemented by higher order niche retailers such as *French Connection* and *Reiss.*

4.9 The centre is also a major leisure destination with a cinema complex, bowling alley and the recent 'Great Hall' development which accommodates a significant number of high quality, family orientated restaurants and bars. The role of The Trafford Centre as a major leisure destination has been further strengthened with the recent opening of the *Chill Factor 'E' snow-sports* development on the adjacent Regional Sports site.

4.10 A bulky goods (homeware) extension to The Trafford Centre has recently opened and accommodates higher order retailers such as Habitat and Marks & Spencer (Homeware).

Stockport

4.11 Stockport is a major destination for High Peak residents given its higher order retail offer. In terms of forward development pipeline, the Borough Council is progressing plans for the retail-led development of the Bridgefield Street area, to provide a town centre extension of 95,000 m^2 (gross). The higher order comparison retail offer will be complemented by leisure uses, (health and fitness centre, new cinema complex).

4.12 The floorspace will significantly improve the existing town centre offer in quantitative and qualitative terms as well as reinforcing its position within the sub-regional retail hierarchy. However, it has recently been announced that the Council's preferred developer (Lend Lease) is not to proceed with the scheme and consequently there is uncertainty at this time as to whether the scheme can be delivered.

Oldham

4.13 The Council is presently progressing with a comprehensive masterplanning exercise ('Oldham Beyond') for the town centre which primarily seeks to deliver a new retail 'core' and an enhancement in the leisure offer through the provision of a new cinema complex and new family orientated restaurants. Outline permission has recently been granted for a mixed-use development of the Old Town Hall which will include 5,300 m^2 net additional retail floorspace.

4.14 In terms of emerging retail proposals within the wider Borough, the Council has recently approved a 4,500 m^2 extension to the edge-of-centre Alexandra Centre Retail Park as well as a new 16,000 m^2 (gross) Tesco Extra store to anchor the redevelopment of Huddersfield Road district centre. A new Tesco store (2,973 m^2 gross) in Greenfield is also likely to prove popular with residents within the Peak District North area.

Ashton-under-Lyne

4.15 Ashton-under-Lyne is a principal shopping destination for local residents living in Glossop and the surrounding area (Hadfield) given its proximity and accessibility along the M67 motorway.

4.16 The main retail provision within Ashton is primarily focused on the Arcades Shopping Centre and the Ladysmith centre, which is anchored by Marks & Spencer. The out-of-centre Snipe Retail Park (anchored by bulky goods retailers such as Comet and B&Q), Crown Point Retail Park (anchored by Marks & Spencer, BHS and Tesco Homecare) complement the town centre offer. A new multi-storey IKEA store opened last year at the edge of the town centre and the out-of-centre Ashton Moss Leisure Park (Cineworld Multiplex) on the M60 has recently opened.

4.17 With respect to forward development pipeline, a scheme to extend the Arcades Shopping Centre by 32,051 m^2 (gross) was approved by the Council in May 2006. It is understood that the scheme will comprise a new anchor store although a reserved matters application has not yet been submitted.

Hattersley

4.18 A Development Brief was published in January 2006 to guide the development principles for a new large convenience store. It is understood at the time of writing that a preferred developer has been selected although no planning application has been lodged.

4.19 The development of a new foodstore at Hattersley at the end of the M67 motorway would potentially rebalance the network of centres in the existing retail hierarchy and would claw-back expenditure from local residents who presently shop at Glossop.

DERBYSHIRE

Derby

4.20 The retail offer in Derby has significantly improved in quantitative and qualitative terms since the opening of the Westfield development in October 2007 (extension to existing Eagle Centre). The new shopping development comprises over 175 higher order retailers across four themed malls and is anchored by large Marks & Spencer and Debenhams department stores. A new 12 screen cinema complex and a range of restaurants are also provided as part of the wider scheme.

4.21 With respect to out-of-centre provision, the largest retail park is Kingsway Retail Park which is located approximately 2 miles to the west of the city centre and is prominently located off the A38. Kingsway accommodates a mix of tenants including bulky goods retailers such as Comet as well as High Street retailers such as Boots and Next. Standalone Currys and Homebase stores trade from neighbouring sites.

4.22 Other principal out-of-centre retail parks in Derby include The Meteor Centre which accommodates a range of bulky goods retailers such as Focus and MFI with a Morrisons foodstore located nearby; Wyvern Retail Park which has a varied range of tenants including Homebase, Currys and Halfords; and Bradshaw Retail Park to the south of the city centre which is anchored by a Matalan store.

4.23 Foresters Leisure Park is the main leisure park destination in the Derby area and accommodates a Cinema, Bingo and Tenpin bowling centres as well as ancillary national restaurant chains and a hotel.

Chesterfield

4.24 Chesterfield is the nearest large town centre to Bakewell (8 miles) and Matlock (10 miles). The town has two main shopping centres; the Vicar Lane centre which was opened in 2000 and is anchored by BHS and Wilkinson stores; and The Pavements centre which was opened in the early 1980's and is anchored by modest Boots and WH Smith stores. In terms of convenience provision, Chesterfield is served by three major out-of-centre superstores operated by Morrison's, Tesco and Sainsbury's.

4.25 With respect to forward retail proposals, the former Dema Glass site to the north of the town centre is the subject of a significant mixed-use regeneration proposal comprising a new Tesco Extra store (15,500 m^2), ancillary retail units (1,100 m^2 total) and a new football stadium; full planning permission was granted in July 2008.

4.26 In addition to the Dema Glass scheme, other major proposals include a new 13,935 m^2 bulky goods scheme on Derby Road comprising a B&Q warehouse, a garden centre and one bulky goods retail unit. Construction of the B&Q was completed several months ago although the store has yet to open.

4.27 The main out-of-centre retail provision within Chesterfield is focussed upon Ravenside Retail Park which is occupied by a mix of bulky and non-bulky operators such as Next, Focus DIY and Curry's. Planning permission exists for a 2,800 m^2 (net) extension to the Retail Park.

4.28 The smaller Wheatbridge and Markham Retail Parks are solely occupied by bulky goods operators whilst the main leisure park destination within the town is Alma Leisure Park which comprises a cinema complex, health club and national restaurant chains.

Clay Cross

4.29 Clay Cross is a small town located 5 miles to the south of Chesterfield and 8 miles to the east of Matlock. A major town centre regeneration scheme commenced in 2007 with full planning permission granted for a new 7,525 m^2 retail scheme which will be anchored by a new Tesco store. This new foodstore, prominently located off the A61 bypass could be an attractive main food destination for local residents from Matlock.

Belper

4.30 Belper is a small town located 6 miles to the north of Derby and 10 miles east of Ashbourne. The town has a strong main foodstore offer with a large Morrison's store complemented by Co-Op and Somerfield. The comparison retail offer is however limited with several local independents supported by small New Look and Boots stores.

4.31 Proposals for a new 7,500 m^2 (gross) Tesco store on Derwent Street are currently at the pre-application stage with discussions ongoing with the Borough Council. In addition to preparing a comprehensive development brief for land between the A6 and the River Derwent at the edge of the town centre. It is anticipated that a draft brief will be published early in November 2008 for public consultation. Initial masterplanning options for the site include the provision of new retail floorspace.

Alfreton

4.32 Alfreton is located roughly half-way between Derby and Chesterfield. As a traditional market town the retail focus of the town centre is on the High Street with several national retailers such as Argos and Wilkinson's located within the relatively modern Institute Lane development (pedestrian only shopping centre). The main foodstore anchor within the town is Tesco (6,800 m^2 gross) and a small Somerfield is situated to the rear of the High Street.

Ripley

4.33 Ripley is located 12 miles to the south east of Matlock and in close proximity to Alfreton and Belper along the A38 corridor. The town has a relatively well defined and compact town centre with retail provision focussed on the pedestrianised Oxford Street which has a mix of national retailers such as Bon Marche, Dorothy Perkins and Peacocks. The main foodstore is a relatively large Sainsbury's (4,535 m^2 gross) which is prominently located to the east of the town centre on Nottingham Road at its junction with the A610 bypass.

STAFFORDSHIRE

Stoke-on-Trent

4.34 Hanley is the sub-regional retail centre of the North Staffordshire conurbation. The main retail area within the city centre is the Potteries shopping centre, recently refurbished and anchored by Debenhams, Top Shop and River Island. Within the wider city centre, Marks & Spencer is located on Upper Market Square whilst there are BHS and Argos stores (amongst others) located nearby.

4.35 Outline planning permission for the redevelopment of the East and West Precincts in Hanley Shopping Centre was originally granted in 2000, the precinct has recently changed hands and new plans for the redevelopment of the Shopping Centre are presently being progressed. It is understood that the latest scheme will potentially comprise 50,000 m^2 (gross) of floorspace, including a new 16,000 m^2 department store to accommodate a major national retailer, 40 retail units (totalling 30,000 m^2) of various sizes to cater for high street and local retailers, a new cinema and food court.

4.36 Whilst still pre-planning, the opening date of the new development is provisionally scheduled for 2012. In addition to the potential redevelopment of Hanley Shopping Centre, a new Tesco Extra store (11,500 m^2 gross) is presently under construction at the edge of the town centre.

4.37 The Festival Park at Etruria is the main out-of-centre retail park provision within Stoke-on-Trent, accommodating several major bulky goods retailers including B&Q, PC World and Currys. A large Morrison's foodstore is also located adjacent to the Festival Park. Complementing the existing retail offer are a cinema complex, ten-pin bowling and various restaurants. There are also several smaller retail and leisure developments clustered around the Festival Park including Octagon Retail Park and Century Retail Park.

Burton-upon-Trent

4.38 Burton-upon-Trent, the principal town of East Staffordshire, located 20 miles to the south of Ashbourne. The town supports large Asda and Sainsbury's stores complemented by an extensive comparison retail offer including Marks & Spencer, Primark and Argos.

4.39 An independent retail capacity study prepared to underpin the town centre AAP evidence base identifies a need for 30,000 m^2 of non-food retail floorspace and 5,000 m^2 of new food floorspace across the whole East Staffordshire Borough catchment.

4.40 In response to this identified quantitative need, the Borough Council is promoting a number of options for the town centre through the AAP including a significant enhancement in the town centre retail offer. Planning permission for a 4,180 m^2 (gross) extension to the Coopers Square shopping centre currently exists; the AAP also seeks to promote the expansion of Burton Place and The Octagon shopping centres. Outline planning permission also exists for the redevelopment of the Riverside Shopping Centre which will include a new Tesco foodstore.

4.41 To the south of Burton at Swadlincote, the Borough Council is also presently considering a planning application for a large mixed use development on the former Wraggs for 9,755 m^2 of non-food retail, a multiplex cinema and a bingo hall adjacent to the existing Morrison's foodstore.

Uttoxeter

4.42 Uttoxeter lies 13 miles to the south west of Ashbourne and roughly equal distance between Stoke and Burton along the A50 has been subject to major ongoing redevelopment and regeneration initiatives with the Borough Council having undertaken an extensive town centre masterplanning exercise.

4.43 The town's retail offer is secondary in character with several small national retailers complemented by local services and shops. A small Somerfield store is located off the main High Street.

4.44 The main retail provision within Uttoxeter is located at the out-of-centre Dovefields Retail Park which is anchored by a large (5,000 m^2) Tesco store. The retail park was further expanded in 2002 to accommodate retailers such as Focus DIY, Argos, Brantano, Pets at Home and Carpet Right. A leisure park is also located at Dovefields and includes a bowling alley, small cinema complex, fitness centre and several national restaurant chains.

4.45 In development terms the former Cattle Market is currently being redeveloped for a mix of uses including 1,900 m^2 of retail floorspace. Another major opportunity in Uttoxeter is the relocation of the existing JCB factory to an out-of-centre site. As a first phase of the relocation strategy, it is understood that Waitrose have submitted a planning application for a 4,181 m^2 store as part of a wider mixed-use scheme.

Leek

4.46 Leek is located 13 miles to the south west of Buxton. Whilst the town has a limited comparison retail offer with few national retailers located within the centre, it has a strong independent local offer which is particularly focussed on antiques and furniture goods. The town also has a particularly popular market.

4.47 The main food retail provision is the out-of-centre Morrison's store with several smaller operators (Aldi, Somerfield) located around the edge of the town centre. Given existing topographical and conservation area issues, it is considered that there is limited potential to quantitatively enhance the town centre retail offer. The Council is however seeking to promote a quantitative and qualitative uplift in retail offer through its forward LDF process.

SOUTH YORKSHIRE

Sheffield

4.48 Sheffield is the principal centre in the South Yorkshire region with an estimated 145,000 m^2 of retail floorspace within the city centre. The prime retail area within the city centre is the pedestrianised Fargate area with major national retailers including Marks & Spencer, WH Smith and River Island located there.

4.49 The main new retail scheme coming forward in the city centre is the New Retail Quarter (Sevenstone) scheme to which outline planning permission was granted in 2006 for around 80,000 m^2 of retail floorspace anchored by a new 25,000 m^2 John Lewis. The scheme also includes a hotel, health club, residential units and a new transport interchange.

4.50 Proposals are also emerging within the city centre for the redevelopment of The Moor area with new retail and residential units. Whilst plans have not formally come forward in accordance with the Development Framework promoted by the owners of the site, the indoor market has been relocated on to one site within The Moor area.

4.51 The regional (out-of-town) shopping centre at Meadowhall is the main alternative shopping destination within Sheffield and is anchored by major occupiers such as Debenhams, House of Fraser and Marks & Spencer. Meadowhall is particularly popular with local residents from the Peak District and northern areas of the Derbyshire Dales local authority area.

4.52 In terms of wider retail park provision, the main destinations are the bulky goods orientated Drakehouse Retail Park and Meadowhall Retail Park.

4.53 Also adjacent to the Meadowhall Retail Park and in close proximity to the Meadowhall shopping centre is the Valley Centertainment leisure park which accommodates a large cinema complex (20 screens), a ten-pin bowling centre and a number of national multiple bars, restaurants and pubs.

4.54 In terms of foodstore provision within the Sheffield area, the main foodstore destinations for residents within the eastern parts of the Peak District National Park are the large Morrison's stores in Ecclesfield and Hillsborough and the Tesco and Sainsbury's stores in the south-west of the city. The main foodstore scheme coming forward within the city is the Parkway Central scheme on the former Hartwell Motors site on The Wicker where planning permission exists for a new 10,200 m^2 Tesco store.

Stocksbridge

4.55 Stocksbridge is located on the north-west outskirts of Sheffield. A planning application has recently been submitted to Sheffield City Council for a new district centre comprising (amongst others) a new foodstore (5,651 m^2), non-food retail (8,500 m^2) and a health and fitness club. This development may be attractive to local residents in the Peak District North catchment zone.

Penistone

4.56 Planning permission was granted in 2007 for the development of a new Tesco foodstore (2,230 m^2) within the town centre. Development of the new foodstore has yet to commence however due to several unresolved legal issues. The foodstore could however be attractive to residents in the Peak District North zone.

WEST YORKSHIRE

Huddersfield

4.57 Huddersfield is the main town centre destination for local residents living within the Peak District North catchment. The town centre retail floorspace extends to over 126,000 m^2 with the main shopping centres comprising Kingsgate and the smaller Piazza Shopping Centre. Major retailers represented within the town centre include Marks & Spencer, River Island and BHS. A large Sainsbury's store is located just beyond the town centre to the east whilst a medium sized Tesco store is located to the north of the town centre although proposals are emerging for a larger replacement store.

4.58 In terms of forward development pipeline within the town centre, an application for a 12,000 m^2 extension to the Kingsgate shopping centre, which was to be anchored by a new Marks & Spencer store, was refused earlier this year on the basis of its potential impact on the Council promoted Queensgate scheme. The Queensgate scheme is a retail-led regeneration scheme in the existing Market Area comprising a new 25,000 m^2 shopping centre (160 new shops) to update the existing Piazza centre, a major department store, new town centre leisure activities (bars, restaurants), residential flats and a new hotel. Proposals for the scheme are presently at the pre-application design stage.

4.59 With respect to out-of-centre retail park provision within Huddersfield, Huddersfield Retail Park which is the main destination and is anchored by a large B&Q Warehouse, Comet and several furniture retailers. The Great Northern Retail Park is a hybrid of bulky (Homebase DIY) and non-bulky (Next) retailers.

4.60 In terms of forward development pipeline, an application for the a new 10,000 m^2 retail park (Phoenix Retail Park) has been referred to the Secretary of State for determination whilst an outline application for a new 14,100 m^2 retail park on the former ODI Gas Works site has also been referred to the Secretary of State for a wider mixed-use scheme.

CHESHIRE

Macclesfield

4.61 Macclesfield is located 12 miles to the west of Buxton and the town centre is presently subject to major redevelopment proposals with a planning application recently submitted for 50,000m^2 (gross) of retail floorspace including an *Asda* store of 8,000m^2 (gross) and a Debenhams department store (8,000 m^2 gross). The main retail anchors will be complemented by an additional 50 retail units and an 8 screen town centre multiplex. It is understood that the preferred developers have been in discussion with several national retail operators such as Marks & Spencer and Waitrose, in addition to leisure operators, the major cinema companies and national restaurant chains.

4.62 The development would significantly enhance Macclesfield's town centre offer in quantitative and qualitative terms and be particularly attractive to local residents within the High Peak Central and Buxton catchments.

5. HEALTH-CHECK ASSESSMENT

5.1 A health-check exercise has been undertaken for the principal centres within the Peak Sub-Region, drawing on the majority of the performance indicators set out within PPS6. This review informs the wider retail need assessment, particularly highlighting the existing strengths and qualitative deficiencies in the main centres within the Sub-Region.

5.2 We have utilised Experian Goad Centre Reports to inform our assessment which enables a comparative assessment of the composition and performance of the principal centres in the Sub-Region to be taken against national average trends. Direct comparison against the national average trends should however be treated with caution as the Experian benchmark data is 'skewed' by the larger centres.

ASHBOURNE

a) DIVERSITY OF USES

5.3 The table below shows the quantum and composition of the floorspace within Ashbourne town centre in 2003 and 2008 and highlights that there has been little change in the number of units and amount of floorspace during the five year period.

Table 1 – Ashbourne Town Centre Floorspace Schedule

Retail Sector	2003 Floorspace (m^2)	2008 Floorspace (m^2)	% Floorspace (2008)[2]	Floorspace Change (03-2008)	No. of Units (2003)	No. of Units (2008)	% Units (2008)[3]	Unit Change (03-2008)
Convenience	7,971	6,578	24.55% (16.69%)	-1,393	20	19	12.26% (9.08%)	-1
Comparison	13,889	13,452	50.21% (51%)	-437	89	84	54.19% (45.14%)	-5
Service	4,636	4,952	18.48% (21.78%)	+316	37	41	26.45% (33.3%)	+4
Vacant	1,978	1,514	5.65% (9.41%)	-464	11	8	5.16% (11.17%)	-3
Miscellaneous	372	297	1.11% (1.11%)	-75	5	3	7.10% (12.47%)	-2
Total	**28,846**	**26,793**		**-2,053**	**162**	**155**		**-7**

Source: Experian Goad In-Centre Reports

[2] GOAD Centre Average in brackets
[3] GOAD Centre Average in brackets

5.4 In comparing the town centre floorspace composition against the national averages derived from Experian Goad, it is notable that:

- The quantum of floorspace dedicated to comparison retailing is below the national average whilst the number of units dedicated to such uses is significantly above; suggesting that the majority of comparison provision is small-scale.
- The number of vacant units and the proportion of vacant floorspace within Ashbourne town centre as a whole is significantly below the Goad national averages

5.5 The lower proportion of vacant floorspace is a positive sign of the current strength and vitality of Ashbourne town centre.

b) MULTIPLE RETAILER REPRESENTATION

5.6 A multiple retailer is defined as being part of a network of nine or more outlets; in addition Experian Goad specifically identifies 27 national multiples as key attractors (i.e. those retailers most likely to improve the consumer appeal of a centre). The presence of multiple retailers or key attractors is one measurement of comparative strength of a centre. Ashbourne currently supports five key attractors (Boots, Clintons, Dorothy Perkins, Sainsbury's and WH Smith).

5.7 This is a relatively weak national comparison retailer representation and may be attributed to the size of the town and its secondary role within the sub-region retail hierarchy given the proximity and ease of access to larger centres with a higher order retail offer (Derby).

c) RETAILER / FLOORSPACE REQUIREMENTS

5.8 The commercial requirements published by *Focus*[4] are subject to a number of external factors and should only be used as an indication of commercial interest in the town and not an overall view of the town's attractiveness. With respect to Ashbourne, *Focus* maintains the current retailer requirements:

Table 2 – Ashbourne Town Centre Requirements

Retail Category	Min. Floorspace (m^2) gross	Max. Floorspace (m^2) gross
Comparison	1,078	1,728
Convenience	46	111
Service	492	1,068
TOTAL	**1,616**	**2,907**

Source: Focus (August 2008)

[4] Focus is an independent commercial property database where retailers and agents can register floorspace requirements for particular towns or on a sub-regional basis.

5.9 The *Focus* database indicates that the most notable major retailer requirement is from Argos alongside a requirement from an independent specialist natural food retailer (*Julian Graves)* as well as requirements from *Café Nero, Wetherspoon's* and *Premier Travel Inn.*

5.10 Whilst the retail elements of these requirements will not significantly enhance the retail offer within Ashbourne, the recent opening of the new Travelodge development at Waterside Park will be beneficial in sustaining the town's tourist offer. Planning permission also exists for a family-orientated pub / restaurant and this will also enhance the wider evening leisure offer.

D) RENTAL LEVELS / COMMERCIAL YIELDS[5]

5.11 Given the limited retail offer and the lack of transactions within the town centre, the Valuation Office Agency (VOA) does not publish any commercial yield or rental data for smaller centres such as Ashbourne. However, local commercial property agents confirm that rents of £20 to £25 per square foot would be realistic for shop units within the primary shopping area of the town.

E) COMPARATIVE ANALYSIS

5.12 It is possible to show the performance of Ashbourne over time relative to other centres within the sub-regional retail hierarchy by drawing upon the results of the Venue Score Ranking Index which is produced by the *Javelin Group*. The Index is based on the total number of national non-food or comparison retail multiples located within a centre. Utilising a system of weighting, the Venue Score analysis reflects the range and quality of national retailers represented in a centre. The results for Ashbourne relative to other surrounding centres and their movement over time are set out below.

[5] The Valuation Office (VOA) publishes a twice yearly review on changing rental values (£ / m^2) within main centres based on the performance of three types of retail pitch (Type 1 – Prime position in a principal shopping centre; Type 2 – Secondary position in a principal shopping centre; Type 3 – Modern, purpose-built retail warehousing in an edge-of-town location.

Table 3 – Comparative Retail Ranking (Ashbourne)

Centre	2005 Rank	2006 Venue Score	2006 Rank	2007 Venue Score	2007 Rank	Movement (2005 – 07)
Ashbourne	894	26	906	26	921	-27
Bakewell	**1,732**	13	**1,715**	16	**1,448**	+284
Burton	**58**	179	**65**	181	**64**	-6
Derby	**46**	196	**43**	192	**48**	-2
Leek	**435**	54	**444**	57	**433**	+2
Matlock	**786**	30	**791**	28	**858**	-72
Uttoxeter	**691**	30	**791**	32	**759**	-68

Source: Venue Score 2005 - 2007

5.13 The table highlights that the vitality ranking of Ashbourne has only decreased by 27 places over the past three years. This minor decrease in the ranking performance of Ashbourne may be attributable to its strong independent retail offer given that the Venue Score rankings are based on multiple (national) retailer representation in the town. However, notwithstanding this point, the overall results suggest that there is some scope for improvement in the town's retail offer.

F) ACCESSIBILITY

5.14 As a rural market town serving a large hinterland, primary access to Ashbourne town centre is either by private car or public transport. The main bus station within Ashbourne is located close to the primary retail frontage off Compton Street near to Sainsbury's. Ashbourne is served by a variety of local services as well as a Trans-Peak regional service which serves the main town centres between Derby and Manchester.

5.15 The main car parking provision within the town centre is located at the Market Place and adjacent to the Shawcroft Centre, which has capacity for 200 cars. There is also a dedicated car park serving the Sainsbury's store.

G) PERCEPTION OF SAFETY

5.16 Crime mapping data for Ashbourne, prepared by Derbyshire Police, confirms that total crime in the local area has decreased by 5.7% in the period 2007 – 2008. Although incidences of anti-social behaviour have risen over the past year, the police statistics show that the level of anti-social behaviour in Ashbourne is average when compared to the rest of Derbyshire.

5.17 The town does have a historic concentration of public houses which has grown around the Market Place but there are a variety of active town centre uses on the primary frontages. We do not consider there to be an over-concentration of evening leisure uses in the town centre.

I) QUALITY OF THE TOWN CENTRE ENVIRONMENT

5.18 The quality of the town centre environment is very good with well maintained street furniture and soft planting complementing the attractive Georgian architecture. The town centre is clean and the road / pavement surfaces are also well maintained with the Market Place and Victoria Square retaining its historic cobbled surface.

J) PEDESTRIAN FLOWS

5.19 No formal pedestrian flow survey has been completed as part of this study. However, the town centre is relatively compact and it has been observed that the busiest areas are around the Market Place and St Johns Street where it meets Victoria Square. The narrow Horse & Jockey yard is also very a busy pedestrian route leading from the main town centre car park through to St Johns Street.

BAKEWELL

a) DIVERSITY OF USES

5.20 The total floorspace within the town centre has remained nearly the same since 2002 and the small increase in the number of outlets suggests that several existing units have been sub-divided in the intervening period.

Table 4 – Bakewell Overall Town Centre Floorspace Schedule

Retail Sector	2002 Floorspace (m^2)	2008 Floorspace (m^2)	% Floorspace (2008)[6]	Floorspace Change (02-08)	No. of Units (2002)	No. of Units (2008)	% Units (2008)	Unit Change (02-08)
Convenience	3,029	3,149	22.48% (16.69%)	+120	18	18	12.59% (9.08%)	0
Comparison	8,185	7,748	55.31% (51%)	-437	85	87	60.84% (45.14%)	+2
Service	2,100	2,295	16.38% (21.78%)	+195	25	28	19.58% (33.3%)	+3
Vacant	502	641	4.58% (9.41%)	+139	8	9	6.29% (11.17%)	+1
Miscellaneous	214	177	1.26% (1.11%)	-37	2	1	0.70% (1.31%)	-1
Total	**14,028**	**14,010**		**-18**	**138**	**143**		**+5**

Source: Experian In-Centre Reports

5.21 Comparative analysis of the town centre against Experian benchmark data confirms that the quantum of convenience and comparison floorspace and the number of units dedicated to

[6] Goad Centre Average in brackets

such uses is above the Experian Goad centre average. The significant overrepresentation in the number of comparison units within the town centre may reflect the tourist orientated offer within Bakewell.

5.22 Importantly in terms of the vitality and viability of the town centre, the Experian survey identifies that the number of units and quantum of floorspace currently vacant is significantly below the Experian Goad centre average. On the basis of the above, it is considered that the floorspace composition within Bakewell town centre reflects a relatively healthy centre with a strong independent retail offer.

B) RETAILER REPRESENTATION

5.23 The latest town centre survey data confirms that the number of outlets occupied by multiple retailers (26 outlets) is significantly below the Goad centre average (18.18% to 33.71% nationally). This headline figure however hides variations with multiple representation in convenience goods being above the Goad centre average (15.38% to 11.35% nationally).

5.24 In terms of major retail attractors to the town, given the strong independent retail offer and limited national retailer representation, only Boots is identified as a key retail attractor although there are however other multiple retailers within Bakewell such as Co-Op.

C) RETAILER / FLOORSPACE REQUIREMENTS

5.25 Whilst there is no available data detailing retailer / operator requirements for representation within the town over the past five years, the summary table below indicates that there are several retailer requirements for new premises.

Table 5 – Bakewell Town Centre Requirements

Retail Category	Min. Floorspace (m^2) gross	Max. Floorspace (m^2) gross
Comparison	2,216	4,487
Convenience	65	93
Service	511	1,022
TOTAL	**2,792**	**5,602**

Source: Focus Database (August 2008)

5.26 The majority relate to comparison (non-food) retailers who are potentially looking to benefit from locating in Bakewell as a major tourist destination. A detailed review of the individual requirements finds that the main retailers interested are 'rural and adventure' clothing retailers such as Country Casuals, Billabong and Fat Face. The latter two are particularly reflective of the town's location as the gateway to leisure activities across the National Park. Additional requirements arise from The Original Factory Shop who specialise in branded fashions and homeware originally made for other high street stores and also Argos. Other notable service user requirements are from Costa Coffee and also JD Wetherspoon.

D) RENTAL LEVELS / COMMERCIAL YIELDS

5.27 As a small centre there is no nationally published rental or commercial yield data available for Bakewell town centre. Local commercial property agents confirm that on the basis of tourist-driven demand that rents of around £25 per square foot would be appropriate for shop units located on the primary shopping frontage within the town centre.

E) COMPARATIVE ANALYSIS

5.28 On the basis of the Venue Score Ranking Index, Bakewell has enhanced its relative position within the wider hierarchy over the past three years.

Table 6 – Comparative Retail Ranking (Bakewell)

Centre	2005 Rank	2006 Venue Score	2006 Rank	2007 Venue Score	2007 Rank	Movement
Ashbourne	**894**	**26**	**906**	**26**	**921**	-27
Bakewell	1,732	13	1,715	16	1,448	+284
Buxton	**325**	**66**	**344**	**69**	**341**	-16
Chesterfield	**126**	**130**	**141**	**138**	**126**	=
Matlock	**786**	**30**	**791**	**28**	**858**	-72

Source: Javelin Venue Score 2005-2007

5.29 The uplift in performance may be attributable to several factors including the prominence of the town as a major tourist destination and the significant physical enhancements made to the town centre through the *Bakewell Project*. The enhancement in its performance may also be the result of the ongoing polarisation of higher-order retailers to the larger centres which has resulted in many comparable smaller towns which do not have the strong tourist offer such as Bakewell losing their main multiple retailer representation.

F) ACCESSIBILITY

5.30 Bakewell is well served by a variety of local bus services connecting the town with the other principal centres within the Peak Sub-Region (Buxton, Matlock) as well as larger centres such as Chesterfield, Sheffield and Macclesfield. The town is also served by the regional Trans Peak service and a National Express service to London. The main car parking provision within the town centre is located at Market Street (Clock Tower / Old Market Hall) and also

Granby Road. There is also parking provision across the River Wye at the Agricultural Business Centre and Island car parks.

G) PERCEPTION OF SAFETY

5.31 Crime mapping provided by Derbyshire Police indicates that overall crime in the Bakewell local area has decreased by 12.7% over the past year (2007 – 2008). Positively, incidences of anti-social behaviour in Bakewell have decreased by 18.4% over the same period.

H) QUALITY OF THE TOWN CENTRE ENVIRONMENT

5.32 The town centre is very attractive with a Grade I listed five-arched bridge over the River Wye and many historic buildings. The public park alongside the river offers informal leisure opportunities to local residents and visitors in an attractive setting. The town centre is well maintained with good quality street furniture and soft landscaping.

I) PEDESTRIAN FLOWS

5.33 No formal pedestrian flow survey has been completed as part of this study. However, given that the town centre is a major tourist destination all main thoroughfares radiating out from the Market Square are extremely busy at peak times in particular.

BUXTON

A) DIVERSITY OF USES

5.34 Buxton is the largest town within the Peak Sub-Region and the present outlet and floorspace figures reflect only a small change from the results of the 2002 survey.

Retail Sector	2002 Floorspace (m^2)	2008 Floorspace (m^2)	% Floorspace (2008)[7]	Floorspace Change (02-2008)	No. of Units (2002)	No. of Units (2008)	% Units (2008)	Unit Change (02-08
Convenience	8,008	6,754	17.16% (16.69%)	-1,254	27	23	8.49% (9.08%)	-4
Comparison	20,169	18,962	48.17% (51%)	-1,207	144	138	50.92% (45.14%)	-6
Service	7,934	9,597	24.38% (21.78%)	+1,663	74	85	31.37% (33.3%)	+11
Vacant	2,564	3,122	7.93% (9.41%)	+558	28	22	9.23% (12.47%)	-6
Miscellaneous	873	929	10.29% (10.53%)	+56	2	3	1.11% (1.31%)	+1
Total	**39,549**	**39,364**		**-185**	**275**	**271**		**-4**

[7] Goad Centre Average in brackets

5.35 Despite the small change in the overall floorspace within Buxton town centre, the survey results clearly show that the quantum of convenience and comparison floorspace has decreased while floorspace occupied by non-retail service operators and vacancies have increased. This decrease in retail floorspace may in part be attributable to the significant increase in the number of restaurants, cafes and fast food outlets from 32 outlets (3,335 m^2 gross) in 2002 to 38 outlets (4,617 m^2 gross) in 2008.

5.36 Other notable trends picked up by the 2008 town centre survey includes:

- Vacant Units within Buxton is below the Goad centre average (8.12% against 11.17% nationally) and has decreased from 28 units in 2002 to 22 units at present, indicating that Buxton town centre is becoming increasingly viable.
- The proportion of floorspace dedicated to service uses is above the national average (24.38% to 21.78% nationally) potentially highlighting the wider service role of Buxton within the sub-region retail hierarchy.

5.37 The survey results highlight that Buxton is a large and viable centre. Whilst the increase in non-retail uses (particularly bars and restaurants) needs to be managed effectively, Buxton has a good mix of retail provision with significant representation from national multiples.

B) RETAILER REPRESENTATION

5.38 Buxton has a significant retail offer and accommodates 14 of the 27 key retail attractors including Burton, Currys, Dorothy Perkins, Marks & Spencer, Next and Waitrose. Analysis of the Experian centre survey results indicates that:

- The town centre is actually slightly under-represented in the provision of multiple outlets against the Goad centre average (30.26% to 33.7% nationally).
- There is a slight over-representation in the number of outlets occupied by comparison multiples (57.32% to 56.04%) but a significant under representation in terms of the quantum of floorspace occupied (49.47% to 59.42% nationally); suggesting that the main retailers are occupying smaller units in Buxton in comparison to other centres.

5.39 There are several major retailer requirements for representation within the town centre, as detailed below.

C) RETAILER / FLOORSPACE REQUIREMENTS

5.40 Given that Buxton is a large centre within the sub-regional retail hierarchy, a full record of registered requirements on the *Focus* database since April 2000 is available. Whilst caution needs to be taken in interpreting the results given that some retailers register 'blanket' requirements and some retailers do not register requirements at all, the results provides a useful indication of the attractiveness of Buxton to national retailers.

Table 8 – Retailer Requirements in Buxton

Date	BUXTON		MACCLESFIELD		LEEK		GLOSSOP	
	No.	Rank	No.	Rank	No.	Rank	No.	Rank
October 2007	36	243	41	191	11	584	13	540
April 2007	32	269	53	137	14	538	11	591
April 2006	24	335	49	158	15	478	10	608
April 2005	25	295	62	106	14	456	16	421
April 2004	27	244	59	101	12	469	14	426
April 2003	19	310	51	125	11	458	11	458
April 2002	16	330	52	122	9	465	5	643
April 2001	17	297	30	198	11	387	5	606
April 2000	15	303	35	160	9	416	6	517

Source: Focus Retail Database 2008

5.41 The data shows that whilst retailer requirements for Buxton have significantly increased since 2004, potentially reflecting the qualitative improvements made through various town centre initiatives, the results also show that Macclesfield, which is Buxton's main competing centre, has a consistently larger number of retailer requirements. Clearly if all of these existing requirements in Macclesfield were to be realised then there remains the potential for market share change.

5.42 In terms of present retailer requirements for Buxton, the *Focus* database holds 14 individual requirements totalling between 11,093 m^2 and 25,869 m^2 (gross). The most notable requirements are for comparison retailers such as TJ Hughes, Debenhams (*Desire by Debenhams concept*), Monsoon, Body Shop and Billabong. There is also an outstanding requirement from Pets at Home. The table below confirms the overall retailer requirements in floorspace terms.

Table 9 – Buxton Town Centre Requirements

Retail Category	Min. Floorspace (m^2) gross	Max. Floorspace (m^2) gross
Comparison	6,303	20,155
Convenience	0	0
Service	4,790	5,714
TOTAL	**11,093**	**25,869**

Source: Focus Database (August 2008)

5.43 With respect to other non-retail requirements, it is understood that restaurants such as McDonalds are actively seeking representation in Buxton as well as Costa Coffee. In addition, notwithstanding the quality of existing tourist / hotel accommodation in the town at present, there is an outstanding requirement from Premier Travel Inn which may complement and enhance the budget tourist accommodation offer within the town.

D) RENTAL LEVELS

5.44 The level of rent which retailers are prepared to pay for retail space within a centre is an indication of the perceived strength of that centre. The table below outlines Prime (Zone A) Retail Rents in Buxton against competing centres within the sub-region.

Table 10 – Comparison of Prime Retail Rents (£/m^2) (2000 – 2007)

Centre	2000	2001	2002	2003	2004	2005	2006	2007
Ashton-u-Lyne	807	807	861	861	861	1,023	1,023	1,076
Buxton	-	-	-	431	484	538	592	592
Leek	-	-	-	431	431	484	484	484
Macclesfield	861	861	861	861	861	861	861	969
Stockport	2,045	2,045	2,153	2,045	2,045	2,045	2,045	2,045

Source: Colliers In-Town Retail Rents 2007 (Prime Zone A)

5.45 As the table highlights, retail rents have steadily increased in Buxton year on year indicating the underlying strength and attractiveness of the town centre. The rental growth is however, significantly below larger centres such as Macclesfield where the present rental level (£969 / m^2) may be inflated by demand arising from the forthcoming town centre redevelopment scheme.

E) COMMERCIAL YIELDS

5.46 The table below compares the prime retail yields in Buxton with surrounding centres in the sub-regional retail hierarchy.

Table 11 – Comparison of Prime Retail Yields (%)

Centre	Oct 2000	April 2001	April 2002	April 2003	July 2004	July 2005	July 2006	July 2007	Jan 2008
Buxton	7.5	7.5	7.5	7.75	7.5	7.5	7.5	7	7
Congleton	**8.5**	**8.5**	**9**	**9**	**9**	**8**	**6.75**	**6**	**6.25**
Derby	**5**	**5**	**5**	**5**	**5**	**5**	**4.5**	**4.5**	**4.5**
Leek	**9**	**9**	**9**	**9**	**9**	**8.5**	**7.25**	**6.75**	**6.75**
Macclesfield	**8**	**7.75**	**7.75**	**7.5**	**7.5**	**7.5**	**6.5**	**5.75**	**6**
Stockport	**5.5**	**5.5**	**5.5**	**5.5**	**5.5**	**6**	**5.5**	**5.5**	**5.75**

Source: Valuation Office Agency (January 2008)

5.47 The table shows that prime retail yields in Buxton remained relatively static before a slight decrease in mid 2007, potentially reflecting increased investor confidence in Buxton town centre as a retail destination. However, it is particular interesting that Buxton was largely comparable to and indeed exceeded Macclesfield prior to recently falling behind. This may be attributable to the emerging town centre redevelopment in Macclesfield.

F) COMPARATIVE ANALYSIS

5.48 The table below highlights that the performance and position of Buxton has slightly fluctuated over the past three years.

Table 12 – Venue Score Retail Ranking 2005 - 2007

Centre	2005 Rank	2006 Venue Score	2006 Rank	2007 Venue Score	2007 Rank	Movement
Ashbourne	**894**	26	**906**	26	**921**	-27
Ashton-under-Lyne	**192**	112	**177**	116	**177**	+15
Bakewell	**1,732**	13	**1,715**	16	**1,448**	+284
Burton-on-Trent	**58**	179	**65**	181	**64**	-6
Buxton	325	66	344	69	341	-16
Chesterfield	**126**	130	**141**	138	**126**	=
Derby	**46**	196	**43**	192	**48**	-2
Glossop	**786**	30	**791**	40	**612**	+174
Leek	**435**	54	**444**	57	**433**	+2
Macclesfield	**170**	123	**159**	122	**163**	+7
Matlock	**786**	30	**791**	28	**858**	-72
Stockport	**79**	162	**83**	161	**90**	-11

Source: Venue Score 2005-2007

5.49 The slight decrease in its performance or ranking may be attributable to the fact that the town centre is slightly under-represented by multiple retailers, which is one of the key determinants underpinning the scoring system.

G) ACCESSIBILITY

5.50 Buxton is very accessible with a regular train service to Manchester and an extensive bus route network serving the wider High Peak Borough. The town is also served by National Express coach services as well the Trans Peak regional service which connects Buxton with Manchester and the other main centres within the Peak Sub-Region. An 'Airbus' service also connects Buxton to Manchester Airport and Stockport.

5.51 As a major tourist destination, Buxton has a well managed car parking strategy with short-stay parking available at Spring Gardens and Pavilion Gardens amongst other locations.

H) PERCEPTION OF SAFETY

5.52 The local crime statistics maintained by the Derbyshire Constabulary for the past year show increases in the incidences of anti-social behaviour as well as the overall level of reported crime. The town is however subject to a wide range of crime reduction initiatives through the High Peak Community Safety Strategy which seeks to co-ordinate security between local shops; improve police visibility and town centre CCTV monitoring.

5.53 Our own on-site surveys did not suggest an over-concentration of non-retail uses such as restaurants, cafes and hot food takeaway outlets within the town centre.

I) QUALITY OF THE TOWN CENTRE ENVIRONMENT

5.54 The historic core of the town centre has many attractive buildings such as the Crescent, the Pavilion and the Opera House. The landscaped / ornamental Pavilion Gardens complement the attractive Georgian architecture, providing a quality green space within the town centre.

5.55 There is a need however to improve the physical relationship between the historic town centre core and more modern areas such as the Spring Gardens area. A particular priority for the Borough Council (Buxton Station Road Design Framework) is to enhance the relationship between the rear of Spring Gardens shopping centre and the wider town centre. At present visitors arriving in the town by train are greeted by a relatively negative frontage (service yard and surface car park) and the emerging proposals to extend the Spring Gardens shopping centre with a new foodstore may offer the opportunity to assist in improving the town centre environment in this important gateway area.

J) PEDESTRIAN FLOWS

5.56 No formal pedestrian flow survey has been completed as part of this study. However, Spring Gardens is particularly busy as the main pedestrianised shopping street in the town whilst the area around the Quadrant / Crescent and Cavendish Arcade is also very busy with tourists. The Station Approach is a secondary pedestrian route which runs to the rear of the Spring Gardens Shopping Centre.

CHAPEL-EN-LE-FRITH

A) DIVERSITY OF USES

5.57 Given the size of the town centre and the present role it assumes within the local retail hierarchy, there is no up-to-date survey data available in which to complete a comprehensive health-check exercise. Therefore, our health-check assessment for Chapel-en-le-Frith focuses on the present composition of the town centre.

Table 13 – Chapel-en-le-Frith Town Centre Floorspace Schedule

Retail Sector	2008 Floorspace (m^2)	% Total Floorspace	No. of Units (2008)	% of Units
Convenience	1,259	14.6	6	6.9
Comparison	2,077	24.1	23	26.4
Service	4,731	54.9	49	56.4
Vacant	306	3.5	6	6.9
Miscellaneous	248	2.9	3	3.4
TOTAL	**8,621**	**100%**	**87**	**100%**

Source: GVA Grimley / High Peak Borough Council In-Centre Surveys (July 2008)

5.58 On the basis of the headline town centre composition figures detailed above, our town centre survey results highlight that:

Outlets

- The number of convenience units as a proportion of the overall number of units within the town centre is below the Goad centre average (6.9% to 9.08%).
- Comparison units are significantly below the Goad centre average (26.4% to 45.14%).
- The number of service uses within the town centre is significantly above the Goad centre average (56.4% to 33.30% nationally); this is attributable in part to the large number of restaurants and cafes surrounding the town centre Market Place.
- Vacant Units is significantly below the national average indicating that the town centre is a viable and vital location (6.9% to 11.17%).

Floorspace

- The proportion of floorspace within the town centre dedicated to convenience retailing is slightly below the Goad average (14.6% to 16.69%) indicating that the majority of the offer is small-scale local independent provision.
- Comparison floorspace as a proportion of overall town centre floorspace is significantly under-represented (24.1% to 51.00%).

- Non-retail service floorspace comprises 54.9% of the overall town centre floorspace in comparison to Goad centre average of 21.78%; this reaffirms Chapel as a predominantly local service centre.
- The proportion of vacant floorspace is substantially below the Goad centre average (3.5% to 9.41%) indicating that the vacant floorspace within the town centre predominantly comprises small units.

5.59 Whilst the centre survey results indicate that Chapel-en-le-Frith is a viable centre, it should be noted that the town centre survey excludes the medium sized Morrison's foodstore which is located just beyond the town centre boundary. The full range Morrison's store is a key retail anchor for the wider town given that it meets local residents main food shopping needs as well as promoting linked trips with the wider local independent offer.

B) ACCESSIBILITY

5.60 The town is relatively accessible by public transport and is well connected with bus services to the larger centres of Buxton, Stockport, Manchester and Chesterfield, as well as services to outlying villages such as Tideswell and Hope. Chapel-en-le-Frith is also located on the Manchester – Buxton train line although the railway station is located one mile outside the town centre.

5.61 There is good on-street parking provision within the town centre as well as large dedicated car parks at Miry Meadow, Thornbrook Road and the Morrison's store.

C) PERCEPTION OF SAFETY

5.62 The crime-mapping statistics show that reported crime in Chapel-en-le-Frith has fallen substantially by 12.8% over the past year. Incidences of anti-social behaviour reported to Derbyshire Police have also decreased by 8.3% over the same period. This reduction in reported crime may well be attributable to the ongoing Market Town Initiative under which CCTV has been introduced as part of a town centre investment programme.

D) RENTAL LEVELS

5.63 Given the relatively small retail offer within the town centre, local commercial property agents consider that shop units around the Market Place are likely to attract rents of £12 to £15 per square foot.

E) QUALITY OF THE TOWN CENTRE ENVIRONMENT

5.64 The majority of the town centre lies within a designated conservation area and the historic Market Square is particularly well maintained. Physical enhancements including replacing existing pavements and street furniture as well as soft landscaping and hanging baskets have been undertaken within the town centre as part of a forward investment programme.

F) PEDESTRIAN FLOWS

5.65 No formal pedestrian flow survey has been completed as part of this study. However, the busiest areas of the town centre are observed to be between the Market Square and the edge-of-centre Morrison's store.

GLOSSOP

A) DIVERSITY OF USES

5.66 In comparing the *Experian* centre survey results from 2002 and 2008 (as updated), it is clear that whilst there has been a significant expansion in the town centre floorspace (10,000 m^2 gross), the number of units has only increased marginally.

Table 14 – Glossop Overall Town Centre Floorspace Schedule

Retail Sector	2002 Floorspace (m^2)	2008 Floorspace (m^2)	% Floorspace (2008)[8]	Floorspace Change (2002-2008)	No. of Units (2002)	No. of Units (2008)	% Units (2008)	Unit Change (2002-2008)
Convenience	6,949	11,504	30.28% (16.69%)	+4,555	24	19	9.41% (9.08%)	-5
Comparison	9,848	14,205	42.35% (51%)	+4,357	98	97	48.02% (45.14%)	-1
Service	5,258	6,308	18.81% (21.78%)	+1,050	64	71	35.15% (33.3%)	+7
Vacant	1,041	1,456	8.37% (9.41%)	+415	10	14	6.93% (11.17%)	+4
Miscellaneous	474	65	0.19% (1.11%)	-409	3	1	0.50% (1.31%)	-2
TOTAL	**23,570**	**33,538**		**+9,968**	**199**	**202**		**+3**

Source: Experian In-Centre Reports

5.67 The significant increases in convenience and comparison floorspace can be particularly attributed to the Wren Nest development and incremental extensions to the existing Tesco store. Other notable trends include:

[8] Goad Centre Average in brackets

- The number of vacant units (6.93% to 11.17%) and quantum of vacant floorspace (8.37% to 9.41%) is significantly below the Goad centre average.
- The quantum of convenience floorspace within the town centre is significantly above the Goad centre average (30.28% to 16.69% nationally).
- The quantum of comparison floorspace within the town centre is below the Goad centre average (42.35% to 51.00% nationally)

5.68 Given that Glossop has more outlets but less floorspace dedicated to comparison retailing it indicates that the majority of provision is small-scale and that there is a lack of larger units to attract national retailers.

B) RETAILER REPRESENTATION

5.69 The Wren Nest development has significantly enhanced the number of key retail attractors within Glossop with Next, Tesco and Argos all present. The town centre survey results do however confirm that there is a significant under-representation in the number of outlets and quantum of floorspace within the town centre occupied by multiple comparison retailers; this suggests that there is a significant lack of larger units suitable for comparison retailers in Glossop town centre.

C) RETAILER / FLOORSPACE REQUIREMENTS

5.70 As the table below highlights, the number of retailer requirements in Glossop peaked in 2005 when the Wren Nest Retail Park opened and has subsequently remained at around 10 retailer requirements per annum thereafter.

Table 15 – Retailer Requirements in Glossop

	Glossop		Stockport		Ashton-u-Lyne		Buxton		Macclesfield	
(April)	No.	Rank	No.	Rank	No.	Rank	No.	Rank	No.	Rank
2007	11	591	54	133	16	487	36	243	41	191
2006	10	608	59	120	26	320	24	335	49	158
2005	16	421	74	84	28	261	25	295	62	106
2004	14	426	65	88	25	262	27	244	59	101
2003	11	458	59	99	24	256	19	310	51	125
2002	5	643	72	73	32	202	16	330	52	122
2001	5	606	50	116	25	224	17	297	30	198
2000	6	517	58	87	20	251	15	303	35	160

Source: Focus Retail Database 2000 – 2007

5.71 The retailer requirements recorded for the other surrounding centres clearly highlights that major retailers are polarising towards the larger centres within the retail hierarchy and that Glossop is increasingly being perceived as a secondary centre by retailers. There are however several outstanding requirements for representation in Glossop, as set out below.

Table 16 – Glossop Town Centre Requirements

Retail Category	Min. Floorspace (m^2) gross	Max. Floorspace (m^2) gross
Comparison	4,422	6,224
Convenience	0	0
Service	418	929
TOTAL	**4,840**	**7,153**

Source: Focus Database (August 2008)

5.72 Whilst there are currently no convenience operator requirements at this time (major foodstore operators generally do not publicise requirements), there is significant interest from comparison retailers. The main outstanding requirement in particular is from B&Q for a small town format store ranging from 3,700 m^2 (gross) to 5,100 m^2 (gross). Other notable requirements include Peacocks (mid-range clothing shop) for a unit of up to 750 m^2 (gross) and Bon Marche (discount clothing) for a unit of 350 m^2 (gross). In addition to the main retailer requirements, there is also a specific requirement for JD Wetherspoon.

D) RENTAL LEVELS / COMMERCIAL YIELDS

5.73 As a smaller centre within the sub-regional retail hierarchy, there is no nationally published rental or commercial yield data available for Glossop town centre. However, local commercial property agents consider that standard retail unit accommodation on the High Street will command rents in the region of £30 to £35 per square foot.

E) COMPARATIVE ANALYSIS

5.74 Glossop's performance relative to competing centres within the sub-region is set out below.

Table 17 – Venue Score Retail Ranking 2005 - 2007

Centre	2005 Rank	2006 Venue Score	2006 Rank	2007 Venue Score	2007 Rank	Movement
Ashbourne	**894**	26	**906**	26	**921**	-27
Ashton-under-Lyne	**192**	112	**177**	116	**177**	+15
Bakewell	**1,732**	13	**1,715**	16	**1,448**	+284
Burton-on-Trent	**58**	179	**65**	181	**64**	-6
Buxton	**325**	66	**344**	69	**341**	-16
Derby	**46**	196	**43**	192	**48**	-2
Glossop	**786**	30	**791**	40	**612**	+174
Leek	**435**	54	**444**	57	**433**	+2
Macclesfield	**170**	123	**159**	122	**163**	+7
Matlock	**786**	30	**791**	28	**858**	-72
Stockport	**79**	162	**83**	161	**90**	-11

Source: Venue Score 2005-2007

5.75 The table shows that Glossop has significantly enhanced its 'vitality scoring' since 2005 when the Wren Nest development opened. The town is however behind the higher order town centres within the sub-region which have a stronger retail offer and greater multiple retailer representation.

F) ACCESSIBILITY

5.76 Glossop is well served by public transport with a frequent rail service to Manchester and Stockport. There are also an extensive number of bus services between Glossop and the wider High Peak area.

5.77 The main issues in terms of accessibility relate to the impact of traffic on the pedestrian experience within Glossop town centre. There are concerns regarding congestion on local roads (A57, A628) and a public inquiry into the proposed Mottram bypass has recently been delayed until the middle of 2009. Parking within the town centre on a short stay and long stay basis is adequate in terms of numbers of spaces and accessibility.

G) PERCEPTION OF SAFETY

5.78 The latest crime mapping statistics published by Derbyshire Police show that whilst the reported incidences of anti-social behaviour decreased significantly over the past year (a reduction of 16.3%) the overall level of crime has slightly increased. Whilst there is a concentration of public houses and hot-food takeaway outlets along the High Street at its junction with Norfolk Street and Victoria Street, the in-centre survey confirmed that local residents have a relatively low perception of crime when visiting Glossop town centre.

H) QUALITY OF THE TOWN CENTRE ENVIRONMENT

5.79 Whilst the Norfolk Square area with the historic market hall and adjoining town hall is particularly attractive, the wider town centre has been subject to a continued investment programme to enhance the quality of the physical environment.

I) PEDESTRIAN FLOWS

5.80 No formal pedestrian flow survey has been completed as part of this study. However, the busiest areas within the town centre are along the main High Street (A57) at its junction with Victoria Street and Norfolk Street near to the main civic buildings and retail provision.

MATLOCK

A) DIVERSITY OF USES

5.81 Matlock is the largest town centre within Derbyshire Dales and the latest Experian centre survey confirms that the town centre totals 22,101 m^2 floorspace within 144 outlets. This compares to the 2002 Experian centre survey where the total centre floorspace totalled 21,238 m^2 floorspace and was comprised within 129 outlets.

Table 18 – Matlock Overall Town Centre Floorspace Schedule

Retail Sector	2002 Floorspace (m^2)	2008 Floorspace (m^2)	% Floorspace (2008)[9]	Floorspace Change (02-2008)	No. of Units (2002)	No. of Units (2008)	% Units (2008)	Unit Change (02-2008)
Convenience	6,076	5,045	22.82% (16.69%)	-1,031	16	14	9.72% (9.08%)	-2
Comparison	10,136	11,371	51.45% (51%)	+1,235	65	72	50% (45.14%)	+7
Service	3,493	4,450	20.13% (21.78%)	+957	38	46	31.94% (33.3%)	+8
Vacant	1,041	1,068	4.83% (9.41%)	+27	8	10	6.94% (11.17%)	+2
Miscellaneous	492	167	0.76% (1.11%)	-325	2	2	1.39% (1.31%)	0
TOTAL	**21,238**	**22,101**		**+863**	**129**	**144**		**+15**

Source: Experian In-Centre Reports

[9] Goad Centre Average in brackets

5.82 Whilst the above table highlights that the primary change in floorspace composition within the town centre since 2002 has been a decrease in convenience uses at the expense of comparison retail and service uses, it is important to note that the Experian GOAD survey does not include the standalone Sainsbury's store (4,366 m^2 gross) which is located just beyond the town centre. The inclusion of the Sainsbury's store within the overall floorspace schedule would clearly result in a significant increase in the proportion of convenience floorspace within the wider town. We consider the decrease in convenience floorspace outside of the new Sainsbury's may be attributable to the loss of more localised convenience retail provision from the town centre since 2002.

5.83 The 2008 town centre survey results do however indicate that whilst Matlock has significantly more comparison outlets than the average (when measured against Goad conventions) the quantum of comparison floorspace is average suggesting that the majority of outlets within the town centre are small. This may in part explain the existing deficiency in the town centre comparison offer and the relatively poor market share performance identified through the quantitative capacity assessment. The low vacancy levels do however indicate that Matlock is a viable and vital town centre.

B) RETAILER REPRESENTATION

5.84 In addition to the new Sainsbury's store which has recently opened, Matlock town centre presently accommodates two key retail attractors (Boots, Wilkinson's). Somerfield is also a key anchor store within Matlock town centre although Experian Goad does not identify the retailer as a key attractor.

5.85 The lack of national multiples may partially explain the low market share retention for comparison goods and suggest that the town lacks the necessary breadth of comparison retail offer in order to effectively meet local residents shopping needs. The recent purchase of the vacant Woolworth's store by Iceland ensures another national multiple is represented within the town centre although its loss to a convenience operator will further impact on the town's comparison goods offer.

C) RETAILER / FLOORSPACE REQUIREMENTS

5.86 Given the current lack of available and suitable floorspace within Matlock town centre to accommodate national multiple retailers, there are several outstanding retailer requirements for representation in the town centre at present.

Table 19 – Retailer Requirements in Matlock [Sub-Regional Comparison]

	Matlock		Chesterfield		Leek		Uttoxeter		Alfreton		Burton	
(April)	No.	Rank	No.	Rank	No.	Rank	No.	Rank	No.	Rank	No.	Rank
2007	13	557	53	137	14	538	22	395	14	539	34	249
2006	14	493	59	120	15	478	22	361	13	512	33	250
2005	21	346	66	96	14	456	20	361	14	456	45	169
2004	18	358	61	98	12	469	18	358	13	444	44	157
2003	10	483	58	105	11	458	13	416	7	603	32	198
2002	11	416	60	100	9	465	8	512	5	643	35	182
2001	11	387	42	138	11	387	9	435	7	508	31	192
2000	8	450	44	125	9	416	4	635	9	416	36	156

Source: Focus Retail Database 2000 – 2007

5.87 As the table highlights, retailer requirements for Matlock have dropped since April 2005 following a period of sustained interest; this may be attributable to the continued polarisation of major retailers to higher order centres such as Derby (Westfield scheme) and the failure to satisfy current requirements. In terms of the present requirements, the *Focus* database presently holds the following requirements:

Table 20 – Matlock Town Centre Requirements

Retail Category	Min. Floorspace (m^2) gross	Max. Floorspace (m^2) gross
Comparison	2,908	4,478
Convenience	274	464
Service	325	557
TOTAL	**3,507**	**5,499**

Source: Focus Database (2008)

5.88 The notable requirements are from comparison retailers such as Argos, Peacocks, Bon Marche and Pets at Home. The convenience requirements relate to two high street bakery chains whilst the main service requirements are from Costa Coffee and Pizza Express, which would significantly enhance the family evening leisure economy in the town.

D) RENTAL LEVELS / COMMERCIAL YIELDS

5.89 Given the lack of managed retail space within the town centre and the limited number of transactional deals, there is no data available from *Focus* or the Valuation Office Agency. Local commercial property agents advise that rents of £25 to £30 per square foot would be realistic for shop units on the primary frontages within the town centre.

E) COMPARATIVE ANALYSIS

5.90 The performance of Matlock relative to other centres in the retail hierarchy is set out below.

Table 21 – Venue Score Retail Ranking [Sub-Regional Comparison]

Centre	2005 Rank	2006 Venue Score	2006 Rank	2007 Venue Score	2007 Rank	Movement
Ashbourne	**894**	26	**906**	26	**921**	-
Bakewell	**1,732**	13	**1,715**	16	**1,448**	+
Burton-on-Trent	**58**	179	**65**	181	**64**	-
Buxton	**325**	66	**344**	69	**341**	-
Chesterfield	**126**	130	**141**	138	**126**	=
Derby	**46**	196	**43**	192	**48**	-
Glossop	**786**	30	**791**	40	**612**	+
Leek	**435**	54	**444**	57	**433**	+
Matlock	786	30	791	28	858	-
Uttoxeter	**691**	30	**791**	32	**759**	-

Source: Venue Score 2005-2007

5.91 The Venue Score tables show that whilst Matlock was equally ranked on vitality scoring with Glossop and Uttoxeter in 2006, its ranking score has since decreased and this may be due to the lack of multiple retailer representation within the town. The survey results do however highlight that there is considerable scope within Matlock to improve its vitality scoring through enhancing the town centre retail offer.

F) ACCESSIBILITY

5.92 Matlock enjoys good public transport accessibility with frequent rail services to Derby and an extensive local bus network which includes the Trans Peak regional service which calls at Buxton and Bakewell on route between Derby and Manchester. A new bus station has recently opened on the edge of the town centre as part of the wider Sainsbury's development and the approaches to Matlock railway station has also been enhanced.

5.93 There is a good availability of car parking spaces within Matlock but as with all major tourist centres the town suffers from some congestion at peak seasonal times.

G) PERCEPTION OF SAFETY

5.94 The overall level of reported crime in Matlock has significantly decreased over the past year with a 12.2% reduction. Anti-social behaviour has however increased in this period although the success of the recent Pubwatch and Shopwatch initiatives, allied to the ongoing work of the Matlock Safer Neighbourhoods Group (increased police presence; improved CCTV monitoring), should ensure that incidences of anti-social behaviour continue to decrease.

5.95 The in-centre survey results for Matlock confirm that local residents and visitors alike do not perceive crime to be a major issue in the town centre. Whilst we observed a minor concentration of takeaway outlets, restaurants and bars at the southern end of Dale Road, we do not consider that there an overriding issue with evening economy uses in the town.

H) QUALITY OF THE TOWN CENTRE ENVIRONMENT

5.96 The town centre retains most of its Victorian character with many prominent buildings including the Town Hall well maintained. Hall Leys Park is located in the centre of the town and provides an attractive setting alongside the River Derwent. The main town centre shopping streets are clean with well maintained street furniture and some flower planting.

I) PEDESTRIAN FLOWS

5.97 No formal pedestrian flow survey has been completed as part of this study. The busiest areas of the town centre are focused upon Matlock Bridge where Crown Square meets Banks Road and Causeway Lane. The west bank of the town centre is also busy around the Station Approach area with a dedicated pedestrian route through to Sainsbury's.

WIRKSWORTH

A) DIVERSITY OF USES

5.98 There is no up-to-date or historical benchmark data available in which to fully inform and complete a comprehensive health-check exercise. Therefore, the health-check assessment for Wirksworth focuses on the present composition of the town centre.

Table 22 – Wirksworth Town Centre Floorspace Schedule

Retail Sector	2008 Floorspace (m^2)	% of Total Floorspace	No. of Units (2008)	% of Units
Convenience	**400**	**11.4**	**8**	**16.7**
Comparison	**861**	**24.5**	**14**	**29.2**
Service	**1,863**	**53.1**	**21**	**43.8**
Vacant	**332**	**9.5**	**4**	**8.3**
Miscellaneous	**52**	**1.5**	**1**	**2.0**
TOTAL	3,508	100%	48	100%

Source: GVA Grimley / Derbyshire Dales Surveys (July 2008)

5.99 In comparison to the Goad centre benchmark data, our on-site survey finds:

Outlets

- The town is over-represented in terms of the number of outlets dedicated to convenience retail provision (16.7% to 9.08% nationally).
- The town is significantly under-represented with respect to the number of outlets dedicated to comparison retail (29.2% to 45.14% nationally).
- The town has a below Goad centre average for the number of vacant units (8.3% to 11.17% nationally).

Floorspace

- The quantum of convenience floorspace within the town centre is below the Goad centre average (11.4% to 16.69% nationally); this under-representation allied to the fact that in outlet terms the town centre is over-represented indicates that the existing provision is very small-scale.
- The quantum of comparison floorspace is also significantly below the Goad centre average (24.5% to 51% nationally).
- Vacant floorspace is slightly above the national average (9.5% to 9.41% nationally) indicating that one of the vacant units within the town centre is of a reasonable size in comparison to the normal size units.
- Service uses occupy half of the town centre units (53.1%) which is significantly above the Goad centre average of 21.78% and this is predominantly attributable to the tourist orientated food & drink offer (restaurants, cafes and takeaways) in Wirksworth.

5.100 On the basis of the survey results and with regard to the existing provision and the catchment Wirksworth serves, it is clear that the town is a local service centre meeting daily ‘top-up’ needs. The relatively small-scale nature of the existing convenience provision (several local independents) means that the majority of local residents will look towards surrounding larger centres (principally Matlock) to meet their main shopping needs. The town centre is however viable with low vacancy levels.

B) ACCESSIBILITY

5.101 Wirksworth is less accessible than some of the larger centres within the Peak Sub-Region with no rail service. There are however existing bus services to larger centres such as Matlock, Sheffield, Belper and Ashbourne.

5.102 The main car parking provision within Wirksworth is focused upon the Market Place or on-street provision and there are some accessibility issues at peak tourist times with HGV movements from the nearby quarry also creating some traffic issues.

C) PERCEPTION OF SAFETY

5.103 The crime statistics held by Derbyshire Police confirm that overall recorded crime in Wirksworth fell by 52% in comparison to the same period last year. Positively, the recorded incidences of anti-social behaviour also decreased by 34.9% over the same period.

D) RENTAL LEVELS

5.104 Local commercial property agents advise that rents of around £15 per square foot would be appropriate for retail units around the Market Place in Wirksworth.

E) QUALITY OF THE TOWN CENTRE ENVIRONMENT

5.105 The quality of the town centre environment in Wirksworth is good with many prominent buildings around the Market Place having been historically restored through the Wirksworth regeneration project. The main town centre thoroughfare along St Johns Street lies off the market place and has a mix of buildings with varying architectural styles. The town centre is clean and well maintained.

F) PEDESTRIAN FLOWS

5.106 No formal pedestrian flow survey has been completed as part of this study. The busiest areas of the town centre are focused upon the Market Place and St John's Street.

6. IN-CENTRE SURVEY RESULTS

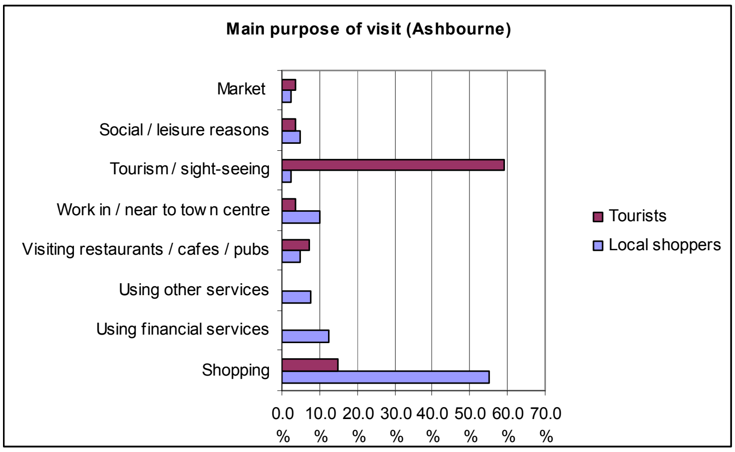
6.1 In-centre shopper surveys were commissioned to elicit town centre users' views and opinions on the seven principal centres within the Peak Sub-Region study area. A total of 75 interviews were undertaken in each of the main centres within the Sub-Region[10] between Saturday 9th to Saturday 16th August so as to cover weekdays and weekends as well as market and non-market days.

6.2 The survey results for the principal centres within the Sub-Region are presented on a centre-by-centre basis and detail both local shopper and tourist responses so as to provide a full qualitative overview. Respondents were also asked at the end of their interviews to provide their home postcode so that accurate assumptions on inflow from beyond the catchment area defined for the household telephone survey (chapter 8) can be appropriately informed.

ASHBOURNE

A) MAIN PURPOSE OF VISIT

6.3 The majority of respondents interviewed in Ashbourne town centre were local shoppers (53.3%). The table below sets out the main purpose for local shoppers and tourists visiting the town centre:

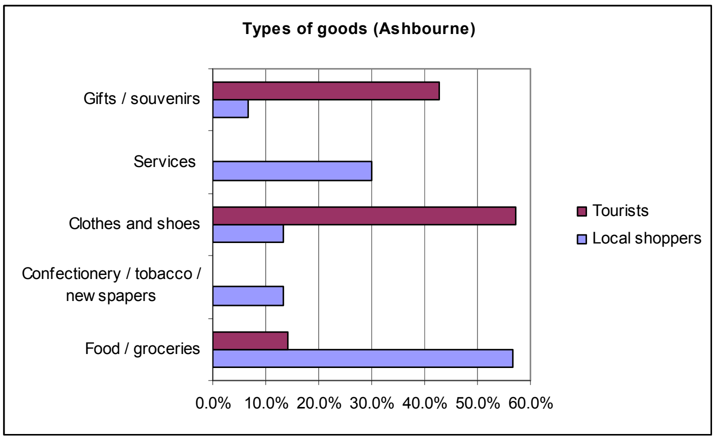


[10] In-Centre Surveys undertaken in Ashbourne, Bakewell, Buxton, Chapel-en-le-Frith, Glossop, Matlock and Wirksworth

6.4 The table highlights that beyond visiting as a tourist, the most popular reason (14.8%) why visitors came to Ashbourne town centre was to shop. A further 7.4% of visitors interviewed intended to visit restaurants and cafes after their main activity.

B) MAIN TYPE OF GOODS

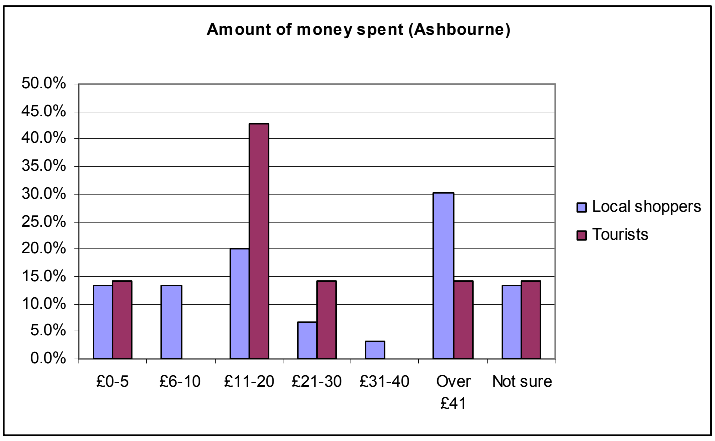
6.5 The majority of local shoppers (56.7%) visited the town centre for food shopping whereas the majority of tourists (57.1%) visited Ashbourne to buy clothes and shoes



6.6 In comparing the survey results against other centres within the Peak Sub-Region, the proportion of local shoppers seeking to buy food and groceries was less than other centres such as Bakewell (76.9%), Glossop (70.6%) and Matlock (69.7%).

C) EXPENDITURE PER HEAD

6.7 The table below highlights the different spending profile of local residents and visitors.



6.8 The majority of visitors (42.9%) expected to spend between £11 and £20 during their visit which as a proportion is higher than other principal centres within the Sub-Region such as Matlock (40%) and Chapel-en-le-Frith (33.3%).

D) WHY RESPONDENTS VISIT

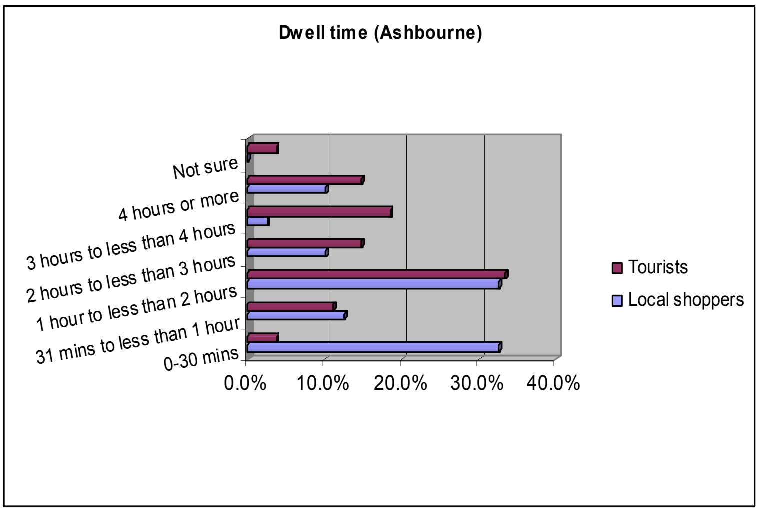
6.9 When asked why local shoppers were in Ashbourne town centre, the majority of respondents (72.5%) cited closeness to home whilst a 15% stated that it was because they worked close-by. The attractive town centre environment was the third most popular response (7.5%), followed by the good range of shops and to visit a particular shop or service (5% each).

6.10 With respect to tourists reasons for visiting Ashbourne, a quarter of respondents stated that the attractive town centre environment was their primary reason for visiting, which is second only to Bakewell (62%) in terms of this specific reason.

E) DWELL TIME

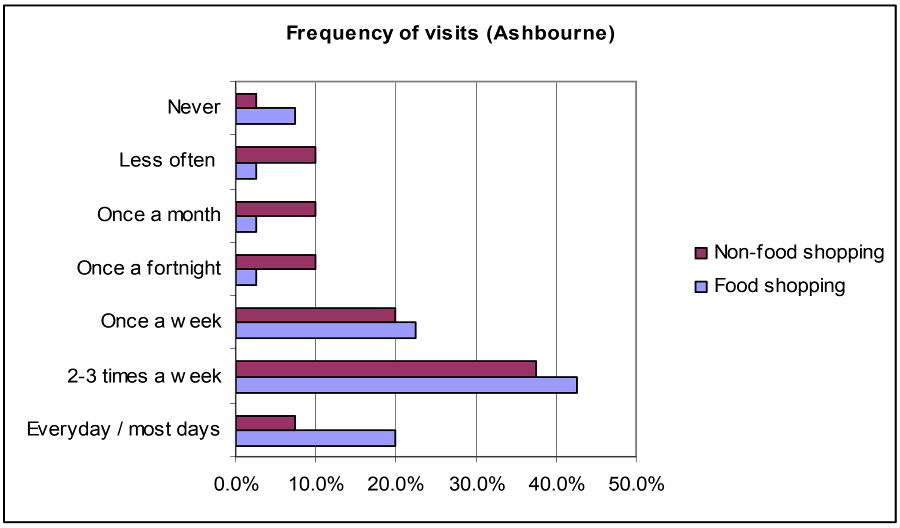
6.11 The amount of time a person spends within a town centre is particularly important; low dwell times suggest that there is a limited offer with less opportunity for linked shopping or leisure trips whereas a higher dwell times suggests that the wider town centre offer is successful at retaining a greater quantum of expenditure available.

6.12 The table below sets out the respective dwell times for local shoppers and tourists alike. Generally, tourists should spend a greater time within the town centre given that they are visiting for a specific reason whereas local shoppers are normally using the centre for convenience purposes (i.e. nearest centre for shopping or daily services such as banks).



F) FREQUENCY OF VISIT

6.13 The table below only highlights the frequency of visit by local residents only (i.e. non-tourists).

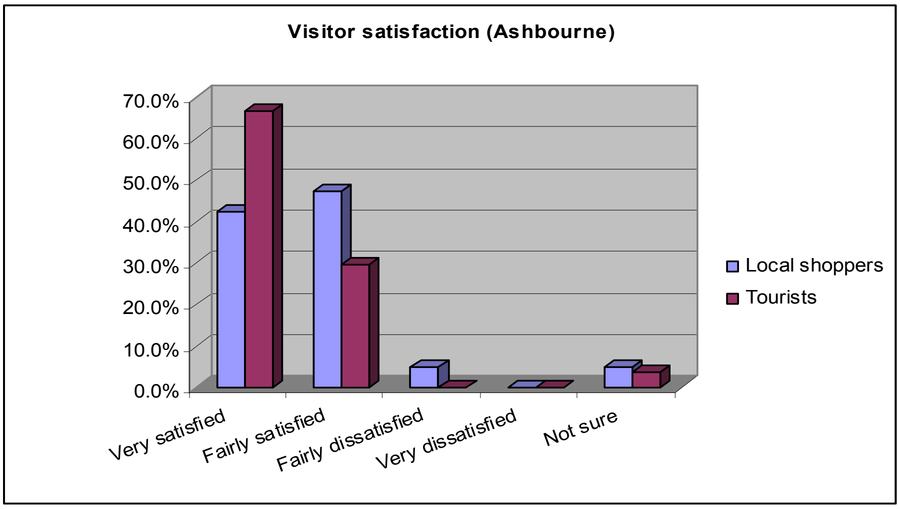


6.14 The table shows that Ashbourne serves a highly localised catchment given that the majority of local shoppers visit on a near daily basis (42.5% for 2-3 times per week for food shopping; 20% visiting everyday / most days).

6.15 With respect to leisure activities, whilst a relatively healthy 35% of local shoppers visit Ashbourne 2-3 times a week for daytime leisure activities, this decreases to only 12.5% for evening leisure activities. This lower frequency of visit for evening activities may reflect the surrounding rural hinterland and the nature of its evening economy offer.

G) TOWN CENTRE PERCEPTIONS

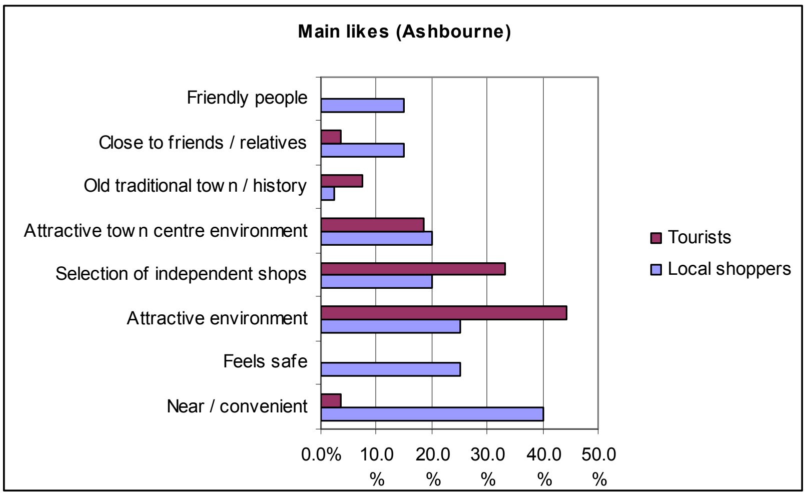
6.16 When asked how satisfied the local shoppers were with Ashbourne as a place to visit, 42.5% claimed to be very satisfied and 47.5% stated fairly satisfied. Only a small number (5%) stated that they were fairly dissatisfied with Ashbourne as a centre. This compares positively against the likes of Matlock (22.2%) and Glossop (12.1%).



6.17 A significant majority of tourists (66.7%) claimed that they were very satisfied with the town centre which is positive for the prospects of securing return tourist trade in the future. A further 29.6% of tourists stated that they were fairly satisfied whilst no respondents claimed to be either very dissatisfied or fairly dissatisfied with Ashbourne.

H) MAIN LIKES

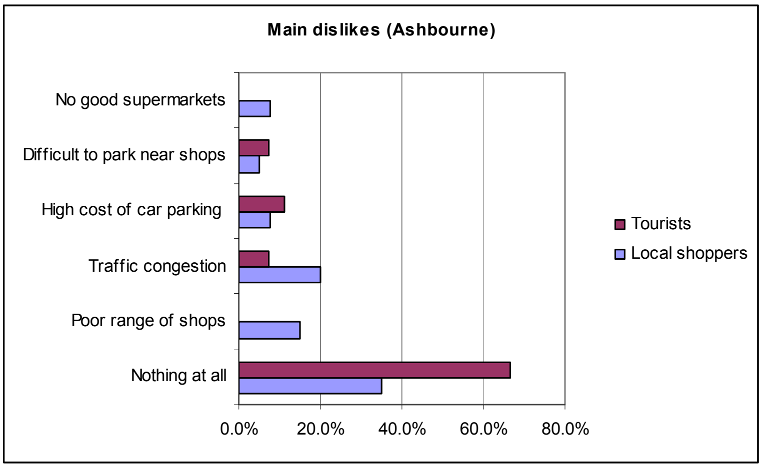
6.18 The survey questionnaire then sought to establish what local shoppers and tourists particularly liked about Ashbourne.



6.19 The results highlight that both local shoppers and tourists particularly value the attractive town centre and surrounding natural environment in addition to the strong range of independent shops.

I) MAIN DISLIKES

6.20 In order to proactively plan to address any deficiencies in the existing town centre offer, it is important that the survey questionnaire seeks to identify what users most dislike about the town centre as a place to visit. As the table below identifies, whilst the overwhelming majority of local shoppers and tourists do not consider there to be any significant issues with the existing town centre, there are several shopping and transport related concerns going forward.



6.21 Congestion and parking issues are the main issues for local shoppers and tourists alike. These transport related issues are consistently reflected across the survey results for the other principal centres within the Peak Sub-Region.

J) SUGGESTED QUALITATIVE IMPROVEMENTS

6.22 An important consideration in developing a forward strategy for the town centre is what improvements to the quality and range of facilities in the town centre would persuade respondents to visit more often. The main improvements suggested by local shoppers include:

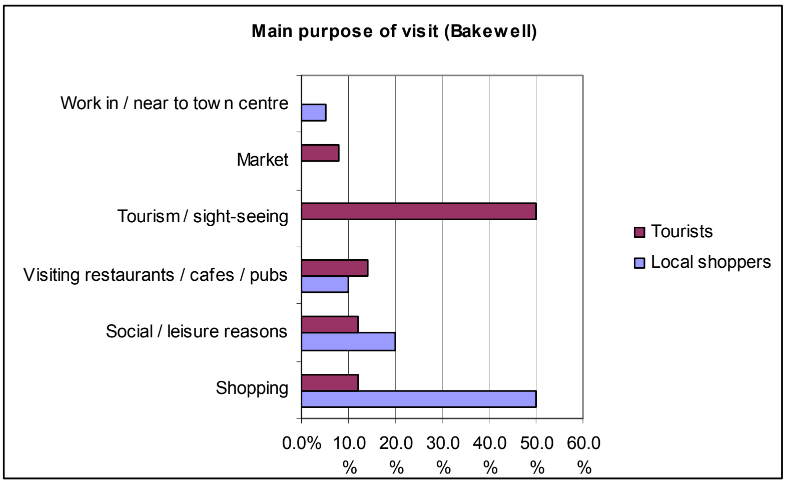
- Improving the range of independent / specialist shops (17.5%);
- Improving the market stalls (15%);
- Reducing the cost of parking and road congestion (12.5%); and
- Improving the choice of multiple shops (10%).

6.23 With respect to tourists, whilst a third of responses stated that no improvements were necessary at all, the main suggested qualitative improvements to the town centre, included reducing road congestion (14.8%), reducing the cost of parking and providing more long stay parking spaces (11.1%).

BAKEWELL

A) MAIN PURPOSE OF VISIT

6.24 The in-centre survey results highlight that only 26.3% of those interviewed were local shoppers. This is the lowest proportion of local residents interviewed in comparison to the other principal centres within the Sub-Region.

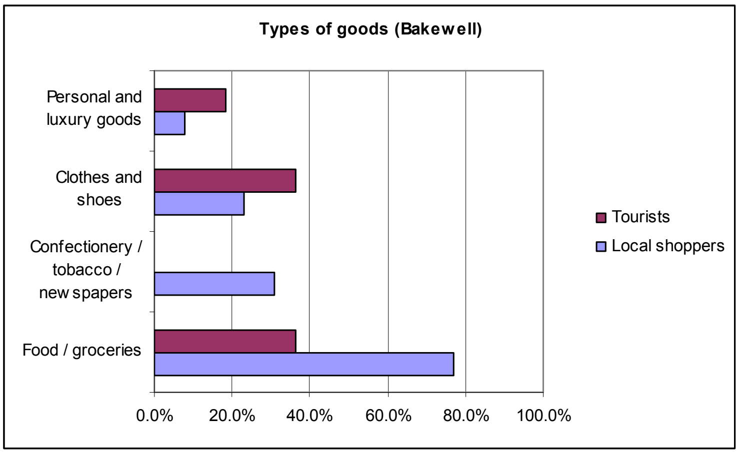


6.25 The main purpose of visit for local residents apart from to shop was for social / leisure reasons (20%) and visiting restaurants and pubs (10%); responses which are proportionally higher than any other principal centre within the Sub-Region.

B) MAIN TYPE OF GOODS

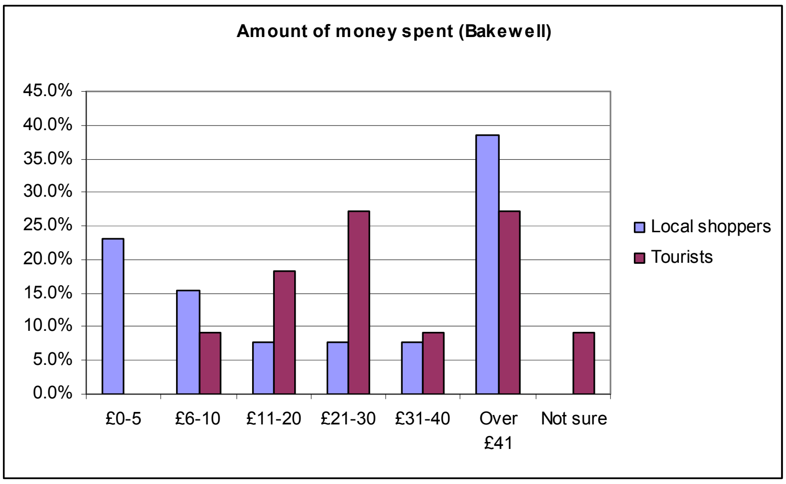
6.26 In terms of the types of goods bought, the table below highlights that the vast majority of local shoppers visited the town centre for food and grocery shopping (76.9%), a higher than the other principal centres within the Sub-Region. The proportion (23.1%) of local residents seeking to buy clothes was the largest of any of the principal centres.

6.27 In terms of tourists, popular responses were clothes (36.4%) followed by personal and luxury goods (18.2%), which is the highest response in comparison to the other centres.



C) EXPENDITURE PER HEAD

6.28 Whilst 23.1% of local shoppers stated that they expected to only spend less than £5 during their visit, a substantial proportion of tourists (27.3%) intended to spend between £21 and £30 with a further 18.2% expected to spend between £51 and £60. This level of tourist spending is greater than any of the other principal centres.

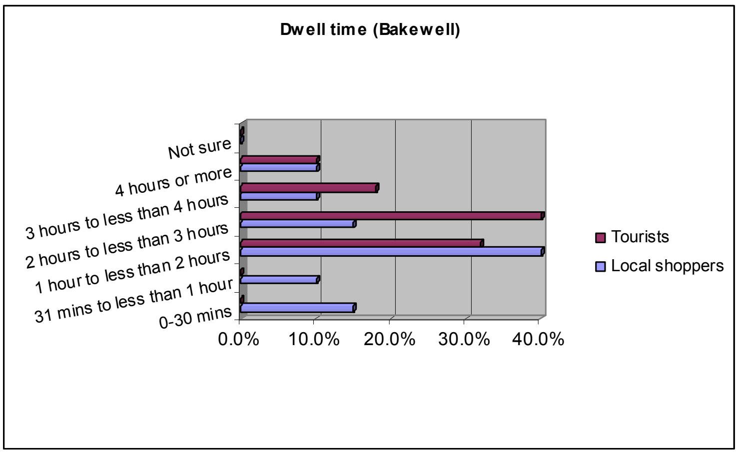


D) WHY RESPONDENTS VISIT

6.29 As expected, the majority of local residents visit Bakewell due to proximity to home. For tourists the most popular reason for visiting (62%) was due to the town's attractive environment whilst a further 16% travelled to Bakewell to visit a restaurant / café. A further 12% of tourist responses considered the good range of shops as their main reason to visit, which is higher than any of the other principal centres within the Sub-Region.

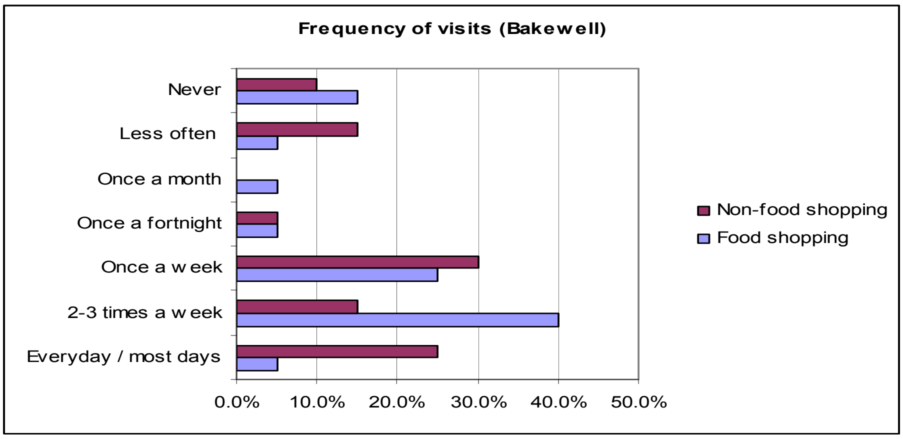
E) DWELL TIME

6.30 The table below highlights that the majority of local shoppers were to spend between one and two hours within the town centre during their visit. The majority of tourists were intending to spend between 2 and 3 hours in Bakewell.



F) FREQUENCY OF VISIT

6.31 In terms of frequency of visits, only 5% of local residents stated that they visited for food shopping everyday or most days; this is the lowest response out of any of the other centres within the Sub-Region.

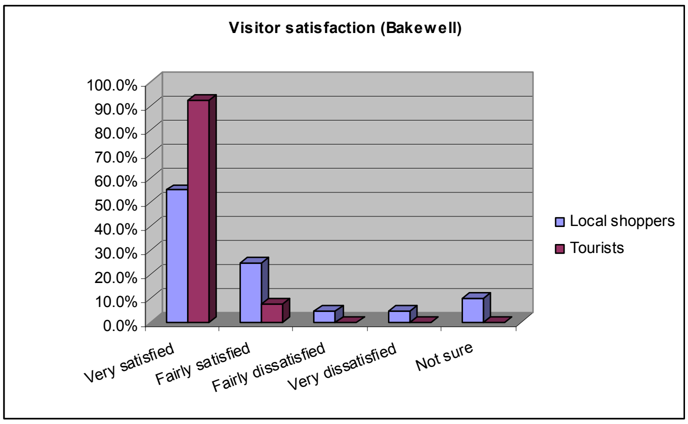


6.32 The proportion of local shoppers never visiting for food shopping (15%) is the highest response across any of the principal centres within the Sub-Region and is attributable to the large rural hinterland Bakewell serves and the attraction of other centres.

6.33 The frequency of visits for both daytime and evening leisure activities is particularly high with 35% of respondents visiting everyday / most days during the daytime and 15% during the evening. These responses are the highest across the principal centres within the sub-region and reflect Bakewell's strong leisure offer.

G) TOWN CENTRE PERCEPTIONS

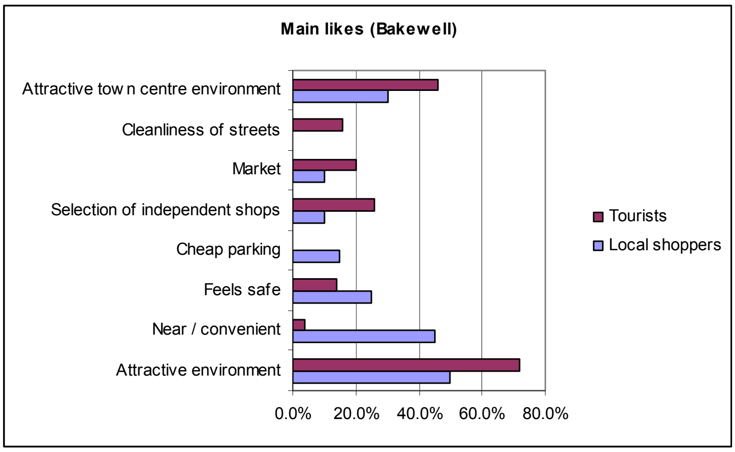
6.34 The survey results clearly highlight that the town is positively meeting a significant majority of town centre user expectations.



6.35 The level of satisfaction expressed by tourists (92% stating that they were very satisfied) is the highest response received across any of the principal centres within the Sub-Region. No tourists were dissatisfied with Bakewell as a place to visit and this is extremely positive in terms of generating forward return trips.

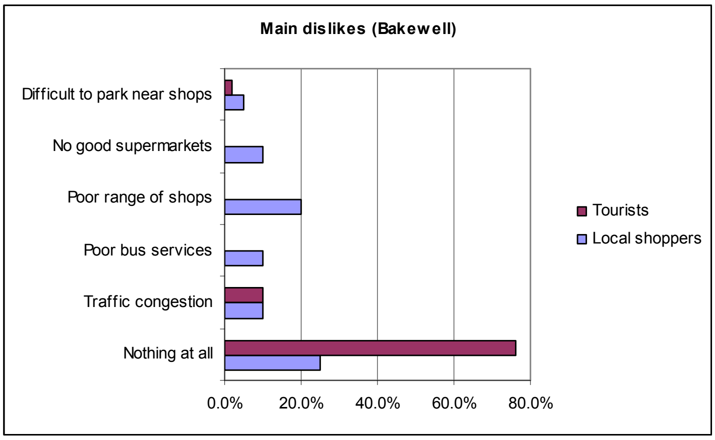
H) MAIN LIKES

6.36 The table below sets out that the majority of visitors come to Bakewell given its attractive town centre and surrounding environment



I) MAIN DISLIKES

6.37 Whilst a significant proportion of visitors did not have anything to dislike about the town centre, the main notable 'dislikes' relate to the lack of a good supermarket (10%) and the poor range of shops (20%).



6.38 Whilst transport related issues (congestion, parking) are notable within the survey responses for both tourists and local residents, the responses on car parking availability and high parking costs were actually lower for Bakewell than in some of the other main centres in the Sub-Region. In terms of planning to meet tourist needs going forward, it should be noted that 4% of visitors considered the lack of public toilets as their main dislike.

J) SUGGESTED QUALITATIVE IMPROVEMENTS

6.39 The main qualitative improvements suggested by local shoppers in Bakewell are:

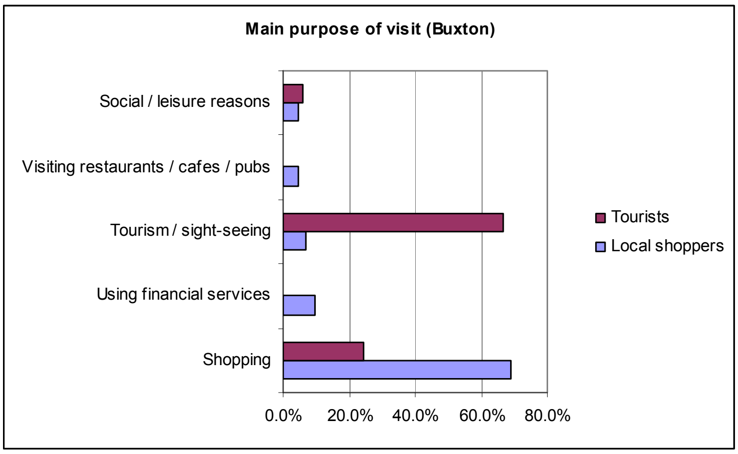
- Attracting new shops (15%);
- Improving the range of independent shops (10%);
- Cleaner Shopping Streets (10%)
- Reducing road congestion (10%).

6.40 Tourists considered that improving the range of independent shops and reducing road congestion (each 6%), followed by more short stay parking spaces and new / improved public toilets (each 4%) would persuade them to visit Bakewell more often.

BUXTON

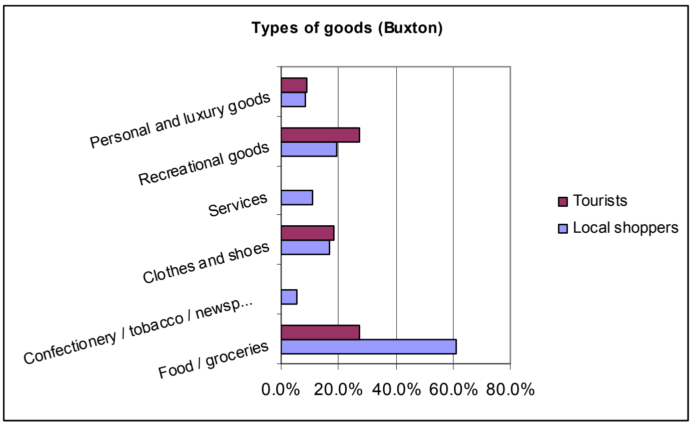
A) MAIN PURPOSE OF VISIT

6.41 The majority of visitors to the town centre interviewed were local shoppers (56%) and their main purpose to visit was shopping (69%), which is the highest proportion amongst the principal centres within the Sub-Region.



B) MAIN TYPE OF GOODS

6.42 The main types of goods to be purchased by local shoppers were food and groceries (61.1%) followed by recreational goods (19.4%) and clothes and shoes (16.7%; second only to Bakewell). The proportion of recreational goods brought in Buxton was significantly higher than the other principal centres, reflecting the wider retail / leisure offer within the town centre.



6.43 The proportion of tourists visiting Buxton to buy recreational goods (27.3%) is also the highest of any of the centres within the Sub-Region. Clothes and shoes was also a popular response (18.2%).

C) EXPENDITURE PER HEAD

6.44 Whilst the majority (30.6%) of local shoppers intended to spend between £11 and £20, the proportion who thought that they would be spending between £31-40 was the largest response of any centre within the Sub-Region.

6.45 The highest tourist spend response was for between £21 and £30, however a high number of respondents (18.2%) expected to spend between £41 and £50, which is more than in any other principal centre within the Sub-Region.

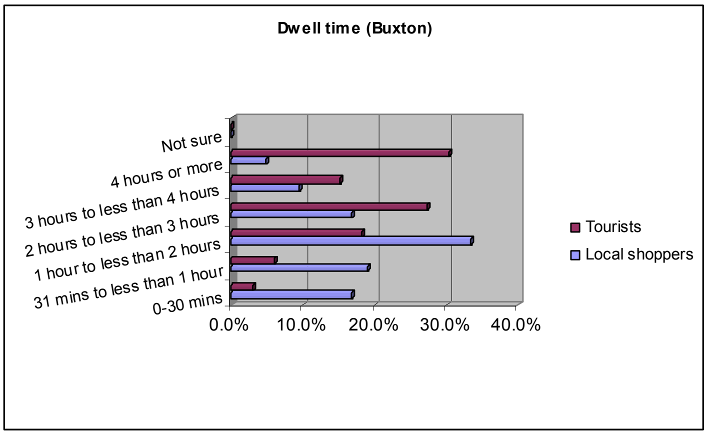
D) WHY RESPONDENTS VISIT

6.46 The vast majority of local residents (69%) naturally stated closeness to home whilst an additional 9.5% visited due to the good range of shops, which is the highest response of any of the other principal centres in the Sub-Region.

6.47 A high number of tourist responses (12.1%) stated that they were visiting a particular shop whilst a number of responses (9.1%) cited the attractive town centre environment as their main purpose of visit.

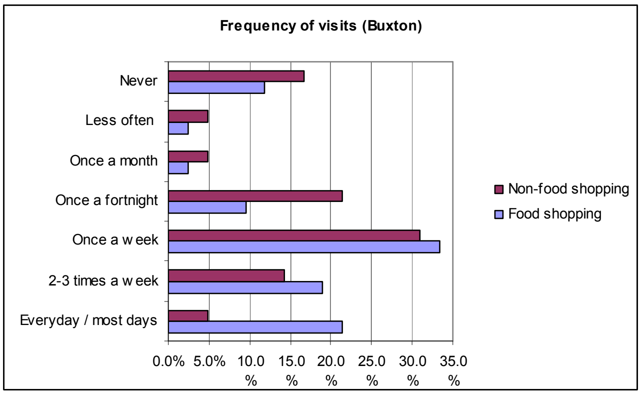
E) DWELL TIME

6.48 The table below shows dwell times in Buxton and it is particularly positive that a significant proportion of tourists (30%) intend to stay within the town centre for more than 4 hours. This is high in comparison to other centres within the Peak Sub-Region and reflects the wider town centre offer.



F) FREQUENCY OF VISIT

6.49 The survey results show that whilst a third of local shoppers visit Buxton on a weekly basis for food shopping trips, a low proportion (21.4%) visit the town centre on a daily basis in comparison to other centres such as Glossop (31.8%), Matlock (27.8%) and Wirksworth (25.9%). This may in part be attributable to the wider catchment which Buxton serves (High Peak Central / Peak District Central areas).

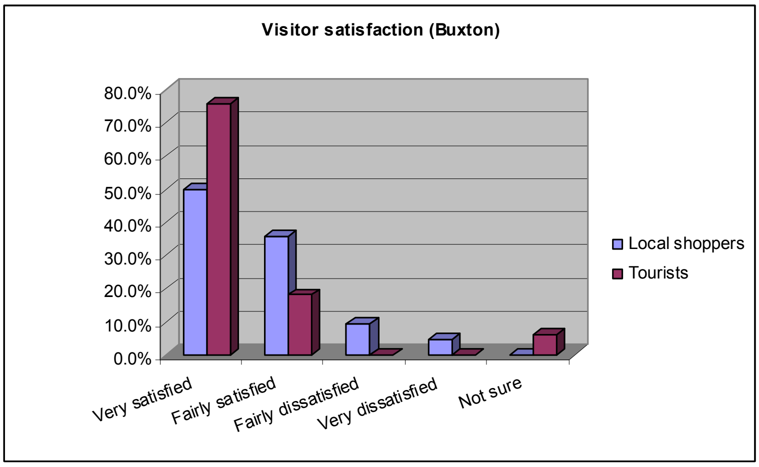


6.50 Despite the presence of national retailers such as Marks & Spencer and Next within the town centre, Buxton recorded the lowest proportion of local shoppers visiting the town for non-food shopping on daily basis (4.8% in comparison to 25% in Bakewell). This may be attributable to the fact that the majority of retail provision within Buxton is orientated towards higher order fashions which are less-frequent purchases.

6.51 In terms of visiting the town centre for daytime and evening leisure purposes, the survey shows that the majority of local shoppers (21.4% - second only to Bakewell with 25%) visit Buxton once a week during the daytime. In contrast, evening leisure patronage within Buxton is low with 42.9% of responses stating that they never visited.

G) TOWN CENTRE PERCEPTIONS

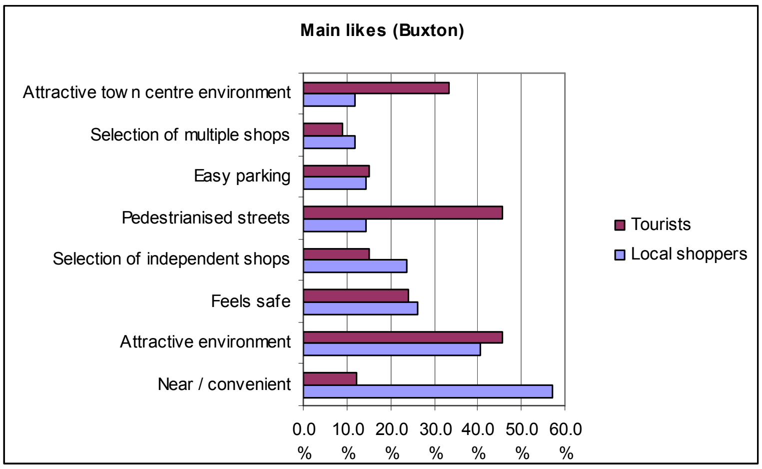
6.52 The survey results identify that the majority of local residents and visitors are very satisfied with Buxton as a place to visit.



6.53 A small proportion of local shoppers are dissatisfied with the town centre although the survey does not pick up why they are dissatisfied at this stage. However, no tourists claimed that they were dissatisfied with the town centre.

H) MAIN LIKES

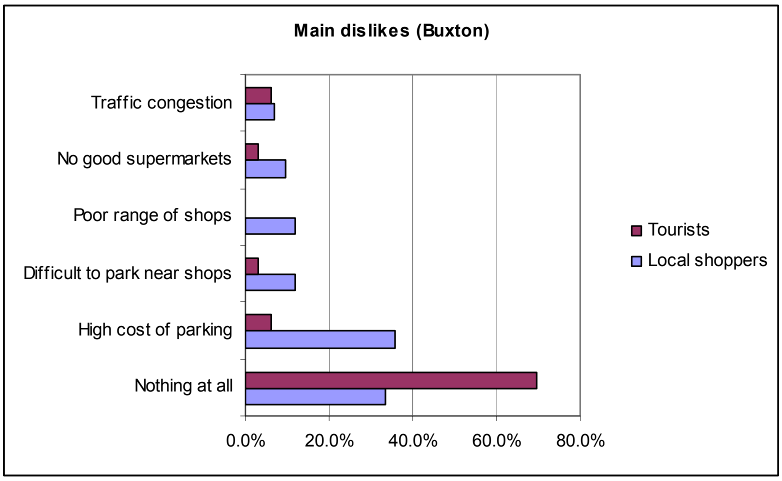
6.54 The table below compares a selection of main likes about Buxton town centre:



6.55 The emphasis on independent shops is particularly positive given the strong national retailer representation within the town centre. The pedestrianised Spring Gardens (primary retail frontage) is particularly valued by tourists whilst the attractive environment is also popular.

I) MAIN DISLIKES

6.56 It is clear from the survey results that the high cost of parking is a particular dislike for local residents. The reference to a poor range of shops is despite the national retailers represented within the town at present. The reference to the lack of a good supermarket is despite the presence of Waitrose, Iceland, Co-Op, Aldi, Tesco Express and Sainsbury's Local.



J) SUGGESTED QUALITATIVE IMPROVEMENTS

6.57 Local residents suggested improvements to the quality and range of facilities in Buxton include:

- Improving market stalls (33.3%);
- Provision of a new cinema (28.6%) and a new ten-pin bowling centre (19%);
- Improving the choice of both multiple shops and independent shops (14.3% each).

6.58 The main suggested qualitative improvements to the town centre by tourists included:

- Reducing the cost of parking (6.1%);
- Increasing the frequency of public transport in the evenings (6.1%); and
- Refurbish and improve existing shopping facilities; provision of a new department store; and improve the choice of multiple shops (3% respectively).

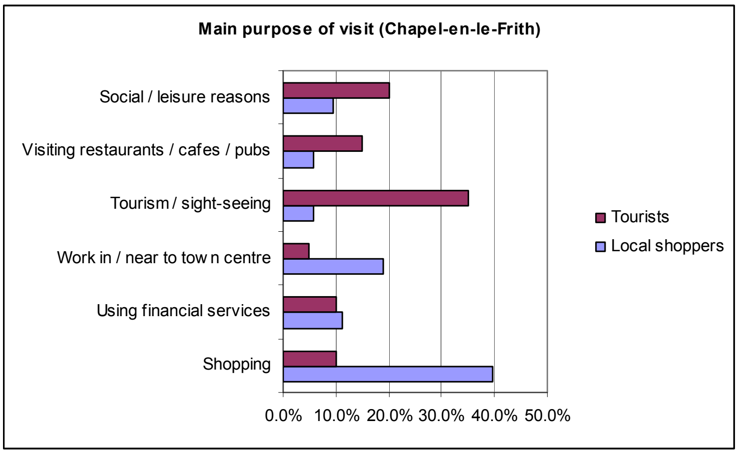
6.59 A large majority of responses did however state that no improvements were required.

CHAPEL-EN-LE-FRITH

A) MAIN PURPOSE OF VISIT

6.60 Chapel-en-le-Frith is not an established major tourist destination in comparison to other centres within the Peak Sub-Region and this is reflected in the survey results which find that a small proportion of town centre users were day visitors (20%).

6.61 In terms of the main purpose for visiting the town centre, the majority of responses visited for shopping (39.6%) or work commitments (18.9%); this work-related response being the highest response out of the other main centres in the sub-region (Matlock excepted).



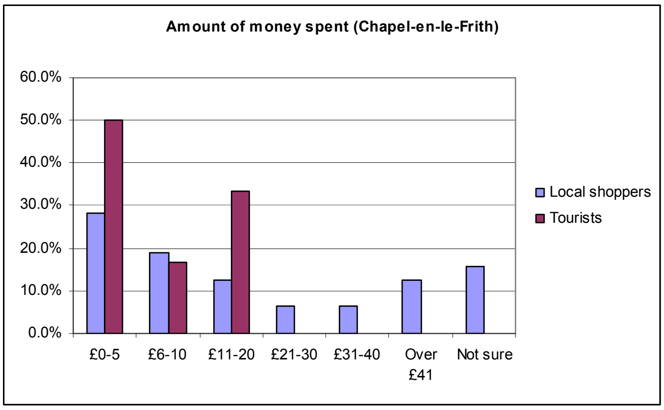
B) MAIN TYPE OF GOODS

6.62 The majority of local shoppers (68.8%) visited the town centre for food and groceries and there were notably no responses for clothes shopping. Chapel-en-le-Frith is the only centre not to record such a response and it reflects the limited retail offer in the town.

6.63 The visitor responses also reflected that of the local shoppers with the main types of goods bought during their visit being food and groceries as well as services (both 30%).

C) EXPENDITURE PER HEAD

6.64 Chapel had the highest proportion of responses (28.1%) for below £5 than the other principal centres within the Sub-Region.



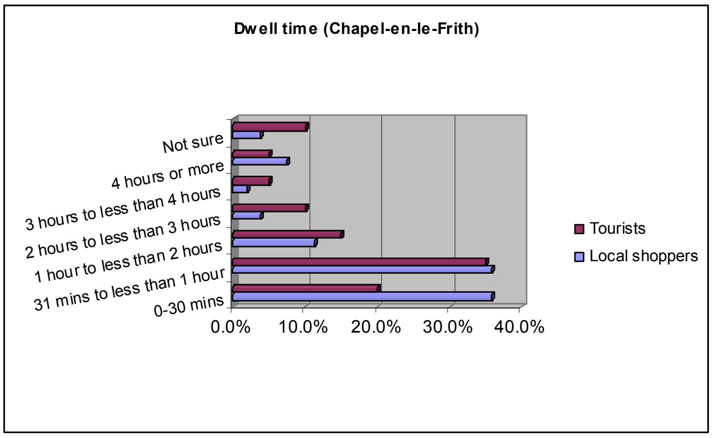
6.65 In terms of how much tourists were going to spend during their visit, over half were planning to spend less than £5 which reflects the relatively limited town centre offer.

D) WHY RESPONDENTS VISIT

6.66 Given its local role within the sub-regional retail hierarchy, the majority of respondents visit Chapel as it is the nearest centre (66%) or is where they work (17%). Some 15% of the tourists surveyed cited the proximity of the town centre to where friends and relatives live (second only to Glossop with 44%).

E) DWELL TIME

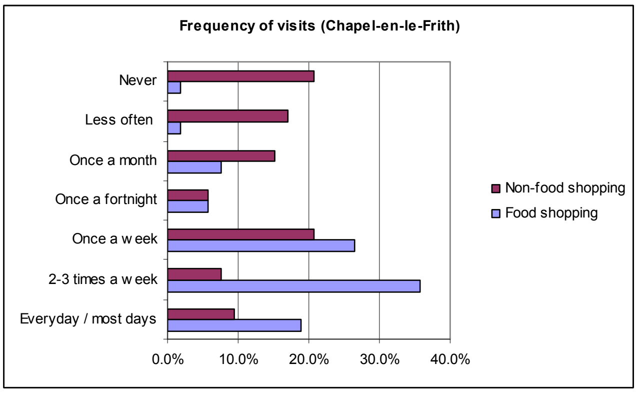
6.67 Dwell times in Chapel-en-le-Frith are limited with the majority of tourists and local shoppers staying within the centre for less than one hour.



F) FREQUENCY OF VISIT

6.68 The majority of local shoppers visit the town centre regularly for food shopping with the highest number of responses (35.8%) visiting 2-3 times a week and a further 26.4% of responses visiting on a weekly basis. This compares less favourably with the frequency of visit for non-food shopping with some 20.8% of response indicating that they never visit the town centre.

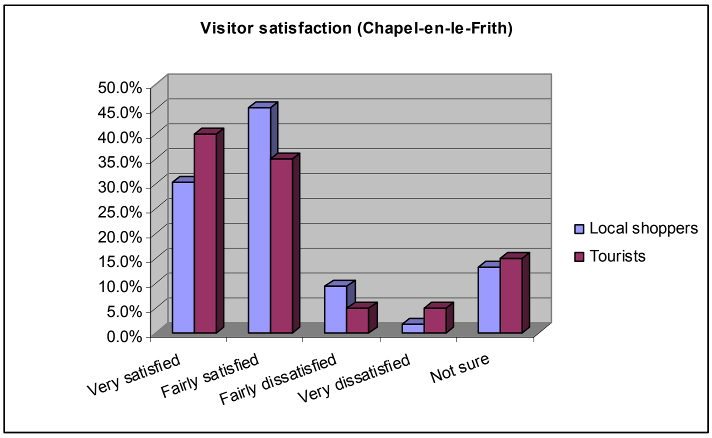
6.69 The frequency of visit for daytime and evening leisure activities also highlights the limited offer of Chapel town centre with 39.6% of responses never visiting for daytime activities (the highest of any principal centre) and 45.3% never visiting in the evening (second only to Matlock 47.2%).



G) TOWN CENTRE PERCEPTIONS

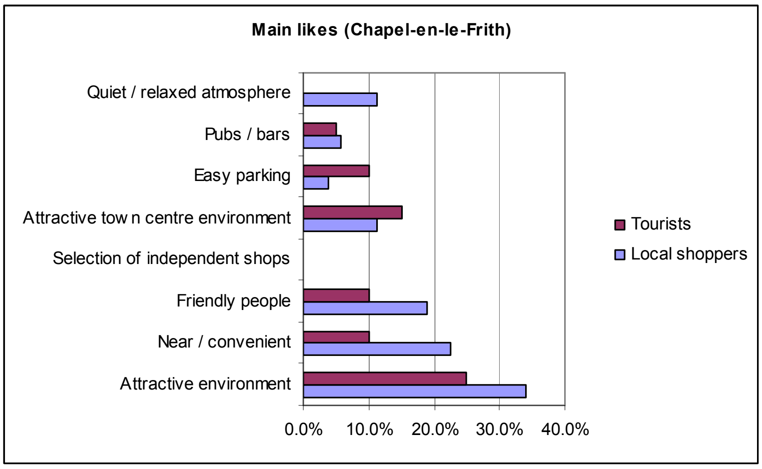
6.70 The survey suggests only 30.2% of respondents stated that they were very satisfied with the town centre, which is the lowest response of any principal centre with the exception of Matlock.

6.71 However, as the table below highlights, whilst some dissatisfaction with Chapel as a centre was expressed by tourists and residents alike, 35% of tourist responses stated that they were fairly satisfied.



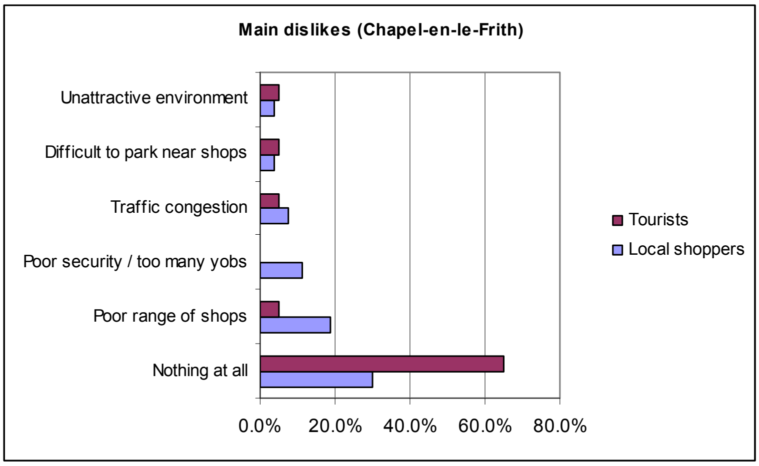
H) MAIN LIKES

6.72 Whilst Chapel-en-le-Frith is valued for its attractive town centre environment and wider setting, it is notable that the town is the only centre within the Sub-Region that no local resident or visitor considered that the selection of independent shops as a main 'like'.



I) MAIN DISLIKES

6.73 Given that the A6 bypass has largely negated the traffic congestion issues raised in respect to other centres, the main dislikes raised related to the poor range of shops (18.9%) and poor security (11.3%). Nevertheless, it should be noted that some 30.2% of responses claimed to dislike nothing at all about the town centre.



J) SUGGESTED QUALITATIVE IMPROVEMENTS

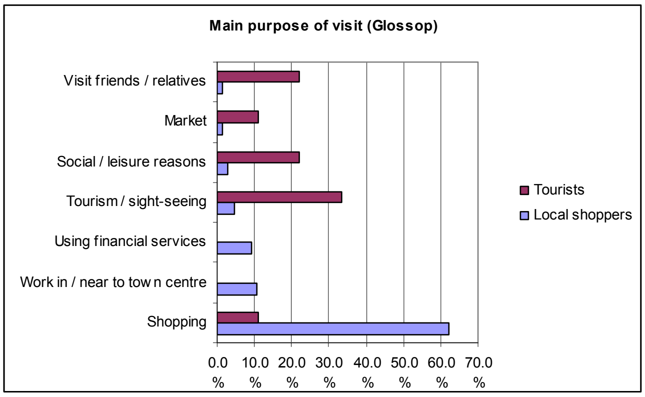
6.74 The main suggested improvements includes improving the range of independent / specialist shops (20.8% - highest response across all the main centres); improving public transport links (7.5%) and developing new shopping facilities (5.7%).

6.75 The main suggested qualitative improvements by tourists ranged from developing new shopping facilities to increasing the amount of short stay parking spaces, improving signage within the town centre and cleaner shopping streets (all 5%).

GLOSSOP

A) MAIN PURPOSE FOR VISIT

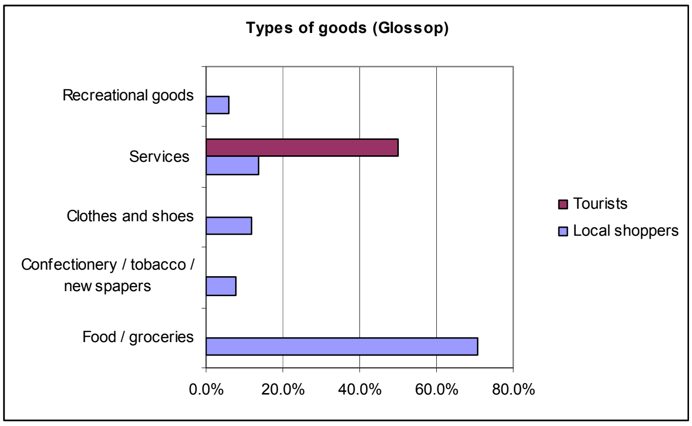
6.76 The majority of visitors to the town centre were local shoppers (88%) and this contrasts with other main centres within the sub-region which have a greater tourist offer (i.e. Buxton 56%, Matlock 48%). Given the dominance of local shoppers, Glossop has the lowest proportion of day visitors (9.3%). The main reasons for visiting Glossop town centre is set out below:



6.77 Whilst visiting friends and relatives was the most popular response for visitors interviewed, significantly, 11% had come to Glossop to visit the market (more than Bakewell with 8%).

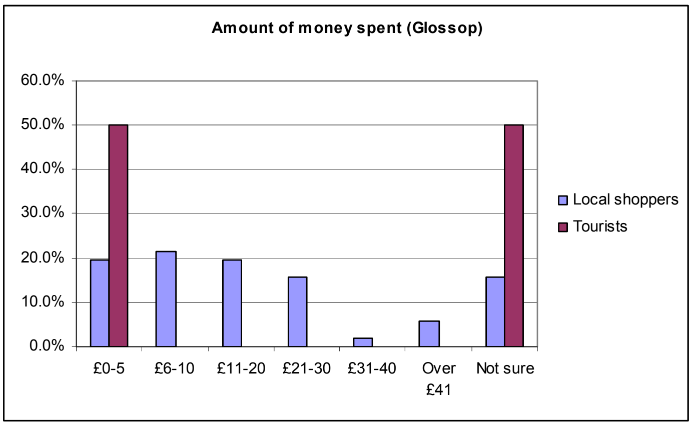
B) MAIN TYPE OF GOODS

6.78 Given its relatively limited tourist draw, the majority of local residents visited Glossop to buy food and groceries whereas tourists visited for non-retail services.



C) EXPENDITURE PER HEAD

6.79 Glossop has the highest number of responses for the amount of money likely to be spent between the £21 to £30 price range (15.7%). In terms of tourist spend half of the responses proposed to spend less than £5, which is the highest number of responses compared to the other principal centres within the Peak Sub-Region.

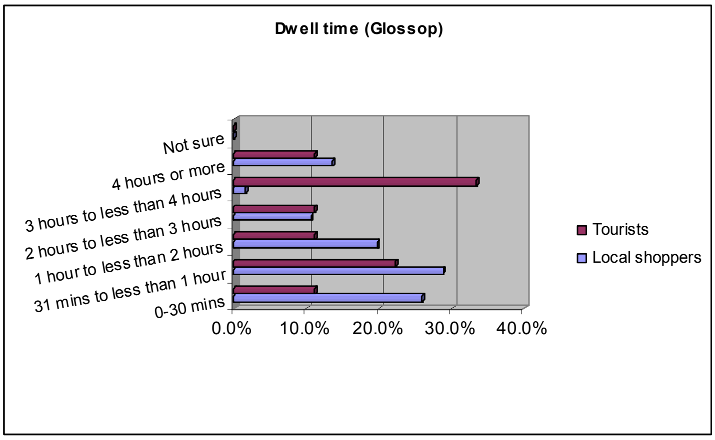


D) WHY RESPONDENTS VISIT

6.80 When asked the main reason for visiting Glossop, the vast majority of responses cited proximity to their home (77.3%). The second highest response for local residents was proximity to their place of work (12.1%). The survey results for visitors indicated that 44.4% visited the town centre due to work.

E) DWELL TIME

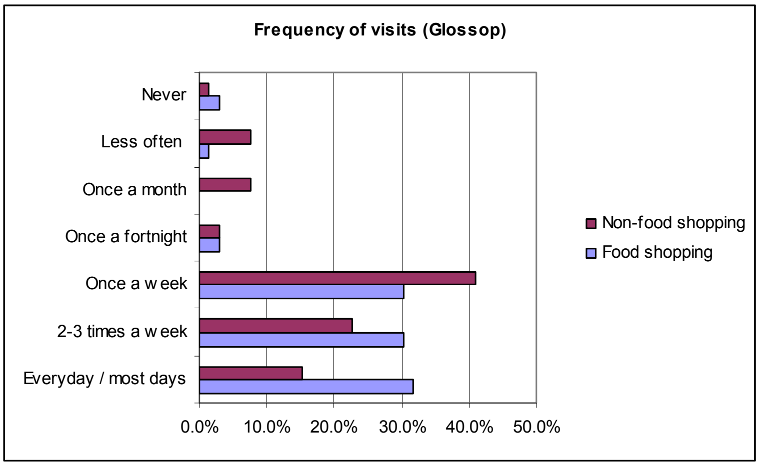
6.81 The table below shows dwell times in Glossop for both local shoppers and tourists.



6.82 The survey results highlight in particular that a majority of those who do not consider themselves local shoppers intend to spend more than four hours in the town centre; this is clearly related to those working within the town and does not reflect the extent of the existing tourist / leisure offer within Glossop.

F) FREQUENCY OF VISIT

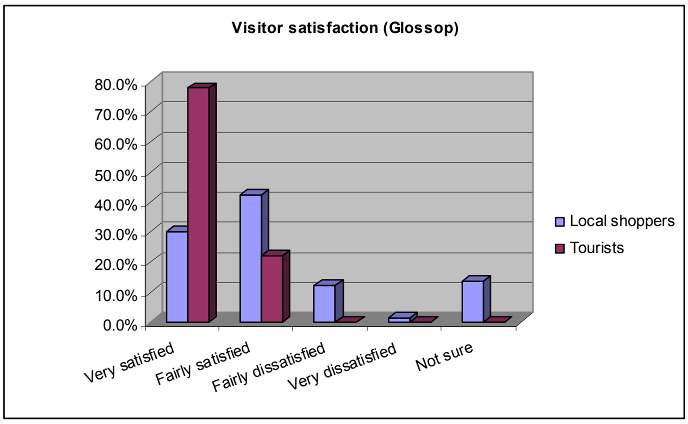
6.83 Local shoppers visit Glossop town centre frequently with 31.8% visiting the town centre on a daily basis for food shopping, which is significantly higher than the other principal centres. The town also has the most regular visits for non-food shopping and services (40.9% and 43.9% of local shoppers visit on a weekly basis respectively).



6.84 The regularity of visits to the town centre is also reflected in leisure trips with 16.7% visiting Glossop on a near daily basis for daytime leisure activities. However, in contrast, only 7.6% of local shoppers visit Glossop everyday for evening leisure activities.

G) TOWN CENTRE PERCEPTIONS

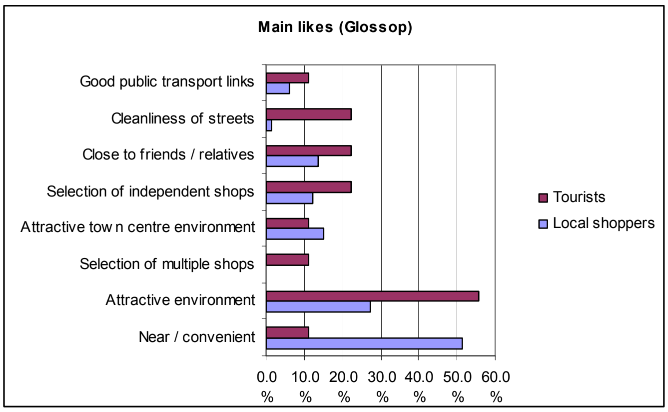
6.85 The majority of responses from local shoppers (42.4%) claimed to be fairly satisfied with the town centre as a place to visit, with a further 30.3% stating that they were very satisfied. However, 12.1% of local shoppers stated that they were fairly dissatisfied (the largest response of all the main centres).



6.86 With respect to tourists, the vast majority (77.8%) stated that they were very satisfied with Glossop as a place to visit. No responses claimed to be dissatisfied.

H) MAIN LIKES

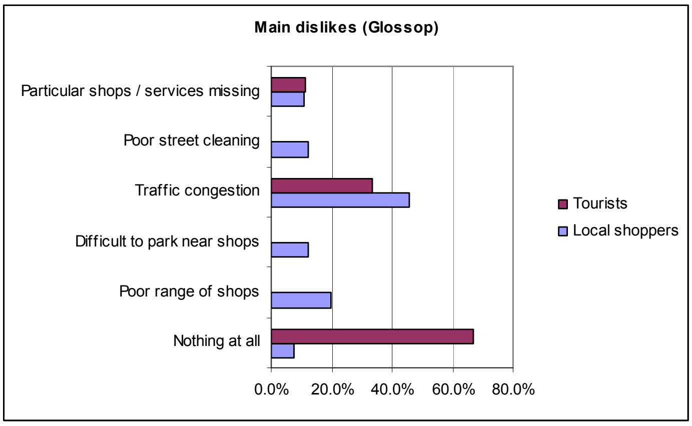
6.87 The table below shows that local shoppers and tourists particularly like the attractive environment surrounding Glossop town centre.



6.88 A large number of visitors considered that the town centre streets were clean whereas local residents clearly indicate in their main dislikes below that the town centre is not clean.

I) MAIN DISLIKES

6.89 In addition to the perceived lack of street cleaning, it is notable that many local residents believe that to be a deficiency in the existing town centre retail offer. The particular reference to traffic congestion may relate to the delay in the public inquiry into the Mottram - Tintwistle bypass until mid 2009.



J) SUGGESTED QUALITATIVE IMPROVEMENTS

6.90 The main qualitative improvements suggested by local residents that would persuade them to visit Glossop town centre more often includes:

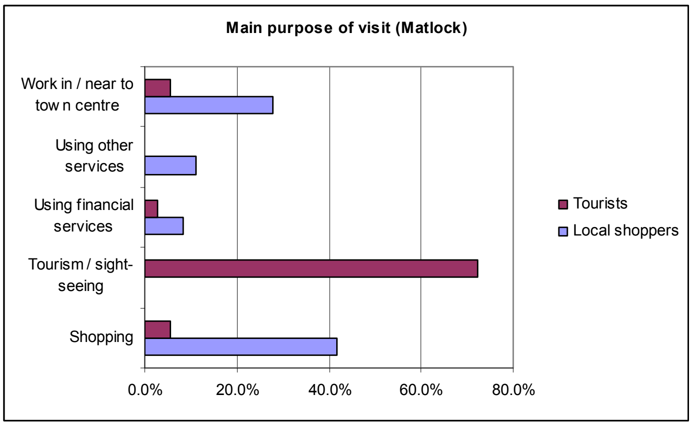
- Provision of a new cinema (22.7%);
- Improve the range of independent shops (19.7%);
- Reduce traffic congestion (18.2%);
- Improve the town centre market stalls (15.2%); and
- Develop new shopping facilities (13.6%).

6.91 Reducing traffic congestion in the town centre was cited by tourists (22.2%) as the main qualitative improvements whilst increasing pedestrianisation and cleaner shopping streets (each 11.1%) also were stated. A third of tourists considered that no improvements to the town centre were necessary.

MATLOCK

A) MAIN PURPOSE OF VISIT

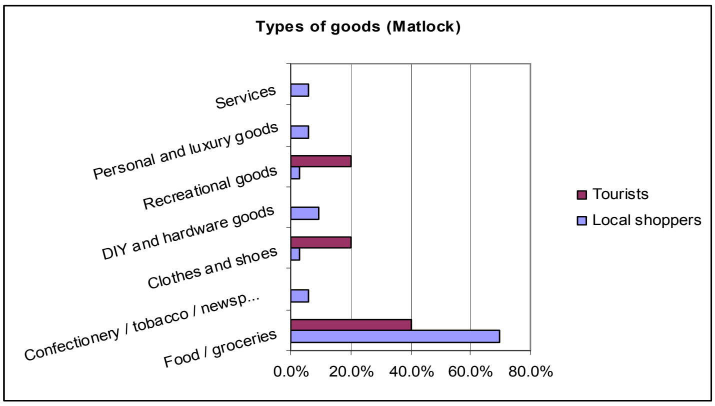
6.92 The majority of those interviewed within the town centre were visitors (52%) with the proportion of local residents (48%) being the lowest of any centre in the Sub-Region apart from Bakewell (26.3%).



6.93 The main stated purpose for visiting Matlock town centre for local residents was to shop (41.7%) followed by proximity to work (27.8%). A further 11.1% of local shoppers cited using other services (i.e. hairdressers, opticians) as the main purpose of their visit, the highest across the principal centres. Beyond sight-seeing, the second highest response by tourists was shopping (5.6%).

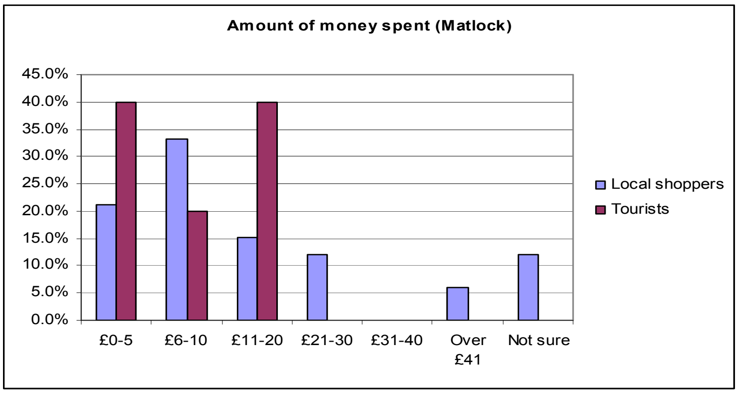
B) MAIN TYPE OF GOODS

6.94 The survey results highlight that tourists are predominantly looking to buy clothing or recreational goods. A low number of local residents intended to buy clothing.



C) EXPENDITURE PER HEAD

6.95 The majority of local shopper responses indicated that they would be spending between £6 and £10 during their visit. The number of responses for the spending between £21 and £30 is below that spent in other main centres such as Glossop and Wirksworth.



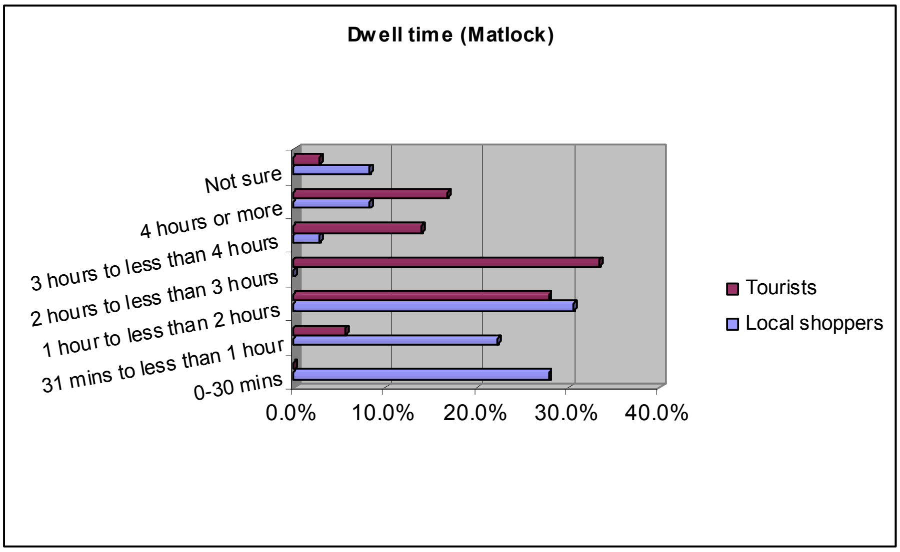
6.96 The proportion of visitors (40%) intending to spend between £11 and £20 is second only to Ashbourne with 42.9%.

D) WHY RESPONDENTS VISIT

6.97 Approximately two-thirds of local shoppers came to Matlock town centre due to the proximity to their home with another third citing closeness to work as the reason for their visit. The most popular responses for tourists visiting apart from sightseeing is the attractive environment (8.3%).

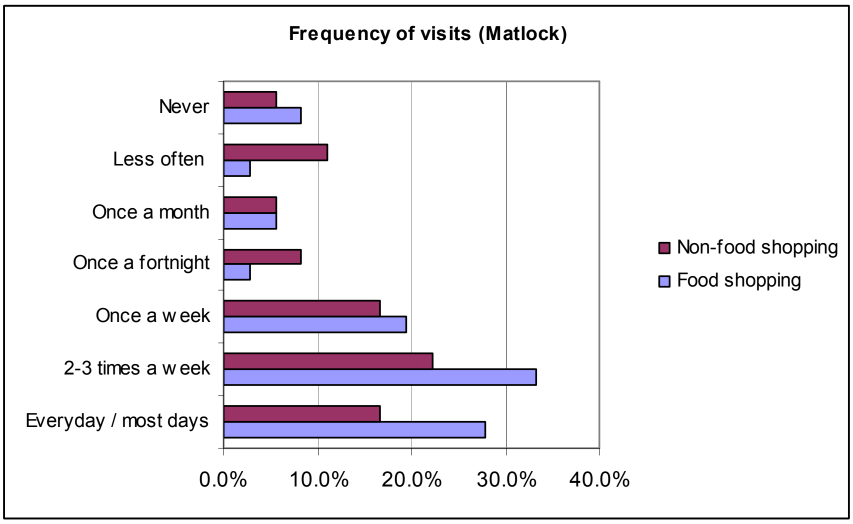
E) DWELL TIME

6.98 The survey results highlight that whilst the majority of local residents spend up to two hours within the town centre, a significant proportion of visitors do stay for significantly longer periods (over 4 hours).



F) FREQUENCY OF VISIT

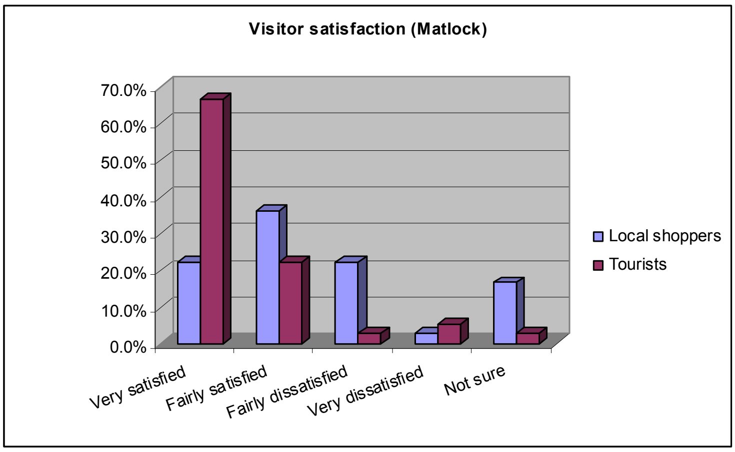
6.99 The survey results found that the frequency of visits to Matlock town centre for food and non-food shopping was low with only 19.4% of local shoppers visiting once a week for food shopping and 16.7% visiting once a week to buy comparison goods (the lowest of any centre within the sub-region).



6.100 In terms of visiting for leisure activities, daytime patronage is low with only 11.1% visiting once a week for daytime leisure activities and a further 33% never visiting at all. The visitation rates for evening leisure activities are no more positive, with only 16.7% visiting once a week and some 47.2% of respondents never visiting. The patronage levels for leisure activities should improve however with the future opening of a new large leisure centre in Matlock.

G) TOWN CENTRE PERCEPTIONS

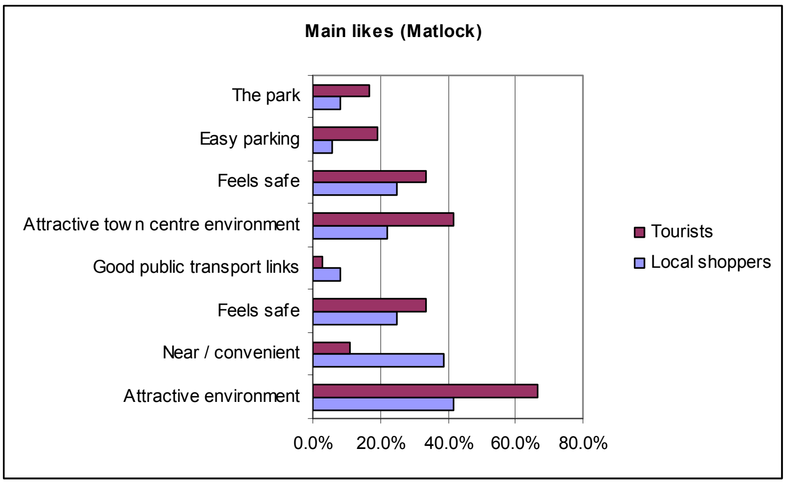
6.101 Whilst 36.1% of tourist responses confirmed that claimed that they were fairly satisfied with the town centre, nearly a quarter (22.2%) of local shopper responses were fairly dissatisfied which is the highest number of responses recorded across any of the main centres in the Sub-Region.



6.102 On a positive note, the majority of tourists (66.7%) stated that they were very satisfied with Matlock town centre as a place to visit.

H) MAIN LIKES

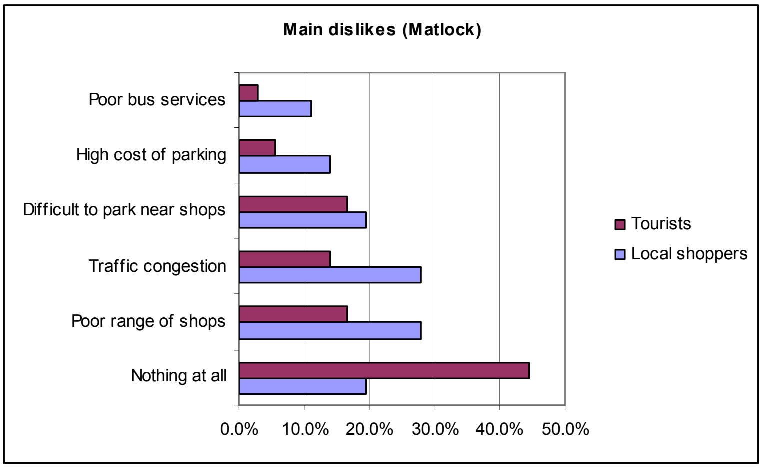
6.103 The main reasons why visitors like Matlock town centre is set out below.



6.104 It is clear from the survey results that the attractive town centre environment and the perception of safety are main draws for the town centre to visitors.

I) MAIN DISLIKES

6.105 Whilst a significant proportion of visitors do not dislike any element of the existing town centre offer, it is clear that the town could benefit from an enhancement of its retail offer. The fact that both local shoppers and tourists identified a poor range of shops in the town centre provides an additional qualitative justification for the Town Centre SPD which seeks to enhance the retail offer within Matlock



6.106 The main other dislikes within the town centre are accessibility related (i.e. difficulty in parking near shops, the high cost of car parking and the poor bus services).

J) SUGGESTED QUALITATIVE IMPROVEMENTS

6.107 Key suggested qualitative improvements that would persuade local shoppers to visit Matlock more often included:

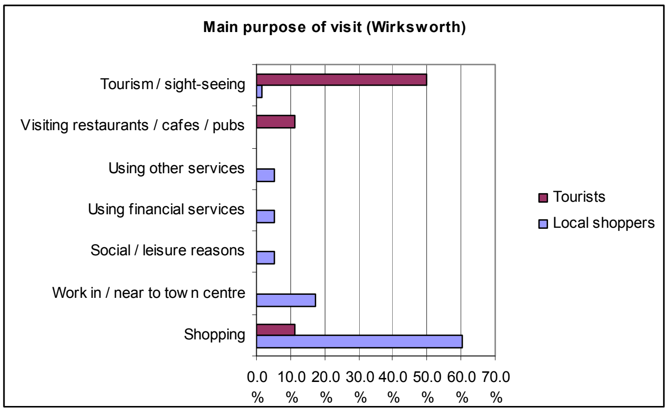
- Provision of a new cinema (13.9%);
- Improving the range of independent shops (13.9%);
- Improving the choice of multiple shops (11%); and
- Attracting larger retailers (11%).

6.108 With regards to tourists, the majority of responses (16.7%) cited the refurbishment / improvement of existing shopping facilities within the town centre. Other suggested improvements related to car parking issues such as improve the layout of car parks and provide more long stay parking spaces (each 5.6%).

WIRKSWORTH

A) MAIN PURPOSE OF VISIT

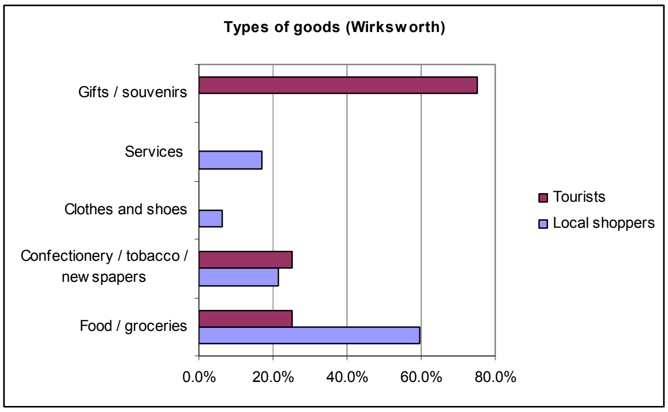
6.109 The in-centre survey results found that the majority of respondents interviewed in the town centre were local shoppers (76.3%) with only 14.5% being day visitors. The main purpose of visit is summarised in the table below:



6.110 The survey results in particular highlight the popularity of the restaurants and pubs within the town centre with 11.1% of visitors main purpose of visit.

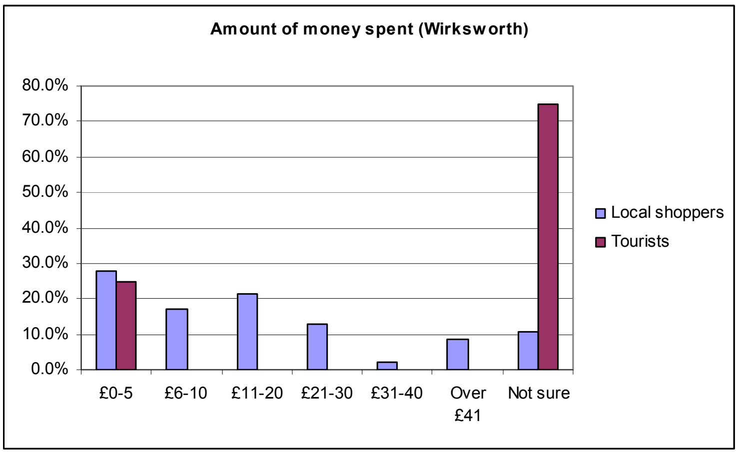
B) MAIN TYPE OF GOODS

6.111 Whilst the majority of local shoppers (60%) were visiting the town centre for food and groceries, nearly three-quarters of tourists stated that they were looking to buy gifts / souvenirs; this is more than in any other principal centre within the Sub-Region.



C) EXPENDITURE PER HEAD

6.112 Reflecting the predominantly daily 'top up' role of the town centre, the majority of local shoppers (27.7%) intended to spend less than £5 in Wirksworth which is the highest proportion of any centre in the Sub-Region behind Chapel-en-le-Frith.



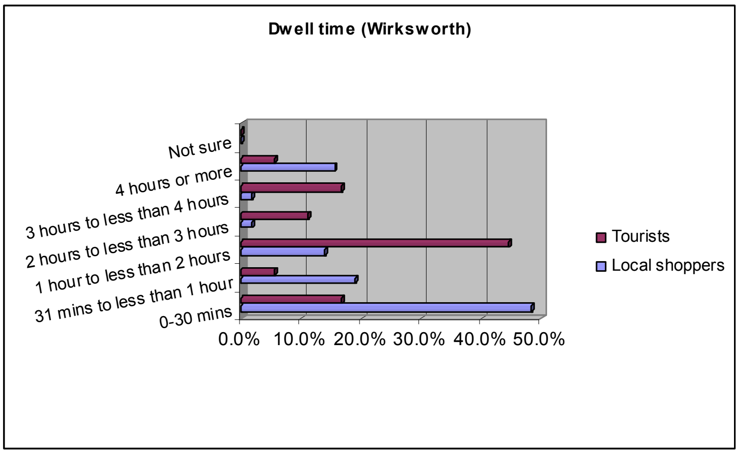
6.113 The survey results also indicate that the majority of tourist responses (75%) did not know how much they expected to spend in the town centre shops whilst some 25% of responses stated that they would be spending less than £5.

D) WHY RESPONDENTS VISIT

6.114 The localised nature of the catchment is reflected in the fact that the overwhelming majority (91.4%) of local shoppers visit due to the close proximity to their home. A large number of tourists stated that the attractiveness of the environment and a recommendation from a friend was the main reason why they had visited Wirksworth (each 11.1%).

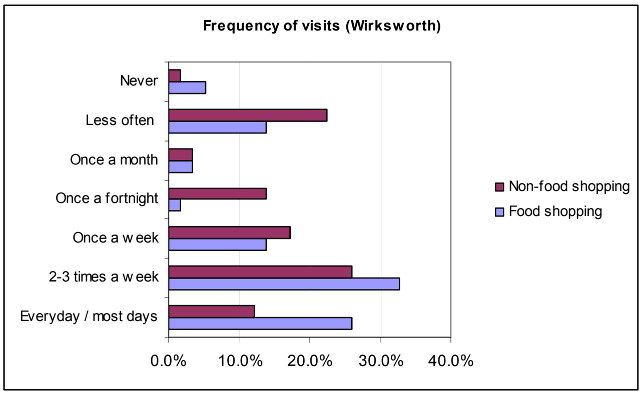
E) DWELL TIME

6.115 Dwell times in Wirksworth town centre are set out in the table below and highlight that the majority of visitors to the town centre stay for between two and three hours .



F) FREQUENCY OF VISITS

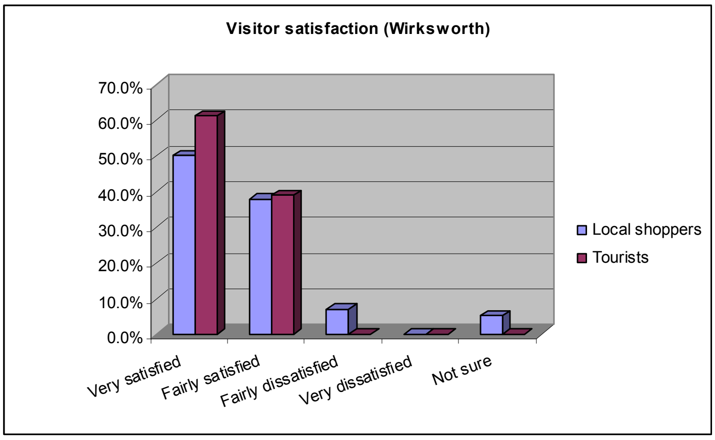
6.116 Reflecting the day-to-day role of Wirksworth within the local retail hierarchy, 25.9% of local shoppers claimed to visit the town centre everyday for food shopping trips (the highest response across any of the main centres with the exception of Glossop and Matlock).



6.117 With respect to visiting for leisure activities, whilst 24.1% of local shoppers visited the town centre 2-3 times a week during the daytime, just over one third (34.5%) did not visit the town centre at all. Evening leisure patronage was also low with 12.5% visiting the town centre 2-3 times a week and 20% never visiting.

G) TOWN CENTRE PERCEPTIONS

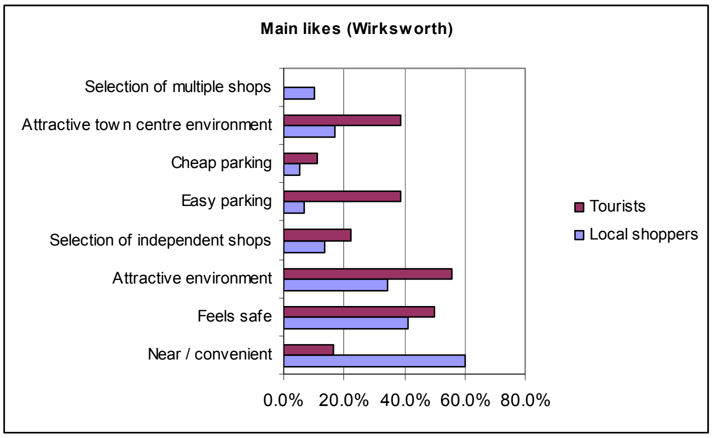
6.118 Half of local shoppers claimed to be very satisfied and a further 37.9% fairly satisfied. Only 6.9% claimed to be fairly dissatisfied with Wirksworth.



6.119 As for tourists, the majority of respondents (61.1%) stated that they were very satisfied, whilst some 38.9% claimed to be fairly satisfied. No tourists in Wirksworth were dissatisfied with the town centre.

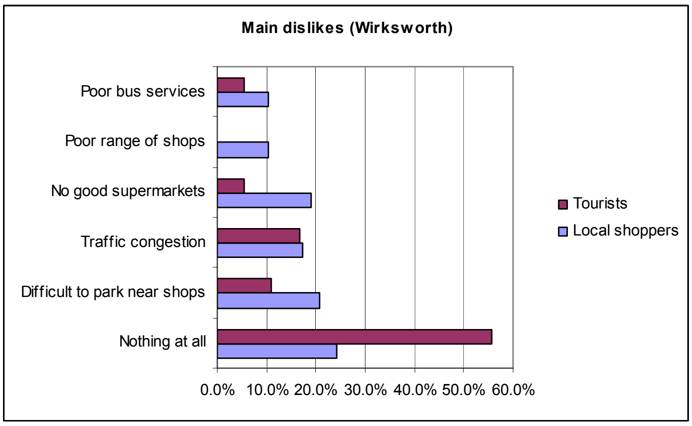
H) MAIN LIKES

6.120 As with Matlock, the main reasons why local shoppers and visitors like Wirksworth town centre relate to its attractive environment and the perception of safety. The reference to independent shops is also positive although the fact that 10.3% of local shoppers considered the selection of multiple shops to be their main 'like' does not reflect the fact that Wirksworth is not represented by any major national retailers at present.



I) MAIN DISLIKES

6.121 The main ‘dislikes’ with Wirksworth are its lack of a good supermarket and poor range of shops, reflecting the predominantly small-scale offer and orientation towards top-up shopping.



J) SUGGESTED QUALITATIVE IMPROVEMENTS

6.122 Whilst a high proportion of local shoppers stated that the lack of a good supermarket was their main dislike with Wirksworth at present, only 3.9% of respondents suggest that the introduction of a larger supermarket would persuade them to visit the town centre more often. The support for the development of new shopping facilities was also quite low (5.3%).

6.123 The main suggested improvements to Wirksworth were however to improve its range of independent and specialist shops within the town centre (14.5%). Survey responses in relation to town centre car parking and access were also common with popular suggestions including reducing the cost of parking (11.8%) and improving the layout of car parks (7.9%). These latter two responses are particularly high in comparison with the other principal centres within the sub-region.

6.124 With respect to tourists, whilst the majority did not have any particular suggestions, the most popular suggestions were to enhance or introduce new leisure facilities as well as improving the street furniture and floral displays in the town centre.

7. TOWN CENTRE MARKETS APPRAISAL

7.1 Town centre markets significantly contribute to the vitality of rural service centres as they attract visitors, increase footfall and importantly serve the needs of local residents, businesses and producers within the wider rural hinterland. Attractive markets can also act as a hub and gateway for tourism by capitalising on the particular physical and landscape assets of a rural centre.

7.2 This section therefore seeks to provide a qualitative review of the existing markets (both indoor and outdoor) within the principal centres of the Peak Sub-Region. The review is informed by the results of the in-centre and household telephone surveys which established residents and visitors opinions of the quality of existing town centre markets and what improvements could be delivered to enhance patronage.

ASHBOURNE

7.3 The outdoor market in Ashbourne is held at the Market Place on a twice-weekly basis (Thursday and Saturday). It has a mixed range of stalls selling fresh food, fish, fruit and vegetables, and non food items such as shoes, handbags, flowers etc.

7.4 The Saturday market has 20 traders in total and 33 out of the 54 trading stalls being occupied. The market does however operate at a reduced capacity on a Thursday with part of the market place retained for use as a town centre car parking. This reduced market offer on a Thursday is reflected in the fact that there are normally only 10 traders present and only 16 out of the 25 market stalls are currently occupied.

7.5 The in-centre shopper survey results highlighted that 55.3% of respondents thought that the existing outdoor market was of good quality, whilst 50.7% claimed to regularly visit the town centre market. The most popular alternative market destinations for respondents are Bakewell, Sheffield and Derby. The proximity and convenience to these other town centre markets being the primary reason (10.8%) for why respondents visited those centres.

7.6 In terms of specific improvements the main suggested elements are:

- Have more market stalls (14.7%);
- Improve the range (9.3%) and quality (6.7%) of goods; and
- Hold more specialist market events (i.e. food fairs / farmers markets) (9.3%);

7.7 Whilst a significant proportion (26.7%) of respondents stated that no improvements to the quality and range of the existing town centre market was necessary, the suggested improvements provide a useful basis on which develop a forward management programme to enhance the vitality and viability of the town centre market for local residents and visitors alike.

BAKEWELL

7.8 Bakewell is one of Derbyshire's principal market towns and its markets are some of its key attractions. The outdoor stall market operates from two locations on Market Square and Granby Road and trades every Monday between 9.00am and 5.00pm. The outdoor stall market presently supports 100 licensed traders in addition to 20 casual traders, and sells a wide range of local food and non-food goods. The take-up and trader interest in market pitches is high.

7.9 Bakewell Farmers Market is held at Bakewell's Agricultural Business Centre on the last Saturday of each month from 9.00am until 2.00pm. This market, which is organised by Derbyshire Dales District Council, offers a wide range of local produce including high quality dairy and meat produce. There is also a permanent Farmers Market Shop on Market Street.

7.10 The strength and reputation of the town centre markets is reflected in the in-centre shopper survey findings that all respondents (100%) considered that market to be of good quality; this is the best performance of any centre within the sub-region. A high proportion (51.3%) visit regularly. The main alternative market visited by respondents is Chesterfield market (13.5%), due primarily to its proximity and convenience (29.7%). The attraction of Chesterfield market as an alternative destination should be set within the context of a significant proportion (56.8%) not visiting any other market.

7.11 In terms of suggested improvements to the existing town centre market offer, whilst no respondents considered that improving the market stalls would persuade them to visit more often, 25% of respondents suggested that the town centre should hold more specialist events (i.e. food fairs, farmers markets). This may be attributable to the success of the existing farmers market which is only held on the last Saturday of each month. Some 43.4% of respondents were unable to identify any necessary qualitative improvements.

BUXTON

7.12 Buxton outdoor market is situated at Octagon Hall car park in Pavilion Gardens. The market is open on Tuesday and Saturday between the hours of 7.00am and 4.00pm. The existing market comprises between 12 and 20 trading stalls (subject to weather conditions) selling a variety of food and non-food goods. Discussions with the existing town centre market manager for the Borough Council has confirmed that the waiting list for a trading stall at Buxton outdoor market has reduced significantly in the past three years as visitors numbers have dropped.

7.13 The relative decline in the existing outdoor market is highlighted in the in-centre shopper survey results with 72% of respondents not regularly visiting the market and a further 52.4% of respondents considering that the market is of poor quality. In terms of alternative markets visited, Ashbourne and Chesterfield are the most popular destinations (7.4% respectively) given the better facilities on offer (31.5%). Local residents also look towards the town centre market in Stockport.

7.14 In terms of improvements that would persuade households to visit the town centre market in Buxton more often, improving the location (i.e. relocation) of the twice-weekly market was considered to be the key improvement by a majority of respondents (21.3%). The other suggested improvements included:

- Improving the range of goods (12%).
- Improving the quality of goods (4%);
- Improving the quality / appearance of the market stalls (4%); and
- Increasing the range / number of market stalls (4%).

7.15 Improving the environment of the market to make it more attractive to shoppers is clearly a key issue going forward for Buxton market and the relocation of the market to a more appropriate location (i.e. Spring Gardens) may enhance patronage levels.

CHAPEL-EN-LE-FRITH

7.16 The outdoor market in Chapel-en-le-Frith is located at Market Place in the heart of the town centre and is currently held every Thursday between 7.00am and 4.00pm. The market has however experienced serious decline with several long-standing traders having ceased to trade from the town.

7.17 The decline of the outdoor market is reflected in the fact that the majority of respondents interviewed considered the town centre market to be of a poor quality (83.3%) with only 16% of respondents regularly visiting. Survey respondents look towards the markets in Chesterfield (6.3%), Sheffield (4.8%) and Buxton (3.2%) given the better facilities, which were cited as the primary reason for visiting such markets (20.6% of respondents).

7.18 The main suggested improvements that would persuade respondents and their households to visit more often principally relate to:

- Improving the range of goods (21.3%);
- Increasing the range / number of market stalls (18.7%); and
- Improving the quality and appearance of market (6.7%).

7.19 Given the recent decline of the outdoor market, it is clear that any improvements must focus on encouraging new stalls into the town.

GLOSSOP

7.20 Glossop has an extensive town centre market offer with both an indoor and outdoor market offering other groceries ad a wide range of clothing and household goods.

7.21 The indoor market, which is situated in the Market Hall between the Town Hall and Municipal Buildings, opens three times a week (Thursday, Friday and Saturday) between 9.00am and 5.00pm. The indoor market is currently operating at capacity with approximately 22 traders occupying 32 trading stalls selling a range of food and non-food goods.

7.22 The outdoor market is located adjacent to the Market Hall and has 30 fixed trading stalls and 12 cabins. The outdoor market is held three times a week between 7.00am and 4.00pm, operating with 2 traders on Thursday, 12 traders on Friday and at full capacity on Saturday.

7.23 Reflecting the offer, the in-centre survey results are mixed with a majority of respondents (52%) considering the town centre markets in Glossop to be of a poor quality and yet a significant majority (66.7%) visit regularly (second highest patronage behind Bakewell). The majority of respondents who do not visit the town centre markets predominantly visit the large market at Ashton-under-Lyne, with the primary reason being better facilities (28%).

7.24 In terms of suggested improvements, a significant proportion (46.7%) stated that improvements to the range of goods would persuade them to visit the markets more often. A further 8% consider that improving the quality and appearance of the market would enhance visitation rates.

MATLOCK

7.25 Matlock indoor market is situated in Market Hall on Bakewell Road below the town centre car park. The indoor market is open every Tuesday (three casual traders; 29 trading stalls) and Friday (one casual trader; 29 trading stalls) from 9.00am to 5.00pm. A flea and antique market is also open every Saturday. In addition to these main markets, the town centre also accommodates several fresh produce stalls throughout the week as well as a popular farmers' market in the Imperial Rooms on the third Saturday of each month.

7.26 The in-centre survey results confirm that the majority of respondents consider the indoor market in Matlock to be of a poor quality (75%; second highest response behind Chapel-en-le-Frith). As a result, only 16% of respondents claimed to regularly visit the market, which is the lowest response of any principal centre within the sub-region. The main alternative market destination is Chesterfield market (23.8%).

7.27 With respect to improvements to the quality and range of the market, 12% of respondents stated that improving its location (i.e. relocation) would persuade them to visit Matlock's market more often. Other qualitative recommendations included improving the range of goods and improving the quality / appearance of the market (both 9.3%).

7.28 It is clear that the closure of the nearby public toilets and the relocation of the bus station to Cawdor Quarry as part of the Sainsbury's development has affected the market; this has been recognised by the District Council through the emerging Matlock Town Centre SPD which seeks to create an attractive multi-purpose public square which can be used for markets and events.

WIRKSWORTH

7.29 The outdoor market in Wirksworth comprises 24 trading stalls at present and opens every Tuesday and Saturday between the hours of 9.00am and 5.00pm. The twice-weekly outdoor market compliments the good selection of independent shops within the town centre as well as its thriving arts and crafts scene.

7.30 With regards to survey results, some 54.5% of respondents claimed that the outdoor market in Wirksworth is of poor quality whilst the majority of those surveyed (56.6%) do not regularly visit the market. Ashbourne and Derby are the principal alternative market destinations visited by survey respondents (9.3% respectively) given the better facilities on offer (27.9%).

7.31 Significantly in terms of suggested improvements, 27.6% of respondents considered that improving the range of goods sold at the twice-weekly market was necessary whilst 17.1% claimed that improvements to market stalls would persuade them to visit the town centre more often. Several respondents also considered that holding more specialist market events (7.9%) would persuade them to visit more often.

8. RETAIL CAPACITY METHODOLOGY

8.1 Our quantitative assessment adopts a conventional step-by-step methodology, drawing upon the results of the household telephone survey in order to understand existing shopping patterns and to model the existing flows of available expenditure to the main retail destinations within the Peak Sub-Region. Having established a baseline position, the quantitative capacity modelling exercise then goes on to establish the performance of the town centres and their key anchor stores to inform the assessment of future needs.

8.2 The methodology, data inputs and assumptions used in the modelling and capacity assessment exercise are set out below.

1. Study Area Definition

8.3 The extent of the study area and individual catchment zones for the principal centres within the Peak Sub-Region mirror the catchment areas defined within previous retail capacity studies, namely:

- Glossop Town Centre Retail Study (November 2006);
- High Peak Central Area Retail Capacity Study (September 2003); and
- Matlock and Wirksworth Retail Capacity Study (August 2006).
- Ashbourne (former Nestle factory) Retail Impact Assessment and Audit Appraisal (November 2005).

8.4 The adoption of previously defined catchments allows for cross-comparison where relevant so as to understand the market share performance of the main town centres over time.

8.5 The following survey zones have been identified for the purposes of this quantitative capacity assessment:

- **Zone 1 – Glossop** (Postcode Sectors SK13 0 – 2; SK13 5 – 8; SK14 6 and SK14 8).
- **Zone 2 – High Peak Central** (SK6 5; SK12 0; SK22 1 – 4; SK23 0; SK23 6 – 7 and SK23 9).
- **Zone 3 – Peak District North** (HD7 6; HD9 2 – 5; OL3 5 – 7; S36 4 and S6 6).
- **Zone 4 – Peak District Central** (S32 1 – 5; S33 0 and S33 6 – 9).

- **Zone 5 – Peak District East** (S10 4; S11 7; S17 3; S18 7 and S42 7).
- **Zone 6 – Bakewell** (DE45 1).
- **Zone 7 – Buxton** (SK17 0; SK 17 6 - 9).
- **Zone 8 – Peak District West** (SK10 5; SK11 0; ST10 3; ST13 7 – 8).
- **Zone 9 – Matlock / Wirksworth** (DE4 2 – 5; DE56 2 and S45 0).
- **Zone 10 – Ashbourne** (DE6 1 – 5).

8.6 A postcode catchment plan is provided at Appendix 1. Population and expenditure data utilised in the quantitative capacity modelling exercise is generated from these defined catchment zones.

2) Household Telephone Survey

8.7 The household telephone survey data is a key input into the expenditure, modelling and capacity elements of the exercise. On the basis of the defined study area and individual catchment zones, *NEMS Market Research* was commissioned to complete a total of 1,300 household telephone surveys.

8.8 The survey sought to establish shopping habits of households in terms of convenience goods (main food and top-up shopping), non-bulky (clothing) and bulky comparison (DIY) goods expenditure.

8.9 With regards to convenience shopping, the results of the two types of food expenditure questions were merged through the application of a weighting (75 – 25% main food / top-up food shopping split), which reflects the estimated proportion of expenditure accounted for by each type of food shopping. This produces a composite pattern of convenience spending, enabling the identification of the market share each main centre presently commands.

8.10 With regards to comparison goods, the household telephone survey included categories of questions covering shopping for:

- **Comparison (Non-Bulky) -** Clothing and Footwear; Personal & Luxury Goods and Recreational Goods; and
- **Comparison Bulky Goods -** Furniture, floor coverings and household textiles; domestic electrical appliances; audio-visual and photographic equipment; DIY and decorating supplies; and personal and luxury items.

8.11 The results of all these questions were merged using weighting to reflect the amount of per capita expenditure in the identified survey zones for each of the different categories of goods. For example, as considerably more money is spent on clothing and footwear than on DIY goods, clothing and footwear has a higher weighting and thus the weighting exercise produces a composition pattern of comparison goods spending, expressed as a market share for each survey destination.

8.12 In addition, the household survey also sought to understand where people presently go to pursue their main leisure activities (cinema, eating out etc). The survey also sought to determine customer/visitor profile, mode of travel, the attraction and a number of attitudinal questions determining what users think about the retail and leisure offer, environmental quality and their perception of safety.

3) Data Variables

Estimates of Population in the Survey Area

8.13 The population estimates and forecasts for each of the survey zones are *Experian* based, utilising population estimates based on trend line projections and the 2001 census for small, localised areas. The population growth of the survey area in the period to 2026 is set out in table 1 of Appendices 2 – 7.

Available Expenditure in the Survey Area

8.14 *Experian* data was used to provide estimates of per capita expenditure on convenience and comparison goods in 2006 prices. A deduction for special forms of trading (e.g. expenditure not available to spend in the shops[11]), was made as follows:

	2006	2008	2011	2014	2017	2021	2026
COMPARISON GOODS	8.8%	12.1%	14.1%	14.4%	14.4%	14.4%	14.4%
CONVENIENCE GOODS	3.6%	5.6%	7.0%	7.3%	7.3%	7.3%	7.3%

Source: Experian Retail Planner Briefing Note 5.1 (November 2007).

8.15 Growth rates have been applied as follows:

- Convenience Goods growth rate of 0.7% per annum;
- Non-Bulky Comparison Goods growth rate of 3.7% per annum; and

[11] Experian define SFTs as expenditure that does not take place in shops, such as that via mail order houses, door to door salesmen and stalls and markets. It also includes spending using digital TV and over the Internet.

- Bulky Goods growth rate of 4% per annum.

8.16 The adjusted expenditure figures are applied to the population forecasts to obtain the total available expenditure within each of the survey zones (Tables 1- 3, Appendices 2 – 7).

Floorspace Data

8.17 The floorspace data for each centre is drawn from Experian Goad survey reports for the principal centres and a combination of on-site surveys, Institute of Grocery Distribution (IGD) reports and the measurement of individual units utilising the Promap database.

8.18 We have also sought to identify the proportion of any non-food floorspace within the main convenience stores through utilising the latest published data from *Verdict* on floorspace composition as well making our own store visits.

8.19 The capacity assessment has had regard to any extant planning permissions for new retail development within the main centres.

Sales Densities

8.20 In order to review the current performance of each town centre as a retail destination and also the principal stores within each respective town, we have firstly modelled their existing performance and turnover through the household survey data, and secondly compared their existing turnover with estimates of trading at company average levels.

8.21 The company average trading levels have been calculated from average (goods-based) sales density figures obtained from Mintel Retail Rankings (2008). Where company average trading figures are not available, (i.e. for smaller local and independent retailers, we have estimated average trading levels on the basis of site visits and our experience.

8.22 In assessing the capacity for future retail floorspace we have assumed that the efficiency with which existing floorspace is being used will improve over time. An annual growth rate in existing sales per square metre of 0.5% for convenience goods and 1.75% for comparison goods has been taken. We consider this sales density increase to be conservative and robust, reflecting the nature of the towns within the Sub-Region (i.e. market towns with relatively small units incapable of significant floorspace efficiency gains) and the present short to medium term trading / economic conditions.

4) Catchment and Baseline Capacity Review

8.23 Applying the results of the household telephone survey to population, expenditure and floorspace data inputs detailed in the previous section, it is possible to model the performance and market share of principal centres and stores within the Sub-Region.

8.24 In accordance with the Study Brief requirements, the baseline quantitative capacity, which is generated by population and expenditure growth, is presented on several strategic dates (i.e. 2011, 2014 and 2017) during in the lifespan of the Local Development Framework through to 2026. Whilst quantitative capacity is given for 2026, this should be treated for purely indicative purposes only given that advice within PPS6 as to the value in extended forward projections.

8.25 Having established the baseline capacity position, we then go on to consider what may be achievable in terms of potential increases in market share and thus quantitative capacity.

5) Forward Capacity Review

8.26 In assessing the potential for market share increase, our judgement is informed by our understanding of the current performance of the town centres and their realistic catchment; the stated opinions and preferences of the catchment population; the role and function of the centres within the retail hierarchy; and the strength and development proposals of competing centres.

8.27 The forward capacity exercise is undertaken on a quantitative basis and is informed by:

1. An adjustment in existing market shares prompted by the potential for new floorspace or changes in the market share retained by a centre through the clawback of expenditure presently flowing outside the catchment.
2. The potential for a redistribution of any overtrading surplus from existing stores which are over-performing against their company benchmark turnover.

8.28 It should be noted however that the potential uplift in expenditure only represents actual capacity if retail proposals and operators that emerge can genuinely qualitatively add to the existing retail offer of a town centres by strengthening its attractiveness so to achieve the envisaged improvements in market share performance.

8.29 Any market share enhancement assessment should be viewed against the framework provided by PPS6 which states that appropriateness of scale rather than specific quantitative need is the key determinant. Therefore, should proposals emerge for the development of new retail facilities within the primary shopping area of any town centres within the Sub-Region then the application should be considered on its merits, having particular regard to the qualitative uplift that proposals could deliver.

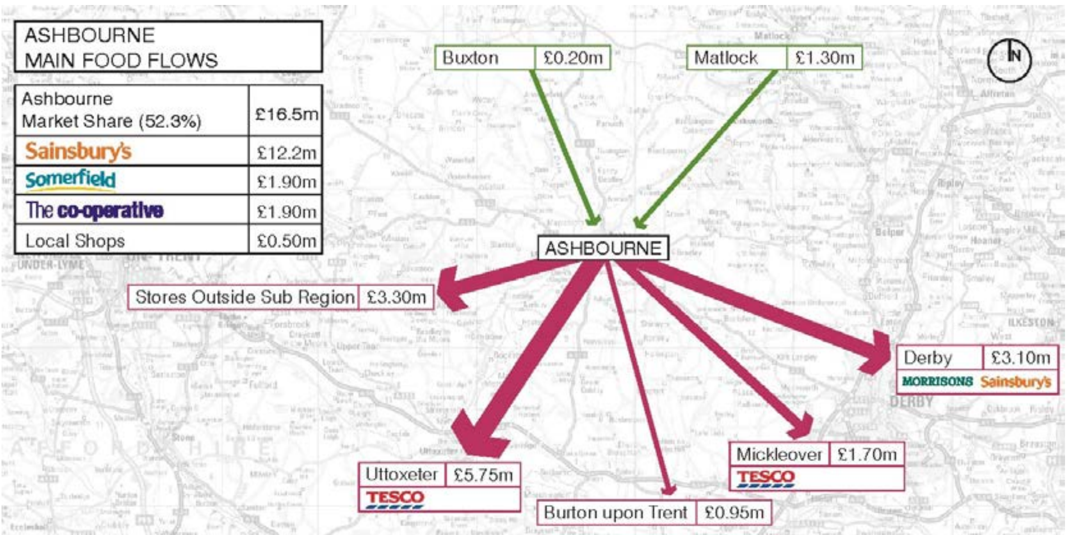
9. DERBYSHIRE DALES - QUANTITATIVE ANALYSIS

9.1 Utilising the results of the household telephone survey, this section sets out the market share performance and baseline capacity in convenience and comparison goods for the three principal centres within Derbyshire Dales (Ashbourne, Matlock and Wirksworth). The assessment then goes on to set out the forward capacity requirement for the respective towns both in terms of projecting forward existing market shares and considering the scope for an improvement through the clawback of leakage.

1) ASHBOURNE – CONVENIENCE GOODS

Main Food

9.2 The plan below identifies that Ashbourne town centre presently retains 52.3% (£16.5 million) of the main food expenditure arising within its catchment (Zone 10 as identified within the catchment plan at Appendix 1). The primary destination is the Sainsbury's store which claims 73.8% (£12.2 million) of all expenditure directed to the town centre.



9.3 The main competing foodstore destination outside Ashbourne is the Tesco store at Uttoxeter which accounts for 38% (£5.75 million) of all expenditure leaking outside of the catchment, this leakage reflects the proximity and accessibility (A50 corridor) of Uttoxeter to residents in the south of the District. Mainstream foodstores within Derby and Mickleover are also popular and potentially reflect travel to work patterns within the sub-region.

9.4 In terms of the wider convenience shopping, the household survey results confirm that:

Top-Up

- Ashbourne presently retains 69% (£7.3 million) of top-up spending; Sainsbury's claims 41% (£2.9 million) of this overall top-up expenditure.
- The Somerfield and Co-Op stores, which traditionally perform a top-up role, account for 10% (£0.75 million) and 13% (£0.95 million).
- Local shops (independent butchers, grocers and corner shops) command 36% market share (£2.6 million) highlighting the strength of the local convenience offer.

Individual Store Performance

- Sainsbury's is currently trading £1.2 million above its company benchmark turnover[12] of £14.9 million.
- Somerfield is under-performing by £2.3 million against its benchmark turnover of £5.4 million.
- Co-Op is trading at its company benchmark of £3 million.

9.5 Given that no previous retail capacity study has been undertaken for the Ashbourne area, there is no historic data on which to compare this current market share performance.

a) Baseline Capacity Position – Constant Market Share

9.6 Assuming that the existing market share is maintained, and taking account of forward population, expenditure growth and an increase in trading efficiency of existing convenience floorspace, only a minimal floorspace requirement arises, namely 45 m^2 (gross) in 2011, rising to 91 m^2 (gross) in 2014, 136 m^2 (gross) in 2017 and 275 m^2 (gross) in 2026 (Table 9, Appendix 2).

b) Forward Capacity – Potential for Improvement

9.7 Our assessment shows that Ashbourne town centre presently retains just over half (52.3%) of all main food catchment expenditure. This is not as strong as some other centres within the sub-region in part reflecting the fact that the town does serve a large rural hinterland. Many residents within the south of the catchment may be more naturally inclined to look towards Uttoxeter as their nearest town centre whilst other outflows of expenditure may be related to travel-work patterns.

9.8 The Sainsburys store dominates the town centre offer, trading ahead of its company average but not by so much as to raise qualitative concerns. The food offer is made up by Somerfield and Co-Op complemented by a strong local independent offer.

9.9 On balance we feel that whilst there is some scope for improvements in town centre performance and market share, although the need is not as pressing as with some other centres within the sub-region. There is however potential to improve the market share performance of the town through the retention of some of the leakage out of the catchment. Therefore, to understand what that would mean in terms of new floorspace, we have modelled an increase in the market share retained by Ashbourne. This hypothetical modelling exercise will provide the District Council with a broad indication of the likely quantitative capacity that would be generated if a new proposal was to emerge of a sufficient quality so as to clawback expenditure presently flowing outside the catchment.

9.10 We consider that a main food retention figure of 65% would be an achievable aspiration for a town the size of Ashbourne. This is less than the best performing centres within the sub region but it reflects the catchment characteristics. Such an enhancement in market share performance would generate the following quantitative capacity, depending on the type of retailer (Table 10, Appendix 2):

- **Medium Order / Discounter Retailer**[13] - based on a sales density of £5,000 per square metre, the market share increase generates a floorspace requirement of 1,732 m^2 (gross) in 2011, rising to 1,782 m^2 (gross) in 2014, 1,836 m^2 (gross) in 2017 and 1,994 m^2 (gross) in 2026; **or**
- **Large Retailer**[14] - based on a sales density of £12,040 per square metre, the market share increase only generates a requirement for 762 m^2 (gross) floorspace by 2017, rising to 828 m^2 (gross) in 2026.

9.11 The extent of the qualitative benefits derived through a new operator will however be dependent on the nature of any new offer. A higher order or mainstream operator located within the town centre would qualitatively enhance the existing convenience offer by broadening the existing food choice and increasing the attractiveness of the town centre to a wider catchment (i.e. shoppers inclined to change shopping habits for a mainstream offer). New provision within the town centre would also generate additional 'spin-off' benefits to the wider town centre with an increased propensity for linked shopping trips. A limited range or

[12] Company Benchmark Turnover Averages calculated by applying latest company sales data (£ / m^2), as published in *Mintel Retail Rankings (2008)* to net sales floorspace (i.e. convenience / comparison) of a main foodstore.
[13] Medium Order / Discount Retailers considered to include Co-Op, Somerfield, Aldi, Netto and Lidl amongst others and an average sales density figure is prescribed for indicative purposes only.
[14] The large (Top 4) convenience retailers are considered to be Tesco, Asda, Sainsbury's and Morrison's.

discount operator however would potentially replicate the existing Somerfield / Co-Op offer and is less likely to enhance the existing town centre market share performance or attract new shoppers into the town given the existing offer elsewhere.

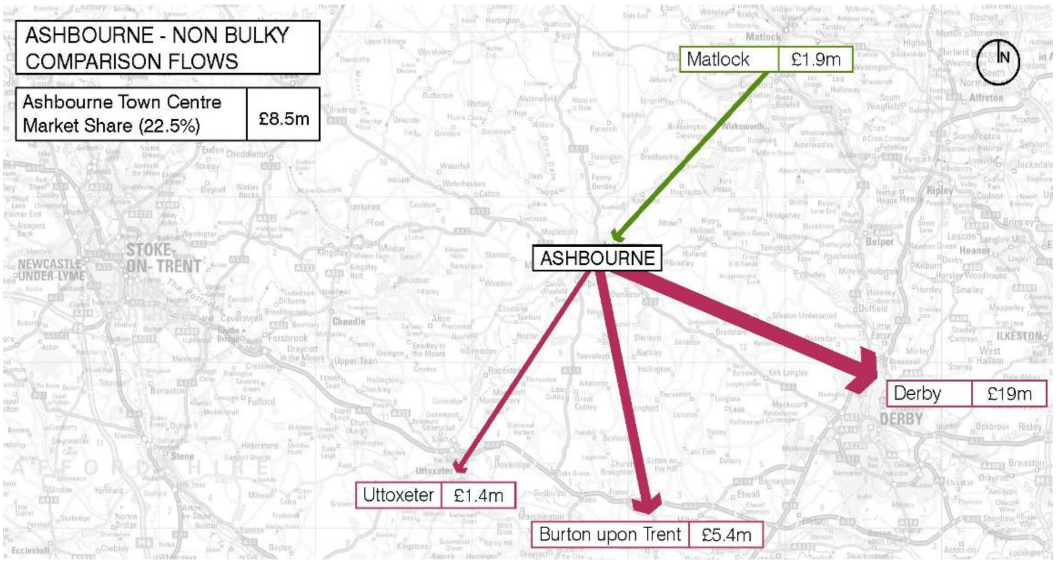
9.12 The recent takeover of Somerfield by the Co-Op will present a short-term opportunity for a qualitative enhancement in the town centre convenience offer given that the Co-Op is required by the Office for Fair Trading (OfT) to sell the existing Somerfield store. If however the existing Somerfield store should be occupied by a non-food retail use upon its disposal, then it will place additional emphasis on replacing the lost convenience floorspace with new provision of a comparable scale. In the absence of new floorspace the majority of the existing turnover of the Somerfield store (£3 million) is likely to be primarily absorbed by the nearby Sainsbury's which is already trading above its company benchmark.

9.13 If developer-led proposals for new foodstore provision should emerge and should the proposal complement and qualitatively enhance the existing convenience offer within Ashbourne town centre and be genuinely capable of securing a clawback of expenditure, then subject to addressing the wider PPS6 tests, we consider that additional convenience provision can be supported within the catchment.

9.14 It is important however that any new convenience provision is well related to the existing town centre, complements the existing retail offer and provides the genuine possibility of encouraging linked shopper trips. Out-of-centre provision would potentially raise greater concerns in respect of the impacts on the wider town centre and the reduction in spin off benefits.

ASHBOURNE – NON BULKY COMPARISON GOODS

9.15 Ashbourne presently retains 22.5% (£8.5 million) of non-bulky comparison expenditure arising within its catchment. The higher order centres within the Sub-Region retail hierarchy dominate with Derby drawing a 50.5% (£19 million) market share, followed by Burton-upon-Trent (14.4% / £5.4 million) and Uttoxeter (3.7% / £1.4 million)



9.16 The household survey results highlight the following finer grain findings:

- **Clothing** - Ashbourne retains 16.9% (£2.8 million) from its immediate catchment and attracts a 4% (£1.2 million) market share from Matlock. The majority of expenditure flows to Derby (56.2% / £9.4 million) and Burton (16.2% / £2.7 million).
- **Personal / Luxury Goods** - Ashbourne commands 37.5% (£4.7 million) market share from its catchment and an additional £0.7 million (3.1%) from Matlock. Derby is the principal draw, claiming a 37.5% (£4.7 million) market share. Burton draws an 11.5% (£1.4 million) market share.
- **Recreational Goods** – the town secures an 11.3% (£1 million) market share. The main alternative destinations are Derby (58.5% / £4.9 million), Burton (15.1% / £1.3 million) and Uttoxeter (5.7% / £0.5 million).

a) Baseline Capacity Position – Constant Market Share

9.17 Taking the existing market share performance and applying projected catchment growth in population and expenditure, our modelling exercise generates a forward floorspace requirement of 377 m^2 (gross) in 2011, rising to 776 m^2 (gross) in 2014, 1,200 m^2 (gross) in 2017 and 2,620 m^2 (gross) in 2026.

b) Forward Capacity – Potential for Improvement

9.18 The household survey results indicate that Ashbourne presently retains 22.5% (£8.5 million) of non-bulky expenditure arising within its catchment. Given the significant competition from higher order sub-regional centres such as Derby and Burton-upon-Trent, we consider this on balance to be a good performance given the comparison offer within the town centre is lacking any major higher order national comparison retailers.

9.19 National trends suggest increasing polarisation of national or multiple retailers to larger centres within the retail hierarchy; in reality Ashbourne will remain a secondary destination for comparison retailers and all things considered we consider that there is limited expectation of significantly improving its existing offer or market share performance.

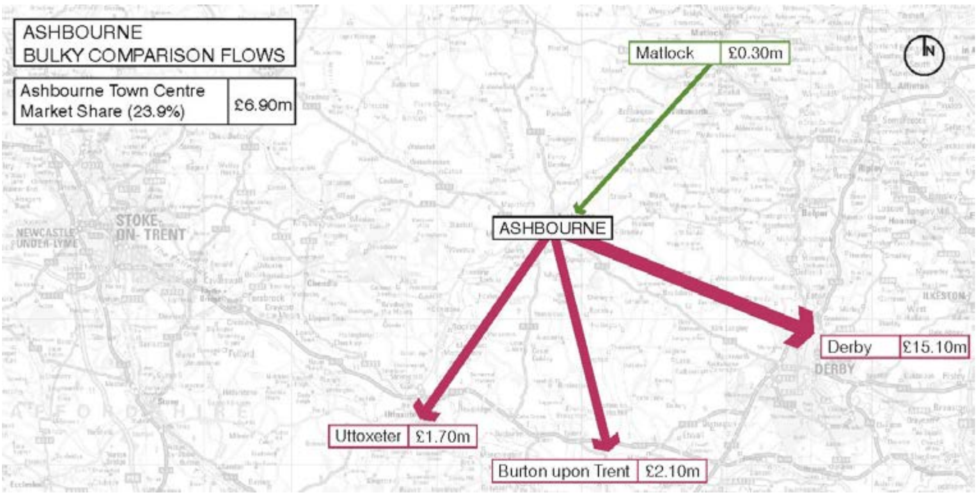
9.20 Our baseline capacity assessment has identified the potential need through catchment growth for new non-bulky comparison floorspace in the latter periods of the Local Development Framework. However, we consider that the future focus for the District Council should be on consolidating the existing town centre offer rather than seeking to prioritise any substantive quantitative expansion. Continued promotion of Ashbourne as an attractive tourist destination allied to strong application of retail policy will continue to underpin the vitality and viability of the wider town centre offer and may provide opportunities for the limited expansion of the town centre non-bulky comparison offer going forward.

9.21 This expansion in the town centre non-bulky comparison offer is likely to be driven by developer / operator-led schemes; if schemes do emerge then the District Council should seek to support proposals which can genuinely deliver a market share enhancement and satisfactorily address the wider PPS6 tests (appropriateness of scale, impact and sequential compliance).

9.22 In accordance with the town centres first approach, the District Council should seek to direct new non-bulky comparison retail towards the town centre so as to deliver the widest quantitative and qualitative benefits in terms of facilitating linked trips and enhancing accessibility.

ASHBOURNE – BULKY COMPARISON GOODS

9.23 Ashbourne performs marginally better with respect to bulky goods, retaining 23.9% (£6.9 million) market share from its catchment. The retention of nearly a quarter of bulky goods expenditure is particularly positive given the strength of higher order centres such as Derby drawing 52.5% (£15.1 million), Burton 7.5% (£2.1 million) and Uttoxeter 5.8% (£1.7 million).



9.24 In terms of individual market sectors, the household survey results re-affirm the secondary role of Ashbourne in the Sub-Region retail hierarchy.

- **Furniture / Flooring** – Ashbourne retains a 14.3% (£1.4 million) market share. The majority of expenditure flows to Derby (57.1% / £5.8 million); Burton (10.2% / £1 million); and Uttoxeter (6.1% / £0.6 million).
- **DIY Goods** - Ashbourne secures a 47.7% (£2.5 million) market share whilst Homebase (Waterside Retail Park) claims 2.8% (£0.15 million). The main destinations are Derby (27% / £1.4 million) and Uttoxeter (8.5% / £0.45 million).
- **Domestic Appliances** - Ashbourne claims a 23.3% (£1.4 million) market share. The primary alternative destination for domestic appliances is Derby (51.7% / £3.1 million). Both Uttoxeter and Burton draw minimal expenditure (7.5% / £0.5 million).
- **Audio-Visual** - Ashbourne retains 18.5% (£1.4 million) market share although Derby dominates the catchment spending, securing a 64.9% (£4.8 million) market share.

a) Baseline Capacity Position – Constant Market Shares

9.25 Our baseline capacity assessment identifies a minor floorspace requirement of 268 m^2 (gross) in 2011, rising to 553 m^2 (gross) in 2014, 858 m^2 (gross) in 2017 and 1,904 m^2 (gross) in 2026.

b) Forward Capacity / Potential for Change

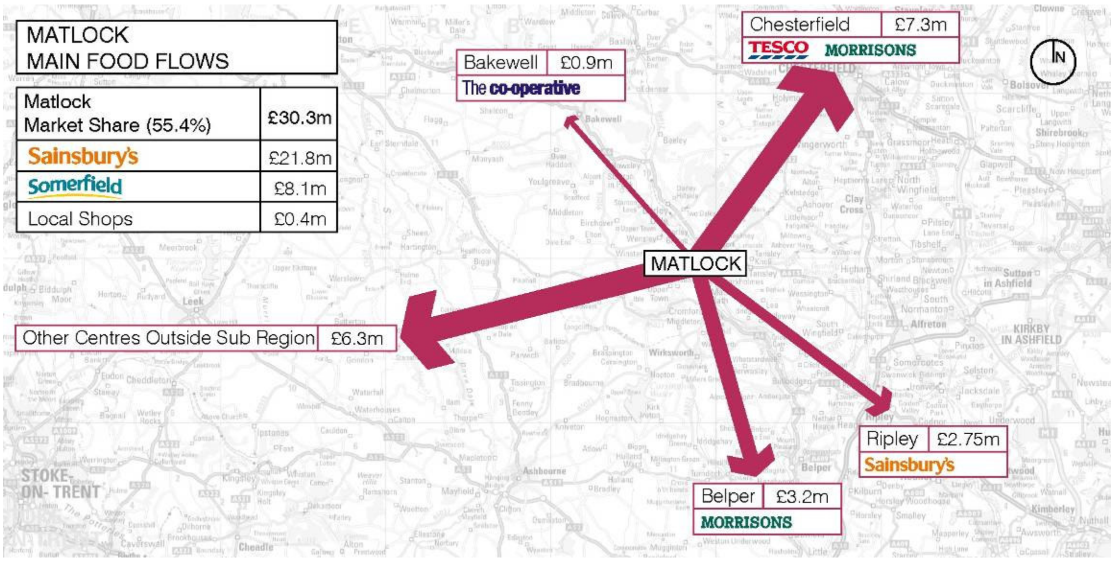
9.26 We do not consider there are any realistic opportunities to significantly increase the market share performance of Ashbourne. The town presently retains nearly a quarter (23.9%) of all bulky goods expenditure arising within its immediate catchment and this is a particularly positive given the size and position of Ashbourne within the retail hierarchy. The positive market share performance is assisted by the recent opening of the Homebase DIY store at the out-of-centre Waterside Retail Park which has further served to address qualitative need within the wider town, particularly within the home furnishings and DIY sectors.

9.27 Given that there are vacant bulky goods retail units at Waterside Park which could meet any short-term demand, we do not consider therefore that the allocation of new sites in Ashbourne for bulky goods development is a priority for the District Council through its forward Local Development Framework. If developer-led proposals do emerge in the short to medium term, then proposals should be determined in accordance with the PPS6 principal tests.

2) MATLOCK – CONVENIENCE GOODS

Main Food

9.28 The plan below illustrates the main food market share flows in the Matlock catchment:



9.29 As shown, Matlock presently retains a 55.4% (£30.3 million) catchment market share (Zone 9). This compares with the 32.1% main food market share identified in the 2006 Matlock & Wirksworth Retail Capacity Study; the uplift is wholly attributable to the opening of Sainsbury's in October 2007.

9.30 The primary destination for main food shopping in the town is Sainsbury's which commands 71.9% (£21.8 million) of all expenditure. The full range store is also popular with residents from the Bakewell catchment (£0.8 million / 7.2% market share).

9.31 Somerfield commands £8.1 million of all main food expenditure; this is a significant reduction from the £16.5 million market share identified in the 2006 Retail Capacity Study and reflects the trading impact of the new Sainsbury's store and also potentially the recent operational and structural changes within Somerfield.

9.32 In terms of wider expenditure flows, a total of £25.6 million leaks from the Matlock catchment to a variety of destinations including main foodstores in Chesterfield, Belper and Ripley; this may reflect travel to work patterns within the wider Sub-Region. A small number of residents from the north of the Matlock catchment (i.e. Rowsley) also look towards the Co-Op in Bakewell to meet their main food shopping needs (£0.9 million).

9.33 In terms of wider food shopping, our assessment finds that:

Top-Up

- Matlock presently retains 36.8% (£6.7 million) from its own catchment; the principal destinations for top-up shopping are more evenly distributed with Sainsbury's and Somerfield each claiming around £2.3 million. Local shops account for 31.3% (£2.1 million) of this overall retention figure as well as claiming some minor expenditure flows from Peak District East zone (£0.6 million).
- Surrounding villages such as Darley Dale (£1.7 million) play a supporting top-up role within the Matlock catchment.
- The Co-Op in Bakewell draws £1.75 million from Matlock with other local shops in Bakewell securing a £1.4 million market share.

Individual Store Performance

- The new Sainsbury's store is trading £5.1 million above its company benchmark of £20.3 million; this strong trading performance reflects its dominant role in the catchment and the inflows from Bakewell and Wirksworth.
- The existing in-centre Somerfield store is now found to be under-performing against its company benchmark (£3.3 million below company average of £14 million). This compares to the 2006 Study (pre Sainsbury's) which found that the store was trading 70% above its company benchmark.

a) Baseline Capacity Position – Constant Market Share

9.34 The capacity modelling exercise, based on a medium sized retailer, generates a baseline requirement for 69 m^2 (gross) by 2011, rising to 139 m^2 (gross) by 2014, 209 m^2 (gross) by 2017 and 422 m^2 (gross) by 2026. The floorspace capacity for a larger retailer who trades at around £12,040 per square metre is 175 m^2 (gross) by 2026.

b) Forward Capacity - Potential Improvements

9.35 The new Sainsbury's store has brought a much needed qualitative improvement to the Matlock food offer. The new store, alongside the top-up outlets and local independents, has significantly improved the market share position.

9.36 Our assessment finds that Sainsbury's is presently overtrading by £5 million against its company benchmark position. This is likely to be reduced should new convenience provision be brought forward in Bakewell and Wirksworth which would have the effect of rebalancing the network of centres and reverse leakage.

9.37 This notwithstanding, the market share position suggests that the town is performing adequately but not as strong as other centres within the Sub-Region. We have therefore modelled a potential improvement in performance, involving an increase in the town's main food market share to 65%. This market share enhancement generates an additional £4.9 million of expenditure which would be available to support new convenience floorspace. In addition we have apportioned some of the Sainsbury's overtrading (£3.5 million) and this translates into the following floorspace requirement, depending on the type of retailer:

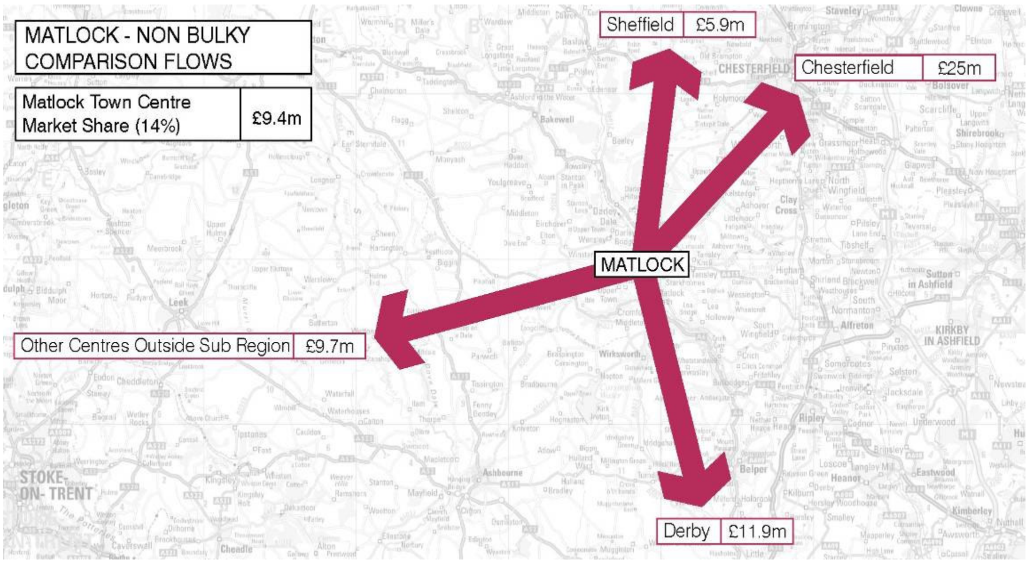
- **Medium Order / Discounter Retailer**[15] - based on a sales density of £5,000 per square metre, the market share increase generates a requirement of 2,487 m^2 (gross) in 2011, rising to 2,639 m^2 (gross) by 2017 and 2,871 m^2 (gross) in 2026; **or**
- **Large Retailer**[16] - based on a sales density of £12,040 per square metre, generates a requirement for 1,033 m^2 (gross) floorspace in 2011, rising to 1,096 m^2 (gross) by 2017 and 1,192 m^2 (gross) in 2026.

9.38 Clearly, given that the existing Sainsbury's overtrading is likely to be reduced if new provision were to come forward in Bakewell and Wirksworth, then it is difficult to see how there figures could be significantly exceeded unless additional diversion from Sainsbury was anticipated.

[15] Medium Order / Discount Retailer considered to be Co-Op, Somerfield, Aldi, Netto and Lidl amongst others and an average sales density figure is prescribed for indicative purposes only.

MATLOCK – NON BULKY COMPARISON GOODS

9.39 Matlock has a limited non-bulky comparison goods retail offer which is reflected in the low levels of expenditure retention (£9.4 million out of £67.2 million, representing 14% of non-bulky expenditure available).



9.40 It is clear from the catchment plan that local residents look towards higher order centres within such as Chesterfield (37.3% / £25 million) and Derby (17.7% / £11.9 million). This is further picked up in a finer grain analysis of the household survey results, as follows:

- **Clothing** – Matlock presently retains a 7.1% (£2.1 million) market share from its catchment; this is a slight decrease from the 8.4% market share identified in the 2006 Retail Capacity Study. The majority of local residents visit higher order centres such as Chesterfield (41.3% / £12.1 million), Derby (19% / £5.6 million) and Sheffield (11.1% / £3.3 million).
- **Personal / Luxury Goods** - Matlock commands a 20.8% (£4.7 million) market share; Chesterfield is the dominant draw (28.1% / £6.3 million), followed by Derby (18.8% / £4.2 million) and Sheffield (7.2% / £1.6 million).
- **Recreational Goods -** Matlock retains 17.2% (£2.6 million) market share; Chesterfield is principal destination (43.1% / £6.6 million) followed by Derby (13.8% / £2.1 million) and Sheffield (6.9% / £1 million).

[16] The large (Top 4) convenience retailers are considered to be Tesco, Asda, Sainsbury's and Morrison's.

a) Baseline Capacity Position – Constant Market Share

9.41 Allowing for the growth in expenditure within the catchment, there is a requirement for 309 m^2 (gross) non-bulky comparison floorspace in 2011, rising to 636 m^2 (gross) in 2014, 982 m^2 (gross) by 2017 and 2,146 m^2 (gross) by 2026.

b) Forward Capacity – Scope for Improvement

9.42 The exercise shows that Matlock is under-performing in terms of its market share retention for non-bulky comparison retail. The town only retains a 14% market share from its immediate catchment; notwithstanding the position of the town in the overall retail hierarchy, this compares poorly to Ashbourne, Bakewell and Glossop which retain between 20% and 25% market shares respectively. This underperformance was recognised in the 2006 Study which underpinned the Town Centre Area Action Plan (AAP) and subsequent Supplementary Planning Document (SPD).

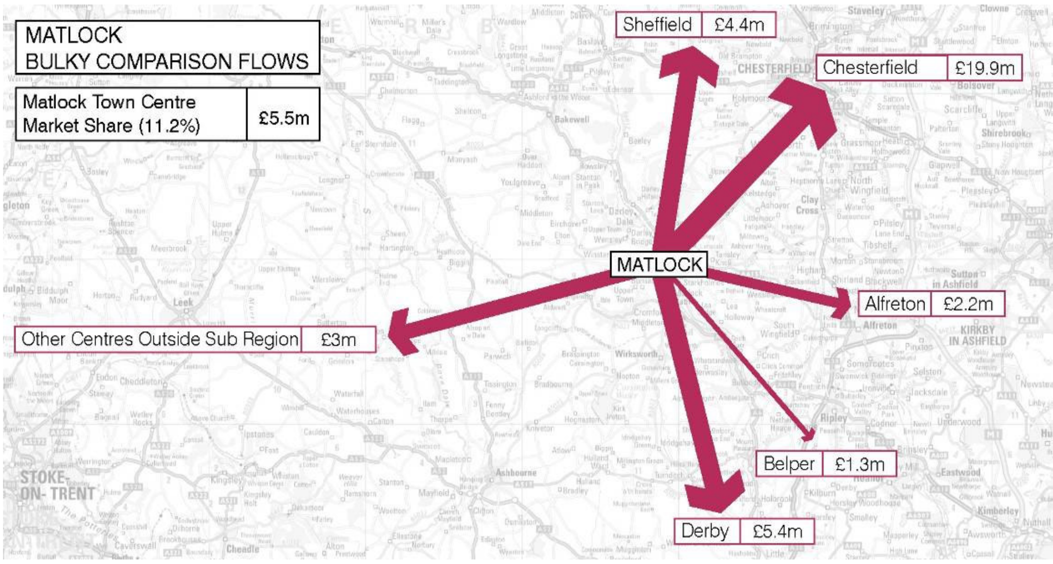
9.43 Whilst the baseline capacity position identifies a limited floorspace going forward, we have sought to identify a growth scenario whereby the market share performance of the town centre is increased in line with other centres within the Sub-Region to a 30% retention level from its immediate catchment. This growth scenario is considered achievable and will allow for Matlock to better fulfil its intended role within the sub-regional retail hierarchy whilst still recognising that larger centres such as Chesterfield and Derby will continue to draw the majority market share.

9.44 This market share enhancement would generate an additional £10.7 million of expenditure within the town centre, which equates to a floorspace of 5,724 m^2 (gross) in 2011, rising to 6,368 m^2 (gross) in 2014, 7,050 m^2 (gross) by 2017 and 9,346 m^2 (gross) by 2026.

9.45 We therefore advocate that the District Council actively seek to create the conditions to achieve the growth scenario and plan through the Local Development Framework process to accommodate the forward capacity identified. The recent closure of the Woolworth's store in the town centre and its subsequent purchase by Iceland is a loss to the wider non-food retail offer and whilst the District Council cannot influence the commercial letting strategy of private developers, it should seek to encourage that any new floorspace delivered within the town centre is targeted towards national comparison retailers. National clothing retailers in particular would address current quantitative / qualitative deficiencies in the town centre offer.

MATLOCK – BULKY COMPARISON GOODS

9.46 The household survey results highlight that the majority of local residents look towards larger centres to meet their main bulky goods shopping needs.



9.47 Matlock overall retains £5.5 million (11.2%) out of £49.1 million of bulky goods expenditure available within the catchment, which represents a minor increase on the 10.9% market share identified in the 2006 Retail Capacity Study. As we will go on to detail separately, it is notable that Wirksworth town centre outperforms Matlock.

9.48 The principal destination for local residents is Chesterfield which commands a 40.5% (£19.9 million) market share from the Matlock catchment. Derby draws around 11% (£5.4 million) of expenditure whilst Sheffield draws 9% (£4.4 million) (Appendix 7).

9.49 The performance of Matlock in respect to individual bulky goods sectors is varied:

- **Furniture / Flooring** – Matlock presently commands a 7% (£1.2 million) market share; the primary destination is Chesterfield (45.4% / £7.7 million). Derby (15.1% / £2.6 million) and Sheffield (10.4% / £1.75 million) also attract local residents.
- **DIY Goods -** Matlock retains a 9.6% (£0.8 million) market share. Chesterfield is the most popular destination (56.7% / £4.8 million) followed by Belper (9.5% / £0.8 million).
- **Domestic Appliances** – Matlock draws 16.5% (£1.7 million) from its immediate catchment as well as 7.4% (£0.2 million) from Bakewell. Expenditure leakage from the catchment is predominantly to Chesterfield (32.3% / £3.4 million).

- **Audio-Visual Goods** – Matlock only secures a 13.3% (£1.7 million) market share in addition to a 10% (£0.25 million) market share from Bakewell. Chesterfield is the main destination for audio-visual goods (30.7% / £4 million) whilst Sheffield (13.3% / £1.7 million) and Derby (11.1% / £1.4 million) are also popular centres.

a) Baseline Capacity Position – Constant Market Share

9.50 On the basis of the existing market share performance, forward quantitative capacity is generated for 459 m^2 (gross) of bulky goods floorspace in 2011, rising to 948 m^2 in 2014, 1,471 m^2 (gross) in 2017 and 3,262 m^2 (gross) in 2026 (Table 9, Appendix 7).

b) Forward Capacity – Scope for Improvement

9.51 On the basis of the existing market share performance detailed above, it is apparent that Matlock also under-performs with respect to bulky goods, commanding a relatively low 11.2% market share from its catchment. This level of expenditure retention again compares less favourably to the bulky goods share secured by Ashbourne (23.9%) and Glossop town centre (30%) for example.

9.52 Consequently, we consider there is potential to enhance the market share performance of Matlock to the levels comparable to other centres within the Sub-Region. We have therefore sought to identify the quantitative capacity for new bulky goods provision within Matlock on the basis of a 30% market share retention figure.

9.53 The hypothetical increase in the market share retention generates quantitative capacity for 6,103 m^2 (gross) in 2011, rising to 6,975 m^2 (gross) in 2014, 7,907 m^2 (gross) in 2017 and 11, 098 m^2 (gross) in 2026 (Table 10, Appendix 7).

9.54 The finer grain analysis identifies that Matlock is particularly weak in retaining local residents' expenditure on furniture and DIY based goods. This in part attributable to the existing DFS store at Darley Dale with the smaller independent furniture retailers within the town centre unable to effectively compete on a like-for-like basis. We do however consider that a new DIY store within the town would accrue significant qualitative benefits by enhancing market share performance and facilitating the claw-back of expenditure presently flowing to competing centres outside the Sub-Region.

9.55 Whilst expansion in the town centre bulky goods comparison offer is likely to be driven by developer / operator-led schemes, we recommend that the District Council should seek to encourage new bulky goods/DIY development through its forward Local Development

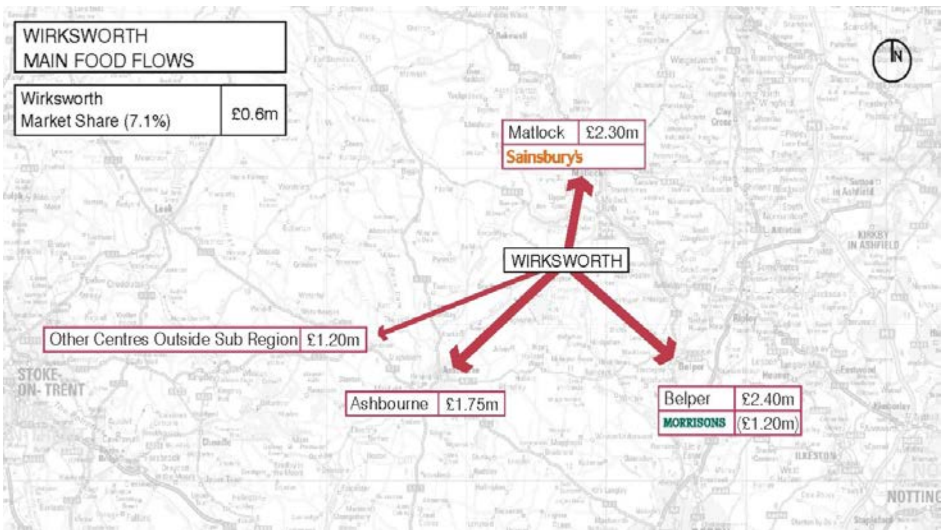
Framework process. The approach to site selection should be based on the town centre first approach advocated by PPS6.

9.56 Any developer-led proposals for alternative bulky goods retail provision within Matlock should be considered on its relative merits and with reference to the relevant PPS6 policy tests. As previously advised, given the limited forward quantitative capacity identified, any proposal must be genuinely capable of delivering a market share enhancement.

3) WIRKSWORTH – CONVENIENCE GOODS

9.57 The household survey finds that Wirksworth only secures a 0.8% (£0.4 million) market share for main food shopping from the wider Matlock / Wirksworth catchment and a further 12.6% (£2.3 million) market share for top-up shopping. This market share performance is below that identified in the 2006 Retail Capacity Study which found Wirksworth to draw a 2.6% convenience goods market share. The decline reflects the arrival of Sainsburys in Matlock.

9.58 Finer grain analysis of the Wirksworth catchment (postcode sector DE4 4), as set out below, indicates that the town presently only retains a 7.1% (£0.6 million) market share for main food shopping with the majority of local residents looking towards the larger centres (Matlock, Belper and Ashbourne) and individual stores in the wider Sub-Region to meet their main food shopping needs.



9.59 Whilst the town does secure 73.3% of local residents' top-up food expenditure, the low main food market share is a function of the poor foodstore provision within the town centre. Therefore, on the basis of this existing performance, we go on to consider how the town can best meet the main shopping needs of its local residents.

Forward Capacity – The Potential for Future Change in Wirksworth

9.60 Whilst Wirksworth is afforded equal status with towns such as Ashbourne and Matlock within the sub-regional retail hierarchy[17], it is clear from the household survey results that the town operates as a secondary centre with local residents looking towards large foodstores in surrounding centres to meet their main food shopping needs.

9.61 We have therefore undertaken a discrete assessment to identify the forward quantitative need for new foodstore provision in the town through modelling a growth scenario whereby the market share performance of Wirksworth from its natural catchment (postcode sector DE4 4) is increased to 40% retention level for main food shopping.

9.62 Whilst the other town centres in Derbyshire Dales presently retain above 50% market share, we consider that the potential to achieve a similar level of market share retention in Wirksworth is more limited given that:

- The town centre has a small retail and service offer in comparison to the other principal centres and there is less potential for linked shopping trips; local residents will therefore continue to look towards surrounding larger centres to meet their main food shopping needs.
- There is limited convenience expenditure capacity (£11 million) within the Wirksworth catchment to support a large foodstore; local residents will continue to look towards the larger stores given that any new provision in Wirksworth will be unable to compete effectively on a like-for-like basis.
- Wirksworth is located in a secondary location between the larger centres of Ashbourne and Matlock and limited access from any of the main arterial routes (e.g. A6) limits the potential for any inflows of expenditure from residents outside the catchment.

9.63 However, notwithstanding these constraints on market share increase, increasing the main food expenditure retention level to 40% retention does however generate a residual capacity within Wirksworth of £6.3 million in 2011, rising to £6.45 million by 2014. This expenditure capacity increase translates into the following convenience floorspace requirement (2011):

- **Medium Order / Discount Retailer**[18] - 1,600 m^2 (gross) for a store trading at a sales density of £5,000 per square metre; **or**

[17] As defined by the adopted Derby and Derbyshire Joint Structure Plan
[18] Medium Order / Discount Retailers considered to include Co-Op, Somerfield, Aldi, Netto and Lidl amongst others and an average sales density figure is prescribed for indicative purposes only

- **Higher Order (Large) Retailer**[19] – 650 m^2 (gross) for a store trading at a sales density of £12,040 per square metre

9.64 A new foodstore of the scale identified would deliver qualitative benefits to Wirksworth and the wider catchment. Increased expenditure retention within Wirksworth would also potentially assist in reducing existing overtrading of the Sainsbury's stores in Ashbourne and Matlock given the cross flows.

9.65 The market share increase in both Matlock (to 65%) and Wirksworth (40% retention from its immediate catchment) would result in convenience facilities within the Matlock / Wirksworth zone retaining 70.9% (£38.9 million) of all main food catchment expenditure. We consider this to be appropriate and in line with current market share performance demonstrated elsewhere within the Peak Sub-Region (e.g. Buxton, Glossop etc.).

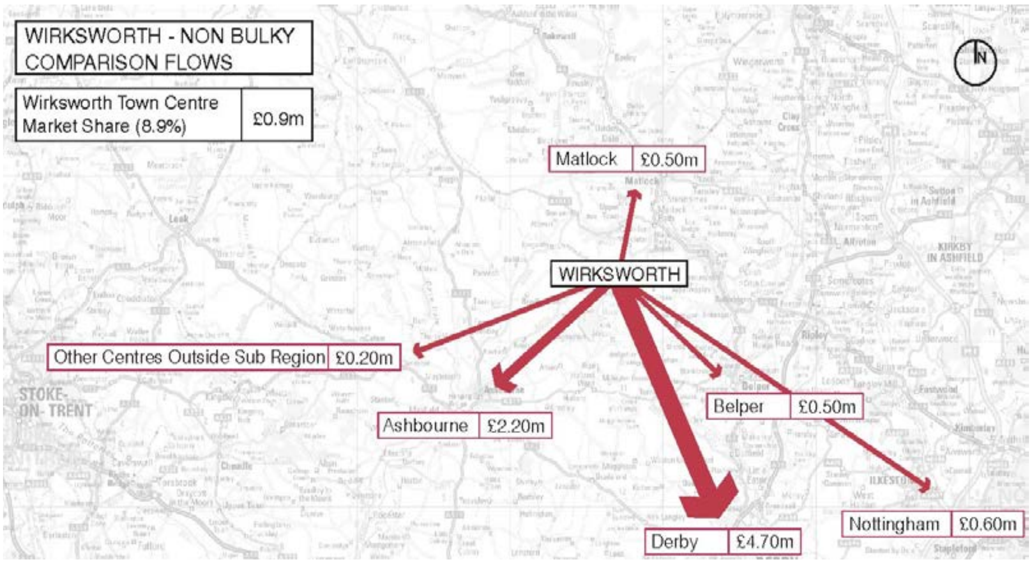
9.66 On this basis, we therefore consider that there would be significant merit in the District Council constructing an LDF policy framework which seeks to promote a new foodstore in Wirksworth town centre. The floorspace capacity figures identified in our assessment should however not be treated as a 'ceiling' capacity but instead as a broad benchmark against which the District Council can assess proposals. It is important given the relatively peripheral location of Wirksworth that forward planning policy builds in sufficient flexibility in capacity terms so as to enable commercially responsive proposals to come forward if genuine operator interest emerges or suitable sites within the town centre become available. Any proposals should of course be required to demonstrate compliance with the wider PPS6 tests.

WIRKSWORTH – NON BULKY COMPARISON GOODS

9.67 The household survey identifies that Wirksworth only secures a 1.1% (£0.75 million) market share from the wider Matlock / Wirksworth catchment for non-bulky goods. This reflects the limited offer, showing that the majority of local residents look to higher order centres to meet their main non-bulky comparison needs.

9.68 The plan below further highlights the existing shopping destination preferences of local residents within the immediate Wirksworth catchment (postcode sector DE4 4) towards the larger centres.

[19] The large (Top 4) convenience retailers are considered to be Tesco, Asda, Sainsbury's and Morrison's.



9.69 Our finer grain assessment finds that only a limited number of local residents (8.9%) visit Wirksworth town centre for personal or recreational goods respectively. No residents are shown as undertaking any clothing shopping in the town.

9.70 Whilst the market share performance of the town centre is extremely low, we consider that there is limited prospect of Wirksworth achieving a significant enhancement in its market share performance. With the increasing polarisation of comparison retailers to higher order centres, Wirksworth will remain a secondary destination within the retail hierarchy.

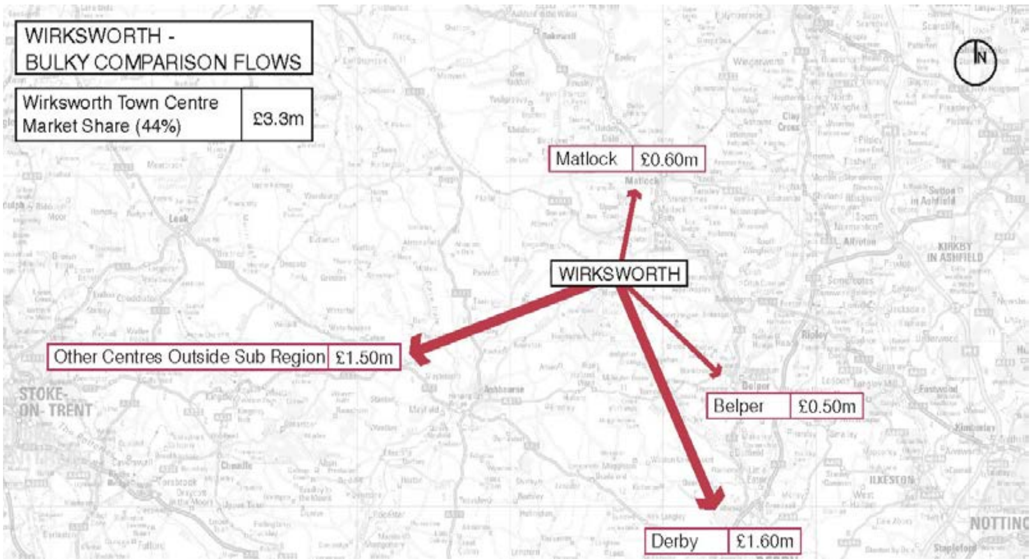
9.71 We therefore recommend that the District Council should seek to prioritise the development of a new foodstore within Wirksworth should an appropriate site be identified or become available.

WIRKSWORTH – BULKY GOODS

9.72 Our assessment shows that whilst a smaller centre, Wirksworth out-performs Matlock in bulky goods, claiming a 12.9% (£6.4 million) market share from the wider Matlock / Wirksworth catchment in comparison to an 11.2% (£5.5 million) market share in Matlock. These survey results compare to the 2006 Retail Capacity Study which identified Wirksworth to command a 28% market share for DIY and Other Bulky Goods whereas Matlock only retained a 10.9% market share.

9.73 This strong overall performance does however cover significant variations in market share performance with the town centre performing well in respect to domestic goods (28.1% / £2.9 million) and audio-visual goods (24.5% / £3.2 million) but poorly in respect to furniture goods (no market share) and DIY goods (2.6% / £0.2 million). The popularity of the town centre for domestic and audio-visual goods is primarily attributable to the presence of two shops (Quality Resales and Weston's Electrical Discount Centre) which offer reconditioned and discount 'white goods'.

9.74 In terms of its performance from its immediate catchment (postcode sector DE4 4), the survey results as shown in the plan below highlight that Wirksworth actually retains 44% (£3.3 million) of all bulky goods expenditure arising within its immediate catchment (expenditure claims from Matlock excluded on plan).



9.75 Whilst this is a particularly positive performance, as with our assessment above, we consider that there is no realistic prospect of Wirksworth achieving a significant enhancement in its market share performance. The town will remain a secondary destination for bulky goods shopping in commercial terms. We therefore consider that the future policy focus for Wirksworth should be on retaining the existing offer.

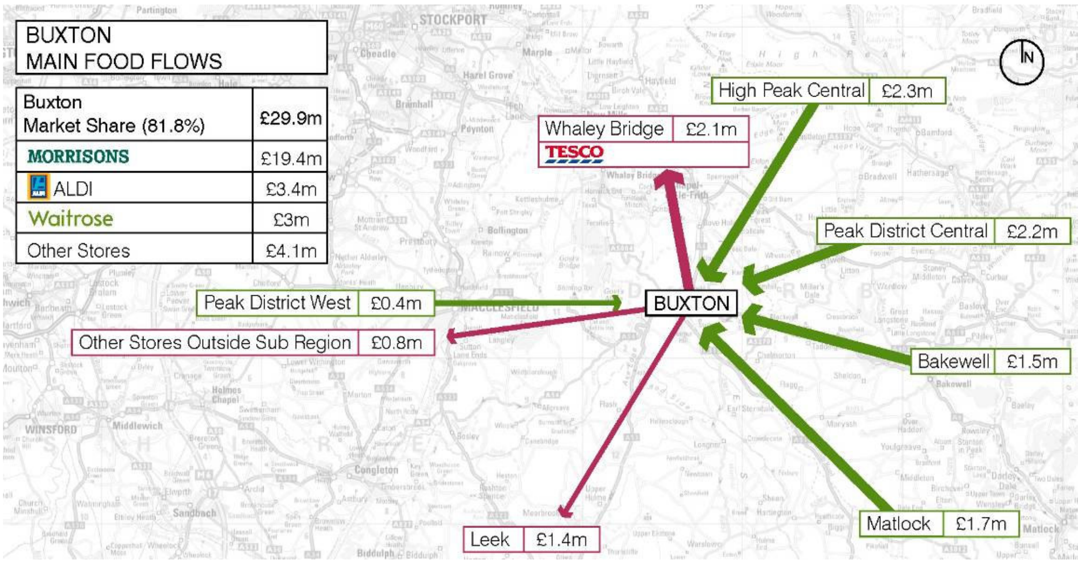
10. HIGH PEAK – QUANTITATIVE ANALYSIS

10.1 This section sets out the market share performance and forward quantitative capacity in convenience and comparison goods for Buxton, Glossop and the High Peak Central area which together comprises the towns of Chapel-en-le-Frith, New Mills and Whaley Bridge.

1) BUXTON – CONVENIENCE GOODS

Main Food

10.2 The household telephone survey identifies that Buxton retains a significant proportion (81.8% / £29.9 million) of convenience expenditure arising within its catchment (Appendix 4). This is similar to the 79% market share identified in the 2003 Central Area Retail Capacity Study.



10.3 Whilst this overall retention figure is extremely positive, existing foodstores within Buxton town centre presently claim only 35% (£10.5 million) of the overall £29.9 million retained within the Buxton catchment (Zone 7). The out-of-centre Morrison's store dominates main food spend, claiming 65% (£19.4 million) of all expenditure retained within the town.

10.4 All stores within Buxton do however draw strongly from a wider catchment with the town centre claiming £4.6 million from other catchment zones and the Morrison's claiming £4 million.

10.5 Leakage is limited with Tesco at Whaley Bridge accounting for 31.3% (£2.1 million) of all expenditure spent outside Buxton. Foodstores in Leek account for 20.3% (£1.4 million).

10.6 In terms of wider food shopping trends, our capacity assessment, identifies the following:

Top-Up

- Town centre foodstores retain 63.5% (£7.7 million) of all top-up expenditure arising within the Buxton catchment. The primary destinations are local independent shops which claim £3.5 million (45.5%) and Tesco Express which claims £1.7 million (22%).
- Morrison's presently commands a 20.7% (£2.5 million) market share from the wider Buxton catchment.

Individual Store Performance

- The out-of-centre Morrison's store is performing very strongly, apparently trading £13.9 million above its company benchmark of £13.2 million.
- The Aldi store performs relatively well, trading £3.1 million above its company benchmark.
- Waitrose is performing poorly, trading £16.6 million below its company benchmark of £22.1 million.

10.7 Whilst the contrasting performance of the respective Aldi and Waitrose stores may reflect current economic conditions whereby shoppers are 'trading down', the under-performance of Waitrose is particularly marked. This may be attributable to the store being within Spring Gardens Shopping Mall and an accompanying lack of its own dedicated store access, prominent commercial frontage or own dedicated parking facilities.

a) Baseline Capacity Position – Constant Market Shares

10.8 On the basis of existing market shares and minimal growth in convenience expenditure within the Buxton catchment, our capacity modelling exercise generates a nominal floorspace requirement of 41 m^2 (gross) in 2011, rising to 83 m^2 (gross) in 2014, 125 m^2 (gross) by 2017 and 252 m^2 (gross) by 2026 (Table 9, Appendix 4).

b) Forward Capacity – Scope of Improvement

10.9 Buxton as a whole presently retains 81.8% of main food expenditure arising within its catchment, which is a strong performance. However, within this overall retention figure, the majority of this expenditure is directed to the out-of-centre Morrison's store (53%) with town centre foodstores securing a relatively low 29% market share.

10.10 Given the dominance of the out-of-centre Morrison's, we consider that the provision of a new foodstore within the town centre would deliver significant quantitative and qualitative benefits given that:

- Whilst the town centre has a broad range of foodstores, apart from the Waitrose store within the Spring Gardens Mall, they are limited range and predominantly orientated towards the discount end of the market (Iceland, Aldi). The town centre presently lacks a full range mainstream foodstore to perform an anchor role and to enable it to effectively compete on a like-for-like basis with the existing out-of-centre Morrison's.
- Provision of a new full range foodstore within the town centre with a comparable offer / facilities to the out-of-centre Morrison's would significantly enhance the potential for linked trips within the wider town centre (i.e. increase spend / dwell time).
- A new full range foodstore would significantly enhance competition and importantly choice for local residents given that the Morrison's store is identified to be significantly overtrading (£13.9 million); the re-assignment of 'overtrading' expenditure to the town centre would derive significant economic and sustainability benefits and is fully supported in PPS6 terms.

10.11 We have therefore modelled a forward growth scenario whereby the main food market presently secured by Buxton is increased to 90%, which generates an additional £3.1 million of convenience expenditure. In addition, we have assumed a re-assignment of some of the overtrading surplus (£10 million) from the out-of-centre Morrison's store acknowledging, that it will continue to remain an attractive foodstore destination for car-borne shopping trips given its prominent location and ease of access on Bakewell Road (A6). The assessment does not however include the re-assignment of the overtrading surplus from the Aldi store at this stage; subject to the nature of any new floorspace, this would also be potentially available to support new foodstore provision.

10.12 The exercise finds that there is a forward quantitative need for, depending on the type of retailer (Table 10, Appendix 4):

- **Medium Order / Discounter Retailer**[20] (£5,000 per square metre sales density) – 3,789 m^2 (gross) in 2011, rising to 3,827 m^2 (gross) in 2014, 3,875 m^2 (gross) by 2017 and 4,007 m^2 (gross) by 2026; **or**

[20] Medium Order / Discount Retailers considered to include Co-Op, Somerfield, Aldi, Netto and Lidl amongst others and an average sales density figure is prescribed for indicative purposes only.

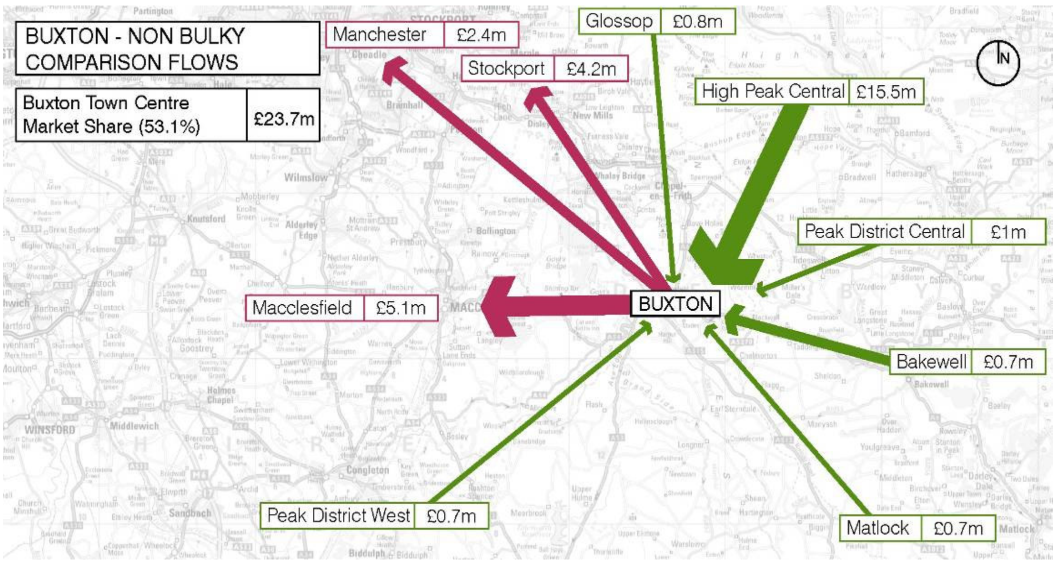
- **Large Retailer**[21] - (£12,040 per square metre sales density) generates a requirement for 1,573 m^2 (gross) floorspace in 2011, rising to 1,589 m^2 (gross) by 2014, 1,609 m^2 (gross) in 2017 and 1,664 m^2 (gross) in 2026.

10.13 The floorspace figures identified should be treated as a broad indication of capacity, the exercise makes no provision for any increase in the performance of the Waitrose store; if this was to begin to trade more strongly then this would have an effect on the potential available expenditure.

10.14 Clearly, the re-assignment of the Morrison's overtrading can only be justified if a new mainstream foodstore comes in a sequentially advantageous location (i.e. benefits the wider town centre). To this extent, we are aware of emerging proposals for a new mainstream foodstore on the existing Spring Gardens car park site to the rear of the primary shopping area within the town centre. We consider that a new foodstore proposal in this location would potentially deliver significant quantitative and qualitative benefits to the wider town centre.

BUXTON – NON-BULKY COMPARISON GOODS

10.15 As the largest town centre in the sub-region, Buxton has a strong comparison goods offer which is reflected in the town retaining £23.7 million (53.1%) out of the £44.6 million non-bulky expenditure arising within its catchment (Appendix 4).



10.16 The plan shows that Buxton is also one of the main principal centres for local residents within the High Peak Central area (£15.5 million). Given the relatively strong market share

[21] The large (Top 4) convenience retailers are considered to be Tesco, Asda, Sainsbury's and Morrison's.

performance, Macclesfield 11.4% (£5.1 million), Stockport (9.4% / £4.2 million) and Manchester (5.4% / £2.4 million) only claim small market shares. However, given that both Macclesfield and Stockport are subject to major new town centre schemes, the future market share performance could be affected.

10.17 In terms of the market share secured for particular non-bulky comparison goods, the household survey results confirm that:

- **Clothing** – Buxton retains a 43.2% (£8.3 million) market share from its catchment which is down from the 59.3% market share identified in the 2003 Central Area Retail Capacity Study. The town centre does however command a strong market share from the Peak District Central (9.1% / £0.7 million) and High Peak Central (16.9% / £5.5 million) zones. The main alternative destinations are Macclesfield (11.5% / £2.2 million), Manchester (10.3% / £2 million) and Stockport (9.6% / £1.8 million).
- **Personal / Luxury Goods** - Buxton performs very strongly retaining a 71.6% (£10.6 million) market share from its catchment. The town also is the principal destination for High Peak Central residents with a 27.5% (£6.7 million) market share. Stockport (6.7% / £1 million) and Macclesfield (6.5% / £0.9 million) are the main alternative destinations.
- **Recreational Goods** – Buxton dominates, retaining a 45.3% (£4.8 million) market share in comparison to Macclesfield (17.9% / £1.9 million) and Stockport (12.6% / £1.4 million). Buxton also draws £3.3 million (19.7%) from the High Peak Central zone.

a) Baseline Capacity Position – Constant Market Share

10.18 On the basis of existing market shares and allowing for population and expenditure growth, quantitative capacity is identified for 720 m^2 (gross) of non-bulky comparison floorspace in 2011, rising to 1,483 m^2 (gross) in 2014, 2,290 m^2 (gross) by 2017 and 5,006 m^2 (gross) by 2026 (Table 9, Appendix 4).

b) Forward Capacity – Potential for Change

10.19 The household survey results show that Buxton is performing strongly, presently securing a 53.1% market share from its catchment. This market share performance is significantly ahead of the other main centres within the Peak Sub-Region and reflects the good range of higher order national multiples accommodated within the town centre (Spring Gardens).

10.20 On the basis of the present market share, we consider there is limited prospect of enhancing this performance given the relative position of the town within the regional retail hierarchy and the relatively contained catchment it draws upon.

10.21 In order to significantly increase its market share beyond existing levels, the town centre in our view would need to attract higher order (niche) comparison retailers in order to claw-back expenditure presently flowing to large regional shopping destinations such as Manchester. Emerging proposals such as the creation of a new spa hotel destination at The Crescent should further assist in promoting Buxton which may help in attracting some higher order niche (boutique style) retailers. The prospect of attracting higher order fashion retailers present within the larger regional centres does however on the basis of current market evidence and conditions seem limited.

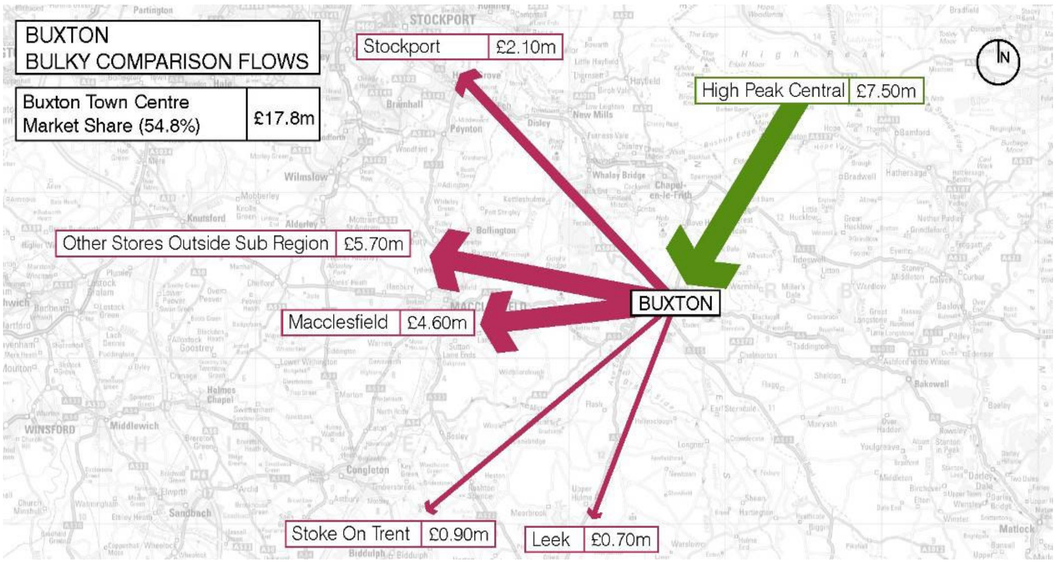
10.22 Emerging town centre proposals in Macclesfield, which include a large Debenhams store and several other mainstream comparison retailers, could impact on existing market shares given the proximity between the two centres. It will therefore be important that the District Council monitors town centre performance regularly in order to understand the impact of the new town centre scheme on Buxton shopping patterns.

10.23 Given the potential for the Macclesfield proposals to impact upon Buxton going forward, we have sought to identify a growth scenario which envisages a hypothetical increase in Buxton's market share from its own catchment to 60%. This increase in market share generates an additional £3.1 million of expenditure within the town centre and would deliver a floorspace requirement in the region of 2,271 m^2 (gross) in 2011, rising to 3,125 m^2 (gross) in 2014, 4,028 m^2 (gross) by 2017 and 7,068 m^2 (gross) by 2026.

10.24 Realisation of this increased market share scenario is however dependent on new site opportunities being identified within the town centre which would be attractive to larger national multiples.

BUXTON – BULKY COMPARISON GOODS

10.25 As with non-bulky goods, the household survey results confirm that Buxton performs strongly in respect to bulky goods, retaining 54.8% (£17.8 million) of all bulky goods expenditure (£32.5 million) arising within its catchment.



10.26 Whilst the town also draws strongly from the High Peak Central area (£7.5 million) for bulky goods shopping, the main alternative destinations are Macclesfield (£4.6 million) and Stockport (£2.1 million).

10.27 These market trends are picked up at a finer grain in the shopping patterns for the individual bulky goods:

- **Furniture / Flooring** - Buxton retains a 42% (£4.8 million) market share from its catchment which represents a significant increase on the 12% market share identified in the 2003 Central Area Study. The town centre also continues to attract substantial inflows from the High Peak Central (9.8% / £1.8 million) zone. The main competing destinations are Macclesfield (16.4% / £1.8 million) and Stockport (10.6% / £1.2 million).
- **DIY Goods** – Buxton performs strongly commanding a 64.7% (£3.6 million) market share in addition to securing expenditure inflows from the High Peak Central catchment (15.1% / £1.3 million). Macclesfield draws 10.2% (£0.6 million) with nominal flows also to Stockport and Leek.
- **Domestic Appliances** – Buxton commands a 58.3% (£3.8 million) market share from its immediate catchment. High Peak Central (18.7% / £2 million) provides an important source of inflow. The primary competing destination is Macclesfield (13.4% / £0.9 million).
- **Audio-Visual** - Buxton retains 56.5% (£5 million) of the market share from its immediate catchment. There are notable inflows from High Peak Central (15.2% / £2.3 million). Macclesfield (15% / £1.3 million) is the key alternative destination, followed by Stockport (5.5% / £0.5 million).

a) Baseline Capacity Position – Constant Market Share

10.28 The baseline bulky goods capacity in Buxton on the basis of the current market share performance is 708 m^2 (gross) in 2011, rising to 1,463 m^2 (gross) in 2014, 2,270 m^2 (gross) in 2017 and 5,035 m^2 (gross) in 2026 (Table 9, Appendix 4).

b) Forward Capacity – Potential for Change

10.29 Given the strong performance of Buxton across all the individual bulky goods sectors, whilst a quantitative need for additional floorspace has been identified through our baseline capacity assessment, we consider that there is limited prospect of the town centre enhancing its market share beyond existing levels identified in the household survey.

10.30 The bulky goods offer within town centre is well provided for with the existing Curry's store (Spring Gardens) meeting local residents' domestic / audio visual goods needs whilst the Focus DIY store and local hardware stores are well used by local residents with nearly 65% of DIY spending presently retained within the town.

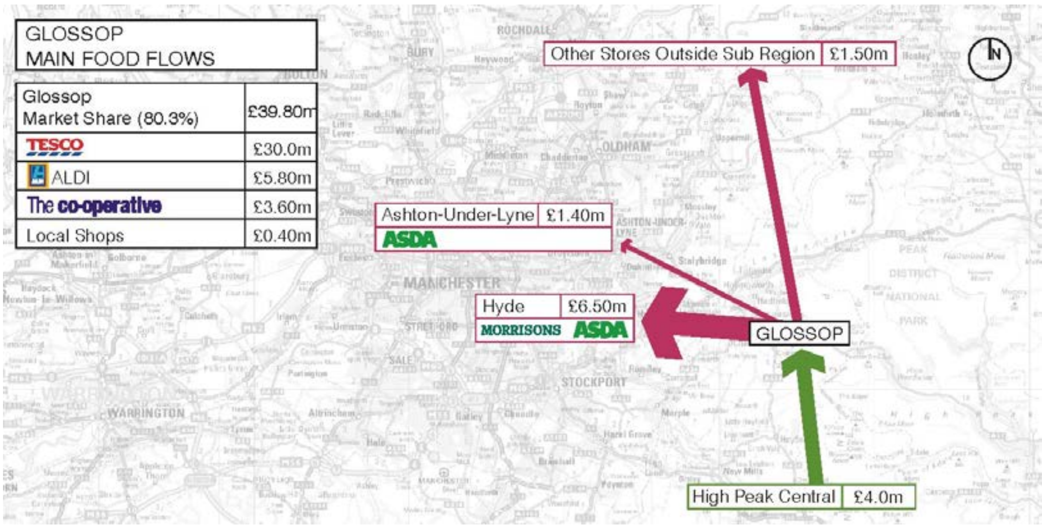
10.31 On this basis, we do not consider that there is a specific and overriding need to allocate any additional sites for bulky goods development in Local Development Framework and that priority should be given to enhancing the town centre convenience (mainstream foodstore) and non-bulky comparison offer if appropriate town centre sites become available.

10.32 If developer-led proposals for a new bulky goods development should emerge within Buxton, then they should be assessed against the wider PPS6 tests.

2) GLOSSOP – CONVENIENCE GOODS

Main Food

10.33 The convenience shopping patterns within the Glossop catchment are set out in detail below. Comparison of the present market share performance against that identified in the 2006 Glossop Town Centre Retail Study is also provided for reference (Appendix 6):



10.34 As the plan highlights, the main foodstores in Glossop presently retain 80.3% (£39.8 million) of main food expenditure arising within its catchment. This represents an increase from the 65.4% main food market share secured by the town in 2006 (catchment zones slightly differ).

10.35 However, within this overall retention figure, foodstores located within the town centre itself only secure a 24.6% (£9.8 million) market share with the relatively new Aldi store claiming £5.8 million (59%), the Co-Op securing £3.6 million (37%) and local independents drawing £0.4 million (4%) of all main food expenditure arising within the Glossop catchment. The Co-Op turnover identified through the household survey results is consistent with that identified in the 2006 Town Centre Study.

10.36 The out-of-centre Tesco at Wren Nest dominates the Glossop catchment for main food shopping, accounting for 75.4% (£30 million) of the overall spend directed towards the town. This compares within the £35.6 million market share identified in the 2006 Study. The store is also popular with local residents from the High Peak Central catchment, drawing £3.1 million. The Aldi store also commands a small market share (£0.9 million) from this catchment.

10.37 In terms of the main food expenditure leakage, the principal destinations as shown on the plan are main foodstores in Hyde (Morrison's £3.6 million; Asda £2.8 million) and Ashton-under-Lyne (Asda £1.4 million). These shopping trips are probably related to travel to work patterns and the relative accessibility from Glossop to the main foodstores along the M67 motorway.

10.38 With respect to top-up food shopping and overall store (turnover) performance, our capacity modelling exercise identifies the following:

Top-Up

- Glossop presently retains 69.3% (£11.4 million) of top-up expenditure arising within its own catchment; town centre foodstores claim £6.9 million (60.5%) of this top-up expenditure with Co-Op claiming £2.7 million and Aldi £1.1 million; this is attributable to the location of the Co-Op next to the town's railway station. The strength of the local independent offer (butchers, bakers) is highlighted by local shops presently retaining £3 million (43.7%).
- Tesco (Wren Nest) commands 39.5% (£4.5 million) of this top-up expenditure.
- Hadfield performs a supporting role to Glossop, with local convenience shops claiming £2.3 million of top-up expenditure from the catchment.

Individual Store Performance

- Tesco (Wren Nest) is over-performing by £4.2 million against its company benchmark of £33.8 million. This represents a decrease from the £7 million overtrading surplus identified in the 2006 Study and is partly attributable to the opening of the new Aldi store within the town centre and the present economic climate.
- The performance of secondary stores is mixed; Co-Op under-performs by £3.6 million against its company benchmark of £10.2 million whilst Aldi over-performs by £4.2 million against its benchmark of £3.6 million.

a) Baseline Capacity Position – Constant Market Shares

10.39 On the basis of population and expenditure growth within the Glossop catchment, having taken account of efficiency gains of existing convenience floorspace, baseline quantitative capacity of 96 m^2 (gross) is identified by 2011, rising to 193 m^2 (gross) by 2014, 290 m^2 (gross) by 2017 and 585 m^2 (gross) in 2026 (Table 9, Appendix 6).

b) Forward Capacity – Potential for Change

10.40 Whilst Glossop retains a significant proportion of main food expenditure arising within its own catchment (80%), the majority of this spending (60%) is directed to the Tesco store at Wren Nest located some 700m west of the town centre. The dominance of main food shopping by Tesco is highlighted by the fact that the store is found to be trading £4.2 million over its company benchmark turnover of £33.8 million.

10.41 The strong performance of Tesco compares to the low 20% market share presently secured by foodstores within the town centre (Aldi, Co-Op and local independent offer). With the town centre Aldi store also found to be trading £4.3 million over against its company benchmark turnover of £3.6 million, we consider that there is a quantitative and particularly a qualitative need for a new foodstore within Glossop town centre.

10.42 As with Buxton, the defined town centre presently lacks a mainstream foodstore to effectively compete on a like-for-like basis with the dominant out-of-centre provision. Such a store would deliver several benefits to the wider town centre through:

- Increasing the propensity for shoppers to make linked trips within the wider town centre (i.e. increase spend / dwell time) deriving wider economic and sustainability benefits.
- Significantly enhance competition and retail choice for local residents given that the out-of-centre Tesco store is identified to be significantly overtrading; the re-assignment of 'overtrading' expenditure to a more centrally located foodstore being fully supported in PPS6 terms.
- Qualitatively enhance the range of existing foodstores within Glossop town centre (Aldi and Co-Op) which are predominantly orientated towards the middle and discount convenience sectors.

10.43 We have therefore sought to model a growth scenario whereby the main food market share retained within Glossop is increased to 90%, which is comparable to Buxton and what we consider to realistically be the maximum level of retention when allowing for travel-to-work related shopping trips and shopper brand loyalties. This market share increase generates an additional £5.7 million of convenience expenditure to support new floorspace provision within the town centre.

10.44 With the re-assignment of the overtrading surplus from the out-of-centre Tesco store applied (assessment ignores the potential draws on the overtrading identified for the in-centre Aldi store), there is a forward quantitative capacity, depending on the type of retailer, as follows (Table 10, Appendix 6):

- **Medium Order / Discounter Retailer**[22] (£5,000 per square metre sales density) – 2,953 m^2 (gross) in 2011, rising to 3,057 m^2 (gross) in 2014, 3,164 m^2 (gross) by 2017 and 3,486 m^2 (gross) in 2026; **or**
- **Large Retailer**[23] - (£12,040 per square metre sales density) - 1,226 m^2 (gross) floorspace in 2011, rising to 1,269 m^2 (gross) by 2014, 1,314 m^2 (gross) in 2017 and 1,448 m^2 (gross) in 2026.

[22] Medium Order / Discount Retailers considered to include Co-Op, Somerfield, Aldi, Netto and Lidl amongst others and an average sales density figure is prescribed for indicative purposes only.

10.45 The quantitative and qualitative benefits of the new foodstore can only be achieved if it is centrally located. This forward quantitative capacity should however not be viewed as a ceiling but a broad indication of the likely quantum of floorspace that could be realistically supported in quantitative terms. Additional qualitative considerations such as increasing local residents choice can provide further justification and the Borough Council will need to carefully consider as to what scale of foodstore provision could realistically be supported. This assessment will need to take account of other technical matters such as highways for example.

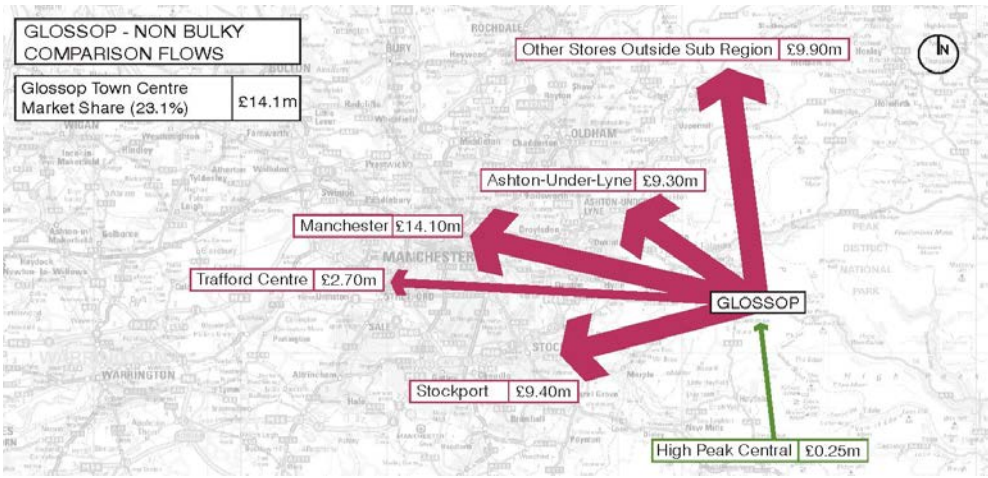
10.46 Within this context, we are aware of emerging proposals for a new mainstream foodstore on the Woods Mill site. Whilst a store on this site could potentially perform a town centre function, it will be important that any application is supported by a robust PPS6 assessment which addresses particular concerns relating to the impact of a new large foodstore on the existing town centre offer. The provision of a new foodstore at Woods Mill must also comprehensively address the wider regeneration opportunity the site presents in accordance with the initial Area Action Plan (withdrawn) and the emerging Interim Planning Statement (IPS).

GLOSSOP – NON BULKY GOODS

i) Town Centre / Catchment Performance

10.47 As the catchment plan below highlights, Glossop presently retains £14.1 million out of the £61.3 million non-bulky goods expenditure available within its catchment, which translates to an overall non-bulky market share of 23.1%. Manchester City Centre (23% / £14.1 million) is the principal alternative destination outside of the Sub-Region for local residents whilst Stockport and Ashton-under-Lyne draw a 15 % (£9.4 million) share.

[23] The large (Top 4) convenience retailers are considered to be Tesco, Asda, Sainsbury's and Morrison's.



10.48 In terms of specific non-bulky goods, the household survey results confirm the following:

- **Clothing** – Glossop retains a 17.7% (£4.7 million) market share from its immediate catchment; this represents an increase on the 2006 Town Centre Study which identified an 11.7% market share (albeit catchment zones slightly differ). The main alternative destinations for clothes shopping are Manchester (28.5% / £7.6 million), Ashton-under-Lyne (16.1% / £4.3 million) and Stockport (10.8% / £2.9million).
- **Personal / Luxury Goods** – The town centre performs better for personal and luxury goods, presently retaining a 30.8% (£6.2 million) market share; this is above the 24.5% market share identified in the 2006 Town Centre Study. Manchester (18.3% / £3.7 million), Ashton-under-Lyne (14.5% / £2.9 million) and Stockport (12.5% / £2.5 million) are the principal competing destinations.
- **Recreational Goods -** Glossop market share from its own catchment is presently 22.1% (£3.2 million), a slight improvement on the 17.8% market share identified in the 2006 Town Centre Study. The market share is however slightly below Stockport (27.3 % / £4 million) and Manchester (19.5% / £2.9 million).

a) Baseline Capacity Position – Constant Market Shares

10.49 Our baseline capacity modelling exercise identifies a requirement for 403 m^2 (gross) of floorspace in 2011, rising to 831 m^2 (gross) in 2014, 1,283 m^2 (gross) by 2017 and 2,804 m^2 (gross) in 2026 (Table 9, Appendix 6). If however the future turnover performance of the retail floorspace being delivered through the Howard Town Mill scheme is taken into account then our capacity assessment identifies that there is no immediate need for any new non-bulky goods floorspace in the short to medium term through to 2017 (i.e. negative capacity) (Table 10, Appendix 6).

b) Forward Capacity – Potential for Change

10.50 The household survey results show that Glossop presently commands a 23% non-bulky market share which we consider to be a good performance given the nature of the existing offer within the town centre, its relative position within the retail hierarchy and the proximity and accessibility to higher order centres within Greater Manchester.

10.51 Whilst our capacity modelling exercise has not identified any overriding quantitative need for the Borough Council to proactively plan for new non-bulky retail provision through the Local Development Framework process, we consider that there is potential for Glossop to increase its market share performance to 30% if the Howard Town Mill scheme is completed and the wider mixed-use regeneration of the Woods Mill site comes forward.

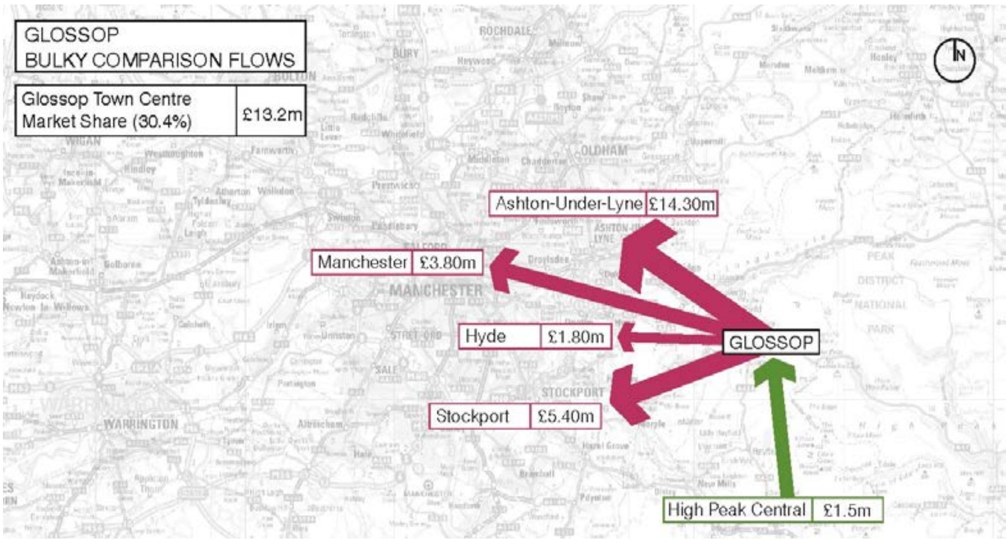
10.52 Clearly whilst the market share increase will be dependent on the type and quality of retailers attracted to the respective schemes, the market share enhancement would generate the following forward capacity:

- **Capacity excluding commitments** – 2,547 m^2 (gross) in 2011, rising to 3,099 m^2 (gross) in 2014, 3,684 m^2 (gross) by 2017 and 5,653 m^2 (gross) in 2026 (Table 11, Appendix 6).
- **Capacity including commitments** – 119 m^2 (gross) in 2011, rising to 671 m^2 (gross) in 2014, 1,256 m^2 (gross) in 2017 and 3,225 m^2 (gross) (Table 12, Appendix 6).

10.53 This forward capacity figure should only be treated as a broad indication of capacity and if developer-led proposals for new non-bulky retail provision should emerge, as with our advice elsewhere, should the proposal complement and qualitatively enhance the existing offer within Glossop town centre and be genuinely capable of facilitating a clawback of expenditure, then subject to addressing the wider PPS6 tests, it is possible that additional non-bulky retail provision can be supported within the catchment.

GLOSSOP – BULKY COMPARISON GOODS

10.54 The household survey results show that Glossop does marginally better in terms of market share retention for bulky goods with a 30.4% (£13.2 million) market share. The town also attracts a reasonable amount of expenditure from the High Peak Central area.



10.55 Outside of Glossop, the main town visited by local residents is Ashton-under-Lyne with the town centre attracting £9.4 million of expenditure and the out-of-centre retail parks claiming £4.8 million. Stockport (£5.4 million), Manchester and Hyde also attract a reasonable amount of expenditure from the catchment.

10.56 The overall performance of the town centre in respect to the individual bulky goods sectors is however varied, as follows:

- **Furniture / Flooring** – Glossop town centre presently retains a 21.9% (£3.3 million) market share with Wren Nest retaining a further 2.1% (£0.3 million) market share. This compares to a 17.5% market share retained in the 2006 Town Centre Study. The key alternative destinations are Ashton-under-Lyne (22.9% / £3.5 million), Manchester (14.6% / £2.2 million) and Stockport (13.5% / £2 million).

- **DIY Goods** - Glossop draws a 37.2% (£2.6 million) market share with a further 3.3% (£0.2 million) directed to Wren Nest. The market share performance is particularly positive given that the 2006 Town Centre Study only identified a 23.3% town centre market share for DIY goods. Ashton-under-Lyne is the principal destination, presently securing a 24.8% (£1.7 million) market share. There are also outflows to Stockport (10.7% / £0.75 million) and Hyde (8.3% / £0.6 million).

- **Domestic Appliances** - Glossop retains 46.8% (£4.1 million) of catchment expenditure and attracts a further 5.6% (£0.6 million) from High Peak Central. This compares favourably to the 33% market share identified in the 2006 Town Centre Study. Ashton-under-Lyne is the main alternative destination outside (15.6% / £1.4 million) whilst a further 12% (£1 million) is secured by bulky-goods retail parks there.

- **Audio-Visual** - Glossop secures a 20.9% (£2.6 million) market share in addition to limited inflows from High Peak Central (2.2% / £0.3 million). This market share represents a decrease on the 26.7% market share identified in the 2006 Town Centre Study. The main alternative destinations are Ashton-under-Lyne (23.1% / £2.8 million) and its retail parks (14.3% / £1.75 million). Stockport commands a 15.4% (£1.9 million) market share.

a) Baseline Capacity Position – Constant Market Share

10.57 Our capacity modelling exercise identifies capacity for 512 m^2 (gross) of new bulky goods floorspace within Glossop in 2011, rising to 1,059 m^2 (gross) in 2014, 1,643 m^2 (gross) in 2017 and 3,645 m^2 (gross) in 2026 (Table 9, Appendix 6).

b) Forward Capacity – Potential for Change

10.58 In light of competition from larger centres within Greater Manchester, the household survey results indicate that Glossop performs relatively well in retaining 30% of bulky goods expenditure arising within its catchment. The household survey results do however indicate a varied performance across the individual bulky goods sectors within the town performing well in DIY and domestic appliances but poorly in respect to furniture and audio-visual goods.

10.59 With respect to forward capacity, we consider that there is limited prospect of significantly enhancing the town's market share performance or addressing the qualitative deficiencies in its bulky goods offer. Given the size of the town and its position within the retail hierarchy, Glossop will remain a secondary centre in commercial terms and we consider that it will be extremely difficult to attract the higher order bulky goods retailers required to further enhance its market share performance.

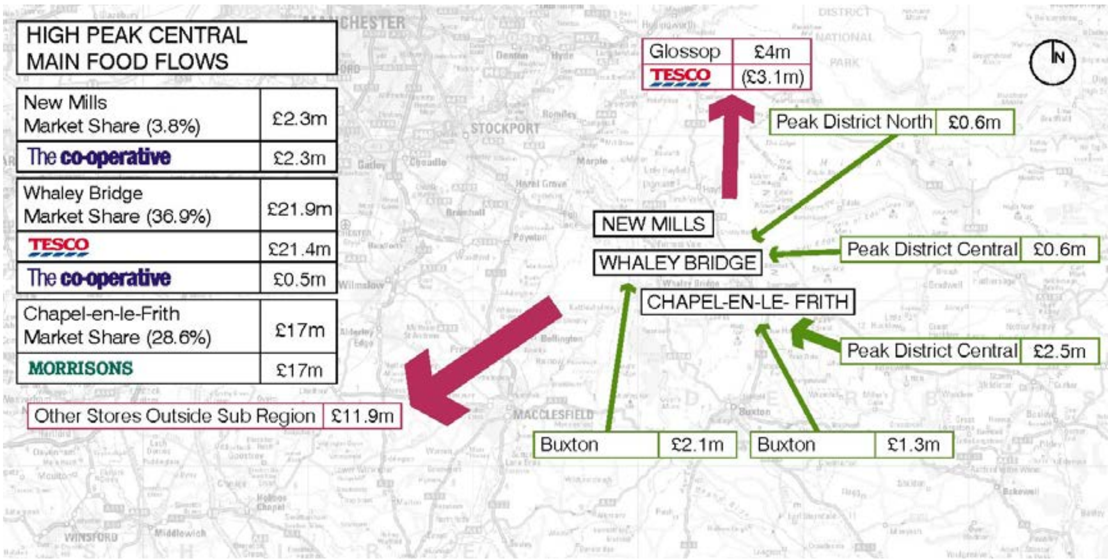
10.60 Given the obvious lack of potential development sites at present, we recommend that the Borough Council should prioritise the enhancement of the town centre convenience offer (foodstore) and non-bulky comparison offer if any potential sites within the town centre become available.

10.61 We consider that there is no specific need to allocate any additional sites for bulky goods development in Glossop over the forward Local Development Framework process. If however developer-led proposals for a new bulky goods development should emerge within Glossop town centre, then subject to addressing the wider PPS6 tests, we consider that additional bulky goods provision can be supported within the catchment.

3) HIGH PEAK CENTRAL - CONVENIENCE

Main Food

10.62 The High Peak Central area comprises the towns of Chapel-en-le-Frith, New Mills, Whaley Bridge and other smaller settlements. The household survey results confirm that overall the High Peak Central area currently retains a 69.3% (£41.1 million) main food market share from its own catchment (Zone 2). This compares to a 52.7% market share identified in the 2003 Central Area Study (Appendix 5).



10.63 The catchment plan shows that the principal foodstore destinations within the High Peak Central area are Morrison's at Chapel-en-le-Frith which claims £17 million (39.9%) of the overall main food expenditure retained in the catchment and the out-of-centre Tesco at Whaley Bridge which claims £21.4 million (50.4%). These two main foodstores also strongly draw from the Peak District Central and Buxton catchment zones with Morrison's drawing £3.9 million and Tesco claiming £2.7 million respectively.

10.64 The small Co-Op store in New Mills draws £2.3 million (5.2%) of all main food expenditure retained in the catchment; this compares to a 4.9% market share identified in the 2003 Central Area Study.

10.65 The main competing foodstores outside of the High Peak Central area is the out-of-centre Tesco at Glossop which claims £3.1 million. Local residents also look towards the main foodstores in Stockport such as Sainsbury's in Hazel Grove given the ease of access along the A6 Stockport – Buxton Road.

10.66 In terms of the other food shopping trends within the High Peak Central area, the household survey results identify the following:

Top-Up

- High Peak Central as a whole retains 79% (£15.6 million) of top-up expenditure. This is in line with the 80.6% market share identified in 2003.
- Morrison's (Chapel-en-le-Frith), Tesco (Whaley Bridge) and the smaller Co-Op at New Mills all draw an equal market share (£3.2 million) of the top-up expenditure retained.
- Local shops in New Mills also perform strongly, claiming a £3.8 million market share (24% of all top-up expenditure).

Individual Store Performance

- Morrison's (Chapel-en-le-Frith) and Tesco (Whaley Bridge) are found to be significantly overtrading against company benchmark averages (Tesco by £7.5 million against £20.7 million benchmark; Morrison's by £7.6 million against £17.1 million benchmark). This overtrading may be attributable to both stores serving local residents in the western area of the Peak District Central zone as well as attracting drive-by trade from commuters living in Buxton.
- The survey results indicate a varied trading picture for the local shops within the three towns with the small Co-Op in Chapel significantly under-trading (£4 million) whilst the Co-Op and local shops in New Mills perform well.

a) Baseline Capacity Position – Constant Market Share

10.67 A gross floorspace requirement of 112 m^2 is generated in 2011, rising to 224 m^2 (gross) in 2014, 338 m^2 (gross) by 2017 and 681 m^2 (gross) in 2026 (Table 9, Appendix 5).

b) Forward Capacity – Potential for Change

10.68 The household survey results show that overall the High Peak Central area retains a significant proportion (69%) of main food spending arising within its catchment zone. We consider that this to be a strong performance given that the three respective towns are located between the larger centres of Stockport and Buxton.

10.69 This overall market share for High Peak Central area does however mask variations in performance with the medium sized Tesco and Morrison's stores at Whaley Bridge and Chapel-en-le-Frith dominating main food shopping with local provision in New Mills only securing a minor main food market share.

10.70 The dominance of convenience provision within Whaley Bridge and Chapel-en-le-Frith is further reflected by the fact that both the stores are found to be significantly overtrading against their respective company benchmark turnovers. This overtrading may in part be attributable to the drive-by expenditure both stores secure from the Buxton and Peak District Central zones.

10.71 There is a quantitative and qualitative deficiency in the convenience offer within New Mills which is presently small-scale in nature and orientated towards meeting daily top-up shopping needs. The deficiency in New Mills existing convenience offer is further highlighted by finer grain analysis of the main food shopping patterns within its immediate catchment (postcode sectors SK22 3 and SK22 4) which finds that:

- The majority of local residents (44.4%) look towards the out-of-centre Tesco at Whaley Bridge for the main food shopping. The Morrison's at Chapel-en-le-Frith which is located past the Tesco store at Whaley Bridge only secures a 14% main food market share.
- Existing provision in New Mills only secures 20% of main food shopping with the small Co-Op store securing a 14% market share and local provision (butchers, grocers et) securing a further 6% of residents spending.
- The out-of-centre Tesco store at Wren Nest in Glossop secures an 11.1% main food market share from the New Mills catchment.

10.72 It is evident therefore that New Mills presently operates as a secondary centre with local residents looking towards the large foodstores in surrounding centres to meet their main food shopping needs.

10.73 Given that New Mills is afforded equal status with Chapel-en-el-Frith and Whaley Bridge within the sub-regional retail hierarchy[24], we have undertaken a quantitative assessment to identify the forward potential for a new foodstore in New Mills.

10.74 Our assessment is based on growth scenario whereby the main food expenditure retained by the wider High Peak Central catchment is increased to 80% in line with the main food market shares secured by the Glossop catchment in particular. This market share increase generates an additional £7.5 million of expenditure available to support the following new convenience floorspace within the catchment, depending on the type of retailer (Table 10, Appendix 5):

[24] As defined by the adopted High Peak Borough Local Plan (March 2005) and adopted Derby and Derbyshire Joint Structure Plan.

- **Medium Order / Discounter Retailer**[25] (£5,000 per square metre sales density) – 3,708 m^2 (gross) in 2011, rising to 3,833 m^2 (gross) in 2014, 3,959 m^2 (gross) by 2017 and 4,341 m^2 (gross) in 2026; **or**
- **Large Retailer**[26] - (£12,040 per square metre sales density) - 1,540 m^2 (gross) floorspace in 2011, rising to 1,592 m^2 (gross) by 2014, 1,714 m^2 (gross) in 2017 and 1,803 m^2 (gross) in 2026.

10.75 Given that this floorspace capacity figure only assumes that a new foodstore in New Mills would only clawback some (£5 million) of the overtrading surplus from the Tesco (due to its prominent location for drive-by trade) and Morrison's (due to its geographical proximity to the Peak District Central zone), we consider that a new foodstore can be supported in New Mills on both quantitative and qualitative grounds.

10.76 The provision of a new foodstore in New Mills would balance provision with the three respective High Peak Central centres and importantly would deliver wider economic and sustainability benefits for New Mills through enhancing the retention of expenditure within the town and promoting linked shopping trips. We therefore recommend that the provision of a new foodstore in New Mills should be promoted by the Borough Council through its forward Local Development Framework process.

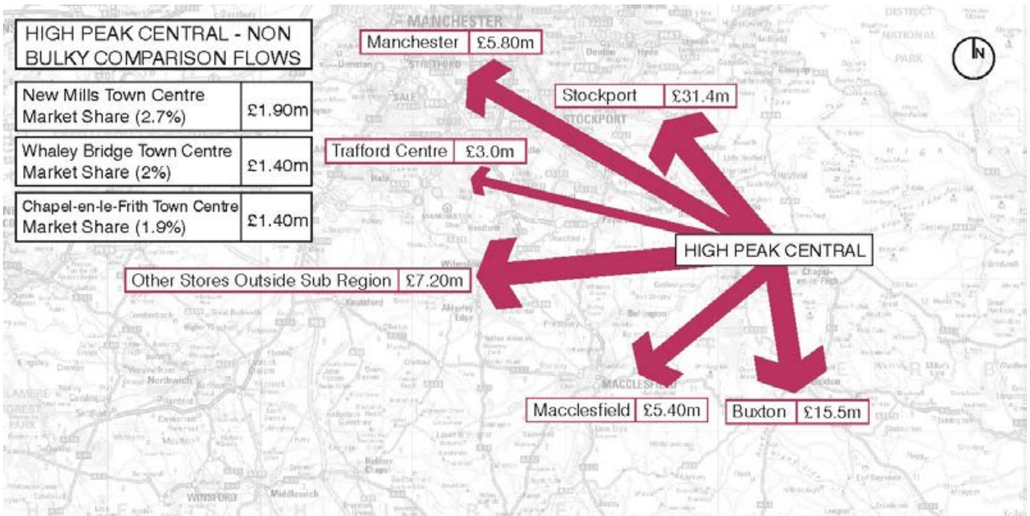
10.77 It will however be particularly important that forward Local Development Framework policy builds in sufficient flexibility in capacity terms so as to enable commercially responsive proposals to come forward if genuine operator interest emerges or suitable sites within the town centre become available. Given the particularly strong independent convenience offer within New Mills it will also be important that any proposal is supported by a robust PPS6 assessment which addresses particular concerns relating to the impact of a new foodstore on the existing town centre convenience offer.

10.78 With respect to Chapel-en-le-Frith and Whaley Bridge, given the breadth of convenience offer (mainstream foodstore complemented by local shops) and current market share performance, there is no need for the Borough Council to plan for additional convenience provision within the respective towns over the Local Development Framework timeframe.

[25] Medium Order / Discounter Retailers considered to be Co-Op, Somerfield, Aldi, Netto and Lidl amongst others and an average sales density figure is prescribed for indicative purposes only.
[26] Large (Top 4) convenience retailers are considered to be Tesco, Asda, Sainsbury's and Morrison's.

HIGH PEAK CENTRAL – NON BULKY COMPARISON GOODS

10.79 The three main towns within the High Peak Central area have a relatively limited comparison retail offer and this is reflected in the market share performance for comparison goods, as highlighted in the catchment plan.



10.80 The catchment plan shows that New Mills presently secures the largest market share for non-bulky goods with 2.7% (£1.9 million), followed by Whaley Bridge (2% / £1.4 million) and Chapel-en-le-Frith (1.9% / £1.4 million).

10.81 Whilst a significant amount of expenditure (£15.5 million) arising in the High Peak Central area is retained within the Peak Sub-Region at Buxton, there are large outflows of expenditure to Stockport (£31.4 million), Manchester (£5.8 million) and Macclesfield (£5.4 million).

10.82 The secondary role of the principal towns within the High Peak Central zone is further highlighted in respect to the finer grain analysis, as detailed below:

- **Clothing** – Given the deficiency in the clothes store offer across the three town centres only New Mills (1.6% / £0.5 million) commands any market share from the catchment. These results accord with the findings of the 2003 Central Area Study. The main destinations for clothes shopping are larger centres such as Buxton (16.9% / £5.5 million), Stockport (42.7% / £13.9 million) and Macclesfield (11.3% / £3.7 million).
- **Personal / Luxury Goods** – The three towns perform marginally better with Chapel-en-le-Frith retaining a 5.9% (£1.4 million) market share and New Mills and Whaley Bridge

both drawing 4.9% (£1.2 million). Stockport and Buxton are again the main alternative destinations, drawing a 30.4% (£7.4 million) and 27.5% (£6.7 million) market share respectively.

- **Recreational Goods** – Overall expenditure retention is again negligible with Chapel not claiming any market share and both New Mills and Whaley Bridge drawing only 1.5% (£0.25 million). The majority of residents look towards Stockport (60.6% / £10.1 million) whilst Buxton also performs reasonably well (19.7% / £3.3 million).

a) Baseline Capacity Position – Constant Market Shares

10.83 Our baseline capacity assessment identifies capacity for 135 m^2 (gross) of non-bulky goods floorspace in 2011, rising to 278 m^2 (gross) in 2014, 429 m^2 (gross) by 2017 and 937 m^2 (gross) by 2026 (Table 9, Appendix 5).

b) Forward Capacity – Potential for Change

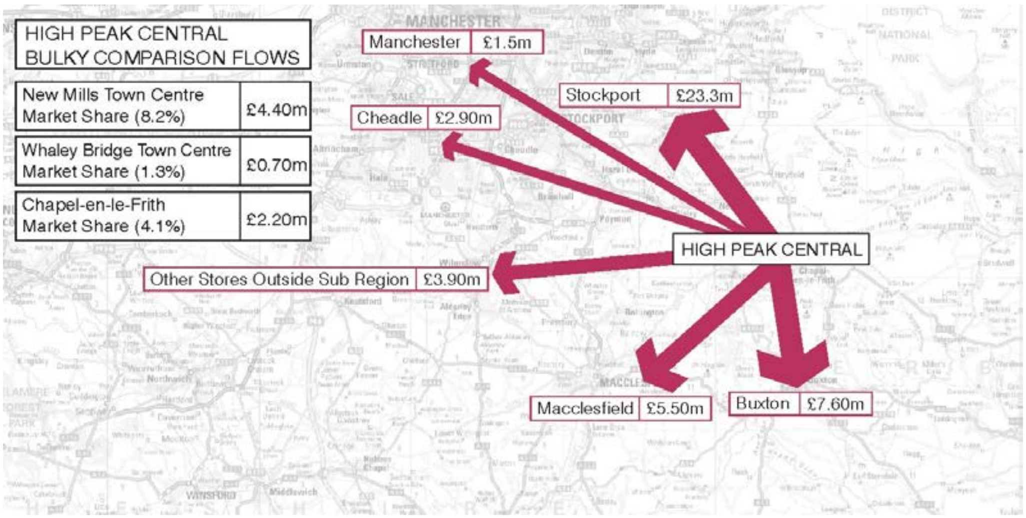
10.84 Whilst the market share performance of each of the main town centres within the High Peak Central area is extremely low, we consider that there is limited prospect of achieving a significant forward enhancement in market share performance going forward. It is clear that local residents look towards higher order centres to meet their main comparison shopping needs and with the increasing polarisation of retailers to higher order centres, the main High Peak Central town centres will remain secondary destinations.

10.85 On this basis, we do not consider that it should be a priority for the Borough Council to allocate any new development sites within the High Peak Central area over the forward Local Development Framework process for non-bulky comparison retail.

10.86 If developer-led proposals do however emerge then we consider subject to addressing wider PPS6 issues (particularly impact and scale) that proposals can be supported given the low market share retained within the High Peak Central catchment at present.

HIGH PEAK CENTRAL – BULKY COMPARISON GOODS

10.87 The survey results confirm that with the exception of Whaley Bridge (1.3% / £0.7 million), the main town centres within the High Peak Central area perform better in respect to bulky goods with New Mills securing a 8.2% (£4.4 million) and Chapel-en-le-Frith drawing a 4.1% (£2.2 million) market share.



10.88 As with non-bulky comparison goods, the principal expenditure flows out of the High Peak Central catchment are to Stockport (£23.3 million), Buxton (£7.6 million) and Macclesfield (£5.5 million).

10.89 In terms of the specific non-bulky goods sectors, the household survey results identify the following market flows:

- **Furniture / Flooring** – Chapel-en-le-Frith and New Mills both secure a 5.4% (£1 million) market share whilst Whaley Bridge secures 1.1% (£0.2 million). These market shares are significantly above the findings of the 2003 Study (New Mills drew the largest market share with 2.2%). Stockport is the principal destination (44.6% / £8.3 million) followed by Macclesfield (8.7% / £1.6 million) and Buxton (9.8% / £1.8 million).
- **DIY Goods** - Chapel-en-le-Frith performs relatively well retaining a 12.6% (£1.1 million) market share from its catchment (significantly above 2003 Study findings of 4.9%). New Mills (5.9% / £0.5 million) and Whaley Bridge (2.5% / £0.2 million) perform supporting roles. Stockport (36.9% / £3.2 million) and Buxton (15.9% / £1.4 million) are the principal destinations.
- **Domestic Appliances –** New Mills performs strongly commanding a 14.1% (£1.5 million) market share from the catchment. Chapel-en-le-Frith and Whaley Bridge only draw a 0.9% (£0.1 million) reflecting their limited offer. The key alternative destinations are Stockport (36.4% / £3.9 million) and Buxton (18.7% / £2 million).
- **Audio-Visual** – New Mills performs reasonably well retaining an 8.7% (£1.3 million) market share. Chapel does not secure any expenditure whilst Whaley Bridge only draws

1.1% (£0.2 million). The majority of residents look towards Stockport (50% / £7.7 million), Buxton (15.2% / £2.3 million) and Macclesfield (12% / £1.8 million).

a) Baseline Capacity Position – Constant Market Shares

10.90 On the basis of expenditure and population growth within the High Peak Central catchment, our capacity modelling exercise identifies a quantitative need for 283 m^2 (gross) of bulky goods floorspace in 2011, rising to 586 m^2 (gross) in 2014, 909 m^2 (gross) in 2017 and 2,016 m^2 (gross) in 2026.

b) Forward Capacity – Potential for Change

10.91 As with our assessment of non-bulky comparison goods above, given that the respective High Peak Central towns are secondary destinations within the sub-regional retail hierarchy, we consider that there is limited prospect of achieving a significant market share enhancement going forward. Given the polarisation of retailers to larger centres and the propensity of local residents to travel further to undertake comparison goods shopping, we consider that the future policy focus for the High Peak Central towns should be on consolidating the existing offer rather than any substantive quantitative expansion.

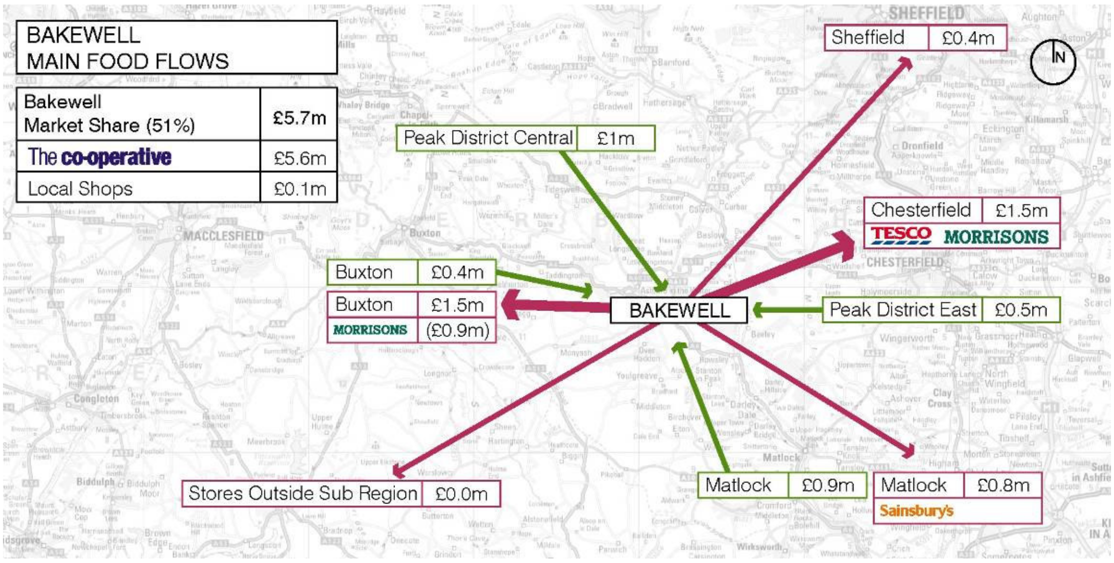
11. PEAK DISTRICT NATIONAL PARK - QUANTITATIVE ANALYSIS

11.1 A detailed overview of the market share performance of Bakewell is set out below followed by a review of the main shopping trends in the other National Park catchment zones which do not contain any principal centres.

BAKEWELL – CONVENIENCE GOODS

Main Food

11.2 The plan below shows that Bakewell presently retains 51% (£5.7 million) of main food expenditure arising within its catchment (Zone 6; Appendix 1 catchment plan). This level of market share retention is comparable to other centres within the Sub-Region such as Ashbourne and Matlock which also serve large, predominantly rural hinterlands.



11.3 The town is achieving this level of performance without the benefit of any of the top 4 retailers; the medium sized Co-Op store, prominently located on the Market Square, accounts for 98.2% (£5.6 million) of the expenditure directed towards the town centre. The store also claims a small amount of expenditure from the Matlock (£0.9 million), Peak District Central (£1 million), Peak District East (£0.5 million) and Buxton (£0.4 million) catchments.

11.4 However, the quantitative assessment also identifies significant outflows of main food expenditure to mainstream foodstores in other centres within and outside of the Peak Sub-

Region, namely Chesterfield (Tesco / Morrison's; £1.5 million), Matlock (Sainsbury's £0.8million) and Buxton (£1.5 million).

11.5 In terms of the wider food shopping patterns within Bakewell, our capacity assessment identifies the following:

Top-Up

- Bakewell presently retains a 73.2% (£2.7 million) market share from its own catchment. Mirroring the main food expenditure flows; Bakewell also draws £0.2 million from Peak District Central and £3.1 million from Matlock.
- The majority of the top-up expenditure arising within the Bakewell catchment flows to the Co-Op (£2 million) and the other local independent shops within the town centre (£0.8 million). The existing Spar convenience store (£0.4 million) also performs a supporting top-up role in the town centre although its market share performance may be slightly underplayed given its dual role as the main Post Office for the town centre.
- Villages such as Baslow (£0.1 million) and Youlgreave (£0.1 million) perform a minor top-up role within the catchment. The other primary destinations for top-up shopping are foodstores in Buxton which draw £0.2 million.

Individual Store Performance

- The Co-Op store is the principal foodstore within Bakewell and its dominant trading position is reflected in the store trading by £5.4 million over its company benchmark turnover of £7 million. This is a strong performance, reflecting not only the dominant position of the store within town but also the inflow it draws from the Matlock and Peak District Central zones (£0.9 million respectively).

a) Baseline Capacity Position

11.6 Assuming a constant market share as set out above, our baseline capacity modelling exercise identifies limited quantitative capacity of 26 m^2 gross by 2011, rising to 52 m^2 (gross) in 2014, 78 m^2 (gross) by 2017 and 158 m^2 (gross) in 2026 (Table 9, Appendix 3).

b) Forward Capacity / Recommendations

11.7 The household survey results reveal that Bakewell presently secures a 51% main food market share and a 73% top-up share. These retention levels are comparable with other centres in the sub-region (Ashbourne, Matlock). In addition the town centre is clearly viable, with a strong tourist spend and a strong and attractive independent sector representation across all retail sectors.

11.8 The Co-Op store at Market Square however dominates the main food offer, reflected in the store presently trading by £5.4 million above its company benchmark turnover figure. The lack of a full offer or 'top four' foodstore[27] within the town centre, the leakage out of the town (particularly for main food spend) and the overtrading of the Co-Op store begin to suggest a possible qualitative deficiency or lack of choice for local shoppers.

11.9 Whilst in other towns in the sub-region we have considered the potential for securing an increased spending retention and modelled what that would mean in terms of new floorspace, we are however conscious that Bakewell is the centre located within the National Park and therefore subject to constraints that such a location brings.

11.10 For consistency purposes however and in line with the approach adopted elsewhere in the wider study, we have therefore sought to model a hypothetical growth scenario whereby the main food market share Bakewell retains from its own catchment is increased to 65%, which we consider to a realistic aspiration given the performance of other centres but acknowledging the strength of surrounding provision.

11.11 In addition to the hypothetical market share uplift, we have also made provision for reassignment of some the overtrading surplus (£3.5 million) from the in-centre Co-Op store.

11.12 This capacity modelling exercise generates a forward quantitative capacity, depending on the type of retailer, of (Table 10, Appendix 3):

- **Medium Order / Discounter Retailer**[28] (£5,000 per square metre sales density) – 1,548 m^2 (gross) in 2011, rising to 1,575 m^2 (gross) in 2014, 1,604 m^2 (gross) by 2017 and 1,690 m^2 (gross) in 2026; **or**
- **Large Retailer**[29] (£12,040 per square metre sales density) - 643 m^2 (gross) floorspace in 2011, rising to 654 m^2 (gross) by 2014, 666 m^2 (gross) in 2017 and 702 m^2 (gross) in 2026.

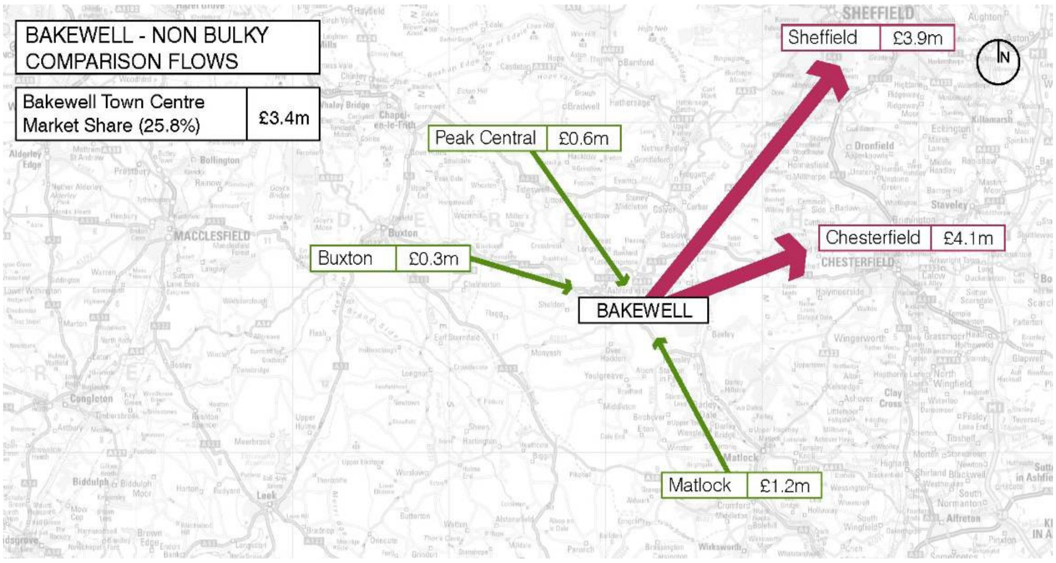
11.13 Clearly, the re-assignment of the overtrading surplus from the existing Co-Op store is only beneficial in PPS6 terms if any new foodstore provision is located within or adjacent to the town centre and thus adds to the vitality and viability of the existing offer. Any qualitative

[27] The top four mainstream convenience retailers are Asda, Morrison's, Tesco and Sainsbury's
[28] Medium Order / Discount Retailers considered to include Co-Op, Somerfield, Aldi, Netto and Lidl amongst others and an average sales density figure is prescribed for indicative purposes only.
[29] The top four mainstream convenience retailers are Asda, Morrison's, Tesco and Sainsbury's

benefits arising would be diminished if new provision comes forward out-of-centre, allowing shoppers to effectively 'bypass' the existing town centre. This would potentially have a wider detrimental impact on the overall town centre, undermining its forward vitality and viability.

BAKEWELL – NON BULKY COMPARISON GOODS

11.14 Bakewell is a major tourist destination and whilst the town centre retail offer is predominantly orientated towards niche tourist goods, the town retains a quarter (25.8% / £3.4 million) of all non-bulky comparison expenditure arising within its catchment.



11.15 The household survey results also highlight that whilst the town attracts a reasonable amount of expenditure (£1.2 million) from the Matlock catchment, the majority of residents look to higher order centres such as Chesterfield (30.9% / £4.1 million) and Sheffield (29.5% / £3.9 million) to meet their main non-bulky shopping needs.

11.16 In terms of the individual market share retained by Bakewell in terms of the specific non-bulky goods sectors, our capacity modelling assessment shows:

- **Clothing** – Bakewell claims a 10.9% (£0.6 million) market share from its immediate catchment in addition to a small inflow from Matlock (£0.5 million). The main higher order destinations are Chesterfield (40.4% / £2.3 million) and Sheffield (32.4% / £1.8 million).
- **Personal / Luxury Goods** – Bakewell commands nearly half (45% / £2 million) of all catchment spending as well as notable inflows from Matlock (£0.7 million). Sheffield and Chesterfield are the principal destinations, each claiming a market share of over 20% (£1 million).

- **Recreational Goods** – Bakewell secures a 25.7% (£0.75 million) market share; Sheffield is the main destination (36% / £1.1 million) followed by Chesterfield (25.5% / £0.7 million).

a) Baseline Capacity Position

11.17 On the basis of the existing market share performance, our capacity modelling exercise generates a bulky goods floorspace requirement of 248 m^2 (gross) in 2011, rising to 511 m^2 (gross) in 2014, 789 m^2 (gross) in 2017 and 1,724 m^2 (gross) in 2026.

b) Forward Capacity / Recommendations

11.18 Given the relative position of the town within the sub-regional retail hierarchy, the retention of a quarter of all non-bulky comparison goods expenditure arising within its own catchment is positive in headline terms. This overall market share retention figure is however 'skewed' by the strong market share performance in personal / luxury goods (45% market share) given that Bakewell retains a smaller market share in respect to clothing (11%) and recreational goods (25%).

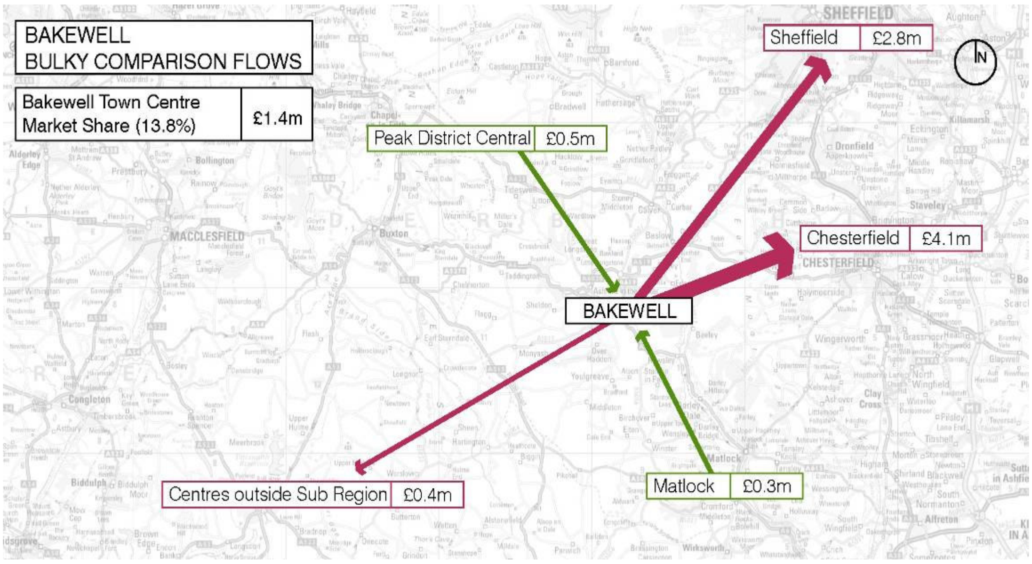
11.19 It is clear that the majority of local residents look to higher order centres to meet their main non-bulky comparison needs and we consider that there is no realistic prospect of Bakewell achieving a significant enhancement in its market share performance. Whilst the town will remain a major tourist destination in the sub-region, given the polarisation of comparison retailers to higher order centres, Bakewell will remain a secondary destination within the retail hierarchy.

11.20 Therefore, whilst we have identified some forward quantitative capacity through our modelling exercise, we consider that there is limited need for the National Park Authority to prioritise provision for non-bulky comparison retailing.

11.21 The requirement for new comparison floorspace within Bakewell will be commercially driven and therefore should any proposals for new non-bulky goods floorspace come forward then subject to appropriately addressing the wider PPS6 tests, we consider that additional provision can be supported within the catchment.

BAKEWELL – BULKY COMPARISON GOODS

11.22 Given the tourist orientated retail offer within the town centre, Bakewell secures a relatively limited market share of 13.8% (£1.4 million) from its immediate catchment. This relatively low market share reflects the secondary role the town centre plays in the sub-regional retail hierarchy. The higher order centres of Chesterfield (39.8% / £4.1 million) and Sheffield (27.3% / £2.8 million) dominate the catchment spending respectively.



11.23 The household survey results for the individual bulky goods sectors does however reveal some minor variations in market share performance with the town securing a larger market share in respect to domestic and audio-visual goods than furniture and DIY goods.

- **Furniture / Flooring** – Bakewell secures a 7.4% (£0.3 million) market share from its own catchment; the primary destinations for furniture / flooring shopping are Chesterfield (38.8% / £1.4 million) and Sheffield (36.4% / £1.4 million).
- **DIY Goods** – Chesterfield dominates the catchment spending, commanding a 63.3% (£1.2 million) market share. Bakewell does however secure a 14.5% (£0.3 million) market share from its immediate catchment which is slightly higher than Sheffield (9.7% market share / £0.2 million).
- **Domestic Appliances** – Bakewell claims a 19.4% (£0.4 million) market share in addition to inflows from Peak District Central (8.1% / £0.2 million); the principal destination is Chesterfield (30.4% / £0.7 million).

- **Audio-Visual -** Bakewell's market share is 17.7% (£0.4 million) and despite expenditure inflows from neighbouring catchment areas, a significant proportion of expenditure flows to the higher order centres of Chesterfield (32.3% / £0.8 million) and Sheffield (30% / £0.75 million).

a) Baseline Capacity Position

11.24 Our baseline capacity modelling exercise identifies on the basis of population and expenditure growth within the Bakewell catchment that there is only a requirement for 91 m^2 (gross) of bulky goods floorspace in 2011, rising to 188 m^2 (gross) in 2014, 291 m^2 (gross) by 2017 and 646 m^2 (gross) in 2026 (Table 9, Appendix 3).

b) Forward Capacity / Recommendations

11.25 Given the predominantly tourist orientated nature of its comparison retail offer, it is not surprising that Bakewell only retains a 13.8% market share overall for bulky goods. The majority of local residents clearly look towards surrounding higher order centres to meet their main shopping needs and with the continuing polarisation of national retailers to higher order centres within the retail hierarchy, we consider that there is no realistic prospect of Bakewell achieving a significant enhancement in its market share performance.

11.26 The town will remain a secondary destination for bulky goods shopping in commercial terms and therefore we consider that the future policy focus for Bakewell town centre should be on consolidating the existing offer. We do not consider that there is no specific and overriding need to allocate any additional sites for bulky goods development in Local Development Framework. If however developer-led proposals for a new bulky goods development should emerge then subject to appropriately addressing the wider PPS6 tests, we consider that additional bulky goods provision can be supported within Bakewell.

PEAK DISTRICT ZONES

11.27 Several catchment zones[30] within the Peak Sub-Region do not have any principal town centres located within them. Shopping patterns are spread across several main centres; the main convenience and comparison expenditure flows are summarised below:

[30] Peak District North (Zone 3); Peak District Central (Zone 4); Peak District East (Zone 5); and Peak District West (Zone 8).

PEAK DISTRICT NORTH

CONVENIENCE

11.28 The household survey results show that the majority of residents look towards centres outside of the Sub-Region to meet their **main food** shopping needs. The Tesco in Whaley Bridge is the only store within the Sub-Region to claim any expenditure from the catchment (1.2% / £0.6 million). The primary destinations are foodstores located in Huddersfield (39.5% / £20. 6million), Holmfirth / Meltham (21% / £10.9 million), Oldham (13.5% / £7 million) and Sheffield (9.8% / £5.1 million).

11.29 With respect to **top-up** shopping, the survey finds that shopping is more localised with local shops in Marsden (18.6% / £3.2 million) and Uppermill (11.4% / £2 million) each commanding a healthy market share. The Co-Op in Holmfirth (27.1% / £4.7 million) is however the most popular destination for top-up shopping although there are also notable flows to Morrison's Meltham (7.1% / £1.2 million) and Sheffield (8.5% / £1.5 million).

COMPARISON

11.30 The survey results indicate that local residents look outside of the Peak Sub-Region to meet their main shopping needs.

- **Non-Bulky Comparison** - Huddersfield is the principal destination for non-bulky comparison goods, commanding an overall 46.4% (£32.8 million) market share based on the high market shares it secured for clothing (50% / £15.5 million); personal / luxury goods (38.5% / £9.7 million) and recreational goods (52.7% / £7.5 million). Sheffield draws a 14.7% (£10.4 million) market share overall from the catchment.
- **Bulky Comparison –** Huddersfield again dominates, drawing a 55.5% (£29.6 million) market share for bulky-goods. This overall figure reflects strong claims on furniture goods (47.8% / £9 million), DIY goods (68.2% / £5.5 million), domestic appliances (59.8% / £6 million) and audio-visual (55.4% / £8.9 million). Oldham is the next most popular shopping destination with a 14.1% (£7.5 million) market share.

PEAK DISTRICT CENTRAL

CONVENIENCE

11.31 Given its central location, the survey finds that local residents look to a variety of centres within and outside of the Peak Sub-Region to meet their **main food** shopping needs. The majority of residents look towards foodstores in Sheffield which draw a 28.8% (£4.2 million) market share from the catchment. Morrison's at Chapel-en-le-Frith is the second most popular store destination drawing a 17.8% (£2.6 million) market share whilst the Morrison's in Buxton draws an 11.1% (£1.6 million) market share.

11.32 With respect to **top-up food** shopping, the survey results indicate more localised shopping patterns with local shops in Hope Village commanding a 26.8% (£1.3 million) market share and local shops in Hathersage drawing a 17.1% (£0.8 million) market share. The Co-Op at Bradwell also draws a 17.1% market share.

COMPARISON

11.33 The survey results clearly indicate that local residents within the catchment look towards Buxton to meet their main comparison goods shopping needs.

- **Non-Bulky Comparison** – The survey finds that Sheffield is the principal destination (65.3% / £11.3 million) for non-bulky comparison shopping, followed by Chesterfield (16.1% / £2.8 million). Hope Village retains a small market share (1% / £0.2 million).
- **Bulky Comparison** - Sheffield is again the principal centre for local residents with a 64.9% (£1.8 million) market share. Chesterfield is the next most popular destination (21.6% / £0.6 million).

  Tideswell claims a 1.4% (£0.3 million) bulky goods market share and this is particularly attributable to its 4.4% market share for DIY goods.

11.34 The household survey results suggest that local topography influences local residents shopping decisions with residents on the western side of the catchment zone looking towards Buxton and Macclesfield and residents to the east looking to Sheffield and Chesterfield to meet their main comparison shopping needs.

PEAK DISTRICT EAST

CONVENIENCE

11.35 The Peak District East catchment is relatively detached from the principal town centres in the sub-region and the majority of local residents look towards foodstores in Sheffield and Chesterfield to meet their main food shopping needs. The most popular stores within Sheffield for **main food** shopping is Tesco (39.5% / £15.2 million), followed by Sainsbury's (17.4% / £6.7 million), Waitrose (10.5% / £4 million) and Morrison's (7% / £2.7 million). A further £5.3 million (13.9%) is spent at other foodstores in the city. Morrison's Chesterfield also draws a 4.7% (£1.8 million) market share.

11.36 Sheffield also dominates **top-up** food shopping patterns with local shops in the city drawing a 34.8% (£4.5 million) market share. Somerfield (18.2% / £2.3 million) and Tesco (16.7% / £2.1 million) are the principal destinations.

COMPARISON

11.37 A significant majority of local residents look towards Sheffield to meet their shopping needs with only an extremely limited market share (1.4% for non-bulky; 0.8% for bulky) drawn by the main centres in the Peak Sub-Region.

- **Non-Bulky Comparison** - Sheffield retains a 90.6% (£49.5 million) market share overall; this is derived from its dominance of the clothing (92.1%), personal / luxury goods (88.3%) and recreational goods (91.4%) sectors. Chesterfield draws a 5% (£2.7 million) overall market share for non-bulky goods.
- **Bulky Comparison** – Sheffield secures an 89.4% (£36.2 million) market share with Chesterfield securing a 5.5% market share (£2.2 million).

PEAK DISTRICT WEST

11.38 The survey results for the Peak District West catchment also mirror the eastern catchment results with a significant number of local residents looking towards principal centres outside of the Sub-Region to meet their main comparison shopping needs.

CONVENIENCE

11.39 The Peak District West catchment extends from broadly east of Macclesfield to Leek and the wider Staffordshire Moorlands area. Tesco Macclesfield is the most popular store for main food shopping with a 30.6% market share (£10.9 million) followed by Morrison's Leek (23.5% / £8.4 million) and Sainsbury's Macclesfield (18.8% / £6.7 million).

11.40 In terms of **top-up** spending patterns, the survey results highlight that outside of the main foodstores (Tesco Macclesfield and Morrison's Leek both draw a 13.4% / £1.6 million market share) the majority of local residents shop in local villages such as Bollington which claims a 26.9% (£3.2 million) market share.

COMPARISON

11.41 The majority of local residents look towards Macclesfield, Stoke-on-Trent and to a lesser extent Leek to meet their main shopping needs. The household survey results confirm:

- **Non-Bulky Comparison** – Macclesfield is the principal destination for shopping trips with an overall market share of 41.3% (£18.7 million). Stoke-on-Trent secures a 22.1% (£10 million) market share whilst Leek secures a 13.6% (£6 million). The out-of-centre Handforth Dean Retail Park draws a 5% (£2.3 million) market share.
- **Bulky Comparison** - Macclesfield remains the dominant centre for the catchment with a 48.5% (£17.7 million) market share overall. Leek is the second most popular destination with a 19.2% (£7 million) market share whilst Stoke-on-Trent commands an 18.3% (£6.7 million) market share.

12. LEISURE

12.1 This section reviews the existing distribution of leisure facilities within the Peak Sub-Region, focusing in particular on the cinema, health & fitness and evening economy provision (restaurants, bars and night-clubs) within the main town centres.

12.2 We have drawn upon the results of the household telephone survey, which included questions asking respondents where they go most often to visit the cinema and health and fitness facilities. As there is presently no cinema provision within any of the principal centres within the Peak Sub-Region, the household survey results show that the majority of local residents visit provision outside of the Sub-Region.

12.3 However, notwithstanding this lack of cinema provision across the Sub-Region, having established the principal leisure destinations for local residents, the household survey also asked local residents what improvements to the quality and range of leisure facilities would persuade households to visit more often. The main suggested improvements to leisure provision inform the qualitative assessment of leisure provision.

DERBYSHIRE DALES

ASHBOURNE

CINEMA

12.4 There is no cinema provision within Ashbourne. The *Odeon* cinema complex at the Meteor Centre in Derby is the primary destination for local residents with an 18.3% market share. There also notable flows to *Cinebowl* at Dovefields Retail Park in Uttoxeter (6.9%), the *Showcase* in Derby (5.3%) and *Cineworld* in Burton (4.6%). The recent opening of a new multi-screen cinema complex as part of the wider Westfield development in Derby is likely to enhance the attractiveness of the city centre to Ashbourne residents.

GYM / HEALTH & FITNESS FACILITIES

12.5 Whilst a significant proportion of respondents (71.8%) stated that they do not regularly go to a gym or health & fitness centre, of those that do regularly visit is it majority (20.8%) utilise Ashbourne Leisure Centre which is a modern development located in the town centre, comprising a 25 metre swimming pool, badminton courts and a 30 machine gymnasium.

SUGGESTED IMPROVEMENTS

12.6 When asked what improvements could be made to the existing leisure offer to persuade them to visit more often, the main responses given by local households were to:

- Enhance the range of health & fitness centres / gyms / leisure centres (8.6%);
- Improve play areas for children (6.4%);
- Develop a new cinema or swimming pool (4.3%); and
- A new ten-pin bowling centre (3.6%).

12.7 It should be noted however that a majority of respondents (68.6%) considered that no improvements to the leisure offer in Ashbourne town centre were necessary. Of all the comments the provision of a new cinema would deliver a significant enhancement in the town's leisure offer. However, given the size of the town and its constrained catchment and taking into account the polarisation of cinema operators to large centres or leisure park destinations, we consider that there will be no viable commercial interest in developing a mainstream cinema offer within Ashbourne.

MATLOCK / WIRKSWORTH

CINEMA

12.8 The majority of local residents within Matlock and Wirksworth look towards the *Cineworld* at Alma Leisure Park in Chesterfield for cinema visits (33.6%). The *Odeon* cinema in Derby is visited by further 7.1% of respondents whilst the local *Ritz* cinema in Belper attracts a small number of residents (2.1%).

GYM / HEALTH & FITNESS FACILITIES

12.9 The primary destination for gym / health & fitness centres from the Matlock / Wirksworth catchment is Matlock (9.8%). Derby is the next most popular destination (4.9%) followed by Rowsley (2.8%) which is located to the north west of Matlock.

SUGGESTED IMPROVEMENTS

12.10 The household survey responses highlight that the majority of local residents (23.5%) consider that enhancing the health & fitness facilities would persuade them to visit Matlock town centre more often. Other popular suggestions were a new swimming pool (11%); cinema (9.6%) and ten-pin bowling centre (3.7%) in addition to improving play areas for children (5.1%).

12.11 Local residents' desire for a new leisure centre and swimming pool is likely to be realised by the proposed development of the Central Area Leisure Centre at 'The Dimple' between Matlock and Darley Dale. The new leisure centre is proposed to consolidate existing leisure uses on to one site within the town and will include:

- A main sports hall for badminton, indoor football.
- A minor sports hall for fitness / aerobics.
- A dedicated fitness suite including private test rooms, 50 no. fitness stations.
- A main swimming pool and ancillary teaching / fun pool.

12.12 The proposed development will significantly enhance the attraction of Matlock to local residents and visitors alike.

HIGH PEAK

BUXTON

CINEMA

12.13 The household survey results indicate that the majority of local residents (18.5%) in Buxton visit the *Cineworld* cinema complex at Alma Leisure Park in Chesterfield. Other destinations outside the catchment area include the small cinema in Marple (7.6%), the higher order cinema offer in Manchester City Centre (2.5%) and also the Grand Central complex in Stockport (2.4%). Some 63% of respondents indicated that they do not visit the cinema.

GYM / HEALTH & FITNESS FACILITIES

12.14 The primary destination for gym / health & fitness centres is Buxton (22.5%) with the majority of respondents (74.2%) not visiting any gym / health & fitness facilities.

SUGGESTED IMPROVEMENTS

12.15 When asked as to suggested improvements, only 49.6% of respondents from the Buxton catchment claimed that no improvements to the town centre's leisure offer were necessary; this is the lowest proportion of responses in comparison to the other centres within the Sub-Region. The principal suggested improvements included:

- Enhancing the range of health & fitness centres / gyms / leisure centres (20.1%);
- Provision of a new cinema (22.3%);

- A new swimming pool (12.7%); and
- Improving play areas for children (6.2%).

12.16 The recently announced partnership between the Borough Council and DC Leisure should seek to address several of the main suggested improvements through the creation of a new branded fitness centre facility at the existing Buxton Spa swimming pool which also is to be upgraded as part of the new public-private initiative.

12.17 The planned development of a new multiplex in Macclesfield as part of the emerging town centre redevelopment proposals will meet local residents' needs and it is unlikely that any commercial operator interest could be secured given the proximity and accessibility from Buxton to Macclesfield (A523).

GLOSSOP

CINEMA

12.18 The household survey results highlight that the majority of local residents (38.7%) visit the relatively new *Cineworld* complex at the out-of-centre Ashton Moss Leisure Park. This is primarily attributable to the ease of access from the M67 motorway. Further away, Manchester City Centre attracts 7% of respondents, followed by the *Regent Cinema* in Marple (3.5%) and *Odeon* at The Trafford Centre (2.8%). The survey results also recorded patronage in Stockport (*Cineworld*) and Didsbury (*UCG*).

GYM / HEALTH & FITNESS FACILITIES

12.19 The household telephone survey results show that Glossop Leisure Centre is presently used by 18.8% of local residents, followed by the private FX Leisure facility in Stalybridge (4.7%), Hyde (1.3%), Derby and Ashton-under-Lyne (0.7% respectively).

SUGGESTED IMPROVEMENTS

12.20 With regards to what improvements to the quality and range of leisure facilities in the town centre would persuade respondents to visit more often, the majority of local residents (15.8%) cited the enhancement of the existing range of health & fitness facilities within the town centre as the main improvement.

12.21 This suggested improvement is likely to be realised through the proposed expansion of the current fitness provision at the Glossop Leisure Centre through the creation of a new branded fitness facility with 35 new fitness stations. Emerging proposals for the mixed-use redevelopment of the Woods Mill site may provide a significant opportunity for a new public leisure centre to be built in the town centre going forward.

12.22 Other suggested improvements include a new cinema (7.2%), improving play areas for children (5%), a new swimming pool and a new ten-pin bowling centre (each 3.6%). The commercial need / interest in providing a new cinema as part of the Woods Mill Area Action Plan (now withdrawn) was considered in detail in the 2006 Town Centre Retail Study whereby it was concluded that there was no genuine prospect of securing any commercial interest given the size of the town, its catchment and also higher order competing provision elsewhere in Tameside and Greater Manchester.

HIGH PEAK CENTRAL

12.23 The High Peak Central catchment area comprises the principal centre of Chapel-en-le-Frith and the towns of New Mills and Whaley Bridge.

CINEMA

12.24 Residents from the High Peak Central catchment (Zone 2) look towards existing provision within Greater Manchester when visiting the cinema with the *Regent Cinema* in Marple being the most popular destination (27.6%). Other popular destinations include Manchester City Centre (6.3%), the *Odeon* at The Trafford Centre (4.7%) and the Parrswood Entertainment Complex in Didsbury (2.4%).

GYM / HEALTH & FITNESS FACILITIES

12.25 The household survey results show that Chapel-en-le-Frith and New Mills are the primary destinations for visiting gym / health & fitness centres (each 7.3%), followed by Buxton (3.3%). A further 5.3% of respondents went to other health and fitness centres whilst 75.3% stated that they do not visit such leisure centres. The planned improvements to New Mills Leisure Centre through the new management partnership between the Borough Council and DC Leisure will enhance existing facilities and may increase local resident patronage levels going forward.

SUGGESTED IMPROVEMENTS

12.26 In terms of suggested improvements to the quality and range of leisure facilities within the catchment, the majority of local residents considered that a new swimming pool (12.4%), a new cinema (11.7%) and enhancing health & fitness centres provision (10.9%) would persuade them to visit more often. Other notable suggestions include improving play areas for children (5.8%), new / improving other leisure facilities (2.9%) and improving the range of places to eat (2.2%). Encouragingly, some 64.2% of respondents stated that no improvements to the leisure offer were necessary.

PEAK DISTRICT

BAKEWELL

CINEMA

12.27 The primary cinema destination for the local residents in Bakewell is the Alma Leisure Park in Chesterfield (23.2%), followed by cinema provision within Sheffield (Meadowhall and Valley Centertainment Leisure Park). The household survey does not however pick up the role of the Cinema Club which operates within the wider Peak District.

GYM / HEALTH & FITNESS FACILITIES

12.28 The majority of local residents visit gym facilities within the town itself (14.8%). Other destinations for such activity include Rowsley (2.8%), Chatsworth and Chesterfield (1.7%) respectively. Some 76.4% of respondents stated that they do not go to the gym / health & fitness centres.

SUGGESTED IMPROVEMENTS

12.29 Despite some 70.7% of respondents claiming that no qualitative improvements to Bakewell's leisure offer were necessary, the main suggestions for improvements to the leisure offer within Bakewell are for a new health & fitness centre (6.8%); cinema (8.4%); swimming pool (7.8%) and youth club (3.7%). Improving play areas for children (3.7%) and improving the range of places to eat (1.9%) were also cited by respondents as main improvements which would persuade them to visit the centre more often.

PEAK DISTRICT NORTH

CINEMA

12.30 As with main shopping patterns, the majority of residents within the Peak District North catchment predominantly look towards cinema provision in Huddersfield which claims a 30% market share. The second most popular destination was the out-of-centre Ashton Moss Leisure Park in Tameside (7.8%) and the *Picture Dome* in Holmfirth (6.7%).

GYM / HEALTH & FITNESS FACILITIES

12.31 Whilst a significant proportion (76.8%) of local residents do not visit a gym, the household survey results indicate that existing provision within Huddersfield is a popular with 7.1% of responses. A further 3% of local residents visit the leisure centre at New Mills.

SUGGESTED IMPROVEMENTS

12.32 Whilst 82.1% of respondents did not consider that any improvements to the existing quality and range of leisure facilities would persuade them to visit more often, the majority of those who did consider that improvements were necessary believe that enhancing the range of leisure centres (10.5%) would be beneficial. A further 3.2% of respondents considered that a new cinema would persuade them to visit more often.

PEAK DISTRICT CENTRAL

CINEMA

12.33 The household survey results confirm that the majority of local residents (16%) within the Peak District Central zone travel to Sheffield to visit the cinema. A further 10% travel to *Cineworld* at Alma Leisure Park. A total of 66% of respondents do not visit the cinema, which is the highest proportion of any catchment within the Sub-Region.

GYM / HEALTH & FITNESS FACILITIES

12.34 Whilst the Hathersage Open Air Swimming Pool is a popular facility for local residents and visitors alike, the household survey results show that there is limited participation in health and fitness activities within the Peak District Central area with 83.3% of respondents not visiting any such facility; this is the highest non-participation rate across the Sub-Region. Of those who do visit health and fitness facilities, Sheffield and Buxton are the most popular centres for local residents.

SUGGESTED IMPROVEMENTS

12.35 Nearly all (93.3%) of respondents within the Peak District Central area considered that no improvements were necessary. Of the limited number of respondents who did consider the scope of future improvements, the provision of a new or enhanced leisure centre facility was particularly prominent.

PEAK DISTRICT EAST

CINEMA

12.36 Whilst a small proportion of respondents (6.3%) visit Alma Leisure Park in Chesterfield to go to the cinema, a large majority of residents travel to the various in-centre and out-of-centre cinema complexes in Sheffield (*Vue* Meadowhall 17.9%; *Showroom* Paternoster Row 15.8%; and *Odeon* Arundel Gate 11.6%)

GYM / HEALTH & FITNESS FACILITIES

12.37 Given its proximity to Sheffield, the majority of local residents within the Peak District East zone look towards provision within the city to meet their health & fitness needs (33%). A small proportion of respondents look towards Chesterfield (3%).

SUGGESTED IMPROVEMENTS

12.38 The main improvement suggested by residents in the Peak District East catchment is to make access to leisure provision more affordable (7.3%) followed by enhancing the range of leisure facilities available (5.2%).

PEAK DISTRICT WEST

CINEMA

12.39 The destinations local residents will travel to visit the cinema is more open in the Peak District West catchment with a large number (17.8%) looking towards the Festival Park in Stoke-on-Trent and the remainder travelling to various locations including Manchester City Centre, Parrswood Entertainment Complex (South Manchester) as well as The Trafford Centre and Macclesfield. The new mixed-use town centre scheme, which includes a multi-screen cinema complex in Macclesfield, is likely to draw a significant number of local residents in the future.

GYM / HEALTH & FITNESS FACILITIES

12.40 Given that the Peak District West catchment covers a large area of Staffordshire Moorlands, the household survey results show that Leek was the most popular centre (10%) for residents who participate in health & fitness activities. A smaller number look towards Macclesfield (7%) and Bollington (4%) respectively.

SUGGESTED IMPROVEMENTS

12.41 The most popular response for improving leisure provision from local residents living within the Peak District West catchment is the provision of a new cinema (19.8%). As previously detailed, this is likely to be satisfied by the new town centre redevelopment in Macclesfield which includes a multi-screen cinema complex. Whilst the second most popular response (9.9%) was for the existing leisure centre provision to be enhanced, it is notable that 7.7% of respondents considered that a new or improved community arts venue was the main enhancement that would persuade them to visit more often.

13. STUDY CONCLUSIONS

13.1 This Study seeks to review existing retail provision within the sub-region and to consider the scope for additional floorspace in the period through to 2026 so as to enable proactive planning for future needs through the forward Local Development Framework (LDF) process. This exercise has been set out in full in the preceding sections and accompanying tables and appendices.

13.2 By way of summary therefore, we set out below our principal findings and recommendations in relation to quantitative and qualitative need for convenience and comparison provision before concluding on matters of hierarchy and development control.

DERBYSHIRE DALES

CONVENIENCE GOODS

13.3 Our assessment shows in respect of **Ashbourne** and **Matlock** that neither town centre is qualitatively deficient in terms of its convenience offer with a mainstream foodstore (Sainsbury's) complemented by a medium order / discount retailer as well as a strong independent offer.

13.4 The towns however retain just over half of all main food spending arising within their respective catchments; this performance is adequate but not as strong as other towns within the sub-region (Buxton 81.8%, Glossop 80.3%). Whilst we acknowledge that Ashbourne and Matlock serve larger rural hinterlands and are affected by competing centres which limits overall ambitions on market share, we do consider that both towns could be working towards achieving some uplift in performance.

13.5 To assist in this exercise therefore we have modelled a situation whereby the amount of main food expenditure arising within both towns' respective catchment zones is increased to 65%. This represents a reasonable expectation were a proposal of sufficient quality to come forward to attract shoppers back into the respective towns. The assessment provides a broad indication of a level of floorspace which will assist the Council in considering any proposals that may come forward.

13.6 The benefits (linked trips, spin-off benefits) would be dependent on an in-centre location and we are of the view that the District Council should seek to restrict any out-of-centre foodstore development in both centres given the potential impacts on existing provision.

13.7 With respect to **Wirksworth**, whilst afforded equal status with the other two main Derbyshire Dales towns in the sub-regional retail hierarchy, our assessment clearly shows that the town is a secondary centre for main food shopping with an extremely limited convenience offer. We therefore consider on the basis of the likely catchment it will serve that there is an opportunity for the District Council to promote the development of a new foodstore in Wirksworth town centre through the forward Local Development Framework process to deliver significant economic and sustainability benefits.

NON-BULKY COMPARISON GOODS

13.8 Our quantitative assessment clearly shows that **Matlock** is significantly under-performing with low market share retention for non-bulky comparison goods. This performance is likely to have further weakened by the recent closure of the Woolworth's store in the town centre and its subsequent purchase by Iceland for a new convenience store. Therefore in our view, the requirement to enhance the market share performance of the town centre through a significant expansion in its non-bulky comparison offer is increasingly important.

13.9 On this basis, we support the proposed enhancement of the town centre retail offer promoted through the adopted Matlock Town Centre Supplementary Planning Document (SPD). Given the importance to addressing the quantitative and qualitative deficiencies in the existing retail offer, the broad areas identified by the SPD within the town centre as suitable for retail development should be formally translated into strategic site allocations through the forward Core Strategy. It should however be noted that the town centre may not be capable of achieving the amount of floorspace identified in our assessment and therefore the District Council will need to further assess the physical capacity of the sites identified in the SPD to define the appropriate scale of floorspace to be realistically delivered.

13.10 With respect to **Ashbourne**, whilst the town has a limited non-bulky comparison offer at present, our assessment shows that the town is performing relatively well. However, regard has to be had to market reality and we consider that there is no pressing requirement for the District Council to proactively plan for additional non-bulky retail development through its Local Development Framework. The continued promotion of the town as an attractive tourist destination may however present opportunities for expansion in its non-bulky comparison offer and we anticipate that any new provision is likely to be delivered through developer led proposals.

13.11 As with convenience goods, **Wirksworth** is a secondary centre within the sub-region retail hierarchy and meets a predominantly local need. We consider that there is no requirement or prospect for quantitative expansion in its non-bulky comparison retail offer. The emphasis of forward Local Development Framework policy for Wirksworth town centre must be of the consolidation and qualitative improvement rather than significant growth.

13.12 In terms of wider forward strategy for non-bulky comparison goods in the District, whilst our assessment has identified that out-of-centre retail destinations such as the Peak Village Shopping Centre at Rowsley presently secure a limited market share, we recommend that the District Council should seek to restrict further expansion of such destinations.

13.13 Any proposals for the expansion of out-of-centre facilities or the reconfiguration of existing units to accommodate more mainstream comparison retailers in particular should be resisted given the potential for out-of-centre provision to undermine the forward town centre strategy for Matlock in terms of attracting new retailers and enhanced visitor numbers within the town centre.

BULKY COMPARISON GOODS

13.14 Given the recent opening of the out-of-centre Waterside Retail Park development, which is anchored by a Homebase DIY store and still has several bulky goods units vacant, we consider that there is no overriding need for the District Council to proactively plan through its Local Development Framework for new bulky goods provision in **Ashbourne**.

13.15 With respect to **Matlock**, given the existing poor market share performance, low expenditure retention levels and qualitative deficiencies in range and choice (i.e. no mainstream retailers) we consider there is significant scope to provide a new DIY store within the town in order to clawback expenditure leakage. We would advocate that the District Council seek to proactively plan for a new bulky goods development through the Local Development Framework.

HIGH PEAK

CONVENIENCE GOODS

13.16 Whilst **Buxton** and **Glossop** retain a significant proportion of main food expenditure arising within their respective catchments, it is clear that both centres are dominated by large out-of-centre stores which the quantitative assessment finds to be significantly overtrading. Given that the existing provision within both town centres is presently orientated towards the limited offer and discounter operators (Waitrose Buxton aside) we consider that there could be significant regeneration benefits arising from the provision of a new mainstream, full offer foodstore within both town centres. Such provision would beneficially retain expenditure presently spent within out-of-centre foodstores and significantly increase the potential for linked shopping trips within the town centres.

13.17 The in-centre Spring Gardens car park site in Buxton town centre and the part in-centre Woods Mill site in Glossop town centre are the locations currently being promoted for new foodstore development. Subject to wider technical considerations (highways and design), both would seem capable of fulfilling the town centre function and uplift in retail offer.

13.18 In order to ensure that the wider quantitative and qualitative benefits are delivered through the new town centre foodstores in Buxton and Glossop, we strongly recommend that any further out-of-centre foodstore development is restricted. It is our view that the wider regeneration benefits from new in-centre provision will be undermined if new out-of-centre provision comes forward.

13.19 With respect to the wider quantitative need across the remainder of the Borough, our assessment has shown that whilst **New Mills** enjoys equal status with Chapel-en-le-Frith and Whaley Bridge in the retail hierarchy, the town plays a secondary role for main food shopping with the majority of local residents from the town looking toward main foodstore provision in the other two towns to meet their shopping needs.

13.20 We consider that there is scope within the High Peak Central catchment to increase market share and deliver significant economic and sustainability benefits through promoting a new foodstore in New Mills town centre through the Local Development Framework process. A new foodstore would balance provision across the three town centres in the High Peak Central area and will assist in reducing the present extent of overtrading identified at the main foodstores in Chapel-en-le-Frith (Morrison's) and Whaley Bridge (Tesco).

13.21 In terms of **Hadfield** (outside the Study Brief but included for completeness), our quantitative assessment has shown that the town performs a top-up shopping role with the majority of local residents looking towards Glossop to meet their main shopping and service needs. Given the relatively close proximity of the two town centres (1.5 kilometres between centres and virtual overlap to built up areas along the A57) and the apparent lack of readily available sites within or adjoining the tightly defined town centre, we consider that main foodstore provision within Glossop will continue to adequately meet Hadfield residents' needs.

13.22 We therefore do not consider that there is an overriding need for the Borough Council to proactively plan for new convenience provision in Hadfield. However, if an operator-led proposal should emerge within the town then the scheme should be determined against the principal PPS6 policy tests. In particular, given the strong market share retention in Glossop, the Borough Council should be satisfied that any proposals should be of sufficient quality to provide a genuine alternative to the main foodstore provision in Glossop and realistically provide for local residents' expenditure. The Borough Council should also be fully satisfied that a proposal will not materially impact on existing provision within Hadfield and Glossop (particularly the local independent shops) or prejudice the emerging foodstore proposals as part of a wider town centre mixed-use regeneration scheme at Woods Mill.

NON-BULKY COMPARISON GOODS

13.23 Our assessment finds that in spite of significant competition from larger centres in Greater Manchester, **Glossop** performs relatively well in retaining nearly a quarter of all residents non-bulky comparison expenditure arising within its catchment. Whilst the prospect of significant market share enhancement is limited given the secondary location of the town in the retail hierarchy and competition from higher order centres in Greater Manchester, we consider that there is some potential to achieve a further enhancement in market share performance going forward.

13.24 This enhancement in market share will however be dependent on the type and quality of retailers attracted to Glossop and suitable town centre sites coming forward that could accommodate new retail development. The completion of the Howard Town Mill scheme should deliver an improvement in the town centre retail offer and the Woods Mill site may provide a suitable opportunity for some additional non-food retail floorspace subject to wider regeneration aspirations, as set out within the emerging Interim Planning Statement, being comprehensively addressed.

13.25 In addition to planning for appropriate new retail development within the town centre, we also recommend that the Borough Council seeks to deliver a qualitative uplift in the town centre offer through continued investment in the town centre environment and retail fascias. The Borough Council should also seek to encourage, where appropriate the amalgamation of existing smaller units within the town centre to provide larger units for national multiple retailers. Whilst appreciating that the Borough Council cannot influence the commercial letting strategy, it will be particularly important that an active retail use (preferably non-food retail) for the Woolworth's store on the High Street is actively encouraged and the Council should seek to resist any change of use to non-retail uses given the lack of available modern floorplate configurations.

13.26 With respect to **Buxton**, our assessment finds that the town centre non-bulky offer is performing very well with the town claiming a near 55% market share from its own catchment as well commanding a significant market share from the southern and western parts of High Peak and central areas of the Peak District. This positive market share performance may however be undermined in the future by emerging large-scale town centre schemes in Macclesfield and Stockport which are to be anchored by higher order comparison retailers.

13.27 We therefore consider that in order for the town to retain its existing market share or competitive position in the sub-region retail hierarchy that the Borough Council proactively plans to enhance existing provision within the town centre through its Local Development Framework.

13.28 In particular, we consider that there is significant potential for the Borough Council to promote a qualitative enhancement in the existing town centre offer. We would recommend that the Borough Council particularly focuses on enhancing the Spring Gardens area adjacent to the shopping centre which is presently secondary in character. As with Glossop, the Council should actively encourage active retail uses for the Woolworth's store on Spring Gardens and seek to resist non retail uses.

13.29 A new mainstream foodstore in the town centre is likely to assist in improving the commercial attractiveness of the Spring Gardens area to other national multiples through the increased opportunity for linked trips.

13.30 In terms of the wider borough, our assessment has shown that the main towns within the **High Peak Central** area perform a limited role in respect to non-bulky comparison goods. We consider given that there is no realistic potential to improve the present market share performance. The main towns (Chapel-en-le-Frith, New Mills and Whaley Bridge) will continue to perform a local service centre role and the forward LDF strategy should seek to maintain local shopping facilities through protecting existing retail units and encouraging continued investment in the physical environment and retail fascias.

BULKY COMPARISON GOODS

13.31 As with non-bulky goods, our assessment shows that **Buxton** performs well in respect to bulky goods with an overall market share of 54.8% from its own catchment as well as attracting inflows from adjacent catchment zones. The town presently has a strong bulky goods offer with an out-of-centre Focus store meeting DIY needs and a Curry's electrical store at Spring Gardens meeting local residents' domestic appliances and audio-visual goods needs.

13.32 On the basis of this strong retailer representation, allied to a strong independent bulky goods sector in Buxton, we consider that there is no overriding need for the Borough Council to proactively plan for additional bulky goods development through its Local Development Framework. We recommend, given the likely enhanced competition from Macclesfield going forward, that the Borough Council should predominantly focus on enhancing the town centre non-bulky goods offer as well as delivering a new higher order mainstream foodstore in the town centre.

13.33 With respect to **Glossop**, our assessment shows that the town presently retains just over a third of bulky goods expenditure arising within its own catchment. We consider this to be a good performance given the higher order competition arising from larger centres and retail park destinations in Greater Manchester.

13.34 Given the secondary location of the town centre within the retail hierarchy and the polarisation of comparison retailers to higher order centres, we consider that there is limited potential to significantly enhance the existing market share performance in quantitative terms. We therefore recommend that the Borough Council seeks to prioritise the enhancement of the non-bulky comparison and foodstore offer in the town centre through the forward Local Development Framework process.

13.35 In terms of the wider High Peak Borough, we consider that the three small towns within the **High Peak Central** area will continue to play a secondary role in the retail hierarchy and that there is limited need for new provision within Chapel-en-le-Frith, New Mills or Whaley Bridge. Local residents in the High Peak Central area will continue to look towards higher order provision in Buxton and Greater Manchester and it is unlikely given the nature of the catchment that there will be any realistic commercial demand for new provision.

13.36 Any new bulky goods provision across the Borough is likely to be developer / occupier-led and subject to addressing wider PPS6 requirements, we consider that there is sufficient expenditure capacity to support additional new development if any commercially attractive schemes should emerge.

13.37 It is important however if any new retail warehouse (bulky goods) schemes emerge that the Borough Council should seek to attach appropriate planning conditions to restrict the sale of goods and protect the health of its principal town centres.

PEAK DISTRICT NATIONAL PARK

CONVENIENCE GOODS

13.38 In respect of Bakewell, the quantitative assessment shows that the town retains just over half (51%) of main food shopping spend. This is comparable with similar type centres within the sub region (e.g. Ashbourne) and does not identify any overriding need to seek to enhanced provision. In reality however, Bakewell is the only principal centre within the sub-region without what may be described as a 'top four' or full offer mainstream foodstore[31]. The Co-Op store is the main foodstore provision in the town and this is shown to by substantially overtrading against its company benchmark (£5.4 million). The lack of a mainstream foodstore and the extent of overtrading of the existing Co-Op foodstore suggest that there is scope for qualitative improvement on the food offer.

13.39 .On this basis, we consider that the enhancement of the existing foodstore provision within Bakewell would deliver particular quantitative and qualitative benefits through enhancing market share performance and widening the choice of foodstore provision for local residents.

13.40 However, in planning for future provision within Bakewell, a new foodstore is only beneficial in PPS6 terms if provision is located within or adjacent to the town centre in order to add to the vitality and viability of the existing offer (thereby encouraging linked shopping trips). The re-assignment of the overtrading surplus from the existing in-centre Co-Op store and the qualitative benefits arising from a new foodstore would be significantly diminished if new provision comes forward in an out-of-centre location.

13.41 The Co-Op store is complemented by a strong independent food retail sector, including regionally renowned specialist and local produce outlets such as Chatsworth Farm Shop and the (permanent) Farmers Market Shop on Market Street. It is important that any new

[31] The top four mainstream convenience retailers are Asda, Morrison's, Tesco and Sainsbury's.

provision does not materially undermine the commercial viability of this sector. Bakewell is a popular tourist destination and its independent retail offer and bespoke local outlets are a key attractor for visitors. The impact of any new foodstore provision will not be solely concentrated on the convenience sector and therefore the impact on tourism and the vitality of the wider town centre will need to be carefully considered by the National Park Authority in promoting or indeed assessing any foodstore proposals going forward.

13.42 On this basis, whilst we consider that an enhancement of the foodstore offer in Bakewell could deliver potential benefits to Bakewell residents we recommend that the National Park Authority should seek to identify a suitable site within the town centre to meet the identified need. If no suitable sites come forward to accommodate new foodstore development then the priority for the forward Local Development Framework should be maintaining and enhancing existing provision.

13.43 In terms of food shopping provision within the wider National Park area, our assessment has shown that outlying villages (Hope, Hathersage) perform a predominantly top-up role meeting day-to-day basic needs. It is important that the network of local top-up provision is retained and we therefore recommend that the existing Local Plan policy LS2 is maintained through the forward Local Development Framework process so that important community services are not lost to the local rural-based community.

NON-BULKY COMPARISON GOODS

13.44 Our quantitative assessment shows that for the size of the town centre and nature of the comparison retail offer, which is predominantly orientated towards meeting tourist demand, Bakewell is performing relatively well in retaining nearly a quarter of all non-bulky comparison spending arising within its own catchment.

13.45 We consider that there is limited scope for quantitative expansion in its offer and the priority for the National Park Authority through the Local Development Framework process should be on securing qualitative improvements through enhancing the range of retailers, key attractors and speciality retailers. Given the nature of its existing non-bulky comparison offer which is ‘skewed’ towards personal and luxury goods, a particular target should be to enhance the town centre clothing offer.

13.46 The vitality and viability of Bakewell town centre is underpinned by its strong tourist draw and in addition to seeking to enhance the range of retailers, a key aim of the forthcoming Local Development Framework should be on protecting the existing retail units so as to meet basic day-to-day comparison shopping needs of local residents. The loss of retail units for non-retail or tourist related uses could potentially be detrimental to the market share performance of the town centre and this should be closely monitored by the National Park Authority.

BULKY COMPARISON GOODS

13.47 We consider that Bakewell performs relatively well in terms of bulky goods market share it secures from its catchment. Notwithstanding the absence of any mainstream national operators within its centre, Bakewell has a strong independent offer and we consider given the secondary location of the centre within the Sub-Region retail hierarchy, that there is no realistic prospect or overriding quantitative requirement for new bulky goods development through the Local Development Framework process. The emphasis of the forward Local Development Framework should be on maintaining the existing local independent offer.

14. SUB-REGIONAL RETAIL HIERARCHY

14.1 In promoting and enhancing existing centres, PPS6 advises local planning authorities (LPAs) to consider the network of centres (i.e. the pattern of provision of different centres) and their relationship in the hierarchy. In defining the objectives of their spatial strategies, PPS6 requires LPAs to consider whether there is a need to rebalance the network of centres to ensure that it is not overly dominated by the largest centres, that there is a more even distribution of town centre uses and that everyday needs are met at the local level.

14.2 Within this context, a requirement of the Study is to define the hierarchy of centres within the Peak Sub-Region and to consider the appropriate spatial response in terms of locating new retail provision.

14.3 PPS6 requires that consideration of the hierarchy and network of centres is in all cases underpinned where possible by reference to up-to-date research, relevant policy and strategies.

14.4 We briefly summarise the existing definition of the centre hierarchy within the adopted and emerging statutory planning policy framework below, prior to setting out our recommended hierarchy of centres on the basis of our quantitative assessment.

1. Existing Policy Framework / Hierarchy

14.5 The existing centre hierarchy is set out within the following documents:

- **Adopted Regional Spatial Strategy (RSS8) for the East Midlands** – defines Buxton, Glossop and Matlock as medium sized towns with Bakewell, Ashbourne, New Mills, Chapel-en-le-Frith, Whaley Bridge and Wirksworth as small towns.
- **Emerging Draft Replacement RSS8** – maintains distinction between the medium sized and smaller market towns as set out in adopted RSS8 in the introductory text (para. 2.4.26) to Policy 8 - *Spatial Priorities in Peak Sub-Region*.
- **Joint Derby and Derbyshire Joint Structure Plan** – defines all the main town centres with the Peak Sub-Region outside of the Peak District National Park as second tier centres behind Derby and Chesterfield.
- **Derbyshire Dales Adopted Local Plan** – Strategic Framework prioritises development in Ashbourne, Matlock and Wirksworth.

- **High Peak Adopted Local Plan** – Introduction to the retail policy section identifies Buxton and Glossop as the major centres with Chapel-en-le-Frith, Hadfield, New Mills and Whaley Bridge fulfilling a localised role
- **Peak District National Park Adopted Local Plan** – identifies Bakewell as the main service centre within the National Park.

2. Proposed Policy Framework / Hierarchy

14.6 Having regard to the existing hierarchy and taking into account both emerging policy and the findings of this study we consider that the hierarchy set out below is one which reflects the Peak Sub-Region. It is not however the only potential approach and does not preclude the promotion of any centre or a further rationalisation of the hierarchy. The forward planning policy process may identify local issues which could materially influence the hierarchy definition and it is therefore for the respective local authorities to finalise the hierarchy as part of wider LDF considerations.

1) MAIN TOWNS – ASHBOURNE, BUXTON, GLOSSOP AND MATLOCK

14.7 We consider that Ashbourne, Buxton, Glossop and Matlock are the main retail centres within the Peak Sub-Region; this position has regard to the range of shopping and non-retail service facilities within each centre, the extent of its catchment and its current market share.

14.8 The catchment area of each centre do not overlap and are strategically located to meet the wider needs of residents in the north, central and southern areas of the Sub-Region. Buxton in particular serves the High Peak Central and Peak District Central areas whilst the enhancement in the retail offer in Matlock will provide residents living in Bakewell with a choice given that the town is roughly equidistant between both centres. Ashbourne, which has a viable town centre sustained by virtue of its prominence as a major tourist centre in the Sub-Region, serves the southern extent of the Derbyshire Dales District.

14.9 In our view, given the physical and commercial constraints on development in the other centres within the Sub-Region and the continuing polarisation of higher order retail provision towards the larger centres, the joint Core Strategy for Derbyshire Dales and High Peak should prioritise the further expansion of the non-food (comparison) retail offer within Ashbourne, Buxton, Glossop and Matlock; these are the only town centres within the respective local authority areas in terms of the scale and catchment which mainstream higher order retailers would readily look towards locating within.

14.10 Whilst Matlock is presently found to be under-performing in comparison to the other two main towns in High Peak, we consider that the planned quantitative and qualitative enhancement in its retail offer through the Town Centre SPD will enable the town to perform its rightful role as the principal centre within the Derbyshire Dales District.

2) SMALL TOWNS – BAKEWELL, CHAPEL-EN-LE-FRITH, HADFIELD, NEW MILLS, WHALEY BRIDGE AND WIRKSWORTH

14.11 Our quantitative assessment shows that the small towns play a supporting role to the larger towns within the Sub-Region, serving relatively discrete catchments. The smaller towns' centres generally have a limited retail offer. The majority of local residents within the small towns look towards the larger centres both within and outside the sub-region to meet their main shopping needs. The small towns have few if any national multiples or key retail attractors although the lack of a mainstream retail offer is compensated for by a high number of high quality local independent shops.

14.12 Given the increasing gravitation of national multiples towards the larger centres, we consider that there is limited prospect that these smaller towns could significantly enhance their market share or attractiveness. The strong tourist orientated offer in Bakewell however could generate additional demand for new retail provision in the town centre going forward.

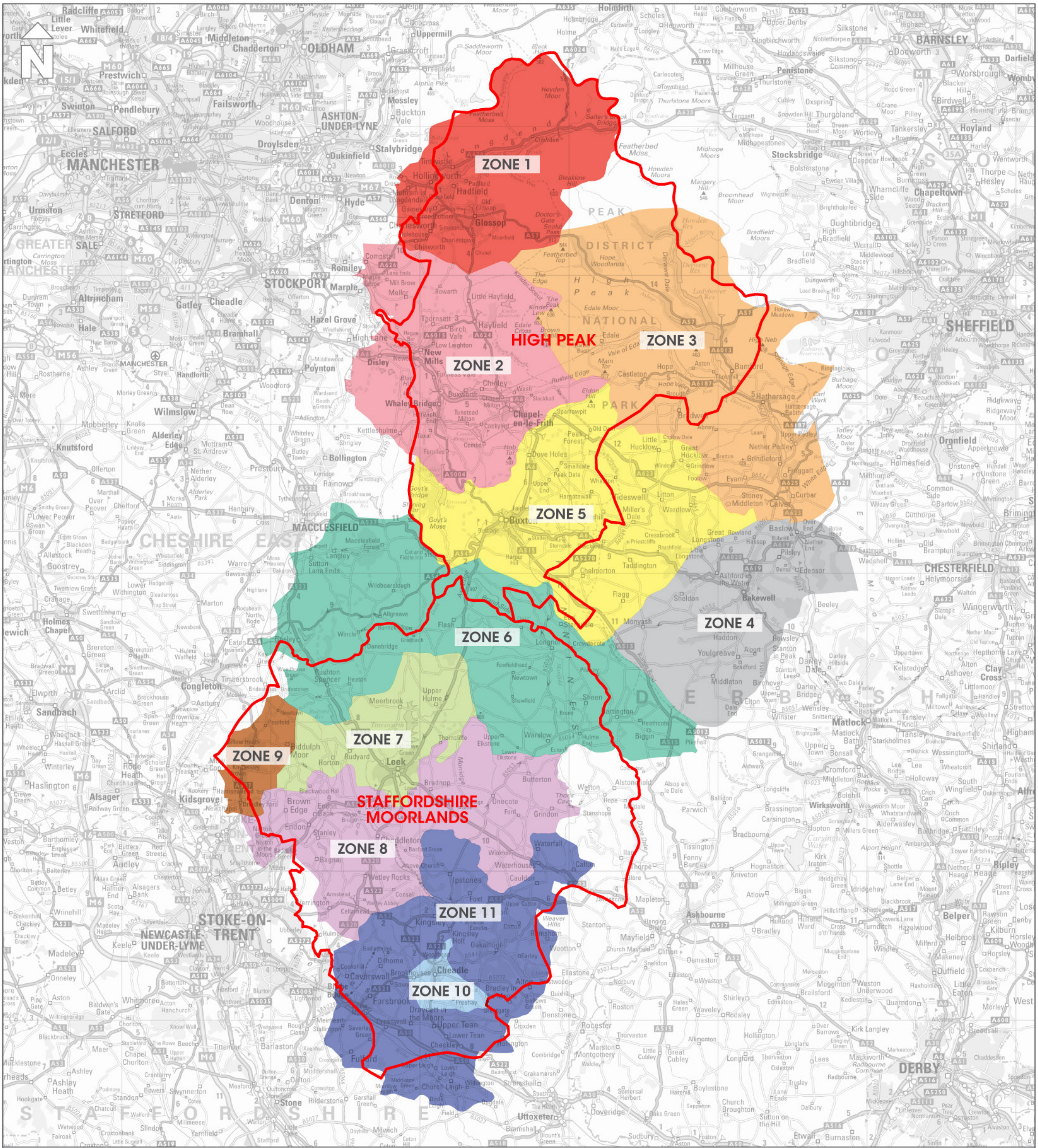
14.13 The priority for these centres should be to retain existing local services and retail provision and seek to qualitatively distinguish the centres from the higher order provision through emphasising the strength and attractiveness of the local independent offer.

3) OTHER CENTRES

14.14 There are a large number of other settlements within the Sub-Region which support a number of local shops and meet daily top-up food shopping needs. The main villages identified through our quantitative assessment include (not exhaustive):

- **DERBYSHIRE DALES** – Darley Dale and Matlock Bath.
- **HIGH PEAK** – Charlesworth, Chinley and Hayfield.
- **PEAK DISTRICT NATIONAL PARK** – Youlgreave, Baslow, Tideswell, Hathersage, Hope

14.15 As previously detailed in our conclusions on forward retail strategy for the Peak District National Park, it is important that local shops in rural villages are recognised as essential services and protected where possible. The loss of such provision to tourist orientated provision should continue to be restricted across the Peak Sub-Region.



DISTRICT BOUNDARIES	
ZONE 1 - GLOSSOP	SK13 0, SK13 1-2, SK13 5-8, SK14 6. SK14 8
ZONE 2 - HIGH PEAK	SK6 5, SK12 2, SK22 1-4, SK23 0, SK23 6-7, SK23 9
ZONE 3 - PEAK DISTRICT CENTRAL	S32 1-5, S33 0, S33 6-9
ZONE 4 - BAKEWELL	DE45 1
ZONE 5 - BUXTON	SK17 6-9
ZONE 6 - LEEK NORTH	SK11 0, SK17 0
ZONE 7 - LEEK	ST13 5-6, ST13 8
ZONE 8 - LEEK SOUTH	ST6 8, ST9 0, ST9 9, ST13 7
ZONE 9 - BIDDULPH	ST8 6-7
ZONE 10 - CHEADLE	ST10 1
ZONE 11 - CHEADLE OUTER	ST10 2-4, ST11 9

High Peak/Staffs Moorlands Retail Study Update

Proposed Catchment Plan

RETAIL STUDY UPDATE

APPENDIX 2A - CONVENIENCE CAPACITY ASSESSMENT (OVERALL CATCHMENT)

TABLE 1 - SURVEY AREA POPULATION FORECASTS

SURVEY ZONE	POPULATION PROJECTIONS						POPULATION GROWTH (%)			
	2011	2012	2013	2018	2023	2031	2012 - 2013	2013-2018	2013-2023	2013-2031
ZONE 1 - GLOSSOP	40,972	40,351	41,044	42,853	44,694	47,356	1.7%	4.4%	8.9%	15.4%
ZONE 2 - HIGH PEAK CENTRAL	41,942	41,435	41,634	42,625	43,769	45,212	0.5%	2.4%	5.1%	9.1%
ZONE 3 - PEAK DISTRICT CENTRAL	11,650	11,748	11,749	11,777	11,914	12,106	0.0%	0.2%	1.4%	3.0%
ZONE 4 - BAKEWELL	9,241	9,430	9,332	9,320	9,382	9,495	-1.0%	-0.1%	0.5%	0.7%
ZONE 5 - BUXTON	29,304	28,887	29,070	30,119	31,209	32,875	0.6%	3.6%	7.4%	13.8%
HIGH PEAK TOTAL	133,109	131,851	132,829	136,694	140,968	147,044				
ZONE 6 - LEEK NORTH	7,405	7,537	7,565	7,576	7,631	7,637	0.4%	0.1%	0.9%	1.3%
ZONE 7 - LEEK	20,653	20,942	20,965	21,547	22,175	23,102	0.1%	2.8%	5.8%	10.3%
ZONE 8 - LEEK SOUTH	29,914	30,630	30,735	30,959	31,273	31,529	0.3%	0.7%	1.8%	2.9%
ZONE 9 - BIDDULPH	20,532	20,886	20,991	21,504	22,037	22,757	0.5%	2.4%	5.0%	9.0%
ZONE 10 - CHEADLE	10,722	10,844	10,864	11,216	11,551	12,000	0.2%	3.2%	6.3%	10.7%
ZONE 11 - CHEADLE OUTER	23,791	24,203	24,396	24,662	25,014	25,489	0.8%	1.1%	2.5%	5.3%
STAFFS MOORLANDS TOTAL	113,017	115,042	115,516	117,464	119,681	122,514				
OVERALL TOTAL	246,126	246,893	248,345	254,158	260,649	269,558				

Source: Experian Retail Planner Report (Summary Demographics - 2011 Base; based on ONS Mid Year Projections)

TABLE 2 - CONVENIENCE EXPENDITURE PER CAPITA FORECASTS, 2011 - 2031

SURVEY ZONE	2011 (£)	2011 Minus SfT (£)	2012 (£)	2012 Minus SfT (£)	2013 (£)	2013 Minus SfT (£)	2018 (£)	2018 Minus SfT (£)	2023 (£)	2023 Minus SfT (£)	2031 (£)	2031 Minus SfT (£)
ZONE 1 - GLOSSOP	£1,960	£1,925	£1,962	£1,923	£1,960	£1,915	£2,009	£1,941	£2,091	£2,003	£2,229	£2,122
ZONE 2 - HIGH PEAK CENTRAL	£2,022	£1,986	£2,024	£1,984	£2,022	£1,975	£2,073	£2,003	£2,157	£2,067	£2,299	£2,189
ZONE 3 - PEAK DISTRICT CENTRAL	£2,092	£2,054	£2,094	£2,052	£2,092	£2,044	£2,145	£2,072	£2,232	£2,138	£2,379	£2,265
ZONE 4 - BAKEWELL	£2,098	£2,060	£2,100	£2,058	£2,098	£2,050	£2,151	£2,078	£2,238	£2,144	£2,386	£2,271
ZONE 5 - BUXTON	£1,934	£1,899	£1,936	£1,897	£1,934	£1,890	£1,983	£1,915	£2,063	£1,977	£2,199	£2,094
ZONE 6 - LEEK NORTH	£2,147	£2,108	£2,149	£2,106	£2,147	£2,098	£2,201	£2,126	£2,291	£2,194	£2,441	£2,324
ZONE 7 - LEEK	£1,911	£1,877	£1,913	£1,875	£1,911	£1,867	£1,959	£1,893	£2,039	£1,953	£2,173	£2,069
ZONE 8 - LEEK SOUTH	£1,968	£1,933	£1,970	£1,931	£1,968	£1,923	£2,018	£1,949	£2,100	£2,012	£2,238	£2,130
ZONE 9 - BIDDULPH	£1,863	£1,829	£1,865	£1,828	£1,863	£1,820	£1,910	£1,845	£1,988	£1,904	£2,119	£2,017
ZONE 10 - CHEADLE	£1,950	£1,915	£1,952	£1,913	£1,950	£1,905	£1,999	£1,931	£2,080	£1,993	£2,217	£2,111
ZONE 11 - CHEADLE OUTER	£1,993	£1,957	£1,995	£1,955	£1,993	£1,947	£2,043	£1,974	£2,126	£2,037	£2,266	£2,158

Notes

1. Expenditure per Capita Forecasts derived from Experian Retail Planner (Fine Expenditure) Report; All Expenditure Figures given in 2011 Prices

2. Growth in per capita retail expenditure for Convenience Goods (Source: - Experian Retail Planner Briefing Update 10.1 (September 2012) / GVA Grimley Research)

	2011-2012	2012-2013	2013 - 2018	2018-2031
Convenience Goods	0.1%	-0.1%	0.5%	0.8%

3. Deductions for Special Forms of Trading (SfT) (Source: - Experian Retail Planner Briefing Update 10.1 (September 2012) / GVA Grimley Research)

	2011	2012	2013	2018	2023	2031
Convenience Goods	1.8%	2.0%	2.3%	3.4%	4.2%	4.8%

TABLE 3 - Convenience Expenditure Growth, 2011 - 2031

SURVEY ZONE	2011	2012	2013	2018	2023	2031	EXPENDITURE GROWTH (£)			
	(£)	(£)	(£)	(£)	(£)	(£)	2012 - 2013	2013 - 2018	2013-2023	2013-2031
ZONE 1 - GLOSSOP	£78,859,628	£77,583,707	£78,595,898	£83,184,863	£89,537,165	£100,481,202	£1,012,191	£4,588,965	£10,941,267	£21,885,305
ZONE 2 - HIGH PEAK CENTRAL	£83,280,203	£82,188,045	£82,247,635	£85,359,634	£90,457,758	£98,966,591	£59,590	£3,111,999	£8,210,123	£16,718,956
ZONE 3 - PEAK DISTRICT CENTRAL	£23,933,108	£24,109,365	£24,013,569	£24,400,760	£25,475,183	£27,416,757	-£95,796	£387,191	£1,461,614	£3,403,188
ZONE 4 - BAKEWELL	£19,038,641	£19,407,846	£19,128,211	£19,365,486	£20,118,656	£21,565,235	-£279,635	£237,275	£990,445	£2,437,024
ZONE 5 - BUXTON	£55,653,805	£54,804,859	£54,928,233	£57,690,462	£61,692,784	£68,829,715	£123,374	£2,762,229	£6,764,550	£13,901,482
HIGH PEAK TOTAL	£260,765,384	£258,093,821	£258,913,546	£270,001,205	£287,281,546	£317,259,501	£819,725	£11,087,659	£28,368,000	£58,345,955
ZONE 6 - LEEK NORTH	£15,612,361	£15,874,159	£15,868,472	£16,109,387	£16,746,018	£17,750,418	-£5,687	£240,915	£877,546	£1,881,946
ZONE 7 - LEEK	£38,757,461	£39,258,979	£39,142,601	£40,780,683	£43,313,408	£47,792,969	-£116,377	£1,638,082	£4,170,807	£8,650,367
ZONE 8 - LEEK SOUTH	£57,811,078	£59,133,317	£59,095,232	£60,341,905	£62,906,089	£67,172,116	-£38,086	£1,246,673	£3,810,857	£8,076,884
ZONE 9 - BIDDULPH	£37,562,596	£38,170,538	£38,206,751	£39,677,026	£41,962,695	£45,896,715	£36,213	£1,470,274	£3,755,943	£7,689,964
ZONE 10 - CHEADLE	£20,531,558	£20,743,607	£20,697,529	£21,661,055	£23,022,487	£25,332,007	-£46,078	£963,526	£2,324,958	£4,634,478
ZONE 11 - CHEADLE OUTER	£46,561,985	£47,319,119	£47,502,892	£48,679,106	£50,955,197	£54,993,813	£183,773	£1,176,214	£3,452,305	£7,490,921
STAFFS MOORLANDS TOTAL	£216,837,039	£220,499,719	£220,513,478	£227,249,162	£238,905,894	£258,938,038	£13,759	£6,735,685	£18,392,416	£38,424,561
TOTAL (OVERALL CATCHMENT)	£477,602,424	£478,593,540	£479,427,023	£497,250,367	£526,187,440	£576,197,539	£833,484	£17,823,344	£46,760,417	£96,770,515

Notes

1. Expenditure Growth derived from Population Projections (Table 1) * Expenditure per Capita figures (less SfT deduction) (Table 2)

TABLE 4a - MAIN FOOD SHOPPING EXPENDITURE (75%)

SURVEY ZONE	2011 (£)	2012 (£)	2013 (£)	2018 (£)	2023 (£)	2031 (£)
ZONE 1 - GLOSSOP	£59,144,721	£58,187,780	£58,946,923	£62,388,647	£67,152,874	£75,360,902
ZONE 2 - HIGH PEAK CENTRAL	£62,460,152	£61,641,033	£61,685,726	£64,019,725	£67,843,319	£74,224,943
ZONE 3 - PEAK DISTRICT CENTRAL	£17,949,831	£18,082,024	£18,010,177	£18,300,570	£19,106,388	£20,562,568
ZONE 4 - BAKEWELL	£14,278,981	£14,555,884	£14,346,158	£14,524,114	£15,088,992	£16,173,926
ZONE 5 - BUXTON	£41,740,354	£41,103,644	£41,196,175	£43,267,847	£46,269,588	£51,622,286
HIGH PEAK TOTAL	£195,574,038	£193,570,366	£194,185,159	£202,500,904	£215,461,159	£237,944,626
ZONE 6 - LEEK NORTH	£11,709,271	£11,905,619	£11,901,354	£12,082,040	£12,559,513	£13,312,813
ZONE 7 - LEEK	£29,068,096	£29,444,234	£29,356,951	£30,585,513	£32,485,056	£35,844,726
ZONE 8 - LEEK SOUTH	£43,358,309	£44,349,988	£44,321,424	£45,256,429	£47,179,567	£50,379,087
ZONE 9 - BIDDULPH	£28,171,947	£28,627,904	£28,655,064	£29,757,769	£31,472,021	£34,422,536
ZONE 10 - CHEADLE	£15,398,668	£15,557,705	£15,523,147	£16,245,792	£17,266,865	£18,999,005
ZONE 11 - CHEADLE OUTER	£34,921,488	£35,489,339	£35,627,169	£36,509,329	£38,216,398	£41,245,360
STAFFS MOORLANDS TOTAL	£162,627,779	£165,374,789	£165,385,108	£170,436,872	£179,179,420	£194,203,529
OVERALL TOTAL	£358,201,818	£358,945,155	£359,570,268	£372,937,775	£394,640,580	£432,148,154

Notes

1. Figures derived from applying relevant (75% weighting) ratio to Expenditure Pot identified in Table 3

TABLE 4b - TOP-UP FOOD SHOPPING EXPENDITURE (25%)

SURVEY ZONE	2011 (£)	2012 (£)	2013 (£)	2018 (£)	2023 (£)	2031 (£)
ZONE 1 - GLOSSOP	£19,714,907	£19,395,927	£19,648,974	£20,796,216	£22,384,291	£25,120,301
ZONE 2 - HIGH PEAK CENTRAL	£20,820,051	£20,547,011	£20,561,909	£21,339,908	£22,614,440	£24,741,648
ZONE 3 - PEAK DISTRICT CENTRAL	£5,983,277	£6,027,341	£6,003,392	£6,100,190	£6,368,796	£6,854,189
ZONE 4 - BAKEWELL	£4,759,660	£4,851,961	£4,782,053	£4,841,371	£5,029,664	£5,391,309
ZONE 5 - BUXTON	£13,913,451	£13,701,215	£13,732,058	£14,422,616	£15,423,196	£17,207,429
HIGH PEAK TOTAL	£65,191,346	£64,523,455	£64,728,386	£67,500,301	£71,820,386	£79,314,875
ZONE 6 - LEEK NORTH	£3,903,090	£3,968,540	£3,967,118	£4,027,347	£4,186,504	£4,437,604
ZONE 7 - LEEK	£9,689,365	£9,814,745	£9,785,650	£10,195,171	£10,828,352	£11,948,242
ZONE 8 - LEEK SOUTH	£14,452,770	£14,783,329	£14,773,808	£15,085,476	£15,726,522	£16,793,029
ZONE 9 - BIDDULPH	£9,390,649	£9,542,635	£9,551,688	£9,919,256	£10,490,674	£11,474,179
ZONE 10 - CHEADLE	£5,132,889	£5,185,902	£5,174,382	£5,415,264	£5,755,622	£6,333,002
ZONE 11 - CHEADLE OUTER	£11,640,496	£11,829,780	£11,875,723	£12,169,776	£12,738,799	£13,748,453
STAFFS MOORLANDS TOTAL	£54,209,260	£55,124,930	£55,128,369	£56,812,291	£59,726,473	£64,734,510
OVERALL TOTAL	£119,400,606	£119,648,385	£119,856,756	£124,312,592	£131,546,860	£144,049,385

APPENDIX 2B - CONVENIENCE MARKET SHARE ANALYSIS

Table 5a - MAIN FOOD Market Share 2013

Destinations		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
HIGH PEAK BOROUGH															
GLOSSOP															
ALDI [Arundel Street]	%	24.5%	2.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£14,441,996	£1,233,715	£0	£0	£0	£15,675,711	£0	£0	£0	£0	£0	£0	£0	£15,675,711
CO-OP (Norfolk Street)	%	5.6%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£3,301,028	£0	£0	£0	£0	£3,301,028	£0	£0	£0	£0	£0	£0	£0	£3,301,028
M&S SIMPLY FOOD (Howard Town Mill)	%	3.6%	0.0%	0.0%	0.0%	3.8%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£2,122,089	£0	£0	£0	£1,565,455	£3,687,544	£0	£0	£0	£0	£0	£0	£0	£3,687,544
LOCAL SHOPS (Glossop Town Centre)	%	1.5%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£884,204	£0	£0	£0	£0	£884,204	£0	£0	£0	£0	£0	£0	£0	£884,204
GLOSSOP TC TOTAL	%	35.2%	2.0%	0.0%	0.0%	3.8%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£20,749,317	£1,233,715	£0	£0	£1,565,455	£23,548,486	£0	£0	£0	£0	£0	£0	£0	£23,548,486
TESCO (Wren Nest)	%	37.1%	9.4%	1.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£21,869,309	£5,798,458	£180,102	£0	£0	£27,847,869	£0	£0	£0	£0	£0	£0	£0	£27,847,869
ICELAND (Wren Nest)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
GLOSSOP - NON TC TOTAL	%	37.1%	9.4%	1.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£21,869,309	£5,798,458	£180,102	£0	£0	£27,847,869	£0	£0	£0	£0	£0	£0	£0	£27,847,869
GLOSSOP OVERALL TOTAL	%	72.3%	11.4%	1.0%	0.0%	3.8%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£42,618,626	£7,032,173	£180,102	£0	£1,565,455	£51,396,355	£0	£0	£0	£0	£0	£0	£0	£51,396,355
WHALEY BRIDGE															
CO-OP (Buxton Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	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 (Whalley Bridge Town Centre)	%	0.0%	0.6%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£370,114	£0	£0	£0	£370,114	£0	£0	£0	£0	£0	£0	£0	£370,114
WHALLEY BRIDGE TC TOTAL	%	0.0%	0.6%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£370,114	£0	£0	£0	£370,114	£0	£0	£0	£0	£0	£0	£0	£370,114
TESCO (Bridgemont)	%	0.0%	27.9%	0.0%	0.0%	0.7%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£17,210,318	£0	£0	£288,373	£17,498,691	£0	£0	£0	£0	£0	£0	£0	£17,498,691
WHALEY BRIDGE - NON TC TOTAL	%	0.0%	27.9%	0.0%	0.0%	0.7%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£17,210,318	£0	£0	£288,373	£17,498,691	£0	£0	£0	£0	£0	£0	£0	£17,498,691
WHALEY BRIDGE OVERALL TOTAL	%	0.0%	28.5%	0.0%	0.0%	0.7%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£17,580,432	£0	£0	£288,373	£17,868,805	£0	£0	£0	£0	£0	£0	£0	£17,868,805
NEW MILLS															
SAINSBURY'S LOCAL (Torr Tops Street)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	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 (New Mills Town 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	£0	£0	£0	£0	£0	£0	£0	£0
NEW MILLS TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	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 (Church Road)	%	0.0%	2.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,233,715	£0	£0	£0	£1,233,715	£0	£0	£0	£0	£0	£0	£0	£1,233,715
NEW MILLS - NON TC TOTAL	%	0.0%	2.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,233,715	£0	£0	£0	£1,233,715	£0	£0	£0	£0	£0	£0	£0	£1,233,715
NEW MILLS OVERALL TOTAL	%	0.0%	2.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,233,715	£0	£0	£0	£1,233,715	£0	£0	£0	£0	£0	£0	£0	£1,233,715
CHAPEL-EN-LE-FRITH															
CO-OP (Eccles Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	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 (Chapel-en-le-Frith Town 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	£0	£0	£0	£0	£0	£0	£0	£0
CHAPEL-EN-LE-FRITH TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
MORRISON'S (Market Street)	%	0.0%	33.9%	8.9%	0.0%	4.5%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£20,911,461	£1,602,906	£0	£1,853,828	£24,368,195	£0	£0	£0	£0	£0	£0	£0	£24,368,195
CHAPEL-EN-LE-FRITH NON TC TOTAL	%	0.0%	33.9%	8.9%	0.0%	4.5%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£20,911,461	£1,602,906	£0	£1,853,828	£24,368,195	£0	£0	£0	£0	£0	£0	£0	£24,368,195
CHAPEL-EN-LE-FRITH OVERALL TOTAL	%	0.0%	33.9%	8.9%	0.0%	4.5%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£20,911,461	£1,602,906	£0	£1,853,828	£24,368,195	£0	£0	£0	£0	£0	£0	£0	£24,368,195
BUXTON															
ICELAND (Spring Gardens)	%	0.0%	0.8%	0.0%	0.0%	1.4%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£493,486	£0	£0	£576,746	£1,070,232	£0	£0	£0	£0	£0	£0	£0	£1,070,232
WAITROSE (Spring Gardens)	%	0.0%	1.4%	1.7%	3.0%	13.7%		6.3%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£863,600	£306,173	£430,385	£5,643,876	£7,244,034	£749,785	£0	£0	£0	£0	£0	£749,785	£7,993,819
M&S (Spring Gardens)	%	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	£617,943	£617,943	£0	£0	£0	£0	£0	£0	£0	£617,943
SAINSBURY'S LOCAL (Eagle Parade)	%	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	£535,550	£535,550	£0	£0	£0	£0	£0	£0	£0	£535,550
CO-OP (Scarsdale Place)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	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 (Buxton Town 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	£0	£0	£0	£0	£0	£0	£0	£0
BUXTON TC TOTAL	%	0.0%	2.2%	1.7%	3.0%	17.9%		6.3%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,357,086	£306,173	£430,385	£7,374,115	£9,467,759	£749,785	£0	£0	£0	£0	£0	£749,785	£10,217,544
ALDI (Station Road)	%	0.0%	3.2%	2.4%	8.5%	25.6%		3.9%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,973,943	£432,244	£1,219,423	£10,546,221	£14,171,832	£464,153	£0	£0	£0	£0	£0	£464,153	£14,635,985
TESCO EXPRESS (London Road)	%	1.6%	0.0%	0.0%	0.0%	0.7%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£943,151	£0	£0	£0	£288,373	£1,231,524	£0	£0	£0	£0	£0	£0	£0	£1,231,524
MORRISON'S (Bakewell Road)	%	0.0%	0.0%	13.6%	13.9%	42.4%		12.4%	0.7%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£2,449,384	£1,994,116	£17,467,178	£21,910,678	£1,475,768	£205,499	£0	£0	£0	£0	£1,681,267	£23,591,945
BUXTON - NON TC TOTAL	%	1.6%	3.2%	16.0%	22.4%	68.7%		16.3%	0.7%	0.0%	0.0%	0.0%	0.0%		
	£	£943,151	£1,973,943	£2,881,628	£3,213,539	£28,301,772	£37,314,034	£1,939,921	£205,499	£0	£0	£0	£0	£2,145,419	£39,459,453
BUXTON OVERALL TOTAL	%	1.6%	5.4%	17.7%	25.4%	86.6%		22.6%	0.7%	0.0%	0.0%	0.0%	0.0%		
	£	£943,151	£3,331,029	£3,187,801	£3,643,924	£35,675,888	£46,781,793	£2,689,706	£205,499	£0	£0	£0	£0	£2,895,205	£49,676,998
HIGH PEAK LOCAL CENTRES															
HIGH PEAK LOCAL CENTRES	%	0.7%	0.0%	1.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£412,628	£0	£180,102	£0	£0	£592,730	£0	£0	£0	£0	£0	£0	£0	£592,730
HIGH PEAK LOCAL CENTRES TOTAL	%	0.7%	0.0%	1.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£412,628	£0	£180,102	£0	£0	£592,730	£0	£0	£0	£0	£0	£0	£0	£592,730
HIGH PEAK BOROUGH - OVERALL															
HIGH PEAK - OVERALL TOTAL	%	74.6%	81.2%	28.6%	25.4%	95.6%		22.6%	0.7%	0.0%	0.0%	0.0%	0.0%		
	£	£43,974,405	£50,088,810	£5,150,911	£3,643,924	£39,383,543	£142,241,593	£2,689,706	£205,499	£0	£0	£0	£0	£2,895,205	£145,136,797
STAFFS MOORLANDS DISTRICT															
BIDDULPH															
SAINSBURY'S (Wharf Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.9%	1.7%	54.5%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£264,213	£753,464	£15,617,010	£0	£0	£16,634,686	£16,634,686
LOCAL SHOPS (Biddulph Town Centre)	%	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	£229,241	£0	£0	£229,241	£229,241
BIDDULPH TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.9%	1.7%	55.3%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£264,213	£753,464	£15,846,250	£0	£0	£16,863,927	£16,863,927
BIDDULPH OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.9%	1.7%	55.3%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£264,213	£753,464	£15,846,250	£0	£0	£16,863,927	£16,863,927
LEEK															
FARMFOODS (Smithfields Centre)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	1.5%	0.7%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£440,354	£310,250	£0	£0	£0	£750,604	£750,604
LOCAL SHOPS (Leek Town Centre)	%	0.0%	0.0%	0.0%	0.0%	1.5%		1.7%	2.1%	1.7%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£617,943	£617,943	£202,323	£616,496	£753,464	£0	£0	£0	£1,572,283	£2,190,226
ALDI (Heywood Street)	%	0.0%	0.0%	0.0%	0.0%	0.0%		7.1%	18.8%	5.9%	0.0%	0.0%	5.6%		
	£	£0	£0	£0	£0	£0	£0	£844,996	£5,519,107	£2,614,964	£0	£0	£1,995,121	£10,974,188	£10,974,188
LEEK TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	1.5%		8.8%	22.4%	8.3%	0.0%	0.0%	5.6%		
	£	£0	£0	£0	£0	£617,943	£617,943	£1,047,319	£6,575,957	£3,678,678	£0	£0	£1,995,121	£13,297,076	£13,915,018
MORRISON'S (Newcastle Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		12.7%	46.7%	33.1%	0.8%	0.0%	3.9%		
	£	£0	£0	£0	£0	£0	£0	£1,511,472	£13,709,696	£14,670,391	£229,241	£0	£1,389,460	£31,510,259	£31,510,259
SAINSBURY'S (Churnet Way)	%	0.0%	0.0%	0.0%	0.0%	0.0%		15.0%	12.5%	6.8%	0.0%	0.0%	1.3%		
	£	£0	£0	£0	£0	£0	£0	£1,785,203	£3,669,619	£3,013,857	£0	£0	£463,153	£8,931,832	£8,931,832
ASDA (Springfield Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		3.4%	5.3%	2.5%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£404,646	£1,555,918	£1,108,036	£0	£0	£0	£3,068,600	£3,068,600
CO-OP (Abbots Road)	%	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	£264,213	£0	£0	£0	£0	£264,213	£264,213
CO-OP (Portland Street North)	%	0.0%	0.0%	0.0%	0.0%	0.0%		2.2%	8.1%	1.4%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£261,830	£2,377,913	£620,500	£0	£0	£0	£3,260,243	£3,260,243
CO-OP (Pilton Street)	%	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	£257,896	£0	£0	£257,896	£257,896
LEEK - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		33.3%	73.5%	43.8%	1.7%	0.0%	5.2%		
	£	£0	£0	£0	£0	£0	£0	£3,963,151	£21,577,359	£19,412,784	£487,136	£0	£1,852,613	£47,293,042	£47,293,042
LEEK OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	1.5%		42.1%	95.9%	52.1%	1.7%	0.0%	10.8%		
	£	£0	£0	£0	£0	£617,943	£617,943	£5,010,470	£28,153,316	£23,091,462	£487,136	£0	£3,847,734	£60,590,118	£61,208,061
CHEADLE															
ICELAND (Tape Street)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	3.5%	0.8%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£543,310	£285,017	£828,327	£828,327
LOCAL SHOPS (Cheadle Town 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	£0	£0	£0	£0	£0	£0	£0	£0
CHEADLE TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	3.5%	0.8%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£543,310	£285,017	£828,327	£828,327
ASDA (Ashbourne Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	5.9%	2.8%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£915,866	£997,561	£1,913,426	£1,913,426
CO-OP (Tean Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.8%	0.0%	0.7%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£354,571	£0	£108,662	£0	£463,233	£463,233
MORRISON'S (Well Street)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	4.1%	0.0%	55.3%	24.1%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£1,817,178	£0	£8,584,300	£8,586,148	£18,987,626	£18,987,626
CHEADLE - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	4.9%	0.0%	61.9%	26.9%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£2,171,750	£0	£9,608,828	£9,583,709	£21,364,286	£21,364,286
CHEADLE OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	4.9%	0.0%	65.4%	27.7%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£2,171,750	£0	£10,152,138	£9,868,726	£22,192,614	£22,192,614
STAFFS MOORLANDS LOCAL CENTRES															
STAFFS MOORLANDS LOCAL CENTRES	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	1.5%	0.0%	0.0%	0.6%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£664,821	£0	£0	£213,763	£878,584	£878,584
STAFFS MOORLANDS LOCAL CENTRES	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	1.5%	0.0%	0.0%	0.6%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£664,821	£0	£0	£213,763	£878,584	£878,584
STAFFS MOORLANDS DISTRICT - OVERALL															
STAFFS MOORLANDS - OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	1.5%		42.1%	96.8%	60.2%	57.0%	65.4%	39.1%		
	£	£0	£0	£0	£0	£617,943	£617,943	£5,010,470	£28,417,528	£26,681,497	£16,333,386	£10,152,138	£13,930,223	£100,525,243	£101,143,186
OTHER / LEAKAGE															
MAIN FOODSTORES LEAKAGE	%	21.6%	12.6%	51.0%	33.5%	0.9%		32.9%	1.8%	35.3%	43.0%	32.7%	60.9%		
	£	£12,732,535	£7,772,402	£9,185,190	£4,805,963	£370,766	£34,866,856	£3,915,545	£528,425	£15,645,463	£12,321,677	£5,076,069	£21,696,946	£59,184,126	£94,050,981
OTHER	%	3.8%	6.2%	20.4%	41.1%	2.0%		2.4%	0.7%	4.5%	0.0%	1.9%	0.0%		
	£	£2,239,983	£3,824,515	£3,674,076	£5,896,271	£823,923	£16,458,769	£285,632	£205,499	£1,994,464	£0	£294,940	£0	£2,780,535	£19,239,304
OTHER TOTAL	%	25.4%	18.8%	71.4%	74.6%	2.9%		35.3%	2.5%	39.8%	43.0%	34.6%	60.9%		
	£	£14,972,519	£11,596,917	£12,859,266	£10,702,234	£1,194,689	£51,325,624	£4,201,178	£733,924	£17,639,927	£12,321,677	£5,371,009	£21,696,946	£61,964,661	£113,290,285
OVERALL TOTAL															
OVERALL TOTAL	%	100.0%	100.0%	100.0%	100.0%	100.0%		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%		
	£	£58,946,923	£61,685,726	£18,010,177	£14,346,158	£41,196,175	£194,185,159	£11,901,354	£29,356,951	£44,321,424	£28,655,064	£15,523,147	£35,627,169	£165,385,108	£359,570,268

APPENDIX 2B - CONVENIENCE MARKET SHARE ANALYSIS

Table 5b - MAIN FOOD [LOCAL CENTRES] Market Share 2013

Destinations		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
HIGH PEAK															
CO-OP (Morland Centre, Simmondley)	%	0.7%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£412,628	£0	£0	£0	£0	£412,628	£0	£0	£0	£0	£0	£0	£0	£412,628
HADFIELD	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHINLEY	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
HAYFIELD	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHARLESWORTH	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
HOPE	%	0.0%	0.0%	1.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£180,102	£0	£0	£180,102	£0	£0	£0	£0	£0	£0	£0	£180,102
BAMFORD	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
HIGH PEAK LOCAL CENTRES	%	0.7%	0.0%	1.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£412,628	£0	£180,102	£0	£0	£592,730	£0	£0	£0	£0	£0	£0	£0	£592,730
STAFFS MOORLANDS DISTRICT															
ALTON	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
BIDDULPH MOOR	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
BLYTHE BRIDGE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
BROWN EDGE	%	0.0%	0.0%	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	£664,821	£0	£0	£0	£664,821	£664,821
CHEDDLETON	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
ENDON	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
IPSTONES	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
KINGSLEY	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
TEAN	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
WATERHOUSES	%	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	£213,763	£213,763	£213,763
WERRINGTON	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
STAFFS MOORLANDS LOCAL CENTRES	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	1.5%	0.0%	0.0%	0.6%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£664,821	£0	£0	£213,763	£878,584	£878,584

Table 5c - MAIN FOOD LEAKAGE Market Share 2013

Destinations		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
TAMESIDE															
TESCO EXTRA (Hattersley)	%	2.5%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£1,473,673	£0	£0	£0	£0	£1,473,673	£0	£0	£0	£0	£0	£0	£0	£1,473,673
ASDA (Hyde)	%	3.9%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£2,298,930	£0	£0	£0	£0	£2,298,930	£0	£0	£0	£0	£0	£0	£0	£2,298,930
MORRISON'S (Hyde)	%	6.0%	0.6%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£3,536,815	£370,114	£0	£0	£0	£3,906,930	£0	£0	£0	£0	£0	£0	£0	£3,906,930
TESCO (Stalybridge)	%	3.2%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£1,886,302	£0	£0	£0	£0	£1,886,302	£0	£0	£0	£0	£0	£0	£0	£1,886,302
SAINSBURY'S (Ashton-under-Lyne)	%	1.6%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£943,151	£0	£0	£0	£0	£943,151	£0	£0	£0	£0	£0	£0	£0	£943,151
TAMESIDE TOTAL	%	17.2%	0.6%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£10,138,871	£370,114	£0	£0	£0	£10,508,985	£0	£0	£0	£0	£0	£0	£0	£10,508,985
STOCKPORT															
ALDI (Hazel Grove)	%	0.0%	3.3%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£2,035,629	£0	£0	£0	£2,035,629	£0	£0	£0	£0	£0	£0	£0	£2,035,629
ASDA (Hazel Grove)	%	3.7%	0.6%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£2,181,036	£370,114	£0	£0	£0	£2,551,151	£0	£0	£0	£0	£0	£0	£0	£2,551,151
SAINSBURY'S (Hazel Grove)	%	0.0%	3.4%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£2,097,315	£0	£0	£0	£2,097,315	£0	£0	£0	£0	£0	£0	£0	£2,097,315
ALDI (Romiley)	%	0.7%	1.4%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£412,628	£863,600	£0	£0	£0	£1,276,229	£0	£0	£0	£0	£0	£0	£0	£1,276,229
STOCKPORT TOTAL	%	4.4%	8.7%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£2,593,665	£5,366,658	£0	£0	£0	£7,960,323	£0	£0	£0	£0	£0	£0	£0	£7,960,323
MACCLESFIELD															
TESCO (Macclesfield)	%	0.0%	0.0%	0.0%	0.0%	0.0%		12.1%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£1,440,064	£0	£0	£0	£0	£0	£1,440,064	£1,440,064
SAINSBURY'S (Macclesfield)	%	0.0%	3.3%	0.0%	0.0%	0.0%		10.5%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£2,035,629	£0	£0	£0	£2,035,629	£1,249,642	£0	£0	£0	£0	£0	£1,249,642	£3,285,271
ALDI (Macclesfield)	%	0.0%	0.0%	0.0%	0.0%	0.0%		3.5%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£416,547	£0	£0	£0	£0	£0	£416,547	£416,547
MACCLESFIELD TOTAL	%	0.0%	3.3%	0.0%	0.0%	0.0%		26.1%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£2,035,629	£0	£0	£0	£2,035,629	£3,106,253	£0	£0	£0	£0	£0	£3,106,253	£5,141,882
CONGLETON															
TESCO (Congleton)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.8%	0.0%	0.8%	6.7%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£95,211	£0	£354,571	£1,919,889	£0	£0	£2,369,671	£2,369,671
MORRISON'S (Congleton)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	6.3%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£1,805,269	£0	£0	£1,805,269	£1,805,269
ALDI (Congleton)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	7.4%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£2,120,475	£0	£0	£2,120,475	£2,120,475
CONGLETON TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.8%	0.0%	0.8%	20.4%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£95,211	£0	£354,571	£5,845,633	£0	£0	£6,295,415	£6,295,415
KIDSGROVE															
TESCO (Kidsgrove)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	6.9%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£1,977,199	£0	£0	£1,977,199	£1,977,199
ALDI (Kidsgrove)	%	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	£286,551	£0	£0	£286,551	£286,551
KIDSGROVE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	7.9%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£2,263,750	£0	£0	£2,263,750	£2,263,750
MEIR / LONGTON															
TESCO (Meir)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	3.5%	0.0%	15.1%	25.9%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£1,551,250	£0	£2,343,995	£9,227,437	£13,122,682	£13,122,682
ALDI (Meir)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	2.5%	0.0%	10.0%	9.1%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£1,108,036	£0	£1,552,315	£3,242,072	£5,902,423	£5,902,423
TESCO (Longton)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	1.7%	0.0%	1.0%	6.7%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£753,464	£0	£155,231	£2,387,020	£3,295,716	£3,295,716
MEIR / LONGTON TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	7.7%	0.0%	26.1%	41.7%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£3,412,750	£0	£4,051,541	£14,856,530	£22,320,820	£22,320,820
TUNSTALL															
ASDA (Tunstall)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	2.4%	5.6%	0.0%	1.4%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£1,063,714	£1,604,684	£0	£498,780	£3,167,178	£3,167,178
ALDI (Tunstall)	%	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	£286,551	£0	£0	£286,551	£286,551
TUNSTALL TOTAL		0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	2.4%	6.6%	0.0%	1.4%		
		£0	£0	£0	£0	£0	£0	£0	£0	£1,063,714	£1,891,234	£0	£498,780	£3,453,729	£3,453,729
ASDA (Wolstanton RP, Newcastle)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.9%	0.0%	0.9%	0.0%	0.7%		
	£	£0	£0	£0	£0	£0	£0	£0	£264,213	£0	£257,896	£0	£249,390	£771,498	£771,498
TESCO EXTRA (Hanley)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	7.3%	0.0%	0.0%	3.5%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£3,235,464	£0	£0	£1,246,951	£4,482,415	£4,482,415
SAINSBURY'S (Etruria, Stoke-on-Trent	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	1.7%	0.0%	0.0%	0.9%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£753,464	£0	£0	£320,645	£1,074,109	£1,074,109
MORRISON'S (Festival Park, Stoke)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.9%	9.8%	7.2%	1.7%	0.7%		
	£	£0	£0	£0	£0	£0	£0	£0	£264,213	£4,343,500	£2,063,165	£263,893	£249,390	£7,184,160	£7,184,160
ALDI (Norton RP, Stoke)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	3.9%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£1,728,536	£0	£0	£0	£1,728,536	£1,728,536
STOKE-ON-TRENT TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	1.8%	22.7%	8.1%	1.7%	5.8%		
	£	£0	£0	£0	£0	£0	£0	£0	£528,425	£10,060,963	£2,321,060	£263,893	£2,066,376	£15,240,718	£15,240,718
DERBYSHIRE DALES															
SAINSBURY'S (Ashbourne)	%	0.0%	0.0%	0.0%	0.0%	0.0%		3.4%	0.0%	0.0%	0.0%	0.0%	0.8%		
	£	£0	£0	£0	£0	£0	£0	£404,646	£0	£0	£0	£0	£285,017	£689,663	£689,663
WAITROSE (Ashbourne)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.8%	0.0%	0.0%	0.0%	0.0%	0.8%		
	£	£0	£0	£0	£0	£0	£0	£95,211	£0	£0	£0	£0	£285,017	£380,228	£380,228
M&S SIMPLY FOOD (Ashbourne)	%	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	£95,211	£0	£0	£0	£0	£0	£95,211	£95,211
SAINSBURY'S (Matlock)	%	0.0%	0.0%	0.8%	10.6%	0.9%		1.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£144,081	£1,520,693	£370,766	£2,035,540	£119,014	£0	£0	£0	£0	£0	£119,014	£2,154,553
DERBYSHIRE DALES TOTAL	%	0.0%	0.0%	0.8%	10.6%	0.9%		6.0%	0.0%	0.0%	0.0%	0.0%	1.6%		
	£	£0	£0	£144,081	£1,520,693	£370,766	£2,035,540	£714,081	£0	£0	£0	£0	£570,035	£1,284,116	£3,319,656
UTTOXETER															
TESCO (Uttoxeter)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	1.7%	0.0%	4.9%	8.3%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£753,464	£0	£760,634	£2,957,055	£4,471,153	£4,471,153
LIDL (Uttoxeter)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	2.1%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£748,171	£748,171	£748,171
UTTOXETER TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	1.7%	0.0%	4.9%	10.4%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£753,464	£0	£760,634	£3,705,226	£5,219,324	£5,219,324
SOUTH YORKSHIRE															
TESCO EXTRA (Clay Cross)	%	0.0%	0.0%	2.5%	8.1%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£450,254	£1,162,039	£0	£1,612,293	£0	£0	£0	£0	£0	£0	£0	£1,612,293
SAINSBURY'S (Chesterfield)	%	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	£143,462	£0	£143,462	£0	£0	£0	£0	£0	£0	£0	£143,462
MORRISON'S (Chesterfield)	%	0.0%	0.0%	6.0%	7.6%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£1,080,611	£1,090,308	£0	£2,170,919	£0	£0	£0	£0	£0	£0	£0	£2,170,919
MORRISON'S (Hillsborough, Sheffield)	%	0.0%	0.0%	14.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£2,521,425	£0	£0	£2,521,425	£0	£0	£0	£0	£0	£0	£0	£2,521,425
SAINSBURY'S (Sheffield)	%	0.0%	0.0%	17.2%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£3,097,750	£0	£0	£3,097,750	£0	£0	£0	£0	£0	£0	£0	£3,097,750
TESCO (Sheffield)	%	0.0%	0.0%	10.5%	6.2%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£1,891,069	£889,462	£0	£2,780,530	£0	£0	£0	£0	£0	£0	£0	£2,780,530
SOUTH YORKSHIRE TOTAL	%	0.0%	0.0%	50.2%	22.9%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£9,041,109	£3,285,270	£0	£12,326,379	£0	£0	£0	£0	£0	£0	£0	£12,326,379
OVERALL LEAKAGE TOTAL	%	21.6%	12.6%	51.0%	33.5%	0.9%		32.9%	1.8%	35.3%	43.0%	32.7%	60.9%		
	£	£12,732,535	£7,772,402	£9,185,190	£4,805,963	£370,766	£34,866,856	£3,915,545	£528,425	£15,645,463	£12,321,677	£5,076,069	£21,696,946	£59,184,126	£94,050,981

APPENDIX 2B - CONVENIENCE MARKET SHARE ANALYSIS

Table 6a - TOP-UP FOOD Market Share 2013

Destinations		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
HIGH PEAK BOROUGH															
GLOSSOP															
ALDI [Arundel Street]	%	25.3%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£4,971,191	£0	£0	£0	£0	£4,971,191	£0	£0	£0	£0	£0	£0	£0	£4,971,191
CO-OP (Norfolk Street)	%	8.6%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£1,689,812	£0	£0	£0	£0	£1,689,812	£0	£0	£0	£0	£0	£0	£0	£1,689,812
M&S SIMPLY FOOD (Howard Town Mill)	%	2.2%	0.8%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£432,277	£164,495	£0	£0	£0	£596,773	£0	£0	£0	£0	£0	£0	£0	£596,773
LOCAL SHOPS (Glossop Town Centre)	%	6.6%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£1,296,832	£0	£0	£0	£0	£1,296,832	£0	£0	£0	£0	£0	£0	£0	£1,296,832
GLOSSOP TC TOTAL	%	42.7%	0.8%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£8,390,112	£164,495	£0	£0	£0	£8,554,607	£0	£0	£0	£0	£0	£0	£0	£8,554,607
TESCO (Wren Nest)	%	22.2%	4.4%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£4,362,072	£904,724	£0	£0	£0	£5,266,796	£0	£0	£0	£0	£0	£0	£0	£5,266,796
ICELAND (Wren Nest)	%	3.2%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£628,767	£0	£0	£0	£0	£628,767	£0	£0	£0	£0	£0	£0	£0	£628,767
GLOSSOP - NON TC TOTAL	%	25.4%	4.4%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£4,990,840	£904,724	£0	£0	£0	£5,895,564	£0	£0	£0	£0	£0	£0	£0	£5,895,564
GLOSSOP OVERALL TOTAL	%	68.1%	5.2%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£13,380,952	£1,069,219	£0	£0	£0	£14,450,171	£0	£0	£0	£0	£0	£0	£0	£14,450,171
WHALEY BRIDGE															
CO-OP (Buxton Road)	%	0.0%	1.4%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	1.9%		
	£	£0	£287,867	£0	£0	£0	£287,867	£0	£0	£0	£0	£0	£225,639	£225,639	£513,505
LOCAL SHOPS (Whalley Bridge Town Centre)	%	0.0%	8.8%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,809,448	£0	£0	£0	£1,809,448	£0	£0	£0	£0	£0	£0	£0	£1,809,448
WHALLEY BRIDGE TC TOTAL	%	0.0%	10.2%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	1.9%		
	£	£0	£2,097,315	£0	£0	£0	£2,097,315	£0	£0	£0	£0	£0	£225,639	£225,639	£2,322,953
TESCO (Bridgemont)	%	0.0%	11.2%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£2,302,934	£0	£0	£0	£2,302,934	£0	£0	£0	£0	£0	£0	£0	£2,302,934
WHALEY BRIDGE - NON TC TOTAL	%	0.0%	11.2%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£2,302,934	£0	£0	£0	£2,302,934	£0	£0	£0	£0	£0	£0	£0	£2,302,934
WHALEY BRIDGE OVERALL TOTAL	%	0.0%	21.4%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	1.9%		
	£	£0	£4,400,248	£0	£0	£0	£4,400,248	£0	£0	£0	£0	£0	£225,639	£225,639	£4,625,887
NEW MILLS															
SAINSBURY'S LOCAL (Torr Tops Street)	%	0.0%	0.8%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£164,495	£0	£0	£0	£164,495	£0	£0	£0	£0	£0	£0	£0	£164,495
LOCAL SHOPS (New Mills Town Centre)	%	0.0%	5.9%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,213,153	£0	£0	£0	£1,213,153	£0	£0	£0	£0	£0	£0	£0	£1,213,153
NEW MILLS TC TOTAL	%	0.0%	6.7%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,377,648	£0	£0	£0	£1,377,648	£0	£0	£0	£0	£0	£0	£0	£1,377,648
CO-OP (Church Road)	%	0.0%	9.2%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,891,696	£0	£0	£0	£1,891,696	£0	£0	£0	£0	£0	£0	£0	£1,891,696
NEW MILLS - NON TC TOTAL	%	0.0%	9.2%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,891,696	£0	£0	£0	£1,891,696	£0	£0	£0	£0	£0	£0	£0	£1,891,696
NEW MILLS OVERALL TOTAL	%	0.0%	15.9%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£3,269,343	£0	£0	£0	£3,269,343	£0	£0	£0	£0	£0	£0	£0	£3,269,343
CHAPEL-EN-LE-FRITH															
CO-OP (Eccles Road)	%	0.0%	6.4%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,315,962	£0	£0	£0	£1,315,962	£0	£0	£0	£0	£0	£0	£0	£1,315,962
LOCAL SHOPS (Chapel-en-le-Frith Town Centre)	%	0.0%	1.5%	1.8%	0.0%	1.5%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£308,429	£108,061	£0	£205,981	£622,471	£0	£0	£0	£0	£0	£0	£0	£622,471
CHAPEL-EN-LE-FRITH TC TOTAL	%	0.0%	7.9%	1.8%	0.0%	1.5%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,624,391	£108,061	£0	£205,981	£1,938,433	£0	£0	£0	£0	£0	£0	£0	£1,938,433
MORRISON'S (Market Street)	%	0.0%	22.3%	0.0%	0.0%	2.4%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£4,585,306	£0	£0	£329,569	£4,914,875	£0	£0	£0	£0	£0	£0	£0	£4,914,875
CHAPEL-EN-LE-FRITH NON TC TOTAL	%	0.0%	22.3%	0.0%	0.0%	2.4%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£4,585,306	£0	£0	£329,569	£4,914,875	£0	£0	£0	£0	£0	£0	£0	£4,914,875
CHAPEL-EN-LE-FRITH OVERALL TOTAL	%	0.0%	30.2%	1.8%	0.0%	3.9%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£6,209,696	£108,061	£0	£535,550	£6,853,308	£0	£0	£0	£0	£0	£0	£0	£6,853,308
BUXTON															
ICELAND (Spring Gardens)	%	0.0%	0.0%	0.0%	0.0%	2.9%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£398,230	£398,230	£0	£0	£0	£0	£0	£0	£0	£398,230
WAITROSE (Spring Gardens)	%	0.0%	0.8%	0.0%	0.0%	21.9%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£164,495	£0	£0	£3,007,321	£3,171,816	£0	£0	£0	£0	£0	£0	£0	£3,171,816
M&S (Spring Gardens)	%	0.0%	1.4%	0.0%	1.0%	2.9%		2.5%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£287,867	£0	£47,821	£398,230	£733,917	£99,178	£0	£0	£0	£0	£0	£99,178	£833,095
SAINSBURY'S LOCAL (Eagle Parade)	%	0.0%	0.0%	0.0%	0.0%	2.9%		2.5%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£398,230	£398,230	£99,178	£0	£0	£0	£0	£0	£99,178	£497,408
CO-OP (Scarsdale Place)	%	0.0%	0.0%	0.0%	0.0%	1.6%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£219,713	£219,713	£0	£0	£0	£0	£0	£0	£0	£219,713
LOCAL SHOPS (Buxton Town Centre)	%	0.0%	0.0%	0.8%	0.0%	3.7%		2.7%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£48,027	£0	£508,086	£556,113	£107,112	£0	£0	£0	£0	£0	£107,112	£663,225
BUXTON TC TOTAL	%	0.0%	2.2%	0.8%	1.0%	35.9%		7.7%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£452,362	£48,027	£47,821	£4,929,809	£5,478,019	£305,468	£0	£0	£0	£0	£0	£305,468	£5,783,487
ALDI (Station Road)	%	0.0%	1.4%	0.0%	3.7%	21.7%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£287,867	£0	£176,936	£2,979,857	£3,444,659	£0	£0	£0	£0	£0	£0	£0	£3,444,659
TESCO EXPRESS (London Road)	%	0.0%	0.0%	0.0%	0.0%	15.6%		3.7%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£2,142,201	£2,142,201	£146,783	£0	£0	£0	£0	£0	£146,783	£2,288,984
MORRISON'S (Bakewell Road)	%	0.0%	0.0%	0.0%	3.3%	14.4%		4.2%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£157,808	£1,977,416	£2,135,224	£166,619	£0	£0	£0	£0	£0	£166,619	£2,301,843
BUXTON - NON TC TOTAL	%	0.0%	1.4%	0.0%	7.0%	51.7%		7.9%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£287,867	£0	£334,744	£7,099,474	£7,722,085	£313,402	£0	£0	£0	£0	£0	£313,402	£8,035,487
BUXTON OVERALL TOTAL	%	0.0%	3.6%	0.8%	8.0%	87.6%		15.6%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£740,229	£48,027	£382,564	£12,029,283	£13,200,103	£618,870	£0	£0	£0	£0	£0	£618,870	£13,818,974
HIGH PEAK LOCAL CENTRES															
HIGH PEAK LOCAL CENTRES	%	10.1%	8.7%	22.7%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£1,984,546	£1,788,886	£1,362,770	£0	£0	£5,136,203	£0	£0	£0	£0	£0	£0	£0	£5,136,203
HIGH PEAK LOCAL CENTRES TOTAL	%	10.1%	8.7%	22.7%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£1,984,546	£1,788,886	£1,362,770	£0	£0	£5,136,203	£0	£0	£0	£0	£0	£0	£0	£5,136,203
HIGH PEAK BOROUGH - OVERALL															
HIGH PEAK - OVERALL TOTAL	%	78.2%	85.0%	25.3%	8.0%	91.5%		15.6%	0.0%	0.0%	0.0%	0.0%	1.9%		
	£	£15,365,498	£17,477,622	£1,518,858	£382,564	£12,564,833	£47,309,376	£618,870	£0	£0	£0	£0	£225,639	£844,509	£48,153,885

STAFFS MOORLANDS DISTRICT															
BIDDULPH															
SAINSBURY'S (Wharf Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	64.1%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£6,122,632	£0	£0	£6,122,632	£6,122,632
LOCAL SHOPS (Biddulph Town Centre)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	22.1%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£2,110,923	£0	£0	£2,110,923	£2,110,923
BIDDULPH TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	86.2%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£8,233,555	£0	£0	£8,233,555	£8,233,555
BIDDULPH OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	86.2%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£8,233,555	£0	£0	£8,233,555	£8,233,555
LEEK															
FARMFOODS (Smithfields Centre)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	2.2%	0.9%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£215,284	£132,964	£0	£0	£0	£348,249	£348,249
LOCAL SHOPS (Leek Town Centre)	%	0.0%	0.0%	0.0%	0.0%	0.0%		4.5%	16.7%	5.9%	0.0%	0.0%	3.0%		
	£	£0	£0	£0	£0	£0	£0	£178,520	£1,634,204	£871,655	£0	£0	£356,272	£3,040,650	£3,040,650
ALDI (Heywood Street)	%	0.0%	0.0%	0.0%	0.0%	0.0%		2.9%	13.1%	7.2%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£115,046	£1,281,920	£1,063,714	£0	£0	£0	£2,460,681	£2,460,681
LEEK TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		7.4%	32.0%	14.0%	0.0%	0.0%	3.0%		
	£	£0	£0	£0	£0	£0	£0	£293,567	£3,131,408	£2,068,333	£0	£0	£356,272	£5,849,580	£5,849,580
MORRISON'S (Newcastle Road)	%	0.0%	0.0%	0.0%	0.0%	0.7%		2.6%	14.7%	12.5%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£96,124	£96,124	£103,145	£1,438,491	£1,846,726	£0	£0	£0	£3,388,362	£3,484,486
SAINSBURY'S (Churnet Way)	%	0.0%	0.0%	0.0%	0.0%	0.0%		1.5%	8.0%	4.1%	0.0%	0.9%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£59,507	£782,852	£605,726	£0	£46,569	£0	£1,494,654	£1,494,654
ASDA (Springfield Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		1.2%	22.3%	0.0%	0.0%	0.0%	0.9%		
	£	£0	£0	£0	£0	£0	£0	£47,605	£2,182,200	£0	£0	£0	£106,882	£2,336,687	£2,336,687
CO-OP (Abbots Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	6.3%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£616,496	£0	£0	£0	£0	£616,496	£616,496
CO-OP (Portland Street North)	%	0.0%	0.0%	0.0%	0.0%	0.0%		1.2%	5.0%	4.1%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£47,605	£489,283	£605,726	£0	£0	£0	£1,142,614	£1,142,614
CO-OP (Pilton Street)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	10.8%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£1,056,850	£0	£0	£0	£0	£1,056,850	£1,056,850
LEEK - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.7%		6.5%	67.1%	20.7%	0.0%	0.9%	0.9%		
	£	£0	£0	£0	£0	£96,124	£96,124	£257,863	£6,566,171	£3,058,178	£0	£46,569	£106,882	£10,035,663	£10,131,788
LEEK OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.7%		13.9%	99.1%	34.7%	0.0%	0.9%	3.9%		
	£	£0	£0	£0	£0	£96,124	£96,124	£551,429	£9,697,579	£5,126,511	£0	£46,569	£463,153	£15,885,243	£15,981,367
CHEADLE															
ICELAND (Tape Street)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	7.8%	4.9%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£403,602	£581,910	£985,512	£985,512
LOCAL SHOPS (Cheadle Town Centre)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	1.2%	0.0%	15.6%	11.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£177,286	£0	£807,204	£1,306,330	£2,290,819	£2,290,819
CHEADLE TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	1.2%	0.0%	23.4%	15.9%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£177,286	£0	£1,210,805	£1,888,240	£3,276,331	£3,276,331
ASDA (Ashbourne Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	11.7%	3.8%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£605,403	£451,277	£1,056,680	£1,056,680
CO-OP (Tean Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	1.0%	0.0%	4.5%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£147,738	£0	£232,847	£0	£380,585	£380,585
MORRISON'S (Well Street)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	47.9%	24.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£2,478,529	£2,850,174	£5,328,703	£5,328,703
CHEADLE - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	1.0%	0.0%	64.1%	27.8%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£147,738	£0	£3,316,779	£3,301,451	£6,765,968	£6,765,968
CHEADLE OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	2.2%	0.0%	87.5%	43.7%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£325,024	£0	£4,527,584	£5,189,691	£10,042,299	£10,042,299
STAFFS MOORLANDS LOCAL CENTRES															
STAFFS MOORLANDS LOCAL CENTRES	%	0.0%	0.0%	0.0%	0.0%	0.7%		0.0%	0.0%	35.6%	3.2%	0.0%	31.3%		
	£	£0	£0	£0	£0	£96,124	£96,124	£0	£0	£5,259,476	£305,654	£0	£3,717,101	£9,282,231	£9,378,355
STAFFS MOORLANDS LOCAL CENTRES	%	0.0%	0.0%	0.0%	0.0%	0.7%		0.0%	0.0%	35.6%	3.2%	0.0%	31.3%		
	£	£0	£0	£0	£0	£96,124	£96,124	£0	£0	£5,259,476	£305,654	£0	£3,717,101	£9,282,231	£9,378,355
STAFFS MOORLANDS DISTRICT - OVERALL															
STAFFS MOORLANDS - OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	1.4%		13.9%	99.1%	72.5%	89.4%	88.4%	78.9%		
	£	£0	£0	£0	£0	£192,249	£192,249	£551,429	£9,697,579	£10,711,011	£8,539,209	£4,574,154	£9,369,945	£43,443,328	£43,635,577

OTHER / LEAKAGE															
MAIN FOODSTORES LEAKAGE	%	9.9%	2.0%	0.8%	5.7%	0.0%		21.6%	0.9%	10.4%	8.3%	9.6%	14.3%		
	£	£1,945,248	£411,238	£48,027	£272,577	£0	£2,677,091	£856,897	£88,071	£1,536,476	£792,790	£496,741	£1,698,228	£5,469,204	£8,146,294
OTHER	%	11.9%	13.0%	73.9%	86.3%	7.1%		48.9%	0.0%	17.1%	2.3%	2.0%	4.9%		
	£	£2,338,228	£2,673,048	£4,436,507	£4,126,911	£974,976	£14,549,671	£1,939,921	£0	£2,526,321	£219,689	£103,488	£581,910	£5,371,329	£19,920,999
OTHER TOTAL	%	21.8%	15.0%	74.7%	92.0%	7.1%		70.5%	0.9%	27.5%	10.6%	11.6%	19.2%		
	£	£4,283,476	£3,084,286	£4,484,534	£4,399,488	£974,976	£17,226,761	£2,796,818	£88,071	£4,062,797	£1,012,479	£600,228	£2,280,139	£10,840,532	£28,067,294
OVERALL TOTAL															
OVERALL TOTAL	%	100.0%	100.0%	100.0%	100.0%	100.0%		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%		
	£	£19,648,974	£20,561,909	£6,003,392	£4,782,053	£13,732,058	£64,728,386	£3,967,118	£9,785,650	£14,773,808	£9,551,688	£5,174,382	£11,875,723	£55,128,369	£119,856,756

APPENDIX 2B - CONVENIENCE MARKET SHARE ANALYSIS

Table 6b - TOP-UP FOOD [LOCAL CENTRES] Market Share 2013

Destinations		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
HIGH PEAK															
CO-OP (Morland Centre, Simmondley)	%	2.2%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£432,277	£0	£0	£0	£0	£432,277	£0	£0	£0	£0	£0	£0	£0	£432,277
HADFIELD	%	4.5%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£884,204	£0	£0	£0	£0	£884,204	£0	£0	£0	£0	£0	£0	£0	£884,204
CHINLEY	%	0.0%	7.9%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,624,391	£0	£0	£0	£1,624,391	£0	£0	£0	£0	£0	£0	£0	£1,624,391
HAYFIELD	%	0.0%	0.8%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£164,495	£0	£0	£0	£164,495	£0	£0	£0	£0	£0	£0	£0	£164,495
CHARLESWORTH	%	3.4%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£668,065	£0	£0	£0	£0	£668,065	£0	£0	£0	£0	£0	£0	£0	£668,065
HOPE	%	0.0%	0.0%	11.4%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£684,387	£0	£0	£684,387	£0	£0	£0	£0	£0	£0	£0	£684,387
BAMFORD	%	0.0%	0.0%	11.3%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£678,383	£0	£0	£678,383	£0	£0	£0	£0	£0	£0	£0	£678,383
HIGH PEAK LOCAL CENTRES	%	10.1%	8.7%	22.7%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£1,984,546	£1,788,886	£1,362,770	£0	£0	£5,136,203	£0	£0	£0	£0	£0	£0	£0	£5,136,203

STAFFS MOORLANDS DISTRICT															
ALTON	%	0.0%	0.0%	0.0%	0.0%	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	£356,272	£356,272	£356,272
BIDDULPH MOOR	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	1.0%	3.2%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£147,738	£305,654	£0	£0	£453,392	£453,392
BLYTHE BRIDGE	%	0.0%	0.0%	0.0%	0.0%	0.7%		0.0%	0.0%	0.0%	0.0%	0.0%	4.8%		
	£	£0	£0	£0	£0	£96,124	£96,124	£0	£0	£0	£0	£0	£570,035	£570,035	£666,159
BROWN EDGE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	10.2%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£1,506,928	£0	£0	£0	£1,506,928	£1,506,928
CHEDDLETON	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	8.4%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£1,241,000	£0	£0	£0	£1,241,000	£1,241,000
ENDON	%	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	£132,964	£0	£0	£0	£132,964	£132,964
IPSTONES	%	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	£831,301	£831,301	£831,301
KINGSLEY	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	1.9%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£225,639	£225,639	£225,639
TEAN	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	13.8%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£1,638,850	£1,638,850	£1,638,850
WATERHOUSES	%	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	£95,006	£95,006	£95,006
WERRINGTON	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	15.1%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£2,230,845	£0	£0	£0	£2,230,845	£2,230,845
STAFFS MOORLANDS LOCAL CENTRES	%	0.0%	0.0%	0.0%	0.0%	0.7%		0.0%	0.0%	35.6%	3.2%	0.0%	31.3%		
	£	£0	£0	£0	£0	£96,124	£96,124	£0	£0	£5,259,476	£305,654	£0	£3,717,101	£9,282,231	£9,378,355

Table 5c - MAIN FOOD LEAKAGE Market Share 2013

Destinations		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
TAMESIDE															
TESCO EXTRA (Hattersley)	%	8.8%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£1,729,110	£0	£0	£0	£0	£1,729,110	£0	£0	£0	£0	£0	£0	£0	£1,729,110
ASDA (Hyde)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
MORRISON'S (Hyde)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	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 (Stalybridge)	%	1.1%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£216,139	£0	£0	£0	£0	£216,139	£0	£0	£0	£0	£0	£0	£0	£216,139
SAINSBURY'S (Ashton-under-Lyne)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
TAMESIDE TOTAL	%	9.9%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£1,945,248	£0	£0	£0	£0	£1,945,248	£0	£0	£0	£0	£0	£0	£0	£1,945,248
STOCKPORT															
ALDI (Hazel Grove)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
ASDA (Hazel Grove)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	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 (Hazel Grove)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
ALDI (Romiley)	%	0.0%	1.4%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£287,867	£0	£0	£0	£287,867	£0	£0	£0	£0	£0	£0	£0	£287,867
STOCKPORT TOTAL	%	0.0%	1.4%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£287,867	£0	£0	£0	£287,867	£0	£0	£0	£0	£0	£0	£0	£287,867
MACCLESFIELD															
TESCO (Macclesfield)	%	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	£0	£0	£408,613	£0	£0	£0	£0	£0	£408,613	£408,613
SAINSBURY'S (Macclesfield)	%	0.0%	0.0%	0.0%	0.0%	0.0%		1.2%	0.9%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£47,605	£88,071	£0	£0	£0	£0	£135,676	£135,676
ALDI (Macclesfield)	%	0.0%	0.6%	0.0%	0.0%	0.0%		2.7%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£123,371	£0	£0	£0	£123,371	£107,112	£0	£0	£0	£0	£0	£107,112	£230,484
MACCLESFIELD TOTAL	%	0.0%	0.6%	0.0%	0.0%	0.0%		14.2%	0.9%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£123,371	£0	£0	£0	£123,371	£563,331	£88,071	£0	£0	£0	£0	£651,402	£774,773
CONGLETON															
TESCO (Congleton)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
MORRISON'S (Congleton)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	1.9%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£181,482	£0	£0	£181,482	£181,482
ALDI (Congleton)	%	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	£210,137	£0	£0	£210,137	£210,137
CONGLETON TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	4.1%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£391,619	£0	£0	£391,619	£391,619
KIDSGROVE															
TESCO (Kidsgrove)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
ALDI (Kidsgrove)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
KIDSGROVE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
MEIR / LONGTON															
TESCO (Meir)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	2.2%	6.8%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£113,836	£807,549	£921,386	£921,386
ALDI (Meir)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	1.8%	2.9%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£93,139	£344,396	£437,535	£437,535
TESCO (Longton)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
MEIR / LONGTON TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	4.0%	9.7%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£206,975	£1,151,945	£1,358,920	£1,358,920
TUNSTALL															
ASDA (Tunstall)	%	0.0%	0.0%	0.0%	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	£315,206	£0	£0	£315,206	£315,206
ALDI (Tunstall)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
TUNSTALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	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	£315,206	£0	£0	£315,206	£315,206
STOKE-ON-TRENT															
ASDA (Wolstanton RP, Newcastle)	%	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	£132,964	£0	£0	£0	£132,964	£132,964
TESCO EXTRA (Hanley)	%	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	£325,024	£0	£0	£0	£325,024	£325,024
SAINSBURY'S (Etruria, Stoke-on-Trent	%	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	£147,738	£0	£0	£0	£147,738	£147,738
MORRISON'S (Festival Park, Stoke)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	1.0%	0.9%	0.8%	1.9%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£147,738	£85,965	£41,395	£225,639	£500,737	£500,737
ALDI (Norton RP, Stoke)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	5.3%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£783,012	£0	£0	£0	£783,012	£783,012
CO-OP (Pilton Street)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	10.4%	0.9%	0.8%	1.9%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£1,536,476	£85,965	£41,395	£225,639	£1,889,475	£1,889,475
DERBYSHIRE DALES															
SAINSBURY'S (Ashbourne)	%	0.0%	0.0%	0.0%	0.0%	0.0%		6.3%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£249,928	£0	£0	£0	£0	£0	£249,928	£249,928
WAITROSE (Ashbourne)	%	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	£43,638	£0	£0	£0	£0	£0	£43,638	£43,638
M&S SIMPLY FOOD (Ashbourne)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	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 (Matlock)	%	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	£157,808	£0	£157,808	£0	£0	£0	£0	£0	£0	£0	£157,808
DERBYSHIRE DALES TOTAL	%	0.0%	0.0%	0.0%	3.3%	0.0%		7.4%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£157,808	£0	£157,808	£293,567	£0	£0	£0	£0	£0	£293,567	£451,374
UTTOXETER															
TESCO (Uttoxeter)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	4.8%	0.8%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£248,370	£95,006	£343,376	£343,376
LIDL (Uttoxeter)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	1.9%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£225,639	£225,639	£225,639
UTTOXETER TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	4.8%	2.7%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£248,370	£320,645	£569,015	£569,015
SOUTH YORKSHIRE															
TESCO EXTRA (Clay 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	£0	£0	£0	£0	£0	£0	£0	£0
SAINSBURY'S (Chesterfield)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
MORRISON'S (Chesterfield)	%	0.0%	0.0%	0.8%	2.4%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£48,027	£114,769	£0	£162,796	£0	£0	£0	£0	£0	£0	£0	£162,796
MORRISON'S (Hillsborough, Sheffield)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	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 (Sheffield)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	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 (Sheffield)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
SOUTH YORKSHIRE TOTAL	%	0.0%	0.0%	0.8%	2.4%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£48,027	£114,769	£0	£162,796	£0	£0	£0	£0	£0	£0	£0	£162,796
OVERALL LEAKAGE TOTAL	%	9.9%	2.0%	0.8%	5.7%	0.0%		21.6%	0.9%	10.4%	8.3%	9.6%	14.3%		
	£	£1,945,248	£411,238	£48,027	£272,577	£0	£2,677,091	£856,897	£88,071	£1,536,476	£792,790	£496,741	£1,698,228	£5,469,204	£8,146,294

APPENDIX 2B - CONVENIENCE MARKET SHARE ANALYSIS

Table 7 - OVERALL CONVENIENCE Market Share 2013

Destinations		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
HIGH PEAK BOROUGH															
GLOSSOP															
ALDI [Arundel Street]	%	24.7%	1.5%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£19,413,187	£1,233,715	£0	£0	£0	£20,646,901	£0	£0	£0	£0	£0	£0	£0	£20,646,901
CO-OP (Norfolk Street)	%	6.4%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£4,990,840	£0	£0	£0	£0	£4,990,840	£0	£0	£0	£0	£0	£0	£0	£4,990,840
M&S SIMPLY FOOD (Howard Town Mill)	%	3.3%	0.2%	0.0%	0.0%	2.9%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£2,554,367	£164,495	£0	£0	£1,565,455	£4,284,317	£0	£0	£0	£0	£0	£0	£0	£4,284,317
LOCAL SHOPS (Glossop Town Centre)	%	2.8%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£2,181,036	£0	£0	£0	£0	£2,181,036	£0	£0	£0	£0	£0	£0	£0	£2,181,036
GLOSSOP TC TOTAL	%	37.1%	1.7%	0.0%	0.0%	2.9%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£29,139,429	£1,398,210	£0	£0	£1,565,455	£32,103,094	£0	£0	£0	£0	£0	£0	£0	£32,103,094
TESCO (Wren Nest)	%	33.4%	8.2%	0.8%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£26,231,381	£6,703,182	£180,102	£0	£0	£33,114,665	£0	£0	£0	£0	£0	£0	£0	£33,114,665
ICELAND (Wren Nest)	%	0.8%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£628,767	£0	£0	£0	£0	£628,767	£0	£0	£0	£0	£0	£0	£0	£628,767
GLOSSOP - NON TC TOTAL	%	34.2%	8.2%	0.8%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£26,860,148	£6,703,182	£180,102	£0	£0	£33,743,432	£0	£0	£0	£0	£0	£0	£0	£33,743,432
GLOSSOP OVERALL TOTAL	%	71.3%	9.9%	0.8%	0.0%	2.9%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£55,999,577	£8,101,392	£180,102	£0	£1,565,455	£65,846,526	£0	£0	£0	£0	£0	£0	£0	£65,846,526
WHALEY BRIDGE															
CO-OP (Buxton Road)	%	0.0%	0.4%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.5%		
	£	£0	£287,867	£0	£0	£0	£287,867	£0	£0	£0	£0	£0	£225,639	£225,639	£513,505
LOCAL SHOPS (Whalley Bridge Town Centre)	%	0.0%	2.7%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£2,179,562	£0	£0	£0	£2,179,562	£0	£0	£0	£0	£0	£0	£0	£2,179,562
WHALLEY BRIDGE TC TOTAL	%	0.0%	3.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.5%		
	£	£0	£2,467,429	£0	£0	£0	£2,467,429	£0	£0	£0	£0	£0	£225,639	£225,639	£2,693,068
TESCO (Bridgemont)	%	0.0%	23.7%	0.0%	0.0%	0.5%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£19,513,251	£0	£0	£288,373	£19,801,625	£0	£0	£0	£0	£0	£0	£0	£19,801,625
WHALEY BRIDGE - NON TC TOTAL	%	0.0%	23.7%	0.0%	0.0%	0.5%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£19,513,251	£0	£0	£288,373	£19,801,625	£0	£0	£0	£0	£0	£0	£0	£19,801,625
WHALEY BRIDGE OVERALL TOTAL	%	0.0%	26.7%	0.0%	0.0%	0.5%		0.0%	0.0%	0.0%	0.0%	0.0%	0.5%		
	£	£0	£21,980,680	£0	£0	£288,373	£22,269,054	£0	£0	£0	£0	£0	£225,639	£225,639	£22,494,692
NEW MILLS															
SAINSBURY'S LOCAL (Torr Tops Street)	%	0.0%	0.2%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£164,495	£0	£0	£0	£164,495	£0	£0	£0	£0	£0	£0	£0	£164,495
LOCAL SHOPS (New Mills Town Centre)	%	0.0%	1.5%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,213,153	£0	£0	£0	£1,213,153	£0	£0	£0	£0	£0	£0	£0	£1,213,153
NEW MILLS TC TOTAL	%	0.0%	1.7%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,377,648	£0	£0	£0	£1,377,648	£0	£0	£0	£0	£0	£0	£0	£1,377,648
CO-OP (Church Street)	%	0.0%	3.8%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£3,125,410	£0	£0	£0	£3,125,410	£0	£0	£0	£0	£0	£0	£0	£3,125,410
NEW MILLS - NON TC TOTAL	%	0.0%	3.8%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£3,125,410	£0	£0	£0	£3,125,410	£0	£0	£0	£0	£0	£0	£0	£3,125,410
NEW MILLS OVERALL TOTAL	%	0.0%	5.5%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£4,503,058	£0	£0	£0	£4,503,058	£0	£0	£0	£0	£0	£0	£0	£4,503,058
CHAPEL-EN-LE-FRITH															
CO-OP (Eccles Road)	%	0.0%	1.6%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,315,962	£0	£0	£0	£1,315,962	£0	£0	£0	£0	£0	£0	£0	£1,315,962
LOCAL SHOPS (Chapel-en-le-Frith Town Centre)	%	0.0%	0.4%	0.5%	0.0%	0.4%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£308,429	£108,061	£0	£205,981	£622,471	£0	£0	£0	£0	£0	£0	£0	£622,471
CHAPEL-EN-LE-FRITH TC TOTAL	%	0.0%	2.0%	0.5%	0.0%	0.4%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,624,391	£108,061	£0	£205,981	£1,938,433	£0	£0	£0	£0	£0	£0	£0	£1,938,433
MORRISON'S (Market Street)	%	0.0%	31.0%	6.7%	0.0%	4.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£25,496,767	£1,602,906	£0	£2,183,397	£29,283,070	£0	£0	£0	£0	£0	£0	£0	£29,283,070
CHAPEL-EN-LE-FRITH NON TC TOTAL	%	0.0%	31.0%	6.7%	0.0%	4.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£25,496,767	£1,602,906	£0	£2,183,397	£29,283,070	£0	£0	£0	£0	£0	£0	£0	£29,283,070
CHAPEL-EN-LE-FRITH OVERALL TOTAL	%	0.0%	33.0%	7.1%	0.0%	4.4%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£27,121,158	£1,710,967	£0	£2,389,378	£31,221,503	£0	£0	£0	£0	£0	£0	£0	£31,221,503
BUXTON															
ICELAND (Spring Gardens)	%	0.0%	0.6%	0.0%	0.0%	1.8%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£493,486	£0	£0	£974,976	£1,468,462	£0	£0	£0	£0	£0	£0	£0	£1,468,462
WAITROSE (Spring Gardens)	%	0.0%	1.3%	1.3%	2.3%	15.8%		4.7%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,028,095	£306,173	£430,385	£8,651,197	£10,415,850	£749,785	£0	£0	£0	£0	£0	£749,785	£11,165,635
M&S (Spring Gardens)	%	0.0%	0.4%	0.0%	0.3%	1.9%		0.6%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£287,867	£0	£47,821	£1,016,172	£1,351,860	£99,178	£0	£0	£0	£0	£0	£99,178	£1,451,038
SAINSBURY'S LOCAL (Eagle Parade)	%	0.0%	0.0%	0.0%	0.0%	1.7%		0.6%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£933,780	£933,780	£99,178	£0	£0	£0	£0	£0	£99,178	£1,032,958
CO-OP (Scarsdale Place)	%	0.0%	0.0%	0.0%	0.0%	0.4%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£219,713	£219,713	£0	£0	£0	£0	£0	£0	£0	£219,713
LOCAL SHOPS (Buxton Town Centre)	%	0.0%	0.0%	0.2%	0.0%	0.9%		0.7%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£48,027	£0	£508,086	£556,113	£107,112	£0	£0	£0	£0	£0	£107,112	£663,225
BUXTON TC TOTAL	%	0.0%	2.2%	1.5%	2.5%	22.4%		6.7%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,809,448	£354,200	£478,205	£12,303,924	£14,945,778	£1,055,253	£0	£0	£0	£0	£0	£1,055,253	£16,001,031
ALDI (Station Road)	%	0.0%	2.8%	1.8%	7.3%	24.6%		2.9%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£2,261,810	£432,244	£1,396,359	£13,526,077	£17,616,491	£464,153	£0	£0	£0	£0	£0	£464,153	£18,080,644
TESCO EXPRESS (London Road)	%	1.2%	0.0%	0.0%	0.0%	4.4%		0.9%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£943,151	£0	£0	£0	£2,430,574	£3,373,725	£146,783	£0	£0	£0	£0	£0	£146,783	£3,520,508
MORRISON'S (Bakewell Road)	%	0.0%	0.0%	10.2%	11.3%	35.4%		10.4%	0.5%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£2,449,384	£2,151,924	£19,444,595	£24,045,902	£1,642,387	£205,499	£0	£0	£0	£0	£1,847,885	£25,893,788
BUXTON - NON TC TOTAL	%	1.2%	2.8%	12.0%	18.6%	64.5%		14.2%	0.5%	0.0%	0.0%	0.0%	0.0%		
	£	£943,151	£2,261,810	£2,881,628	£3,548,283	£35,401,246	£45,036,118	£2,253,323	£205,499	£0	£0	£0	£0	£2,458,822	£47,494,940
BUXTON OVERALL TOTAL	%	1.2%	5.0%	13.5%	21.1%	86.9%		20.9%	0.5%	0.0%	0.0%	0.0%	0.0%		
	£	£943,151	£4,071,258	£3,235,828	£4,026,488	£47,705,171	£59,981,896	£3,308,576	£205,499	£0	£0	£0	£0	£3,514,075	£63,495,971
HIGH PEAK LOCAL CENTRES															
HIGH PEAK LOCAL CENTRES	%	3.1%	2.2%	6.4%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£2,397,175	£1,788,886	£1,542,872	£0	£0	£5,728,933	£0	£0	£0	£0	£0	£0	£0	£5,728,933
HIGH PEAK LOCAL CENTRES TOTAL	%	3.1%	2.2%	6.4%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£2,397,175	£1,788,886	£1,542,872	£0	£0	£5,728,933	£0	£0	£0	£0	£0	£0	£0	£5,728,933
HIGH PEAK BOROUGH - OVERALL															
HIGH PEAK - OVERALL TOTAL	%	75.5%	82.2%	27.8%	21.1%	94.6%		20.9%	0.5%	0.0%	0.0%	0.0%	0.5%		
	£	£59,339,903	£67,566,432	£6,669,769	£4,026,488	£51,948,377	£189,550,969	£3,308,576	£205,499	£0	£0	£0	£225,639	£3,739,714	£193,290,683
STAFFS MOORLANDS DISTRICT															
BIDDULPH															
SAINSBURY'S (Wharf Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.7%	1.3%	56.9%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£264,213	£753,464	£21,739,642	£0	£0	£22,757,318	£22,757,318
LOCAL SHOPS (Biddulph Town Centre)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	6.1%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£2,340,164	£0	£0	£2,340,164	£2,340,164
BIDDULPH TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.7%	1.3%	63.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£264,213	£753,464	£24,079,805	£0	£0	£25,097,482	£25,097,482
BIDDULPH OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.7%	1.3%	63.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£264,213	£753,464	£24,079,805	£0	£0	£25,097,482	£25,097,482
LEEK															
FARMFOODS (Smithfields Centre)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	1.7%	0.8%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£655,639	£443,214	£0	£0	£0	£1,098,853	£1,098,853
LOCAL SHOPS (Leek Town Centre)	%	0.0%	0.0%	0.0%	0.0%	1.1%		2.4%	5.8%	2.8%	0.0%	0.0%	0.8%		
	£	£0	£0	£0	£0	£617,943	£617,943	£380,843	£2,250,700	£1,625,119	£0	£0	£356,272	£4,612,933	£5,230,876
ALDI (Haywood Way)	%	0.0%	0.0%	0.0%	0.0%	0.0%		6.1%	17.4%	6.2%	0.0%	0.0%	4.2%		
	£	£0	£0	£0	£0	£0	£0	£960,043	£6,801,027	£3,678,678	£0	£0	£1,995,121	£13,434,869	£13,434,869
LEEK TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	1.1%		8.5%	24.8%	9.7%	0.0%	0.0%	5.0%		
	£	£0	£0	£0	£0	£617,943	£617,943	£1,340,886	£9,707,365	£5,747,011	£0	£0	£2,351,393	£19,146,655	£19,764,598
MORRISON'S (Newcastle Road)	%	0.0%	0.0%	0.0%	0.0%	0.2%		10.2%	38.7%	28.0%	0.6%	0.0%	2.9%		
	£	£0	£0	£0	£0	£96,124	£96,124	£1,614,617	£15,148,187	£16,517,117	£229,241	£0	£1,389,460	£34,898,621	£34,994,746
SAINSBURY'S (Churnet Way)	%	0.0%	0.0%	0.0%	0.0%	0.0%		11.6%	11.4%	6.1%	0.0%	0.2%	1.0%		
	£	£0	£0	£0	£0	£0	£0	£1,844,710	£4,452,471	£3,619,583	£0	£46,569	£463,153	£10,426,486	£10,426,486
ASDA (Springfield Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		2.9%	9.6%	1.9%	0.0%	0.0%	0.2%		
	£	£0	£0	£0	£0	£0	£0	£452,251	£3,738,118	£1,108,036	£0	£0	£106,882	£5,405,287	£5,405,287
CO-OP (Abbots Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	2.3%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£880,709	£0	£0	£0	£0	£880,709	£880,709
CO-OP (Portland Street North)	%	0.0%	0.0%	0.0%	0.0%	0.0%		2.0%	7.3%	2.1%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£309,435	£2,867,196	£1,226,226	£0	£0	£0	£4,402,857	£4,402,857
CO-OP (Pilton Street)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	2.7%	0.0%	0.7%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£1,056,850	£0	£257,896	£0	£0	£1,314,746	£1,314,746
LEEK - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.2%		26.6%	71.9%	38.0%	1.3%	0.2%	4.1%		
	£	£0	£0	£0	£0	£96,124	£96,124	£4,221,014	£28,143,530	£22,470,962	£487,136	£46,569	£1,959,494	£57,328,706	£57,424,830
LEEK OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	1.3%		35.1%	96.7%	47.8%	1.3%	0.2%	9.1%		
	£	£0	£0	£0	£0	£714,067	£714,067	£5,561,899	£37,850,895	£28,217,973	£487,136	£46,569	£4,310,887	£76,475,361	£77,189,428
CHEADLE															
ICELAND (Tape Street)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	4.6%	1.8%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£946,912	£866,928	£1,813,840	£1,813,840
LOCAL SHOPS (Cheadle Town Centre)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.3%	0.0%	3.9%	2.8%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£177,286	£0	£807,204	£1,306,330	£2,290,819	£2,290,819
CHEADLE TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.3%	0.0%	8.5%	4.6%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£177,286	£0	£1,754,116	£2,173,257	£4,104,659	£4,104,659
ASDA (Ashbourne Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	7.4%	3.1%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£1,521,268	£1,448,838	£2,970,107	£2,970,107
CO-OP (Tean Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.9%	0.0%	1.7%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£502,309	£0	£341,509	£0	£843,819	£843,819
MORRISON'S (Well Street)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	3.1%	0.0%	53.5%	24.1%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£1,817,178	£0	£11,062,829	£11,436,321	£24,316,329	£24,316,329
CHEADLE - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	3.9%	0.0%	62.5%	27.1%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£2,319,488	£0	£12,925,607	£12,885,160	£28,130,254	£28,130,254
CHEADLE OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	4.2%	0.0%	70.9%	31.7%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£2,496,774	£0	£14,679,722	£15,058,417	£32,234,913	£32,234,913
STAFFS MOORLANDS LOCAL CENTRES															
STAFFS MOORLANDS LOCAL CENTRES	%	0.0%	0.0%	0.0%	0.0%	0.2%		0.0%	0.0%	10.0%	0.8%	0.0%	8.3%		
	£	£0	£0	£0	£0	£96,124	£96,124	£0	£0	£5,924,297	£305,654	£0	£3,930,864	£10,160,815	£10,256,940
STAFFS MOORLANDS LOCAL CENTRES	%	0.0%	0.0%	0.0%	0.0%	0.2%		0.0%	0.0%	10.0%	0.8%	0.0%	8.3%		
	£	£0	£0	£0	£0	£96,124	£96,124	£0	£0	£5,924,297	£305,654	£0	£3,930,864	£10,160,815	£10,256,940
STAFFS MOORLANDS DISTRICT - OVERALL															
STAFFS MOORLANDS - OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	1.5%		35.1%	97.4%	63.3%	65.1%	71.2%	49.1%		
	£	£0	£0	£0	£0	£810,191	£810,191	£5,561,899	£38,115,108	£37,392,508	£24,872,595	£14,726,292	£23,300,169	£143,968,571	£144,778,762
OTHER / LEAKAGE															
MAIN FOODSTORES LEAKAGE	%	18.7%	10.0%	38.5%	26.6%	0.7%		30.1%	1.6%	29.1%	34.3%	26.9%	49.3%		
	£	£14,677,784	£8,183,640	£9,233,217	£5,078,540	£370,766	£37,543,946	£4,772,443	£616,496	£17,181,939	£13,114,467	£5,572,810	£23,395,174	£64,653,329	£102,197,275
OTHER	%	5.8%	7.9%	33.8%	52.4%	3.3%		14.0%	0.5%	7.7%	0.6%	1.9%	1.2%		
	£	£4,578,211	£6,497,563	£8,110,583	£10,023,182	£1,798,900	£31,008,439	£2,225,553	£205,499	£4,520,785	£219,689	£398,427	£581,910	£8,151,864	£39,160,303
OTHER TOTAL	%	24.5%	17.9%	72.2%	79.0%	4.0%		44.1%	2.1%	36.7%	34.9%	28.9%	50.5%		
	£	£19,255,995	£14,681,203	£17,343,800	£15,101,722	£2,169,665	£68,552,386	£6,997,996	£821,995	£21,702,724	£13,334,156	£5,971,237	£23,977,085	£72,805,193	£141,357,578
OVERALL TOTAL															
OVERALL TOTAL	%	100.0%	100.0%	100.0%	100.0%	100.0%		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%		
	£	£78,595,898	£82,247,635	£24,013,569	£19,128,211	£54,928,233	£258,913,546	£15,868,472	£39,142,601	£59,095,232	£38,206,751	£20,697,529	£47,502,892	£220,513,478	£479,427,023

APPENDIX 2C - HIGH PEAK CAPACITY MODELLING

TABLE 8 - Floorspace Turnover Performance [HIGH PEAK]

Existing Stores	Floorspace (Net) (m^2)	Net Convenience Ratio (%)	Net Convenience Floorspace (m^2)	Benchmark' Sales Density (£/m^2)	'Benchmark' Store Turnover (£)	Survey-derived Turnover (£)	Trading Performance
HIGH PEAK BOROUGH							
GLOSSOP							
ALDI (Arundel Street)	1,080	80.0%	864	£4,695	£4,056,480	£20,646,901	£16,590,421
CO-OP (Norfolk Street)	1,784	85.0%	1,516	£7,530	£11,415,480	£4,990,840	-£6,424,640
M&S SIMPLY FOOD (Howard Town Mill)	1,114	100.0%	1,114	£10,833	£12,067,962	£4,284,317	-£7,783,645
LOCAL SHOPS (Glossop Town Centre)	2,931	100.0%	2,931	-	-	£2,181,036	-
GLOSSOP TC TOTAL	6,909		6,425		£27,539,922	£32,103,094	£4,563,172
TESCO (Wren Nest RP)	3,745	70.0%	2,622	£12,842	£33,671,724	£33,114,665	-£557,059
ICELAND (Wren Nest RP)	352	100.0%	352	£6,412	£2,257,024	£628,767	-£1,628,257
GLOSSOP - NON TC TOTAL	4,097		2,974		£35,928,748	£33,743,432	-£2,185,316
GLOSSOP - OVERALL TOTAL	11,006		9,399		£63,468,670	£65,846,526	£2,377,856
WHALEY BRIDGE							
CO-OP (Station Road)	260	100.0%	260	£7,530	£1,957,800	£513,505	-£1,444,295
LOCAL SHOPS (Whaley Bridge TC)	478	100.0%	478	-	-	£2,179,562	-
WHALEY BRIDGE TC TOTAL	738		738		£1,957,800	£2,693,068	£735,268
TESCO (Bridgemont)	1,643	92.0%	1,512	£12,842	£19,417,104	£19,801,625	£384,521
WHALEY BRIDGE - OVERALL TOTAL	2,381		2,250		£21,374,904	£22,494,692	£1,119,788
NEW MILLS							
SAINSBURY'S LOCAL (Torr Tops Street)	401	100.0%	401	£12,526	£5,016,663	£164,495	-£4,852,168
LOCAL SHOPS (New Mills TC)	378	100.0%	378	-	-	£1,213,153	-
NEW MILLS TC TOTAL	779		779		£5,016,663	£1,377,648	-£3,639,015
CO-OP (Church Road)	743	100.0%	743	£7,530	£5,594,790	£3,125,410	-£2,469,380
NEW MILLS - OVERALL TOTAL	1,522		1,522		£10,611,453	£4,503,058	-£6,108,395
CHAPEL-EN-LE-FRITH							
CO-OP (Eccles Road)	386	100.0%	386	£7,530	£2,903,568	£1,315,962	-£1,587,606
LOCAL SHOPS (Chapel TC)	485	100.0%	485	-	-	£622,471	-
CHAPEL TC TOTAL	871		871		£0	£622,471	£622,471
MORRISON'S (Market Street)	1,700	90.0%	1,530	£11,988	£18,341,640	£29,283,070	£10,941,430
CHAPEL - OVERALL TOTAL	2,571		2,401		£18,341,640	£29,905,540	£11,563,900
BUXTON							
ICELAND (Spring Gardens)	400	100.0%	400	£6,412	£2,564,800	£1,468,462	-£1,096,338
WAITROSE (Spring Gardens)	1,427	87.0%	1,241	£10,169	£12,624,712	£11,165,635	-£1,459,077
M&S (Spring Gardens)	791	25.0%	198	£10,833	£2,142,226	£1,451,038	-£691,188
SAINSBURY'S LOCAL (Eagle Parade)	595	100.0%	595	£12,842	£7,640,990	£1,032,958	-£6,608,032
CO-OP (Scarsdale Place)	149	100.0%	149	£7,530	£1,121,970	£219,713	-£902,257
LOCAL SHOPS (Buxton TC)	1,508	100.0%	1,508	-	-	£663,225	-
BUXTON TC TOTAL	4,870		4,091		£26,094,698	£16,001,031	-£10,093,667
ALDI (Station Road)	1,032	80.0%	826	£4,695	£3,876,192	£18,080,644	£14,204,452
TESCO EXPRESS (London Road)	232	100.0%	232	£12,842	£2,979,344	£3,520,508	£541,164
MORRISON'S (Bakewell Road)	1,681	85.0%	1,429	£11,988	£17,129,054	£25,893,788	£8,764,734
BUXTON - NON TC TOTAL	2,945		2,486		£23,984,590	£47,494,940	£23,510,350
BUXTON - OVERALL TOTAL	7,815		6,577		£50,079,287	£63,495,971	£13,416,684
HIGH PEAK - OVERALL TOTAL	25,294		22,149	0	£163,875,954	£186,245,788	£22,369,833

Notes

1. Gross to Net Floorspace is 70% for Main Foodstores (Tesco, Sainsbury's, Morrison's, Asda); 80% for Medium Order Foodstores (Co-Op, Lidl, Iceland); and 90% for Local Shops
2. Other Local Shops Floorspace derived from GOAD Centre Report / On-Site Fieldwork (August 2013)
3. Floorspace Mix (Convenience / Comparison) on basis of Verdict / Mintel Data and on-site GVA Fieldwork (August 2013)

APPENDIX 2C - HIGH PEAK CAPACITY MODELLING

Table 9 - High Peak Convenience Retail Commitments

Store	Zone	Net Floorspace (sqm)	Net Convenience (%)	Net Convenience (sqm)	Average Sales Density (£/sqm)	Company Average Turnover (£)
HPK/2010/0632 - Proposed Tesco Express, Hadfield	Zone 1 - Glossop	274	100%	274	£12,842	£3,518,708
HPK/2010/0603 - Proposed Extension, Tesco Whaley Bridge	Zone 2 - High Peak Central	1,375	45%	624	£12,842	£8,013,408
HPK/2010/0664 - Proposed Extension, Morrison's Buxton	Zone 5 - Buxton	695	79%	546	£11,988	£6,545,448
TOTAL		2,344		1,444		£18,077,564

Notes

1. Floorspace figures derived from Planning Decision Notices / Applicant's RIA

2. Average Sales Density Figures derived from Applicant's RIA or GVA Professional Judgement where operator not known

APPENDIX 2C - HIGH PEAK CAPACITY MODELLING

Table 10a - GLOSSOP CONVENIENCE CAPACITY [BASELINE]

CONVENIENCE GOODS				
	2013	**2018**	**2023**	**2031**
OVERALL TOWN SURVEY TURNOVER	£65,846,526	£67,509,233	£70,253,155	£74,877,285
EXISTING NET FLOORSPACE	9,399	9,399	9,399	9,399
SALES PER SQM NET	£7,005	£7,041	£7,111	£7,226
SALES FROM EXISTING FLOORSPACE	£65,846,526	£66,176,417	£66,840,834	£67,917,804
RESIDUAL CAPACITY	**£0**	**£1,332,816**	**£3,412,321**	**£6,959,482**
SALES DENSITY (MAINSTREAM OPERATOR)	£12,000	£12,060	£12,181	£12,377
CAPACITY FOR NEW FLOORSPACE (SQM NET)	**0**	**111**	**280**	**562**
CAPACITY FOR NEW FLOORSPACE (SQM GROSS)	**0**	**158**	**400**	**803**

Notes

1. Expenditure Growth; 0.5% p.a. (2013-2018); 0.8% p.a. (2018-2031). Source: Experian Retail Planner 10.1 (Sept 2012) / GVA Research
2. Growth in Sales (Floorspace Efficiency - £ per sq. m); 0.1% p.a. (2013-2018); 0.2% p.a. (2018-2031)
3. Gross to Net ratio for new floorspace capacity is 70% for Large Format

Table 10b - GLOSSOP CONVENIENCE CAPACITY [COMMITMENTS]

CONVENIENCE GOODS				
	2013	**2018**	**2023**	**2031**
OVERALL TOWN SURVEY TURNOVER	£65,846,526	£67,509,233	£70,253,155	£74,877,285
EXISTING NET FLOORSPACE	9,399	9,399	9,399	9,399
SALES PER SQM NET	£7,005.47	£7,041	£7,111	£7,226
SALES FROM EXISTING FLOORSPACE	£65,846,526	£66,176,417	£66,840,834	£67,917,804
INITIAL CAPACITY	**£0**	**£1,332,816**	**£3,412,321**	**£6,959,482**
COMMITMENTS	**£3,518,708**	**£3,536,337**	**£3,571,842**	**£3,629,393**
RESIDUAL CAPACITY	**-£3,518,708**	**-£2,203,521**	**-£159,521**	**£3,330,089**
SALES DENSITY (MAINSTREAM OPERATOR)	£12,000	£12,060	£12,181	£12,377
CAPACITY FOR NEW FLOORSPACE (SQM NET)	**-293**	**-183**	**-13**	**269**
CAPACITY FOR NEW FLOORSPACE (SQM GROSS)	**-419**	**-261**	**-19**	**384**

Notes

1. Projections as above
2. Commitment is Tesco Express, Hadfield (Table 9)
3. Growth in Sales (Floorspace Efficiency - £ per sq. m); 0.1% p.a. (2013-2018); 0.2% p.a. (2018-2031)

APPENDIX 2C - HIGH PEAK CAPACITY MODELLING

Table 10c - GLOSSOP CONVENIENCE CAPACITY [OVERTRADING RE-ASSIGNMENT]

CONVENIENCE GOODS				
	2013	2018	2023	2031
OVERALL TOWN SURVEY TURNOVER	£65,846,526	£67,509,233	£70,253,155	£74,877,285
EXISTING NET FLOORSPACE	9,399	9,399	9,399	9,399
SALES PER SQM NET	£7,005	£7,041	£7,111	£7,226
SALES FROM EXISTING FLOORSPACE	£65,846,526	£66,176,417	£66,840,834	£67,917,804
INITIAL CAPACITY	£0	£1,332,816	£3,412,321	£6,959,482
OVERTRADING RE-ASSIGNMENT	£16,590,421	£16,673,539	£16,840,943	£17,112,292
RESIDUAL CAPACITY	£16,590,421	£18,006,355	£20,253,264	£24,071,774
SALES DENSITY (MAINSTREAM OPERATOR)	£12,000	£12,060	£12,181	£12,377
CAPACITY FOR NEW FLOORSPACE (SQM NET)	1,383	1,493	1,663	1,945
CAPACITY FOR NEW FLOORSPACE (SQM GROSS)	1,975	2,133	2,375	2,778

Notes

1. Expenditure Growth; 0.5% p.a. (2013-2018); 0.8% p.a. (2018-2031). Source: Experian Retail Planner 10.1 (Sept 2012) / GVA Research
2. Growth in Sales (Floorspace Efficiency - £ per sq. m); 0.1% p.a. (2013-2018); 0.2% p.a. (2018-2031)
3. Gross to Net ratio for new floorspace capacity is 70% for Large Format
4. Overtrading Re-Assignment from Aldi Glossop (Table 8)

Table 10d - GLOSSOP CONVENIENCE CAPACITY [OVERTRADING RE-ASSIGN; COMMITMENTS]

CONVENIENCE GOODS				
	2013	2018	2023	2031
OVERALL TOWN SURVEY TURNOVER	£65,846,526	£67,509,233	£70,253,155	£74,877,285
EXISTING NET FLOORSPACE	9,399	9,399	9,399	9,399
SALES PER SQM NET	£7,005	£7,041	£7,111	£7,226
SALES FROM EXISTING FLOORSPACE	£65,846,526	£66,176,417	£66,840,834	£67,917,804
INITIAL CAPACITY	£0	£1,332,816	£3,412,321	£6,959,482
OVERTRADING RE-ASSIGNMENT	£16,590,421	£16,673,539	£16,840,943	£17,112,292
COMMITMENTS	£3,518,708	£3,536,337	£3,571,842	£3,629,393
RESIDUAL CAPACITY	£13,071,713	£14,470,018	£16,681,423	£20,442,381
SALES DENSITY (MAINSTREAM OPERATOR)	£12,000	£12,060	£12,181	£12,377
CAPACITY FOR NEW FLOORSPACE (SQM NET)	1,089	1,200	1,369	1,652
CAPACITY FOR NEW FLOORSPACE (SQM GROSS)	1,556	1,714	1,956	2,359

Notes

1. Projections as above

APPENDIX 2C - HIGH PEAK CAPACITY MODELLING

Table 11a - WHALEY BRIDGE CONVENIENCE CAPACITY

CONVENIENCE GOODS				
	2013	**2018**	**2023**	**2031**
SURVEY TURNOVER	£22,494,692	£23,062,712	£24,000,099	£25,579,808
EXISTING NET CONVENIENCE FLOORSPACE	2,250	2,250	2,250	2,250
SALES PER SQM NET	£9,998	£10,048	£10,149	£10,313
SALES FROM EXISTING FLOORSPACE	£22,494,692	£22,607,391	£22,834,371	£23,202,289
RESIDUAL CAPACITY	**£0**	**£455,321**	**£1,165,728**	**£2,377,520**
SALES DENSITY (MAINSTREAM OPERATOR)	£12,000	£12,060	£12,181	£12,377
CAPACITY FOR NEW FLOORSPACE (SQM NET)	**0**	**38**	**96**	**192**
CAPACITY FOR NEW FLOORSPACE (SQM GROSS)	**0**	**54**	**137**	**274**

Notes

1. Expenditure Growth; 0.5% p.a. (2013-2018); 0.8% p.a. (2018-2031). Source: Experian Retail Planner 10.1 (Sept 2012) / GVA Research
2. Growth in Sales (Floorspace Efficiency - £ per sq. m); 0.1% p.a. (2013-2018); 0.2% p.a. (2018-2031)
3. Gross to Net ratio for new floorspace capacity is 70% for Large Format

Table 11b - NEW MILLS CONVENIENCE CAPACITY

CONVENIENCE GOODS				
	2013	**2018**	**2023**	**2031**
SURVEY TURNOVER	£4,503,058	£4,616,766	£4,804,415	£5,120,646
EXISTING NET FLOORSPACE	1,522	1,522	1,522	1,522
SALES PER SQM NET	£2,959.62	£2,974	£3,004	£3,053
SALES FROM EXISTING FLOORSPACE	£4,503,058	£4,525,618	£4,571,056	£4,644,707
RESIDUAL CAPACITY	**£0**	**£91,147**	**£233,359**	**£475,939**
SALES DENSITY (MAINSTREAM OPERATOR)	£12,000	£12,060	£12,181	£12,377
CAPACITY FOR NEW FLOORSPACE (SQM NET)	**0**	**8**	**19**	**38**
CAPACITY FOR NEW FLOORSPACE (SQM GROSS)	**0**	**11**	**27**	**55**

Notes

1. Projections as above

Table 11c - CHAPEL-EN-LE-FRITH CONVENIENCE CAPACITY

CONVENIENCE GOODS				
	2013	**2018**	**2023**	**2031**
SURVEY TURNOVER	£29,905,540	£30,660,693	£31,906,901	£34,007,044
EXISTING NET FLOORSPACE	2,401	2,401	2,401	2,401
SALES PER SQM NET	£12,457	£12,519	£12,645	£12,849
SALES FROM EXISTING FLOORSPACE	£29,905,540	£30,055,367	£30,357,126	£30,846,253
RESIDUAL CAPACITY	**£0**	**£605,325**	**£1,549,775**	**£3,160,790**
SALES DENSITY (MAINSTREAM OPERATOR)	£12,000	£12,060	£12,181	£12,377
CAPACITY FOR NEW FLOORSPACE (SQM NET)	**0**	**50**	**127**	**255**
CAPACITY FOR NEW FLOORSPACE (SQM GROSS)	**0**	**72**	**182**	**365**

Notes

1. Projections as above

APPENDIX 2C - HIGH PEAK CAPACITY MODELLING

Table 12a - HIGH PEAK CENTRAL CONVENIENCE CAPACITY [BASELINE]

CONVENIENCE GOODS				
	2013	2018	2023	2031
SURVEY TURNOVER	£56,903,291	£58,340,170	£60,711,415	£64,707,498
EXISTING NET CONVENIENCE FLOORSPACE	6,172	6,172	6,172	6,172
SALES PER SQM NET	£9,219	£9,266	£9,359	£9,509
SALES FROM EXISTING FLOORSPACE	£56,903,291	£57,188,377	£57,762,553	£58,693,249
RESIDUAL CAPACITY	£0	£1,151,793	£2,948,862	£6,014,249
SALES DENSITY (MAINSTREAM OPERATOR)	£12,000	£12,060	£12,181	£12,377
CAPACITY FOR NEW FLOORSPACE (SQM NET)	0	96	242	486
CAPACITY FOR NEW FLOORSPACE (SQM GROSS)	0	136	346	694

Notes

1. Expenditure Growth; 0.5% p.a. (2013-2018); 0.8% p.a. (2018-2031). Source: Experian Retail Planner 10.1 (Sept 2012) / GVA Research
2. Growth in Sales (Floorspace Efficiency - £ per sq. m); 0.1% p.a. (2013-2018); 0.2% p.a. (2018-2031)
3. Gross to Net ratio for new floorspace capacity is 70% for Large Format

Table 12b - HIGH PEAK CENTRAL CONVENIENCE CAPACITY [COMMITMENTS]

CONVENIENCE GOODS				
	2013	2018	2023	2031
OVERALL TOWN SURVEY TURNOVER	£56,903,291	£58,340,170	£60,711,415	£64,707,498
EXISTING NET FLOORSPACE	6,172	6,172	6,172	6,172
SALES PER SQM NET	£9,219	£9,266	£9,359	£9,509
SALES FROM EXISTING FLOORSPACE	£56,903,291	£57,188,377	£57,762,553	£58,693,249
INITIAL CAPACITY	£0	£1,151,793	£2,948,862	£6,014,249
COMMITMENTS	£8,013,408	£8,053,555	£8,134,414	£8,265,479
RESIDUAL CAPACITY	-£8,013,408	-£6,901,762	-£5,185,552	-£2,251,230
SALES DENSITY (MAINSTREAM OPERATOR)	£12,000	£12,060	£12,181	£12,377
CAPACITY FOR NEW FLOORSPACE (SQM NET)	-668	-572	-426	-182
CAPACITY FOR NEW FLOORSPACE (SQM GROSS)	-954	-818	-608	-260

Notes

1. Projections as above
2. Commitment is Tesco Extension, Whaley Bridge (Table 9)
3. Growth in Sales (Floorspace Efficiency - £ per sq. m); 0.1% p.a. (2013-2018); 0.2% p.a. (2018-2031)

Table 12c - HIGH PEAK CENTRAL CONVENIENCE CAPACITY [OVERTRADING RE-ASSIGN]

CONVENIENCE GOODS				
	2013	2018	2023	2031
OVERALL TOWN SURVEY TURNOVER	£56,903,291	£58,340,170	£60,711,415	£64,707,498
EXISTING NET FLOORSPACE	6,172	6,172	6,172	6,172
SALES PER SQM NET	£9,219	£9,266	£9,359	£9,509
SALES FROM EXISTING FLOORSPACE	£56,903,291	£57,188,377	£57,762,553	£58,693,249
INITIAL CAPACITY	£0	£1,151,793	£2,948,862	£6,014,249
OVERTRADING RE-ASSIGNMENT	£10,941,430	£10,996,247	£11,106,650	£11,285,605
RESIDUAL CAPACITY	£10,941,430	£12,148,040	£14,055,512	£17,299,854
SALES DENSITY (MAINSTREAM OPERATOR)	£12,000	£12,060	£12,181	£12,377
CAPACITY FOR NEW FLOORSPACE (SQM NET)	912	1,007	1,154	1,398
CAPACITY FOR NEW FLOORSPACE (SQM GROSS)	1,303	1,439	1,648	1,997

Notes

1. Projections as above
2. Overtrading Re-assignment from Morrison's Chapel-en-le-Frith (Table 8)

Table 12d - HIGH PEAK CENTRAL CONVENIENCE CAPACITY [OVERTRADING RE-ASSIGN; COMMITMENTS]

CONVENIENCE GOODS				
	2013	2018	2023	2031
OVERALL TOWN SURVEY TURNOVER	£56,903,291	£58,340,170	£60,711,415	£64,707,498
EXISTING NET FLOORSPACE	6,172	6,172	6,172	6,172
SALES PER SQM NET	£9,219	£9,266	£9,359	£9,509
SALES FROM EXISTING FLOORSPACE	£56,903,291	£57,188,377	£57,762,553	£58,693,249
INITIAL CAPACITY	£0	£1,151,793	£2,948,862	£6,014,249
OVERTRADING RE-ASSIGNMENT	£10,941,430	£10,996,247	£11,106,650	£11,285,605
COMMITMENTS	£8,013,408	£8,053,555	£8,134,414	£8,265,479
RESIDUAL CAPACITY	£2,928,022	£4,094,485	£5,921,098	£9,034,375
SALES DENSITY (MAINSTREAM OPERATOR)	£12,000	£12,060	£12,181	£12,377
CAPACITY FOR NEW FLOORSPACE (SQM NET)	244	340	486	730
CAPACITY FOR NEW FLOORSPACE (SQM GROSS)	349	485	694	1,043

APPENDIX 2C - HIGH PEAK CAPACITY MODELLING

Table 13a - BUXTON CONVENIENCE CAPACITY [BASELINE]

CONVENIENCE GOODS				
	2013	2018	2023	2031
OVERALL TOWN SURVEY TURNOVER	£63,495,971	£65,099,324	£67,745,295	£72,204,356
EXISTING NET FLOORSPACE	6,577	6,577	6,577	6,577
SALES PER SQM NET	£9,654	£9,702	£9,800	£9,958
SALES FROM EXISTING FLOORSPACE	£63,495,971	£63,814,087	£64,454,785	£65,493,310
RESIDUAL CAPACITY	£0	£1,285,237	£3,290,510	£6,711,046
SALES DENSITY (MAINSTREAM OPERATOR)	£12,000	£12,060	£12,181	£12,377
CAPACITY FOR NEW FLOORSPACE (SQM NET)	0	107	270	542
CAPACITY FOR NEW FLOORSPACE (SQM GROSS)	0	152	386	775

Notes

1. Expenditure Growth; 0.5% p.a. (2013-2018); 0.8% p.a. (2018-2031). Source: Experian Retail Planner 10.1 (Sept 2012) / GVA Research
2. Growth in Sales (Floorspace Efficiency - £ per sq. m); 0.1% p.a. (2013-2018); 0.2% p.a. (2018-2031)
3. Gross to Net ratio for new floorspace capacity is 70% for Large Format

Table 13b - BUXTON CONVENIENCE CAPACITY [COMMITMENTS]

CONVENIENCE GOODS				
	2013	2018	2023	2031
OVERALL TOWN SURVEY TURNOVER	£63,495,971	£65,099,324	£67,745,295	£72,204,356
EXISTING NET FLOORSPACE	6,577	6,577	6,577	6,577
SALES PER SQM NET	£9,654	£9,702	£9,800	£9,958
SALES FROM EXISTING FLOORSPACE	£63,495,971	£63,814,087	£64,454,785	£65,493,310
INITIAL CAPACITY	£0	£1,285,237	£3,290,510	£6,711,046
COMMITMENTS	£2,219,286	£2,230,405	£2,252,798	£2,289,096
RESIDUAL CAPACITY	-£2,219,286	-£945,167	£1,037,712	£4,421,950
SALES DENSITY (MAINSTREAM OPERATOR)	£12,000	£12,060	£12,181	£12,377
CAPACITY FOR NEW FLOORSPACE (SQM NET)	-185	-78	85	357
CAPACITY FOR NEW FLOORSPACE (SQM GROSS)	-264	-112	122	510

Notes

1. Projections as above
2. Commitment is Morrison's Extension, Buxton (Table 9). Commitment figure is existing overtrading minus committed floorspace turnover

Table 13c - BUXTON CONVENIENCE CAPACITY [OVERTRADING RE-ASSIGN; COMMITMENTS]

CONVENIENCE GOODS				
	2013	2018	2023	2031
OVERALL TOWN SURVEY TURNOVER	£63,495,971	£65,099,324	£67,745,295	£72,204,356
EXISTING NET FLOORSPACE	6,577	6,577	6,577	6,577
SALES PER SQM NET	£9,654	£9,702	£9,800	£9,958
SALES FROM EXISTING FLOORSPACE	£63,495,971	£63,814,087	£64,454,785	£65,493,310
INITIAL CAPACITY	£0	£1,285,237	£3,290,510	£6,711,046
OVERTRADING ASSIGNMENT	£14,204,452	£14,275,616	£14,418,945	£14,651,269
COMMITMENTS	£2,219,286	£2,230,405	£2,252,798	£2,289,096
RESIDUAL CAPACITY	£11,985,166	£13,330,449	£15,456,657	£19,073,219
SALES DENSITY (MAINSTREAM OPERATOR)	£12,000	£12,060	£12,181	£12,377
CAPACITY FOR NEW FLOORSPACE (SQM NET)	999	1,105	1,269	1,541
CAPACITY FOR NEW FLOORSPACE (SQM GROSS)	1,427	1,579	1,813	2,201

Notes

1. Projections as above
2. Commitment is Morrison's Extension, Buxton (Table 9). Commitment figure is existing overtrading minus committed floorspace turnover

RETAIL STUDY UPDATE

APPENDIX 3A - COMPARISON RETAIL CAPACITY ASSESSMENT

TABLE 1 - SURVEY AREA POPULATION FORECASTS

SURVEY ZONE	POPULATION PROJECTIONS						POPULATION GROWTH (%)			
	2011	2012	2013	2018	2023	2031	2012 - 2013	2013-2018	2013-2023	2013-2031
ZONE 1 - GLOSSOP	40,972	40,351	41,044	42,853	44,694	47,356	1.7%	4.4%	8.9%	15.4%
ZONE 2 - HIGH PEAK CENTRAL	41,942	41,435	41,634	42,625	43,769	45,212	0.5%	2.4%	5.1%	9.1%
ZONE 3 - PEAK DISTRICT CENTRAL	11,650	11,748	11,749	11,777	11,914	12,106	0.0%	0.2%	1.4%	3.0%
ZONE 4 - BAKEWELL	9,241	9,430	9,332	9,320	9,382	9,495	-1.0%	-0.1%	0.5%	0.7%
ZONE 5 - BUXTON	29,304	28,887	29,070	30,119	31,209	32,875	0.6%	3.6%	7.4%	13.8%
ZONE 6 - LEEK NORTH	7,405	7,537	7,565	7,576	7,631	7,637	0.4%	0.1%	0.9%	1.3%
ZONE 7 - LEEK	20,653	20,942	20,965	21,547	22,175	23,102	0.1%	2.8%	5.8%	10.3%
ZONE 8 - LEEK SOUTH	29,914	30,630	30,735	30,959	31,273	31,529	0.3%	0.7%	1.8%	2.9%
ZONE 9 - BIDDULPH	20,532	20,886	20,991	21,504	22,037	22,757	0.5%	2.4%	5.0%	9.0%
ZONE 10 - CHEADLE	10,722	10,844	10,864	11,216	11,551	12,000	0.2%	3.2%	6.3%	10.7%
ZONE 11 - CHEADLE OUTER	23,791	24,203	24,396	24,662	25,014	25,489	0.8%	1.1%	2.5%	5.3%
TOTAL	246,126	246,893	248,345	254,158	260,649	269,558				

Source: Experian Retail Planner Report (Summary Demographics - 2011 Base; based on ONS Mid Year Projections)

TABLE 2 - EXPENDITURE BREAKDOWN

Comparison Goods by Sector		COMPARISON GOODS								BULKY GOODS					
		Clothing / Fashion Goods	Personal Goods	Small Domestic Appliances	CDs & DVDs	Books & Stationary	Glassware / Tableware	Medical / Therapeutic Appliances	Recreational Goods	Furniture, Floor & H'hold Textiles	DIY & Decorating Supplies	Major Household Appliances	Large Electrical Goods	Garden / Pets	Total Comparison Spend (£)
ZONE 1 - GLOSSOP	Expenditure (£)	£769	£177	£287	£74	£109	£61	£153	£356	£313	£143	£61	£239	£117	£2,859
	Weighting	26.9%	6.2%	10.0%	2.6%	3.8%	2.1%	5.4%	12.5%	10.9%	5.0%	2.1%	8.4%	4.1%	
ZONE 2 - HIGH PEAK CENTRAL	Expenditure (£)	£810	£187	£312	£70	£127	£73	£177	£355	£345	£160	£67	£247	£143	£3,073
	Weighting	26.4%	6.1%	10.2%	2.3%	4.1%	2.4%	5.8%	11.6%	11.2%	5.2%	2.2%	8.0%	4.7%	
ZONE 3 - PEAK DISTRICT CENTRAL	Expenditure (£)	£759	£166	£311	£62	£144	£75	£171	£354	£335	£195	£62	£238	£201	£3,073
	Weighting	24.7%	5.4%	10.1%	2.0%	4.7%	2.4%	5.6%	11.5%	10.9%	6.3%	2.0%	7.7%	6.5%	
ZONE 4 - BAKEWELL	Expenditure (£)	£686	£146	£283	£59	£137	£71	£161	£337	£317	£186	£57	£226	£194	£2,860
	Weighting	24.0%	5.1%	9.9%	2.1%	4.8%	2.5%	5.6%	11.8%	11.1%	6.5%	2.0%	7.9%	6.8%	
ZONE 5 - BUXTON	Expenditure (£)	£686	£147	£271	£65	£115	£60	£146	£334	£277	£155	£48	£235	£127	£2,666
	Weighting	25.7%	5.5%	10.2%	2.4%	4.3%	2.3%	5.5%	12.5%	10.4%	5.8%	1.8%	8.8%	4.8%	
ZONE 6 - LEEK NORTH	Expenditure (£)	£910	£176	£318	£60	£154	£91	£167	£341	£404	£179	£61	£235	£193	£3,289
	Weighting	27.7%	5.4%	9.7%	1.8%	4.7%	2.8%	5.1%	10.4%	12.3%	5.4%	1.9%	7.1%	5.9%	
ZONE 7 - LEEK	Expenditure (£)	£740	£153	£256	£63	£105	£60	£103	£330	£283	£163	£56	£280	£103	£2,695
	Weighting	27.5%	5.7%	9.5%	2.3%	3.9%	2.2%	3.8%	12.2%	10.5%	6.0%	2.1%	10.4%	3.8%	
ZONE 8 - LEEK SOUTH	Expenditure (£)	£755	£154	£268	£62	£115	£68	£131	£341	£327	£180	£66	£288	£132	£2,887
	Weighting	26.2%	5.3%	9.3%	2.1%	4.0%	2.4%	4.5%	11.8%	11.3%	6.2%	2.3%	10.0%	4.6%	
ZONE 9 - BIDDULPH	Expenditure (£)	£736	£154	£252	£61	£102	£60	£115	£322	£303	£166	£69	£286	£108	£2,734
	Weighting	26.9%	5.6%	9.2%	2.2%	3.7%	2.2%	4.2%	11.8%	11.1%	6.1%	2.5%	10.5%	4.0%	
ZONE 10 - CHEADLE	Expenditure (£)	£765	£162	£270	£69	£106	£65	£111	£332	£315	£172	£73	£334	£112	£2,886
	Weighting	26.5%	5.6%	9.4%	2.4%	3.7%	2.3%	3.8%	11.5%	10.9%	6.0%	2.5%	11.6%	3.9%	
ZONE 11 - CHEADLE OUTER	Expenditure (£)	£741	£165	£278	£70	£122	£67	£125	£346	£324	£184	£64	£324	£144	£2,954
	Weighting	25.1%	5.6%	9.4%	2.4%	4.1%	2.3%	4.2%	11.7%	11.0%	6.2%	2.2%	11.0%	4.9%	
TOTAL	Expenditure Average	£760	£162	£282	£65	£121	£68	£142	£341	£322	£171	£62	£267	£143	£2,907

Notes

1. Expenditure Weighting derived from Experian Retail Planner Report (Fine Expenditure)

TABLE 3 - COMPARISON EXPENDITURE FORECASTS, 2011 - 2031

SURVEY AREA	2011 (£)	2011 Minus SfT (£)	2012 (£)	2012 Minus SfT (£)	2013 (£)	2013 Minus SfT (£)	2018 (£)	2018 Minus SfT (£)	2023 (£)	2023 Minus SfT (£)	2031 (£)	2031 Minus SfT (£)
ZONE 1 - GLOSSOP	£2,859	£2,605	£2,899	£2,612	£2,951	£2,635	£3,388	£2,951	£3,909	£3,299	£4,913	£4,122
ZONE 2 - HIGH PEAK CENTRAL	£3,073	£2,800	£3,116	£2,808	£3,172	£2,833	£3,642	£3,172	£4,201	£3,546	£5,281	£4,431
ZONE 3 - PEAK DISTRICT CENTRAL	£3,073	£2,800	£3,116	£2,808	£3,172	£2,833	£3,642	£3,172	£4,201	£3,546	£5,281	£4,431
ZONE 4 - BAKEWELL	£2,860	£2,605	£2,900	£2,613	£2,952	£2,636	£3,389	£2,952	£3,910	£3,300	£4,915	£4,124
ZONE 5 - BUXTON	£2,666	£2,429	£2,703	£2,436	£2,752	£2,458	£3,159	£2,752	£3,645	£3,076	£4,582	£3,844
ZONE 6 - LEEK NORTH	£3,289	£2,996	£3,335	£3,005	£3,395	£3,032	£3,898	£3,395	£4,497	£3,795	£5,652	£4,742
ZONE 7 - LEEK	£2,695	£2,455	£2,733	£2,462	£2,782	£2,484	£3,194	£2,782	£3,685	£3,110	£4,631	£3,886
ZONE 8 - LEEK SOUTH	£2,887	£2,630	£2,927	£2,638	£2,980	£2,661	£3,421	£2,980	£3,947	£3,331	£4,961	£4,163
ZONE 9 - BIDDULPH	£2,734	£2,491	£2,772	£2,498	£2,822	£2,520	£3,240	£2,822	£3,738	£3,155	£4,698	£3,942
ZONE 10 - CHEADLE	£2,886	£2,629	£2,926	£2,637	£2,979	£2,660	£3,420	£2,979	£3,946	£3,330	£4,960	£4,161
ZONE 11 - CHEADLE OUTER	£2,954	£2,691	£2,995	£2,699	£3,049	£2,723	£3,501	£3,049	£4,039	£3,409	£5,076	£4,259

Notes

1. Expenditure per Capita Forecasts derived from Experian Retail Planner (Fine Expenditure) Report; All Expenditure Figures given in 2011 Prices

2. Growth in per capita retail expenditure for Non-Bulky Comparison Goods: (Source: - Experian Retail Planner Briefing Note 10.1 (September 2012) and GVA Research)

	2012	2013	2013 - 2018	2018 - 2023	2023- 2031
Comparison Goods	1.4%	1.8%	2.8%	2.9%	2.9%

3. Deductions for Special Forms of Trading (SfT) (Source: - Experian Retail Planner Briefing Note 10.1 (September 2012) and GVA Research)

	2011	2012	2013	2018	2023	2031
Comparison Goods	8.9%	9.9%	10.7%	12.9%	15.6%	16.1%

TABLE 4a - TOTAL COMPARISON SPEND (2013)

COMPARISON GOODS	ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	TOTAL GOODS SPEND
CLOTHING	£29,094,655	£31,086,394	£8,220,152	£5,901,142	£18,382,575	£6,345,817	£14,300,913	£21,390,324	£14,241,251	£7,661,052	£16,663,799	**£173,288,073**
PERSONAL GOODS	£6,696,689	£7,176,735	£1,797,820	£1,255,928	£3,939,123	£1,227,323	£2,956,810	£4,363,059	£2,979,827	£1,622,340	£3,710,563	**£37,726,218**
DOMESTIC APPLIANCES	£10,858,473	£11,974,018	£3,368,205	£2,434,436	£7,261,921	£2,217,549	£4,947,343	£7,592,857	£4,876,080	£2,703,901	£6,251,736	**£64,486,519**
CDs / DVDs	£2,799,746	£2,686,479	£671,475	£507,533	£1,741,789	£418,405	£1,217,510	£1,756,556	£1,180,321	£690,997	£1,574,178	**£15,244,989**
BOOKS & STATIONARY	£4,123,950	£4,874,040	£1,559,555	£1,178,508	£3,081,627	£1,073,907	£2,029,184	£3,258,129	£1,973,652	£1,061,531	£2,743,567	**£26,957,649**
GLASSWARE / TABLEWARE	£2,307,899	£2,801,613	£812,268	£610,760	£1,607,805	£634,582	£1,159,534	£1,926,546	£1,160,972	£650,939	£1,506,713	**£15,179,630**
MEDICAL / THERAPEUTIC	£5,788,663	£6,792,953	£1,851,971	£1,384,962	£3,912,326	£1,164,562	£1,990,533	£3,711,434	£2,225,195	£1,111,604	£2,811,032	**£32,745,235**
RECREATIONAL GOODS	£13,469,047	£13,624,284	£3,833,905	£2,898,957	£8,950,117	£2,377,938	£6,377,434	£9,661,060	£6,230,547	£3,324,796	£7,780,937	**£78,529,023**
TOTAL (NON-BULKY) COMPARISON SPEND	**£75,139,122**	**£81,016,516**	**£22,115,351**	**£16,172,225**	**£48,877,283**	**£15,460,083**	**£34,979,261**	**£53,659,965**	**£34,867,845**	**£18,827,159**	**£43,042,526**	
FURNITURE & FLOORING	£11,842,168	£13,240,501	£3,628,131	£2,726,912	£7,422,701	£2,817,264	£5,469,133	£9,264,418	£5,862,906	£3,154,551	£7,286,196	**£72,714,881**
DIY GOODS	£5,410,319	£6,140,522	£2,111,897	£1,600,018	£4,153,497	£1,248,243	£3,150,066	£5,099,680	£3,212,021	£1,722,485	£4,137,839	**£37,986,588**
MAJOR HOUSEHOLD APPLIANCES	£2,307,899	£2,571,344	£671,475	£490,328	£1,286,244	£425,379	£1,082,231	£1,869,883	£1,335,117	£731,055	£1,439,249	**£14,210,203**
LARGE ELECTRICAL GOODS	£9,042,422	£9,479,431	£2,577,597	£1,944,108	£6,297,238	£1,638,755	£5,411,156	£8,159,488	£5,533,964	£3,344,825	£7,286,196	**£60,715,180**
GARDEN / PETS	£4,426,625	£5,488,092	£2,176,878	£1,668,836	£3,403,188	£1,345,871	£1,990,533	£3,739,765	£2,089,749	£1,121,618	£3,238,309	**£30,689,464**
TOTAL (BULKY) COMPARISON SPEND	**£33,029,433**	**£36,919,890**	**£11,165,978**	**£8,430,202**	**£22,562,869**	**£7,475,511**	**£17,103,119**	**£28,133,234**	**£18,033,758**	**£10,074,533**	**£23,387,788**	
TOTAL COMPARISON SPEND	**£108,168,555**	**£117,936,406**	**£33,281,329**	**£24,602,427**	**£71,440,152**	**£22,935,594**	**£52,082,381**	**£81,793,199**	**£52,901,603**	**£28,901,692**	**£66,430,314**	

TABLE 4b - TOTAL COMPARISON SPEND (2018)

COMPARISON GOODS	ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	TOTAL GOODS SPEND	EXPEND GROWTH 2013-2018
CLOTHING	£39,053,402	£40,916,711	£10,593,214	£7,576,896	£24,485,894	£8,170,200	£18,895,998	£27,700,345	£18,756,352	£10,168,356	£21,656,976	**£227,974,345**	**£54,686,271**
PERSONAL GOODS	£8,988,885	£9,446,204	£2,316,829	£1,612,576	£5,246,977	£1,580,170	£3,906,875	£5,650,137	£3,924,563	£2,153,299	£4,822,403	**£49,648,918**	**£11,922,700**
DOMESTIC APPLIANCES	£14,575,197	£15,760,511	£4,340,566	£3,125,746	£9,672,999	£2,855,081	£6,536,994	£9,832,705	£6,422,012	£3,588,832	£8,125,019	**£84,835,661**	**£20,349,142**
CDs / DVDs	£3,758,065	£3,536,012	£865,322	£651,657	£2,320,092	£538,694	£1,608,713	£2,274,730	£1,554,535	£917,146	£2,045,868	**£20,070,835**	**£4,825,846**
BOOKS & STATIONARY	£5,535,528	£6,415,336	£2,009,780	£1,513,170	£4,104,778	£1,382,649	£2,681,189	£4,219,258	£2,599,386	£1,408,949	£3,565,656	**£35,435,678**	**£8,478,029**
GLASSWARE / TABLEWARE	£3,097,864	£3,687,555	£1,046,760	£784,198	£2,141,623	£817,020	£1,532,108	£2,494,866	£1,529,050	£863,978	£1,958,188	**£19,953,211**	**£4,773,581**
MEDICAL / THERAPEUTIC	£7,770,053	£8,941,059	£2,386,613	£1,778,251	£5,211,284	£1,499,366	£2,630,119	£4,806,285	£2,930,680	£1,475,409	£3,653,336	**£43,082,455**	**£10,337,220**
RECREATIONAL GOODS	£18,079,338	£17,932,633	£4,940,709	£3,722,178	£11,921,704	£3,061,580	£8,426,594	£12,511,017	£8,205,904	£4,412,934	£10,112,434	**£103,327,024**	**£24,798,001**
TOTAL (NON-BULKY) COMPARISON SPEND	**£100,858,332**	**£106,636,021**	**£28,499,794**	**£20,764,672**	**£65,105,352**	**£19,904,761**	**£46,218,590**	**£69,489,343**	**£45,922,481**	**£24,988,901**	**£55,939,880**		
FURNITURE & FLOORING	£15,895,598	£17,427,488	£4,675,529	£3,501,277	£9,887,161	£3,627,209	£7,226,443	£11,997,368	£7,721,705	£4,186,970	£9,469,447	**£95,616,196**	**£22,901,315**
DIY GOODS	£7,262,206	£8,082,313	£2,721,577	£2,054,377	£5,532,527	£1,607,105	£4,162,227	£6,604,056	£4,230,373	£2,286,219	£5,377,711	**£49,920,690**	**£11,934,102**
MAJOR HOUSEHOLD APPLIANCES	£3,097,864	£3,384,469	£865,322	£629,567	£1,713,299	£547,673	£1,429,967	£2,421,487	£1,758,408	£970,314	£1,870,508	**£18,688,878**	**£4,478,675**
LARGE ELECTRICAL GOODS	£12,137,533	£12,477,071	£3,321,719	£2,496,179	£8,388,025	£2,109,887	£7,149,837	£10,566,489	£7,288,474	£4,439,518	£9,469,447	**£79,844,179**	**£19,128,999**
GARDEN / PETS	£5,941,805	£7,223,568	£2,805,318	£2,142,737	£4,533,103	£1,732,801	£2,630,119	£4,842,974	£2,752,291	£1,488,700	£4,208,643	**£40,302,058**	**£9,612,594**
TOTAL (BULKY) COMPARISON SPEND	**£44,335,007**	**£48,594,909**	**£14,389,465**	**£10,824,137**	**£30,054,115**	**£9,624,675**	**£22,598,592**	**£36,432,375**	**£23,751,250**	**£13,371,720**	**£30,395,755**		
TOTAL COMPARISON SPEND	**£145,193,339**	**£155,230,930**	**£42,889,259**	**£31,588,809**	**£95,159,467**	**£29,529,436**	**£68,817,182**	**£105,921,718**	**£69,673,731**	**£38,360,621**	**£86,335,636**		
NON-BULKY EXPEND GROWTH 2013-2018	**£25,719,210**	**£25,619,505**	**£6,384,443**	**£4,592,447**	**£16,228,068**	**£4,444,678**	**£11,239,329**	**£15,829,378**	**£11,054,636**	**£6,161,742**	**£12,897,354**		
BULKY EXPEND GROWTH 2013-2018	**£11,305,574**	**£11,675,018**	**£3,223,487**	**£2,393,935**	**£7,491,247**	**£2,149,163**	**£5,495,473**	**£8,299,141**	**£5,717,492**	**£3,297,187**	**£7,007,967**		

TABLE 4c - TOTAL COMPARISON SPEND (2031)

COMPARISON GOODS	ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	TOTAL GOODS SPEND	EXPEND GROWTH 2013-2031
CLOTHING	£52,506,672	£52,802,183	£13,248,161	£9,391,441	£32,516,442	£10,020,222	£24,648,724	£34,321,818	£24,149,379	£13,235,971	£27,232,289	**£294,073,300**	**£120,785,227**
PERSONAL GOODS	£12,085,411	£12,190,134	£2,897,490	£1,998,761	£6,967,809	£1,937,977	£5,096,290	£7,000,742	£5,052,995	£2,802,912	£6,063,870	**£64,094,390**	**£26,368,172**
DOMESTIC APPLIANCES	£19,596,118	£20,338,619	£5,428,429	£3,874,312	£12,845,417	£3,501,572	£8,527,126	£12,183,109	£8,268,537	£4,671,519	£10,216,702	**£109,451,460**	**£44,964,941**
CDs / DVDs	£5,052,658	£4,563,152	£1,082,195	£807,719	£3,081,004	£660,674	£2,098,472	£2,818,480	£2,001,511	£1,193,833	£2,572,551	**£25,932,248**	**£10,687,259**
BOOKS & STATIONARY	£7,442,428	£8,278,861	£2,513,485	£1,875,550	£5,451,007	£1,695,730	£3,497,454	£5,227,827	£3,346,789	£1,834,004	£4,483,589	**£45,646,723**	**£18,689,074**
GLASSWARE / TABLEWARE	£4,165,029	£4,758,715	£1,309,107	£972,000	£2,844,004	£1,002,022	£1,998,545	£3,091,237	£1,968,699	£1,124,625	£2,462,299	**£25,696,282**	**£10,516,652**
MEDICAL / THERAPEUTIC	£10,446,711	£11,538,255	£2,984,763	£2,204,114	£6,920,409	£1,838,876	£3,430,836	£5,955,176	£3,773,340	£1,920,513	£4,593,841	**£55,606,835**	**£22,861,600**
RECREATIONAL GOODS	£24,307,380	£23,141,697	£6,178,984	£4,613,580	£15,831,620	£3,754,830	£10,991,998	£15,501,642	£10,565,353	£5,744,239	£12,715,752	**£133,347,076**	**£54,818,053**
TOTAL (NON-BULKY) COMPARISON SPEND	**£135,602,406**	**£137,611,615**	**£35,642,614**	**£25,737,476**	**£86,457,711**	**£24,411,902**	**£60,289,446**	**£86,100,031**	**£59,126,604**	**£32,527,616**	**£70,340,892**		
FURNITURE & FLOORING	£21,371,376	£22,489,819	£5,847,344	£4,339,777	£13,129,817	£4,448,538	£9,426,471	£14,865,211	£9,941,932	£5,450,106	£11,907,236	**£123,217,626**	**£27,601,430**
DIY GOODS	£9,763,919	£10,430,061	£3,403,678	£2,546,367	£7,347,009	£1,971,011	£5,429,381	£8,182,685	£5,446,735	£2,975,931	£6,762,134	**£64,258,911**	**£14,338,221**
MAJOR HOUSEHOLD APPLIANCES	£4,165,029	£4,367,588	£1,082,195	£780,338	£2,275,203	£671,685	£1,865,309	£3,000,318	£2,264,004	£1,263,040	£2,352,047	**£24,086,756**	**£5,397,878**
LARGE ELECTRICAL GOODS	£16,318,719	£16,101,406	£4,154,232	£3,093,973	£11,139,014	£2,587,640	£9,326,544	£13,092,296	£9,384,134	£5,778,842	£11,907,236	**£102,884,036**	**£23,039,857**
GARDEN / PETS	£7,988,661	£9,321,867	£3,508,406	£2,655,888	£6,019,808	£2,125,168	£3,430,836	£6,000,636	£3,543,659	£1,937,815	£5,292,105	**£51,824,849**	**£11,522,791**
TOTAL (BULKY) COMPARISON SPEND	**£59,607,704**	**£62,710,741**	**£17,995,855**	**£13,416,344**	**£39,910,851**	**£11,804,041**	**£29,478,541**	**£45,141,146**	**£30,580,463**	**£17,405,735**	**£38,220,756**		
TOTAL COMPARISON SPEND	**£195,210,110**	**£200,322,355**	**£53,638,468**	**£39,153,820**	**£126,368,563**	**£36,215,943**	**£89,767,987**	**£131,241,178**	**£89,707,067**	**£49,933,351**	**£108,561,648**		
NON-BULKY EXPEND GROWTH 2013-2031	**£60,463,284**	**£56,595,099**	**£13,527,263**	**£9,565,251**	**£37,580,428**	**£8,951,819**	**£25,310,185**	**£32,440,067**	**£24,258,759**	**£13,700,457**	**£27,298,366**		
BULKY EXPEND GROWTH 2013-2031	**£26,578,271**	**£25,790,850**	**£6,829,877**	**£4,986,142**	**£17,347,983**	**£4,328,530**	**£12,375,422**	**£17,007,912**	**£12,546,705**	**£7,331,202**	**£14,832,968**		

APPENDIX 3B - (NON-BULKY) COMPARISON MARKET SHARE ANALYSIS

TABLE 5A - CLOTHING / FASHION Market Share from Catchment Zones (2013) - MAIN CENTRES

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
HIGH PEAK BOROUGH															
GLOSSOP															
GLOSSOP TOWN CENTRE	%	16.5%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£4,800,618	£0	£0	£0	£0	£4,800,618	£0	£0	£0	£0	£0	£0	£0	£4,800,618
GLOSSOP TOWN CENTRE TOTAL	%	16.5%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£4,800,618	£0	£0	£0	£0	£4,800,618	£0	£0	£0	£0	£0	£0	£0	£4,800,618
TESCO (Wren Nest)	%	0.9%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£261,852	£0	£0	£0	£0	£261,852	£0	£0	£0	£0	£0	£0	£0	£523,704
WREN NEST RETAIL PARK	%	0.9%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£261,852	£0	£0	£0	£0	£261,852	£0	£0	£0	£0	£0	£0	£0	£523,704
GLOSSOP - NON TC TOTAL	%	1.8%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£523,704	£0	£0	£0	£0	£523,704	£0	£0	£0	£0	£0	£0	£0	£523,704
GLOSSOP - OVERALL TOTAL	%	18.3%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£5,324,322	£0	£0	£0	£0	£5,324,322	£0	£0	£0	£0	£0	£0	£0	£5,324,322
WHALEY BRIDGE															
WHALEY BRIDGE TOWN 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	£0	£0	£0	£0	£0	£0	£0	£0
WHALEY BRIDGE TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	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 (Bridgemont)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
WHALEY BRIDGE - OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
NEW MILLS															
NEW MILLS TOWN CENTRE	%	0.0%	0.6%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£186,518	£0	£0	£0	£186,518	£0	£0	£0	£0	£0	£0	£0	£186,518
NEW MILLS TOWN CENTRE TOTAL	%	0.0%	0.6%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£186,518	£0	£0	£0	£186,518	£0	£0	£0	£0	£0	£0	£0	£186,518
CHAPEL-EN-LE-FRITH															
CHAPEL-EN-LE-FRITH TOWN 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	£0	£0	£0	£0	£0	£0	£0	£0
CHAPEL-EN-FRITH TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
MORRISON'S (Market Street)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHAPEL-EN-LE-FRITH - OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
BUXTON															
BUXTON TOWN CENTRE	%	2.6%	18.5%	7.8%	6.2%	20.6%		17.5%	9.0%	1.8%	0.0%	0.0%	0.0%		
	£	£756,461	£5,750,983	£641,172	£365,871	£3,786,810	£11,301,297	£1,110,518	£1,287,082	£385,026	£0	£0	£0	£2,782,626	£14,083,923
BUXTON TOWN CENTRE TOTAL	%	2.6%	18.5%	7.8%	6.2%	20.6%		17.5%	9.0%	1.8%	0.0%	0.0%	0.0%		
	£	£756,461	£5,750,983	£641,172	£365,871	£3,786,810	£11,301,297	£1,110,518	£1,287,082	£385,026	£0	£0	£0	£2,782,626	£14,083,923
MORRISON'S (Bakewell Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
B&Q (Staden Business Park)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
BUXTON - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
BUXTON OVERALL TOTAL	%	2.6%	18.5%	7.8%	6.2%	20.6%		17.5%	9.0%	1.8%	0.0%	0.0%	0.0%		
	£	£756,461	£5,750,983	£641,172	£365,871	£3,786,810	£11,301,297	£1,110,518	£1,287,082	£385,026	£0	£0	£0	£2,782,626	£14,083,923
HIGH PEAK LOCAL CENTRES															
HIGH PEAK LOCAL CENTRES	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
HIGH PEAK LOCAL CENTRES TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
HIGH PEAK BOROUGH - OVERALL															
HIGH PEAK - OVERALL TOTAL	%	20.9%	18.5%	7.8%	6.2%	20.6%		17.5%	9.0%	1.8%	0.0%	0.0%	0.0%		
	£	£6,080,783	£5,750,983	£641,172	£365,871	£3,786,810	£16,625,619	£1,110,518	£1,287,082	£385,026	£0	£0	£0	£2,782,626	£19,408,245
STAFFS MOOORLANDS DISTRICT															
BIDDULPH															
SAINSBURY'S (Wharf Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	2.4%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£341,790	£0	£0	£341,790	£341,790
BIDDULPH TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	1.8%	6.3%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£385,026	£897,199	£0	£0	£1,282,225	£1,282,225
BIDDULPH TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	1.8%	8.7%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£385,026	£1,238,989	£0	£0	£1,624,015	£1,624,015
LEEK															
LEEK TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	1.0%		10.2%	35.1%	9.9%	1.6%	1.7%	7.3%		
	£	£0	£0	£0	£0	£183,826	£183,826	£647,273	£5,019,621	£2,117,642	£227,860	£130,238	£1,216,457	£9,359,091	£9,542,917
LEEK TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	1.0%		10.2%	35.1%	9.9%	1.6%	1.7%	7.3%		
	£	£0	£0	£0	£0	£183,826	£183,826	£647,273	£5,019,621	£2,117,642	£227,860	£130,238	£1,216,457	£9,359,091	£9,542,917
MORRISON'S (Newcastle Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	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 (Churnet Way)	%	0.0%	0.0%	0.0%	0.0%	0.0%		2.1%	1.9%	1.1%	0.0%	1.1%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£133,262	£271,717	£235,294	£0	£84,272	£0	£724,545	£724,545
ASDA (Springfield Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
B&M BARGAINS (Barnfields Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
LEEK - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		2.1%	1.9%	1.1%	0.0%	1.1%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£133,262	£271,717	£235,294	£0	£84,272	£0	£724,545	£724,545
LEEK - OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	1.0%		12.3%	37.0%	11.0%	1.6%	2.8%	7.3%		
	£	£0	£0	£0	£0	£183,826	£183,826	£780,535	£5,291,338	£2,352,936	£227,860	£214,509	£1,216,457	£10,083,636	£10,267,462
CHEADLE															
CHEADLE TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	5.0%	0.9%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£383,053	£149,974	£533,027	£533,027
CHEADLE TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	5.0%	0.9%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£383,053	£149,974	£533,027	£533,027
MORRISON'S (Well Street)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
ASDA (Ashbourne Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHEADLE - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHEADLE OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	5.0%	0.9%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£383,053	£149,974	£533,027	£533,027
STAFFS MOORLANDS LOCAL CENTRES															
STAFFS MOORLANDS LOCAL CENTRES	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
STAFFS MOORLANDS LOCAL CENTRES TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
STAFFS MOORLANDS DISTRICT - OVERALL															
STAFFS MOORLANDS - OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	1.0%		12.3%	37.0%	12.8%	10.3%	7.8%	8.2%		
	£	£0	£0	£0	£0	£183,826	£183,826	£780,535	£5,291,338	£2,737,961	£1,466,849	£597,562	£1,366,432	£12,240,677	£12,424,503
OTHER / LEAKAGE															
LEAKAGE	%	76.5%	79.9%	86.1%	90.3%	76.8%		64.7%	51.3%	82.8%	88.1%	82.6%	84.9%		
	£	£22,257,411	£24,838,029	£7,077,551	£5,328,731	£14,117,817	£73,619,539	£4,105,743	£7,336,369	£17,711,188	£12,546,542	£6,328,029	£14,147,566	£62,175,436	£135,794,976
OTHER	%	2.6%	1.6%	6.1%	3.5%	1.6%		5.5%	2.7%	2.6%	1.6%	9.6%	6.9%		
	£	£756,461	£497,382	£501,429	£206,540	£294,121	£2,255,934	£349,020	£386,125	£556,148	£227,860	£735,461	£1,149,802	£3,404,416	£5,660,350
OTHER / LEAKAGE TOTAL	%	79.1%	81.5%	92.2%	93.8%	78.4%		70.2%	54.0%	85.4%	89.7%	92.2%	91.8%		
	£	£23,013,872	£25,335,411	£7,578,981	£5,535,271	£14,411,939	£75,875,473	£4,454,763	£7,722,493	£18,267,337	£12,774,402	£7,063,490	£15,297,368	£65,579,852	£141,455,326
OVERALL TOTAL															
OVERALL TOTAL	%	100.0%	100.0%	100.0%	100.0%	100.0%		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%		
	£	£29,094,655	£31,086,394	£8,220,152	£5,901,142	£18,382,575	£92,684,918	£6,345,817	£14,300,913	£21,390,324	£14,241,251	£7,661,052	£16,663,799	£80,603,156	£173,288,073

APPENDIX 3B - (NON-BULKY) COMPARISON MARKET SHARE ANALYSIS

TABLE 5b - CLOTHING / FASHION Market Share from Catchment Zones (2013) - OTHER CENTRES

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
TAMESIDE															
ASHTON-U-LYNE TC	%	10.3%	0.7%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£2,996,749	£217,605	£0	£0	£0	£3,214,354	£0	£0	£0	£0	£0	£0	£0	£3,214,354
TAMESIDE RETAIL PARKS	%	6.3%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£1,832,963	£0	£0	£0	£0	£1,832,963	£0	£0	£0	£0	£0	£0	£0	£1,832,963
IKEA (ASHTON)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
HYDE TC	%	0.8%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£232,757	£0	£0	£0	£0	£232,757	£0	£0	£0	£0	£0	£0	£0	£232,757
DENTON DC	%	3.5%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£1,018,313	£0	£0	£0	£0	£1,018,313	£0	£0	£0	£0	£0	£0	£0	£1,018,313
TESCO EXTRA (HATTERSLEY)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
TAMESIDE TOTAL	%	20.9%	0.7%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£6,080,783	£217,605	£0	£0	£0	£6,298,388	£0	£0	£0	£0	£0	£0	£0	£6,298,388
STOCKPORT															
STOCKPORT TC	%	9.3%	44.4%	0.0%	0.0%	15.5%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£2,705,803	£13,802,359	£0	£0	£2,849,299	£19,357,461	£0	£0	£0	£0	£0	£0	£0	£38,714,922
STOCKPORT RETAIL PARKS	%	0.0%	1.4%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£435,210	£0	£0	£0	£435,210	£0	£0	£0	£0	£0	£0	£0	£870,419
HAZEL GROVE DC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
STOCKPORT TOTAL	%	9.3%	45.8%	0.0%	0.0%	15.5%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£2,705,803	£14,237,569	£0	£0	£2,849,299	£19,792,670	£0	£0	£0	£0	£0	£0	£0	£19,792,670
GREATER MANCHESTER															
MANCHESTER CC	%	32.5%	13.1%	0.8%	1.1%	16.1%		5.2%	1.9%	0.9%	4.0%	0.8%	0.0%		
	£	£9,455,763	£4,072,318	£65,761	£64,913	£2,959,595	£16,618,349	£329,982	£271,717	£192,513	£569,650	£61,288	£0	£1,425,151	£18,043,500
TRAFFORD CENTRE	%	11.1%	8.7%	1.8%	0.0%	9.3%		1.0%	0.0%	1.9%	2.8%	0.0%	0.0%		
	£	£3,229,507	£2,704,516	£147,963	£0	£1,709,579	£7,791,565	£63,458	£0	£406,416	£398,755	£0	£0	£868,629	£8,660,195
GREATER MANCHESTER TOTAL	%	43.6%	21.8%	2.6%	1.1%	25.4%		6.2%	1.9%	2.8%	6.8%	0.8%	0.0%		
	£	£12,685,270	£6,776,834	£213,724	£64,913	£4,669,174	£24,409,914	£393,441	£271,717	£598,929	£968,405	£61,288	£0	£2,293,781	£26,703,694
CHESHIRE															
MACCLESFIELD TC	%	0.0%	6.4%	1.8%	0.0%	7.5%		28.6%	5.4%	1.7%	5.5%	0.0%	1.7%		
	£	£0	£1,989,529	£147,963	£0	£1,378,693	£3,516,185	£1,814,904	£772,249	£363,636	£783,269	£0	£283,285	£4,017,342	£7,533,527
MACCLESFIELD RETAIL PARKS	%	0.0%	1.4%	0.0%	0.0%	2.5%		5.5%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£435,210	£0	£0	£459,564	£894,774	£349,020	£0	£0	£0	£0	£0	£349,020	£1,243,794
WILMSLOW TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	1.8%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£257,416	£0	£0	£0	£0	£257,416	£257,416
STANLEY GREEN RP	%	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	£63,458	£0	£0	£0	£0	£0	£63,458	£63,458
CHEADLE ROYAL	%	1.9%	0.8%	0.0%	1.0%	0.0%		2.3%	0.0%	0.0%	0.8%	0.0%	1.7%		
	£	£552,798	£248,691	£0	£59,011	£0	£860,501	£145,954	£0	£0	£113,930	£0	£283,285	£543,168	£1,403,669
CONGLETON TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	1.0%	0.0%	4.6%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£143,009	£0	£655,098	£0	£0	£798,107	£798,107
CONGLETON RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
HANDFORTH DEAN RP	%	0.0%	3.0%	0.0%	0.0%	2.7%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£932,592	£0	£0	£496,330	£1,428,921	£0	£0	£0	£0	£0	£0	£0	£1,428,921
CHESHIRE OAKS DESIGNER OUTLET	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.9%	0.0%	1.9%	1.1%	0.0%	2.2%		
	£	£0	£0	£0	£0	£0	£0	£57,112	£0	£406,416	£156,654	£0	£366,604	£986,786	£986,786
CHESHIRE TOTAL	%	1.9%	11.6%	1.8%	1.0%	12.7%		38.3%	8.2%	3.6%	12.0%	0.0%	5.6%		
	£	£552,798	£3,606,022	£147,963	£59,011	£2,334,587	£6,700,381	£2,430,448	£1,172,675	£770,052	£1,708,950	£0	£933,173	£7,015,297	£13,715,678
STOKE-ON-TRENT															
HANLEY CC	%	0.0%	0.0%	0.0%	0.0%	4.9%		10.2%	37.7%	66.5%	47.5%	59.1%	38.6%		
	£	£0	£0	£0	£0	£900,746	£900,746	£647,273	£5,391,444	£14,224,565	£6,764,594	£4,527,681	£6,432,227	£37,987,785	£38,888,531
STOKE-ON-TRENT RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		2.2%	3.5%	9.0%	5.0%	3.7%	6.2%		
	£	£0	£0	£0	£0	£0	£0	£139,608	£500,532	£1,925,129	£712,063	£283,459	£1,033,156	£4,593,946	£4,593,946
LONGTON TC	%	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	£68,949	£0	£68,949	£68,949
LONGTON RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	8.8%	8.4%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£674,173	£1,399,759	£2,073,932	£2,073,932
MEIR PARK	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.9%	0.0%	2.2%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£192,513	£0	£168,543	£0	£361,056	£361,056
TUNSTALL DC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	13.3%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£1,894,086	£0	£0	£1,894,086	£1,894,086
TALKE FREEPORT	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	2.7%	0.9%	3.8%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£384,514	£68,949	£633,224	£1,086,688	£1,086,688
WOLSTANTON RP (NEWCASTLE)	%	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	£113,930	£0	£0	£113,930	£113,930
STOKE-ON-TRENT TOTAL	%	0.0%	0.0%	0.0%	0.0%	4.9%		12.4%	41.2%	76.4%	69.3%	75.6%	57.0%		
	£	£0	£0	£0	£0	£900,746	£900,746	£786,881	£5,891,976	£16,342,207	£9,869,187	£5,791,755	£9,498,366	£48,180,372	£49,081,119
STAFFORDSHIRE / MIDLANDS															
BURTON-ON-TRENT TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	2.7%	1.5%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£206,848	£249,957	£456,805	£456,805
DERBY CC	%	0.0%	0.0%	0.0%	2.3%	1.0%		3.9%	0.0%	0.0%	0.0%	0.0%	14.2%		
	£	£0	£0	£0	£135,726	£183,826	£319,552	£247,487	£0	£0	£0	£0	£2,366,259	£2,613,746	£2,933,298
UTTOXETER TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	3.5%	5.1%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£268,137	£849,854	£1,117,991	£1,117,991
UTTOXETER RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
STAFFS / MIDLANDS TOTAL	%	0.0%	0.0%	0.0%	2.3%	1.0%		3.9%	0.0%	0.0%	0.0%	6.2%	20.8%		
	£	£0	£0	£0	£135,726	£183,826	£319,552	£247,487	£0	£0	£0	£474,985	£3,466,070	£4,188,542	£4,508,094
DERBYSHIRE															
ASHBOURNE TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		1.9%	0.0%	0.0%	0.0%	0.0%	1.5%		
	£	£0	£0	£0	£0	£0	£0	£120,571	£0	£0	£0	£0	£249,957	£370,528	£370,528
WATERSIDE RP, ASHBOURNE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
BAKEWELL TC	%	0.0%	0.0%	0.0%	8.4%	0.7%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£495,696	£128,678	£624,374	£0	£0	£0	£0	£0	£0	£0	£624,374
MATLOCK TC	%	0.0%	0.0%	0.0%	2.3%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£135,726	£0	£135,726	£0	£0	£0	£0	£0	£0	£0	£135,726
PEAK VILLAGE OUTLET	%	0.0%	0.0%	0.8%	1.3%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£65,761	£76,715	£0	£142,476	£0	£0	£0	£0	£0	£0	£0	£142,476
DARLEY DALE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHESTERFIELD TC	%	0.0%	0.0%	9.7%	49.1%	12.2%		2.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£797,355	£2,897,461	£2,242,674	£5,937,489	£126,916	£0	£0	£0	£0	£0	£126,916	£6,064,406
CHESTERFIELD RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
DERBYSHIRE TOTAL	%	0.0%	0.0%	10.5%	61.1%	12.9%		3.9%	0.0%	0.0%	0.0%	0.0%	1.5%		
	£	£0	£0	£863,116	£3,605,598	£2,371,352	£6,840,066	£247,487	£0	£0	£0	£0	£249,957	£497,444	£7,337,510
SOUTH YORKSHIRE															
SHEFFIELD CC	%	0.8%	0.0%	36.9%	18.8%	1.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£232,757	£0	£3,033,236	£1,109,415	£183,826	£4,559,234	£0	£0	£0	£0	£0	£0	£0	£4,559,234
MEADOWHALL (SHEFFIELD)	%	0.0%	0.0%	33.3%	6.0%	3.4%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£2,737,311	£354,068	£625,008	£3,716,387	£0	£0	£0	£0	£0	£0	£0	£3,716,387
SHEFFIELD RETAIL PARKS	%	0.0%	0.0%	1.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£82,202	£0	£0	£82,202	£0	£0	£0	£0	£0	£0	£0	£82,202
SOUTH YORKSHIRE TOTAL	%	0.8%	0.0%	71.2%	24.8%	4.4%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£232,757	£0	£5,852,749	£1,463,483	£808,833	£8,357,822	£0	£0	£0	£0	£0	£0	£0	£8,357,822
OVERALL LEAKAGE TOTAL	%	76.5%	79.9%	86.1%	90.3%	76.8%		64.7%	51.3%	82.8%	88.1%	82.6%	84.9%		
	£	£22,257,411	£24,838,029	£7,077,551	£5,328,731	£14,117,817	£73,619,539	£4,105,743	£7,336,369	£17,711,188	£12,546,542	£6,328,029	£14,147,566	£62,175,436	£135,794,976

APPENDIX 3B - (NON-BULKY) COMPARISON MARKET SHARE ANALYSIS

TABLE 6A - PERSONAL GOODS Market Share from Catchment Zones (2013) - MAIN CENTRES

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
HIGH PEAK BOROUGH															
GLOSSOP															
GLOSSOP TOWN CENTRE	%	39.7%	2.2%	2.7%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£2,658,586	£157,888	£48,541	£0	£0	£2,865,015	£0	£0	£0	£0	£0	£0	£0	£2,865,015
GLOSSOP TOWN CENTRE TOTAL	%	39.7%	2.2%	2.7%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£2,658,586	£157,888	£48,541	£0	£0	£2,865,015	£0	£0	£0	£0	£0	£0	£0	£2,865,015
TESCO (Wren Nest)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
WREN NEST RETAIL PARK	%	1.4%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£93,754	£0	£0	£0	£0	£93,754	£0	£0	£0	£0	£0	£0	£0	£93,754
GLOSSOP - NON TC TOTAL	%	1.4%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£93,754	£0	£0	£0	£0	£93,754	£0	£0	£0	£0	£0	£0	£0	£93,754
GLOSSOP - OVERALL TOTAL	%	41.1%	2.2%	2.7%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£2,752,339	£157,888	£48,541	£0	£0	£2,958,769	£0	£0	£0	£0	£0	£0	£0	£2,958,769
WHALEY BRIDGE															
WHALEY BRIDGE TOWN 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	£0	£0	£0	£0	£0	£0	£0	£0
WHALEY BRIDGE TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	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 (Bridgemont)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
WHALEY BRIDGE - OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
NEW MILLS															
NEW MILLS TOWN 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	£0	£0	£0	£0	£0	£0	£0	£0
NEW MILLS TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHAPEL-EN-LE-FRITH															
CHAPEL-EN-LE-FRITH TOWN CENTRE	%	0.0%	1.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£71,767	£0	£0	£0	£71,767	£0	£0	£0	£0	£0	£0	£0	£71,767
CHAPEL-EN-FRITH TOWN CENTRE TOTAL	%	0.0%	1.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£71,767	£0	£0	£0	£71,767	£0	£0	£0	£0	£0	£0	£0	£71,767
MORRISON'S (Market Street)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHAPEL-EN-LE-FRITH - OVERALL TOTAL	%	0.0%	1.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£71,767	£0	£0	£0	£71,767	£0	£0	£0	£0	£0	£0	£0	£71,767
BUXTON															
BUXTON TOWN CENTRE	%	0.0%	45.3%	8.1%	1.8%	54.9%		24.1%	2.5%	1.2%	0.0%	0.0%	0.0%		
	£	£0	£3,251,061	£145,623	£22,607	£2,162,579	£5,581,870	£295,785	£73,920	£52,357	£0	£0	£0	£422,062	£6,003,932
BUXTON TOWN CENTRE TOTAL	%	0.0%	45.3%	8.1%	1.8%	54.9%		24.1%	2.5%	1.2%	0.0%	0.0%	0.0%		
	£	£0	£3,251,061	£145,623	£22,607	£2,162,579	£5,581,870	£295,785	£73,920	£52,357	£0	£0	£0	£422,062	£6,003,932
MORRISON'S (Bakewell Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
B&Q (Staden Business Park)	%	0.0%	0.0%	0.0%	0.0%	0.0%			0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
BUXTON - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
BUXTON OVERALL TOTAL	%	0.0%	45.3%	8.1%	1.8%	54.9%		24.1%	2.5%	1.2%	0.0%	0.0%	0.0%		
	£	£0	£3,251,061	£145,623	£22,607	£2,162,579	£5,581,870	£295,785	£73,920	£52,357	£0	£0	£0	£422,062	£6,003,932
HIGH PEAK LOCAL CENTRES															
HIGH PEAK LOCAL CENTRES	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
HIGH PEAK LOCAL CENTRES TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
HIGH PEAK BOROUGH - OVERALL															
HIGH PEAK - OVERALL TOTAL	%	41.1%	48.5%	10.8%	1.8%	54.9%		24.1%	2.5%	1.2%	0.0%	0.0%	0.0%		
	£	£2,752,339	£3,480,717	£194,165	£22,607	£2,162,579	£8,612,406	£295,785	£73,920	£52,357	£0	£0	£0	£422,062	£9,034,468

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
STAFFS MOOORLANDS DISTRICT															
BIDDULPH															
SAINSBURY'S (Wharf Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	1.9%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£56,617	£0	£0	£56,617	£56,617
BIDDULPH TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	5.8%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£172,830	£0	£0	£172,830	£172,830
BIDDULPH TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	7.7%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£229,447	£0	£0	£229,447	£229,447
LEEK															
LEEK TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	1.2%		20.0%	66.2%	12.5%	0.0%	0.0%	6.8%		
	£	£0	£0	£0	£0	£47,269	£47,269	£245,465	£1,957,409	£545,382	£0	£0	£252,318	£3,000,574	£3,047,843
LEEK TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	1.2%		20.0%	66.2%	12.5%	0.0%	0.0%	6.8%		
	£	£0	£0	£0	£0	£47,269	£47,269	£245,465	£1,957,409	£545,382	£0	£0	£252,318	£3,000,574	£3,047,843
MORRISON'S (Newcastle Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	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 (Churnet Way)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
ASDA (Springfield Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
B&M BARGAINS (Barnfields Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
LEEK - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
LEEK - OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	1.2%		20.0%	66.2%	12.5%	0.0%	0.0%	6.8%		
	£	£0	£0	£0	£0	£47,269	£47,269	£245,465	£1,957,409	£545,382	£0	£0	£252,318	£3,000,574	£3,047,843
CHEADLE															
CHEADLE TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	15.8%	1.1%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£256,330	£40,816	£297,146	£297,146
CHEADLE TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	15.8%	1.1%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£256,330	£40,816	£297,146	£297,146
MORRISON'S (Well Street)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
ASDA (Ashbourne Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHEADLE - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHEADLE OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	15.8%	1.1%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£256,330	£40,816	£297,146	£297,146
STAFFS MOORLANDS LOCAL CENTRES															
STAFFS MOORLANDS LOCAL CENTRES	%	0.0%	1.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£71,767	£0	£0	£0	£71,767	£0	£0	£0	£0	£0	£0	£0	£71,767
STAFFS MOORLANDS LOCAL CENTRES TOTAL	%	0.0%	1.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£71,767	£0	£0	£0	£71,767	£0	£0	£0	£0	£0	£0	£0	£71,767
STAFFS MOORLANDS DISTRICT - OVERALL															
STAFFS MOORLANDS - OVERALL TOTAL	%	0.0%	1.0%	0.0%	0.0%	1.2%		20.0%	66.2%	12.5%	7.7%	15.8%	7.9%		
	£	£0	£71,767	£0	£0	£47,269	£119,037	£245,465	£1,957,409	£545,382	£229,447	£256,330	£293,134	£3,527,166	£3,646,203

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
OTHER / LEAKAGE															
LEAKAGE	%	57.7%	46.9%	79.9%	93.9%	42.8%		51.2%	26.9%	83.1%	89.5%	66.9%	82.2%		
	£	£3,863,990	£3,365,889	£1,436,458	£1,179,316	£1,685,945	£11,531,598	£628,389	£795,382	£3,625,702	£2,666,945	£1,085,346	£3,050,082	£11,851,847	£23,383,445
OTHER	%	1.2%	3.6%	9.3%	4.3%	1.1%		4.7%	4.4%	3.2%	2.8%	17.3%	9.9%		
	£	£80,360	£258,362	£167,197	£54,005	£43,330	£603,255	£57,684	£130,100	£139,618	£83,435	£280,665	£367,346	£1,058,847	£1,662,103
OTHER / LEAKAGE TOTAL	%	58.9%	50.5%	89.2%	98.2%	43.9%		55.9%	31.3%	86.3%	92.3%	84.2%	92.1%		
	£	£3,944,350	£3,624,251	£1,603,655	£1,233,321	£1,729,275	£12,134,853	£686,073	£925,482	£3,765,320	£2,750,380	£1,366,011	£3,417,428	£12,910,694	£25,045,547
OVERALL TOTAL															
OVERALL TOTAL	%	100.0%	100.0%	100.0%	100.0%	100.0%		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%		
	£	£6,696,689	£7,176,735	£1,797,820	£1,255,928	£3,939,123	£20,866,296	£1,227,323	£2,956,810	£4,363,059	£2,979,827	£1,622,340	£3,710,563	£16,859,923	£37,726,218

APPENDIX 3B - (NON-BULKY) COMPARISON MARKET SHARE ANALYSIS

TABLE 6b - PERSONAL GOODS Market Share from Catchment Zones (2013) - OTHER CENTRES

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
TAMESIDE															
ASHTON-U-LYNE TC	%	1.7%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£113,844	£0	£0	£0	£0	£113,844	£0	£0	£0	£0	£0	£0	£0	£113,844
TAMESIDE RETAIL PARKS	%	2.9%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£194,204	£0	£0	£0	£0	£194,204	£0	£0	£0	£0	£0	£0	£0	£194,204
IKEA (ASHTON)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
HYDE TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
DENTON DC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	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 (HATTERSLEY)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
TAMESIDE TOTAL	%	4.6%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£308,048	£0	£0	£0	£0	£308,048	£0	£0	£0	£0	£0	£0	£0	£308,048
STOCKPORT															
STOCKPORT TC	%	8.6%	15.1%	0.0%	0.0%	9.3%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£575,915	£1,083,687	£0	£0	£366,338	£2,025,941	£0	£0	£0	£0	£0	£0	£0	£4,051,882
STOCKPORT RETAIL PARKS	%	0.0%	2.2%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£157,888	£0	£0	£0	£157,888	£0	£0	£0	£0	£0	£0	£0	£315,776
HAZEL GROVE DC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
STOCKPORT TOTAL	%	8.6%	17.3%	0.0%	0.0%	9.3%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£575,915	£1,241,575	£0	£0	£366,338	£2,183,829	£0	£0	£0	£0	£0	£0	£0	£2,183,829
GREATER MANCHESTER															
MANCHESTER CC	%	22.9%	12.8%	1.3%	0.0%	14.6%		7.5%	1.2%	1.4%	0.0%	0.0%	0.0%		
	£	£1,533,542	£918,622	£23,372	£0	£575,112	£3,050,648	£92,049	£35,482	£61,083	£0	£0	£0	£188,614	£3,239,261
TRAFFORD CENTRE	%	20.2%	11.4%	2.7%	0.0%	0.0%		0.0%	0.0%	0.0%	8.2%	0.0%	2.6%		
	£	£1,352,731	£818,148	£48,541	£0	£0	£2,219,420	£0	£0	£0	£244,346	£0	£96,475	£340,820	£2,560,241
GREATER MANCHESTER TOTAL	%	43.1%	24.2%	4.0%	0.0%	14.6%		7.5%	1.2%	1.4%	8.2%	0.0%	2.6%		
	£	£2,886,273	£1,736,770	£71,913	£0	£575,112	£5,270,068	£92,049	£35,482	£61,083	£244,346	£0	£96,475	£529,434	£5,799,502
CHESHIRE															
MACCLESFIELD TC	%	0.0%	5.4%	0.0%	0.0%	0.0%		30.6%	1.4%	0.0%	9.7%	0.0%	1.3%		
	£	£0	£387,544	£0	£0	£0	£387,544	£375,561	£41,395	£0	£289,043	£0	£48,237	£754,237	£1,141,780
MACCLESFIELD RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
WILMSLOW TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
STANLEY GREEN RP	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHEADLE ROYAL	%	0.0%	0.0%	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	£69,809	£0	£0	£0	£69,809	£69,809
CONGLETON TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	14.6%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£435,055	£0	£0	£435,055	£435,055
CONGLETON RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
HANDFORTH DEAN RP	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHESHIRE OAKS DESIGNER OUTLET	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHESHIRE TOTAL	%	0.0%	5.4%	0.0%	0.0%	0.0%		30.6%	1.4%	1.6%	24.3%	0.0%	1.3%		
	£	£0	£387,544	£0	£0	£0	£387,544	£375,561	£41,395	£69,809	£724,098	£0	£48,237	£1,259,100	£1,646,644
STOKE-ON-TRENT															
HANLEY CC	%	0.0%	0.0%	0.0%	0.0%	2.2%		0.0%	20.6%	76.1%	46.9%	58.2%	52.6%		
	£	£0	£0	£0	£0	£86,661	£86,661	£0	£609,103	£3,320,288	£1,397,539	£944,202	£1,951,756	£8,222,888	£8,309,549
STOKE-ON-TRENT RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	1.1%		3.8%	2.5%	4.0%	0.0%	2.9%	0.0%		
	£	£0	£0	£0	£0	£43,330	£43,330	£46,638	£73,920	£174,522	£0	£47,048	£0	£342,129	£385,459
LONGTON TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	2.8%	1.5%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£45,426	£55,658	£101,084	£101,084
LONGTON RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	1.7%	2.6%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£27,580	£96,475	£124,054	£124,054
MEIR PARK	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	2.6%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£96,475	£96,475	£96,475
TUNSTALL DC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	10.1%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£300,963	£0	£0	£300,963	£300,963
TALKE FREEPORT	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
WOLSTANTON RP (NEWCASTLE)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
STOKE-ON-TRENT TOTAL	%	0.0%	0.0%	0.0%	0.0%	3.3%		3.8%	23.1%	80.1%	57.0%	65.6%	59.3%		
	£	£0	£0	£0	£0	£129,991	£129,991	£46,638	£683,023	£3,494,811	£1,698,501	£1,064,255	£2,200,364	£9,187,592	£9,317,583
STAFFORDSHIRE / MIDLANDS															
BURTON-ON-TRENT TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		1.7%	1.2%	0.0%	0.0%	0.0%	1.1%		
	£	£0	£0	£0	£0	£0	£0	£20,864	£35,482	£0	£0	£0	£40,816	£97,162	£97,162
DERBY CC	%	0.0%	0.0%	0.0%	1.8%	0.0%		5.7%	0.0%	0.0%	0.0%	0.0%	9.2%		
	£	£0	£0	£0	£22,607	£0	£22,607	£69,957	£0	£0	£0	£0	£341,372	£411,329	£433,936
UTTOXETER TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	1.3%	7.2%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£21,090	£267,161	£288,251	£288,251
UTTOXETER RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
STAFFS / MIDLANDS TOTAL	%	0.0%	0.0%	0.0%	1.8%	0.0%		7.4%	1.2%	0.0%	0.0%	1.3%	17.5%		
	£	£0	£0	£0	£22,607	£0	£22,607	£90,822	£35,482	£0	£0	£21,090	£649,348	£796,742	£819,349
DERBYSHIRE															
ASHBOURNE TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		1.9%	0.0%	0.0%	0.0%	0.0%	1.5%		
	£	£0	£0	£0	£0	£0	£0	£23,319	£0	£0	£0	£0	£55,658	£78,978	£78,978
WATERSIDE RP, ASHBOURNE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
BAKEWELL TC	%	0.0%	0.0%	2.3%	36.2%	2.2%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£41,350	£454,646	£86,661	£582,657	£0	£0	£0	£0	£0	£0	£0	£582,657
MATLOCK TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
PEAK VILLAGE OUTLET	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
DARLEY DALE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHESTERFIELD TC	%	0.0%	0.0%	6.2%	29.5%	1.1%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£111,465	£370,499	£43,330	£525,294	£0	£0	£0	£0	£0	£0	£0	£525,294
CHESTERFIELD RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
DERBYSHIRE TOTAL	%	0.0%	0.0%	8.5%	65.7%	3.3%		1.9%	0.0%	0.0%	0.0%	0.0%	1.5%		
	£	£0	£0	£152,815	£825,145	£129,991	£1,107,951	£23,319	£0	£0	£0	£0	£55,658	£78,978	£1,186,928
SOUTH YORKSHIRE															
SHEFFIELD CC	%	0.0%	0.0%	50.1%	12.0%	8.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£900,708	£150,711	£315,130	£1,366,549	£0	£0	£0	£0	£0	£0	£0	£1,366,549
MEADOWHALL (SHEFFIELD)	%	1.4%	0.0%	15.8%	14.4%	4.3%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£93,754	£0	£284,056	£180,854	£169,382	£728,045	£0	£0	£0	£0	£0	£0	£0	£728,045
SHEFFIELD RETAIL PARKS	%	0.0%	0.0%	1.5%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£26,967	£0	£0	£26,967	£0	£0	£0	£0	£0	£0	£0	£26,967
SOUTH YORKSHIRE TOTAL	%	1.4%	0.0%	67.4%	26.4%	12.3%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£93,754	£0	£1,211,731	£331,565	£484,512	£2,121,561	£0	£0	£0	£0	£0	£0	£0	£2,121,561
OVERALL LEAKAGE TOTAL	%	57.7%	46.9%	79.9%	93.9%	42.8%		51.2%	26.9%	83.1%	89.5%	66.9%	82.2%		
	£	£3,863,990	£3,365,889	£1,436,458	£1,179,316	£1,685,945	£11,531,598	£628,389	£795,382	£3,625,702	£2,666,945	£1,085,346	£3,050,082	£11,851,847	£23,383,445

APPENDIX 3B - (NON-BULKY) COMPARISON MARKET SHARE ANALYSIS

TABLE 7A - DOMESTIC APPLIANCES Market Share from Catchment Zones (2013) - MAIN CENTRES

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
HIGH PEAK BOROUGH															
GLOSSOP															
GLOSSOP TOWN CENTRE	%	48.3%	11.6%	2.1%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£5,244,643	£1,388,986	£70,732	£0	£0	£6,704,361	£0	£0	£0	£0	£0	£0	£0	£6,704,361
GLOSSOP TOWN CENTRE TOTAL	%	48.3%	11.6%	2.1%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£5,244,643	£1,388,986	£70,732	£0	£0	£6,704,361	£0	£0	£0	£0	£0	£0	£0	£6,704,361
TESCO (Wren Nest)	%	19.0%	5.9%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£2,063,110	£706,467	£0	£0	£0	£2,769,577	£0	£0	£0	£0	£0	£0	£0	£2,769,577
WREN NEST RETAIL PARK	%	5.5%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£597,216	£0	£0	£0	£0	£597,216	£0	£0	£0	£0	£0	£0	£0	£597,216
GLOSSOP - NON TC TOTAL	%	24.5%	5.9%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£2,660,326	£706,467	£0	£0	£0	£3,366,793	£0	£0	£0	£0	£0	£0	£0	£3,366,793
GLOSSOP - OVERALL TOTAL	%	72.8%	17.5%	2.1%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£7,904,969	£2,095,453	£70,732	£0	£0	£10,071,154	£0	£0	£0	£0	£0	£0	£0	£10,071,154
WHALEY BRIDGE															
WHALEY BRIDGE TOWN CENTRE	%	0.0%	1.8%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£215,532	£0	£0	£0	£215,532	£0	£0	£0	£0	£0	£0	£0	£215,532
WHALEY BRIDGE TOWN CENTRE TOTAL	%	0.0%	1.8%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£215,532	£0	£0	£0	£215,532	£0	£0	£0	£0	£0	£0	£0	£215,532
TESCO (Bridgemont)	%	0.0%	6.6%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£790,285	£0	£0	£0	£790,285	£0	£0	£0	£0	£0	£0	£0	£790,285
WHALEY BRIDGE - OVERALL TOTAL	%	0.0%	8.4%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,005,818	£0	£0	£0	£1,005,818	£0	£0	£0	£0	£0	£0	£0	£1,005,818
NEW MILLS															
NEW MILLS TOWN CENTRE	%	0.0%	4.1%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£490,935	£0	£0	£0	£490,935	£0	£0	£0	£0	£0	£0	£0	£490,935
NEW MILLS TOWN CENTRE TOTAL	%	0.0%	4.1%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£490,935	£0	£0	£0	£490,935	£0	£0	£0	£0	£0	£0	£0	£490,935
CHAPEL-EN-LE-FRITH															
CHAPEL-EN-LE-FRITH TOWN CENTRE	%	0.0%	2.2%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£263,428	£0	£0	£0	£263,428	£0	£0	£0	£0	£0	£0	£0	£263,428
CHAPEL-EN-FRITH TOWN CENTRE TOTAL	%	0.0%	2.2%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£263,428	£0	£0	£0	£263,428	£0	£0	£0	£0	£0	£0	£0	£263,428
MORRISON'S (Market Street)	%	0.0%	5.1%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£610,675	£0	£0	£0	£610,675	£0	£0	£0	£0	£0	£0	£0	£610,675
CHAPEL-EN-LE-FRITH - OVERALL TOTAL	%	0.0%	7.3%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£874,103	£0	£0	£0	£874,103	£0	£0	£0	£0	£0	£0	£0	£874,103
BUXTON															
BUXTON TOWN CENTRE	%	0.0%	19.3%	9.3%	7.6%	82.3%		21.9%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£2,310,986	£313,243	£185,017	£5,976,561	£8,785,807	£485,643	£0	£0	£0	£0	£0	£485,643	£9,271,450
BUXTON TOWN CENTRE TOTAL	%	0.0%	19.3%	9.3%	7.6%	82.3%		21.9%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£2,310,986	£313,243	£185,017	£5,976,561	£8,785,807	£485,643	£0	£0	£0	£0	£0	£485,643	£9,271,450
MORRISON'S (Bakewell Road)	%	0.0%	0.0%	1.8%	2.1%	1.9%		4.5%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£60,628	£51,123	£137,976	£249,727	£99,790	£0	£0	£0	£0	£0	£99,790	£349,517
B&Q (Staden Business Park)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
BUXTON - NON TC TOTAL	%	0.0%	0.0%	1.8%	2.1%	1.9%		4.5%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£60,628	£51,123	£137,976	£249,727	£99,790	£0	£0	£0	£0	£0	£99,790	£349,517
BUXTON OVERALL TOTAL	%	0.0%	19.3%	11.1%	9.7%	84.2%		26.4%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£2,310,986	£373,871	£236,140	£6,114,537	£9,035,534	£585,433	£0	£0	£0	£0	£0	£585,433	£9,620,967
HIGH PEAK LOCAL CENTRES															
HIGH PEAK LOCAL CENTRES	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
HIGH PEAK LOCAL CENTRES TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
HIGH PEAK BOROUGH - OVERALL															
HIGH PEAK - OVERALL TOTAL	%	72.8%	52.5%	13.2%	9.7%	84.2%		26.4%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£7,904,969	£6,286,360	£444,603	£236,140	£6,114,537	£20,986,609	£585,433	£0	£0	£0	£0	£0	£585,433	£21,572,042

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
STAFFS MOOORLANDS DISTRICT															
BIDDULPH															
SAINSBURY'S (Wharf Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	22.9%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£1,116,622	£0	£0	£1,116,622	£1,116,622
BIDDULPH TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	30.2%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£1,472,576	£0	£0	£1,472,576	£1,472,576
BIDDULPH TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	53.1%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£2,589,199	£0	£0	£2,589,199	£2,589,199
LEEK															
LEEK TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.9%		17.4%	82.3%	27.4%	0.0%	1.3%	5.2%		
	£	£0	£0	£0	£0	£65,357	£65,357	£385,854	£4,071,663	£2,080,443	£0	£35,151	£325,090	£6,898,201	£6,963,558
LEEK TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.9%		17.4%	82.3%	27.4%	0.0%	1.3%	5.2%		
	£	£0	£0	£0	£0	£65,357	£65,357	£385,854	£4,071,663	£2,080,443	£0	£35,151	£325,090	£6,898,201	£6,963,558
MORRISON'S (Newcastle Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		3.7%	0.8%	1.9%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£82,049	£39,579	£144,264	£0	£0	£0	£265,892	£265,892
SAINSBURY'S (Churnet Way)	%	0.0%	0.0%	0.0%	0.0%	0.0%		1.3%	3.3%	2.3%	0.0%	1.1%	2.3%		
	£	£0	£0	£0	£0	£0	£0	£28,828	£163,262	£174,636	£0	£29,743	£143,790	£540,259	£540,259
ASDA (Springfield Road)	%	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	£84,105	£0	£0	£0	£0	£84,105	£84,105
B&M BARGAINS (Barnfields Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
LEEK - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		5.0%	5.8%	4.2%	0.0%	1.1%	2.3%		
	£	£0	£0	£0	£0	£0	£0	£110,877	£286,946	£318,900	£0	£29,743	£143,790	£890,256	£890,256
LEEK - OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.9%		22.4%	88.1%	31.6%	0.0%	2.4%	7.5%		
	£	£0	£0	£0	£0	£65,357	£65,357	£496,731	£4,358,609	£2,399,343	£0	£64,894	£468,880	£7,788,457	£7,853,814
CHEADLE															
CHEADLE TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.0%		1.1%	0.0%	0.0%	0.0%	47.8%	19.4%		
	£	£0	£0	£0	£0	£0	£0	£24,393	£0	£0	£0	£1,292,464	£1,212,837	£2,529,694	£2,529,694
CHEADLE TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		1.1%	0.0%	0.0%	0.0%	47.8%	19.4%		
	£	£0	£0	£0	£0	£0	£0	£24,393	£0	£0	£0	£1,292,464	£1,212,837	£2,529,694	£2,529,694
MORRISON'S (Well Street)	%	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	£35,151	£0	£35,151	£35,151
ASDA (Ashbourne Road)	%	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	£35,151	£0	£35,151	£35,151
CHEADLE - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	2.6%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£70,301	£0	£70,301	£70,301
CHEADLE OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		1.1%	0.0%	0.0%	0.0%	50.4%	19.4%		
	£	£0	£0	£0	£0	£0	£0	£24,393	£0	£0	£0	£1,362,766	£1,212,837	£2,599,996	£2,599,996
STAFFS MOORLANDS LOCAL CENTRES															
STAFFS MOORLANDS LOCAL CENTRES	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.8%	1.2%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£39,579	£91,114	£0	£0	£0	£130,693	£130,693
STAFFS MOORLANDS LOCAL CENTRES TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.8%	1.2%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£39,579	£91,114	£0	£0	£0	£130,693	£130,693
STAFFS MOORLANDS DISTRICT - OVERALL															
STAFFS MOORLANDS - OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.9%		23.5%	88.9%	32.8%	53.1%	52.8%	26.9%		
	£	£0	£0	£0	£0	£65,357	£65,357	£521,124	£4,398,188	£2,490,457	£2,589,199	£1,427,659	£1,681,717	£13,108,344	£13,173,701

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
OTHER / LEAKAGE															
LEAKAGE	%	25.4%	40.1%	79.7%	86.1%	11.9%		49.0%	10.3%	65.2%	45.1%	47.2%	68.5%		
	£	£2,758,052	£4,801,581	£2,684,459	£2,096,049	£864,169	£13,204,311	£1,086,599	£509,576	£4,950,543	£2,199,112	£1,276,241	£4,282,439	£14,304,510	£27,508,821
OTHER	%	1.8%	7.4%	7.1%	4.2%	3.0%		1.1%	0.8%	2.0%	1.8%	0.0%	4.6%		
	£	£195,453	£886,077	£239,143	£102,246	£217,858	£1,640,776	£24,393	£39,579	£151,857	£87,769	£0	£287,580	£591,178	£2,231,955
OTHER / LEAKAGE TOTAL	%	27.2%	47.5%	86.8%	90.3%	14.9%		50.1%	11.1%	67.2%	46.9%	47.2%	73.1%		
	£	£2,953,505	£5,687,659	£2,923,602	£2,198,296	£1,082,026	£14,845,087	£1,110,992	£549,155	£5,102,400	£2,286,882	£1,276,241	£4,570,019	£14,895,688	£29,740,776
OVERALL TOTAL															
OVERALL TOTAL	%	100.0%	100.0%	100.0%	100.0%	100.0%		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%		
	£	£10,858,473	£11,974,018	£3,368,205	£2,434,436	£7,261,921	£35,897,053	£2,217,549	£4,947,343	£7,592,857	£4,876,080	£2,703,901	£6,251,736	£28,589,466	£64,486,519

APPENDIX 3B - (NON-BULKY) COMPARISON MARKET SHARE ANALYSIS

TABLE 7b - DOMESTIC APPLIANCES Market Share from Catchment Zones (2013) - OTHER CENTRES

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
TAMESIDE															
ASHTON-U-LYNE TC	%	2.4%	0.8%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£260,603	£95,792	£0	£0	£0	£356,396	£0	£0	£0	£0	£0	£0	£0	£356,396
TAMESIDE RETAIL PARKS	%	6.2%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£673,225	£0	£0	£0	£0	£673,225	£0	£0	£0	£0	£0	£0	£0	£673,225
IKEA (ASHTON)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
HYDE TC	%	5.8%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£629,791	£0	£0	£0	£0	£629,791	£0	£0	£0	£0	£0	£0	£0	£629,791
DENTON DC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	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 (HATTERSLEY)	%	3.9%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£423,480	£0	£0	£0	£0	£423,480	£0	£0	£0	£0	£0	£0	£0	£423,480
TAMESIDE TOTAL	%	18.3%	0.8%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£1,987,101	£95,792	£0	£0	£0	£2,082,893	£0	£0	£0	£0	£0	£0	£0	£2,082,893
STOCKPORT															
STOCKPORT TC	%	3.5%	15.1%	0.0%	0.0%	2.1%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£380,047	£1,808,077	£0	£0	£152,500	£2,340,624	£0	£0	£0	£0	£0	£0	£0	£4,681,247
STOCKPORT RETAIL PARKS	%	0.9%	3.1%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£97,726	£371,195	£0	£0	£0	£468,921	£0	£0	£0	£0	£0	£0	£0	£937,842
HAZEL GROVE DC	%	0.0%	3.6%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£431,065	£0	£0	£0	£431,065	£0	£0	£0	£0	£0	£0	£0	£862,129
STOCKPORT TOTAL	%	4.4%	21.8%	0.0%	0.0%	2.1%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£477,773	£2,610,336	£0	£0	£152,500	£3,240,609	£0	£0	£0	£0	£0	£0	£0	£3,240,609
GREATER MANCHESTER															
MANCHESTER CC	%	0.0%	1.7%	0.0%	0.0%	0.0%		0.0%	0.8%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£203,558	£0	£0	£0	£203,558	£0	£39,579	£0	£0	£0	£0	£39,579	£243,137
TRAFFORD CENTRE	%	1.8%	1.0%	0.9%	1.1%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£195,453	£119,740	£30,314	£26,779	£0	£372,285	£0	£0	£0	£0	£0	£0	£0	£372,285
GREATER MANCHESTER TOTAL	%	1.8%	2.7%	0.9%	1.1%	0.0%		0.0%	0.8%	0.0%	0.0%	0.0%	0.0%		
	£	£195,453	£323,298	£30,314	£26,779	£0	£575,844	£0	£39,579	£0	£0	£0	£0	£39,579	£615,422
CHESHIRE															
MACCLESFIELD TC	%	0.0%	2.5%	0.0%	0.0%	5.4%		12.8%	0.0%	0.0%	2.0%	0.0%	0.0%		
	£	£0	£299,350	£0	£0	£392,144	£691,494	£283,846	£0	£0	£97,522	£0	£0	£381,368	£1,072,862
MACCLESFIELD RETAIL PARKS	%	0.0%	6.0%	0.0%	0.0%	2.6%		27.1%	1.7%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£718,441	£0	£0	£188,810	£907,251	£600,956	£84,105	£0	£0	£0	£0	£685,061	£1,592,312
WILMSLOW TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
STANLEY GREEN RP	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHEADLE ROYAL	%	0.9%	6.3%	0.9%	2.1%	0.0%		2.5%	0.0%	1.2%	0.9%	0.0%	1.6%		
	£	£97,726	£754,363	£30,314	£51,123	£0	£933,526	£55,439	£0	£91,114	£43,885	£0	£100,028	£290,466	£1,223,992
CONGLETON TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	1.0%	3.9%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£75,929	£190,167	£0	£0	£266,096	£266,096
CONGLETON RETAIL PARKS	%	0.0%	0.0%	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	£97,522	£0	£0	£97,522	£97,522
HANDFORTH DEAN RP	%	0.0%	0.0%	1.2%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£40,418	£0	£0	£40,418	£0	£0	£0	£0	£0	£0	£0	£40,418
CHESHIRE OAKS DESIGNER OUTLET	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHESHIRE TOTAL	%	0.9%	14.8%	2.1%	2.1%	8.0%		42.4%	1.7%	2.2%	8.8%	0.0%	1.6%		
	£	£97,726	£1,772,155	£70,732	£51,123	£580,954	£2,572,690	£940,241	£84,105	£167,043	£429,095	£0	£100,028	£1,720,511	£4,293,201
STOKE-ON-TRENT															
HANLEY CC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	1.8%	28.8%	8.0%	2.4%	9.6%		
	£	£0	£0	£0	£0	£0	£0	£0	£89,052	£2,186,743	£390,086	£64,894	£600,167	£3,330,942	£3,330,942
STOKE-ON-TRENT RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		4.4%	5.0%	28.7%	14.9%	14.4%	10.1%		
	£	£0	£0	£0	£0	£0	£0	£97,572	£247,367	£2,179,150	£726,536	£389,362	£631,425	£4,271,412	£4,271,412
LONGTON TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	1.2%	0.0%	0.0%	1.5%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£91,114	£0	£0	£93,776	£184,890	£184,890
LONGTON RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	8.1%	12.4%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£219,016	£775,215	£994,231	£994,231
MEIR PARK	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	3.4%	0.0%	8.8%	16.1%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£258,157	£0	£237,943	£1,006,529	£1,502,630	£1,502,630
TUNSTALL DC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	1.0%	0.9%	12.2%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£49,473	£68,336	£594,882	£0	£0	£712,691	£712,691
TALKE FREEPORT	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
WOLSTANTON RP (NEWCASTLE)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	1.2%	1.3%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£58,513	£35,151	£0	£93,664	£93,664
STOKE-ON-TRENT TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		4.4%	7.8%	63.0%	36.3%	35.0%	49.7%		
	£	£0	£0	£0	£0	£0	£0	£97,572	£385,893	£4,783,500	£1,770,017	£946,365	£3,107,113	£11,090,460	£11,090,460
STAFFORDSHIRE / MIDLANDS															
BURTON-ON-TRENT TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
DERBY CC	%	0.0%	0.0%	0.0%	0.0%	0.0%		1.1%	0.0%	0.0%	0.0%	0.0%	3.9%		
	£	£0	£0	£0	£0	£0	£0	£24,393	£0	£0	£0	£0	£243,818	£268,211	£268,211
UTTOXETER TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	12.2%	12.6%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£329,876	£787,719	£1,117,595	£1,117,595
UTTOXETER RETAIL PARKS	%	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	£43,762	£43,762	£43,762
STAFFS / MIDLANDS TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		1.1%	0.0%	0.0%	0.0%	12.2%	17.2%		
	£	£0	£0	£0	£0	£0	£0	£24,393	£0	£0	£0	£329,876	£1,075,299	£1,429,567	£1,429,567
DERBYSHIRE															
ASHBOURNE TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
WATERSIDE RP, ASHBOURNE	%	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	£24,393	£0	£0	£0	£0	£0	£24,393	£24,393
BAKEWELL TC	%	0.0%	0.0%	4.2%	26.3%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£141,465	£640,257	£0	£781,721	£0	£0	£0	£0	£0	£0	£0	£781,721
MATLOCK TC	%	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	£80,336	£0	£80,336	£0	£0	£0	£0	£0	£0	£0	£80,336
PEAK VILLAGE OUTLET	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
DARLEY DALE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHESTERFIELD TC	%	0.0%	0.0%	13.0%	28.0%	1.8%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£437,867	£681,642	£130,715	£1,250,223	£0	£0	£0	£0	£0	£0	£0	£1,250,223
CHESTERFIELD RETAIL PARKS	%	0.0%	0.0%	3.1%	14.5%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£104,414	£352,993	£0	£457,408	£0	£0	£0	£0	£0	£0	£0	£457,408
DERBYSHIRE TOTAL	%	0.0%	0.0%	20.3%	72.1%	1.8%		1.1%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£683,746	£1,755,228	£130,715	£2,569,688	£24,393	£0	£0	£0	£0	£0	£24,393	£2,594,082
SOUTH YORKSHIRE															
SHEFFIELD CC	%	0.0%	0.0%	49.8%	10.8%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£1,677,366	£262,919	£0	£1,940,285	£0	£0	£0	£0	£0	£0	£0	£1,940,285
MEADOWHALL (SHEFFIELD)	%	0.0%	0.0%	3.5%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£117,887	£0	£0	£117,887	£0	£0	£0	£0	£0	£0	£0	£117,887
SHEFFIELD RETAIL PARKS	%	0.0%	0.0%	3.1%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£104,414	£0	£0	£104,414	£0	£0	£0	£0	£0	£0	£0	£104,414
SOUTH YORKSHIRE TOTAL	%	0.0%	0.0%	56.4%	10.8%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£1,899,667	£262,919	£0	£2,162,587	£0	£0	£0	£0	£0	£0	£0	£2,162,587
OVERALL LEAKAGE TOTAL	%	25.4%	40.1%	79.7%	86.1%	11.9%		49.0%	10.3%	65.2%	45.1%	47.2%	68.5%		
	£	£2,758,052	£4,801,581	£2,684,459	£2,096,049	£864,169	£13,204,311	£1,086,599	£509,576	£4,950,543	£2,199,112	£1,276,241	£4,282,439	£14,304,510	£27,508,821

APPENDIX 3B - (NON-BULKY) COMPARISON MARKET SHARE ANALYSIS

TABLE 8A - CDs / DVDs Market Share from Catchment Zones (2013) - MAIN CENTRES

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
HIGH PEAK BOROUGH															
GLOSSOP															
GLOSSOP TOWN CENTRE	%	12.3%	0.0%	5.2%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£344,369	£0	£34,917	£0	£0	£379,285	£0	£0	£0	£0	£0	£0	£0	£379,285
GLOSSOP TOWN CENTRE TOTAL	%	12.3%	0.0%	5.2%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£344,369	£0	£34,917	£0	£0	£379,285	£0	£0	£0	£0	£0	£0	£0	£379,285
TESCO (Wren Nest)	%	40.6%	16.3%	3.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£1,136,697	£437,896	£20,144	£0	£0	£1,594,737	£0	£0	£0	£0	£0	£0	£0	£1,594,737
WREN NEST RETAIL PARK	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
GLOSSOP - NON TC TOTAL	%	40.6%	16.3%	3.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£1,136,697	£437,896	£20,144	£0	£0	£1,594,737	£0	£0	£0	£0	£0	£0	£0	£1,594,737
GLOSSOP - OVERALL TOTAL	%	52.9%	16.3%	8.2%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£1,481,065	£437,896	£55,061	£0	£0	£1,974,022	£0	£0	£0	£0	£0	£0	£0	£1,974,022
WHALEY BRIDGE															
WHALEY BRIDGE TOWN CENTRE	%	0.0%	2.3%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£61,789	£0	£0	£0	£61,789	£0	£0	£0	£0	£0	£0	£0	£61,789
WHALEY BRIDGE TOWN CENTRE TOTAL	%	0.0%	2.3%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£61,789	£0	£0	£0	£61,789	£0	£0	£0	£0	£0	£0	£0	£61,789
TESCO (Bridgemont)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
WHALEY BRIDGE - OVERALL TOTAL	%	0.0%	2.3%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£61,789	£0	£0	£0	£61,789	£0	£0	£0	£0	£0	£0	£0	£61,789
NEW MILLS															
NEW MILLS TOWN CENTRE	%	0.0%	4.6%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£123,578	£0	£0	£0	£123,578	£0	£0	£0	£0	£0	£0	£0	£123,578
NEW MILLS TOWN CENTRE TOTAL	%	0.0%	4.6%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£123,578	£0	£0	£0	£123,578	£0	£0	£0	£0	£0	£0	£0	£123,578
CHAPEL-EN-LE-FRITH															
CHAPEL-EN-LE-FRITH TOWN CENTRE	%	0.0%	15.1%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£405,658	£0	£0	£0	£405,658	£0	£0	£0	£0	£0	£0	£0	£405,658
CHAPEL-EN-FRITH TOWN CENTRE TOTAL	%	0.0%	15.1%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£405,658	£0	£0	£0	£405,658	£0	£0	£0	£0	£0	£0	£0	£405,658
MORRISON'S (Market Street)	%	0.0%	11.9%	9.7%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£319,691	£65,133	£0	£0	£384,824	£0	£0	£0	£0	£0	£0	£0	£384,824
CHAPEL-EN-LE-FRITH - OVERALL TOTAL	%	0.0%	27.0%	9.7%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£725,349	£65,133	£0	£0	£790,482	£0	£0	£0	£0	£0	£0	£0	£790,482
BUXTON															
BUXTON TOWN CENTRE	%	0.0%	6.9%	5.2%	7.5%	39.6%		10.7%	2.3%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£185,367	£34,917	£38,065	£689,749	£948,097	£44,769	£28,003	£0	£0	£0	£0	£72,772	£1,020,869
BUXTON TOWN CENTRE TOTAL	%	0.0%	6.9%	5.2%	7.5%	39.6%		10.7%	2.3%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£185,367	£34,917	£38,065	£689,749	£948,097	£44,769	£28,003	£0	£0	£0	£0	£72,772	£1,020,869
MORRISON'S (Bakewell Road)	%	0.0%	0.0%	0.0%	4.3%	15.0%		10.5%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£21,824	£261,268	£283,092	£43,933	£0	£0	£0	£0	£0	£43,933	£327,025
B&Q (Staden Business Park)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
BUXTON - NON TC TOTAL	%	0.0%	0.0%	0.0%	4.3%	15.0%		10.5%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£21,824	£261,268	£283,092	£43,933	£0	£0	£0	£0	£0	£43,933	£327,025
BUXTON OVERALL TOTAL	%	0.0%	6.9%	5.2%	11.8%	54.6%		21.2%	2.3%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£185,367	£34,917	£59,889	£951,017	£1,231,189	£88,702	£28,003	£0	£0	£0	£0	£116,705	£1,347,894
HIGH PEAK LOCAL CENTRES															
HIGH PEAK LOCAL CENTRES	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
HIGH PEAK LOCAL CENTRES TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
HIGH PEAK BOROUGH - OVERALL															
HIGH PEAK - OVERALL TOTAL	%	52.9%	52.5%	23.1%	11.8%	54.6%		21.2%	2.3%	0.0%	0.0%	0.0%	0.0%		
	£	£1,481,065	£1,410,401	£155,111	£59,889	£951,017	£4,057,483	£88,702	£28,003	£0	£0	£0	£0	£116,705	£4,174,188
STAFFS MOOORLANDS DISTRICT															
BIDDULPH															
SAINSBURY'S (Wharf Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	28.8%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£339,932	£0	£0	£339,932	£339,932
BIDDULPH TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	2.1%	5.2%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£36,888	£61,377	£0	£0	£98,264	£98,264
BIDDULPH TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	2.1%	34.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£36,888	£401,309	£0	£0	£438,197	£438,197
LEEK															
LEEK TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	21.4%	6.9%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£260,547	£121,202	£0	£0	£0	£381,750	£381,750
LEEK TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	21.4%	6.9%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£260,547	£121,202	£0	£0	£0	£381,750	£381,750
MORRISON'S (Newcastle Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	23.9%	7.2%	0.0%	0.0%	3.9%		
	£	£0	£0	£0	£0	£0	£0	£0	£290,985	£126,472	£0	£0	£61,393	£478,850	£478,850
SAINSBURY'S (Churnet Way)	%	0.0%	0.0%	0.0%	0.0%	0.0%		3.9%	5.3%	0.0%	0.0%	0.0%	3.9%		
	£	£0	£0	£0	£0	£0	£0	£16,318	£64,528	£0	£0	£0	£61,393	£142,239	£142,239
ASDA (Springfield Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		3.3%	0.0%	2.1%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£13,807	£0	£36,888	£0	£0	£0	£50,695	£50,695
B&M BARGAINS (Barnfields Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
LEEK - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		7.2%	29.2%	9.3%	0.0%	0.0%	7.8%		
	£	£0	£0	£0	£0	£0	£0	£30,125	£355,513	£163,360	£0	£0	£122,786	£671,784	£671,784
LEEK - OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		7.2%	50.6%	16.2%	0.0%	0.0%	7.8%		
	£	£0	£0	£0	£0	£0	£0	£30,125	£616,060	£284,562	£0	£0	£122,786	£1,053,533	£1,053,533
CHEADLE															
CHEADLE TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	18.4%	8.6%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£127,143	£135,379	£262,523	£262,523
CHEADLE TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	18.4%	8.6%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£127,143	£135,379	£262,523	£262,523
MORRISON'S (Well Street)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	3.4%	17.2%	3.9%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£40,131	£118,851	£61,393	£220,375	£220,375
ASDA (Ashbourne Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	3.4%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£23,494	£0	£23,494	£23,494
CHEADLE - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	3.4%	20.6%	3.9%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£40,131	£142,345	£61,393	£243,869	£243,869
CHEADLE OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	3.4%	39.0%	12.5%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£40,131	£269,489	£196,772	£506,392	£506,392
STAFFS MOORLANDS LOCAL CENTRES															
STAFFS MOORLANDS LOCAL CENTRES	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
STAFFS MOORLANDS LOCAL CENTRES TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
STAFFS MOORLANDS DISTRICT - OVERALL															
STAFFS MOORLANDS - OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		7.2%	50.6%	18.3%	37.4%	39.0%	20.3%		
	£	£0	£0	£0	£0	£0	£0	£30,125	£616,060	£321,450	£441,440	£269,489	£319,558	£1,998,122	£1,998,122
OTHER / LEAKAGE															
LEAKAGE	%	47.1%	39.9%	67.1%	84.9%	45.4%		71.6%	47.0%	81.6%	53.9%	61.0%	76.3%		
	£	£1,318,680	£1,071,905	£450,560	£430,895	£790,772	£4,062,812	£299,578	£572,230	£1,433,350	£636,193	£421,508	£1,201,098	£4,563,957	£8,626,769
OTHER	%	0.0%	7.6%	9.8%	3.3%	0.0%		0.0%	0.1%	0.1%	8.7%	0.0%	3.4%		
	£	£0	£204,172	£65,805	£16,749	£0	£286,725	£0	£1,218	£1,757	£102,688	£0	£53,522	£159,184	£445,910
OTHER / LEAKAGE TOTAL	%	47.1%	47.5%	76.9%	88.2%	45.4%		71.6%	47.1%	81.7%	62.6%	61.0%	79.7%		
	£	£1,318,680	£1,276,077	£516,364	£447,644	£790,772	£4,349,538	£299,578	£573,447	£1,435,107	£738,881	£421,508	£1,254,620	£4,723,141	£9,072,679
OVERALL TOTAL															
OVERALL TOTAL	%	100.0%	100.0%	100.0%	100.0%	100.0%		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%		
	£	£2,799,746	£2,686,479	£671,475	£507,533	£1,741,789	£8,407,021	£418,405	£1,217,510	£1,756,556	£1,180,321	£690,997	£1,574,178	£6,837,968	£15,244,989

APPENDIX 3B - (NON-BULKY) COMPARISON MARKET SHARE ANALYSIS

TABLE 8b - CDs / DVDs Market Share from Catchment Zones (2013) - OTHER CENTRES

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
TAMESIDE															
ASHTON-U-LYNE TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
TAMESIDE RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
IKEA (ASHTON)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
HYDE TC	%	9.2%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£257,577	£0	£0	£0	£0	£257,577	£0	£0	£0	£0	£0	£0	£0	£257,577
DENTON DC	%	9.6%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£268,776	£0	£0	£0	£0	£268,776	£0	£0	£0	£0	£0	£0	£0	£268,776
TESCO EXTRA (HATTERSLEY)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
TAMESIDE TOTAL	%	18.8%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£526,352	£0	£0	£0	£0	£526,352	£0	£0	£0	£0	£0	£0	£0	£526,352
STOCKPORT															
STOCKPORT TC	%	0.0%	16.5%	0.0%	0.0%	24.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£443,269	£0	£0	£418,029	£861,298	£0	£0	£0	£0	£0	£0	£0	£1,722,597
STOCKPORT RETAIL PARKS	%	0.0%	2.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£53,730	£0	£0	£0	£53,730	£0	£0	£0	£0	£0	£0	£0	£107,459
HAZEL GROVE DC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
STOCKPORT TOTAL	%	0.0%	18.5%	0.0%	0.0%	24.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£496,999	£0	£0	£418,029	£915,028	£0	£0	£0	£0	£0	£0	£0	£915,028
GREATER MANCHESTER															
MANCHESTER CC	%	28.3%	2.3%	0.0%	0.0%	3.1%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£792,328	£61,789	£0	£0	£53,995	£908,113	£0	£0	£0	£0	£0	£0	£0	£908,113
TRAFFORD CENTRE	%	0.0%	5.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£134,324	£0	£0	£0	£134,324	£0	£0	£0	£0	£0	£0	£0	£134,324
GREATER MANCHESTER TOTAL	%	28.3%	7.3%	0.0%	0.0%	3.1%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£792,328	£196,113	£0	£0	£53,995	£1,042,436	£0	£0	£0	£0	£0	£0	£0	£1,042,436
CHESHIRE															
MACCLESFIELD TC	%	0.0%	2.3%	0.0%	0.0%	0.0%		48.2%	3.1%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£61,789	£0	£0	£0	£61,789	£201,671	£37,743	£0	£0	£0	£0	£239,414	£301,203
MACCLESFIELD RETAIL PARKS	%	0.0%	11.8%	0.0%	0.0%	2.7%		9.8%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£317,004	£0	£0	£47,028	£364,033	£41,004	£0	£0	£0	£0	£0	£41,004	£405,037
WILMSLOW TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
STANLEY GREEN RP	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHEADLE ROYAL	%	0.0%	0.0%	0.0%	3.2%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£16,241	£0	£16,241	£0	£0	£0	£0	£0	£0	£0	£16,241
CONGLETON TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	5.2%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£61,377	£0	£0	£61,377	£61,377
CONGLETON RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
HANDFORTH DEAN RP	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHESHIRE OAKS DESIGNER OUTLET	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHESHIRE TOTAL	%	0.0%	14.1%	0.0%	3.2%	2.7%		58.0%	3.1%	0.0%	5.2%	0.0%	0.0%		
	£	£0	£378,793	£0	£16,241	£47,028	£442,063	£242,675	£37,743	£0	£61,377	£0	£0	£341,795	£783,858
STOKE-ON-TRENT															
HANLEY CC	%	0.0%	0.0%	0.0%	0.0%	9.3%		3.9%	41.6%	72.0%	34.9%	39.3%	35.8%		
	£	£0	£0	£0	£0	£161,986	£161,986	£16,318	£506,484	£1,264,721	£411,932	£271,562	£563,556	£3,034,572	£3,196,559
STOKE-ON-TRENT RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		6.7%	2.3%	9.6%	10.4%	3.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£28,033	£28,003	£168,629	£122,753	£20,730	£0	£368,149	£368,149
LONGTON TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
LONGTON RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	15.9%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£250,294	£250,294	£250,294
MEIR PARK	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	14.7%	16.6%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£101,577	£261,314	£362,890	£362,890
TUNSTALL DC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
TALKE FREEPORT	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
WOLSTANTON RP (NEWCASTLE)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	3.4%	4.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£40,131	£27,640	£0	£67,771	£67,771
STOKE-ON-TRENT TOTAL	%	0.0%	0.0%	0.0%	0.0%	9.3%		10.6%	43.9%	81.6%	48.7%	61.0%	68.3%		
	£	£0	£0	£0	£0	£161,986	£161,986	£44,351	£534,487	£1,433,350	£574,816	£421,508	£1,075,164	£4,083,676	£4,245,662
STAFFORDSHIRE / MIDLANDS															
BURTON-ON-TRENT TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
DERBY CC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
UTTOXETER TC	%	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	£125,934	£125,934	£125,934
UTTOXETER RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
STAFFS / MIDLANDS TOTAL	%	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	£125,934	£125,934	£125,934
DERBYSHIRE															
ASHBOURNE TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
WATERSIDE RP, ASHBOURNE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
BAKEWELL TC	%	0.0%	0.0%	0.0%	9.7%	0.0%		3.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£49,231	£0	£49,231	£12,552	£0	£0	£0	£0	£0	£12,552	£61,783
MATLOCK TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
PEAK VILLAGE OUTLET	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
DARLEY DALE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHESTERFIELD TC	%	0.0%	0.0%	4.8%	39.3%	2.7%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£32,231	£199,460	£47,028	£278,719	£0	£0	£0	£0	£0	£0	£0	£278,719
CHESTERFIELD RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
DERBYSHIRE TOTAL	%	0.0%	0.0%	4.8%	49.0%	2.7%		3.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£32,231	£248,691	£47,028	£327,950	£12,552	£0	£0	£0	£0	£0	£12,552	£340,502
SOUTH YORKSHIRE															
SHEFFIELD CC	%	0.0%	0.0%	46.0%	13.9%	3.6%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£308,878	£70,547	£62,704	£442,130	£0	£0	£0	£0	£0	£0	£0	£442,130
MEADOWHALL (SHEFFIELD)	%	0.0%	0.0%	13.3%	18.8%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£89,306	£95,416	£0	£184,722	£0	£0	£0	£0	£0	£0	£0	£184,722
SHEFFIELD RETAIL PARKS	%	0.0%	0.0%	3.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£20,144	£0	£0	£20,144	£0	£0	£0	£0	£0	£0	£0	£20,144
SOUTH YORKSHIRE TOTAL	%	0.0%	0.0%	62.3%	32.7%	3.6%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£418,329	£165,963	£62,704	£646,996	£0	£0	£0	£0	£0	£0	£0	£646,996
OVERALL LEAKAGE TOTAL	%	47.1%	39.9%	67.1%	84.9%	45.4%		71.6%	47.0%	81.6%	53.9%	61.0%	76.3%		
	£	£1,318,680	£1,071,905	£450,560	£430,895	£790,772	£4,062,812	£299,578	£572,230	£1,433,350	£636,193	£421,508	£1,201,098	£4,563,957	£8,626,769

APPENDIX 3B - (NON-BULKY) COMPARISON MARKET SHARE ANALYSIS

TABLE 9A - BOOKS & STATIONARY Market Share from Catchment Zones (2013) - MAIN CENTRES

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
HIGH PEAK BOROUGH															
GLOSSOP															
GLOSSOP TOWN CENTRE	%	35.0%	0.0%	0.0%	1.4%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£1,443,382	£0	£0	£16,499	£0	£1,459,882	£0	£0	£0	£0	£0	£0	£0	£1,459,882
GLOSSOP TOWN CENTRE TOTAL	%	35.0%	0.0%	0.0%	1.4%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£1,443,382	£0	£0	£16,499	£0	£1,459,882	£0	£0	£0	£0	£0	£0	£0	£1,459,882
TESCO (Wren Nest)	%	26.2%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£1,080,475	£0	£0	£0	£0	£1,080,475	£0	£0	£0	£0	£0	£0	£0	£1,080,475
WREN NEST RETAIL PARK	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
GLOSSOP - NON TC TOTAL	%	26.2%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£1,080,475	£0	£0	£0	£0	£1,080,475	£0	£0	£0	£0	£0	£0	£0	£1,080,475
GLOSSOP - OVERALL TOTAL	%	61.2%	0.0%	0.0%	1.4%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£2,523,857	£0	£0	£16,499	£0	£2,540,356	£0	£0	£0	£0	£0	£0	£0	£2,540,356
WHALEY BRIDGE															
WHALEY BRIDGE TOWN 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	£0	£0	£0	£0	£0	£0	£0	£0
WHALEY BRIDGE TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	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 (Bridgemont)	%	0.0%	3.9%	0.0%	0.0%	2.2%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£190,088	£0	£0	£67,796	£257,883	£0	£0	£0	£0	£0	£0	£0	£257,883
WHALEY BRIDGE - OVERALL TOTAL	%	0.0%	3.9%	0.0%	0.0%	2.2%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£190,088	£0	£0	£67,796	£257,883	£0	£0	£0	£0	£0	£0	£0	£257,883
NEW MILLS															
NEW MILLS TOWN CENTRE	%	0.0%	8.2%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£399,671	£0	£0	£0	£399,671	£0	£0	£0	£0	£0	£0	£0	£399,671
NEW MILLS TOWN CENTRE TOTAL	%	0.0%	8.2%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£399,671	£0	£0	£0	£399,671	£0	£0	£0	£0	£0	£0	£0	£399,671
CHAPEL-EN-LE-FRITH															
CHAPEL-EN-LE-FRITH TOWN CENTRE	%	0.0%	18.4%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£896,823	£0	£0	£0	£896,823	£0	£0	£0	£0	£0	£0	£0	£896,823
CHAPEL-EN-FRITH TOWN CENTRE TOTAL	%	0.0%	18.4%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£896,823	£0	£0	£0	£896,823	£0	£0	£0	£0	£0	£0	£0	£896,823
MORRISON'S (Market Street)	%	0.0%	1.5%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£73,111	£0	£0	£0	£73,111	£0	£0	£0	£0	£0	£0	£0	£73,111
CHAPEL-EN-LE-FRITH - OVERALL TOTAL	%	0.0%	19.9%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£969,934	£0	£0	£0	£969,934	£0	£0	£0	£0	£0	£0	£0	£969,934
BUXTON															
BUXTON TOWN CENTRE	%	1.4%	32.5%	21.5%	7.6%	94.5%		28.3%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£57,735	£1,584,063	£335,304	£89,567	£2,912,137	£4,978,806	£303,916	£0	£0	£0	£0	£0	£303,916	£5,282,722
BUXTON TOWN CENTRE TOTAL	%	1.4%	32.5%	21.5%	7.6%	94.5%		28.3%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£57,735	£1,584,063	£335,304	£89,567	£2,912,137	£4,978,806	£303,916	£0	£0	£0	£0	£0	£303,916	£5,282,722
MORRISON'S (Bakewell Road)	%	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	£33,898	£33,898	£0	£0	£0	£0	£0	£0	£0	£33,898
B&Q (Staden Business Park)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
BUXTON - NON TC TOTAL	%	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	£33,898	£33,898	£0	£0	£0	£0	£0	£0	£0	£33,898
BUXTON OVERALL TOTAL	%	1.4%	32.5%	21.5%	7.6%	95.6%		28.3%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£57,735	£1,584,063	£335,304	£89,567	£2,946,035	£5,012,704	£303,916	£0	£0	£0	£0	£0	£303,916	£5,316,620
HIGH PEAK LOCAL CENTRES															
HIGH PEAK LOCAL CENTRES	%	1.4%	0.0%	14.6%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£57,735	£0	£227,695	£0	£0	£285,430	£0	£0	£0	£0	£0	£0	£0	£285,430
HIGH PEAK LOCAL CENTRES TOTAL	%	1.4%	0.0%	14.6%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£57,735	£0	£227,695	£0	£0	£285,430	£0	£0	£0	£0	£0	£0	£0	£285,430
HIGH PEAK BOROUGH - OVERALL															
HIGH PEAK - OVERALL TOTAL	%	64.0%	56.3%	36.1%	9.0%	97.8%		28.3%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£2,639,328	£2,744,084	£562,999	£106,066	£3,013,831	£9,066,308	£303,916	£0	£0	£0	£0	£0	£303,916	£9,370,224

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
STAFFS MOOORLANDS DISTRICT															
BIDDULPH															
SAINSBURY'S (Wharf Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	12.5%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£246,706	£0	£0	£246,706	£246,706
BIDDULPH TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	35.1%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£692,752	£0	£0	£692,752	£692,752
BIDDULPH TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	47.6%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£939,458	£0	£0	£939,458	£939,458
LEEK															
LEEK TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.0%		28.1%	87.8%	36.2%	0.0%	3.1%	16.1%		
	£	£0	£0	£0	£0	£0	£0	£301,768	£1,781,623	£1,179,443	£0	£32,907	£441,714	£3,737,456	£3,737,456
LEEK TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		28.1%	87.8%	36.2%	0.0%	3.1%	16.1%		
	£	£0	£0	£0	£0	£0	£0	£301,768	£1,781,623	£1,179,443	£0	£32,907	£441,714	£3,737,456	£3,737,456
MORRISON'S (Newcastle Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	5.7%	2.7%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£115,663	£87,969	£0	£0	£0	£203,633	£203,633
SAINSBURY'S (Churnet Way)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	6.0%	0.0%	0.0%	1.2%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£195,488	£0	£0	£32,923	£228,411	£228,411
ASDA (Springfield Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
B&M BARGAINS (Barnfields Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
LEEK - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	5.7%	8.7%	0.0%	0.0%	1.2%		
	£	£0	£0	£0	£0	£0	£0	£0	£115,663	£283,457	£0	£0	£32,923	£432,043	£432,043
LEEK - OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		28.1%	93.5%	44.9%	0.0%	3.1%	17.3%		
	£	£0	£0	£0	£0	£0	£0	£301,768	£1,897,287	£1,462,900	£0	£32,907	£474,637	£4,169,499	£4,169,499
CHEADLE															
CHEADLE TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	1.5%	0.0%	56.8%	21.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£48,872	£0	£602,950	£576,149	£1,227,971	£1,227,971
CHEADLE TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	1.5%	0.0%	56.8%	21.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£48,872	£0	£602,950	£576,149	£1,227,971	£1,227,971
MORRISON'S (Well Street)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	1.3%	1.4%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£13,800	£38,410	£52,210	£52,210
ASDA (Ashbourne Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHEADLE - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	1.3%	1.4%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£13,800	£38,410	£52,210	£52,210
CHEADLE OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	1.5%	0.0%	58.1%	22.4%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£48,872	£0	£616,750	£614,559	£1,280,181	£1,280,181
STAFFS MOORLANDS LOCAL CENTRES															
STAFFS MOORLANDS LOCAL CENTRES	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	1.0%	1.7%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£20,292	£55,388	£0	£0	£0	£75,680	£75,680
STAFFS MOORLANDS LOCAL CENTRES TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	1.0%	1.7%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£20,292	£55,388	£0	£0	£0	£75,680	£75,680
STAFFS MOORLANDS DISTRICT - OVERALL															
STAFFS MOORLANDS - OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		28.1%	94.5%	48.1%	47.6%	61.2%	39.7%		
	£	£0	£0	£0	£0	£0	£0	£301,768	£1,917,579	£1,567,160	£939,458	£649,657	£1,089,196	£6,464,818	£6,464,818

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
OTHER / LEAKAGE															
LEAKAGE	%	36.0%	32.8%	61.2%	89.6%	2.2%		43.4%	5.5%	50.5%	52.4%	36.2%	55.5%		
	£	£1,484,622	£1,598,685	£954,447	£1,055,943	£67,796	£5,161,493	£466,076	£111,605	£1,645,355	£1,034,193	£384,274	£1,522,680	£5,164,184	£10,325,677
OTHER	%	0.0%	10.9%	2.7%	1.4%	0.0%		0.2%	0.0%	1.4%	0.0%	2.6%	4.8%		
	£	£0	£531,270	£42,108	£16,499	£0	£589,877	£2,148	£0	£45,614	£0	£27,600	£131,691	£207,053	£796,930
OTHER / LEAKAGE TOTAL	%	36.0%	43.7%	63.9%	91.0%	2.2%		43.6%	5.5%	51.9%	52.4%	38.8%	60.3%		
	£	£1,484,622	£2,129,955	£996,555	£1,072,442	£67,796	£5,751,371	£468,224	£111,605	£1,690,969	£1,034,193	£411,874	£1,654,371	£5,371,236	£11,122,607
OVERALL TOTAL															
OVERALL TOTAL	%	100.0%	100.0%	100.0%	100.0%	100.0%		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%		
	£	£4,123,950	£4,874,040	£1,559,555	£1,178,508	£3,081,627	£14,817,679	£1,073,907	£2,029,184	£3,258,129	£1,973,652	£1,061,531	£2,743,567	£12,139,970	£26,957,649

APPENDIX 3B - (NON-BULKY) COMPARISON MARKET SHARE ANALYSIS

TABLE 9b - Books & Stationary Market Share from Catchment Zones (2013) - OTHER CENTRES

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
TAMESIDE															
ASHTON-U-LYNE TC	%	17.1%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£705,195	£0	£0	£0	£0	£705,195	£0	£0	£0	£0	£0	£0	£0	£705,195
TAMESIDE RETAIL PARKS	%	4.7%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£193,826	£0	£0	£0	£0	£193,826	£0	£0	£0	£0	£0	£0	£0	£193,826
IKEA (ASHTON)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
HYDE TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
DENTON DC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	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 (HATTERSLEY)	%	1.6%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£65,983	£0	£0	£0	£0	£65,983	£0	£0	£0	£0	£0	£0	£0	£65,983
TAMESIDE TOTAL	%	23.4%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£965,004	£0	£0	£0	£0	£965,004	£0	£0	£0	£0	£0	£0	£0	£965,004
STOCKPORT															
STOCKPORT TC	%	1.4%	14.3%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£57,735	£696,988	£0	£0	£0	£754,723	£0	£0	£0	£0	£0	£0	£0	£1,509,446
STOCKPORT RETAIL PARKS	%	0.0%	2.4%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£116,977	£0	£0	£0	£116,977	£0	£0	£0	£0	£0	£0	£0	£233,954
HAZEL GROVE DC	%	0.0%	2.6%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£126,725	£0	£0	£0	£126,725	£0	£0	£0	£0	£0	£0	£0	£253,450
STOCKPORT TOTAL	%	1.4%	19.3%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£57,735	£940,690	£0	£0	£0	£998,425	£0	£0	£0	£0	£0	£0	£0	£998,425
GREATER MANCHESTER															
MANCHESTER CC	%	6.6%	4.0%	0.0%	0.0%	1.3%		1.2%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£272,181	£194,962	£0	£0	£40,061	£507,203	£12,887	£0	£0	£0	£0	£0	£12,887	£520,090
TRAFFORD CENTRE	%	4.6%	1.5%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£189,702	£73,111	£0	£0	£0	£262,812	£0	£0	£0	£0	£0	£0	£0	£262,812
GREATER MANCHESTER TOTAL	%	11.2%	5.5%	0.0%	0.0%	1.3%		1.2%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£461,882	£268,072	£0	£0	£40,061	£770,016	£12,887	£0	£0	£0	£0	£0	£12,887	£782,903
CHESHIRE															
MACCLESFIELD TC	%	0.0%	8.0%	0.0%	0.0%	0.0%		36.3%	1.3%	0.0%	2.5%	0.0%	0.0%		
	£	£0	£389,923	£0	£0	£0	£389,923	£389,828	£26,379	£0	£49,341	£0	£0	£465,549	£855,472
MACCLESFIELD RETAIL PARKS	%	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	£10,739	£0	£0	£0	£0	£0	£10,739	£10,739
WILMSLOW TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
STANLEY GREEN RP	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHEADLE ROYAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CONGLETON TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		1.5%	1.2%	1.5%	8.4%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£16,109	£24,350	£48,872	£165,787	£0	£0	£255,117	£255,117
CONGLETON RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
HANDFORTH DEAN RP	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHESHIRE OAKS DESIGNER OUTLET	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHESHIRE TOTAL	%	0.0%	8.0%	0.0%	0.0%	0.0%		38.8%	2.5%	1.5%	10.9%	0.0%	0.0%		
	£	£0	£389,923	£0	£0	£0	£389,923	£416,676	£50,730	£48,872	£215,128	£0	£0	£731,406	£1,121,329
STOKE-ON-TRENT															
HANLEY CC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	3.0%	46.1%	23.3%	24.3%	33.1%		
	£	£0	£0	£0	£0	£0	£0	£0	£60,876	£1,501,997	£459,861	£257,952	£908,121	£3,188,807	£3,188,807
STOKE-ON-TRENT RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	2.9%	8.6%	4.1%	1.4%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£94,486	£169,734	£43,523	£38,410	£346,153	£346,153
LONGTON TC	%	0.0%	0.0%	0.0%	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	£27,631	£0	£0	£27,631	£27,631
LONGTON RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	1.4%	2.7%	5.2%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£27,631	£28,661	£142,666	£198,958	£198,958
MEIR PARK	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	1.7%	6.5%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£18,046	£178,332	£196,378	£196,378
TUNSTALL DC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	3.4%	1.7%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£67,104	£18,046	£0	£85,150	£85,150
TALKE FREEPORT	%	0.0%	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	£33,552	£0	£0	£33,552	£33,552
WOLSTANTON RP (NEWCASTLE)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	1.7%	1.7%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£33,552	£18,046	£0	£51,598	£51,598
STOKE-ON-TRENT TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	3.0%	49.0%	41.5%	36.2%	46.2%		
	£	£0	£0	£0	£0	£0	£0	£0	£60,876	£1,596,483	£819,065	£384,274	£1,267,528	£4,128,227	£4,128,227
STAFFORDSHIRE / MIDLANDS															
BURTON-ON-TRENT TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
DERBY CC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	1.2%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£32,923	£32,923	£32,923
UTTOXETER TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	8.1%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£222,229	£222,229	£222,229
UTTOXETER RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
STAFFS / MIDLANDS TOTAL	%	0.0%	0.0%	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	£0	£0	£0	£255,152	£255,152	£255,152
DERBYSHIRE															
ASHBOURNE TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
WATERSIDE RP, ASHBOURNE	%	0.0%	0.0%	0.0%	0.0%	0.0%		1.2%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£12,887	£0	£0	£0	£0	£0	£12,887	£12,887
BAKEWELL TC	%	0.0%	0.0%	3.9%	48.8%	0.0%		2.2%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£60,823	£575,112	£0	£635,934	£23,626	£0	£0	£0	£0	£0	£23,626	£659,560
MATLOCK TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
PEAK VILLAGE OUTLET	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
DARLEY DALE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHESTERFIELD TC	%	0.0%	0.0%	2.8%	21.7%	0.9%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£43,668	£255,736	£27,735	£327,138	£0	£0	£0	£0	£0	£0	£0	£327,138
CHESTERFIELD RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
DERBYSHIRE TOTAL	%	0.0%	0.0%	6.7%	70.5%	0.9%		3.4%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£104,490	£830,848	£27,735	£963,073	£36,513	£0	£0	£0	£0	£0	£36,513	£999,586
SOUTH YORKSHIRE															
SHEFFIELD CC	%	0.0%	0.0%	38.4%	10.8%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£598,869	£127,279	£0	£726,148	£0	£0	£0	£0	£0	£0	£0	£726,148
MEADOWHALL (SHEFFIELD)	%	0.0%	0.0%	13.0%	8.3%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£202,742	£97,816	£0	£300,558	£0	£0	£0	£0	£0	£0	£0	£300,558
SHEFFIELD RETAIL PARKS	%	0.0%	0.0%	3.1%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£48,346	£0	£0	£48,346	£0	£0	£0	£0	£0	£0	£0	£48,346
SOUTH YORKSHIRE TOTAL	%	0.0%	0.0%	54.5%	19.1%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£849,957	£225,095	£0	£1,075,052	£0	£0	£0	£0	£0	£0	£0	£1,075,052
OVERALL LEAKAGE TOTAL	%	36.0%	32.8%	61.2%	89.6%	2.2%		43.4%	5.5%	50.5%	52.4%	36.2%	55.5%		
	£	£1,484,622	£1,598,685	£954,447	£1,055,943	£67,796	£5,161,493	£466,076	£111,605	£1,645,355	£1,034,193	£384,274	£1,522,680	£5,164,184	£10,325,677

APPENDIX 3B - (NON-BULKY) COMPARISON MARKET SHARE ANALYSIS

TABLE 10A - GLASSWARE / TABLEWARE Market Share from Catchment Zones (2013) - MAIN CENTRES

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
HIGH PEAK BOROUGH															
GLOSSOP															
GLOSSOP TOWN CENTRE	%	25.3%	1.0%	2.1%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£583,898	£28,016	£17,058	£0	£0	£628,972	£0	£0	£0	£0	£0	£0	£0	£628,972
GLOSSOP TOWN CENTRE TOTAL	%	25.3%	1.0%	2.1%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£583,898	£28,016	£17,058	£0	£0	£628,972	£0	£0	£0	£0	£0	£0	£0	£628,972
TESCO (Wren Nest)	%	16.4%	4.9%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£378,495	£137,279	£0	£0	£0	£515,774	£0	£0	£0	£0	£0	£0	£0	£515,774
WREN NEST RETAIL PARK	%	6.6%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£152,321	£0	£0	£0	£0	£152,321	£0	£0	£0	£0	£0	£0	£0	£152,321
GLOSSOP - NON TC TOTAL	%	23.0%	4.9%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£530,817	£137,279	£0	£0	£0	£668,096	£0	£0	£0	£0	£0	£0	£0	£668,096
GLOSSOP - OVERALL TOTAL	%	48.3%	5.9%	2.1%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£1,114,715	£165,295	£17,058	£0	£0	£1,297,068	£0	£0	£0	£0	£0	£0	£0	£1,297,068
WHALEY BRIDGE															
WHALEY BRIDGE TOWN 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	£0	£0	£0	£0	£0	£0	£0	£0
WHALEY BRIDGE TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	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 (Bridgemont)	%	0.0%	1.9%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£53,231	£0	£0	£0	£53,231	£0	£0	£0	£0	£0	£0	£0	£53,231
WHALEY BRIDGE - OVERALL TOTAL	%	0.0%	1.9%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£53,231	£0	£0	£0	£53,231	£0	£0	£0	£0	£0	£0	£0	£53,231
NEW MILLS															
NEW MILLS TOWN CENTRE	%	0.0%	1.8%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£50,429	£0	£0	£0	£50,429	£0	£0	£0	£0	£0	£0	£0	£50,429
NEW MILLS TOWN CENTRE TOTAL	%	0.0%	1.8%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£50,429	£0	£0	£0	£50,429	£0	£0	£0	£0	£0	£0	£0	£50,429
CHAPEL-EN-LE-FRITH															
CHAPEL-EN-LE-FRITH TOWN CENTRE	%	0.0%	7.3%	1.2%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£204,518	£9,747	£0	£0	£214,265	£0	£0	£0	£0	£0	£0	£0	£214,265
CHAPEL-EN-FRITH TOWN CENTRE TOTAL	%	0.0%	7.3%	1.2%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£204,518	£9,747	£0	£0	£214,265	£0	£0	£0	£0	£0	£0	£0	£214,265
MORRISON'S (Market Street)	%	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	£30,548	£30,548	£0	£0	£0	£0	£0	£0	£0	£30,548
CHAPEL-EN-LE-FRITH - OVERALL TOTAL	%	0.0%	7.3%	1.2%	0.0%	1.9%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£204,518	£9,747	£0	£30,548	£244,813	£0	£0	£0	£0	£0	£0	£0	£244,813
BUXTON															
BUXTON TOWN CENTRE	%	0.0%	12.7%	3.9%	6.0%	48.3%		16.1%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£355,805	£31,678	£36,646	£776,570	£1,200,699	£102,168	£0	£0	£0	£0	£0	£102,168	£1,302,867
BUXTON TOWN CENTRE TOTAL	%	0.0%	12.7%	3.9%	6.0%	48.3%		16.1%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£355,805	£31,678	£36,646	£776,570	£1,200,699	£102,168	£0	£0	£0	£0	£0	£102,168	£1,302,867
MORRISON'S (Bakewell Road)	%	0.0%	0.0%	0.0%	0.0%	1.9%		3.3%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£30,548	£30,548	£20,941	£0	£0	£0	£0	£0	£20,941	£51,489
B&Q (Staden Business Park)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
BUXTON - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	1.9%		3.3%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£30,548	£30,548	£20,941	£0	£0	£0	£0	£0	£20,941	£51,489
BUXTON OVERALL TOTAL	%	0.0%	12.7%	3.9%	6.0%	50.2%		19.4%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£355,805	£31,678	£36,646	£807,118	£1,231,247	£123,109	£0	£0	£0	£0	£0	£123,109	£1,354,356
HIGH PEAK LOCAL CENTRES															
HIGH PEAK LOCAL CENTRES	%	0.0%	0.0%	2.1%	1.8%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£17,058	£10,994	£0	£28,051	£0	£0	£0	£0	£0	£0	£0	£28,051
HIGH PEAK LOCAL CENTRES TOTAL	%	0.0%	0.0%	2.1%	1.8%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£17,058	£10,994	£0	£28,051	£0	£0	£0	£0	£0	£0	£0	£28,051
HIGH PEAK BOROUGH - OVERALL															
HIGH PEAK - OVERALL TOTAL	%	48.3%	27.8%	9.3%	7.8%	52.1%		19.4%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£1,114,715	£778,848	£75,541	£47,639	£837,667	£2,854,410	£123,109	£0	£0	£0	£0	£0	£123,109	£2,977,519
STAFFS MOOORLANDS DISTRICT															
BIDDULPH															
SAINSBURY'S (Wharf Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	1.0%	27.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£19,265	£313,462	£0	£0	£332,728	£332,728
BIDDULPH TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	12.4%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£143,960	£0	£0	£143,960	£143,960
BIDDULPH TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	1.0%	39.4%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£19,265	£457,423	£0	£0	£476,688	£476,688
LEEK															
LEEK TOWN CENTRE	%	0.0%	1.0%	0.0%	0.0%	2.9%		23.7%	67.6%	20.7%	0.0%	2.8%	15.6%		
	£	£0	£28,016	£0	£0	£46,626	£74,642	£150,396	£783,845	£398,795	£0	£18,226	£235,047	£1,586,309	£1,660,952
LEEK TOWN CENTRE TOTAL	%	0.0%	1.0%	0.0%	0.0%	2.9%		23.7%	67.6%	20.7%	0.0%	2.8%	15.6%		
	£	£0	£28,016	£0	£0	£46,626	£74,642	£150,396	£783,845	£398,795	£0	£18,226	£235,047	£1,586,309	£1,660,952
MORRISON'S (Newcastle Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		1.9%	3.4%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£12,057	£39,424	£0	£0	£0	£0	£51,481	£51,481
SAINSBURY'S (Churnet Way)	%	0.0%	0.0%	0.0%	0.0%	0.0%		1.9%	0.0%	0.0%	0.0%	1.3%	2.2%		
	£	£0	£0	£0	£0	£0	£0	£12,057	£0	£0	£0	£8,462	£33,148	£53,667	£53,667
ASDA (Springfield Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
B&M BARGAINS (Barnfields Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		1.6%	0.0%	0.0%	0.0%	1.3%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£10,153	£0	£0	£0	£8,462	£0	£18,616	£18,616
LEEK - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		5.4%	3.4%	0.0%	0.0%	2.6%	2.2%		
	£	£0	£0	£0	£0	£0	£0	£34,267	£39,424	£0	£0	£16,924	£33,148	£123,764	£123,764
LEEK - OVERALL TOTAL	%	0.0%	1.0%	0.0%	0.0%	2.9%		29.1%	71.0%	20.7%	0.0%	5.4%	17.8%		
	£	£0	£28,016	£0	£0	£46,626	£74,642	£184,663	£823,269	£398,795	£0	£35,151	£268,195	£1,710,073	£1,784,715
CHEADLE															
CHEADLE TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	27.2%	9.3%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£177,055	£140,124	£317,180	£317,180
CHEADLE TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	27.2%	9.3%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£177,055	£140,124	£317,180	£317,180
MORRISON'S (Well Street)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	10.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£65,094	£0	£65,094	£65,094
ASDA (Ashbourne Road)	%	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	£18,226	£0	£18,226	£18,226
CHEADLE - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	12.8%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£83,320	£0	£83,320	£83,320
CHEADLE OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	40.0%	9.3%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£260,376	£140,124	£400,500	£400,500
STAFFS MOORLANDS LOCAL CENTRES															
STAFFS MOORLANDS LOCAL CENTRES	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	7.2%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£138,711	£0	£0	£0	£138,711	£138,711
STAFFS MOORLANDS LOCAL CENTRES TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	7.2%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£138,711	£0	£0	£0	£138,711	£138,711
STAFFS MOORLANDS DISTRICT - OVERALL															
STAFFS MOORLANDS - OVERALL TOTAL	%	0.0%	1.0%	0.0%	0.0%	2.9%		29.1%	71.0%	28.9%	39.4%	45.4%	27.1%		
	£	£0	£28,016	£0	£0	£46,626	£74,642	£184,663	£823,269	£556,772	£457,423	£295,526	£408,319	£2,725,972	£2,800,615
OTHER / LEAKAGE															
LEAKAGE	%	49.8%	69.3%	79.8%	83.0%	38.8%		41.7%	27.3%	61.2%	56.6%	50.4%	61.8%		
	£	£1,149,333	£1,941,518	£648,190	£506,930	£623,828	£4,869,800	£264,621	£316,553	£1,179,046	£657,110	£328,073	£931,149	£3,676,551	£8,546,351
OTHER	%	1.9%	1.9%	10.9%	9.2%	6.2%		9.8%	1.7%	9.9%	4.0%	4.2%	11.1%		
	£	£43,850	£53,231	£88,537	£56,190	£99,684	£341,492	£62,189	£19,712	£190,728	£46,439	£27,339	£167,245	£513,653	£855,144
OTHER / LEAKAGE TOTAL	%	51.7%	71.2%	90.7%	92.2%	45.0%		51.5%	29.0%	71.1%	60.6%	54.6%	72.9%		
	£	£1,193,184	£1,994,749	£736,727	£563,120	£723,512	£5,211,292	£326,810	£336,265	£1,369,774	£703,549	£355,413	£1,098,394	£4,190,204	£9,401,496
OVERALL TOTAL															
OVERALL TOTAL	%	100.0%	100.0%	100.0%	100.0%	100.0%		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%		
	£	£2,307,899	£2,801,613	£812,268	£610,760	£1,607,805	£8,140,345	£634,582	£1,159,534	£1,926,546	£1,160,972	£650,939	£1,506,713	£7,039,285	£15,179,630

APPENDIX 3B - (NON-BULKY) COMPARISON MARKET SHARE ANALYSIS

TABLE 10b - Glass / Tableware Market Share from Catchment Zones (2013) - OTHER CENTRES

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
TAMESIDE															
ASHTON-U-LYNE TC	%	3.3%	1.9%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£76,161	£53,231	£0	£0	£0	£129,391	£0	£0	£0	£0	£0	£0	£0	£129,391
TAMESIDE RETAIL PARKS	%	5.4%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£124,627	£0	£0	£0	£0	£124,627	£0	£0	£0	£0	£0	£0	£0	£124,627
IKEA (ASHTON)	%	11.9%	15.0%	0.0%	0.0%	0.9%		0.0%	1.0%	0.0%	0.0%	1.6%	0.0%		
	£	£274,640	£420,242	£0	£0	£14,470	£709,352	£0	£11,595	£0	£0	£10,415	£0	£22,010	£731,363
HYDE TC	%	4.1%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£94,624	£0	£0	£0	£0	£94,624	£0	£0	£0	£0	£0	£0	£0	£94,624
DENTON DC	%	1.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£23,079	£0	£0	£0	£0	£23,079	£0	£0	£0	£0	£0	£0	£0	£23,079
TESCO EXTRA (HATTERSLEY)	%	2.2%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£50,774	£0	£0	£0	£0	£50,774	£0	£0	£0	£0	£0	£0	£0	£50,774
TAMESIDE TOTAL	%	27.9%	16.9%	0.0%	0.0%	0.9%		0.0%	1.0%	0.0%	0.0%	1.6%	0.0%		
	£	£643,904	£473,473	£0	£0	£14,470	£1,131,847	£0	£11,595	£0	£0	£10,415	£0	£22,010	£1,153,857
STOCKPORT															
STOCKPORT TC	%	6.6%	20.4%	0.0%	0.0%	4.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£152,321	£571,529	£0	£0	£64,312	£788,163	£0	£0	£0	£0	£0	£0	£0	£1,576,325
STOCKPORT RETAIL PARKS	%	3.4%	1.9%	0.0%	0.0%	1.9%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£78,469	£53,231	£0	£0	£30,548	£162,248	£0	£0	£0	£0	£0	£0	£0	£324,495
HAZEL GROVE DC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
STOCKPORT TOTAL	%	10.0%	22.3%	0.0%	0.0%	5.9%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£230,790	£624,760	£0	£0	£94,861	£950,410	£0	£0	£0	£0	£0	£0	£0	£950,410
GREATER MANCHESTER															
MANCHESTER CC	%	3.2%	2.2%	0.9%	1.5%	6.7%		1.9%	1.0%	2.3%	0.0%	1.2%	0.0%		
	£	£73,853	£61,635	£7,310	£9,161	£107,723	£259,683	£12,057	£11,595	£44,311	£0	£7,811	£0	£75,774	£335,457
TRAFFORD CENTRE	%	5.6%	1.1%	0.0%	0.0%	5.9%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£129,242	£30,818	£0	£0	£94,861	£254,921	£0	£0	£0	£0	£0	£0	£0	£254,921
GREATER MANCHESTER TOTAL	%	8.8%	3.3%	0.9%	1.5%	12.6%		1.9%	1.0%	2.3%	0.0%	1.2%	0.0%		
	£	£203,095	£92,453	£7,310	£9,161	£202,583	£514,604	£12,057	£11,595	£44,311	£0	£7,811	£0	£75,774	£590,378
CHESHIRE															
MACCLESFIELD TC	%	0.0%	9.9%	0.0%	0.0%	4.8%		17.8%	1.1%	0.0%	2.9%	0.0%	0.0%		
	£	£0	£277,360	£0	£0	£77,175	£354,534	£112,956	£12,755	£0	£33,668	£0	£0	£159,379	£513,913
MACCLESFIELD RETAIL PARKS	%	0.0%	0.9%	1.2%	0.0%	0.0%		10.2%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£25,215	£9,747	£0	£0	£34,962	£64,727	£0	£0	£0	£0	£0	£64,727	£99,689
WILMSLOW TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
STANLEY GREEN RP	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHEADLE ROYAL	%	3.1%	16.0%	0.0%	2.9%	7.8%		6.1%	2.0%	3.7%	7.0%	0.0%	0.9%		
	£	£71,545	£448,258	£0	£17,712	£125,409	£662,924	£38,709	£23,191	£71,282	£81,268	£0	£13,560	£228,011	£890,935
CONGLETON TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	1.1%	0.0%	1.7%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£12,755	£0	£19,737	£0	£0	£32,491	£32,491
CONGLETON RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	2.9%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£33,668	£0	£0	£33,668	£33,668
HANDFORTH DEAN RP	%	0.0%	0.0%	1.2%	0.0%	1.0%		0.0%	1.0%	1.0%	0.0%	0.0%	2.1%		
	£	£0	£0	£9,747	£0	£16,078	£25,825	£0	£11,595	£19,265	£0	£0	£31,641	£62,502	£88,327
CHESHIRE OAKS DESIGNER OUTLET	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHESHIRE TOTAL	%	3.1%	26.8%	2.4%	2.9%	13.6%		34.1%	5.2%	4.7%	14.5%	0.0%	3.0%		
	£	£71,545	£750,832	£19,494	£17,712	£218,662	£1,078,245	£216,392	£60,296	£90,548	£168,341	£0	£45,201	£580,778	£1,659,023
STOKE-ON-TRENT															
HANLEY CC	%	0.0%	0.0%	0.0%	0.0%	1.0%		1.9%	13.2%	43.5%	27.6%	20.3%	21.0%		
	£	£0	£0	£0	£0	£16,078	£16,078	£12,057	£153,058	£838,047	£320,428	£132,141	£316,410	£1,772,141	£1,788,219
STOKE-ON-TRENT RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	5.0%	10.7%	3.8%	9.4%	3.2%		
	£	£0	£0	£0	£0	£0	£0	£0	£57,977	£206,140	£44,117	£61,188	£48,215	£417,637	£417,637
LONGTON TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	2.1%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£31,641	£31,641	£31,641
LONGTON RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	1.2%	16.4%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£7,811	£247,101	£254,912	£254,912
MEIR PARK	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	3.9%	11.9%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£25,387	£179,299	£204,686	£204,686
TUNSTALL DC	%	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	£104,487	£0	£0	£104,487	£104,487
TALKE FREEPORT	%	0.0%	0.0%	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	£22,031	£0	£0	£0	£0	£22,031	£22,031
WOLSTANTON RP (NEWCASTLE)	%	0.0%	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	£19,737	£0	£0	£19,737	£19,737
STOKE-ON-TRENT TOTAL	%	0.0%	0.0%	0.0%	0.0%	1.0%		1.9%	20.1%	54.2%	42.1%	34.8%	54.6%		
	£	£0	£0	£0	£0	£16,078	£16,078	£12,057	£233,066	£1,044,188	£488,769	£226,527	£822,665	£2,827,272	£2,843,350
STAFFORDSHIRE / MIDLANDS															
BURTON-ON-TRENT TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
DERBY CC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
UTTOXETER TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	12.8%	3.3%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£83,320	£49,722	£133,042	£133,042
UTTOXETER RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
STAFFS / MIDLANDS TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	12.8%	3.3%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£83,320	£49,722	£133,042	£133,042
DERBYSHIRE															
ASHBOURNE TC	%	0.0%	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	£12,057	£0	£0	£0	£0	£0	£12,057	£12,057
WATERSIDE RP, ASHBOURNE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
BAKEWELL TC	%	0.0%	0.0%	0.9%	7.3%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£7,310	£44,585	£0	£51,896	£0	£0	£0	£0	£0	£0	£0	£51,896
MATLOCK TC	%	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	£8,551	£0	£8,551	£0	£0	£0	£0	£0	£0	£0	£8,551
PEAK VILLAGE OUTLET	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
DARLEY DALE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHESTERFIELD TC	%	0.0%	0.0%	7.3%	37.2%	3.7%		1.9%	0.0%	0.0%	0.0%	0.0%	0.9%		
	£	£0	£0	£59,296	£227,203	£59,489	£345,987	£12,057	£0	£0	£0	£0	£13,560	£25,617	£371,604
CHESTERFIELD RETAIL PARKS	%	0.0%	0.0%	1.0%	1.5%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£8,123	£9,161	£0	£17,284	£0	£0	£0	£0	£0	£0	£0	£17,284
DERBYSHIRE TOTAL	%	0.0%	0.0%	9.2%	47.4%	3.7%		3.8%	0.0%	0.0%	0.0%	0.0%	0.9%		
	£	£0	£0	£74,729	£289,500	£59,489	£423,717	£24,114	£0	£0	£0	£0	£13,560	£37,675	£461,392
SOUTH YORKSHIRE															
SHEFFIELD CC	%	0.0%	0.0%	57.1%	16.3%	1.1%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£463,805	£99,554	£17,686	£581,045	£0	£0	£0	£0	£0	£0	£0	£581,045
MEADOWHALL (SHEFFIELD)	%	0.0%	0.0%	9.0%	14.9%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£73,104	£91,003	£0	£164,107	£0	£0	£0	£0	£0	£0	£0	£164,107
SHEFFIELD RETAIL PARKS	%	0.0%	0.0%	1.2%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£9,747	£0	£0	£9,747	£0	£0	£0	£0	£0	£0	£0	£9,747
SOUTH YORKSHIRE TOTAL	%	0.0%	0.0%	67.3%	31.2%	1.1%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£546,656	£190,557	£17,686	£754,899	£0	£0	£0	£0	£0	£0	£0	£754,899
OVERALL LEAKAGE TOTAL	%	49.8%	69.3%	79.8%	83.0%	38.8%		41.7%	27.3%	61.2%	56.6%	50.4%	61.8%		
	£	£1,149,333	£1,941,518	£648,190	£506,930	£623,828	£4,869,800	£264,621	£316,553	£1,179,046	£657,110	£328,073	£931,149	£3,676,551	£8,546,351

APPENDIX 3B - (NON-BULKY) COMPARISON MARKET SHARE ANALYSIS

TABLE 11A - MEDICAL GOODS Market Share from Catchment Zones (2013) - MAIN CENTRES

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
HIGH PEAK BOROUGH															
GLOSSOP															
GLOSSOP TOWN CENTRE	%	54.0%	4.7%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£3,125,878	£319,269	£0	£0	£0	£3,445,147	£0	£0	£0	£0	£0	£0	£0	£3,445,147
GLOSSOP TOWN CENTRE TOTAL	%	54.0%	4.7%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£3,125,878	£319,269	£0	£0	£0	£3,445,147	£0	£0	£0	£0	£0	£0	£0	£3,445,147
TESCO (Wren Nest)	%	16.7%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£966,707	£0	£0	£0	£0	£966,707	£0	£0	£0	£0	£0	£0	£0	£966,707
WREN NEST RETAIL PARK	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
GLOSSOP - NON TC TOTAL	%	16.7%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£966,707	£0	£0	£0	£0	£966,707	£0	£0	£0	£0	£0	£0	£0	£966,707
GLOSSOP - OVERALL TOTAL	%	70.7%	4.7%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£4,092,585	£319,269	£0	£0	£0	£4,411,854	£0	£0	£0	£0	£0	£0	£0	£4,411,854
WHALEY BRIDGE															
WHALEY BRIDGE TOWN CENTRE	%	0.0%	12.9%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£876,291	£0	£0	£0	£876,291	£0	£0	£0	£0	£0	£0	£0	£876,291
WHALEY BRIDGE TOWN CENTRE TOTAL	%	0.0%	12.9%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£876,291	£0	£0	£0	£876,291	£0	£0	£0	£0	£0	£0	£0	£876,291
TESCO (Bridgemont)	%	0.0%	1.4%	0.0%	0.0%	0.7%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£95,101	£0	£0	£27,386	£122,488	£0	£0	£0	£0	£0	£0	£0	£122,488
WHALEY BRIDGE - OVERALL TOTAL	%	0.0%	14.3%	0.0%	0.0%	0.7%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£971,392	£0	£0	£27,386	£998,779	£0	£0	£0	£0	£0	£0	£0	£998,779
NEW MILLS															
NEW MILLS TOWN CENTRE	%	0.0%	15.5%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,052,908	£0	£0	£0	£1,052,908	£0	£0	£0	£0	£0	£0	£0	£1,052,908
NEW MILLS TOWN CENTRE TOTAL	%	0.0%	15.5%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,052,908	£0	£0	£0	£1,052,908	£0	£0	£0	£0	£0	£0	£0	£1,052,908
CHAPEL-EN-LE-FRITH															
CHAPEL-EN-LE-FRITH TOWN CENTRE	%	0.0%	23.3%	0.0%	0.0%	3.1%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,582,758	£0	£0	£121,282	£1,704,040	£0	£0	£0	£0	£0	£0	£0	£1,704,040
CHAPEL-EN-FRITH TOWN CENTRE TOTAL	%	0.0%	23.3%	0.0%	0.0%	3.1%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,582,758	£0	£0	£121,282	£1,704,040	£0	£0	£0	£0	£0	£0	£0	£1,704,040
MORRISON'S (Market Street)	%	0.0%	7.0%	2.8%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£475,507	£51,855	£0	£0	£527,362	£0	£0	£0	£0	£0	£0	£0	£527,362
CHAPEL-EN-LE-FRITH - OVERALL TOTAL	%	0.0%	30.3%	2.8%	0.0%	3.1%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£2,058,265	£51,855	£0	£121,282	£2,231,402	£0	£0	£0	£0	£0	£0	£0	£2,231,402
BUXTON															
BUXTON TOWN CENTRE	%	0.0%	8.7%	12.5%	4.2%	90.3%		23.5%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£590,987	£231,496	£58,168	£3,532,831	£4,413,482	£273,672	£0	£0	£0	£0	£0	£273,672	£4,687,154
BUXTON TOWN CENTRE TOTAL	%	0.0%	8.7%	12.5%	4.2%	90.3%		23.5%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£590,987	£231,496	£58,168	£3,532,831	£4,413,482	£273,672	£0	£0	£0	£0	£0	£273,672	£4,687,154
MORRISON'S (Bakewell Road)	%	0.0%	0.0%	0.0%	0.0%	2.3%		2.9%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£89,984	£89,984	£33,772	£0	£0	£0	£0	£0	£33,772	£123,756
B&Q (Staden Business Park)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
BUXTON - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	2.3%		2.9%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£89,984	£89,984	£33,772	£0	£0	£0	£0	£0	£33,772	£123,756
BUXTON OVERALL TOTAL	%	0.0%	8.7%	12.5%	4.2%	92.6%		26.4%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£590,987	£231,496	£58,168	£3,622,814	£4,503,466	£307,444	£0	£0	£0	£0	£0	£307,444	£4,810,910
HIGH PEAK LOCAL CENTRES															
HIGH PEAK LOCAL CENTRES	%	6.9%	7.1%	7.2%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£399,418	£482,300	£133,342	£0	£0	£1,015,059	£0	£0	£0	£0	£0	£0	£0	£1,015,059
HIGH PEAK LOCAL CENTRES TOTAL	%	6.9%	7.1%	7.2%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£399,418	£482,300	£133,342	£0	£0	£1,015,059	£0	£0	£0	£0	£0	£0	£0	£1,015,059
HIGH PEAK BOROUGH - OVERALL															
HIGH PEAK - OVERALL TOTAL	%	77.6%	65.1%	22.5%	4.2%	96.4%		26.4%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£4,492,003	£4,422,212	£416,693	£58,168	£3,771,483	£13,160,560	£307,444	£0	£0	£0	£0	£0	£307,444	£13,468,004
STAFFS MOOORLANDS DISTRICT															
BIDDULPH															
SAINSBURY'S (Wharf Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	7.7%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£171,340	£0	£0	£171,340	£171,340
BIDDULPH TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	1.0%	61.8%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£37,114	£1,375,171	£0	£0	£1,412,285	£1,412,285
BIDDULPH TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	1.0%	69.5%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£37,114	£1,546,511	£0	£0	£1,583,625	£1,583,625
LEEK															
LEEK TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.0%		24.5%	87.0%	37.0%	0.0%	1.8%	11.9%		
	£	£0	£0	£0	£0	£0	£0	£285,318	£1,731,763	£1,373,230	£0	£20,009	£334,513	£3,744,833	£3,744,833
LEEK TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		24.5%	87.0%	37.0%	0.0%	1.8%	11.9%		
	£	£0	£0	£0	£0	£0	£0	£285,318	£1,731,763	£1,373,230	£0	£20,009	£334,513	£3,744,833	£3,744,833
MORRISON'S (Newcastle Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		2.9%	4.3%	1.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£33,772	£85,593	£37,114	£0	£0	£0	£156,480	£156,480
SAINSBURY'S (Churnet Way)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.9%	0.8%	2.9%	0.0%	0.0%	0.7%		
	£	£0	£0	£0	£0	£0	£0	£10,481	£15,924	£107,632	£0	£0	£19,677	£153,714	£153,714
ASDA (Springfield Road)	%	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	£33,839	£0	£0	£0	£0	£33,839	£33,839
B&M BARGAINS (Barnfields Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
LEEK - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		3.8%	6.8%	3.9%	0.0%	0.0%	0.7%		
	£	£0	£0	£0	£0	£0	£0	£44,253	£135,356	£144,746	£0	£0	£19,677	£344,033	£344,033
LEEK - OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		28.3%	93.8%	40.9%	0.0%	1.8%	12.6%		
	£	£0	£0	£0	£0	£0	£0	£329,571	£1,867,120	£1,517,976	£0	£20,009	£354,190	£4,088,866	£4,088,866
CHEADLE															
CHEADLE TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	82.7%	32.5%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£919,296	£913,585	£1,832,882	£1,832,882
CHEADLE TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	82.7%	32.5%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£919,296	£913,585	£1,832,882	£1,832,882
MORRISON'S (Well Street)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	3.0%	0.7%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£33,348	£19,677	£53,025	£53,025
ASDA (Ashbourne Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHEADLE - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	3.0%	0.7%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£33,348	£19,677	£53,025	£53,025
CHEADLE OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	85.7%	33.2%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£952,644	£933,263	£1,885,907	£1,885,907
STAFFS MOORLANDS LOCAL CENTRES															
STAFFS MOORLANDS LOCAL CENTRES	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	26.1%	3.5%	2.2%	18.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£968,684	£77,882	£24,455	£505,986	£1,577,007	£1,577,007
STAFFS MOORLANDS LOCAL CENTRES TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	26.1%	3.5%	2.2%	18.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£968,684	£77,882	£24,455	£505,986	£1,577,007	£1,577,007
STAFFS MOORLANDS DISTRICT - OVERALL															
STAFFS MOORLANDS - OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		28.3%	93.8%	68.0%	73.0%	89.7%	63.8%		
	£	£0	£0	£0	£0	£0	£0	£329,571	£1,867,120	£2,523,775	£1,624,393	£997,108	£1,793,439	£9,135,405	£9,135,405
OTHER / LEAKAGE															
LEAKAGE	%	7.1%	10.1%	55.0%	93.9%	2.2%		44.4%	5.3%	24.8%	18.2%	10.2%	28.3%		
	£	£410,995	£686,088	£1,018,584	£1,300,479	£86,071	£3,502,218	£517,066	£105,498	£920,436	£404,986	£113,384	£795,522	£2,856,891	£6,359,108
OTHER	%	15.3%	24.8%	22.5%	1.9%	1.4%		0.9%	0.9%	7.2%	8.8%	0.1%	7.9%		
	£	£885,666	£1,684,652	£416,693	£26,314	£54,773	£3,068,098	£10,481	£17,915	£267,223	£195,817	£1,112	£222,072	£714,619	£3,782,718
OTHER / LEAKAGE TOTAL	%	22.4%	34.9%	77.5%	95.8%	3.6%		45.3%	6.2%	32.0%	27.0%	10.3%	36.2%		
	£	£1,296,661	£2,370,741	£1,435,278	£1,326,793	£140,844	£6,570,316	£527,547	£123,413	£1,187,659	£600,803	£114,495	£1,017,594	£3,571,510	£10,141,826
OVERALL TOTAL															
OVERALL TOTAL	%	100.0%	100.0%	100.0%	100.0%	100.0%		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%		
	£	£5,788,663	£6,792,953	£1,851,971	£1,384,962	£3,912,326	£19,730,876	£1,164,562	£1,990,533	£3,711,434	£2,225,195	£1,111,604	£2,811,032	£13,014,359	£32,745,235

APPENDIX 3B - (NON-BULKY) COMPARISON MARKET SHARE ANALYSIS

TABLE 11b - Medical Goods Market Share from Catchment Zones (2013) - OTHER CENTRES

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
TAMESIDE															
ASHTON-U-LYNE TC	%	0.0%	0.8%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£54,344	£0	£0	£0	£54,344	£0	£0	£0	£0	£0	£0	£0	£54,344
TAMESIDE RETAIL PARKS	%	4.5%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£260,490	£0	£0	£0	£0	£260,490	£0	£0	£0	£0	£0	£0	£0	£260,490
IKEA (ASHTON)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
HYDE TC	%	1.8%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£104,196	£0	£0	£0	£0	£104,196	£0	£0	£0	£0	£0	£0	£0	£104,196
DENTON DC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	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 (HATTERSLEY)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
TAMESIDE TOTAL	%	6.3%	0.8%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£364,686	£54,344	£0	£0	£0	£419,029	£0	£0	£0	£0	£0	£0	£0	£419,029
STOCKPORT															
STOCKPORT TC	%	0.0%	2.2%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£149,445	£0	£0	£0	£149,445	£0	£0	£0	£0	£0	£0	£0	£298,890
STOCKPORT RETAIL PARKS	%	0.0%	0.8%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£54,344	£0	£0	£0	£54,344	£0	£0	£0	£0	£0	£0	£0	£108,687
HAZEL GROVE DC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
STOCKPORT TOTAL	%	0.0%	3.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£203,789	£0	£0	£0	£203,789	£0	£0	£0	£0	£0	£0	£0	£203,789
GREATER MANCHESTER															
MANCHESTER CC	%	0.8%	0.0%	0.0%	0.0%	0.7%		0.0%	0.8%	0.0%	0.0%	0.0%	0.0%		
	£	£46,309	£0	£0	£0	£27,386	£73,696	£0	£15,924	£0	£0	£0	£0	£15,924	£89,620
TRAFFORD 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	£0	£0	£0	£0	£0	£0	£0	£0
GREATER MANCHESTER TOTAL	%	0.8%	0.0%	0.0%	0.0%	0.7%		0.0%	0.8%	0.0%	0.0%	0.0%	0.0%		
	£	£46,309	£0	£0	£0	£27,386	£73,696	£0	£15,924	£0	£0	£0	£0	£15,924	£89,620
CHESHIRE															
MACCLESFIELD TC	%	0.0%	2.4%	0.0%	0.0%	0.0%		33.4%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£163,031	£0	£0	£0	£163,031	£388,964	£0	£0	£0	£0	£0	£388,964	£551,995
MACCLESFIELD RETAIL PARKS	%	0.0%	3.9%	0.0%	0.0%	0.0%		2.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£264,925	£0	£0	£0	£264,925	£23,291	£0	£0	£0	£0	£0	£23,291	£288,216
WILMSLOW TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
STANLEY GREEN RP	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHEADLE ROYAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CONGLETON TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		2.0%	1.0%	0.0%	4.4%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£23,291	£19,905	£0	£97,909	£0	£0	£141,105	£141,105
CONGLETON RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
HANDFORTH DEAN RP	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHESHIRE OAKS DESIGNER OUTLET	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHESHIRE TOTAL	%	0.0%	6.3%	0.0%	0.0%	0.0%		37.4%	1.0%	0.0%	4.4%	0.0%	0.0%		
	£	£0	£427,956	£0	£0	£0	£427,956	£435,546	£19,905	£0	£97,909	£0	£0	£553,360	£981,316
STOKE-ON-TRENT															
HANLEY CC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	2.5%	19.0%	4.0%	3.0%	3.3%		
	£	£0	£0	£0	£0	£0	£0	£0	£49,763	£705,172	£89,008	£33,348	£92,764	£970,056	£970,056
STOKE-ON-TRENT RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	1.0%	4.9%	6.9%	1.1%	3.8%		
	£	£0	£0	£0	£0	£0	£0	£0	£19,905	£181,860	£153,538	£12,228	£106,819	£474,351	£474,351
LONGTON TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
LONGTON RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	3.0%	4.6%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£33,348	£129,307	£162,656	£162,656
MEIR PARK	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	2.0%	12.1%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£22,232	£340,135	£362,367	£362,367
TUNSTALL DC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.9%	1.8%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£33,403	£40,054	£0	£0	£73,456	£73,456
TALKE FREEPORT	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
WOLSTANTON RP (NEWCASTLE)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	1.1%	0.0%	0.9%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£24,477	£0	£25,299	£49,776	£49,776
STOKE-ON-TRENT TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	3.5%	24.8%	13.8%	9.1%	24.7%		
	£	£0	£0	£0	£0	£0	£0	£0	£69,669	£920,436	£307,077	£101,156	£694,325	£2,092,662	£2,092,662
STAFFORDSHIRE / MIDLANDS															
BURTON-ON-TRENT TC	%	0.0%	0.0%	0.0%	0.0%	1.5%		1.1%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£58,685	£58,685	£12,810	£0	£0	£0	£0	£0	£12,810	£71,495
DERBY CC	%	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	£19,677	£19,677	£19,677
UTTOXETER TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	1.1%	2.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£12,228	£56,221	£68,448	£68,448
UTTOXETER RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
STAFFS / MIDLANDS TOTAL	%	0.0%	0.0%	0.0%	0.0%	1.5%		1.1%	0.0%	0.0%	0.0%	1.1%	2.7%		
	£	£0	£0	£0	£0	£58,685	£58,685	£12,810	£0	£0	£0	£12,228	£75,898	£100,936	£159,621
DERBYSHIRE															
ASHBOURNE TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		5.9%	0.0%	0.0%	0.0%	0.0%	0.9%		
	£	£0	£0	£0	£0	£0	£0	£68,709	£0	£0	£0	£0	£25,299	£94,008	£94,008
WATERSIDE RP, ASHBOURNE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
BAKEWELL TC	%	0.0%	0.0%	7.9%	85.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£146,306	£1,177,218	£0	£1,323,523	£0	£0	£0	£0	£0	£0	£0	£1,323,523
MATLOCK TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
PEAK VILLAGE OUTLET	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
DARLEY DALE	%	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	£30,469	£0	£30,469	£0	£0	£0	£0	£0	£0	£0	£30,469
CHESTERFIELD TC	%	0.0%	0.0%	8.3%	5.7%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£153,714	£78,943	£0	£232,656	£0	£0	£0	£0	£0	£0	£0	£232,656
CHESTERFIELD RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
DERBYSHIRE TOTAL	%	0.0%	0.0%	16.2%	92.9%	0.0%		5.9%	0.0%	0.0%	0.0%	0.0%	0.9%		
	£	£0	£0	£300,019	£1,286,630	£0	£1,586,649	£68,709	£0	£0	£0	£0	£25,299	£94,008	£1,680,657
SOUTH YORKSHIRE															
SHEFFIELD CC	%	0.0%	0.0%	29.6%	1.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£548,183	£13,850	£0	£562,033	£0	£0	£0	£0	£0	£0	£0	£562,033
MEADOWHALL (SHEFFIELD)	%	0.0%	0.0%	3.7%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£68,523	£0	£0	£68,523	£0	£0	£0	£0	£0	£0	£0	£68,523
SHEFFIELD RETAIL PARKS	%	0.0%	0.0%	5.5%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£101,858	£0	£0	£101,858	£0	£0	£0	£0	£0	£0	£0	£101,858
SOUTH YORKSHIRE TOTAL	%	0.0%	0.0%	38.8%	1.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£718,565	£13,850	£0	£732,414	£0	£0	£0	£0	£0	£0	£0	£732,414
OVERALL LEAKAGE TOTAL	%	7.1%	10.1%	55.0%	93.9%	2.2%		44.4%	5.3%	24.8%	18.2%	10.2%	28.3%		
	£	£410,995	£686,088	£1,018,584	£1,300,479	£86,071	£3,502,218	£517,066	£105,498	£920,436	£404,986	£113,384	£795,522	£2,856,891	£6,359,108

APPENDIX 3B - (NON-BULKY) COMPARISON MARKET SHARE ANALYSIS

TABLE 12A - RECREATIONAL GOODS Market Share from Catchment Zones (2013) - MAIN CENTRES

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
HIGH PEAK BOROUGH															
GLOSSOP															
GLOSSOP TOWN CENTRE	%	32.4%	1.3%	3.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£4,363,971	£177,116	£115,017	£0	£0	£4,656,104	£0	£0	£0	£0	£0	£0	£0	£4,656,104
GLOSSOP TOWN CENTRE TOTAL	%	32.4%	1.3%	3.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£4,363,971	£177,116	£115,017	£0	£0	£4,656,104	£0	£0	£0	£0	£0	£0	£0	£4,656,104
TESCO (Wren Nest)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
WREN NEST RETAIL PARK	%	1.7%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£228,974	£0	£0	£0	£0	£228,974	£0	£0	£0	£0	£0	£0	£0	£228,974
GLOSSOP - NON TC TOTAL	%	1.7%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£228,974	£0	£0	£0	£0	£228,974	£0	£0	£0	£0	£0	£0	£0	£228,974
GLOSSOP - OVERALL TOTAL	%	34.1%	1.3%	3.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£4,592,945	£177,116	£115,017	£0	£0	£4,885,078	£0	£0	£0	£0	£0	£0	£0	£4,885,078
WHALEY BRIDGE															
WHALEY BRIDGE TOWN CENTRE	%	0.0%	5.3%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£722,087	£0	£0	£0	£722,087	£0	£0	£0	£0	£0	£0	£0	£722,087
WHALEY BRIDGE TOWN CENTRE TOTAL	%	0.0%	5.3%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£722,087	£0	£0	£0	£722,087	£0	£0	£0	£0	£0	£0	£0	£722,087
TESCO (Bridgemont)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
WHALEY BRIDGE - OVERALL TOTAL	%	0.0%	5.3%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£722,087	£0	£0	£0	£722,087	£0	£0	£0	£0	£0	£0	£0	£722,087
NEW MILLS															
NEW MILLS TOWN CENTRE	%	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	£64,204	£0	£0	£0	£0	£0	£64,204	£64,204
NEW MILLS TOWN CENTRE TOTAL	%	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	£64,204	£0	£0	£0	£0	£0	£64,204	£64,204
CHAPEL-EN-LE-FRITH															
CHAPEL-EN-LE-FRITH TOWN 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	£0	£0	£0	£0	£0	£0	£0	£0
CHAPEL-EN-FRITH TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
MORRISON'S (Market Street)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHAPEL-EN-LE-FRITH - OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
BUXTON															
BUXTON TOWN CENTRE	%	0.0%	8.0%	0.0%	1.9%	15.4%		8.2%	1.5%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,089,943	£0	£55,080	£1,378,318	£2,523,341	£194,991	£95,662	£0	£0	£0	£0	£290,652	£2,813,993
BUXTON TOWN CENTRE TOTAL	%	0.0%	8.0%	0.0%	1.9%	15.4%		8.2%	1.5%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,089,943	£0	£55,080	£1,378,318	£2,523,341	£194,991	£95,662	£0	£0	£0	£0	£290,652	£2,813,993
MORRISON'S (Bakewell Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
B&Q (Staden Business Park)	%	0.0%	0.0%	0.0%	0.0%	3.2%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£286,404	£286,404	£0	£0	£0	£0	£0	£0	£0	£286,404
BUXTON - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	3.2%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£286,404	£286,404	£0	£0	£0	£0	£0	£0	£0	£286,404
BUXTON OVERALL TOTAL	%	0.0%	8.0%	0.0%	1.9%	18.6%		8.2%	1.5%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,089,943	£0	£55,080	£1,664,722	£2,809,745	£194,991	£95,662	£0	£0	£0	£0	£290,652	£3,100,397
HIGH PEAK LOCAL CENTRES															
HIGH PEAK LOCAL CENTRES	%	0.0%	0.0%	3.0%	0.0%	1.6%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£115,017	£0	£143,202	£258,219	£0	£0	£0	£0	£0	£0	£0	£258,219
HIGH PEAK LOCAL CENTRES TOTAL	%	0.0%	0.0%	3.0%	0.0%	1.6%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£115,017	£0	£143,202	£258,219	£0	£0	£0	£0	£0	£0	£0	£258,219
HIGH PEAK BOROUGH - OVERALL															
HIGH PEAK - OVERALL TOTAL	%	34.1%	14.6%	6.0%	1.9%	20.2%		8.2%	1.5%	0.0%	0.0%	0.0%	0.0%		
	£	£4,592,945	£1,989,145	£230,034	£55,080	£1,807,924	£8,675,129	£194,991	£95,662	£0	£0	£0	£0	£290,652	£8,965,781

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
STAFFS MOOORLANDS DISTRICT															
BIDDULPH															
SAINSBURY'S (Wharf Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	4.4%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£274,144	£0	£0	£274,144	£274,144
BIDDULPH TOWN 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	£0	£0	£0	£0	£0	£0	£0	£0
BIDDULPH TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	4.4%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£274,144	£0	£0	£274,144	£274,144
LEEK															
LEEK TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.0%		21.9%	54.8%	19.1%	2.3%	0.0%	1.9%		
	£	£0	£0	£0	£0	£0	£0	£520,768	£3,494,834	£1,845,262	£143,303	£0	£147,838	£6,152,005	£6,152,005
LEEK TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		21.9%	54.8%	19.1%	2.3%	0.0%	1.9%		
	£	£0	£0	£0	£0	£0	£0	£520,768	£3,494,834	£1,845,262	£143,303	£0	£147,838	£6,152,005	£6,152,005
MORRISON'S (Newcastle Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	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 (Churnet Way)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
ASDA (Springfield Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
B&M BARGAINS (Barnfields Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
LEEK - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
LEEK - OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		21.9%	54.8%	19.1%	2.3%	0.0%	1.9%		
	£	£0	£0	£0	£0	£0	£0	£520,768	£3,494,834	£1,845,262	£143,303	£0	£147,838	£6,152,005	£6,152,005
CHEADLE															
CHEADLE TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	7.2%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£239,385	£0	£239,385	£239,385
CHEADLE TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	7.2%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£239,385	£0	£239,385	£239,385
MORRISON'S (Well Street)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
ASDA (Ashbourne Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHEADLE - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHEADLE OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	7.2%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£239,385	£0	£239,385	£239,385
STAFFS MOORLANDS LOCAL CENTRES															
STAFFS MOORLANDS LOCAL CENTRES	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
STAFFS MOORLANDS LOCAL CENTRES TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
STAFFS MOORLANDS DISTRICT - OVERALL															
STAFFS MOORLANDS - OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		21.9%	54.8%	19.1%	6.7%	7.2%	1.9%		
	£	£0	£0	£0	£0	£0	£0	£520,768	£3,494,834	£1,845,262	£417,447	£239,385	£147,838	£6,665,535	£6,665,535

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
OTHER / LEAKAGE															
LEAKAGE	%	64.2%	83.1%	70.6%	95.8%	79.8%		61.8%	43.7%	78.9%	85.8%	88.2%	77.0%		
	£	£8,647,128	£11,321,780	£2,706,737	£2,777,201	£7,142,193	£32,595,039	£1,469,566	£2,786,939	£7,622,576	£5,345,810	£2,932,470	£5,991,322	£26,148,682	£58,743,722
OTHER	%	1.7%	2.3%	23.4%	2.3%	0.0%		8.1%	0.0%	2.0%	7.5%	4.6%	21.1%		
	£	£228,974	£313,359	£897,134	£66,676	£0	£1,506,142	£192,613	£0	£193,221	£467,291	£152,941	£1,641,778	£2,647,844	£4,153,986
OTHER / LEAKAGE TOTAL	%	65.9%	85.4%	94.0%	98.1%	79.8%		69.9%	43.7%	80.9%	93.3%	92.8%	98.1%		
	£	£8,876,102	£11,635,138	£3,603,871	£2,843,877	£7,142,193	£34,101,181	£1,662,179	£2,786,939	£7,815,798	£5,813,101	£3,085,411	£7,633,099	£28,796,526	£62,897,707
OVERALL TOTAL															
OVERALL TOTAL	%	100.0%	100.0%	100.0%	100.0%	100.0%		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%		
	£	£13,469,047	£13,624,284	£3,833,905	£2,898,957	£8,950,117	£42,776,310	£2,377,938	£6,377,434	£9,661,060	£6,230,547	£3,324,796	£7,780,937	£35,752,713	£78,529,023

APPENDIX 3B - (NON-BULKY) COMPARISON MARKET SHARE ANALYSIS

TABLE 12b - RECREATIONAL GOODS Market Share from Catchment Zones (2013) - OTHER CENTRES

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
TAMESIDE															
ASHTON-U-LYNE TC	%	4.5%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£606,107	£0	£0	£0	£0	£606,107	£0	£0	£0	£0	£0	£0	£0	£606,107
TAMESIDE RETAIL PARKS	%	5.1%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£686,921	£0	£0	£0	£0	£686,921	£0	£0	£0	£0	£0	£0	£0	£686,921
IKEA (ASHTON)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
HYDE TC	%	1.5%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£202,036	£0	£0	£0	£0	£202,036	£0	£0	£0	£0	£0	£0	£0	£202,036
DENTON DC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	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 (HATTERSLEY)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
TAMESIDE TOTAL	%	11.1%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£1,495,064	£0	£0	£0	£0	£1,495,064	£0	£0	£0	£0	£0	£0	£0	£1,495,064
STOCKPORT															
STOCKPORT TC	%	27.7%	46.6%	0.0%	0.0%	23.3%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£3,730,926	£6,348,916	£0	£0	£2,085,377	£12,165,219	£0	£0	£0	£0	£0	£0	£0	£24,330,439
STOCKPORT RETAIL PARKS	%	1.7%	8.0%	0.0%	0.0%	4.8%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£228,974	£1,089,943	£0	£0	£429,606	£1,748,522	£0	£0	£0	£0	£0	£0	£0	£3,497,044
HAZEL GROVE DC	%	0.0%	1.3%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£177,116	£0	£0	£0	£177,116	£0	£0	£0	£0	£0	£0	£0	£354,231
STOCKPORT TOTAL	%	29.4%	55.9%	0.0%	0.0%	28.1%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£3,959,900	£7,615,975	£0	£0	£2,514,983	£14,090,857	£0	£0	£0	£0	£0	£0	£0	£14,090,857
GREATER MANCHESTER															
MANCHESTER CC	%	22.0%	5.7%	1.8%	0.0%	1.6%		0.0%	2.9%	0.0%	0.0%	0.0%	0.0%		
	£	£2,963,190	£776,584	£69,010	£0	£143,202	£3,951,987	£0	£184,946	£0	£0	£0	£0	£184,946	£4,136,932
TRAFFORD CENTRE	%	0.0%	2.8%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£381,480	£0	£0	£0	£381,480	£0	£0	£0	£0	£0	£0	£0	£381,480
GREATER MANCHESTER TOTAL	%	22.0%	8.5%	1.8%	0.0%	1.6%		0.0%	2.9%	0.0%	0.0%	0.0%	0.0%		
	£	£2,963,190	£1,158,064	£69,010	£0	£143,202	£4,333,467	£0	£184,946	£0	£0	£0	£0	£184,946	£4,518,412
CHESHIRE															
MACCLESFIELD TC	%	0.0%	14.7%	0.0%	0.0%	24.9%		16.0%	5.6%	0.0%	2.7%	0.0%	0.0%		
	£	£0	£2,002,770	£0	£0	£2,228,579	£4,231,349	£380,470	£357,136	£0	£168,225	£0	£0	£905,831	£5,137,180
MACCLESFIELD RETAIL PARKS	%	0.0%	2.7%	0.0%	0.0%	3.2%		4.8%	1.1%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£367,856	£0	£0	£286,404	£654,259	£114,141	£70,152	£0	£0	£0	£0	£184,293	£838,552
WILMSLOW TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		3.6%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£85,606	£0	£0	£0	£0	£0	£85,606	£85,606
STANLEY GREEN RP	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHEADLE ROYAL	%	0.0%	1.3%	0.0%	1.9%	1.6%		0.0%	0.0%	0.0%	0.0%	1.9%	1.5%		
	£	£0	£177,116	£0	£55,080	£143,202	£375,398	£0	£0	£0	£0	£63,171	£116,714	£179,885	£555,283
CONGLETON TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		2.4%	0.0%	0.0%	3.1%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£57,071	£0	£0	£193,147	£0	£0	£250,217	£250,217
CONGLETON RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	7.1%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£442,369	£0	£0	£442,369	£442,369
HANDFORTH DEAN RP	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHESHIRE OAKS DESIGNER OUTLET	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHESHIRE TOTAL	%	0.0%	18.7%	0.0%	1.9%	29.7%		26.8%	6.7%	0.0%	12.9%	1.9%	1.5%		
	£	£0	£2,547,741	£0	£55,080	£2,658,185	£5,261,006	£637,287	£427,288	£0	£803,741	£63,171	£116,714	£2,048,201	£7,309,207
STOKE-ON-TRENT															
HANLEY CC	%	0.0%	0.0%	0.0%	0.0%	3.2%		8.6%	16.4%	37.1%	16.2%	47.4%	33.6%		
	£	£0	£0	£0	£0	£286,404	£286,404	£204,503	£1,045,899	£3,584,253	£1,009,349	£1,575,953	£2,614,395	£10,034,352	£10,320,756
STOKE-ON-TRENT RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	9.7%		4.8%	17.7%	35.0%	42.0%	26.1%	24.8%		
	£	£0	£0	£0	£0	£868,161	£868,161	£114,141	£1,128,806	£3,381,371	£2,616,830	£867,772	£1,929,672	£10,038,592	£10,906,753
LONGTON TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	1.9%	0.0%	2.1%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£183,560	£0	£69,821	£0	£253,381	£253,381
LONGTON RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	1.6%	0.0%	6.9%	1.9%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£154,577	£0	£229,411	£147,838	£531,826	£531,826
MEIR PARK	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	1.9%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£147,838	£147,838	£147,838
TUNSTALL DC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	3.3%	12.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£318,815	£747,666	£0	£0	£1,066,481	£1,066,481
TALKE FREEPORT	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
WOLSTANTON RP (NEWCASTLE)	%	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	£168,225	£0	£0	£168,225	£168,225
STOKE-ON-TRENT TOTAL	%	0.0%	0.0%	0.0%	0.0%	12.9%		13.4%	34.1%	78.9%	72.9%	82.5%	62.2%		
	£	£0	£0	£0	£0	£1,154,565	£1,154,565	£318,644	£2,174,705	£7,622,576	£4,542,069	£2,742,957	£4,839,743	£22,240,694	£23,395,259
STAFFORDSHIRE / MIDLANDS															
BURTON-ON-TRENT TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
DERBY CC	%	0.0%	0.0%	0.0%	1.9%	0.0%		2.4%	0.0%	0.0%	0.0%	0.0%	8.5%		
	£	£0	£0	£0	£55,080	£0	£55,080	£57,071	£0	£0	£0	£0	£661,380	£718,450	£773,530
UTTOXETER TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	3.8%	4.8%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£126,342	£373,485	£499,827	£499,827
UTTOXETER RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
STAFFS / MIDLANDS TOTAL	%	0.0%	0.0%	0.0%	1.9%	0.0%		2.4%	0.0%	0.0%	0.0%	3.8%	13.3%		
	£	£0	£0	£0	£55,080	£0	£55,080	£57,071	£0	£0	£0	£126,342	£1,034,865	£1,218,277	£1,273,358
DERBYSHIRE															
ASHBOURNE TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		2.4%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£57,071	£0	£0	£0	£0	£0	£57,071	£57,071
WATERSIDE RP, ASHBOURNE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
BAKEWELL TC	%	0.0%	0.0%	3.0%	2.5%	1.8%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£115,017	£72,474	£161,102	£348,593	£0	£0	£0	£0	£0	£0	£0	£348,593
MATLOCK TC	%	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	£130,787	£0	£0	£0	£0	£0	£130,787	£130,787
PEAK VILLAGE OUTLET	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
DARLEY DALE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHESTERFIELD TC	%	0.0%	0.0%	9.0%	48.1%	5.7%		5.8%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£345,051	£1,394,398	£510,157	£2,249,607	£137,920	£0	£0	£0	£0	£0	£137,920	£2,387,527
CHESTERFIELD RETAIL PARKS	%	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	£55,080	£0	£55,080	£0	£0	£0	£0	£0	£0	£0	£55,080
DERBYSHIRE TOTAL	%	0.0%	0.0%	12.0%	52.5%	7.5%		13.7%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£460,069	£1,521,953	£671,259	£2,653,280	£325,777	£0	£0	£0	£0	£0	£325,777	£2,979,057
SOUTH YORKSHIRE															
SHEFFIELD CC	%	1.7%	0.0%	45.5%	28.7%	0.0%		5.5%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£228,974	£0	£1,744,427	£832,001	£0	£2,805,401	£130,787	£0	£0	£0	£0	£0	£130,787	£2,936,188
MEADOWHALL (SHEFFIELD)	%	0.0%	0.0%	11.3%	10.8%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£433,231	£313,087	£0	£746,319	£0	£0	£0	£0	£0	£0	£0	£746,319
SHEFFIELD RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
SOUTH YORKSHIRE TOTAL	%	1.7%	0.0%	56.8%	39.5%	0.0%		5.5%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£228,974	£0	£2,177,658	£1,145,088	£0	£3,551,720	£130,787	£0	£0	£0	£0	£0	£130,787	£3,682,507
OVERALL LEAKAGE TOTAL	%	64.2%	83.1%	70.6%	95.8%	79.8%		61.8%	43.7%	78.9%	85.8%	88.2%	77.0%		
	£	£8,647,128	£11,321,780	£2,706,737	£2,777,201	£7,142,193	£32,595,039	£1,469,566	£2,786,939	£7,622,576	£5,345,810	£2,932,470	£5,991,322	£26,148,682	£58,743,722

APPENDIX 3B - (NON-BULKY) COMPARISON MARKET SHARE ANALYSIS

TABLE 13 - OVERALL COMPARISON GOODS Market Share from Catchment Zones (2013) - MAIN CENTRES

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
HIGH PEAK BOROUGH															
GLOSSOP															
GLOSSOP TOWN CENTRE	%	30.0%	2.6%	1.3%	0.1%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£22,565,345	£2,071,275	£286,265	£16,499	£0	£24,939,384	£0	£0	£0	£0	£0	£0	£0	£24,939,384
GLOSSOP TOWN CENTRE TOTAL	%	30.0%	2.6%	1.3%	0.1%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£22,565,345	£2,071,275	£286,265	£16,499	£0	£24,939,384	£0	£0	£0	£0	£0	£0	£0	£24,939,384
TESCO (Wren Nest)	%	7.8%	1.6%	0.1%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£5,887,336	£1,281,642	£20,144	£0	£0	£7,189,122	£0	£0	£0	£0	£0	£0	£0	£7,189,122
WREN NEST RETAIL PARK	%	1.8%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£1,334,117	£0	£0	£0	£0	£1,334,117	£0	£0	£0	£0	£0	£0	£0	£1,334,117
GLOSSOP - NON TC TOTAL	%	9.6%	1.6%	0.1%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£7,221,452	£1,281,642	£20,144	£0	£0	£8,523,239	£0	£0	£0	£0	£0	£0	£0	£8,523,239
GLOSSOP - OVERALL TOTAL	%	39.6%	4.1%	1.4%	0.1%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£29,786,797	£3,352,917	£306,409	£16,499	£0	£33,462,623	£0	£0	£0	£0	£0	£0	£0	£33,462,623
WHALEY BRIDGE															
WHALEY BRIDGE TOWN CENTRE	%	0.0%	2.3%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,875,699	£0	£0	£0	£1,875,699	£0	£0	£0	£0	£0	£0	£0	£1,875,699
WHALEY BRIDGE TOWN CENTRE TOTAL	%	0.0%	2.3%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,875,699	£0	£0	£0	£1,875,699	£0	£0	£0	£0	£0	£0	£0	£1,875,699
TESCO (Bridgemont)	%	0.0%	1.4%	0.0%	0.0%	0.2%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,128,705	£0	£0	£95,182	£1,223,887	£0	£0	£0	£0	£0	£0	£0	£1,223,887
WHALEY BRIDGE - OVERALL TOTAL	%	0.0%	3.7%	0.0%	0.0%	0.2%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£3,004,404	£0	£0	£95,182	£3,099,586	£0	£0	£0	£0	£0	£0	£0	£3,099,586
NEW MILLS															
NEW MILLS TOWN CENTRE	%	0.0%	2.8%	0.0%	0.0%	0.0%		0.4%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£2,304,039	£0	£0	£0	£2,304,039	£64,204	£0	£0	£0	£0	£0	£64,204	£2,368,243
NEW MILLS TOWN CENTRE TOTAL	%	0.0%	2.8%	0.0%	0.0%	0.0%		0.4%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£2,304,039	£0	£0	£0	£2,304,039	£64,204	£0	£0	£0	£0	£0	£64,204	£2,368,243
CHAPEL-EN-LE-FRITH															
CHAPEL-EN-LE-FRITH TOWN CENTRE	%	0.0%	4.2%	0.0%	0.0%	0.2%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£3,424,953	£9,747	£0	£121,282	£3,555,982	£0	£0	£0	£0	£0	£0	£0	£3,555,982
CHAPEL-EN-FRITH TOWN CENTRE TOTAL	%	0.0%	4.2%	0.0%	0.0%	0.2%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£3,424,953	£9,747	£0	£121,282	£3,555,982	£0	£0	£0	£0	£0	£0	£0	£3,555,982
MORRISON'S (Market Street)	%	0.0%	1.8%	0.5%	0.0%	0.1%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,478,983	£116,988	£0	£30,548	£1,626,520	£0	£0	£0	£0	£0	£0	£0	£1,626,520
CHAPEL-EN-LE-FRITH - OVERALL TOTAL	%	0.0%	6.1%	0.6%	0.0%	0.3%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£4,903,936	£126,735	£0	£151,830	£5,182,502	£0	£0	£0	£0	£0	£0	£0	£5,182,502
BUXTON															
BUXTON TOWN CENTRE	%	1.1%	18.7%	7.8%	5.3%	43.4%		18.2%	4.2%	0.8%	0.0%	0.0%	0.0%		
	£	£814,196	£15,119,194	£1,733,434	£851,020	£21,215,555	£39,733,399	£2,811,462	£1,484,667	£437,383	£0	£0	£0	£4,733,511	£44,466,910
BUXTON TOWN CENTRE TOTAL	%	1.1%	18.7%	7.8%	5.3%	43.4%		18.2%	4.2%	0.8%	0.0%	0.0%	0.0%		
	£	£814,196	£15,119,194	£1,733,434	£851,020	£21,215,555	£39,733,399	£2,811,462	£1,484,667	£437,383	£0	£0	£0	£4,733,511	£44,466,910
MORRISON'S (Bakewell Road)	%	0.0%	0.0%	0.3%	0.5%	1.1%		1.3%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£60,628	£72,947	£553,675	£687,249	£198,436	£0	£0	£0	£0	£0	£198,436	£885,685
B&Q (Staden Business Park)	%	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	£286,404	£286,404	£0	£0	£0	£0	£0	£0	£0	£286,404
BUXTON - NON TC TOTAL	%	0.0%	0.0%	0.3%	0.5%	1.7%		1.3%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£60,628	£72,947	£840,078	£973,653	£198,436	£0	£0	£0	£0	£0	£198,436	£1,172,089
BUXTON OVERALL TOTAL	%	1.1%	18.7%	8.1%	5.7%	45.1%		19.5%	4.2%	0.8%	0.0%	0.0%	0.0%		
	£	£814,196	£15,119,194	£1,794,062	£923,967	£22,055,633	£40,707,052	£3,009,898	£1,484,667	£437,383	£0	£0	£0	£4,931,947	£45,638,999
HIGH PEAK LOCAL CENTRES															
HIGH PEAK LOCAL CENTRES	%	0.6%	0.6%	2.2%	0.1%	0.3%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£457,153	£482,300	£493,112	£10,994	£143,202	£1,586,760	£0	£0	£0	£0	£0	£0	£0	£1,586,760
HIGH PEAK LOCAL CENTRES TOTAL	%	0.6%	0.6%	2.2%	0.1%	0.3%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£457,153	£482,300	£493,112	£10,994	£143,202	£1,586,760	£0	£0	£0	£0	£0	£0	£0	£1,586,760
HIGH PEAK BOROUGH - OVERALL															
HIGH PEAK - OVERALL TOTAL	%	41.3%	33.2%	12.3%	5.9%	45.9%		19.5%	4.2%	0.8%	0.0%	0.0%	0.0%		
	£	£31,058,147	£26,862,751	£2,720,318	£951,460	£22,445,847	£84,038,523	£3,009,898	£1,484,667	£437,383	£0	£0	£0	£4,931,947	£88,970,470
STAFFS MOOORLANDS DISTRICT															
BIDDULPH															
SAINSBURY'S (Wharf Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	8.2%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£19,265	£2,860,615	£0	£0	£2,879,880	£2,879,880
BIDDULPH TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.9%	13.8%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£459,028	£4,815,865	£0	£0	£5,274,893	£5,274,893
BIDDULPH TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.9%	22.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£478,293	£7,676,479	£0	£0	£8,154,773	£8,154,773
LEEK															
LEEK TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.7%		16.4%	54.6%	18.0%	1.1%	1.3%	6.9%		
	£	£0	£28,016	£0	£0	£343,079	£371,095	£2,536,841	£19,101,305	£9,661,400	£371,163	£236,531	£2,952,978	£34,860,218	£35,231,313
LEEK TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.7%		16.4%	54.6%	18.0%	1.1%	1.3%	6.9%		
	£	£0	£28,016	£0	£0	£343,079	£371,095	£2,536,841	£19,101,305	£9,661,400	£371,163	£236,531	£2,952,978	£34,860,218	£35,231,313
MORRISON'S (Newcastle Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.8%	1.6%	0.7%	0.0%	0.0%	0.1%		
	£	£0	£0	£0	£0	£0	£0	£127,879	£571,244	£395,820	£0	£0	£61,393	£1,156,336	£1,156,336
SAINSBURY'S (Churnet Way)	%	0.0%	0.0%	0.0%	0.0%	0.0%		1.3%	1.5%	1.3%	0.0%	0.7%	0.7%		
	£	£0	£0	£0	£0	£0	£0	£200,946	£515,432	£713,049	£0	£122,477	£290,931	£1,842,834	£1,842,834
ASDA (Springfield Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.1%	0.3%	0.1%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£13,807	£117,944	£36,888	£0	£0	£0	£168,639	£168,639
B&M BARGAINS (Barnfields Road)	%	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	£10,153	£0	£0	£0	£8,462	£0	£18,616	£18,616
LEEK - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		2.3%	3.4%	2.1%	0.0%	0.7%	0.8%		
	£	£0	£0	£0	£0	£0	£0	£352,786	£1,204,620	£1,145,756	£0	£130,939	£352,324	£3,186,424	£3,186,424
LEEK - OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.7%		18.7%	58.1%	20.1%	1.1%	2.0%	7.7%		
	£	£0	£28,016	£0	£0	£343,079	£371,095	£2,889,627	£20,305,925	£10,807,157	£371,163	£367,470	£3,305,302	£38,046,643	£38,417,738
CHEADLE															
CHEADLE TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.2%	0.0%	0.1%	0.0%	21.2%	7.4%		
	£	£0	£0	£0	£0	£0	£0	£24,393	£0	£48,872	£0	£3,997,677	£3,168,865	£7,239,807	£7,239,807
CHEADLE TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.2%	0.0%	0.1%	0.0%	21.2%	7.4%		
	£	£0	£0	£0	£0	£0	£0	£24,393	£0	£48,872	£0	£3,997,677	£3,168,865	£7,239,807	£7,239,807
MORRISON'S (Well Street)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.1%	1.4%	0.3%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£40,131	£266,244	£119,480	£425,855	£425,855
ASDA (Ashbourne Road)	%	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	£0	£0	£0	£76,871	£0	£76,871	£76,871
CHEADLE - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.1%	1.8%	0.3%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£40,131	£343,115	£119,480	£502,726	£502,726
CHEADLE OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.2%	0.0%	0.1%	0.1%	23.1%	7.6%		
	£	£0	£0	£0	£0	£0	£0	£24,393	£0	£48,872	£40,131	£4,340,792	£3,288,346	£7,742,533	£7,742,533
STAFFS MOORLANDS LOCAL CENTRES															
STAFFS MOORLANDS LOCAL CENTRES	%	0.0%	0.1%	0.0%	0.0%	0.0%		0.0%	0.2%	2.3%	0.2%	0.1%	1.2%		
	£	£0	£71,767	£0	£0	£0	£71,767	£0	£59,871	£1,253,898	£77,882	£24,455	£505,986	£1,922,091	£1,993,859
STAFFS MOORLANDS LOCAL CENTRES TOTAL	%	0.0%	0.1%	0.0%	0.0%	0.0%		0.0%	0.2%	2.3%	0.2%	0.1%	1.2%		
	£	£0	£71,767	£0	£0	£0	£71,767	£0	£59,871	£1,253,898	£77,882	£24,455	£505,986	£1,922,091	£1,993,859
STAFFS MOORLANDS DISTRICT - OVERALL															
STAFFS MOORLANDS - OVERALL TOTAL	%	0.0%	0.1%	0.0%	0.0%	0.7%		18.8%	58.2%	23.5%	23.4%	25.1%	16.5%		
	£	£0	£99,783	£0	£0	£343,079	£442,862	£2,914,020	£20,365,796	£12,588,220	£8,165,655	£4,732,717	£7,099,633	£55,866,040	£56,308,902
OTHER / LEAKAGE															
LEAKAGE	%	55.8%	61.3%	76.8%	90.7%	51.9%		57.2%	35.8%	72.8%	73.1%	68.4%	74.2%		
	£	£41,890,212	£49,625,475	£16,976,987	£14,675,546	£25,378,591	£148,546,811	£8,837,637	£12,534,152	£39,088,196	£25,490,891	£12,869,325	£31,921,857	£130,742,058	£279,288,869
OTHER	%	2.9%	5.5%	10.9%	3.4%	1.5%		4.5%	1.7%	2.9%	3.5%	6.5%	9.3%		
	£	£2,190,763	£4,428,506	£2,418,046	£545,219	£709,766	£10,292,300	£698,528	£594,647	£1,546,166	£1,211,300	£1,225,117	£4,021,035	£9,296,794	£19,589,094
OTHER / LEAKAGE TOTAL	%	58.7%	66.7%	87.7%	94.1%	53.4%		61.7%	37.5%	75.7%	76.6%	74.9%	83.5%		
	£	£44,080,975	£54,053,982	£19,395,033	£15,220,765	£26,088,357	£158,839,111	£9,536,165	£13,128,799	£40,634,363	£26,702,190	£14,094,442	£35,942,893	£140,038,852	£298,877,963
OVERALL TOTAL															
OVERALL TOTAL	%	100.0%	100.0%	100.0%	100.0%	100.0%		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%		
	£	£75,139,122	£81,016,516	£22,115,351	£16,172,225	£48,877,283	£243,320,497	£15,460,083	£34,979,261	£53,659,965	£34,867,845	£18,827,159	£43,042,526	£200,836,839	£444,157,336

APPENDIX 3B - (NON-BULKY) COMPARISON MARKET SHARE ANALYSIS

TABLE 13b - OVERALL MARKET SHARE Market Share from Catchment Zones (2013) - OTHER CENTRES

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
TAMESIDE															
ASHTON-U-LYNE TC	%	6.3%	0.5%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£4,758,660	£420,971	£0	£0	£0	£5,179,631	£0	£0	£0	£0	£0	£0	£0	£5,179,631
TAMESIDE RETAIL PARKS	%	5.3%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£3,966,256	£0	£0	£0	£0	£3,966,256	£0	£0	£0	£0	£0	£0	£0	£3,966,256
IKEA (ASHTON)	%	0.4%	0.5%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.1%	0.0%		
	£	£274,640	£420,242	£0	£0	£14,470	£709,352	£0	£11,595	£0	£0	£10,415	£0	£22,010	£731,363
HYDE TC	%	2.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£1,520,981	£0	£0	£0	£0	£1,520,981	£0	£0	£0	£0	£0	£0	£0	£1,520,981
DENTON DC	%	1.7%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£1,310,167	£0	£0	£0	£0	£1,310,167	£0	£0	£0	£0	£0	£0	£0	£1,310,167
TESCO EXTRA (HATTERSLEY)	%	0.7%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£540,237	£0	£0	£0	£0	£540,237	£0	£0	£0	£0	£0	£0	£0	£540,237
TAMESIDE TOTAL	%	16.5%	1.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.1%	0.0%		
	£	£12,370,941	£841,213	£0	£0	£14,470	£13,226,625	£0	£11,595	£0	£0	£10,415	£0	£22,010	£13,248,635
STOCKPORT															
STOCKPORT TC	%	10.1%	30.7%	0.0%	0.0%	12.1%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£7,602,747	£24,904,270	£0	£0	£5,935,857	£38,442,874	£0	£0	£0	£0	£0	£0	£0	£76,885,748
STOCKPORT RETAIL PARKS	%	0.5%	2.9%	0.0%	0.0%	0.9%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£405,169	£2,332,516	£0	£0	£460,154	£3,197,838	£0	£0	£0	£0	£0	£0	£0	£6,395,677
HAZEL GROVE DC	%	0.0%	0.9%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£734,905	£0	£0	£0	£734,905	£0	£0	£0	£0	£0	£0	£0	£1,469,811
STOCKPORT TOTAL	%	10.7%	34.5%	0.0%	0.0%	13.1%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£8,007,916	£27,971,691	£0	£0	£6,396,011	£42,375,617	£0	£0	£0	£0	£0	£0	£0	£42,375,617
GREATER MANCHESTER															
MANCHESTER CC	%	20.1%	7.8%	0.7%	0.5%	8.0%		2.9%	1.6%	0.6%	1.6%	0.4%	0.0%		
	£	£15,137,166	£6,289,468	£165,454	£74,074	£3,907,074	£25,573,236	£446,976	£559,243	£297,906	£569,650	£69,100	£0	£1,942,875	£27,516,111
TRAFFORD CENTRE	%	6.8%	5.3%	1.0%	0.2%	3.7%		0.4%	0.0%	0.8%	1.8%	0.0%	0.2%		
	£	£5,096,634	£4,262,137	£226,818	£26,779	£1,804,440	£11,416,807	£63,458	£0	£406,416	£643,101	£0	£96,475	£1,209,450	£12,626,257
GREATER MANCHESTER TOTAL	%	26.9%	13.0%	1.8%	0.6%	11.7%		3.3%	1.6%	1.3%	3.5%	0.4%	0.2%		
	£	£20,233,800	£10,551,605	£392,271	£100,853	£5,711,514	£36,990,043	£510,434	£559,243	£704,322	£1,212,751	£69,100	£96,475	£3,152,324	£40,142,368
CHESHIRE															
MACCLESFIELD TC	%	0.0%	6.9%	0.7%	0.0%	8.3%		25.5%	3.6%	0.7%	4.1%	0.0%	0.8%		
	£	£0	£5,571,296	£147,963	£0	£4,076,591	£9,795,849	£3,948,200	£1,247,658	£363,636	£1,421,068	£0	£331,522	£7,312,083	£17,107,932
MACCLESFIELD RETAIL PARKS	%	0.0%	2.6%	0.0%	0.0%	2.0%		7.8%	0.4%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£2,128,650	£9,747	£0	£981,806	£3,120,204	£1,203,878	£154,257	£0	£0	£0	£0	£1,358,135	£4,478,339
WILMSLOW TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.6%	0.7%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£85,606	£257,416	£0	£0	£0	£0	£343,022	£343,022
STANLEY GREEN RP	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.4%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£63,458	£0	£0	£0	£0	£0	£63,458	£63,458
CHEADLE ROYAL	%	1.0%	2.0%	0.1%	1.2%	0.5%		1.6%	0.1%	0.4%	0.7%	0.3%	1.2%		
	£	£722,070	£1,628,428	£30,314	£199,168	£268,611	£2,848,590	£240,102	£23,191	£232,205	£239,083	£63,171	£513,587	£1,311,339	£4,159,929
CONGLETON TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.6%	0.6%	0.2%	5.2%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£96,470	£200,020	£124,800	£1,818,275	£0	£0	£2,239,565	£2,239,565
CONGLETON RETAIL PARKS	%	0.0%	0.0%	0.0%	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	£573,559	£0	£0	£573,559	£573,559
HANDFORTH DEAN RP	%	0.0%	1.2%	0.2%	0.0%	1.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.1%		
	£	£0	£932,592	£50,166	£0	£512,408	£1,495,165	£0	£11,595	£19,265	£0	£0	£31,641	£62,502	£1,557,667
CHESHIRE OAKS DESIGNER OUTLET	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.4%	0.0%	0.8%	0.4%	0.0%	0.9%		
	£	£0	£0	£0	£0	£0	£0	£57,112	£0	£406,416	£156,654	£0	£366,604	£986,786	£986,786
CHESHIRE TOTAL	%	1.0%	12.7%	1.1%	1.2%	11.9%		36.8%	5.4%	2.1%	12.1%	0.3%	2.9%		
	£	£722,070	£10,260,966	£238,189	£199,168	£5,839,415	£17,259,808	£5,694,826	£1,894,137	£1,146,323	£4,208,638	£63,171	£1,243,353	£14,250,449	£31,510,257
STOKE-ON-TRENT															
HANLEY CC	%	0.0%	0.0%	0.0%	0.0%	3.0%		5.7%	22.6%	51.5%	31.1%	41.5%	31.3%		
	£	£0	£0	£0	£0	£1,451,875	£1,451,875	£880,151	£7,905,680	£27,625,787	£10,842,797	£7,807,733	£13,479,394	£68,541,543	£69,993,418
STOKE-ON-TRENT RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	1.9%		2.8%	5.9%	15.5%	13.0%	9.2%	8.8%		
	£	£0	£0	£0	£0	£911,492	£911,492	£425,993	£2,056,510	£8,311,288	£4,545,571	£1,725,309	£3,787,697	£20,852,368	£21,763,860
LONGTON TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.5%	0.1%	1.0%	0.4%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£274,674	£27,631	£184,196	£181,075	£667,577	£667,577
LONGTON RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.3%	0.1%	6.5%	7.4%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£154,577	£27,631	£1,220,000	£3,188,655	£4,590,863	£4,590,863
MEIR PARK	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.8%	0.0%	3.0%	5.1%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£450,670	£0	£573,728	£2,209,921	£3,234,319	£3,234,319
TUNSTALL DC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.1%	0.8%	10.8%	0.1%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£49,473	£420,554	£3,749,241	£18,046	£0	£4,237,315	£4,237,315
TALKE FREEPORT	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.1%	0.0%	1.2%	0.4%	1.5%		
	£	£0	£0	£0	£0	£0	£0	£0	£22,031	£0	£418,066	£68,949	£633,224	£1,142,271	£1,142,271
WOLSTANTON RP (NEWCASTLE)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	1.3%	0.4%	0.1%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£458,564	£80,837	£25,299	£564,700	£564,700
STOKE-ON-TRENT TOTAL	%	0.0%	0.0%	0.0%	0.0%	4.8%		8.4%	28.7%	69.4%	57.6%	62.0%	54.6%		
	£	£0	£0	£0	£0	£2,363,367	£2,363,367	£1,306,143	£10,033,695	£37,237,551	£20,069,502	£11,678,797	£23,505,267	£103,830,955	£106,194,322
STAFFORDSHIRE / MIDLANDS															
BURTON-ON-TRENT TC	%	0.0%	0.0%	0.0%	0.0%	0.1%		0.2%	0.1%	0.0%	0.0%	1.1%	0.7%		
	£	£0	£0	£0	£0	£58,685	£58,685	£33,675	£35,482	£0	£0	£206,848	£290,773	£566,778	£625,463
DERBY CC	%	0.0%	0.0%	0.0%	1.3%	0.4%		2.6%	0.0%	0.0%	0.0%	0.0%	8.5%		
	£	£0	£0	£0	£213,413	£183,826	£397,239	£398,908	£0	£0	£0	£0	£3,665,429	£4,064,336	£4,461,575
UTTOXETER TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	4.5%	6.3%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£840,993	£2,732,323	£3,573,317	£3,573,317
UTTOXETER RETAIL PARKS	%	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	£43,762	£43,762	£43,762
STAFFS / MIDLANDS TOTAL	%	0.0%	0.0%	0.0%	1.3%	0.5%		2.8%	0.1%	0.0%	0.0%	5.6%	15.6%		
	£	£0	£0	£0	£213,413	£242,511	£455,924	£432,582	£35,482	£0	£0	£1,047,842	£6,732,287	£8,248,193	£8,704,117
DERBYSHIRE															
ASHBOURNE TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		1.8%	0.0%	0.0%	0.0%	0.0%	0.8%		
	£	£0	£0	£0	£0	£0	£0	£281,726	£0	£0	£0	£0	£330,915	£612,641	£612,641
WATERSIDE RP, ASHBOURNE	%	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	£37,280	£0	£0	£0	£0	£0	£37,280	£37,280
BAKEWELL TC	%	0.0%	0.0%	2.3%	21.7%	0.8%		0.2%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£512,270	£3,509,218	£376,441	£4,397,929	£36,178	£0	£0	£0	£0	£0	£36,178	£4,434,107
MATLOCK TC	%	0.0%	0.0%	0.0%	1.4%	0.0%		0.8%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£224,613	£0	£224,613	£130,787	£0	£0	£0	£0	£0	£130,787	£355,400
PEAK VILLAGE OUTLET	%	0.0%	0.0%	0.3%	0.5%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£65,761	£76,715	£0	£142,476	£0	£0	£0	£0	£0	£0	£0	£142,476
DARLEY DALE	%	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	£30,469	£0	£30,469	£0	£0	£0	£0	£0	£0	£0	£30,469
CHESTERFIELD TC	%	0.0%	0.0%	9.0%	37.8%	6.3%		1.8%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£1,980,645	£6,105,342	£3,061,127	£11,147,114	£276,894	£0	£0	£0	£0	£13,560	£290,454	£11,437,569
CHESTERFIELD RETAIL PARKS	%	0.0%	0.0%	0.5%	2.6%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£112,537	£417,235	£0	£529,772	£0	£0	£0	£0	£0	£0	£0	£529,772
DERBYSHIRE TOTAL	%	0.0%	0.0%	12.1%	64.1%	7.0%		4.9%	0.0%	0.0%	0.0%	0.0%	0.8%		
	£	£0	£0	£2,671,214	£10,363,592	£3,437,568	£16,472,374	£762,865	£0	£0	£0	£0	£344,475	£1,107,340	£17,579,714
SOUTH YORKSHIRE															
SHEFFIELD CC	%	0.6%	0.0%	41.9%	16.5%	1.2%		0.8%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£461,731	£0	£9,275,473	£2,666,275	£579,346	£12,982,825	£130,787	£0	£0	£0	£0	£0	£130,787	£13,113,611
MEADOWHALL (SHEFFIELD)	%	0.1%	0.0%	18.1%	7.0%	1.6%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£93,754	£0	£4,006,160	£1,132,245	£794,390	£6,026,549	£0	£0	£0	£0	£0	£0	£0	£6,026,549
SHEFFIELD RETAIL PARKS	%	0.0%	0.0%	1.8%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£393,679	£0	£0	£393,679	£0	£0	£0	£0	£0	£0	£0	£393,679
SOUTH YORKSHIRE TOTAL	%	0.7%	0.0%	61.8%	23.5%	2.8%		0.8%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£555,485	£0	£13,675,312	£3,798,520	£1,373,736	£19,403,053	£130,787	£0	£0	£0	£0	£0	£130,787	£19,533,839
OVERALL LEAKAGE TOTAL	%	55.8%	61.3%	76.8%	90.7%	51.9%		57.2%	35.8%	72.8%	73.1%	68.4%	74.2%		
	£	£41,890,212	£49,625,475	£16,976,987	£14,675,546	£25,378,591	£148,546,811	£8,837,637	£12,534,152	£39,088,196	£25,490,891	£12,869,325	£31,921,857	£130,742,058	£279,288,869

APPENDIX 3C - (BULKY) COMPARISON MARKET SHARE ANALYSIS

TABLE 14A - FURNITURE / FLOOR Market Share from Catchment Zones (2013) - MAIN CENTRES

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
HIGH PEAK BOROUGH															
GLOSSOP															
GLOSSOP TOWN CENTRE	%	26.4%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£3,126,332	£0	£0	£0	£0	£3,126,332	£0	£0	£0	£0	£0	£0	£0	£3,126,332
GLOSSOP TOWN CENTRE TOTAL	%	26.4%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£3,126,332	£0	£0	£0	£0	£3,126,332	£0	£0	£0	£0	£0	£0	£0	£3,126,332
TESCO (Wren Nest)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
WREN NEST RETAIL PARK	%	9.5%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£1,125,006	£0	£0	£0	£0	£1,125,006	£0	£0	£0	£0	£0	£0	£0	£2,250,012
GLOSSOP - NON TC TOTAL	%	9.5%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£1,125,006	£0	£0	£0	£0	£1,125,006	£0	£0	£0	£0	£0	£0	£0	£1,125,006
GLOSSOP - OVERALL TOTAL	%	35.9%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£4,251,338	£0	£0	£0	£0	£4,251,338	£0	£0	£0	£0	£0	£0	£0	£4,251,338
WHALEY BRIDGE															
WHALEY BRIDGE TOWN CENTRE	%	0.0%	6.7%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£887,114	£0	£0	£0	£887,114	£0	£0	£0	£0	£0	£0	£0	£887,114
WHALEY BRIDGE TOWN CENTRE TOTAL	%	0.0%	6.7%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£887,114	£0	£0	£0	£887,114	£0	£0	£0	£0	£0	£0	£0	£887,114
TESCO (Bridgemont)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
WHALEY BRIDGE - OVERALL TOTAL	%	0.0%	6.7%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£887,114	£0	£0	£0	£887,114	£0	£0	£0	£0	£0	£0	£0	£887,114
NEW MILLS															
NEW MILLS TOWN CENTRE	%	0.0%	3.3%	0.0%	0.0%	0.0%		1.8%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£436,937	£0	£0	£0	£436,937	£50,711	£0	£0	£0	£0	£0	£50,711	£487,647
NEW MILLS TOWN CENTRE TOTAL	%	0.0%	3.3%	0.0%	0.0%	0.0%		1.8%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£436,937	£0	£0	£0	£436,937	£50,711	£0	£0	£0	£0	£0	£50,711	£487,647
CHAPEL-EN-LE-FRITH															
CHAPEL-EN-LE-FRITH TOWN CENTRE	%	0.0%	5.2%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£688,506	£0	£0	£0	£688,506	£0	£0	£0	£0	£0	£0	£0	£688,506
CHAPEL-EN-FRITH TOWN CENTRE TOTAL	%	0.0%	5.2%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£688,506	£0	£0	£0	£688,506	£0	£0	£0	£0	£0	£0	£0	£688,506
MORRISON'S (Market Street)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHAPEL-EN-LE-FRITH - OVERALL TOTAL	%	0.0%	5.2%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£688,506	£0	£0	£0	£688,506	£0	£0	£0	£0	£0	£0	£0	£688,506
BUXTON															
BUXTON TOWN CENTRE	%	1.2%	4.4%	0.0%	0.0%	33.5%		12.2%	0.8%	0.0%	0.0%	0.0%	0.0%		
	£	£142,106	£582,582	£0	£0	£2,486,605	£3,211,293	£343,706	£43,753	£0	£0	£0	£0	£387,459	£3,598,752
BUXTON TOWN CENTRE TOTAL	%	1.2%	4.4%	0.0%	0.0%	33.5%		12.2%	0.8%	0.0%	0.0%	0.0%	0.0%		
	£	£142,106	£582,582	£0	£0	£2,486,605	£3,211,293	£343,706	£43,753	£0	£0	£0	£0	£387,459	£3,598,752
MORRISON'S (Bakewell Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
B&Q (Staden Business Park)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
BUXTON - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
BUXTON OVERALL TOTAL	%	1.2%	4.4%	0.0%	0.0%	33.5%		12.2%	0.8%	0.0%	0.0%	0.0%	0.0%		
	£	£142,106	£582,582	£0	£0	£2,486,605	£3,211,293	£343,706	£43,753	£0	£0	£0	£0	£387,459	£3,598,752
HIGH PEAK LOCAL CENTRES															
HIGH PEAK LOCAL CENTRES	%	0.0%	1.3%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£172,127	£0	£0	£0	£172,127	£0	£0	£0	£0	£0	£0	£0	£172,127
HIGH PEAK LOCAL CENTRES TOTAL	%	0.0%	1.3%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£172,127	£0	£0	£0	£172,127	£0	£0	£0	£0	£0	£0	£0	£172,127
HIGH PEAK BOROUGH - OVERALL															
HIGH PEAK - OVERALL TOTAL	%	37.1%	17.6%	0.0%	0.0%	33.5%		12.2%	0.8%	0.0%	0.0%	0.0%	0.0%		
	£	£4,393,444	£2,330,328	£0	£0	£2,486,605	£9,210,377	£343,706	£43,753	£0	£0	£0	£0	£387,459	£9,597,837

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
STAFFS MOOORLANDS DISTRICT															
BIDDULPH															
SAINSBURY'S (Wharf Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
BIDDULPH TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	6.2%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£363,500	£0	£0	£363,500	£363,500
BIDDULPH TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	6.2%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£363,500	£0	£0	£363,500	£363,500
LEEK															
LEEK TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	2.1%		14.4%	37.1%	4.4%	1.4%	2.2%	5.2%		
	£	£0	£0	£0	£0	£155,877	£155,877	£405,686	£2,029,048	£407,634	£82,081	£69,400	£378,882	£3,372,732	£3,528,608
LEEK TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	2.1%		14.4%	37.1%	4.4%	1.4%	2.2%	5.2%		
	£	£0	£0	£0	£0	£155,877	£155,877	£405,686	£2,029,048	£407,634	£82,081	£69,400	£378,882	£3,372,732	£3,528,608
MORRISON'S (Newcastle Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	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 (Churnet Way)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
ASDA (Springfield Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
B&M BARGAINS (Barnfields Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
LEEK - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
LEEK - OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	2.1%		14.4%	37.1%	4.4%	1.4%	2.2%	5.2%		
	£	£0	£0	£0	£0	£155,877	£155,877	£405,686	£2,029,048	£407,634	£82,081	£69,400	£378,882	£3,372,732	£3,528,608
CHEADLE															
CHEADLE TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.0%		2.1%	1.1%	0.0%	0.0%	37.5%	6.5%		
	£	£0	£0	£0	£0	£0	£0	£59,163	£60,160	£0	£0	£1,182,956	£473,603	£1,775,882	£1,775,882
CHEADLE TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		2.1%	1.1%	0.0%	0.0%	37.5%	6.5%		
	£	£0	£0	£0	£0	£0	£0	£59,163	£60,160	£0	£0	£1,182,956	£473,603	£1,775,882	£1,775,882
MORRISON'S (Well Street)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
ASDA (Ashbourne Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHEADLE - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHEADLE OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		2.1%	1.1%	0.0%	0.0%	37.5%	6.5%		
	£	£0	£0	£0	£0	£0	£0	£59,163	£60,160	£0	£0	£1,182,956	£473,603	£1,775,882	£1,775,882
STAFFS MOORLANDS LOCAL CENTRES															
STAFFS MOORLANDS LOCAL CENTRES	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
STAFFS MOORLANDS LOCAL CENTRES TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
STAFFS MOORLANDS DISTRICT - OVERALL															
STAFFS MOORLANDS - OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	2.1%		16.5%	38.2%	4.4%	7.6%	39.7%	11.7%		
	£	£0	£0	£0	£0	£155,877	£155,877	£464,848	£2,089,209	£407,634	£445,581	£1,252,357	£852,485	£5,512,114	£5,667,991

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
OTHER / LEAKAGE															
LEAKAGE	%	62.9%	76.6%	95.3%	97.1%	59.6%		64.6%	59.9%	83.9%	80.1%	51.7%	78.4%		
	£	£7,448,724	£10,142,224	£3,457,608	£2,647,832	£4,423,930	£28,120,318	£1,819,952	£3,276,011	£7,772,847	£4,696,188	£1,630,903	£5,712,377	£24,908,278	£53,028,596
OTHER	%	0.0%	5.8%	4.7%	2.9%	4.8%		6.7%	1.1%	11.7%	12.3%	8.6%	9.9%		
	£	£0	£767,949	£170,522	£79,080	£356,290	£1,373,841	£188,757	£60,160	£1,083,937	£721,137	£271,291	£721,333	£3,046,616	£4,420,458
OTHER / LEAKAGE TOTAL	%	62.9%	82.4%	100.0%	100.0%	64.4%		71.3%	61.0%	95.6%	92.4%	60.3%	88.3%		
	£	£7,448,724	£10,910,173	£3,628,131	£2,726,912	£4,780,220	£29,494,159	£2,008,709	£3,336,171	£8,856,784	£5,417,325	£1,902,194	£6,433,711	£27,954,894	£57,449,053
OVERALL TOTAL															
OVERALL TOTAL	%	100.0%	100.0%	100.0%	100.0%	100.0%		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%		
	£	£11,842,168	£13,240,501	£3,628,131	£2,726,912	£7,422,701	£38,860,413	£2,817,264	£5,469,133	£9,264,418	£5,862,906	£3,154,551	£7,286,196	£33,854,468	£72,714,881

APPENDIX 3C - (BULKY) COMPARISON MARKET SHARE ANALYSIS

TABLE 14b - FURNITURE Market Share from Catchment Zones (2013) - OTHER CENTRES

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
TAMESIDE															
ASHTON-U-LYNE TC	%	9.4%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	1.8%	1.4%	0.0%		
	£	£1,113,164	£0	£0	£0	£0	£1,113,164	£0	£0	£0	£105,532	£44,164	£0	£149,696	£1,262,860
ASHTON RETAIL PARKS	%	5.7%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£675,004	£0	£0	£0	£0	£675,004	£0	£0	£0	£0	£0	£0	£0	£675,004
IKEA (ASHTON)	%	8.0%	10.1%	1.2%	0.0%	2.3%		0.0%	0.0%	2.4%	0.0%	0.0%	0.0%		
	£	£947,373	£1,337,291	£43,538	£0	£170,722	£2,498,924	£0	£0	£222,346	£0	£0	£0	£222,346	£2,721,270
HYDE TC	%	2.9%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£343,423	£0	£0	£0	£0	£343,423	£0	£0	£0	£0	£0	£0	£0	£343,423
DENTON DC	%	1.3%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£153,948	£0	£0	£0	£0	£153,948	£0	£0	£0	£0	£0	£0	£0	£153,948
TESCO EXTRA (HATTERSLEY)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
TAMESIDE TOTAL	%	27.3%	10.1%	1.2%	0.0%	2.3%		0.0%	0.0%	2.4%	1.8%	1.4%	0.0%		
	£	£3,232,912	£1,337,291	£43,538	£0	£170,722	£4,784,462	£0	£0	£222,346	£105,532	£44,164	£0	£372,042	£5,156,504
STOCKPORT															
STOCKPORT TC	%	8.3%	28.5%	0.0%	0.0%	9.2%		3.1%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£982,900	£3,773,543	£0	£0	£682,889	£5,439,331	£87,335	£0	£0	£0	£0	£0	£87,335	£10,965,998
STOCKPORT RETAIL PARKS	%	2.5%	22.2%	0.0%	0.0%	2.3%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£296,054	£2,939,391	£0	£0	£170,722	£3,406,168	£0	£0	£0	£0	£0	£0	£0	£6,812,335
HAZEL GROVE DC	%	0.0%	0.0%	0.0%	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	£82,081	£0	£0	£82,081	£82,081
STOCKPORT TOTAL	%	10.8%	50.7%	0.0%	0.0%	11.5%		3.1%	0.0%	0.0%	1.4%	0.0%	0.0%		
	£	£1,278,954	£6,712,934	£0	£0	£853,611	£8,845,499	£87,335	£0	£0	£82,081	£0	£0	£169,416	£9,014,915
GREATER MANCHESTER															
MANCHESTER CC	%	20.7%	2.4%	1.0%	0.0%	10.5%		4.7%	0.0%	0.0%	1.8%	0.0%	0.0%		
	£	£2,451,329	£317,772	£36,281	£0	£779,384	£3,584,766	£132,411	£0	£0	£105,532	£0	£0	£237,944	£3,822,709
TRAFFORD CENTRE	%	0.0%	3.5%	0.0%	0.0%	0.0%		1.4%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£463,418	£0	£0	£0	£463,418	£39,442	£0	£0	£0	£0	£0	£39,442	£502,859
GREATER MANCHESTER TOTAL	%	20.7%	5.9%	1.0%	0.0%	10.5%		6.1%	0.0%	0.0%	1.8%	0.0%	0.0%		
	£	£2,451,329	£781,190	£36,281	£0	£779,384	£4,048,183	£171,853	£0	£0	£105,532	£0	£0	£277,385	£4,325,569
CHESHIRE															
MACCLESFIELD TC	%	0.0%	5.3%	2.1%	0.0%	9.2%		18.1%	5.9%	10.0%	4.7%	2.2%	2.1%		
	£	£0	£701,747	£76,191	£0	£682,889	£1,460,826	£509,925	£322,679	£926,442	£275,557	£69,400	£153,010	£2,257,012	£3,717,838
MACCLESFIELD RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	5.2%		11.6%	0.8%	1.2%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£385,980	£385,980	£326,803	£43,753	£111,173	£0	£0	£0	£481,729	£867,709
WILMSLOW TC	%	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	£42,259	£0	£0	£0	£0	£0	£42,259	£42,259
STANLEY GREEN RP	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHEADLE ROYAL	%	1.6%	4.6%	0.0%	0.0%	2.3%		1.4%	0.9%	2.8%	4.5%	1.0%	0.9%		
	£	£189,475	£609,063	£0	£0	£170,722	£969,260	£39,442	£49,222	£259,404	£263,831	£31,546	£65,576	£709,020	£1,678,280
CONGLETON TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	5.9%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£345,911	£0	£0	£345,911	£345,911
CONGLETON RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
HANDFORTH DEAN	%	1.2%	0.0%	1.2%	0.0%	0.0%		0.0%	1.1%	1.1%	0.0%	0.0%	1.2%		
	£	£142,106	£0	£43,538	£0	£0	£185,644	£0	£60,160	£101,909	£0	£0	£87,434	£249,503	£435,147
CHESHIRE OAKS DESIGNER OUTLET	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHESHIRE TOTAL	%	2.8%	9.9%	3.3%	0.0%	16.7%		32.6%	8.7%	15.1%	15.1%	3.2%	4.2%		
	£	£331,581	£1,310,810	£119,728	£0	£1,239,591	£3,001,710	£918,428	£475,815	£1,398,927	£885,299	£100,946	£306,020	£4,085,434	£7,087,144
STOKE-ON-TRENT															
HANLEY CC	%	0.0%	0.0%	0.0%	0.0%	2.3%		6.8%	23.2%	42.2%	30.0%	23.3%	32.8%		
	£	£0	£0	£0	£0	£170,722	£170,722	£191,574	£1,268,839	£3,909,585	£1,758,872	£735,010	£2,389,872	£10,253,752	£10,424,474
STOKE-ON-TRENT RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		2.9%	28.0%	20.6%	26.8%	22.8%	13.6%		
	£	£0	£0	£0	£0	£0	£0	£81,701	£1,531,357	£1,908,470	£1,571,259	£719,238	£990,923	£6,802,947	£6,802,947
LONGTON TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	1.2%	0.0%	0.0%	2.1%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£111,173	£0	£0	£153,010	£264,183	£264,183
LONGTON RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	5.4%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£393,455	£393,455	£393,455
MEIR PARK	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	2.4%	0.0%	0.0%	4.2%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£222,346	£0	£0	£306,020	£528,366	£528,366
TUNSTALL DC	%	0.0%	0.0%	0.0%	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	£82,081	£0	£0	£82,081	£82,081
TALKE FREEPORT	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
WOLSTANTON RP (NEWCASTLE)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	1.8%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£105,532	£0	£0	£105,532	£105,532
STOKE-ON-TRENT TOTAL	%	0.0%	0.0%	0.0%	0.0%	2.3%		9.7%	51.2%	66.4%	60.0%	46.1%	58.1%		
	£	£0	£0	£0	£0	£170,722	£170,722	£273,275	£2,800,196	£6,151,574	£3,517,744	£1,454,248	£4,233,280	£18,430,316	£18,601,038
STAFFORDSHIRE / MIDLANDS															
BURTON-ON-TRENT TC	%	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	£65,576	£65,576	£65,576
DERBY CC	%	0.0%	0.0%	0.0%	0.0%	1.3%		4.5%	0.0%	0.0%	0.0%	1.0%	12.0%		
	£	£0	£0	£0	£0	£96,495	£96,495	£126,777	£0	£0	£0	£31,546	£874,343	£1,032,666	£1,129,161
UTTOXETER TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	3.2%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£233,158	£233,158	£233,158
UTTOXETER RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
STAFFS / MIDLANDS TOTAL	%	0.0%	0.0%	0.0%	0.0%	1.3%		4.5%	0.0%	0.0%	0.0%	1.0%	16.1%		
	£	£0	£0	£0	£0	£96,495	£96,495	£126,777	£0	£0	£0	£31,546	£1,173,077	£1,331,400	£1,427,895
DERBYSHIRE															
ASHBOURNE TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
WATERSIDE RP, ASHBOURNE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
BAKEWELL TC	%	0.0%	0.0%	2.9%	6.9%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£105,216	£188,157	£0	£293,373	£0	£0	£0	£0	£0	£0	£0	£293,373
MATLOCK TC	%	0.0%	0.0%	0.0%	1.2%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£32,723	£0	£32,723	£0	£0	£0	£0	£0	£0	£0	£32,723
PEAK VILLAGE OUTLET	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
DARLEY DALE	%	1.3%	0.0%	0.0%	4.5%	2.1%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£153,948	£0	£0	£122,711	£155,877	£432,536	£0	£0	£0	£0	£0	£0	£0	£432,536
CHESTERFIELD TC	%	0.0%	0.0%	9.9%	55.4%	11.6%		6.8%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£359,185	£1,510,709	£861,033	£2,730,928	£191,574	£0	£0	£0	£0	£0	£191,574	£2,922,502
CHESTERFIELD RETAIL PARKS	%	0.0%	0.0%	0.9%	4.1%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£32,653	£111,803	£0	£144,457	£0	£0	£0	£0	£0	£0	£0	£144,457
DERBYSHIRE TOTAL	%	1.3%	0.0%	13.7%	72.1%	13.7%		6.8%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£153,948	£0	£497,054	£1,966,104	£1,016,910	£3,634,016	£191,574	£0	£0	£0	£0	£0	£191,574	£3,825,590
SOUTH YORKSHIRE															
SHEFFIELD CC	%	0.0%	0.0%	64.6%	25.0%	1.3%		1.8%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£2,343,772	£681,728	£96,495	£3,121,996	£50,711	£0	£0	£0	£0	£0	£50,711	£3,172,706
MEADOWHALL (SHEFFIELD)	%	0.0%	0.0%	7.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£253,969	£0	£0	£253,969	£0	£0	£0	£0	£0	£0	£0	£253,969
SHEFFIELD RETAIL PARKS	%	0.0%	0.0%	4.5%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£163,266	£0	£0	£163,266	£0	£0	£0	£0	£0	£0	£0	£163,266
SOUTH YORKSHIRE TOTAL	%	0.0%	0.0%	76.1%	25.0%	1.3%		1.8%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£2,761,007	£681,728	£96,495	£3,539,231	£50,711	£0	£0	£0	£0	£0	£50,711	£3,589,941
OVERALL LEAKAGE TOTAL	%	62.9%	76.6%	95.3%	97.1%	59.6%		64.6%	59.9%	83.9%	80.1%	51.7%	78.4%		
	£	£7,448,724	£10,142,224	£3,457,608	£2,647,832	£4,423,930	£28,120,318	£1,819,952	£3,276,011	£7,772,847	£4,696,188	£1,630,903	£5,712,377	£24,908,278	£53,028,596

APPENDIX 3C - (BULKY) COMPARISON MARKET SHARE ANALYSIS

TABLE 15A - DIY GOODS Market Share from Catchment Zones (2013) - MAIN CENTRES

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
HIGH PEAK BOROUGH															
GLOSSOP															
GLOSSOP TOWN CENTRE	%	25.8%	1.5%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£1,395,862	£92,108	£0	£0	£0	£1,487,970	£0	£0	£0	£0	£0	£0	£0	£1,487,970
GLOSSOP TOWN CENTRE TOTAL	%	25.8%	1.5%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£1,395,862	£92,108	£0	£0	£0	£1,487,970	£0	£0	£0	£0	£0	£0	£0	£1,487,970
TESCO (Wren Nest)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
WREN NEST RETAIL PARK	%	21.5%	0.8%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£1,163,219	£49,124	£0	£0	£0	£1,212,343	£0	£0	£0	£0	£0	£0	£0	£1,212,343
GLOSSOP - NON TC TOTAL	%	21.5%	0.8%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£1,163,219	£49,124	£0	£0	£0	£1,212,343	£0	£0	£0	£0	£0	£0	£0	£1,212,343
GLOSSOP - OVERALL TOTAL	%	47.3%	2.3%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£2,559,081	£141,232	£0	£0	£0	£2,700,313	£0	£0	£0	£0	£0	£0	£0	£2,700,313
WHALEY BRIDGE															
WHALEY BRIDGE TOWN CENTRE	%	0.0%	4.1%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£251,761	£0	£0	£0	£251,761	£0	£0	£0	£0	£0	£0	£0	£251,761
WHALEY BRIDGE TOWN CENTRE TOTAL	%	0.0%	4.1%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£251,761	£0	£0	£0	£251,761	£0	£0	£0	£0	£0	£0	£0	£251,761
TESCO (Bridgemont)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
WHALEY BRIDGE - OVERALL TOTAL	%	0.0%	4.1%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£251,761	£0	£0	£0	£251,761	£0	£0	£0	£0	£0	£0	£0	£251,761
NEW MILLS															
NEW MILLS TOWN CENTRE	%	0.0%	3.4%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£208,778	£0	£0	£0	£208,778	£0	£0	£0	£0	£0	£0	£0	£208,778
NEW MILLS TOWN CENTRE TOTAL	%	0.0%	3.4%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£208,778	£0	£0	£0	£208,778	£0	£0	£0	£0	£0	£0	£0	£208,778
CHAPEL-EN-LE-FRITH															
CHAPEL-EN-LE-FRITH TOWN CENTRE	%	0.0%	15.6%	1.7%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£957,921	£35,902	£0	£0	£993,824	£0	£0	£0	£0	£0	£0	£0	£993,824
CHAPEL-EN-FRITH TOWN CENTRE TOTAL	%	0.0%	15.6%	1.7%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£957,921	£35,902	£0	£0	£993,824	£0	£0	£0	£0	£0	£0	£0	£993,824
MORRISON'S (Market Street)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHAPEL-EN-LE-FRITH - OVERALL TOTAL	%	0.0%	15.6%	1.7%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£957,921	£35,902	£0	£0	£993,824	£0	£0	£0	£0	£0	£0	£0	£993,824
BUXTON															
BUXTON TOWN CENTRE	%	0.0%	3.3%	0.0%	4.2%	20.6%		8.3%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£202,637	£0	£67,201	£855,620	£1,125,458	£103,604	£0	£0	£0	£0	£0	£103,604	£1,229,063
BUXTON TOWN CENTRE TOTAL	%	0.0%	3.3%	0.0%	4.2%	20.6%		8.3%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£202,637	£0	£67,201	£855,620	£1,125,458	£103,604	£0	£0	£0	£0	£0	£103,604	£1,229,063
MORRISON'S (Bakewell Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
B&Q (Staden Business Park)	%	0.0%	13.1%	8.2%	10.1%	69.9%		38.9%	2.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£804,408	£173,176	£161,602	£2,903,295	£4,042,480	£485,567	£63,001	£0	£0	£0	£0	£548,568	£4,591,048
BUXTON - NON TC TOTAL	%	0.0%	13.1%	8.2%	10.1%	69.9%		38.9%	2.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£804,408	£173,176	£161,602	£2,903,295	£4,042,480	£485,567	£63,001	£0	£0	£0	£0	£548,568	£4,591,048
BUXTON OVERALL TOTAL	%	0.0%	16.4%	8.2%	14.3%	90.5%		47.2%	2.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,007,046	£173,176	£228,803	£3,758,915	£5,167,939	£589,171	£63,001	£0	£0	£0	£0	£652,172	£5,820,111
HIGH PEAK LOCAL CENTRES															
HIGH PEAK LOCAL CENTRES	%	0.9%	0.0%	1.6%	0.0%	0.0%		0.0%	1.1%	0.0%	0.0%	0.0%	0.0%		
	£	£48,693	£0	£33,790	£0	£0	£82,483	£0	£34,651	£0	£0	£0	£0	£34,651	£117,134
HIGH PEAK LOCAL CENTRES TOTAL	%	0.9%	0.0%	1.6%	0.0%	0.0%		0.0%	1.1%	0.0%	0.0%	0.0%	0.0%		
	£	£48,693	£0	£33,790	£0	£0	£82,483	£0	£34,651	£0	£0	£0	£0	£34,651	£117,134
HIGH PEAK BOROUGH - OVERALL															
HIGH PEAK - OVERALL TOTAL	%	48.2%	38.4%	11.5%	14.3%	90.5%		47.2%	3.1%	0.0%	0.0%	0.0%	0.0%		
	£	£2,607,774	£2,357,961	£242,868	£228,803	£3,758,915	£9,196,320	£589,171	£97,652	£0	£0	£0	£0	£686,823	£9,883,143

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
STAFFS MOOORLANDS DISTRICT															
BIDDULPH															
SAINSBURY'S (Wharf Road)	%	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	£32,120	£0	£0	£32,120	£32,120
BIDDULPH TOWN CENTRE	%	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	£154,177	£0	£0	£154,177	£154,177
BIDDULPH TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	5.8%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£186,297	£0	£0	£186,297	£186,297
LEEK															
LEEK TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.7%		7.6%	56.2%	15.9%	2.2%	0.0%	4.1%		
	£	£0	£0	£0	£0	£29,074	£29,074	£94,866	£1,770,337	£810,849	£70,664	£0	£169,651	£2,916,369	£2,945,443
LEEK TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.7%		7.6%	56.2%	15.9%	2.2%	0.0%	4.1%		
	£	£0	£0	£0	£0	£29,074	£29,074	£94,866	£1,770,337	£810,849	£70,664	£0	£169,651	£2,916,369	£2,945,443
MORRISON'S (Newcastle Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	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 (Churnet Way)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
ASDA (Springfield Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
B&M BARGAINS (Barnfields Road)	%	0.0%	0.0%	0.0%	0.0%	1.5%		4.1%	2.0%	0.0%	0.0%	0.9%	0.0%		
	£	£0	£0	£0	£0	£62,302	£62,302	£51,178	£63,001	£0	£0	£15,502	£0	£129,682	£191,984
LEEK - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	1.5%		4.1%	2.0%	0.0%	0.0%	0.9%	0.0%		
	£	£0	£0	£0	£0	£62,302	£62,302	£51,178	£63,001	£0	£0	£15,502	£0	£129,682	£191,984
LEEK - OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	2.2%		11.7%	58.2%	15.9%	2.2%	0.9%	4.1%		
	£	£0	£0	£0	£0	£91,377	£91,377	£146,044	£1,833,338	£810,849	£70,664	£15,502	£169,651	£3,046,050	£3,137,427
CHEADLE															
CHEADLE TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	19.3%	7.5%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£332,440	£310,338	£642,778	£642,778
CHEADLE TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	19.3%	7.5%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£332,440	£310,338	£642,778	£642,778
MORRISON'S (Well Street)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
ASDA (Ashbourne Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHEADLE - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHEADLE OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	19.3%	7.5%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£332,440	£310,338	£642,778	£642,778
STAFFS MOORLANDS LOCAL CENTRES															
STAFFS MOORLANDS LOCAL CENTRES	%	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	£137,691	£0	£0	£0	£137,691	£137,691
STAFFS MOORLANDS LOCAL CENTRES TOTAL	%	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	£137,691	£0	£0	£0	£137,691	£137,691
STAFFS MOORLANDS DISTRICT - OVERALL															
STAFFS MOORLANDS - OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	2.2%		11.7%	58.2%	18.6%	8.0%	20.2%	11.6%		
	£	£0	£0	£0	£0	£91,377	£91,377	£146,044	£1,833,338	£948,540	£256,962	£347,942	£479,989	£4,012,816	£4,104,193

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
OTHER / LEAKAGE															
LEAKAGE	%	51.7%	56.9%	74.0%	84.7%	6.3%		40.3%	38.7%	78.7%	89.7%	79.8%	84.1%		
	£	£2,797,135	£3,493,957	£1,562,804	£1,355,215	£261,670	£9,470,782	£503,042	£1,219,076	£4,013,448	£2,881,183	£1,374,543	£3,479,923	£13,471,214	£22,941,996
OTHER	%	0.1%	4.7%	14.5%	1.0%	1.0%		0.8%	0.0%	2.7%	2.3%	0.0%	4.3%		
	£	£5,410	£288,605	£306,225	£16,000	£41,535	£657,775	£9,986	£0	£137,691	£73,876	£0	£177,927	£399,481	£1,057,256
OTHER / LEAKAGE TOTAL	%	51.8%	61.6%	88.5%	85.7%	7.3%		41.1%	38.7%	81.4%	92.0%	79.8%	88.4%		
	£	£2,802,545	£3,782,562	£1,869,029	£1,371,215	£303,205	£10,128,557	£513,028	£1,219,076	£4,151,139	£2,955,060	£1,374,543	£3,657,850	£13,870,695	£23,999,252
OVERALL TOTAL															
OVERALL TOTAL	%	100.0%	100.0%	100.0%	100.0%	100.0%		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%		
	£	£5,410,319	£6,140,522	£2,111,897	£1,600,018	£4,153,497	£19,416,254	£1,248,243	£3,150,066	£5,099,680	£3,212,021	£1,722,485	£4,137,839	£18,570,335	£37,986,588

APPENDIX 3C - (BULKY) COMPARISON MARKET SHARE ANALYSIS

TABLE 15b - DIY GOODS Market Share from Catchment Zones (2013) - OTHER CENTRES

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
TAMESIDE															
ASHTON-U-LYNE TC	%	3.6%	5.1%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£194,772	£313,167	£0	£0	£0	£507,938	£0	£0	£0	£0	£0	£0	£0	£507,938
ASHTON RETAIL PARKS	%	40.4%	0.7%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£2,185,769	£42,984	£0	£0	£0	£2,228,753	£0	£0	£0	£0	£0	£0	£0	£2,228,753
IKEA (ASHTON)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
HYDE TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
DENTON DC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	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 (HATTERSLEY)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
TAMESIDE TOTAL	%	44.0%	5.8%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£2,380,541	£356,150	£0	£0	£0	£2,736,691	£0	£0	£0	£0	£0	£0	£0	£2,736,691
STOCKPORT															
STOCKPORT TC	%	3.8%	4.8%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£205,592	£294,745	£0	£0	£0	£500,337	£0	£0	£0	£0	£0	£0	£0	£1,000,674
STOCKPORT RETAIL PARKS	%	3.9%	33.4%	0.0%	0.0%	0.7%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£211,002	£2,050,934	£0	£0	£29,074	£2,291,011	£0	£0	£0	£0	£0	£0	£0	£4,582,023
HAZEL GROVE DC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
STOCKPORT TOTAL	%	7.7%	38.2%	0.0%	0.0%	0.7%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£416,595	£2,345,680	£0	£0	£29,074	£2,791,349	£0	£0	£0	£0	£0	£0	£0	£2,791,349
GREATER MANCHESTER															
MANCHESTER CC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
TRAFFORD 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	£0	£0	£0	£0	£0	£0	£0	£0
GREATER MANCHESTER TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHESHIRE															
MACCLESFIELD TC	%	0.0%	1.4%	0.0%	0.0%	0.0%		9.8%	1.1%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£85,967	£0	£0	£0	£85,967	£122,328	£34,651	£0	£0	£0	£0	£156,979	£242,946
MACCLESFIELD RETAIL PARKS	%	0.0%	9.8%	0.0%	0.0%	4.9%		25.6%	7.6%	0.0%	6.3%	0.0%	0.0%		
	£	£0	£601,771	£0	£0	£203,521	£805,293	£319,550	£239,405	£0	£202,357	£0	£0	£761,313	£1,566,605
WILMSLOW TC	%	0.0%	0.9%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£55,265	£0	£0	£0	£55,265	£0	£0	£0	£0	£0	£0	£0	£55,265
STANLEY GREEN RP	%	0.0%	0.8%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£49,124	£0	£0	£0	£49,124	£0	£0	£0	£0	£0	£0	£0	£49,124
CHEADLE ROYAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CONGLETON TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	3.2%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£102,785	£0	£0	£102,785	£102,785
CONGLETON RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	4.1%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£131,693	£0	£0	£131,693	£131,693
HANDFORTH DEAN	%	0.0%	0.0%	0.0%	0.0%	0.0%	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHESHIRE OAKS DESIGNER OUTLET	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHESHIRE TOTAL	%	0.0%	12.9%	0.0%	0.0%	4.9%		35.4%	8.7%	0.0%	13.6%	0.0%	0.0%		
	£	£0	£792,127	£0	£0	£203,521	£995,649	£441,878	£274,056	£0	£436,835	£0	£0	£1,152,769	£2,148,417
STOKE-ON-TRENT															
HANLEY CC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	2.1%	10.3%	0.0%	1.1%	5.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£66,151	£525,267	£0	£18,947	£206,892	£817,258	£817,258
STOKE-ON-TRENT RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	9.8%	31.8%	55.5%	0.0%	0.7%		
	£	£0	£0	£0	£0	£0	£0	£0	£308,706	£1,621,698	£1,782,672	£0	£28,965	£3,742,041	£3,742,041
LONGTON TC	%	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	£40,797	£0	£0	£0	£40,797	£40,797
LONGTON RETAIL PARKS	%	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	£33,103	£33,103	£33,103
MEIR PARK	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	18.1%	35.0%	8.8%	77.9%	74.8%		
	£	£0	£0	£0	£0	£0	£0	£0	£570,162	£1,784,888	£282,658	£1,341,816	£3,095,104	£7,074,627	£7,074,627
TUNSTALL DC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	7.6%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£244,114	£0	£0	£244,114	£244,114
TALKE FREEPORT	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
WOLSTANTON RP (NEWCASTLE)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	3.1%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£99,573	£0	£0	£99,573	£99,573
STOKE-ON-TRENT TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	30.0%	77.9%	75.0%	79.0%	81.3%		
	£	£0	£0	£0	£0	£0	£0	£0	£945,020	£3,972,651	£2,409,016	£1,360,763	£3,364,064	£12,051,513	£12,051,513
STAFFORDSHIRE / MIDLANDS															
BURTON-ON-TRENT TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
DERBY CC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
UTTOXETER TC	%	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	£13,780	£0	£13,780	£13,780
UTTOXETER RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	1.2%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£49,654	£49,654	£49,654
STAFFS / MIDLANDS TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.8%	1.2%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£13,780	£49,654	£63,434	£63,434
DERBYSHIRE															
ASHBOURNE TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.9%	0.0%	0.8%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£11,234	£0	£40,797	£0	£0	£0	£52,032	£52,032
WATERSIDE RP, ASHBOURNE	%	0.0%	0.0%	0.0%	0.0%	0.0%		4.0%	0.0%	0.0%	1.1%	0.0%	1.6%		
	£	£0	£0	£0	£0	£0	£0	£49,930	£0	£0	£35,332	£0	£66,205	£151,467	£151,467
BAKEWELL TC	%	0.0%	0.0%	0.0%	8.7%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£139,202	£0	£139,202	£0	£0	£0	£0	£0	£0	£0	£139,202
MATLOCK TC	%	0.0%	0.0%	0.0%	3.1%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£49,601	£0	£49,601	£0	£0	£0	£0	£0	£0	£0	£49,601
PEAK VILLAGE OUTLET	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
DARLEY DALE	%	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	£22,400	£0	£22,400	£0	£0	£0	£0	£0	£0	£0	£22,400
CHESTERFIELD TC	%	0.0%	0.0%	7.8%	7.6%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£164,728	£121,601	£0	£286,329	£0	£0	£0	£0	£0	£0	£0	£286,329
CHESTERFIELD RETAIL PARKS	%	0.0%	0.0%	8.9%	62.5%	0.7%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£187,959	£1,000,011	£29,074	£1,217,045	£0	£0	£0	£0	£0	£0	£0	£1,217,045
DERBYSHIRE TOTAL	%	0.0%	0.0%	16.7%	83.3%	0.7%		4.9%	0.0%	0.8%	1.1%	0.0%	1.6%		
	£	£0	£0	£352,687	£1,332,815	£29,074	£1,714,576	£61,164	£0	£40,797	£35,332	£0	£66,205	£203,499	£1,918,075
SOUTH YORKSHIRE															
SHEFFIELD CC	%	0.0%	0.0%	24.8%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£523,750	£0	£0	£523,750	£0	£0	£0	£0	£0	£0	£0	£523,750
MEADOWHALL (SHEFFIELD)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
SHEFFIELD RETAIL PARKS	%	0.0%	0.0%	32.5%	1.4%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£686,366	£22,400	£0	£708,767	£0	£0	£0	£0	£0	£0	£0	£708,767
SOUTH YORKSHIRE TOTAL	%	0.0%	0.0%	57.3%	1.4%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£1,210,117	£22,400	£0	£1,232,517	£0	£0	£0	£0	£0	£0	£0	£1,232,517
OVERALL LEAKAGE TOTAL	%	51.7%	56.9%	74.0%	84.7%	6.3%		40.3%	38.7%	78.7%	89.7%	79.8%	84.1%		
	£	£2,797,135	£3,493,957	£1,562,804	£1,355,215	£261,670	£9,470,782	£503,042	£1,219,076	£4,013,448	£2,881,183	£1,374,543	£3,479,923	£13,471,214	£22,941,996

APPENDIX 3C - (BULKY) COMPARISON MARKET SHARE ANALYSIS

TABLE 16A - MAJOR HOUSEHOLD APPLIANCES Market Share from Catchment Zones (2013) - MAIN CENTRES

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
HIGH PEAK BOROUGH															
GLOSSOP															
GLOSSOP TOWN CENTRE	%	44.5%	2.6%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£1,027,015	£66,855	£0	£0	£0	£1,093,870	£0	£0	£0	£0	£0	£0	£0	£1,093,870
GLOSSOP TOWN CENTRE TOTAL	%	44.5%	2.6%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£1,027,015	£66,855	£0	£0	£0	£1,093,870	£0	£0	£0	£0	£0	£0	£0	£1,093,870
TESCO (Wren Nest)	%	2.5%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£57,697	£0	£0	£0	£0	£57,697	£0	£0	£0	£0	£0	£0	£0	£57,697
WREN NEST RETAIL PARK	%	1.1%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£25,387	£0	£0	£0	£0	£25,387	£0	£0	£0	£0	£0	£0	£0	£25,387
GLOSSOP - NON TC TOTAL	%	3.6%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£83,084	£0	£0	£0	£0	£83,084	£0	£0	£0	£0	£0	£0	£0	£83,084
GLOSSOP - OVERALL TOTAL	%	48.1%	2.6%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£1,110,099	£66,855	£0	£0	£0	£1,176,954	£0	£0	£0	£0	£0	£0	£0	£1,176,954
WHALEY BRIDGE															
WHALEY BRIDGE TOWN 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	£0	£0	£0	£0	£0	£0	£0	£0
WHALEY BRIDGE TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	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 (Bridgemont)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
WHALEY BRIDGE - OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
NEW MILLS															
NEW MILLS TOWN CENTRE	%	0.0%	9.6%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£246,849	£0	£0	£0	£246,849	£0	£0	£0	£0	£0	£0	£0	£246,849
NEW MILLS TOWN CENTRE TOTAL	%	0.0%	9.6%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£246,849	£0	£0	£0	£246,849	£0	£0	£0	£0	£0	£0	£0	£246,849
CHAPEL-EN-LE-FRITH															
CHAPEL-EN-LE-FRITH TOWN CENTRE	%	0.0%	5.7%	0.0%	0.0%	1.0%		1.8%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£146,567	£0	£0	£12,862	£159,429	£7,657	£0	£0	£0	£0	£0	£7,657	£167,086
CHAPEL-EN-FRITH TOWN CENTRE TOTAL	%	0.0%	5.7%	0.0%	0.0%	1.0%		1.8%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£146,567	£0	£0	£12,862	£159,429	£7,657	£0	£0	£0	£0	£0	£7,657	£167,086
MORRISON'S (Market Street)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHAPEL-EN-LE-FRITH - OVERALL TOTAL	%	0.0%	5.7%	0.0%	0.0%	1.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£146,567	£0	£0	£12,862	£159,429	£0	£0	£0	£0	£0	£0	£0	£159,429
BUXTON															
BUXTON TOWN CENTRE	%	0.0%	10.1%	1.0%	5.0%	41.2%		11.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£259,706	£6,715	£24,516	£529,933	£820,870	£46,792	£0	£0	£0	£0	£0	£46,792	£867,661
BUXTON TOWN CENTRE TOTAL	%	0.0%	10.1%	1.0%	5.0%	41.2%		11.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£259,706	£6,715	£24,516	£529,933	£820,870	£46,792	£0	£0	£0	£0	£0	£46,792	£867,661
MORRISON'S (Bakewell Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
B&Q (Staden Business Park)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
BUXTON - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
BUXTON OVERALL TOTAL	%	0.0%	10.1%	1.0%	5.0%	41.2%		11.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£259,706	£6,715	£24,516	£529,933	£820,870	£46,792	£0	£0	£0	£0	£0	£46,792	£867,661
HIGH PEAK LOCAL CENTRES															
HIGH PEAK LOCAL CENTRES	%	1.2%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£27,695	£0	£0	£0	£0	£27,695	£0	£0	£0	£0	£0	£0	£0	£27,695
HIGH PEAK LOCAL CENTRES TOTAL	%	1.2%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£27,695	£0	£0	£0	£0	£27,695	£0	£0	£0	£0	£0	£0	£0	£27,695
HIGH PEAK BOROUGH - OVERALL															
HIGH PEAK - OVERALL TOTAL	%	49.3%	18.4%	1.0%	5.0%	42.2%		11.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£1,137,794	£473,127	£6,715	£24,516	£542,795	£2,184,947	£46,792	£0	£0	£0	£0	£0	£46,792	£2,231,739

STAFFS MOOORLANDS DISTRICT															
BIDDULPH															
SAINSBURY'S (Wharf Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
BIDDULPH TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	30.7%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£409,881	£0	£0	£409,881	£409,881
BIDDULPH TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	30.7%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£409,881	£0	£0	£409,881	£409,881
LEEK															
LEEK TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	1.0%		8.1%	37.0%	4.9%	0.0%	0.0%	1.2%		
	£	£0	£0	£0	£0	£12,862	£12,862	£34,456	£400,426	£91,624	£0	£0	£17,271	£543,776	£556,639
LEEK TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	1.0%		8.1%	37.0%	4.9%	0.0%	0.0%	1.2%		
	£	£0	£0	£0	£0	£12,862	£12,862	£34,456	£400,426	£91,624	£0	£0	£17,271	£543,776	£556,639
MORRISON'S (Newcastle Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	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 (Churnet Way)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
ASDA (Springfield Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
B&M BARGAINS (Barnfields Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
LEEK - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
LEEK - OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	1.0%		8.1%	37.0%	4.9%	0.0%	0.0%	1.2%		
	£	£0	£0	£0	£0	£12,862	£12,862	£34,456	£400,426	£91,624	£0	£0	£17,271	£543,776	£556,639
CHEADLE															
CHEADLE TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.0%		2.0%	0.0%	1.2%	0.0%	35.6%	35.1%		
	£	£0	£0	£0	£0	£0	£0	£8,508	£0	£22,439	£0	£260,255	£505,176	£796,378	£796,378
CHEADLE TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		2.0%	0.0%	1.2%	0.0%	35.6%	35.1%		
	£	£0	£0	£0	£0	£0	£0	£8,508	£0	£22,439	£0	£260,255	£505,176	£796,378	£796,378
MORRISON'S (Well Street)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
ASDA (Ashbourne Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHEADLE - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHEADLE OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		2.0%	0.0%	1.2%	0.0%	35.6%	35.1%		
	£	£0	£0	£0	£0	£0	£0	£8,508	£0	£22,439	£0	£260,255	£505,176	£796,378	£796,378
STAFFS MOORLANDS LOCAL CENTRES															
STAFFS MOORLANDS LOCAL CENTRES	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	1.2%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£22,439	£0	£0	£0	£22,439	£22,439
STAFFS MOORLANDS LOCAL CENTRES TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	1.2%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£22,439	£0	£0	£0	£22,439	£22,439
STAFFS MOORLANDS DISTRICT - OVERALL															
STAFFS MOORLANDS - OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	1.0%		10.1%	37.0%	7.3%	30.7%	35.6%	36.3%		
	£	£0	£0	£0	£0	£12,862	£12,862	£42,963	£400,426	£136,501	£409,881	£260,255	£522,447	£1,772,474	£1,785,336

OTHER / LEAKAGE															
LEAKAGE	%	48.0%	68.4%	90.9%	88.7%	56.7%		77.0%	63.0%	91.2%	66.0%	62.2%	54.4%		
	£	£1,107,791	£1,758,799	£610,371	£434,921	£729,301	£4,641,183	£327,542	£681,806	£1,705,333	£881,177	£454,716	£782,951	£4,833,525	£9,474,708
OTHER	%	2.7%	13.2%	8.1%	6.3%	0.1%		1.9%		1.5%	3.3%	2.2%	9.3%		
	£	£62,313	£339,417	£54,389	£30,891	£1,286	£488,297	£8,082	£0	£28,048	£44,059	£16,083	£133,850	£230,123	£718,420
OTHER / LEAKAGE TOTAL	%	50.7%	81.6%	99.0%	95.0%	56.8%		78.9%	63.0%	92.7%	69.3%	64.4%	63.7%		
	£	£1,170,105	£2,098,216	£664,760	£465,812	£730,587	£5,129,480	£335,624	£681,806	£1,733,381	£925,236	£470,799	£916,801	£5,063,648	£10,193,127
OVERALL TOTAL															
OVERALL TOTAL	%	100.0%	100.0%	100.0%	100.0%	100.0%		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%		
	£	£2,307,899	£2,571,344	£671,475	£490,328	£1,286,244	£7,327,290	£425,379	£1,082,231	£1,869,883	£1,335,117	£731,055	£1,439,249	£6,882,913	£14,210,203

APPENDIX 3C - (BULKY) COMPARISON MARKET SHARE ANALYSIS

TABLE 16b - MAJOR HOUSEHOLD APPLIANCES Market Share from Catchment Zones (2013) - OTHER CENTRES

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
TAMESIDE															
ASHTON-U-LYNE TC	%	5.9%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£136,166	£0	£0	£0	£0	£136,166	£0	£0	£0	£0	£0	£0	£0	£136,166
ASHTON RETAIL PARKS	%	25.4%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£586,206	£0	£0	£0	£0	£586,206	£0	£0	£0	£0	£0	£0	£0	£586,206
IKEA (ASHTON)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
HYDE TC	%	4.5%	1.1%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£103,855	£28,285	£0	£0	£0	£132,140	£0	£0	£0	£0	£0	£0	£0	£132,140
DENTON DC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	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 (HATTERSLEY)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
TAMESIDE TOTAL	%	35.8%	1.1%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£826,228	£28,285	£0	£0	£0	£854,512	£0	£0	£0	£0	£0	£0	£0	£854,512
STOCKPORT															
STOCKPORT TC	%	4.9%	23.4%	0.0%	0.0%	2.2%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£113,087	£601,694	£0	£0	£28,297	£743,079	£0	£0	£0	£0	£0	£0	£0	£1,486,158
STOCKPORT RETAIL PARKS	%	0.0%	8.5%	0.0%	0.0%	7.4%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£218,564	£0	£0	£95,182	£313,746	£0	£0	£0	£0	£0	£0	£0	£627,493
HAZEL GROVE DC	%	0.0%	1.7%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£43,713	£0	£0	£0	£43,713	£0	£0	£0	£0	£0	£0	£0	£87,426
STOCKPORT TOTAL	%	4.9%	33.6%	0.0%	0.0%	9.6%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£113,087	£863,971	£0	£0	£123,479	£1,100,538	£0	£0	£0	£0	£0	£0	£0	£1,100,538
GREATER MANCHESTER															
MANCHESTER CC	%	4.9%	1.5%	0.0%	0.0%	4.7%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£113,087	£38,570	£0	£0	£60,453	£212,111	£0	£0	£0	£0	£0	£0	£0	£212,111
TRAFFORD CENTRE	%	1.2%	1.5%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£27,695	£38,570	£0	£0	£0	£66,265	£0	£0	£0	£0	£0	£0	£0	£66,265
GREATER MANCHESTER TOTAL	%	6.1%	3.0%	0.0%	0.0%	4.7%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£140,782	£77,140	£0	£0	£60,453	£278,376	£0	£0	£0	£0	£0	£0	£0	£278,376
CHESHIRE															
MACCLESFIELD TC	%	0.0%	7.5%	0.0%	0.0%	16.8%		23.7%	2.6%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£192,851	£0	£0	£216,089	£408,940	£100,815	£28,138	£0	£0	£0	£0	£128,953	£537,893
MACCLESFIELD RETAIL PARKS	%	0.0%	3.8%	0.0%	0.0%	14.8%		26.6%	6.6%	0.0%	2.4%	0.0%	0.0%		
	£	£0	£97,711	£0	£0	£190,364	£288,075	£113,151	£71,427	£0	£32,043	£0	£0	£216,621	£504,696
WILMSLOW TC	%	0.0%	2.5%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£64,284	£0	£0	£0	£64,284	£0	£0	£0	£0	£0	£0	£0	£64,284
STANLEY GREEN RP	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHEADLE ROYAL	%	1.2%	16.9%	0.0%	2.6%	2.1%		4.9%	2.1%	3.1%	1.2%	2.5%	1.2%		
	£	£27,695	£434,557	£0	£12,749	£27,011	£502,012	£20,844	£22,727	£57,966	£16,021	£18,276	£17,271	£153,106	£655,117
CONGLETON TC	%	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	£17,357	£0	£0	£17,357	£17,357
CONGLETON RETAIL PARKS	%	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	£73,431	£0	£0	£73,431	£73,431
HANDFORTH DEAN	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHESHIRE OAKS DESIGNER OUTLET	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHESHIRE TOTAL	%	1.2%	30.7%	0.0%	2.6%	33.7%		55.2%	11.3%	3.1%	10.4%	2.5%	1.2%		
	£	£27,695	£789,403	£0	£12,749	£433,464	£1,263,310	£234,809	£122,292	£57,966	£138,852	£18,276	£17,271	£589,467	£1,852,777
STOKE-ON-TRENT															
HANLEY CC	%	0.0%	0.0%	0.0%	0.0%	2.1%		3.1%	5.7%	23.6%	3.9%	5.1%	5.4%		
	£	£0	£0	£0	£0	£27,011	£27,011	£13,187	£61,687	£441,292	£52,070	£37,284	£77,719	£683,239	£710,250
STOKE-ON-TRENT RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		12.4%	46.0%	63.3%	41.8%	41.3%	33.1%		
	£	£0	£0	£0	£0	£0	£0	£52,747	£497,826	£1,183,636	£558,079	£301,926	£476,391	£3,070,605	£3,070,605
LONGTON TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	1.2%	1.2%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£8,773	£17,271	£26,044	£26,044
LONGTON RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	1.2%	4.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£8,773	£57,570	£66,343	£66,343
MEIR PARK	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	1.6%	1.3%	3.1%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£21,362	£9,504	£44,617	£75,482	£75,482
TUNSTALL DC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	1.2%	6.7%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£22,439	£89,453	£0	£0	£111,891	£111,891
TALKE FREEPORT	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
WOLSTANTON RP (NEWCASTLE)	%	0.0%	0.0%	0.0%	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	£21,362	£0	£0	£21,362	£21,362
STOKE-ON-TRENT TOTAL	%	0.0%	0.0%	0.0%	0.0%	2.1%		15.5%	51.7%	88.1%	55.6%	50.1%	46.8%		
	£	£0	£0	£0	£0	£27,011	£27,011	£65,934	£559,514	£1,647,367	£742,325	£366,258	£673,568	£4,054,966	£4,081,977
STAFFORDSHIRE / MIDLANDS															
BURTON-ON-TRENT TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
DERBY CC	%	0.0%	0.0%	0.0%	0.0%	0.0%		1.5%	0.0%	0.0%	0.0%	0.0%	5.1%		
	£	£0	£0	£0	£0	£0	£0	£6,381	£0	£0	£0	£0	£73,402	£79,782	£79,782
UTTOXETER TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	9.6%	1.3%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£70,181	£18,710	£88,891	£88,891
UTTOXETER RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
STAFFS / MIDLANDS TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		1.5%	0.0%	0.0%	0.0%	9.6%	6.4%		
	£	£0	£0	£0	£0	£0	£0	£6,381	£0	£0	£0	£70,181	£92,112	£168,674	£168,674
DERBYSHIRE															
ASHBOURNE TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
WATERSIDE RP, ASHBOURNE	%	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	£6,381	£0	£0	£0	£0	£0	£6,381	£6,381
BAKEWELL TC	%	0.0%	0.0%	0.0%	1.6%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£7,845	£0	£7,845	£0	£0	£0	£0	£0	£0	£0	£7,845
MATLOCK TC	%	0.0%	0.0%	0.0%	15.8%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£77,472	£0	£77,472	£0	£0	£0	£0	£0	£0	£0	£77,472
PEAK VILLAGE OUTLET	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
DARLEY DALE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHESTERFIELD TC	%	0.0%	0.0%	11.6%	34.9%	1.2%		3.3%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£77,891	£171,125	£15,435	£264,451	£14,038	£0	£0	£0	£0	£0	£14,038	£278,488
CHESTERFIELD RETAIL PARKS	%	0.0%	0.0%	5.4%	18.1%	4.2%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£36,260	£88,749	£54,022	£179,031	£0	£0	£0	£0	£0	£0	£0	£179,031
DERBYSHIRE TOTAL	%	0.0%	0.0%	17.0%	70.4%	5.4%		4.8%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£114,151	£345,191	£69,457	£528,799	£20,418	£0	£0	£0	£0	£0	£20,418	£549,217
SOUTH YORKSHIRE															
SHEFFIELD CC	%	0.0%	0.0%	69.2%	15.7%	1.2%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£464,661	£76,982	£15,435	£557,077	£0	£0	£0	£0	£0	£0	£0	£557,077
MEADOWHALL (SHEFFIELD)	%	0.0%	0.0%	3.4%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£22,830	£0	£0	£22,830	£0	£0	£0	£0	£0	£0	£0	£22,830
SHEFFIELD RETAIL PARKS	%	0.0%	0.0%	1.3%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£8,729	£0	£0	£8,729	£0	£0	£0	£0	£0	£0	£0	£8,729
SOUTH YORKSHIRE TOTAL	%	0.0%	0.0%	73.9%	15.7%	1.2%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£496,220	£76,982	£15,435	£588,636	£0	£0	£0	£0	£0	£0	£0	£588,636
OVERALL LEAKAGE TOTAL	%	48.0%	68.4%	90.9%	88.7%	56.7%		77.0%	63.0%	91.2%	66.0%	62.2%	54.4%		
	£	£1,107,791	£1,758,799	£610,371	£434,921	£729,301	£4,641,183	£327,542	£681,806	£1,705,333	£881,177	£454,716	£782,951	£4,833,525	£9,474,708

APPENDIX 3C - (BULKY) COMPARISON MARKET SHARE ANALYSIS

TABLE 17A - LARGE ELECTRICAL GOODS Market Share from Catchment Zones (2013) - MAIN CENTRES

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
HIGH PEAK BOROUGH															
GLOSSOP															
GLOSSOP TOWN CENTRE	%	27.7%	8.1%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£2,504,751	£767,834	£0	£0	£0	£3,272,585	£0	£0	£0	£0	£0	£0	£0	£3,272,585
GLOSSOP TOWN CENTRE TOTAL	%	27.7%	8.1%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£2,504,751	£767,834	£0	£0	£0	£3,272,585	£0	£0	£0	£0	£0	£0	£0	£3,272,585
TESCO (Wren Nest)	%	3.6%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£325,527	£0	£0	£0	£0	£325,527	£0	£0	£0	£0	£0	£0	£0	£325,527
WREN NEST RETAIL PARK	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
GLOSSOP - NON TC TOTAL	%	3.6%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£325,527	£0	£0	£0	£0	£325,527	£0	£0	£0	£0	£0	£0	£0	£325,527
GLOSSOP - OVERALL TOTAL	%	31.3%	8.1%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£2,830,278	£767,834	£0	£0	£0	£3,598,112	£0	£0	£0	£0	£0	£0	£0	£3,598,112
WHALEY BRIDGE															
WHALEY BRIDGE TOWN 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	£0	£0	£0	£0	£0	£0	£0	£0
WHALEY BRIDGE TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	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 (Bridgemont)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
WHALEY BRIDGE - OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
NEW MILLS															
NEW MILLS TOWN CENTRE	%	0.0%	4.5%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£426,574	£0	£0	£0	£426,574	£0	£0	£0	£0	£0	£0	£0	£426,574
NEW MILLS TOWN CENTRE TOTAL	%	0.0%	4.5%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£426,574	£0	£0	£0	£426,574	£0	£0	£0	£0	£0	£0	£0	£426,574
CHAPEL-EN-LE-FRITH															
CHAPEL-EN-LE-FRITH TOWN CENTRE	%	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	£36,793	£0	£36,793	£36,793
CHAPEL-EN-FRITH TOWN CENTRE TOTAL	%	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	£36,793	£0	£36,793	£36,793
MORRISON'S (Market Street)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHAPEL-EN-LE-FRITH - OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
BUXTON															
BUXTON TOWN CENTRE	%	0.0%	5.0%	1.0%	1.1%	30.6%		9.9%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£473,972	£25,776	£21,385	£1,926,955	£2,448,087	£162,237	£0	£0	£0	£0	£0	£162,237	£2,610,324
BUXTON TOWN CENTRE TOTAL	%	0.0%	5.0%	1.0%	1.1%	30.6%		9.9%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£473,972	£25,776	£21,385	£1,926,955	£2,448,087	£162,237	£0	£0	£0	£0	£0	£162,237	£2,610,324
MORRISON'S (Bakewell Road)	%	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	£62,972	£62,972	£0	£0	£0	£0	£0	£0	£0	£62,972
B&Q (Staden Business Park)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
BUXTON - NON TC TOTAL	%	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	£62,972	£62,972	£0	£0	£0	£0	£0	£0	£0	£62,972
BUXTON OVERALL TOTAL	%	0.0%	5.0%	1.0%	1.1%	31.6%		9.9%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£473,972	£25,776	£21,385	£1,989,927	£2,511,060	£162,237	£0	£0	£0	£0	£0	£162,237	£2,673,297
HIGH PEAK LOCAL CENTRES															
HIGH PEAK LOCAL CENTRES	%	0.0%	0.0%	2.2%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£56,707	£0	£0	£56,707	£0	£0	£0	£0	£0	£0	£0	£56,707
HIGH PEAK LOCAL CENTRES TOTAL	%	0.0%	0.0%	2.2%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£56,707	£0	£0	£56,707	£0	£0	£0	£0	£0	£0	£0	£56,707
HIGH PEAK BOROUGH - OVERALL															
HIGH PEAK - OVERALL TOTAL	%	31.3%	13.1%	3.2%	1.1%	31.6%		9.9%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£2,830,278	£1,241,805	£82,483	£21,385	£1,989,927	£6,165,879	£162,237	£0	£0	£0	£0	£0	£162,237	£6,328,116

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
STAFFS MOOORLANDS DISTRICT															
BIDDULPH															
SAINSBURY'S (Wharf Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	4.4%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£243,494	£0	£0	£243,494	£243,494
BIDDULPH TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	27.4%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£1,516,306	£0	£0	£1,516,306	£1,516,306
BIDDULPH TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	31.8%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£1,759,801	£0	£0	£1,759,801	£1,759,801
LEEK															
LEEK TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.0%		12.7%	48.7%	13.3%	0.0%	0.0%	3.8%		
	£	£0	£0	£0	£0	£0	£0	£208,122	£2,635,233	£1,085,212	£0	£0	£276,875	£4,205,442	£4,205,442
LEEK TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		12.7%	48.7%	13.3%	0.0%	0.0%	3.8%		
	£	£0	£0	£0	£0	£0	£0	£208,122	£2,635,233	£1,085,212	£0	£0	£276,875	£4,205,442	£4,205,442
MORRISON'S (Newcastle Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	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 (Churnet Way)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
ASDA (Springfield Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
B&M BARGAINS (Barnfields Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
LEEK - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
LEEK - OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		12.7%	48.7%	13.3%	0.0%	0.0%	3.8%		
	£	£0	£0	£0	£0	£0	£0	£208,122	£2,635,233	£1,085,212	£0	£0	£276,875	£4,205,442	£4,205,442
CHEADLE															
CHEADLE TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.0%		2.1%	0.0%	0.0%	0.0%	30.5%	16.4%		
	£	£0	£0	£0	£0	£0	£0	£34,414	£0	£0	£0	£1,020,172	£1,194,936	£2,249,522	£2,249,522
CHEADLE TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		2.1%	0.0%	0.0%	0.0%	30.5%	16.4%		
	£	£0	£0	£0	£0	£0	£0	£34,414	£0	£0	£0	£1,020,172	£1,194,936	£2,249,522	£2,249,522
MORRISON'S (Well Street)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
ASDA (Ashbourne Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHEADLE - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHEADLE OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		2.1%	0.0%	0.0%	0.0%	30.5%	16.4%		
	£	£0	£0	£0	£0	£0	£0	£34,414	£0	£0	£0	£1,020,172	£1,194,936	£2,249,522	£2,249,522
STAFFS MOORLANDS LOCAL CENTRES															
STAFFS MOORLANDS LOCAL CENTRES	%	1.2%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	2.3%	0.0%	0.0%	0.0%		
	£	£108,509	£0	£0	£0	£0	£108,509	£0	£0	£187,668	£0	£0	£0	£187,668	£296,177
STAFFS MOORLANDS LOCAL CENTRES TOTAL	%	1.2%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	2.3%	0.0%	0.0%	0.0%		
	£	£108,509	£0	£0	£0	£0	£108,509	£0	£0	£187,668	£0	£0	£0	£187,668	£296,177
STAFFS MOORLANDS DISTRICT - OVERALL															
STAFFS MOORLANDS - OVERALL TOTAL	%	1.2%	0.0%	0.0%	0.0%	0.0%		14.8%	48.7%	15.6%	31.8%	30.5%	20.2%		
	£	£108,509	£0	£0	£0	£0	£108,509	£242,536	£2,635,233	£1,272,880	£1,759,801	£1,020,172	£1,471,812	£8,402,433	£8,510,942

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
OTHER / LEAKAGE															
LEAKAGE	%	66.4%	67.0%	91.7%	89.8%	62.7%		71.1%	51.3%	83.1%	63.7%	67.2%	73.6%		
	£	£6,004,168	£6,351,219	£2,363,657	£1,745,809	£3,948,368	£20,413,221	£1,165,155	£2,775,923	£6,780,534	£3,525,135	£2,247,722	£5,362,640	£21,857,110	£42,270,331
OTHER	%	1.1%	19.9%	5.1%	9.1%	5.7%		4.2%	0.0%	1.3%	4.5%	2.3%	6.2%		
	£	£99,467	£1,886,407	£131,457	£176,914	£358,943	£2,653,187	£68,828	£0	£106,073	£249,028	£76,931	£451,744	£952,605	£3,605,792
OTHER / LEAKAGE TOTAL	%	67.5%	86.9%	96.8%	98.9%	68.4%		75.3%	51.3%	84.4%	68.2%	69.5%	79.8%		
	£	£6,103,635	£8,237,626	£2,495,114	£1,922,723	£4,307,311	£23,066,408	£1,233,982	£2,775,923	£6,886,608	£3,774,164	£2,324,653	£5,814,384	£22,809,715	£45,876,123
OVERALL TOTAL															
OVERALL TOTAL	%	100.0%	100.0%	100.0%	100.0%	100.0%		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%		
	£	£9,042,422	£9,479,431	£2,577,597	£1,944,108	£6,297,238	£29,340,796	£1,638,755	£5,411,156	£8,159,488	£5,533,964	£3,344,825	£7,286,196	£31,374,384	£60,715,180

APPENDIX 3C - (BULKY) COMPARISON MARKET SHARE ANALYSIS

TABLE 17b - LARGE ELECTRICAL GOODS Market Share from Catchment Zones (2013) - OTHER CENTRES

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
TAMESIDE															
ASHTON-U-LYNE TC	%	5.9%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	1.6%		
	£	£533,503	£0	£0	£0	£0	£533,503	£0	£0	£0	£0	£0	£116,579	£116,579	£650,082
ASHTON RETAIL PARKS	%	29.8%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£2,694,642	£0	£0	£0	£0	£2,694,642	£0	£0	£0	£0	£0	£0	£0	£2,694,642
IKEA (ASHTON)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
HYDE TC	%	7.3%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£660,097	£0	£0	£0	£0	£660,097	£0	£0	£0	£0	£0	£0	£0	£660,097
DENTON DC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	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 (HATTERSLEY)	%	2.5%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£226,061	£0	£0	£0	£0	£226,061	£0	£0	£0	£0	£0	£0	£0	£226,061
TAMESIDE TOTAL	%	45.5%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	1.6%		
	£	£4,114,302	£0	£0	£0	£0	£4,114,302	£0	£0	£0	£0	£0	£116,579	£116,579	£4,230,881
STOCKPORT															
STOCKPORT TC	%	10.5%	18.0%	0.0%	0.0%	13.8%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£949,454	£1,706,298	£0	£0	£869,019	£3,524,771	£0	£0	£0	£0	£0	£0	£0	£7,049,541
STOCKPORT RETAIL PARKS	%	0.0%	6.9%	0.0%	0.0%	5.4%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£654,081	£0	£0	£340,051	£994,132	£0	£0	£0	£0	£0	£0	£0	£1,988,263
HAZEL GROVE DC	%	0.0%	1.6%	0.0%	0.0%	0.0%		0.0%	0.0%	1.3%	0.0%	0.0%	0.0%		
	£	£0	£151,671	£0	£0	£0	£151,671	£0	£0	£106,073	£0	£0	£0	£106,073	£409,415
STOCKPORT TOTAL	%	10.5%	26.5%	0.0%	0.0%	19.2%		0.0%	0.0%	1.3%	0.0%	0.0%	0.0%		
	£	£949,454	£2,512,049	£0	£0	£1,209,070	£4,670,573	£0	£0	£106,073	£0	£0	£0	£106,073	£4,776,647
GREATER MANCHESTER															
MANCHESTER CC	%	4.5%	1.2%	0.0%	0.0%	1.0%		3.2%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£406,909	£113,753	£0	£0	£62,972	£583,635	£52,440	£0	£0	£0	£0	£0	£52,440	£636,075
TRAFFORD CENTRE	%	2.6%	1.4%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£235,103	£132,712	£0	£0	£0	£367,815	£0	£0	£0	£0	£0	£0	£0	£367,815
GREATER MANCHESTER TOTAL	%	7.1%	2.6%	0.0%	0.0%	1.0%		3.2%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£642,012	£246,465	£0	£0	£62,972	£951,450	£52,440	£0	£0	£0	£0	£0	£52,440	£1,003,890
CHESHIRE															
MACCLESFIELD TC	%	0.0%	10.7%	0.0%	0.0%	16.0%		12.3%	0.0%	0.0%	2.2%	0.0%	0.0%		
	£	£0	£1,014,299	£0	£0	£1,007,558	£2,021,857	£201,567	£0	£0	£121,747	£0	£0	£323,314	£2,345,171
MACCLESFIELD RETAIL PARKS	%	0.0%	3.6%	0.0%	0.0%	13.5%		29.0%	5.5%	0.0%	1.0%	0.0%	1.0%		
	£	£0	£341,260	£0	£0	£850,127	£1,191,387	£475,239	£297,614	£0	£55,340	£0	£72,862	£901,054	£2,092,441
WILMSLOW TC	%	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	£0	£0	£26,220	£0	£0	£0	£0	£0	£26,220	£26,220
STANLEY GREEN RP	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHEADLE ROYAL	%	3.3%	23.6%	0.0%	2.3%	4.2%		3.6%	2.1%	1.3%	2.3%	2.4%	2.4%		
	£	£298,400	£2,237,146	£0	£44,714	£264,484	£2,844,744	£58,995	£113,634	£106,073	£127,281	£80,276	£174,869	£661,128	£3,505,873
CONGLETON TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CONGLETON RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	2.3%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£127,281	£0	£0	£127,281	£127,281
HANDFORTH DEAN	%	0.0%	0.0%	1.3%	0.0%	0.0%		1.4%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£33,509	£0	£0	£33,509	£22,943	£0	£0	£0	£0	£0	£22,943	£56,451
CHESHIRE OAKS DESIGNER OUTLET	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHESHIRE TOTAL	%	3.3%	37.9%	1.3%	2.3%	33.7%		47.9%	7.6%	1.3%	7.8%	2.4%	3.4%		
	£	£298,400	£3,592,704	£33,509	£44,714	£2,122,169	£6,091,497	£784,964	£411,248	£106,073	£431,649	£80,276	£247,731	£2,061,940	£8,153,437
STOKE-ON-TRENT															
HANLEY CC	%	0.0%	0.0%	0.0%	0.0%	2.1%		1.4%	5.6%	26.1%	13.7%	4.1%	10.7%		
	£	£0	£0	£0	£0	£132,242	£132,242	£22,943	£303,025	£2,129,626	£758,153	£137,138	£779,623	£4,130,508	£4,262,750
STOKE-ON-TRENT RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		11.9%	37.0%	52.1%	38.6%	41.9%	30.4%		
	£	£0	£0	£0	£0	£0	£0	£195,012	£2,002,128	£4,251,093	£2,136,110	£1,401,482	£2,215,003	£12,200,828	£12,200,828
LONGTON TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	8.8%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£641,185	£641,185	£641,185
LONGTON RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	1.0%	5.0%	6.9%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£55,340	£167,241	£502,747	£725,328	£725,328
MEIR PARK	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	1.5%	1.2%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£50,172	£87,434	£137,607	£137,607
TUNSTALL DC	%	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	£71,942	£0	£0	£71,942	£71,942
TALKE FREEPORT	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
WOLSTANTON RP (NEWCASTLE)	%	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	£71,942	£0	£0	£71,942	£71,942
STOKE-ON-TRENT TOTAL	%	0.0%	0.0%	0.0%	0.0%	2.1%		13.3%	42.6%	78.2%	55.9%	52.5%	58.0%		
	£	£0	£0	£0	£0	£132,242	£132,242	£217,954	£2,305,153	£6,380,719	£3,093,486	£1,756,033	£4,225,993	£17,979,339	£18,111,581
STAFFORDSHIRE / MIDLANDS															
BURTON-ON-TRENT TC	%	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	£59,523	£0	£0	£0	£0	£59,523	£59,523
DERBY CC	%	0.0%	0.0%	0.0%	0.0%	0.0%		1.6%	0.0%	2.3%	0.0%	0.0%	7.4%		
	£	£0	£0	£0	£0	£0	£0	£26,220	£0	£187,668	£0	£0	£539,178	£753,067	£753,067
UTTOXETER TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	12.3%	2.2%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£411,413	£160,296	£571,710	£571,710
UTTOXETER RETAIL PARKS	%	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	£72,862	£72,862	£72,862
STAFFS / MIDLANDS TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		1.6%	1.1%	2.3%	0.0%	12.3%	10.6%		
	£	£0	£0	£0	£0	£0	£0	£26,220	£59,523	£187,668	£0	£411,413	£772,337	£1,457,161	£1,457,161
DERBYSHIRE															
ASHBOURNE TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
WATERSIDE RP, ASHBOURNE	%	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	£0	£0	£26,220	£0	£0	£0	£0	£0	£26,220	£26,220
BAKEWELL TC	%	0.0%	0.0%	0.0%	4.9%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£95,261	£0	£95,261	£0	£0	£0	£0	£0	£0	£0	£95,261
MATLOCK TC	%	0.0%	0.0%	2.1%	12.0%	0.0%		1.9%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£54,130	£233,293	£0	£287,422	£31,136	£0	£0	£0	£0	£0	£31,136	£318,559
PEAK VILLAGE OUTLET	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
DARLEY DALE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHESTERFIELD TC	%	0.0%	0.0%	12.4%	36.5%	1.2%		1.6%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£319,622	£709,599	£75,567	£1,104,788	£26,220	£0	£0	£0	£0	£0	£26,220	£1,131,008
CHESTERFIELD RETAIL PARKS	%	0.0%	0.0%	5.4%	15.3%	3.1%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£139,190	£297,449	£195,214	£631,853	£0	£0	£0	£0	£0	£0	£0	£631,853
DERBYSHIRE TOTAL	%	0.0%	0.0%	19.9%	68.7%	4.3%		5.1%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£512,942	£1,335,602	£270,781	£2,119,325	£83,576	£0	£0	£0	£0	£0	£83,576	£2,202,902
SOUTH YORKSHIRE															
SHEFFIELD CC	%	0.0%	0.0%	60.2%	12.4%	2.4%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£1,551,714	£241,069	£151,134	£1,943,917	£0	£0	£0	£0	£0	£0	£0	£1,943,917
MEADOWHALL (SHEFFIELD)	%	0.0%	0.0%	6.8%	6.4%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£175,277	£124,423	£0	£299,700	£0	£0	£0	£0	£0	£0	£0	£299,700
SHEFFIELD RETAIL PARKS	%	0.0%	0.0%	3.5%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£90,216	£0	£0	£90,216	£0	£0	£0	£0	£0	£0	£0	£90,216
SOUTH YORKSHIRE TOTAL	%	0.0%	0.0%	70.5%	18.8%	2.4%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£1,817,206	£365,492	£151,134	£2,333,832	£0	£0	£0	£0	£0	£0	£0	£2,333,832
OVERALL LEAKAGE TOTAL	%	66.4%	67.0%	91.7%	89.8%	62.7%		71.1%	51.3%	83.1%	63.7%	67.2%	73.6%		
	£	£6,004,168	£6,351,219	£2,363,657	£1,745,809	£3,948,368	£20,413,221	£1,165,155	£2,775,923	£6,780,534	£3,525,135	£2,247,722	£5,362,640	£21,857,110	£42,270,331

APPENDIX 3C - (BULKY) COMPARISON MARKET SHARE ANALYSIS

TABLE 18A - GARDEN & PETS Market Share from Catchment Zones (2013) - MAIN CENTRES

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
HIGH PEAK BOROUGH															
GLOSSOP															
GLOSSOP TOWN CENTRE	%	51.3%	3.4%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£2,270,859	£186,595	£0	£0	£0	£2,457,454	£0	£0	£0	£0	£0	£0	£0	£2,457,454
GLOSSOP TOWN CENTRE TOTAL	%	51.3%	3.4%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£2,270,859	£186,595	£0	£0	£0	£2,457,454	£0	£0	£0	£0	£0	£0	£0	£2,457,454
TESCO (Wren Nest)	%	0.9%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£39,840	£0	£0	£0	£0	£39,840	£0	£0	£0	£0	£0	£0	£0	£39,840
WREN NEST RETAIL PARK	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
GLOSSOP - NON TC TOTAL	%	0.9%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£39,840	£0	£0	£0	£0	£39,840	£0	£0	£0	£0	£0	£0	£0	£39,840
GLOSSOP - OVERALL TOTAL	%	52.2%	3.4%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£2,310,698	£186,595	£0	£0	£0	£2,497,293	£0	£0	£0	£0	£0	£0	£0	£2,497,293
WHALEY BRIDGE															
WHALEY BRIDGE TOWN CENTRE	%	0.0%	2.6%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£142,690	£0	£0	£0	£142,690	£0	£0	£0	£0	£0	£0	£0	£142,690
WHALEY BRIDGE TOWN CENTRE TOTAL	%	0.0%	2.6%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£142,690	£0	£0	£0	£142,690	£0	£0	£0	£0	£0	£0	£0	£142,690
TESCO (Bridgemont)	%	0.0%	2.4%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£131,714	£0	£0	£0	£131,714	£0	£0	£0	£0	£0	£0	£0	£131,714
WHALEY BRIDGE - OVERALL TOTAL	%	0.0%	5.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£274,405	£0	£0	£0	£274,405	£0	£0	£0	£0	£0	£0	£0	£274,405
NEW MILLS															
NEW MILLS TOWN CENTRE	%	0.0%	1.6%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£87,809	£0	£0	£0	£87,809	£0	£0	£0	£0	£0	£0	£0	£87,809
NEW MILLS TOWN CENTRE TOTAL	%	0.0%	1.6%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£87,809	£0	£0	£0	£87,809	£0	£0	£0	£0	£0	£0	£0	£87,809
CHAPEL-EN-LE-FRITH															
CHAPEL-EN-LE-FRITH TOWN CENTRE	%	0.0%	22.9%	0.0%	0.0%	0.9%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,256,773	£0	£0	£30,629	£1,287,402	£0	£0	£0	£0	£0	£0	£0	£1,287,402
CHAPEL-EN-FRITH TOWN CENTRE TOTAL	%	0.0%	22.9%	0.0%	0.0%	0.9%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,256,773	£0	£0	£30,629	£1,287,402	£0	£0	£0	£0	£0	£0	£0	£1,287,402
MORRISON'S (Market Street)	%	0.0%	2.4%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£131,714	£0	£0	£0	£131,714	£0	£0	£0	£0	£0	£0	£0	£131,714
CHAPEL-EN-LE-FRITH - OVERALL TOTAL	%	0.0%	25.3%	0.0%	0.0%	0.9%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,388,487	£0	£0	£30,629	£1,419,116	£0	£0	£0	£0	£0	£0	£0	£1,419,116
BUXTON															
BUXTON TOWN CENTRE	%	0.0%	8.9%	3.9%	3.3%	42.8%		10.8%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£488,440	£84,898	£55,072	£1,456,564	£2,084,974	£145,354	£0	£0	£0	£0	£0	£145,354	£2,230,329
BUXTON TOWN CENTRE TOTAL	%	0.0%	8.9%	3.9%	3.3%	42.8%		10.8%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£488,440	£84,898	£55,072	£1,456,564	£2,084,974	£145,354	£0	£0	£0	£0	£0	£145,354	£2,230,329
MORRISON'S (Bakewell Road)	%	0.0%	0.0%	0.0%	1.3%	2.8%		1.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£21,695	£95,289	£116,984	£13,459	£0	£0	£0	£0	£0	£13,459	£130,443
B&Q (Staden Business Park)	%	0.0%	3.4%	2.3%	3.3%	34.1%		9.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£186,595	£50,068	£55,072	£1,160,487	£1,452,222	£121,128	£0	£0	£0	£0	£0	£121,128	£1,573,350
BUXTON - NON TC TOTAL	%	0.0%	3.4%	2.3%	4.6%	36.9%		10.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£186,595	£50,068	£76,766	£1,255,776	£1,569,206	£134,587	£0	£0	£0	£0	£0	£134,587	£1,703,793
BUXTON OVERALL TOTAL	%	0.0%	12.3%	6.2%	7.9%	79.7%		20.8%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£675,035	£134,966	£131,838	£2,712,341	£3,654,181	£279,941	£0	£0	£0	£0	£0	£279,941	£3,934,122
HIGH PEAK LOCAL CENTRES															
HIGH PEAK LOCAL CENTRES	%	0.0%	1.7%	27.0%	0.0%	1.1%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£93,298	£587,757	£0	£37,435	£718,490	£0	£0	£0	£0	£0	£0	£0	£718,490
HIGH PEAK LOCAL CENTRES TOTAL	%	0.0%	1.7%	27.0%	0.0%	1.1%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£93,298	£587,757	£0	£37,435	£718,490	£0	£0	£0	£0	£0	£0	£0	£718,490
HIGH PEAK BOROUGH - OVERALL															
HIGH PEAK - OVERALL TOTAL	%	52.2%	47.7%	33.2%	7.9%	81.7%		20.8%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£2,310,698	£2,617,820	£722,724	£131,838	£2,780,405	£8,563,484	£279,941	£0	£0	£0	£0	£0	£279,941	£8,843,425

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
STAFFS MOOORLANDS DISTRICT															
BIDDULPH															
SAINSBURY'S (Wharf Road)	%	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	£87,769	£0	£0	£87,769	£87,769
BIDDULPH TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.0%		1.0%	0.0%	0.0%	27.6%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£13,459	£0	£0	£576,771	£0	£0	£590,229	£590,229
BIDDULPH TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		1.0%	0.0%	0.0%	31.8%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£13,459	£0	£0	£664,540	£0	£0	£677,999	£677,999
LEEK															
LEEK TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.0%		15.8%	72.7%	22.4%	1.1%	0.9%	5.2%		
	£	£0	£0	£0	£0	£0	£0	£212,648	£1,447,117	£837,707	£22,987	£10,095	£168,392	£2,698,946	£2,698,946
LEEK TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		15.8%	72.7%	22.4%	1.1%	0.9%	5.2%		
	£	£0	£0	£0	£0	£0	£0	£212,648	£1,447,117	£837,707	£22,987	£10,095	£168,392	£2,698,946	£2,698,946
MORRISON'S (Newcastle Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		1.0%	1.9%	1.8%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£13,459	£37,820	£67,316	£0	£0	£0	£118,595	£118,595
SAINSBURY'S (Churnet Way)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
ASDA (Springfield Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		1.0%	0.8%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£13,459	£15,924	£0	£0	£0	£0	£29,383	£29,383
B&M BARGAINS (Barnfields Road)	%	0.0%	0.0%	0.0%	0.0%	1.9%		1.1%	5.9%	0.0%	0.0%	1.1%	0.0%		
	£	£0	£0	£0	£0	£64,661	£64,661	£14,805	£117,441	£0	£0	£12,338	£0	£144,584	£209,244
LEEK - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	1.9%		3.1%	8.6%	1.8%	0.0%	1.1%	0.0%		
	£	£0	£0	£0	£0	£64,661	£64,661	£41,722	£171,186	£67,316	£0	£12,338	£0	£292,561	£357,222
LEEK - OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	1.9%		18.9%	81.3%	24.2%	1.1%	2.0%	5.2%		
	£	£0	£0	£0	£0	£64,661	£64,661	£254,370	£1,618,303	£905,023	£22,987	£22,432	£168,392	£2,991,507	£3,056,168
CHEADLE															
CHEADLE TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	41.7%	10.6%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£467,715	£343,261	£810,975	£810,975
CHEADLE TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	41.7%	10.6%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£467,715	£343,261	£810,975	£810,975
MORRISON'S (Well Street)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	5.8%	0.8%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£65,054	£25,906	£90,960	£90,960
ASDA (Ashbourne Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHEADLE - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	5.8%	0.8%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£65,054	£25,906	£90,960	£90,960
CHEADLE OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	47.5%	11.4%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£532,769	£369,167	£901,936	£901,936
STAFFS MOORLANDS LOCAL CENTRES															
STAFFS MOORLANDS LOCAL CENTRES	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	8.3%	5.5%	0.0%	1.9%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£310,401	£114,936	£0	£61,528	£486,865	£486,865
STAFFS MOORLANDS LOCAL CENTRES TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	8.3%	5.5%	0.0%	1.9%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£310,401	£114,936	£0	£61,528	£486,865	£486,865
STAFFS MOORLANDS DISTRICT - OVERALL															
STAFFS MOORLANDS - OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	1.9%		19.9%	81.3%	32.5%	38.4%	49.5%	18.5%		
	£	£0	£0	£0	£0	£64,661	£64,661	£267,828	£1,618,303	£1,215,424	£802,464	£555,201	£599,087	£5,058,307	£5,122,967

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
OTHER / LEAKAGE															
LEAKAGE	%	22.0%	31.5%	39.4%	70.6%	10.7%		34.2%	7.6%	48.6%	45.2%	47.6%	71.2%		
	£	£973,858	£1,728,749	£857,690	£1,178,198	£364,141	£5,102,636	£460,288	£151,280	£1,817,526	£944,566	£533,890	£2,305,676	£6,213,227	£11,315,863
OTHER	%	25.8%	20.8%	27.4%	21.5%	5.7%		25.1%	11.1%	18.9%	16.4%	2.9%	10.3%		
	£	£1,142,069	£1,141,523	£596,465	£358,800	£193,982	£3,432,838	£337,814	£220,949	£706,816	£342,719	£32,527	£333,546	£1,974,370	£5,407,208
OTHER / LEAKAGE TOTAL	%	47.8%	52.3%	66.8%	92.1%	16.4%		59.3%	18.7%	67.5%	61.6%	50.5%	81.5%		
	£	£2,115,927	£2,870,272	£1,454,155	£1,536,998	£558,123	£8,535,474	£798,101	£372,230	£2,524,342	£1,287,285	£566,417	£2,639,222	£8,187,597	£16,723,071
OVERALL TOTAL															
OVERALL TOTAL	%	100.0%	100.0%	100.0%	100.0%	100.0%		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%		
	£	£4,426,625	£5,488,092	£2,176,878	£1,668,836	£3,403,188	£17,163,619	£1,345,871	£1,990,533	£3,739,765	£2,089,749	£1,121,618	£3,238,309	£13,525,845	£30,689,464

APPENDIX 3C - (BULKY) COMPARISON MARKET SHARE ANALYSIS

TABLE 18b - GARDEN / PETS Market Share from Catchment Zones (2013) - OTHER CENTRES

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
TAMESIDE															
ASHTON-U-LYNE TC	%	2.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£88,533	£0	£0	£0	£0	£88,533	£0	£0	£0	£0	£0	£0	£0	£88,533
ASHTON RETAIL PARKS	%	13.0%	0.8%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£575,461	£43,905	£0	£0	£0	£619,366	£0	£0	£0	£0	£0	£0	£0	£619,366
IKEA (ASHTON)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
HYDE TC	%	2.4%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£106,239	£0	£0	£0	£0	£106,239	£0	£0	£0	£0	£0	£0	£0	£106,239
DENTON DC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	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 (HATTERSLEY)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
TAMESIDE TOTAL	%	17.4%	0.8%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£770,233	£43,905	£0	£0	£0	£814,137	£0	£0	£0	£0	£0	£0	£0	£814,137
STOCKPORT															
STOCKPORT TC	%	0.0%	2.6%	0.0%	0.0%	0.0%	0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£142,690	£0	£0	£0	£142,690	£0	£0	£0	£0	£0	£0	£0	£285,381
STOCKPORT RETAIL PARKS	%	3.8%	9.2%	0.0%	0.0%	0.9%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£168,212	£504,904	£0	£0	£30,629	£703,745	£0	£0	£0	£0	£0	£0	£0	£1,407,490
HAZEL GROVE DC	%	0.0%	2.6%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£142,690	£0	£0	£0	£142,690	£0	£0	£0	£0	£0	£0	£0	£285,381
STOCKPORT TOTAL	%	3.8%	14.4%	0.0%	0.0%	0.9%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£168,212	£790,285	£0	£0	£30,629	£989,126	£0	£0	£0	£0	£0	£0	£0	£989,126
GREATER MANCHESTER															
MANCHESTER CC	%	0.8%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£35,413	£0	£0	£0	£0	£35,413	£0	£0	£0	£0	£0	£0	£0	£35,413
TRAFFORD 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	£0	£0	£0	£0	£0	£0	£0	£0
GREATER MANCHESTER TOTAL	%	0.8%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£35,413	£0	£0	£0	£0	£35,413	£0	£0	£0	£0	£0	£0	£0	£35,413
CHESHIRE															
MACCLESFIELD TC	%	0.0%	1.0%	0.0%	0.0%	0.0%		8.6%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£54,881	£0	£0	£0	£54,881	£115,745	£0	£0	£0	£0	£0	£115,745	£170,626
MACCLESFIELD RETAIL PARKS	%	0.0%	14.5%	0.0%	0.0%	5.0%		17.0%	1.1%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£795,773	£0	£0	£170,159	£965,933	£228,798	£21,896	£0	£0	£0	£0	£250,694	£1,216,627
WILMSLOW TC	%	0.0%	0.8%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£43,905	£0	£0	£0	£43,905	£0	£0	£0	£0	£0	£0	£0	£43,905
STANLEY GREEN RP	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHEADLE ROYAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CONGLETON TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		1.0%	1.1%	0.0%	10.6%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£13,459	£21,896	£0	£221,513	£0	£0	£256,868	£256,868
CONGLETON RETAIL PARKS	%	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	£20,897	£0	£0	£20,897	£20,897
HANDFORTH DEAN	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHESHIRE OAKS DESIGNER OUTLET	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHESHIRE TOTAL	%	0.0%	16.3%	0.0%	0.0%	5.0%		26.6%	2.2%	0.0%	11.6%	0.0%	0.0%		
	£	£0	£894,559	£0	£0	£170,159	£1,064,718	£358,002	£43,792	£0	£242,411	£0	£0	£644,204	£1,708,923
STOKE-ON-TRENT															
HANLEY CC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	10.8%	6.9%	1.1%	4.1%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£403,895	£144,193	£12,338	£132,771	£693,196	£693,196
STOKE-ON-TRENT RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		2.1%	1.7%	16.1%	21.9%	6.1%	0.9%		
	£	£0	£0	£0	£0	£0	£0	£28,263	£33,839	£602,102	£457,655	£68,419	£29,145	£1,219,423	£1,219,423
LONGTON TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	4.6%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£148,962	£148,962	£148,962
LONGTON RETAIL PARKS	%	0.0%	0.0%	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	£0	£0	£0	£301,163	£301,163	£301,163
MEIR PARK	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	3.7%	20.5%	3.8%	32.4%	38.6%		
	£	£0	£0	£0	£0	£0	£0	£0	£73,650	£766,652	£79,410	£363,404	£1,249,987	£2,533,104	£2,533,104
TUNSTALL DC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
TALKE FREEPORT	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
WOLSTANTON RP (NEWCASTLE)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	1.0%	1.1%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£20,897	£12,338	£0	£33,235	£33,235
STOKE-ON-TRENT TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		2.1%	5.4%	47.4%	33.6%	40.7%	57.5%		
	£	£0	£0	£0	£0	£0	£0	£28,263	£107,489	£1,772,649	£702,156	£456,499	£1,862,028	£4,929,083	£4,929,083
STAFFORDSHIRE / MIDLANDS															
BURTON-ON-TRENT TC	%	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	£30,629	£30,629	£0	£0	£0	£0	£0	£0	£0	£30,629
DERBY CC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
UTTOXETER TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	6.9%	10.8%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£77,392	£349,737	£427,129	£427,129
UTTOXETER RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
STAFFS / MIDLANDS TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.9%		0.0%	0.0%	0.0%	0.0%	6.9%	10.8%		
	£	£0	£0	£0	£0	£30,629	£30,629	£0	£0	£0	£0	£77,392	£349,737	£427,129	£457,758
DERBYSHIRE															
ASHBOURNE TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		4.5%	0.0%	1.2%	0.0%	0.0%	1.8%		
	£	£0	£0	£0	£0	£0	£0	£60,564	£0	£44,877	£0	£0	£58,290	£163,731	£163,731
WATERSIDE RP, ASHBOURNE	%	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	£35,621	£35,621	£35,621
BAKEWELL TC	%	0.0%	0.0%	3.7%	26.7%	1.9%		1.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£80,544	£445,579	£64,661	£590,784	£13,459	£0	£0	£0	£0	£0	£13,459	£604,243
MATLOCK TC	%	0.0%	0.0%	0.0%	3.5%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£58,409	£0	£58,409	£0	£0	£0	£0	£0	£0	£0	£58,409
PEAK VILLAGE OUTLET	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
DARLEY DALE	%	0.0%	0.0%	0.0%	6.9%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£115,150	£0	£115,150	£0	£0	£0	£0	£0	£0	£0	£115,150
CHESTERFIELD TC	%	0.0%	0.0%	6.6%	14.5%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£143,674	£241,981	£0	£385,655	£0	£0	£0	£0	£0	£0	£0	£385,655
CHESTERFIELD RETAIL PARKS	%	0.0%	0.0%	1.1%	13.1%	0.9%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£23,946	£218,618	£30,629	£273,192	£0	£0	£0	£0	£0	£0	£0	£273,192
DERBYSHIRE TOTAL	%	0.0%	0.0%	11.4%	64.7%	2.8%		5.5%	0.0%	1.2%	0.0%	0.0%	2.9%		
	£	£0	£0	£248,164	£1,079,737	£95,289	£1,423,190	£74,023	£0	£44,877	£0	£0	£93,911	£212,811	£1,636,001
SOUTH YORKSHIRE															
SHEFFIELD CC	%	0.0%	0.0%	2.3%	0.0%	1.1%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£50,068	£0	£37,435	£87,503	£0	£0	£0	£0	£0	£0	£0	£87,503
MEADOWHALL (SHEFFIELD)	%	0.0%	0.0%	0.0%	5.9%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£98,461	£0	£98,461	£0	£0	£0	£0	£0	£0	£0	£98,461
SHEFFIELD RETAIL PARKS	%	0.0%	0.0%	25.7%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£559,458	£0	£0	£559,458	£0	£0	£0	£0	£0	£0	£0	£559,458
SOUTH YORKSHIRE TOTAL	%	0.0%	0.0%	28.0%	5.9%	1.1%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£609,526	£98,461	£37,435	£745,422	£0	£0	£0	£0	£0	£0	£0	£745,422
OVERALL LEAKAGE TOTAL	%	22.0%	31.5%	39.4%	70.6%	10.7%		34.2%	7.6%	48.6%	45.2%	47.6%	71.2%		
	£	£973,858	£1,728,749	£857,690	£1,178,198	£364,141	£5,102,636	£460,288	£151,280	£1,817,526	£944,566	£533,890	£2,305,676	£6,213,227	£11,315,863

APPENDIX 3C - (BULKY) COMPARISON MARKET SHARE ANALYSIS

TABLE 19a - OVERALL BULKY GOODS Market Share from Catchment Zones (2013) - MAIN CENTRES

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
HIGH PEAK BOROUGH															
GLOSSOP															
GLOSSOP TOWN CENTRE	%	31.3%	3.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£10,324,819	£1,113,392	£0	£0	£0	£11,438,211	£0	£0	£0	£0	£0	£0	£0	£11,438,211
GLOSSOP TOWN CENTRE TOTAL	%	31.3%	3.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£10,324,819	£1,113,392	£0	£0	£0	£11,438,211	£0	£0	£0	£0	£0	£0	£0	£11,438,211
TESCO (Wren Nest)	%	1.3%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£423,064	£0	£0	£0	£0	£423,064	£0	£0	£0	£0	£0	£0	£0	£423,064
WREN NEST RETAIL PARK	%	7.0%	0.1%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£2,313,611	£49,124	£0	£0	£0	£2,362,736	£0	£0	£0	£0	£0	£0	£0	£2,362,736
GLOSSOP - NON TC TOTAL	%	8.3%	0.1%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£2,736,676	£49,124	£0	£0	£0	£2,785,800	£0	£0	£0	£0	£0	£0	£0	£2,785,800
GLOSSOP - OVERALL TOTAL	%	39.5%	3.1%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£13,061,495	£1,162,516	£0	£0	£0	£14,224,011	£0	£0	£0	£0	£0	£0	£0	£14,224,011
WHALEY BRIDGE															
WHALEY BRIDGE TOWN CENTRE	%	0.0%	3.5%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,281,565	£0	£0	£0	£1,281,565	£0	£0	£0	£0	£0	£0	£0	£1,281,565
WHALEY BRIDGE TOWN CENTRE TOTAL	%	0.0%	3.5%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,281,565	£0	£0	£0	£1,281,565	£0	£0	£0	£0	£0	£0	£0	£1,281,565
TESCO (Bridgemont)	%	0.0%	0.4%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£131,714	£0	£0	£0	£131,714	£0	£0	£0	£0	£0	£0	£0	£131,714
WHALEY BRIDGE - OVERALL TOTAL	%	0.0%	3.8%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,413,280	£0	£0	£0	£1,413,280	£0	£0	£0	£0	£0	£0	£0	£1,413,280
NEW MILLS															
NEW MILLS TOWN CENTRE	%	0.0%	3.8%	0.0%	0.0%	0.0%		0.7%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,406,947	£0	£0	£0	£1,406,947	£50,711	£0	£0	£0	£0	£0	£50,711	£1,457,658
NEW MILLS TOWN CENTRE TOTAL	%	0.0%	3.8%	0.0%	0.0%	0.0%		0.7%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,406,947	£0	£0	£0	£1,406,947	£50,711	£0	£0	£0	£0	£0	£50,711	£1,457,658
CHAPEL-EN-LE-FRITH															
CHAPEL-EN-LE-FRITH TOWN CENTRE	%	0.0%	8.3%	0.3%	0.0%	0.2%		0.1%	0.0%	0.0%	0.0%	0.4%	0.0%		
	£	£0	£3,049,767	£35,902	£0	£43,491	£3,129,161	£7,657	£0	£0	£0	£36,793	£0	£44,450	£3,173,610
CHAPEL-EN-FRITH TOWN CENTRE TOTAL	%	0.0%	8.3%	0.3%	0.0%	0.2%		0.1%	0.0%	0.0%	0.0%	0.4%	0.0%		
	£	£0	£3,049,767	£35,902	£0	£43,491	£3,129,161	£7,657	£0	£0	£0	£36,793	£0	£44,450	£3,173,610
MORRISON'S (Market Street)	%	0.0%	0.4%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£131,714	£0	£0	£0	£131,714	£0	£0	£0	£0	£0	£0	£0	£131,714
CHAPEL-EN-LE-FRITH - OVERALL TOTAL	%	0.0%	8.6%	0.3%	0.0%	0.2%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£3,181,481	£35,902	£0	£43,491	£3,260,875	£0	£0	£0	£0	£0	£0	£0	£3,260,875
BUXTON															
BUXTON TOWN CENTRE	%	0.4%	5.4%	1.1%	2.0%	32.2%		10.7%	0.3%	0.0%	0.0%	0.0%	0.0%		
	£	£142,106	£2,007,337	£117,389	£168,174	£7,255,677	£9,690,683	£801,693	£43,753	£0	£0	£0	£0	£845,446	£10,536,129
BUXTON TOWN CENTRE TOTAL	%	0.4%	5.4%	1.1%	2.0%	32.2%		10.7%	0.3%	0.0%	0.0%	0.0%	0.0%		
	£	£142,106	£2,007,337	£117,389	£168,174	£7,255,677	£9,690,683	£801,693	£43,753	£0	£0	£0	£0	£845,446	£10,536,129
MORRISON'S (Bakewell Road)	%	0.0%	0.0%	0.0%	0.3%	0.7%		0.2%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£21,695	£158,262	£179,957	£13,459	£0	£0	£0	£0	£0	£13,459	£193,415
B&Q (Staden Business Park)	%	0.0%	2.7%	2.0%	2.6%	18.0%		8.1%	0.4%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£991,004	£223,244	£216,673	£4,063,782	£5,494,702	£606,695	£63,001	£0	£0	£0	£0	£669,696	£6,164,399
BUXTON - NON TC TOTAL	%	0.0%	2.7%	2.0%	2.8%	18.7%		8.3%	0.4%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£991,004	£223,244	£238,368	£4,222,043	£5,674,659	£620,154	£63,001	£0	£0	£0	£0	£683,155	£6,357,814
BUXTON OVERALL TOTAL	%	0.4%	8.1%	3.1%	4.8%	50.9%		19.0%	0.6%	0.0%	0.0%	0.0%	0.0%		
	£	£142,106	£2,998,340	£340,633	£406,542	£11,477,721	£15,365,342	£1,421,846	£106,754	£0	£0	£0	£0	£1,528,601	£16,893,943
HIGH PEAK LOCAL CENTRES															
HIGH PEAK LOCAL CENTRES	%	0.2%	0.7%	6.1%	0.0%	0.2%		0.0%	0.2%	0.0%	0.0%	0.0%	0.0%		
	£	£76,388	£265,424	£678,255	£0	£37,435	£1,057,501	£0	£34,651	£0	£0	£0	£0	£34,651	£1,092,152
HIGH PEAK LOCAL CENTRES TOTAL	%	0.2%	0.7%	6.1%	0.0%	0.2%		0.0%	0.2%	0.0%	0.0%	0.0%	0.0%		
	£	£76,388	£265,424	£678,255	£0	£37,435	£1,057,501	£0	£34,651	£0	£0	£0	£0	£34,651	£1,092,152
HIGH PEAK BOROUGH - OVERALL															
HIGH PEAK - OVERALL TOTAL	%	40.2%	24.4%	9.4%	4.8%	51.2%		19.0%	0.8%	0.0%	0.0%	0.0%	0.0%		
	£	£13,279,989	£9,021,041	£1,054,790	£406,542	£11,558,647	£35,321,008	£1,421,846	£141,405	£0	£0	£0	£0	£1,563,252	£36,884,260
STAFFS MOOORLANDS DISTRICT															
BIDDULPH															
SAINSBURY'S (Wharf Road)	%	0.0%	0.0%	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	£363,384	£0	£0	£363,384	£363,384
BIDDULPH TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.2%	0.0%	0.0%	16.7%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£13,459	£0	£0	£3,020,635	£0	£0	£3,034,094	£3,034,094
BIDDULPH TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.2%	0.0%	0.0%	18.8%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£13,459	£0	£0	£3,384,019	£0	£0	£3,397,478	£3,397,478
LEEK															
LEEK TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.9%		12.8%	48.4%	11.5%	1.0%	0.8%	4.3%		
	£	£0	£0	£0	£0	£197,814	£197,814	£955,778	£8,282,161	£3,233,027	£175,732	£79,495	£1,011,072	£13,737,265	£13,935,079
LEEK TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.9%		12.8%	48.4%	11.5%	1.0%	0.8%	4.3%		
	£	£0	£0	£0	£0	£197,814	£197,814	£955,778	£8,282,161	£3,233,027	£175,732	£79,495	£1,011,072	£13,737,265	£13,935,079
MORRISON'S (Newcastle Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.2%	0.2%	0.2%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£13,459	£37,820	£67,316	£0	£0	£0	£118,595	£118,595
SAINSBURY'S (Churnet Way)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
ASDA (Springfield Road)	%	0.0%	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	£13,459	£15,924	£0	£0	£0	£0	£29,383	£29,383
B&M BARGAINS (Barnfields Road)	%	0.0%	0.0%	0.0%	0.0%	0.6%		0.9%	1.1%	0.0%	0.0%	0.3%	0.0%		
	£	£0	£0	£0	£0	£126,963	£126,963	£65,983	£180,443	£0	£0	£27,840	£0	£274,265	£401,228
LEEK - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.6%		1.2%	1.4%	0.2%	0.0%	0.3%	0.0%		
	£	£0	£0	£0	£0	£126,963	£126,963	£92,900	£234,187	£67,316	£0	£27,840	£0	£422,243	£549,206
LEEK - OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	1.4%		14.0%	49.8%	11.7%	1.0%	1.1%	4.3%		
	£	£0	£0	£0	£0	£324,777	£324,777	£1,048,678	£8,516,349	£3,300,343	£175,732	£107,335	£1,011,072	£14,159,508	£14,484,285
CHEADLE															
CHEADLE TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.0%		1.4%	0.4%	0.1%	0.0%	32.4%	12.1%		
	£	£0	£0	£0	£0	£0	£0	£102,084	£60,160	£22,439	£0	£3,263,538	£2,827,314	£6,275,535	£6,275,535
CHEADLE TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		1.4%	0.4%	0.1%	0.0%	32.4%	12.1%		
	£	£0	£0	£0	£0	£0	£0	£102,084	£60,160	£22,439	£0	£3,263,538	£2,827,314	£6,275,535	£6,275,535
MORRISON'S (Well Street)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.6%	0.1%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£65,054	£25,906	£90,960	£90,960
ASDA (Ashbourne Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHEADLE - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.6%	0.1%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£65,054	£25,906	£90,960	£90,960
CHEADLE OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		1.4%	0.4%	0.1%	0.0%	33.0%	12.2%		
	£	£0	£0	£0	£0	£0	£0	£102,084	£60,160	£22,439	£0	£3,328,592	£2,853,220	£6,366,495	£6,366,495
STAFFS MOORLANDS LOCAL CENTRES															
STAFFS MOORLANDS LOCAL CENTRES	%	0.3%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	2.3%	0.6%	0.0%	0.3%		
	£	£108,509	£0	£0	£0	£0	£108,509	£0	£0	£658,199	£114,936	£0	£61,528	£834,663	£943,172
STAFFS MOORLANDS LOCAL CENTRES TOTAL	%	0.3%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	2.3%	0.6%	0.0%	0.3%		
	£	£108,509	£0	£0	£0	£0	£108,509	£0	£0	£658,199	£114,936	£0	£61,528	£834,663	£943,172
STAFFS MOORLANDS DISTRICT - OVERALL															
STAFFS MOORLANDS - OVERALL TOTAL	%	0.3%	0.0%	0.0%	0.0%	1.4%		15.6%	50.1%	14.2%	20.4%	34.1%	16.8%		
	£	£108,509	£0	£0	£0	£324,777	£433,286	£1,164,220	£8,576,509	£3,980,980	£3,674,688	£3,435,927	£3,925,820	£24,758,144	£25,191,430
OTHER / LEAKAGE															
LEAKAGE	%	55.5%	63.6%	79.3%	87.3%	43.1%		57.2%	47.4%	78.5%	71.7%	62.0%	75.4%		
	£	£18,331,676	£23,474,948	£8,852,129	£7,361,975	£9,727,410	£67,748,139	£4,275,979	£8,104,096	£22,089,688	£12,928,250	£6,241,774	£17,643,568	£71,283,355	£139,031,493
OTHER	%	4.0%	12.0%	11.3%	7.8%	4.2%		8.2%	1.6%	7.3%	7.9%	3.9%	7.8%		
	£	£1,309,259	£4,423,901	£1,259,059	£661,685	£952,035	£8,605,939	£613,466	£281,110	£2,062,566	£1,430,820	£396,832	£1,818,401	£6,603,194	£15,209,133
OTHER / LEAKAGE TOTAL	%	59.5%	75.6%	90.6%	95.2%	47.3%		65.4%	49.0%	85.8%	79.6%	65.9%	83.2%		
	£	£19,640,935	£27,898,849	£10,111,188	£8,023,660	£10,679,445	£76,354,078	£4,889,445	£8,385,205	£24,152,254	£14,359,070	£6,638,607	£19,461,968	£77,886,549	£154,240,626
OVERALL TOTAL															
OVERALL TOTAL	%	100.0%	100.0%	100.0%	100.0%	100.0%		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%		
	£	£33,029,433	£36,919,890	£11,165,978	£8,430,202	£22,562,869	£112,108,372	£7,475,511	£17,103,119	£28,133,234	£18,033,758	£10,074,533	£23,387,788	£104,207,944	£216,316,316

APPENDIX 3C - (BULKY) COMPARISON MARKET SHARE ANALYSIS

TABLE 19b - OVERALL MARKET SHARE Market Share from Catchment Zones (2013) - OTHER CENTRES

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
TAMESIDE															
ASHTON-U-LYNE TC	%	6.3%	0.8%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.6%	0.4%	0.5%		
	£	£2,066,137	£313,167	£0	£0	£0	£2,379,303	£0	£0	£0	£105,532	£44,164	£116,579	£266,275	£2,645,578
ASHTON RETAIL PARKS	%	20.3%	0.2%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£6,717,082	£86,888	£0	£0	£0	£6,803,970	£0	£0	£0	£0	£0	£0	£0	£6,803,970
IKEA (ASHTON)	%	2.9%	3.6%	0.4%	0.0%	0.8%		0.0%	0.0%	0.8%	0.0%	0.0%	0.0%		
	£	£947,373	£1,337,291	£43,538	£0	£170,722	£2,498,924	£0	£0	£222,346	£0	£0	£0	£222,346	£2,721,270
HYDE TC	%	3.7%	0.1%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£1,213,614	£28,285	£0	£0	£0	£1,241,899	£0	£0	£0	£0	£0	£0	£0	£1,241,899
DENTON DC	%	0.5%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£153,948	£0	£0	£0	£0	£153,948	£0	£0	£0	£0	£0	£0	£0	£153,948
TESCO EXTRA (HATTERSLEY)	%	0.7%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£226,061	£0	£0	£0	£0	£226,061	£0	£0	£0	£0	£0	£0	£0	£226,061
TAMESIDE TOTAL	%	34.3%	4.8%	0.4%	0.0%	0.8%		0.0%	0.0%	0.8%	0.6%	0.4%	0.5%		
	£	£11,324,215	£1,765,630	£43,538	£0	£170,722	£13,304,105	£0	£0	£222,346	£105,532	£44,164	£116,579	£488,621	£13,792,726
STOCKPORT															
STOCKPORT TC	%	6.8%	17.7%	0.0%	0.0%	7.0%		1.2%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£2,251,033	£6,518,970	£0	£0	£1,580,205	£10,350,208	£87,335	£0	£0	£0	£0	£0	£87,335	£20,787,752
STOCKPORT RETAIL PARKS	%	2.0%	17.2%	0.0%	0.0%	3.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£675,268	£6,367,875	£0	£0	£665,658	£7,708,802	£0	£0	£0	£0	£0	£0	£0	£15,417,604
HAZEL GROVE DC	%	0.0%	0.9%	0.0%	0.0%	0.0%		0.0%	0.0%	0.4%	0.5%	0.0%	0.0%		
	£	£0	£338,074	£0	£0	£0	£338,074	£0	£0	£106,073	£82,081	£0	£0	£188,154	£864,302
STOCKPORT TOTAL	%	8.9%	35.8%	0.0%	0.0%	10.0%		1.2%	0.0%	0.4%	0.5%	0.0%	0.0%		
	£	£2,926,302	£13,224,920	£0	£0	£2,245,863	£18,397,084	£87,335	£0	£106,073	£82,081	£0	£0	£275,489	£18,672,574
GREATER MANCHESTER															
MANCHESTER CC	%	9.1%	1.3%	0.3%	0.0%	4.0%		2.5%	0.0%	0.0%	0.6%	0.0%	0.0%		
	£	£3,006,738	£470,095	£36,281	£0	£902,810	£4,415,924	£184,852	£0	£0	£105,532	£0	£0	£290,384	£4,706,308
TRAFFORD CENTRE	%	0.8%	1.7%	0.0%	0.0%	0.0%		0.5%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£262,798	£634,700	£0	£0	£0	£897,497	£39,442	£0	£0	£0	£0	£0	£39,442	£936,939
GREATER MANCHESTER TOTAL	%	9.9%	3.0%	0.3%	0.0%	4.0%		3.0%	0.0%	0.0%	0.6%	0.0%	0.0%		
	£	£3,269,535	£1,104,795	£36,281	£0	£902,810	£5,313,421	£224,293	£0	£0	£105,532	£0	£0	£329,826	£5,643,247
CHESHIRE															
MACCLESFIELD TC	%	0.0%	5.6%	0.7%	0.0%	8.4%		14.1%	2.3%	3.3%	2.2%	0.7%	0.7%		
	£	£0	£2,049,745	£76,191	£0	£1,906,536	£4,032,471	£1,050,379	£385,468	£926,442	£397,304	£69,400	£153,010	£2,982,003	£7,014,474
MACCLESFIELD RETAIL PARKS	%	0.0%	5.0%	0.0%	0.0%	8.0%		19.6%	3.9%	0.4%	1.6%	0.0%	0.3%		
	£	£0	£1,836,515	£0	£0	£1,800,152	£3,636,668	£1,463,541	£674,095	£111,173	£289,740	£0	£72,862	£2,611,410	£6,248,078
WILMSLOW TC	%	0.0%	0.4%	0.0%	0.0%	0.0%		0.9%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£163,453	£0	£0	£0	£163,453	£68,479	£0	£0	£0	£0	£0	£68,479	£231,932
STANLEY GREEN RP	%	0.0%	0.1%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£49,124	£0	£0	£0	£49,124	£0	£0	£0	£0	£0	£0	£0	£49,124
CHEADLE ROYAL	%	1.6%	8.9%	0.0%	0.7%	2.0%		1.6%	1.1%	1.5%	2.3%	1.3%	1.1%		
	£	£515,569	£3,280,766	£0	£57,463	£462,217	£4,316,016	£119,280	£185,583	£423,443	£407,133	£130,098	£257,715	£1,523,254	£5,839,269
CONGLETON TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.2%	0.1%	0.0%	3.8%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£13,459	£21,896	£0	£687,566	£0	£0	£722,921	£722,921
CONGLETON RETAIL PARKS	%	0.0%	0.0%	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	£353,303	£0	£0	£353,303	£353,303
HANDFORTH DEAN	%	0.4%	0.0%	0.7%	0.0%	0.0%		0.3%	0.4%	0.4%	0.0%	0.0%	0.4%		
	£	£142,106	£0	£77,046	£0	£0	£219,152	£22,943	£60,160	£101,909	£0	£0	£87,434	£272,446	£491,598
CHESHIRE OAKS DESIGNER OUTLET	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
CHESHIRE TOTAL	%	2.0%	20.0%	1.4%	0.7%	18.5%		36.6%	7.8%	5.6%	11.8%	2.0%	2.4%		
	£	£657,675	£7,379,603	£153,237	£57,463	£4,168,905	£12,416,884	£2,738,080	£1,327,202	£1,562,967	£2,135,046	£199,498	£571,022	£8,533,815	£20,950,699
STOKE-ON-TRENT															
HANLEY CC	%	0.0%	0.0%	0.0%	0.0%	1.5%		3.0%	9.9%	26.3%	15.0%	9.3%	15.3%		
	£	£0	£0	£0	£0	£329,975	£329,975	£227,703	£1,699,702	£7,409,665	£2,713,287	£940,717	£3,586,877	£16,577,952	£16,907,927
STOKE-ON-TRENT RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		4.8%	25.6%	34.0%	36.1%	24.7%	16.0%		
	£	£0	£0	£0	£0	£0	£0	£357,723	£4,373,857	£9,566,999	£6,505,775	£2,491,064	£3,740,427	£27,035,845	£27,035,845
LONGTON TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.5%	0.0%	0.1%	4.1%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£151,970	£0	£8,773	£960,429	£1,121,172	£1,121,172
LONGTON RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.3%	1.7%	5.5%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£55,340	£176,014	£1,288,037	£1,519,391	£1,519,391
MEIR PARK	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	3.8%	9.9%	2.1%	17.5%	20.5%		
	£	£0	£0	£0	£0	£0	£0	£0	£643,812	£2,773,886	£383,430	£1,764,896	£4,783,163	£10,349,186	£10,349,186
TUNSTALL DC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.1%	2.7%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£22,439	£487,589	£0	£0	£510,027	£510,027
TALKE FREEPORT	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
WOLSTANTON RP (NEWCASTLE)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	1.8%	0.1%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£319,306	£12,338	£0	£331,644	£331,644
STOKE-ON-TRENT TOTAL	%	0.0%	0.0%	0.0%	0.0%	1.5%		7.8%	39.3%	70.8%	58.0%	53.5%	61.4%		
	£	£0	£0	£0	£0	£329,975	£329,975	£585,426	£6,717,371	£19,924,959	£10,464,727	£5,393,801	£14,358,933	£57,445,216	£57,775,192
STAFFORDSHIRE / MIDLANDS															
BURTON-ON-TRENT TC	%	0.0%	0.0%	0.0%	0.0%	0.1%		0.0%	0.3%	0.0%	0.0%	0.0%	0.3%		
	£	£0	£0	£0	£0	£30,629	£30,629	£0	£59,523	£0	£0	£0	£65,576	£125,098	£155,727
DERBY CC	%	0.0%	0.0%	0.0%	0.0%	0.4%		2.1%	0.0%	0.7%	0.0%	0.3%	6.4%		
	£	£0	£0	£0	£0	£96,495	£96,495	£159,378	£0	£187,668	£0	£31,546	£1,486,924	£1,865,515	£1,962,010
UTTOXETER TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	5.7%	3.3%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£572,766	£761,902	£1,334,668	£1,334,668
UTTOXETER RETAIL PARKS	%	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	£122,516	£122,516	£122,516
STAFFS / MIDLANDS TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.6%		2.1%	0.3%	0.7%	0.0%	6.0%	10.4%		
	£	£0	£0	£0	£0	£127,124	£127,124	£159,378	£59,523	£187,668	£0	£604,312	£2,436,918	£3,447,798	£3,574,922
DERBYSHIRE															
ASHBOURNE TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		1.0%	0.0%	0.3%	0.0%	0.0%	0.2%		
	£	£0	£0	£0	£0	£0	£0	£71,798	£0	£85,675	£0	£0	£58,290	£215,763	£215,763
WATERSIDE RP, ASHBOURNE	%	0.0%	0.0%	0.0%	0.0%	0.0%		1.1%	0.0%	0.0%	0.2%	0.0%	0.4%		
	£	£0	£0	£0	£0	£0	£0	£82,530	£0	£0	£35,332	£0	£101,827	£219,690	£219,690
BAKEWELL TC	%	0.0%	0.0%	1.7%	10.4%	0.3%		0.2%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£185,760	£876,044	£64,661	£1,126,465	£13,459	£0	£0	£0	£0	£0	£13,459	£1,139,924
MATLOCK TC	%	0.0%	0.0%	0.5%	5.4%	0.0%		0.4%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£54,130	£451,498	£0	£505,627	£31,136	£0	£0	£0	£0	£0	£31,136	£536,763
PEAK VILLAGE OUTLET	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
DARLEY DALE	%	0.5%	0.0%	0.0%	3.1%	0.7%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£153,948	£0	£0	£260,261	£155,877	£570,086	£0	£0	£0	£0	£0	£0	£0	£570,086
CHESTERFIELD TC	%	0.0%	0.0%	9.5%	32.7%	4.2%		3.1%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£1,065,100	£2,755,016	£952,035	£4,772,151	£231,832	£0	£0	£0	£0	£0	£231,832	£5,003,983
CHESTERFIELD RETAIL PARKS	%	0.0%	0.0%	3.8%	20.4%	1.4%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£420,008	£1,716,630	£308,940	£2,445,577	£0	£0	£0	£0	£0	£0	£0	£2,445,577
DERBYSHIRE TOTAL	%	0.5%	0.0%	15.4%	71.9%	6.6%		5.8%	0.0%	0.3%	0.2%	0.0%	0.7%		
	£	£153,948	£0	£1,724,997	£6,059,449	£1,481,512	£9,419,907	£430,755	£0	£85,675	£35,332	£0	£160,116	£711,879	£10,131,785
SOUTH YORKSHIRE															
SHEFFIELD CC	%	0.0%	0.0%	44.2%	11.9%	1.3%		0.7%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£4,933,965	£999,779	£300,499	£6,234,243	£50,711	£0	£0	£0	£0	£0	£50,711	£6,284,954
MEADOWHALL (SHEFFIELD)	%	0.0%	0.0%	4.0%	2.6%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£452,076	£222,884	£0	£674,960	£0	£0	£0	£0	£0	£0	£0	£674,960
SHEFFIELD RETAIL PARKS	%	0.0%	0.0%	13.5%	0.3%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£1,508,035	£22,400	£0	£1,530,435	£0	£0	£0	£0	£0	£0	£0	£1,530,435
SOUTH YORKSHIRE TOTAL	%	0.0%	0.0%	61.7%	14.8%	1.3%		0.7%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£6,894,076	£1,245,063	£300,499	£8,439,638	£50,711	£0	£0	£0	£0	£0	£50,711	£8,490,349
OVERALL LEAKAGE TOTAL	%	55.5%	63.6%	79.3%	87.3%	43.1%		57.2%	47.4%	78.5%	71.7%	62.0%	75.4%		
	£	£18,331,676	£23,474,948	£8,852,129	£7,361,975	£9,727,410	£67,748,139	£4,275,979	£8,104,096	£22,089,688	£12,928,250	£6,241,774	£17,643,568	£71,283,355	£139,031,493

APPENDIX 4A - OVERALL COMPARISON GOODS MARKET SHARE - MAIN CENTRES

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
HIGH PEAK BOROUGH															
GLOSSOP															
GLOSSOP TOWN CENTRE	%	30.4%	2.7%	0.9%	0.1%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£32,890,164	£3,184,667	£286,265	£16,499	£0	£36,377,595	£0	£0	£0	£0	£0	£0	£0	£36,377,595
GLOSSOP TOWN CENTRE TOTAL	%	30.4%	2.7%	0.9%	0.1%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£32,890,164	£3,184,667	£286,265	£16,499	£0	£36,377,595	£0	£0	£0	£0	£0	£0	£0	£36,377,595
TESCO (Wren Nest)	%	5.8%	1.1%	0.1%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£6,310,400	£1,281,642	£20,144	£0	£0	£7,612,186	£0	£0	£0	£0	£0	£0	£0	£7,612,186
WREN NEST RETAIL PARK	%	3.4%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£3,647,728	£49,124	£0	£0	£0	£3,696,852	£0	£0	£0	£0	£0	£0	£0	£3,696,852
GLOSSOP - NON TC TOTAL	%	9.2%	1.1%	0.1%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£9,958,128	£1,330,766	£20,144	£0	£0	£11,309,039	£0	£0	£0	£0	£0	£0	£0	£11,309,039
GLOSSOP - OVERALL TOTAL	%	39.6%	3.8%	0.9%	0.1%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£42,848,292	£4,515,433	£306,409	£16,499	£0	£47,686,634	£0	£0	£0	£0	£0	£0	£0	£47,686,634
WHALEY BRIDGE															
WHALEY BRIDGE TOWN CENTRE	%	0.0%	2.7%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£3,157,265	£0	£0	£0	£3,157,265	£0	£0	£0	£0	£0	£0	£0	£3,157,265
WHALEY BRIDGE TOWN CENTRE TOTAL	%	0.0%	2.7%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£3,157,265	£0	£0	£0	£3,157,265	£0	£0	£0	£0	£0	£0	£0	£3,157,265
TESCO (Bridgemont)	%	0.0%	1.1%	0.0%	0.0%	0.1%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,260,419	£0	£0	£95,182	£1,355,601	£0	£0	£0	£0	£0	£0	£0	£1,355,601
WHALEY BRIDGE - OVERALL TOTAL	%	0.0%	3.7%	0.0%	0.0%	0.1%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£4,417,684	£0	£0	£95,182	£4,512,866	£0	£0	£0	£0	£0	£0	£0	£4,512,866
NEW MILLS															
NEW MILLS TOWN CENTRE	%	0.0%	3.1%	0.0%	0.0%	0.0%		0.5%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£3,710,986	£0	£0	£0	£3,710,986	£114,915	£0	£0	£0	£0	£0	£114,915	£3,825,901
NEW MILLS TOWN CENTRE TOTAL	%	0.0%	3.1%	0.0%	0.0%	0.0%		0.5%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£3,710,986	£0	£0	£0	£3,710,986	£114,915	£0	£0	£0	£0	£0	£114,915	£3,825,901
CHAPEL-EN-LE-FRITH															
CHAPEL-EN-LE-FRITH TOWN CENTRE	%	0.0%	5.5%	0.1%	0.0%	0.2%		0.0%	0.0%	0.0%	0.0%	0.1%	0.0%		
	£	£0	£6,474,720	£45,649	£0	£164,773	£6,685,143	£7,657	£0	£0	£0	£36,793	£0	£44,450	£6,729,593
CHAPEL-EN-FRITH TOWN CENTRE TOTAL	%	0.0%	5.5%	0.1%	0.0%	0.2%		0.0%	0.0%	0.0%	0.0%	0.1%	0.0%		
	£	£0	£6,474,720	£45,649	£0	£164,773	£6,685,143	£7,657	£0	£0	£0	£36,793	£0	£44,450	£6,729,593
MORRISON'S (Market Street)	%	0.0%	1.4%	0.4%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,610,697	£116,988	£0	£30,548	£1,758,234	£0	£0	£0	£0	£0	£0	£0	£1,758,234
CHAPEL-EN-LE-FRITH - OVERALL TOTAL	%	0.0%	6.9%	0.5%	0.0%	0.3%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£8,085,418	£162,638	£0	£195,322	£8,443,377	£0	£0	£0	£0	£0	£0	£0	£8,443,377
BUXTON															
BUXTON TOWN CENTRE	%	0.9%	14.5%	5.6%	4.1%	39.9%		15.8%	2.9%	0.5%	0.0%	0.0%	0.0%		
	£	£956,302	£17,126,531	£1,850,823	£1,019,194	£28,471,232	£49,424,082	£3,613,155	£1,528,420	£437,383	£0	£0	£0	£5,578,957	£55,003,039
BUXTON TOWN CENTRE TOTAL	%	0.9%	14.5%	5.6%	4.1%	39.9%		15.8%	2.9%	0.5%	0.0%	0.0%	0.0%		
	£	£956,302	£17,126,531	£1,850,823	£1,019,194	£28,471,232	£49,424,082	£3,613,155	£1,528,420	£437,383	£0	£0	£0	£5,578,957	£55,003,039
MORRISON'S (Bakewell Road)	%	0.0%	0.0%	0.2%	0.4%	1.0%		0.9%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£60,628	£94,642	£711,936	£867,206	£211,894	£0	£0	£0	£0	£0	£211,894	£1,079,100
B&Q (Staden Business Park)	%	0.0%	0.8%	0.7%	0.9%	6.1%		2.6%	0.1%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£991,004	£223,244	£216,673	£4,350,185	£5,781,106	£606,695	£63,001	£0	£0	£0	£0	£669,696	£6,450,802
BUXTON - NON TC TOTAL	%	0.0%	0.8%	0.9%	1.3%	7.1%		3.6%	0.1%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£991,004	£283,871	£311,315	£5,062,122	£6,648,312	£818,589	£63,001	£0	£0	£0	£0	£881,591	£7,529,903
BUXTON OVERALL TOTAL	%	0.9%	15.4%	6.4%	5.4%	46.9%		19.3%	3.1%	0.5%	0.0%	0.0%	0.0%		
	£	£956,302	£18,117,534	£2,134,695	£1,330,510	£33,533,353	£56,072,394	£4,431,744	£1,591,421	£437,383	£0	£0	£0	£6,460,548	£62,532,942
HIGH PEAK LOCAL CENTRES															
HIGH PEAK LOCAL CENTRES	%	0.5%	0.6%	3.5%	0.0%	0.3%		0.0%	0.1%	0.0%	0.0%	0.0%	0.0%		
	£	£533,541	£747,724	£1,171,366	£10,994	£180,637	£2,644,261	£0	£34,651	£0	£0	£0	£0	£34,651	£2,678,912
HIGH PEAK LOCAL CENTRES TOTAL	%	0.5%	0.6%	3.5%	0.0%	0.3%		0.0%	0.1%	0.0%	0.0%	0.0%	0.0%		
	£	£533,541	£747,724	£1,171,366	£10,994	£180,637	£2,644,261	£0	£34,651	£0	£0	£0	£0	£34,651	£2,678,912
HIGH PEAK BOROUGH - OVERALL															
HIGH PEAK - OVERALL TOTAL	%	41.0%	30.4%	11.3%	5.5%	47.6%		19.3%	3.1%	0.5%	0.0%	0.0%	0.0%		
	£	£44,338,135	£35,883,792	£3,775,108	£1,358,002	£34,004,494	£119,359,532	£4,431,744	£1,626,072	£437,383	£0	£0	£0	£6,495,198	£125,854,730

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
STAFFS MOOORLANDS DISTRICT															
BIDDULPH															
SAINSBURY'S (Wharf Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	6.1%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£19,265	£3,223,999	£0	£0	£3,243,264	£3,243,264
BIDDULPH TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.1%	0.0%	0.6%	14.8%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£13,459	£0	£459,028	£7,836,500	£0	£0	£8,308,986	£8,308,986
BIDDULPH TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.1%	0.0%	0.6%	20.9%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£13,459	£0	£478,293	£11,060,498	£0	£0	£11,552,250	£11,552,250
LEEK															
LEEK TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.8%		15.2%	52.6%	15.8%	1.0%	1.1%	6.0%		
	£	£0	£28,016	£0	£0	£540,893	£568,909	£3,492,619	£27,383,466	£12,894,427	£546,895	£316,026	£3,964,050	£48,597,484	£49,166,392
LEEK TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.8%		15.2%	52.6%	15.8%	1.0%	1.1%	6.0%		
	£	£0	£28,016	£0	£0	£540,893	£568,909	£3,492,619	£27,383,466	£12,894,427	£546,895	£316,026	£3,964,050	£48,597,484	£49,166,392
MORRISON'S (Newcastle Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.6%	1.2%	0.6%	0.0%	0.0%	0.1%		
	£	£0	£0	£0	£0	£0	£0	£141,337	£609,064	£463,136	£0	£0	£61,393	£1,274,931	£1,274,931
SAINSBURY'S (Churnet Way)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.9%	1.0%	0.9%	0.0%	0.4%	0.4%		
	£	£0	£0	£0	£0	£0	£0	£200,946	£515,432	£713,049	£0	£122,477	£290,931	£1,842,834	£1,842,834
ASDA (Springfield Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.1%	0.3%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£27,266	£133,868	£36,888	£0	£0	£0	£198,022	£198,022
B&M BARGAINS (Barnfields Road)	%	0.0%	0.0%	0.0%	0.0%	0.2%		0.3%	0.3%	0.0%	0.0%	0.1%	0.0%		
	£	£0	£0	£0	£0	£126,963	£126,963	£76,136	£180,443	£0	£0	£36,302	£0	£292,881	£419,844
LEEK - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.2%		1.9%	2.8%	1.5%	0.0%	0.5%	0.5%		
	£	£0	£0	£0	£0	£126,963	£126,963	£445,686	£1,438,807	£1,213,072	£0	£158,779	£352,324	£3,608,667	£3,735,631
LEEK - OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.9%		17.2%	55.3%	17.2%	1.0%	1.6%	6.5%		
	£	£0	£28,016	£0	£0	£667,856	£695,872	£3,938,304	£28,822,274	£14,107,499	£546,895	£474,805	£4,316,374	£52,206,151	£52,902,023
CHEADLE															
CHEADLE TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.6%	0.1%	0.1%	0.0%	25.1%	9.0%		
	£	£0	£0	£0	£0	£0	£0	£126,477	£60,160	£71,311	£0	£7,261,215	£5,996,179	£13,515,342	£13,515,342
CHEADLE TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.6%	0.1%	0.1%	0.0%	25.1%	9.0%		
	£	£0	£0	£0	£0	£0	£0	£126,477	£60,160	£71,311	£0	£7,261,215	£5,996,179	£13,515,342	£13,515,342
MORRISON'S (Well Street)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.1%	1.1%	0.2%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£40,131	£331,298	£145,387	£516,815	£516,815
ASDA (Ashbourne Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.3%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£76,871	£0	£76,871	£76,871
CHEADLE - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.1%	1.4%	0.2%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£40,131	£408,169	£145,387	£593,686	£593,686
CHEADLE OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.6%	0.1%	0.1%	0.1%	26.5%	9.2%		
	£	£0	£0	£0	£0	£0	£0	£126,477	£60,160	£71,311	£40,131	£7,669,384	£6,141,566	£14,109,028	£14,109,028
STAFFS MOORLANDS LOCAL CENTRES															
STAFFS MOORLANDS LOCAL CENTRES	%	0.1%	0.1%	0.0%	0.0%	0.0%		0.0%	0.1%	2.3%	0.4%	0.1%	0.9%		
	£	£108,509	£71,767	£0	£0	£0	£180,276	£0	£59,871	£1,912,097	£192,818	£24,455	£567,514	£2,756,754	£2,937,031
STAFFS MOORLANDS LOCAL CENTRES TOTAL	%	0.1%	0.1%	0.0%	0.0%	0.0%		0.0%	0.1%	2.3%	0.4%	0.1%	0.9%		
	£	£108,509	£71,767	£0	£0	£0	£180,276	£0	£59,871	£1,912,097	£192,818	£24,455	£567,514	£2,756,754	£2,937,031
STAFFS MOORLANDS DISTRICT - OVERALL															
STAFFS MOORLANDS - OVERALL TOTAL	%	0.1%	0.1%	0.0%	0.0%	0.9%		17.8%	55.6%	20.3%	22.4%	28.3%	16.6%		
	£	£108,509	£99,783	£0	£0	£667,856	£876,148	£4,078,240	£28,942,305	£16,569,200	£11,840,342	£8,168,644	£11,025,453	£80,624,184	£81,500,332

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
OTHER / LEAKAGE															
LEAKAGE	%	55.7%	62.0%	77.6%	89.6%	49.1%		57.2%	39.6%	74.8%	72.6%	66.1%	74.6%		
	£	£60,221,887	£73,100,423	£25,829,116	£22,037,521	£35,106,001	£216,294,949	£13,113,616	£20,638,247	£61,177,885	£38,419,141	£19,111,099	£49,565,425	£202,025,413	£418,320,362
OTHER	%	3.2%	7.5%	11.0%	4.9%	2.3%		5.7%	1.7%	4.4%	5.0%	5.6%	8.8%		
	£	£3,500,023	£8,852,407	£3,677,105	£1,206,904	£1,661,801	£18,898,239	£1,311,994	£875,757	£3,608,732	£2,642,120	£1,621,950	£5,839,436	£15,899,988	£34,798,228
OTHER / LEAKAGE TOTAL	%	58.9%	69.5%	88.7%	94.5%	51.5%		62.9%	41.3%	79.2%	77.6%	71.7%	83.4%		
	£	£63,721,910	£81,952,831	£29,506,221	£23,244,425	£36,767,802	£235,193,189	£14,425,610	£21,514,004	£64,786,616	£41,061,261	£20,733,049	£55,404,861	£217,925,401	£453,118,590
OVERALL TOTAL															
OVERALL TOTAL	%	100.0%	100.0%	100.0%	100.0%	100.0%		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%		
	£	£108,168,555	£117,936,406	£33,281,329	£24,602,427	£71,440,152	£355,428,868	£22,935,594	£52,082,381	£81,793,199	£52,901,603	£28,901,692	£66,430,314	£305,044,784	£660,473,652

APPENDIX 4A - OVERALL COMPARISON MARKET SHARE - OTHER CENTRES

DESTINATIONS		ZONE 1 - GLOSSOP	ZONE 2 - HIGH PEAK CENTRAL	ZONE 3 - PEAK DISTRICT	ZONE 4 - BAKEWELL	ZONE 5 - BUXTON	HIGH PEAK TURNOVER	ZONE 6 - LEEK NORTH	ZONE 7 - LEEK	ZONE 8 - LEEK SOUTH	ZONE 9 - BIDDULPH	ZONE 10 - CHEADLE	ZONE 11 - CHEADLE OUTER	STAFFS MOORLANDS TURNOVER	OVERALL TURNOVER
TAMESIDE															
ASHTON-U-LYNE TC	%	6.3%	0.6%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.2%	0.2%	0.2%		
	£	£6,824,796	£734,138	£0	£0	£0	£7,558,934	£0	£0	£0	£105,532	£44,164	£116,579	£266,275	£7,825,209
ASHTON RETAIL PARKS	%	9.9%	0.1%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£10,683,338	£86,888	£0	£0	£0	£10,770,226	£0	£0	£0	£0	£0	£0	£0	£10,770,226
IKEA (ASHTON)	%	1.1%	1.5%	0.1%	0.0%	0.3%		0.0%	0.0%	0.3%	0.0%	0.0%	0.0%		
	£	£1,222,013	£1,757,533	£43,538	£0	£185,192	£3,208,276	£0	£11,595	£222,346	£0	£10,415	£0	£244,356	£3,452,632
HYDE TC	%	2.5%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£2,734,595	£28,285	£0	£0	£0	£2,762,880	£0	£0	£0	£0	£0	£0	£0	£2,762,880
DENTON DC	%	1.4%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£1,464,116	£0	£0	£0	£0	£1,464,116	£0	£0	£0	£0	£0	£0	£0	£1,464,116
TESCO EXTRA (HATTERSLEY)	%	0.7%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£766,298	£0	£0	£0	£0	£766,298	£0	£0	£0	£0	£0	£0	£0	£766,298
TAMESIDE TOTAL	%	21.9%	2.2%	0.1%	0.0%	0.3%		0.0%	0.0%	0.3%	0.2%	0.2%	0.2%		
	£	£23,695,156	£2,606,844	£43,538	£0	£185,192	£26,530,730	£0	£11,595	£222,346	£105,532	£54,579	£116,579	£510,632	£27,041,361
STOCKPORT															
STOCKPORT TC	%	9.1%	26.6%	0.0%	0.0%	10.5%		0.4%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£9,853,781	£31,423,240	£0	£0	£7,516,061	£48,793,082	£87,335	£0	£0	£0	£0	£0	£87,335	£97,673,500
STOCKPORT RETAIL PARKS	%	1.0%	7.4%	0.0%	0.0%	1.6%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£1,080,437	£8,700,391	£0	£0	£1,125,812	£10,906,640	£0	£0	£0	£0	£0	£0	£0	£21,813,280
HAZEL GROVE DC	%	0.0%	0.9%	0.0%	0.0%	0.0%		0.0%	0.0%	0.1%	0.2%	0.0%	0.0%		
	£	£0	£1,072,980	£0	£0	£0	£1,072,980	£0	£0	£106,073	£82,081	£0	£0	£188,154	£2,334,113
STOCKPORT TOTAL	%	10.1%	34.9%	0.0%	0.0%	12.1%		0.4%	0.0%	0.1%	0.2%	0.0%	0.0%		
	£	£10,934,218	£41,196,611	£0	£0	£8,641,873	£60,772,702	£87,335	£0	£106,073	£82,081	£0	£0	£275,489	£61,048,191
GREATER MANCHESTER															
MANCHESTER CC	%	16.8%	5.7%	0.6%	0.3%	6.7%		2.8%	1.1%	0.4%	1.3%	0.2%	0.0%		
	£	£18,143,904	£6,759,564	£201,735	£74,074	£4,809,884	£29,989,160	£631,827	£559,243	£297,906	£675,182	£69,100	£0	£2,233,258	£32,222,418
TRAFFORD CENTRE	%	5.0%	4.2%	0.7%	0.1%	2.5%		0.4%	0.0%	0.5%	1.2%	0.0%	0.1%		
	£	£5,359,432	£4,896,836	£226,818	£26,779	£1,804,440	£12,314,305	£102,900	£0	£406,416	£643,101	£0	£96,475	£1,248,891	£13,563,196
GREATER MANCHESTER TOTAL	%	21.7%	9.9%	1.3%	0.4%	9.3%		3.2%	1.1%	0.9%	2.5%	0.2%	0.1%		
	£	£23,503,336	£11,656,400	£428,553	£100,853	£6,614,324	£42,303,465	£734,727	£559,243	£704,322	£1,318,283	£69,100	£96,475	£3,482,150	£45,785,615
CHESHIRE															
MACCLESFIELD TC	%	0.0%	6.5%	0.7%	0.0%	8.4%		21.8%	3.1%	1.6%	3.4%	0.2%	0.7%		
	£	£0	£7,621,041	£224,153	£0	£5,983,126	£13,828,320	£4,998,579	£1,633,126	£1,290,077	£1,818,372	£69,400	£484,532	£10,294,086	£24,122,406
MACCLESFIELD RETAIL PARKS	%	0.0%	3.4%	0.0%	0.0%	3.9%		11.6%	1.6%	0.1%	0.5%	0.0%	0.1%		
	£	£0	£3,965,166	£9,747	£0	£2,781,959	£6,756,872	£2,667,419	£828,351	£111,173	£289,740	£0	£72,862	£3,969,545	£10,726,416
WILMSLOW TC	%	0.0%	0.1%	0.0%	0.0%	0.0%		0.7%	0.5%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£163,453	£0	£0	£0	£163,453	£154,085	£257,416	£0	£0	£0	£0	£411,501	£574,954
STANLEY GREEN RP	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.3%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£49,124	£0	£0	£0	£49,124	£63,458	£0	£0	£0	£0	£0	£63,458	£112,582
CHEADLE ROYAL	%	1.1%	4.2%	0.1%	1.0%	1.0%		1.6%	0.4%	0.8%	1.2%	0.7%	1.2%		
	£	£1,237,639	£4,909,194	£30,314	£256,631	£730,828	£7,164,606	£359,382	£208,774	£655,649	£646,216	£193,269	£771,302	£2,834,592	£9,999,198
CONGLETON TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.5%	0.4%	0.2%	4.7%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£109,929	£221,915	£124,800	£2,505,841	£0	£0	£2,962,486	£2,962,486
CONGLETON RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	1.8%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£926,862	£0	£0	£926,862	£926,862
HANDFORTH DEAN	%	0.1%	0.8%	0.4%	0.0%	0.7%		0.1%	0.1%	0.1%	0.0%	0.0%	0.2%		
	£	£142,106	£932,592	£127,212	£0	£512,408	£1,714,317	£22,943	£71,756	£121,174	£0	£0	£119,075	£334,948	£2,049,265
CHESHIRE OAKS DESIGNER OUTLET	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.2%	0.0%	0.5%	0.3%	0.0%	0.6%		
	£	£0	£0	£0	£0	£0	£0	£57,112	£0	£406,416	£156,654	£0	£366,604	£986,786	£986,786
CHESHIRE TOTAL	%	1.3%	15.0%	1.2%	1.0%	14.0%		36.8%	6.2%	3.3%	12.0%	0.9%	2.7%		
	£	£1,379,745	£17,640,569	£391,427	£256,631	£10,008,320	£29,676,692	£8,432,907	£3,221,339	£2,709,290	£6,343,684	£262,669	£1,814,375	£22,784,263	£52,460,955
STOKE-ON-TRENT															
HANLEY CC	%	0.0%	0.0%	0.0%	0.0%	2.5%		4.8%	18.4%	42.8%	25.6%	30.3%	25.7%		
	£	£0	£0	£0	£0	£1,781,850	£1,781,850	£1,107,854	£9,605,382	£35,035,452	£13,556,084	£8,748,450	£17,066,272	£85,119,495	£86,901,345
STOKE-ON-TRENT RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	1.3%		3.4%	12.3%	21.9%	20.9%	14.6%	11.3%		
	£	£0	£0	£0	£0	£911,492	£911,492	£783,715	£6,430,367	£17,878,288	£11,051,346	£4,216,372	£7,528,124	£47,888,213	£48,799,705
LONGTON TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.5%	0.1%	0.7%	1.7%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£426,645	£27,631	£192,968	£1,141,504	£1,788,748	£1,788,748
LONGTON RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.2%	0.2%	4.8%	6.7%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£154,577	£82,971	£1,396,014	£4,476,693	£6,110,254	£6,110,254
MEIR PARK	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	1.2%	3.9%	0.7%	8.1%	10.5%		
	£	£0	£0	£0	£0	£0	£0	£0	£643,812	£3,224,556	£383,430	£2,338,624	£6,993,084	£13,583,505	£13,583,505
TUNSTALL DC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.1%	0.5%	8.0%	0.1%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£49,473	£442,992	£4,236,830	£18,046	£0	£4,747,342	£4,747,342
TALKE FREEPORT	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.8%	0.2%	1.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£22,031	£0	£418,066	£68,949	£633,224	£1,142,271	£1,142,271
WOLSTANTON RP (NEWCASTLE)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	1.5%	0.3%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£777,870	£93,174	£25,299	£896,344	£896,344
STOKE-ON-TRENT TOTAL	%	0.0%	0.0%	0.0%	0.0%	3.8%		8.2%	32.2%	69.9%	57.7%	59.1%	57.0%		
	£	£0	£0	£0	£0	£2,693,342	£2,693,342	£1,891,569	£16,751,066	£57,162,510	£30,534,229	£17,072,598	£37,864,200	£161,276,172	£163,969,514
STAFFORDSHIRE / MIDLANDS															
BURTON-ON-TRENT TC	%	0.0%	0.0%	0.0%	0.0%	0.1%		0.1%	0.2%	0.0%	0.0%	0.7%	0.5%		
	£	£0	£0	£0	£0	£89,314	£89,314	£33,675	£95,004	£0	£0	£206,848	£356,349	£691,876	£781,190
DERBY CC	%	0.0%	0.0%	0.0%	0.9%	0.4%		2.4%	0.0%	0.2%	0.0%	0.1%	7.8%		
	£	£0	£0	£0	£213,413	£280,321	£493,734	£558,285	£0	£187,668	£0	£31,546	£5,152,352	£5,929,851	£6,423,585
UTTOXETER TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	4.9%	5.3%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£1,413,759	£3,494,226	£4,907,985	£4,907,985
UTTOXETER RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.3%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£166,278	£166,278	£166,278
STAFFS / MIDLANDS TOTAL	%	0.0%	0.0%	0.0%	0.9%	0.5%		2.6%	0.2%	0.2%	0.0%	5.7%	13.8%		
	£	£0	£0	£0	£213,413	£369,634	£583,048	£591,960	£95,004	£187,668	£0	£1,652,153	£9,169,205	£11,695,991	£12,279,039
DERBYSHIRE															
ASHBOURNE TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		1.5%	0.0%	0.1%	0.0%	0.0%	0.6%		
	£	£0	£0	£0	£0	£0	£0	£353,525	£0	£85,675	£0	£0	£389,204	£828,404	£828,404
WATERSIDE RP, ASHBOURNE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.5%	0.0%	0.0%	0.1%	0.0%	0.2%		
	£	£0	£0	£0	£0	£0	£0	£119,810	£0	£0	£35,332	£0	£101,827	£256,969	£256,969
BAKEWELL TC	%	0.0%	0.0%	2.1%	17.8%	0.6%		0.2%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£698,031	£4,385,262	£441,101	£5,524,394	£49,637	£0	£0	£0	£0	£0	£49,637	£5,574,031
MATLOCK TC	%	0.0%	0.0%	0.2%	2.7%	0.0%		0.7%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£54,130	£676,111	£0	£730,240	£161,923	£0	£0	£0	£0	£0	£161,923	£892,163
PEAK VILLAGE OUTLET	%	0.0%	0.0%	0.2%	0.3%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£65,761	£76,715	£0	£142,476	£0	£0	£0	£0	£0	£0	£0	£142,476
DARLEY DALE	%	0.1%	0.0%	0.0%	1.2%	0.2%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£153,948	£0	£0	£290,730	£155,877	£600,555	£0	£0	£0	£0	£0	£0	£0	£600,555
CHESTERFIELD TC	%	0.0%	0.0%	9.2%	36.0%	5.6%		2.2%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£3,045,745	£8,860,358	£4,013,163	£15,919,265	£508,725	£0	£0	£0	£0	£13,560	£522,286	£16,441,551
CHESTERFIELD RETAIL PARKS	%	0.0%	0.0%	1.6%	8.7%	0.4%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£532,545	£2,133,865	£308,940	£2,975,349	£0	£0	£0	£0	£0	£0	£0	£2,975,349
DERBYSHIRE TOTAL	%	0.1%	0.0%	13.2%	66.8%	6.9%		5.2%	0.0%	0.1%	0.1%	0.0%	0.8%		
	£	£153,948	£0	£4,396,211	£16,423,041	£4,919,081	£25,892,280	£1,193,620	£0	£85,675	£35,332	£0	£504,592	£1,819,219	£27,711,499
SOUTH YORKSHIRE															
SHEFFIELD CC	%	0.4%	0.0%	42.7%	14.9%	1.2%		0.8%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£461,731	£0	£14,209,438	£3,666,054	£879,845	£19,217,068	£181,497	£0	£0	£0	£0	£0	£181,497	£19,398,565
MEADOWHALL (SHEFFIELD)	%	0.1%	0.0%	13.4%	5.5%	1.1%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£93,754	£0	£4,458,236	£1,355,129	£794,390	£6,701,509	£0	£0	£0	£0	£0	£0	£0	£6,701,509
SHEFFIELD RETAIL PARKS	%	0.0%	0.0%	5.7%	0.1%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£1,901,714	£22,400	£0	£1,924,115	£0	£0	£0	£0	£0	£0	£0	£1,924,115
SOUTH YORKSHIRE TOTAL	%	0.5%	0.0%	61.8%	20.5%	2.3%		0.8%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£555,485	£0	£20,569,388	£5,043,584	£1,674,235	£27,842,691	£181,497	£0	£0	£0	£0	£0	£181,497	£28,024,188
OVERALL LEAKAGE TOTAL	%	55.7%	62.0%	77.6%	89.6%	49.1%		57.2%	39.6%	74.8%	72.6%	66.1%	74.6%		
	£	£60,221,887	£73,100,423	£25,829,116	£22,037,521	£35,106,001	£216,294,949	£13,113,616	£20,638,247	£61,177,885	£38,419,141	£19,111,099	£49,565,425	£202,025,413	£418,320,362

APPENDIX 4B - HIGH PEAK CAPACITY ANALYSIS

Table 1a - GLOSSOP Comparison Floorspace Schedule

GLOSSOP	
STORE / LOCATION	Net Comparison Floorspace
GLOSSOP TOWN CENTRE	4,835
WREN NEST RETAIL PARK	5,064
ALDI (Arundel Street)	216
CO-OP (Norfolk Street)	268
TESCO (Wren Nest RP, Glossop)	1,123
GLOSSOP OVERALL TOTAL	11,506

Table 1b - HIGH PEAK CENTRAL Comparison Floorspace Schedule

WHALEY BRIDGE	
STORE / LOCATION	Net Comparison Floorspace
TOWN CENTRE	561
TESCO (Bridgemont)	178
WHALEY BRIDGE OVERALL TOTAL	739
NEW MILLS	
STORE / LOCATION	Net Comparison Floorspace
TOWN CENTRE	1,425
NEW MILLS OVERALL TOTAL	1,425
CHAPEL-EN-LE-FRITH	
STORE / LOCATION	Net Comparison Floorspace
TOWN CENTRE	676
MORRISON'S (Market Street)	170
CHAPEL OVERALL TOTAL	846
HIGH PEAK CENTRAL OVERALL TOTAL	3,009

Table 1c - BUXTON Comparison Floorspace Schedule

BUXTON	
STORE / LOCATION	Net Comparison Floorspace
TOWN CENTRE	9,622
WAITROSE (Spring Gardens)	186
ALDI (Station Road)	206
MORRISON'S (Bakewell Road)	252
B&Q (Staden Business Park)	1,932
BUXTON OVERALL TOTAL	12,198

Notes

1. Floorspace from LPA, Experian Goad or Trevor Wood Retail Warehouse Database
2. Gross to Net for Town Centre Floorspace is 70%
3. Gross to Net for Retail Warehouses is 80%

APPENDIX 4B - HIGH PEAK CAPACITY ANALYSIS

Table 2 - High Peak Comparison Retail Commitments

Store	Zone	Net Floorspace (sqm)	Net Comparison (%)	Net Comparison (sqm)	Average Sales Density (£/sqm)	Company Average Turnover (£)
HPK/2010/0603 - Proposed Extension, Tesco Whaley Bridge	Zone 2 - High Peak Central	1,375	55%	751	£7,152	£5,371,152
HPK/2013/0300 - Proposed Non-Food Retail, Whaley Bridge (Hogs Yard)	Zone 2 - High Peak Central	1,784	100%	1,784	£4,000	£7,136,000
HPK/2010/0664 - Proposed Extension, Morrison's Buxton	Zone 5 - Buxton	695	21%	149	£6,800	£1,013,200
TOTAL		3,854		2,684		£13,520,352

Notes

1. Floorspace figures derived from Planning Decision Notices / Applicant's RIA

2. Average Sales Density Figures derived from Applicant's RIA or GVA Professional Judgement where operator not known

3. Hog's Yard Site subject to revised application (HPK/2013/0300) which provides for c. 2,300 sqm (gross); 1,784 sqm (net) of Class A1 retail floorspace. As the existing extant permission specifies more floorspace then it is used for robustness (worst case scenario)

APPENDIX 4B - HIGH PEAK CAPACITY ANALYSIS

Table 3 - GLOSSOP (OVERALL TOWN) BASELINE CAPACITY

COMPARISON GOODS				
	2013	**2018**	**2023**	**2031**
OVERALL TOWN Survey Derived Catchment Expenditure (£)	£47,686,634	£54,747,241	£63,159,562	£79,389,325
Existing (NET) Comparison Floorspace (m^2)	11,506	11,506	11,506	11,506
Sales per m^2 net (£)	£4,145	£4,598	£5,027	£5,799
Sales from Existing Floorspace (£)	£47,686,634	£52,908,491	£57,844,792	£66,718,533
RESIDUAL CAPACITY (£)	**£0**	**£1,838,750**	**£5,314,770**	**£12,670,792**
Sales per m^2 net in new shops (£)	£3,000	£3,329	£3,639	£4,197
Capacity for new floorspace (m^2 net)	**0**	**552**	**1,460**	**3,019**
Capacity for new floorspace (m^2 gross)	**0**	**789**	**2,086**	**4,313**

Notes

1. Expenditure Growth 2.8% p.a. (2013-2018) and 2.9% p.a. (2018-2031). Source Experian Retail Planner 10.1 (September 2012) and GVA Research
2. Growth in Sales (Floorspace Efficiency £ / m^2); 2.1% p.a. (2013-2018), 1.8% p.a. (2018-2031)
3. Gross to Net ratio for new floorspace capacity is 70%
4. New Shop Sales Density based on GVA professional judgement having regard to characteristics of the town centre

APPENDIX 4B - HIGH PEAK CAPACITY ANALYSIS

Table 4a - HIGH PEAK CENTRAL BASELINE CAPACITY

COMPARISON GOODS				
	2013	**2018**	**2023**	**2031**
OVERALL Survey Derived Catchment Expenditure (£)	£16,782,144	£19,266,952	£22,227,463	£27,939,131
Existing (NET) Comparison Floorspace (m^2)	3,009	3,009	3,009	3,009
Sales per m^2 net (£)	£5,578	£6,189	£6,766	£7,804
Sales from Existing Floorspace (£)	£16,782,144	£18,619,849	£20,357,059	£23,479,955
RESIDUAL CAPACITY (£)	**£0**	**£647,103**	**£1,870,403**	**£4,459,175**
Sales per m^2 net in new shops (£)	£3,000	£3,329	£3,639	£4,197
Capacity for new floorspace (m^2 net)	**0**	**194**	**514**	**1,062**
Capacity for new floorspace (m^2 gross)	**0**	**278**	**734**	**1,518**

Notes

1. Expenditure Growth 2.8% p.a. (2013-2018) and 2.9% p.a. (2018-2031). Source Experian Retail Planner 10.1 (September 2012) and GVA Research
2. Growth in Sales (Floorspace Efficiency £ / m^2); 2.1% p.a. (2013-2018), 1.8% p.a. (2018-2031)
3. Gross to Net ratio for new floorspace capacity is 70%
4. New Shop Sales Density based on GVA professional judgement having regard to characteristics of the town centre

Table 4b - HIGH PEAK CENTRAL BASELINE CAPACITY

COMPARISON GOODS				
	2013	**2018**	**2023**	**2031**
OVERALL Survey Derived Catchment Expenditure (£)	£16,782,144	£19,266,952	£22,227,463	£27,939,131
Existing (NET) Comparison Floorspace (m^2)	3,009	3,009	3,009	3,009
Sales per m^2 net (£)	£5,578	£6,189	£6,766	£7,804
Sales from Existing Floorspace (£)	£16,782,144	£18,619,849	£20,357,059	£23,479,955
INITIAL CAPACITY (£)	**£0**	**£647,103**	**£1,870,403**	**£4,459,175**
COMMITMENTS	**£12,507,152**	**£13,876,730**	**£15,171,413**	**£17,498,799**
RESIDUAL CAPACITY (£)	**-£12,507,152**	**-£13,229,627**	**-£13,301,010**	**-£13,039,624**
Sales per m^2 net in new shops (£)	£3,000	£3,329	£3,639	£4,197
Capacity for new floorspace (m^2 net)	**-4,169**	**-3,975**	**-3,655**	**-3,107**
Capacity for new floorspace (m^2 gross)	**-5,956**	**-5,678**	**-5,222**	**-4,438**

Notes

1. Projections as above
2. Commitments from Table 15

APPENDIX 4B - HIGH PEAK CAPACITY ANALYSIS

Table 5a - BUXTON BASELINE CAPACITY

COMPARISON GOODS				
	2013	**2018**	**2023**	**2031**
OVERALL Survey Derived Catchment Expenditure (£)	£62,532,942	£71,791,732	£82,823,067	£104,105,651
Existing (NET) Comparison Floorspace (m^2)	12,198	12,198	12,198	12,198
Sales per m^2 net (£)	£5,127	£5,688	£6,219	£7,173
Sales from Existing Floorspace (£)	£62,532,942	£69,380,523	£75,853,646	£87,490,054
RESIDUAL CAPACITY (£)	**£0**	**£2,411,209**	**£6,969,421**	**£16,615,597**
Sales per m^2 net in new shops (£)	£3,000	£3,329	£3,639	£4,197
Capacity for new floorspace (m^2 net)	**0**	**724**	**1,915**	**3,959**
Capacity for new floorspace (m^2 gross)	**0**	**1,035**	**2,736**	**5,655**

Notes

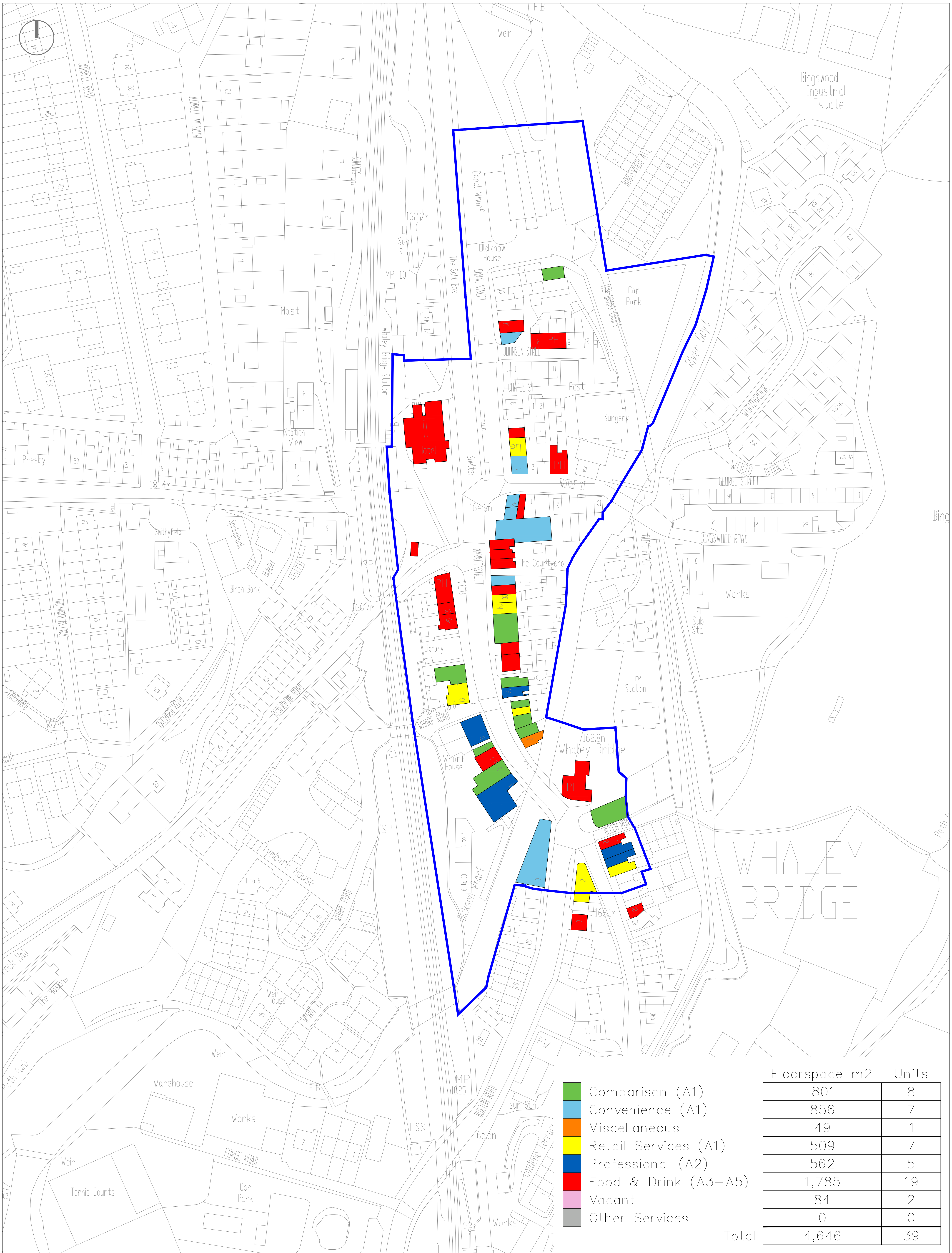
1. Expenditure Growth 2.8% p.a. (2013-2018) and 2.9% p.a. (2018-2026). Source Experian Retail Planner 10.1 (September 2012) and GVA Research
2. Growth in Sales (Floorspace Efficiency £ / m^2); 2.1% p.a. (2013-2018), 1.8% p.a. (2018-2026)
3. Gross to Net ratio for new floorspace capacity is 70%
4. New Shop Sales Density based on GVA professional judgement having regard to characteristics of the town centre

Table 5b - BUXTON BASELINE CAPACITY

COMPARISON GOODS				
	2013	**2018**	**2023**	**2031**
OVERALL Survey Derived Catchment Expenditure (£)	£62,532,942	£71,791,732	£82,823,067	£104,105,651
Existing (NET) Comparison Floorspace (m^2)	12,198	12,198	12,198	12,198
Sales per m^2 net (£)	£5,127	£5,688	£6,219	£7,173
Sales from Existing Floorspace (£)	£62,532,942	£69,380,523	£75,853,646	£87,490,054
INITIAL CAPACITY (£)	**£0**	**£2,411,209**	**£6,969,421**	**£16,615,597**
COMMITMENTS	**£1,013,200**	**£1,124,149**	**£1,229,031**	**£1,417,572**
RESIDUAL CAPACITY (£)	**-£1,013,200**	**£1,287,060**	**£5,740,390**	**£15,198,026**
Sales per m^2 net in new shops (£)	£3,000	£3,329	£3,639	£4,197
Capacity for new floorspace (m^2 net)	**-338**	**387**	**1,577**	**3,621**
Capacity for new floorspace (m^2 gross)	**-482**	**552**	**2,253**	**5,173**

Notes

1. Projections as above
2. Commitments from Table 15

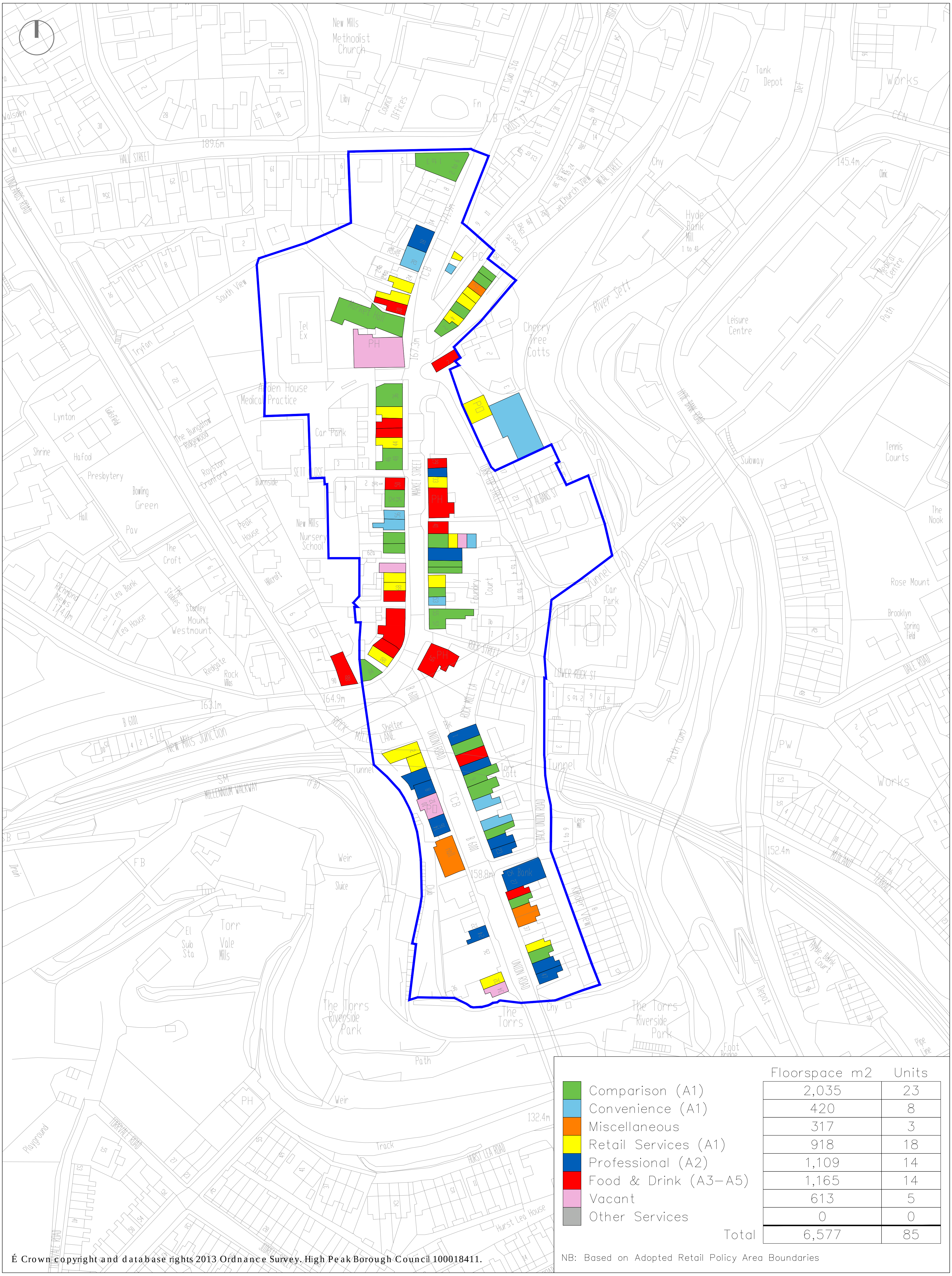


	Floorspace m2	Units
Comparison (A1)	801	8
Convenience (A1)	856	7
Miscellaneous	49	1
Retail Services (A1)	509	7
Professional (A2)	562	5
Food & Drink (A3–A5)	1,785	19
Vacant	84	2
Other Services	0	0
Total	4,646	39

NB: Based on Adopted Retail Policy Area Boundaries

High Peak/Staffordshire Moorlands Retail Study Update
Whaley Bridge
November 2013

GVA

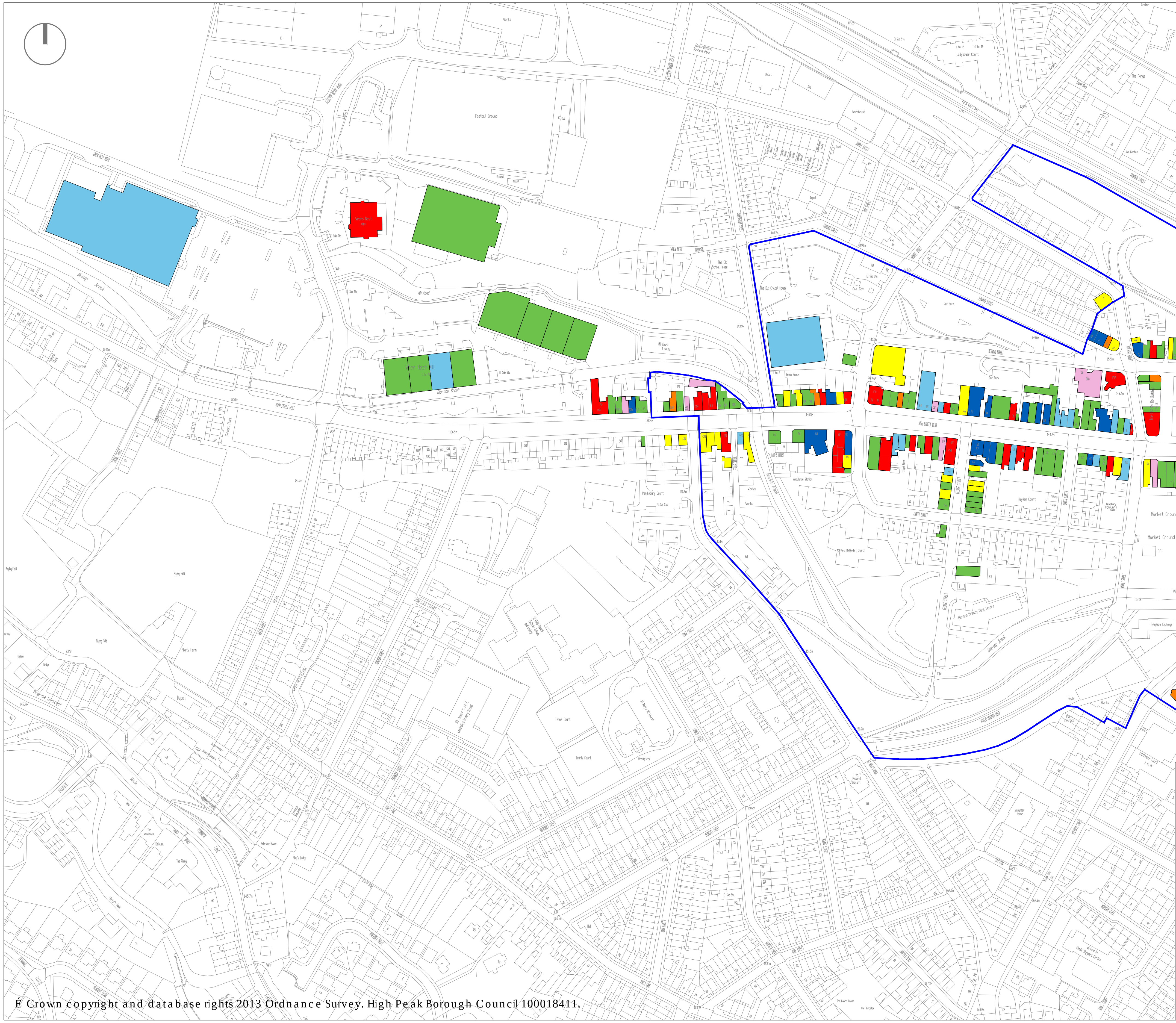


	Floorspace m2	Units
Comparison (A1)	2,035	23
Convenience (A1)	420	8
Miscellaneous	317	3
Retail Services (A1)	918	18
Professional (A2)	1,109	14
Food & Drink (A3–A5)	1,165	14
Vacant	613	5
Other Services	0	0
Total	6,577	85

NB: Based on Adopted Retail Policy Area Boundaries

High Peak/Staffordshire Moorlands Retail Study Update
New Mills
November 2013

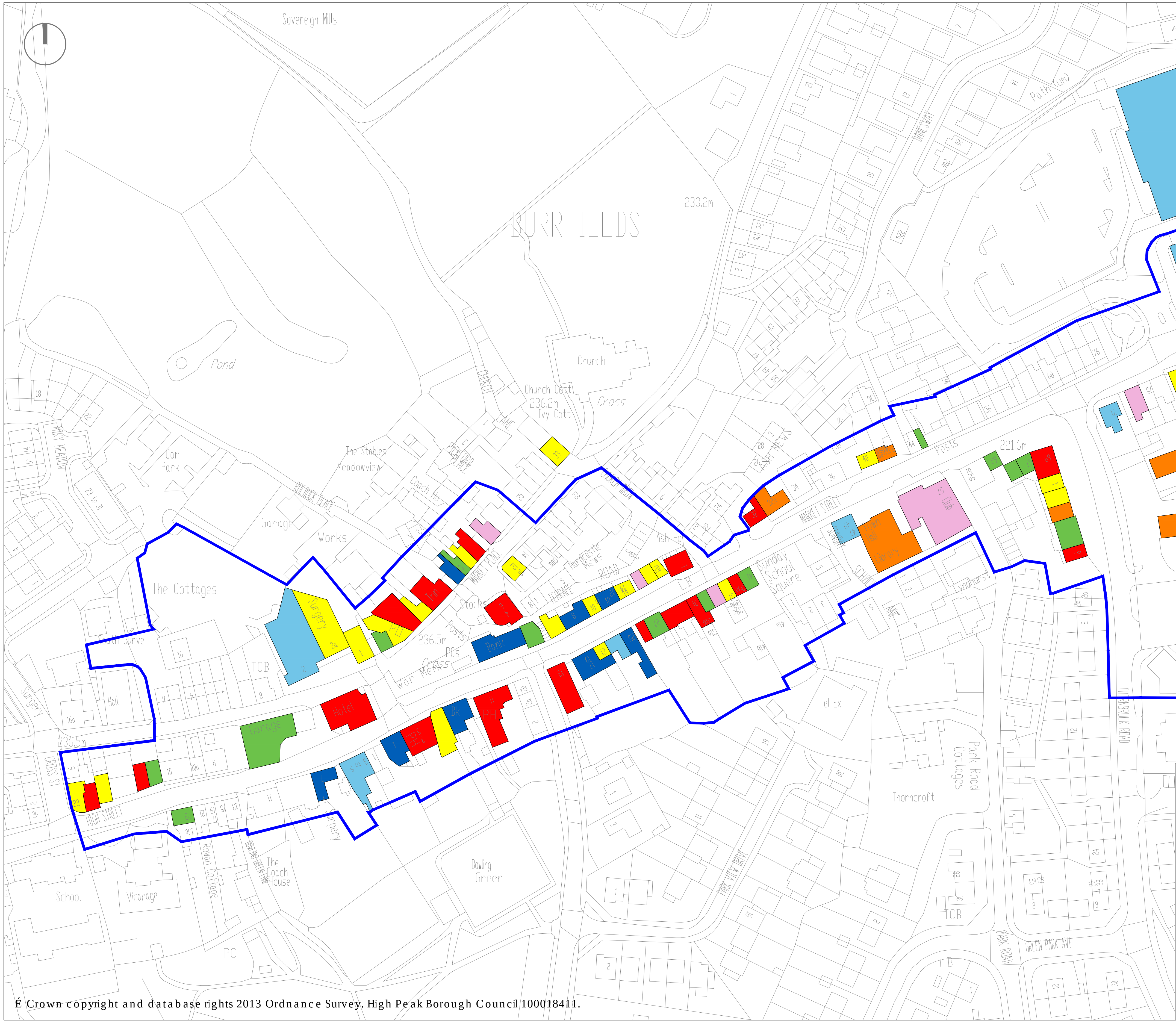
GVA



	Floorspace m2	Units
Comparison (A1)	6,508	74
Convenience (A1)	8,655	23
Miscellaneous	1,041	9
Retail Services (A1)	4,424	38
Professional (A2)	2,649	23
Food & Drink (A3–A5)	5,746	45
Vacant	2,849	15
Other Services	0	0
Total	31,872	227

NB: Based on Adopted Retail Policy Area Boundaries

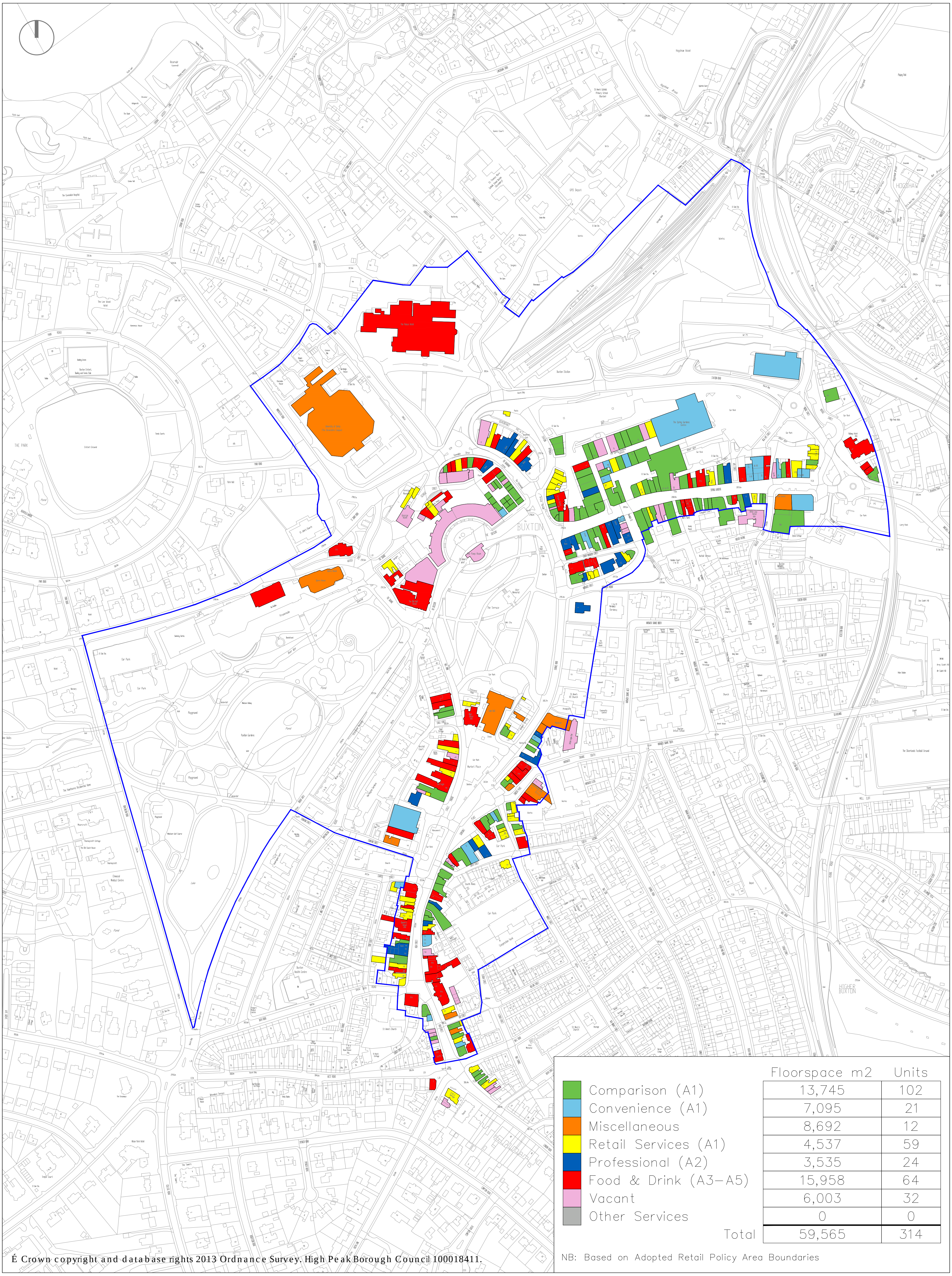
High Peak/Staffs Moorlands Retail Study Update
Glossop
November 2013



	Floorspace m2	Units
Comparison (A1)	965	14
Convenience (A1)	1,021	6
Miscellaneous	1,255	6
Retail Services (A1)	1,868	20
Professional (A2)	845	9
Food & Drink (A3–A5)	1,827	18
Vacant	657	5
Other Services	0	0
Total	8,438	78

NB: Based on Adopted Retail Policy Area Boundaries

High Peak/Staffs Moorlands Retail Study Update
Chapel-en-le-Frith
November 2013

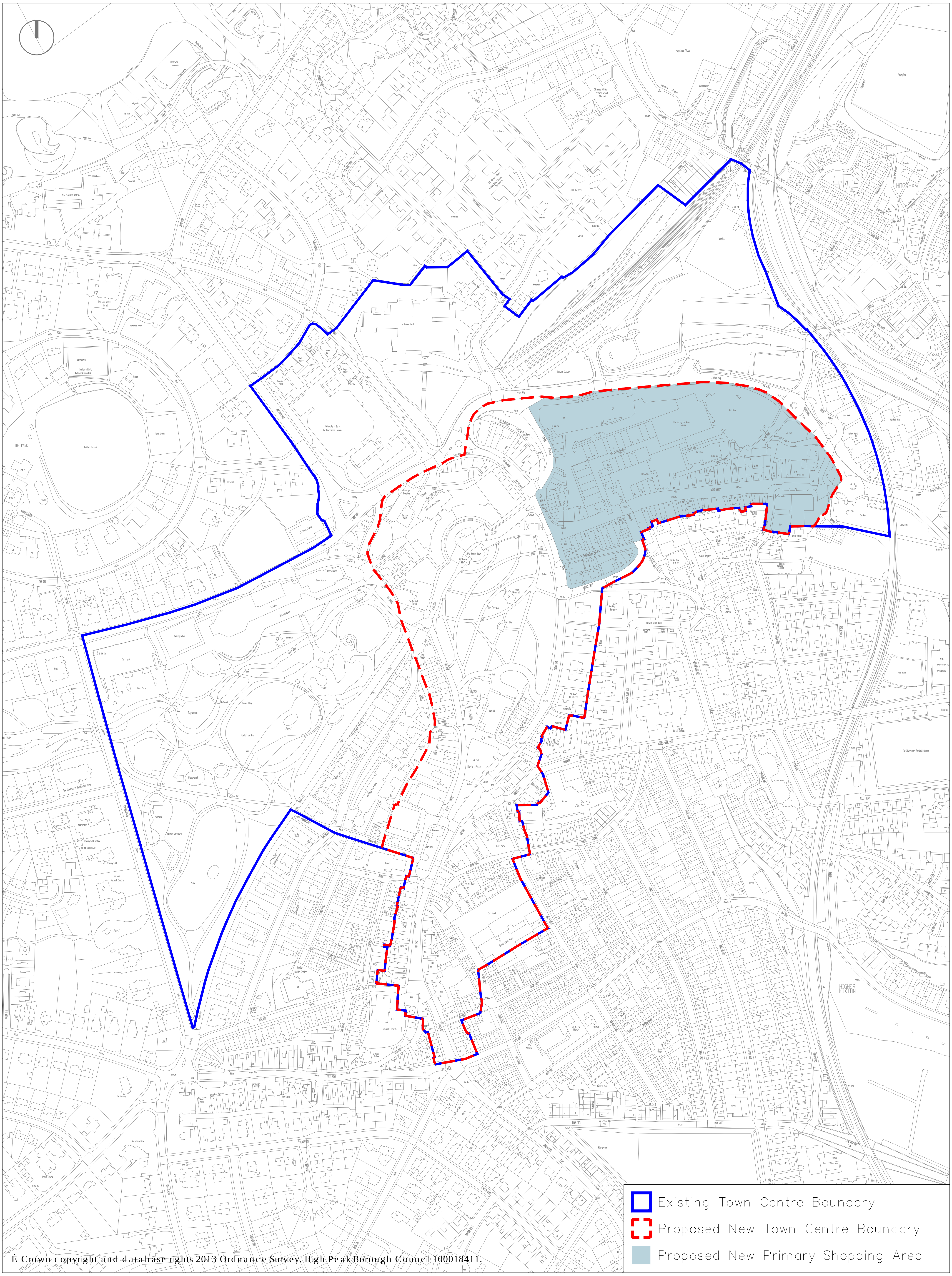


	Floorspace m2	Units
Comparison (A1)	13,745	102
Convenience (A1)	7,095	21
Miscellaneous	8,692	12
Retail Services (A1)	4,537	59
Professional (A2)	3,535	24
Food & Drink (A3–A5)	15,958	64
Vacant	6,003	32
Other Services	0	0
Total	59,565	314

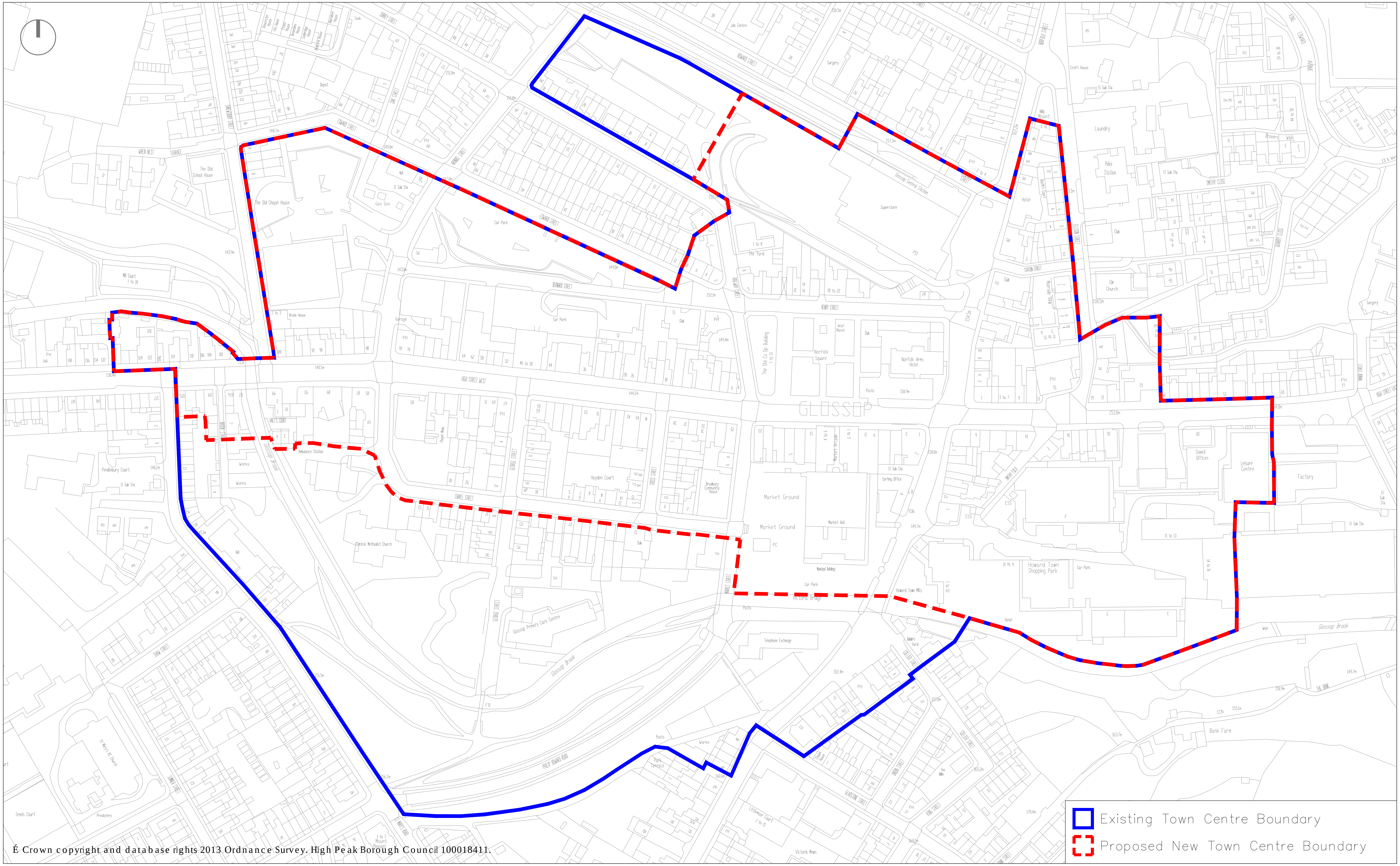
NB: Based on Adopted Retail Policy Area Boundaries

High Peak/Staffordshire Moorlands Retail Study Update
Buxton
November 2013

GVA



High Peak/Staffordshire Moorlands Retail Study Update
Buxton
August 2013



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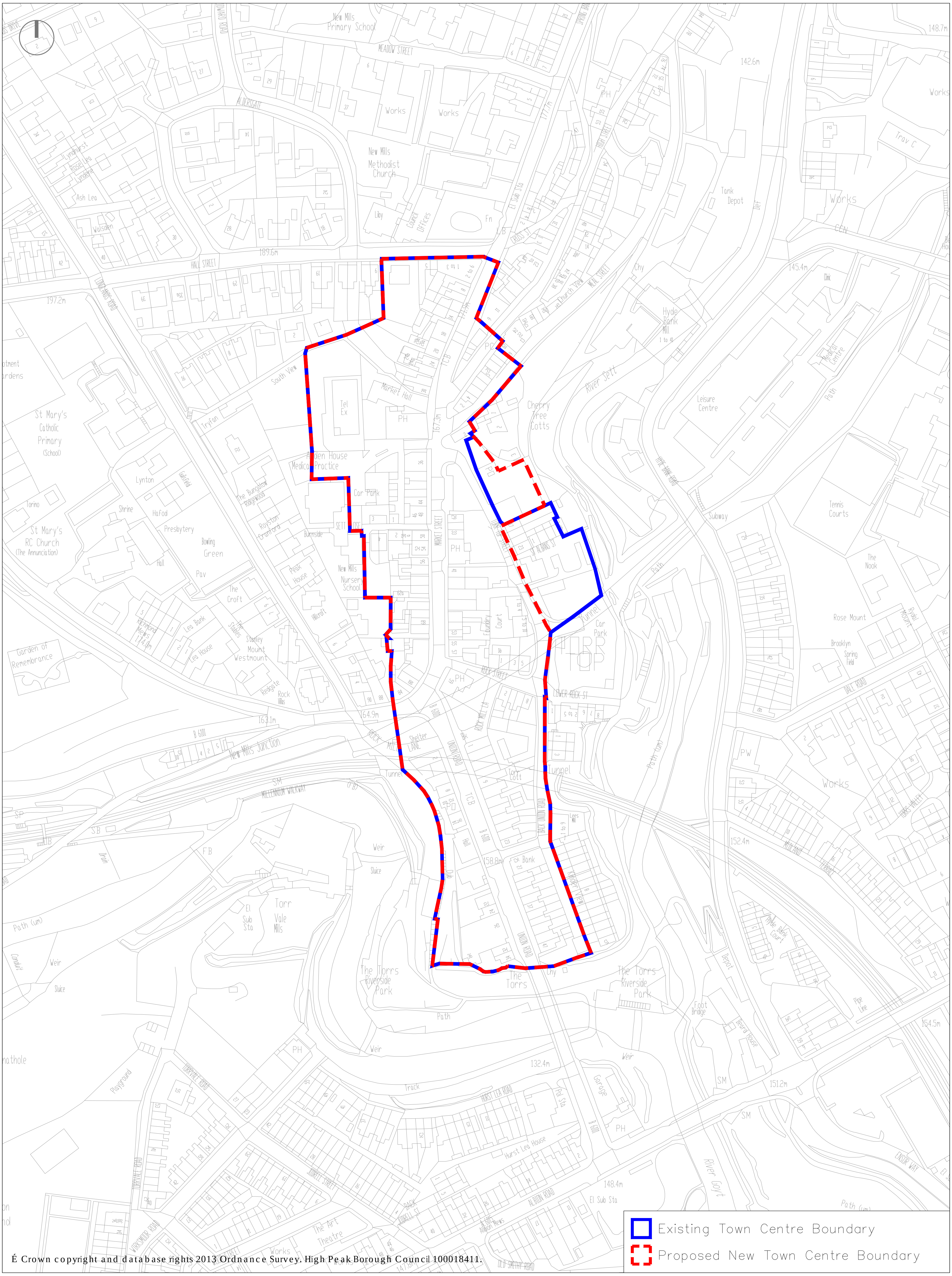
Glossop
August 2013



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New Mills
August 2013

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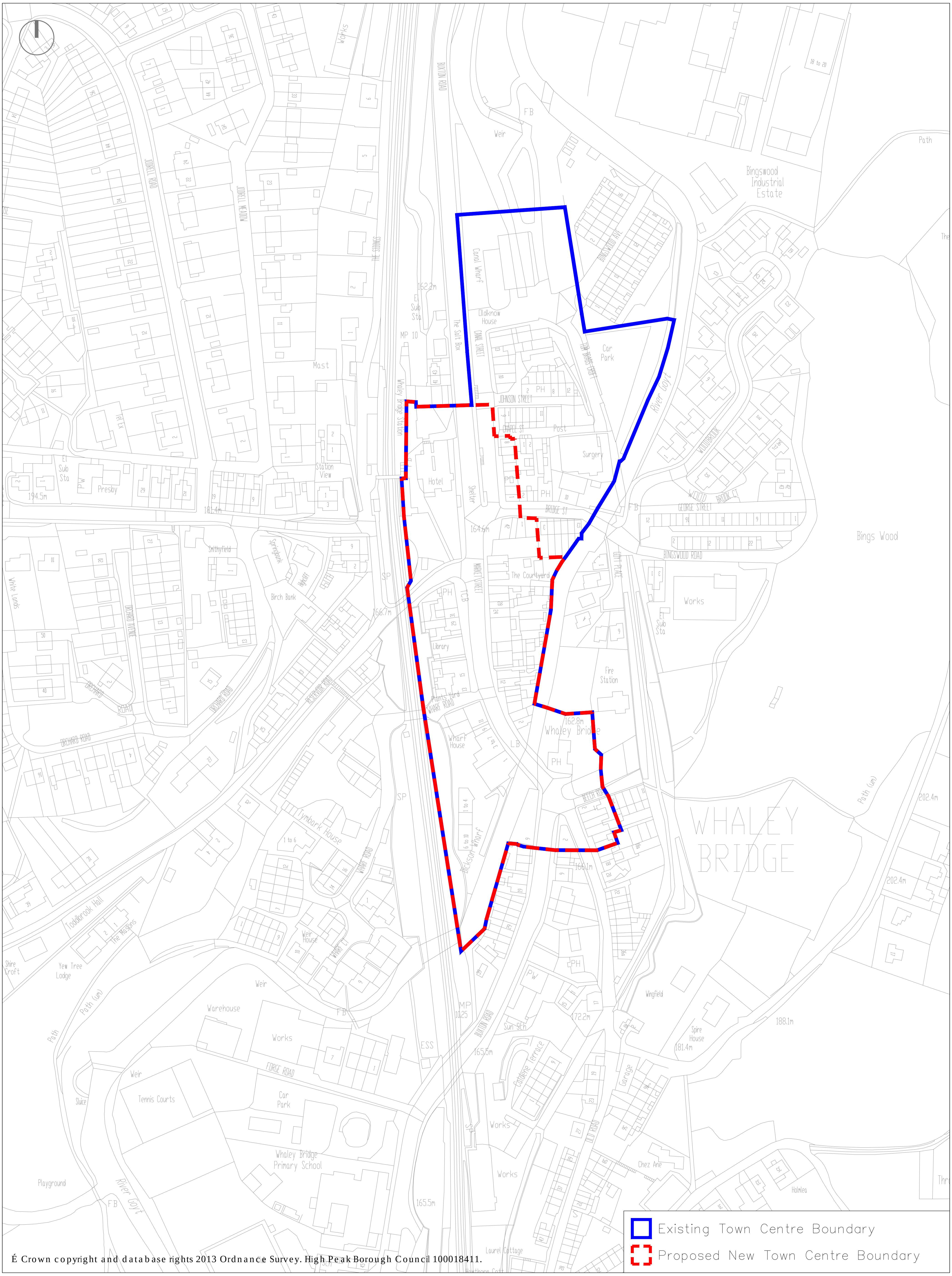
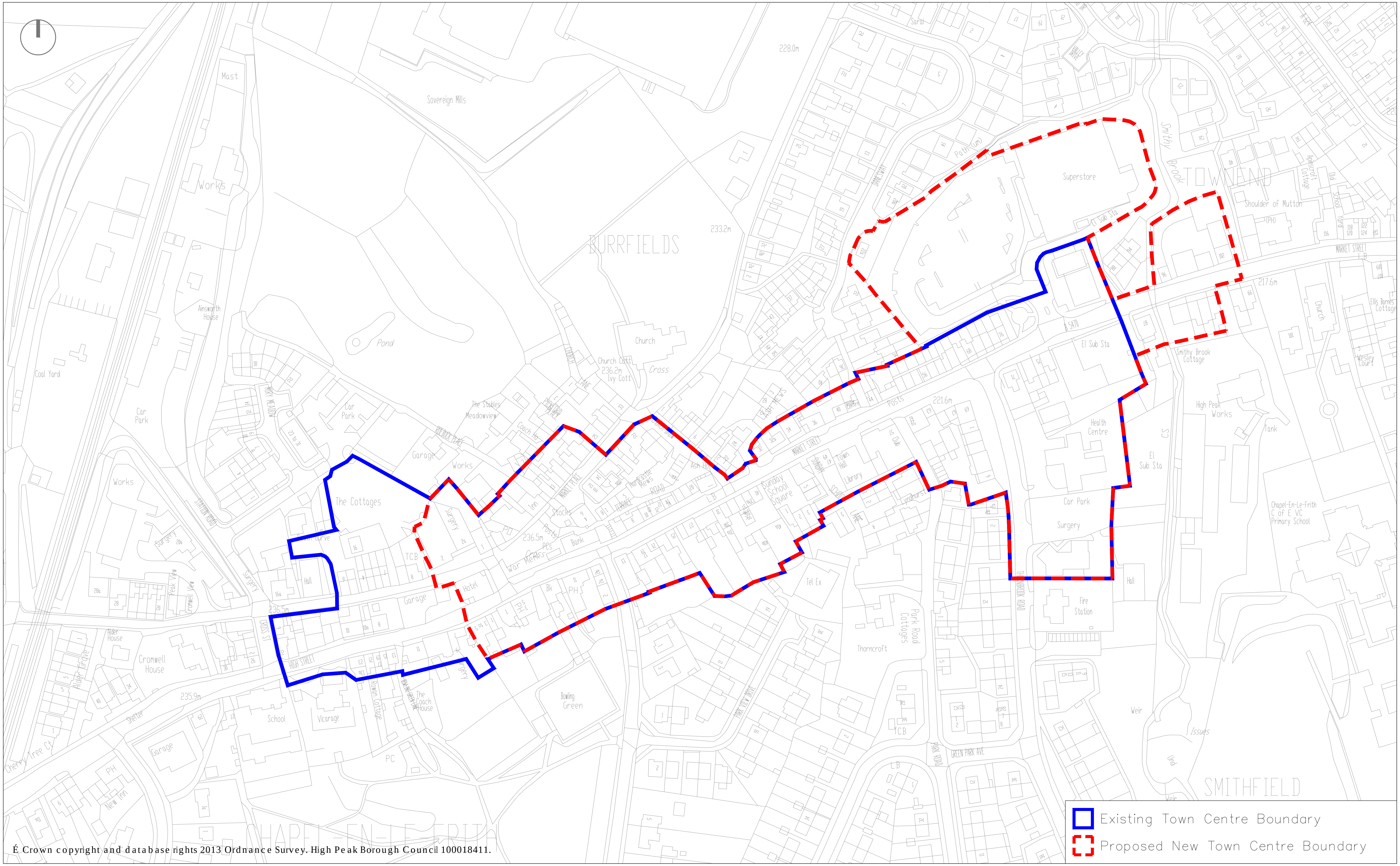


High Peak/Staffordshire Moorlands Retail Study Update
Whaley Bridge
August 2013



High Peak/Staffs Moorlands Retail Study Update
Chapel-on-le-Frith
August 2013