



Addendum Report

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Quantitative Retail Study Update Addendum Report

High Peak Borough Council &
Staffordshire Moorlands District Council

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CONTENTS

1.	INTRODUCTION.....	1
2.	RETAIL CAPACITY METHODOLOGY.....	2
3.	CAPACITY REVIEW.....	11

APPENDICES

APPENDIX 1 CATCHMENT PLAN

APPENDIX 2 CONVENIENCE ASSESSMENT

- A) POPULATION AND SPEND DATA
- B) MARKET SHARE ANALYSIS
- C) HIGH PEAK CAPACITY MODELLING
- D) STAFFS MOORLANDS CAPACITY MODELLING

APPENDIX 3 COMPARISON ASSESSMENT

- A) POPULATION AND SPEND DATA
- B) (NON-BULKY) COMPARISON MARKET SHARE ANALYSIS
- C) (BULKY) COMPARISON MARKET SHARE ANALYSIS

APPENDIX 4 CAPACITY ASSESSMENT

- A) OVERALL COMPARISON GOODS MARKET SHARE
- B) HIGH PEAK CAPACITY MODELLING ANALYSIS
- C) STAFFS MOORLANDS CAPACITY MODELLING ANALYSIS

1. INTRODUCTION

1.1 GVA was jointly appointed by High Peak and Staffordshire Moorlands Councils in June 2013 to prepare a quantitative retail study to establish current and future need for new retail floorspace to inform respective emerging Local Plans. The final study was published in October 2013.

1.2 Subsequent to the publication of the retail study, there have been a number of significant changes in baseline data which has prompted a requirement to update the quantitative capacity modelling exercise so as to provide the respective Councils with a robust evidence base. The main changes which inform this addendum report are as follows:

- **Experian Retail Planner (Briefing Note 11)** was published in late October 2013 and provides new growth projections (per capita, non-store trading¹ and sales (floorspace) efficiencies).
- **Experian Retail Planner (Micromarketer)** database was updated to provide access to new population and expenditure (per capita) estimates based on the 2011 Census² and the latest Living Costs and Food Survey.
- **Buxton STEAM Tourist Report** is available to quantify inflow expenditure from visitors to the town.
- **Foodstore Commitment**; a proposal for a new out-of-centre Aldi foodstore in Chapel-en-le-Frith³ (1,589 m² gross; 1,140 m² net sales) was approved in November 2013.

1.3 The respective updates have been made to the capacity modelling tables which are re-provided alongside this report (Appendices 1 – 3); the tables replace the 2013 Study. The next section sets out the changes in methodology arising from the new Experian data and the Buxton STEAM Tourist Report.

¹ Special Forms of Trading (SFT)

² The previous Experian Retail Planner database utilised to inform the October 2013 Retail Study was published on the 2001 Census and ONS projections.

³ LPA Application Reference HPK/2013/0484

2. RETAIL CAPACITY METHODOLOGY

- 2.1 The quantitative assessment adopts a conventional step-by-step methodology, drawing upon the results of the household telephone survey to understand existing shopping patterns and to model existing flows of available expenditure to the main retail destinations within the respective Council areas and the wider sub-region.
- 2.2 The latest methodology, data inputs and assumptions adopted in this update exercise are set out below so as to highlight the differences with the 2013 Study which was based on economic projections derived from Experian Retail Planner Briefing Note 10.1 (September 2012) and 2001 Census data.
- 2.3 It should be noted at the outset that there is no change in the market share figures utilised in the 2013 Study; the figures have been ‘rolled’ forward and applied against the latest population and expenditure figures detailed below so as to provide an up-to-date position on performance and thereafter need.

POPULATION

- 2.4 The population estimates and forecasts are derived from the *Experian Micromarketer* database. Whereas the 2013 Study was based on trend-line projections from the 2001 Census results, the new Experian database is based on the 2011 Census results.

	2013 STUDY			2014 ADDENDUM			POPULATION DIFFERENCE		
	2013	2018	2031	2013	2018	2031	2013	2018	2031
Catchment									
ZONE 1 - GLOSSOP	41,044	41,044	47,356	40,830	42,338	46,108	-214	+1,294	-1,248
ZONE 2 - HIGH PEAK CENT.	41,634	41,634	45,212	40,311	41,668	45,063	-1,323	+34	-149
ZONE 3 - PEAK DISTRICT CENT.	11,749	11,749	12,106	10,914	11,168	11,997	-835	-581	-109
ZONE 4 - BAKEWELL	9,332	9,332	9,495	8,832	8,991	9,610	-500	-341	+115
ZONE 5 - BUXTON	29,070	29,070	32,875	29,364	30,385	33,077	-294	+1,315	+202
ZONE 6 - LEEK NORTH	7,565	7,565	7,637	7,385	7,558	8,068	-180	-7	+431
ZONE 7 - LEEK	20,965	20,965	23,102	21,036	21,387	22,338	+71	+422	-764
ZONE 8 - LEEK SOUTH	30,735	30,735	31,529	31,816	32,479	34,171	+1,081	+1,744	+2,642
ZONE 9 - BIDDULPH	20,991	20,991	22,757	20,344	20,716	21,724	-647	-275	-1,033
ZONE 10 - CHEADLE	10,864	10,864	12,000	11,256	11,490	12,087	+392	+626	+87
ZONE 11 - CHEADLE OUTER	24,396	24,396	25,489	24,270	24,763	26,066	-126	+367	+577

- 2.5 The results show that has been notable changes between the baseline Experian population projections based on the 2001 and 2011 Census results.

STRATEGIC HOUSING GROWTH

- 2.6 A Strategic Housing Market Assessment (SHMA) is being completed as part of the emerging Local Plan evidence base. Whilst ordinarily the emerging evidence base should seek to adopt a common ('aligned') population source, Experian (ONS trend-line) projections have been utilised given that there is a fundamental difference in the geographical extent of the catchment areas defined for the respective exercises.
- 2.7 The use of postcode specific catchment zones within the retail study exercise is not replicated by the derivation of 'sub' local authority areas in the SHMA. Therefore, the robustness of seeking to align the respective evidence bases would be questionable.
- 2.8 The SHMA projections are currently being updated to reflect recent changes to the methodology. Therefore, on the basis of the above, the Experian projections are an appropriate baseline to underpin the quantitative retail assessment.

RESIDENT STUDENT POPULATION

- 2.9 The Experian Household and Population Estimates Data Profile Briefing Note, recently been published to accompany the new Retail Planner database⁴, confirms that students and school children in full-time education studying away from the family home are fully enumerated as resident at their term-time address; students are not 'counted' at their vacation (e.g. parents home) address. On this basis no additional uplift in population has been modelled as part of the update exercise.

EXPENDITURE

- 2.10 The latest *Experian Micromarketer* data (Briefing Note 11, October 2013) was used to provide estimates of per capita (person) expenditure on convenience and comparison goods in 2012 prices. The differences against the 2013 Study are summarised below.

⁴ Appendix 1 - Definitions

PER CAPITA EXPENDITURE

2.11 The latest *Experian Micromarketer* data is based on the latest Living Costs and Food Survey. The subsequent change in per capita expenditure figures between the respective study exercises is therefore summarised below.

Catchment	CONVENIENCE		COMPARISON	
	2013 STUDY (2013)	2014 ADDENDUM (2013)	2013 STUDY (2013)	2014 ADDENDUM (2013)
ZONE 1 - GLOSSOP	£1,960	£2,046	£2,951	£3,006
ZONE 2 - HIGH PEAK CENTRAL	£2,022	£2,247	£3,172	£3,533
ZONE 3 - PEAK DISTRICT CENT.	£2,092	£2,390	£3,172	£3,489
ZONE 4 - BAKEWELL	£2,098	£2,180	£2,952	£2,980
ZONE 5 - BUXTON	£1,934	£1,978	£2,752	£2,740
ZONE 6 – LEEK NORTH	£2,147	£2,466	£3,395	£3,781
ZONE 7 - LEEK	£1,911	£1,871	£2,782	£2,461
ZONE 8 – LEEK SOUTH	£1,968	£2,018	£2,980	£2,765
ZONE 9 - BIDDULPH	£1,863	£1,951	£2,822	£2,628
ZONE 10 - CHEADLE	£1,950	£1,954	£2,979	£2,669
ZONE 11 – CHEADLE OUTER	£1,993	£2,147	£3,049	£2,970

2.12 The results show that on the whole, expenditure per capita on both convenience and comparison goods have increased in the latest Experian projections. However, the difference in convenience goods is more pronounced than for comparison goods.

GROWTH PROJECTIONS

2.13 The latest *Experian Micromarketer* data (Briefing Note 11, October 2013) was used to provide estimates of per capita (person) expenditure on convenience and comparison goods in 2012 prices. The difference in expenditure growth projections

		2013-2018	2018-2023	2023-2031
2013 STUDY (EXPERIAN 10.1)	CONVENIENCE	0.5% p.a.	0.8% p.a.	0.8% p.a.
	COMPARISON	2.8% p.a.	2.9% p.a.	2.9% p.a.
2014 ADDENDUM (EXPERIAN 11)	CONVENIENCE	0.4% p.a.	0.9% p.a.	0.8% p.a.
	COMPARISON	2.8% p.a.	3.0% p.a.	2.9% p.a.

- 2.14 As the table shows, there are negligible changes in projections for both convenience and comparison goods over the emerging Local Plan period.

SPECIAL FORMS OF TRADING (SFTs)

- 2.15 The latest Experian projections of special forms of trading (e.g. expenditure not available to spend in the shops - primarily internet sales⁵) reflect a significant increase on the 2013 Study figures, as follows:

		2013	2018	2023	2031
2013 STUDY (EXPERIAN 10.1)	CONVENIENCE	2.3%	3.4%	4.2%	4.8%
	COMPARISON	10.7%	12.9%	15.6%	16.1%
2014 ADDENDUM (EXPERIAN 11)	CONVENIENCE	2.5%	3.8%	4.8%	5.4%
	COMPARISON	10.8%	14.5%	15.9%	15.9%

- 2.16 In comparative terms, there are only minor projected increases in recommended deductions for Special Forms of Trading (SFTs) for convenience goods over the emerging plan period; this is in part due to current logistical difficulties in servicing customer demand online (main retailers require physical space for 'click and collect' and can only grow home delivery through opening new physical space such as 'dark' stores⁶).
- 2.17 There are however more substantive deductions projected for comparison goods which reflect the longstanding trend for less expenditure to be physically available to spend in traditional centres / stores; this poses significant challenges to traditional 'bricks and mortar' retailing and town centres as a whole. Experian (Briefing Note 11) do however anticipate that internet sales growth will reduce in the longer term as much of the rapid expansion of internet market share has been driven by easily transferable sales items such

⁵ 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.

⁶ Dark Stores are large warehouses with interiors laid out like supermarkets so staff can walk around to compile orders (Class B8 warehouse and distribution use rather than Class A1 retail). They are not open to the general public.

as music, video and e-books. The market is beginning to mature and this will ultimately lead to slower sales growth in this sector.

SALES DENSITY IMPROVEMENTS

- 2.18 Experian (Retail Planner Briefing Note 11) currently anticipates that the scope for density increases for convenience goods is very limited in the medium term due to lower projected increases in sales and slower floorspace growth (e.g. reduction in new build and replacement of older inefficient space). The projections for comparison goods are significantly below historic levels due to the continuing trend towards modern, higher density stores and the demolition of older inefficient space.

		2013-2018	2018-2023	2023-2031
2013 STUDY (EXPERIAN 10.1)	CONVENIENCE	0.1% p.a.	0.2% p.a.	0.2% p.a.
	COMPARISON	2.1% p.a.	1.8% p.a.	1.8% p.a.
2014 ADDENDUM (EXPERIAN 11)	CONVENIENCE	0% p.a.	0% p.a.	0% p.a.
	COMPARISON	2.1% p.a.	2.0% p.a.	2.0% p.a.

- 2.19 There are extremely limited changes in projections. The most notable change is that Experian now project that the performance of existing convenience floorspace will not grow as anticipated in previous projections. GVA has therefore adopted a 'no growth' scenario for convenience sales densities.

AVAILABLE EXPENDITURE

- 2.20 On the basis of the changes in data inputs set out above, the overall expenditure pot which underpins the updated needs assessment is as follows:

CONVENIENCE GOODS

Catchment	2013 STUDY			2014 ADDENDUM			DIFFERENCE		
	2013	2018	2031	2013	2018	2031	2013	2018	2031
ZONE 1 - GLOSSOP	£78.6m	£78.6m	£100.5m	£81.4m	£87.1m	£104.0m	+£2.8m	+£8.5m	+£3.5m
ZONE 2 - HIGH PEAK CENT.	£82.2m	£82.2m	£99.0m	£88.3m	£94.2m	£111.7m	+£6.1m	+£12m	+£12.7m
ZONE 3 - PEAK DISTRICT CENT.	£24.0m	£24.0m	£27.4m	£25.4m	£26.8m	£31.6m	+£1.4m	+£2.8m	+£4.2m
ZONE 4 - BAKEWELL	£19.1m	£19.4m	£21.6m	£18.8m	£19.7m	£23.1m	-£0.3m	+£0.3m	+£1.5m
ZONE 5 - BUXTON	£54.9m	£57.7m	£68.8m	£56.6m	£60.5m	£72.2m	+£1.7m	+£2.8m	+£3.4m
ZONE 6 - LEEK NORTH	£15.9m	£16.1m	£17.5m	£17.6m	£18.8m	£21.9m	+£1.7m	+£2.7m	+£4.4m
ZONE 7 - LEEK	£39.1m	£40.8m	£47.8m	£38.4m	£40.3m	£46.1m	-£0.7m	-£0.5m	-£1.7m
ZONE 8 - LEEK SOUTH	£59.1m	£60.3m	£67.2m	£62.6m	£65.9m	£76.0m	+£3.5m	+£5.6m	+£8.8m
ZONE 9 - BIDDULPH	£38.2m	£39.7m	£45.9m	£38.7m	£40.7m	£46.7m	+£0.5m	+£1.0m	+£0.8m
ZONE 10 - CHEADLE	£20.7m	£21.7m	£25.3m	£21.4m	£22.6m	£26.0m	+£0.7m	+£0.9m	+£0.7m
ZONE 11 - CHEADLE OUTER	£47.5m	£48.7m	£55.0m	£50.8m	£53.5m	£61.7m	+£3.3m	+£4.8m	+£6.7m

2.21 It is clear from the comparative analysis that convenience expenditure capacity in the majority of catchment zones within the study area is projected to increase over the emerging plan period. The notable exception is the Leek catchment (survey zone 7); this is attributable to the associated decrease in expenditure per capita (based on lower spend in the latest Living Costs and Food Survey which informs Experian projections).

COMPARISON GOODS

Catchment	2013 STUDY			2014 ADDENDUM			DIFFERENCE		
	2013	2018	2031	2013	2018	2031	2013	2018	2031
ZONE 1 - GLOSSOP	£108.2m	£145.2m	£195.2m	£109.5m	£146.1m	£195.0m	+£1.3m	+£0.9m	-£0.2m
ZONE 2 - HIGH PEAK CENT.	£117.9m	£155.2m	£200.3m	£127.1m	£169.0m	£224.0m	+£9.2m	+£13.8m	+£23.7m
ZONE 3 - PEAK DISTRICT CENT.	£33.3m	£42.9m	£53.6m	£34.0m	£44.7m	£58.9m	+£0.7m	+£1.8m	+£5.3m
ZONE 4 - BAKEWELL	£24.6m	£31.6m	£39.2m	£23.5m	£30.8m	£40.3m	-£1.1m	-£0.8m	+£1.1m
ZONE 5 - BUXTON	£71.4m	£95.2m	£126.4m	£71.8m	£95.6m	£127.5m	+£0.4m	+£0.4m	+£1.1m
ZONE 6 - LEEK NORTH	£22.9m	£29.5m	£36.2m	£24.9m	£32.8m	£42.9m	+£2.0m	+£3.3m	+£6.7m
ZONE 7 - LEEK	£52.1m	£68.8m	£89.8m	£46.2m	£60.4m	£77.3m	-£5.9m	-£8.4m	-£12.5m
ZONE 8 - LEEK SOUTH	£81.8m	£105.9m	£131.2m	£78.5m	£103.1m	£132.9m	-£3.3m	-£2.8m	+£1.7m
ZONE 9 - BIDDULPH	£52.9m	£69.7m	£89.7m	£47.7m	£62.5m	£80.3m	-£5.2m	-£7.2m	-£9.4m
ZONE 10 - CHEADLE	£28.9m	£38.4m	£49.9m	£26.8m	£35.2m	£45.4m	-£2.1m	-£3.2m	-£4.5m
ZONE 11 - CHEADLE OUTER	£66.4m	£86.3m	£108.6m	£64.3m	£84.4m	£108.9m	-£2.1m	-£1.9m	+£0.3m

2.22 The table shows that aside from substantive growth in the High Peak Central and Leek North catchment zones (primarily attributable to increased spend per capita), overall expenditure capacity is either marginally above or below the original 2013 Study projections. The changes in capacity are primarily due to population changes and increasing deductions for non-store (SFT) trading.

TOURIST INFLOW

2.23 The total turnover of retail facilities in a particular settlement comprises expenditure from local (study area) residents plus expenditure from other sources such as tourists; Buxton is a particularly popular tourist destination.

2.24 Subsequent to preparation of the 2013 Study, a 2012 Buxton STEAM report⁷, which quantifies the local economic impact of tourism, has become available and therefore has been utilised to estimate the quantum of (inflow) expenditure that is spent in local shops within the town by tourists (either day visitors or stay overs).

2.25 The STEAM report sets out the following estimates of tourist expenditure on shopping and food & drink goods in the Buxton area in 2012 (Table 10, Appendix 2c):

	2013	2018	2031
FOOD & DRINK	£12.24m	£12.16m	£13.82m
SHOPPING	£14.75m	£15.1m	£16.8m

2.26 In order that this total expenditure can be used as an input into the estimates of convenience and comparison floorspace capacity, the following is relevant:

- **GROWTH PROJECTIONS;** tourist expenditure is projected forward in accordance with residential expenditure growth rates.
- **APPORTIONMENT OF EXPENDITURE;** the STEAM report identifies expenditure on a centre rather than individual shop basis; there is consequently no fine grain analysis of where the tourist expenditure is physically spent. Consequently, the relevant expenditure figures identified are applied on an overall centre basis (i.e. town centre, edge and out-of-centre provision combined).

⁷ Scarborough Tourism Economic Activity Monitor

- **DEFINITIONS OF VISITOR;** STEAM defines visitors on the following basis:
 - **Day Visitors;** those visiting from a home location of not less than 3 hours outside of normal resident address; those by persons residing within the district making day visits within that district; and leisure day visits by those staying for a minimum of three hours without spending the night away from normal residence.
 - **Staying Visitors;** those staying in serviced (hotels, guest houses and B&Bs), non-serviced (camping / self-catering) and with friends and friends.
- **FOOD & DRINK;** the headline expenditure pot comprises spend by both day visitors and staying visitors. However, this type of expenditure is not solely directed to convenience shops and also covers visits to eating and drinking establishments. The following split in the respective food & drink expenditure figures for day and staying visitors has therefore been applied to accurately quantify the amount of spend directed to convenience shops:
 - **Day Visitors;** the amount of food & drink expenditure spent in convenience shops and eating and drinking establishments within the town has been split on an 12.5% / 87.5% basis to reflect the findings of the Great Britain Day Visitor Survey which identifies that the larger proportion of expenditure is spent in eating and drinking establishments.
 - **Staying Visitors;** given the availability of non-serviced accommodation (e.g. self-catering) in the locality, the amount of food & drink expenditure spent in convenience shops and eating and drinking establishments within the town has been split on a higher 19% / 81% basis; this is based on STEAM advice with reference to the Great Britain Tourist Survey.
- **SHOPPING;** STEAM confirm that there is no overarching definition of this expenditure category (e.g. convenience or non-food comparison). It is however acknowledged that the majority of this expenditure relates to non-food and 'specialist' shopping given the questionnaire template adopted to inform the STEAM economic impact report.

2.27 With respect to the quantum of 'shopping' expenditure likely to be directed to convenience provision within Buxton, GVA adjudge that 5% of the overall shopping expenditure figure is appropriate given that:

- There is an extremely limited non-serviced accommodation offer within Buxton; the main visitor types are day visitors or those staying within serviced accommodation. Therefore, given that the food & drink expenditure spent by day visitors has already been established, the associated proportion of shopping expenditure within convenience stores is therefore likely to be a minor proportion as most visitors in serviced accommodation are likely to be partially or wholly catered for or will adopt the same spending patterns as day visitors in terms of predominantly eating out.
- The significant geographical extent (relative isolation) of the Buxton catchment and the relatively high drive-times from the town reduces the attractiveness and practicality of undertaking convenience based shopping (main food or top-up).
- There is no sufficient (regionally) distinction in the quality of the convenience offer within Buxton; it is predominantly characterised by national multiple retailers with few quality independents.

2.28 It is highly unlikely in GVA's view that visitors would dedicate any significant proportion of their visit or expenditure on convenience based shopping; the majority of shopping expenditure is in our view likely to be dedicated to non-food shopping.

2.29 Taking all of these definitions and assumptions into account, the impact of tourist inflow on the capacity need projections for Buxton is set out in the quantitative tables at Appendix 2c.

3. CAPACITY REVIEW

3.1 The revised quantitative capacity tables are set out in the attached appendices. However, for ease of reference, the updated figures (gross floorspace; post commitments and overtrading re-assignment) are set out below for comparative purposes.

A) BASELINE CAPACITY

CONVENIENCE GOODS

Settlement	2013 STUDY			2014 ADDENDUM			DIFFERENCE		
	2013	2018	2031	2013	2018	2031	2013	2018	2031
GLOSSOP	1,555 m ²	1,715 m ²	2,360 m ²	1,485 m ²	1,650 m ²	2,605 m ²	-70 m ²	-65 m ²	+245 m ²
HIGH PEAK CENTRAL	350 m ²	485 m ²	1,045 m ²	-50 m ²	95 m ²	945 m ²	-400 m ²	-390 m ²	-100 m ²
BUXTON	1,425 m ²	1,580 m ²	2,200 m ²	2,045 m ²	2,210 m ²	3,160 m ²	+620 m ²	+630 m ²	+960 m ²
LEEK	-440 m ²	-255 m ²	500 m ²	-440 m ²	-250 m ²	850 m ²	-	+5 m ²	+350 m ²
BIDDULPH	NIL	60 m ²	305 m ²	NIL	60 m ²	415 m ²	-	NIL	+110 m ²
CHEADLE	940 m ²	1,020 m ²	1,335 m ²	1,095 m ²	1,175 m ²	1,650 m ²	+155 m ²	+155 m ²	+315 m ²

3.2 As the table shows, aside from Buxton where a quantum of tourist inflow has been applied, there are limited changes in need requirements over the emerging plan period. The recently approved out-of-centre Aldi foodstore (1,589 m² gross; 1,140 m² net sales) at Chapel-en-le-Frith within the High Peak Central catchment further reduces the quantitative need arising over the emerging plan period. The implications of the updated assessment are fully considered in the following chapter.

COMPARISON GOODS

Settlement	2013 STUDY			2014 ADDENDUM			DIFFERENCE		
	2013	2018	2031	2013	2018	2031	2013	2018	2031
GLOSSOP	NIL	780 m ²	4,315 m ²	-510 m ²	300 m ²	3,585 m ²	-510 m ²	-480 m ²	-730 m ²
HIGH PEAK CENT.	-5,955 m ²	-5,680 m ²	-4,440 m ²	-4,480 m ²	-4,155 m ²	-2,915 m ²	+1,475 m ²	+1,525 m ²	+1,525 m ²
BUXTON	-480 m ²	550 m ²	5,175 m ²	5,120 m ²	5,470 m ²	8,680 m ²	+4,640 m ²	+4,920 m ²	+3,505 m ²
LEEK	-3,285 m ²	-2,410 m ²	1,500 m ²	-3,285 m ²	-2,465 m ²	935 m ²	-	-55 m ²	-565 m ²
BIDDULPH	NIL	780 m ²	4,315 m ²	NIL	810 m ²	4,080 m ²	-	+30 m ²	-235 m ²
CHEADLE	NIL	235 m ²	1,275 m ²	NIL	220 m ²	1,105 m ²	-	-15 m ²	-170 m ²

- 3.3 Again as with convenience goods, there is minimal change in quantitative need aside from the Buxton (uplift arising from tourist inflow) and High Peak Central (finer grain analysis of likely (dissipated) trade draw of commitments such as Hog’s Yard non-food retail units within the catchment).

B) STRATEGIC IMPLICATIONS

- 3.4 On the basis of the updated population, expenditure, tourist inflow (Buxton only) and planning commitments, the recommended strategy is as follows:

HIGH PEAK

- **GLOSSOP**; whilst there is additional expenditure growth identified over the emerging plan period, there is no change in respect of the 2013 Study recommended strategy. There remains no overriding quantitative or qualitative need for new convenience or comparison retail provision in the town.
- **HIGH PEAK CENTRAL**; the recent grant of planning permission for a new out-of-centre Aldi store in Chapel-en-le-Frith further reduces the quantitative capacity to support new provision in the catchment. However, there remains a ‘location-specific’ need for a new foodstore in New Mills to address the existing spatial deficiency in provision. Given existing commitments, there is no need for additional non-food retail.
- **BUXTON (CONVENIENCE)**; whilst there is additional expenditure growth identified over the emerging plan period, including application of appropriate tourist inflow, there is no change in respect of the 2013 Study recommended strategy for either convenience or comparison goods.

Although the update study identifies additional quantitative capacity for convenience goods over the emerging plan period, it is GVA’s view that the case for allocating a new sequentially preferable site to accommodate a new mainstream foodstore in the town remains marginal given:

- The relative under-performance of convenience provision in the town centre (Waitrose at near benchmark, all other stores below).
- The lack of qualitative need for new convenience provision given the breadth of provision in the town. There is no lack of choice or competition given the higher order provision (Waitrose and M&S), mainstream provision (Morrison’s), discounters

(Aldi), frozen specialists (Iceland) as well as local independents and c-format stores catering for top-up needs (Co-Op, Tesco Express, Sainsbury's Local etc.).

- The reliance on diversion of all overtrading surplus from Aldi and also tourist inflow to generate more substantive quantitative capacity in the short to medium term phase of the emerging plan period (relative to the 2013 Study findings).
- There is no real scope for market share enhancement and therefore a new foodstore effectively reduces the existing quantum of expenditure available to support existing provision.

Whilst a new mainstream foodstore in closer proximity to the town centre may generate additional benefits such as encouraging more linked trips and increased activity, it remains GVA's view that there are no overriding grounds for the Council to allocate a new site over the early to mid-phase of the emerging plan.

- **BUXTON (COMPARISON)**; the application of a significant quantum of tourist (inflow) expenditure has generated a significant increase in quantitative need identified over the emerging plan period. It is likely given the existing provision in the town that a significant quantum of this inflow expenditure is directed towards specialist shopping rather than mainstream comparison provision. Therefore, despite this overall uplift in available expenditure, it remains our view that there is no overriding need for the Council to proactively plan for new comparison retail floorspace in the town over the short to mid-term phase of the emerging plan period.

STAFFS MOORLANDS

- **BIDDULPH**; there remains no change to the 2013 Study recommendations.
- **LEEK**; there remains no change to the 2013 Study recommendations.
- **CHEADLE**; there remains no change to the 2013 Study recommendations.

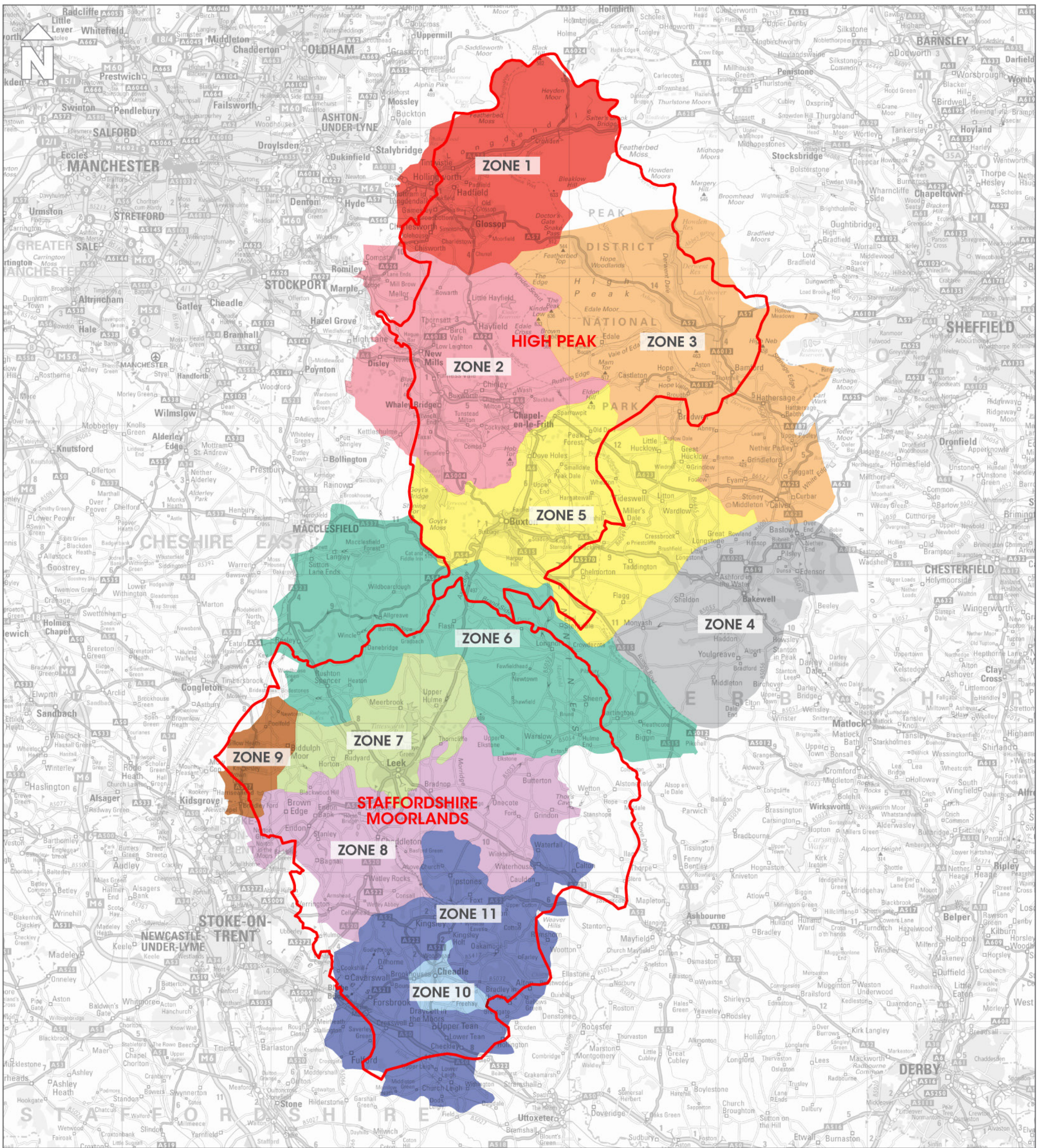
- 3.5 Ultimately, the study exercise is a 'point in time' assessment and the respective Council's should endeavour to update their respective evidence bases at appropriate times through the emerging plan period (to 2031).

PLANNING FOR NEW LOCAL / NEIGHBOURHOOD CENTRES

- 3.6 Following the advent of NPPF there is no formal definition of what comprises a 'local centre' within national policy; the only definition of what comprises a 'local centre' is provided in the now cancelled PPS4 guidance (Annex B), as follows:

‘a range of small shops of a local nature, serving a small catchment. Typically a local centre might include, amongst other shops, a small supermarket, a newsagent, a sub-post office and a pharmacy. Other facilities could include a takeaway and a laundrette’.

- 3.7 In order to ensure that future proposed new local centres associated with large strategic residential sites predominantly serve local needs and do not function as retail destinations which could compete with existing provision in defined town centres, it is important that:
- The potential quantitative needs likely to be generated by proposed new residential provision are established; and
 - An appropriate policy framework is constructed so as to ensure that new provision solely serves local needs.
- 3.8 The expenditure capacity arising from a planned strategic housing site allocation can be established by calculating the resident population (based on average household size) and applying an appropriate expenditure (per capita) figure. It is however difficult to quantify the need for (Class A1) retail service uses (hairdressers, dry cleaners etc.), Class A2 premises (bookmakers, banks etc.), Class A3 / A5 outlets (i.e. takeaway outlet) and possibly a doctor’s surgery and dentist (depending on PCT requirements).
- 3.9 Therefore, it is recommended that the Council should consider the following when constructing future site-specific policies for new local centres as part of new large / strategic residential developments:
- **Convenience Floorspace;** the maximum Class A1 convenience floorspace within the scheme should be specified.
 - **Range of Uses;** the range of uses (Classes A1 – A5, D1 etc.) which would create a viable local centre offer should be set out.
 - **Maximum Unit Size;** the maximum floorspace (square metres gross) size for an individual unit should be specified so as to ensure that large units are not created.
 - **Phasing;** policy should set out the quantum of residential development which should be constructed prior to commencement of trading so as to ensure that the local centre does not come forward in advance of the residential it is intended to serve.
- 3.10 The headline policy framework would enable the Council to control the nature of local centre provision that comes forward whilst enabling a viable scheme to emerge and respond to commercial market interest.
-



- | | | |
|--|--|---|
|  DISTRICT BOUNDARIES |  ZONE 4 - BAKEWELL
DE45 1 |  ZONE 8 - LEEK SOUTH
ST6 8, ST9 0, ST9 9, ST13 7 |
|  ZONE 1 - GLOSSOP
SK13 0, SK13 1-2, SK13 5-8, SK14 6, SK14 8 |  ZONE 5 - BUXTON
SK17 6-9 |  ZONE 9 - BIDDULPH
ST8 6-7 |
|  ZONE 2 - HIGH PEAK
SK6 5, SK12 2, SK22 1-4, SK23 0, SK23 6-7, SK23 9 |  ZONE 6 - LEEK NORTH
SK11 0, SK17 0 |  ZONE 10 - CHEADLE
ST10 1 |
|  ZONE 3 - PEAK DISTRICT CENTRAL
S32 1-5, S33 0, S33 6-9 |  ZONE 7 - LEEK
ST13 5-6, ST13 8 |  ZONE 11 - CHEADLE OUTER
ST10 2-4, ST11 9 |

High Peak/Staffs Moorlands Retail Study Update Proposed Catchment Plan



RETAIL STUDY UPDATE (2014 ADDENDUM)

APPENDIX 2A - CONVENIENCE CAPACITY ASSESSMENT (OVERALL CATCHMENT)

TABLE 1 - SURVEY AREA POPULATION FORECASTS

SURVEY ZONE	2012	2013	2018	2023	2031
ZONE 1 - GLOSSOP	40,521	40,830	42,338	43,830	46,108
ZONE 2 - HIGH PEAK CENTRAL	40,039	40,311	41,668	43,014	45,063
ZONE 3 - PEAK DISTRICT CENTRAL	10,868	10,914	11,168	11,489	11,997
ZONE 4 - BAKEWELL	8,808	8,832	8,991	9,225	9,610
ZONE 5 - BUXTON	29,157	29,364	30,385	31,439	33,077
HIGH PEAK TOTAL	129,393	130,251	134,550	138,997	145,855
ZONE 6 - LEEK NORTH	7,354	7,385	7,558	7,746	8,068
ZONE 7 - LEEK	20,967	21,036	21,387	21,757	22,338
ZONE 8 - LEEK SOUTH	31,690	31,816	32,479	33,141	34,171
ZONE 9 - BIDDULPH	20,274	20,344	20,716	21,128	21,724
ZONE 10 - CHEADLE	11,219	11,256	11,490	11,742	12,087
ZONE 11 - CHEADLE OUTER	24,177	24,270	24,763	25,277	26,066
STAFFS MOORLANDS TOTAL	115,681	116,107	118,393	120,791	124,454
OVERALL TOTAL	245,074	246,358	252,943	259,788	270,309

POP GROWTH 2013 - 2031
5,278
4,752
1,083
778
3,713
15,604
683
1,302
2,355
1,380
831
1,796
8,347
23,951

POPULATION GROWTH (%)		
2013-2018	2013-2023	2013-2031
3.7%	7.3%	12.9%
3.4%	6.7%	12.5%
2.3%	5.3%	10.4%
1.8%	4.4%	9.1%
3.5%	7.1%	13.4%
2.3%	4.9%	9.7%
1.7%	3.4%	6.5%
2.1%	4.2%	7.8%
1.8%	3.9%	7.2%
2.1%	4.3%	7.7%
2.0%	4.1%	7.8%

Source: Experian Retail Planner Report (Summary Demographics; 2011 Census - ONS Projections)

TABLE 2 - CONVENIENCE EXPENDITURE PER CAPITA FORECASTS, 2012 - 2031

SURVEY ZONE	2012	2012	2013	2013	2018	2018	2023	2023	2031	2031
	(£)	Minus SFT (£)	(£)	Minus SFT (£)	(£)	Minus SFT (£)	(£)	Minus SFT (£)	(£)	Minus SFT (£)
ZONE 1 - GLOSSOP	£2,058	£2,015	£2,046	£1,995	£2,139	£2,058	£2,237	£2,130	£2,385	£2,256
ZONE 2 - HIGH PEAK CENTRAL	£2,261	£2,214	£2,247	£2,191	£2,350	£2,261	£2,458	£2,340	£2,620	£2,478
ZONE 3 - PEAK DISTRICT CENTRAL	£2,404	£2,354	£2,390	£2,330	£2,499	£2,404	£2,614	£2,488	£2,786	£2,635
ZONE 4 - BAKEWELL	£2,193	£2,147	£2,180	£2,125	£2,280	£2,193	£2,384	£2,270	£2,541	£2,404
ZONE 5 - BUXTON	£1,990	£1,948	£1,978	£1,929	£2,069	£1,990	£2,163	£2,060	£2,306	£2,181
ZONE 6 - LEEK NORTH	£2,481	£2,429	£2,466	£2,404	£2,579	£2,481	£2,697	£2,568	£2,875	£2,720
ZONE 7 - LEEK	£1,882	£1,842	£1,871	£1,824	£1,956	£1,882	£2,046	£1,948	£2,181	£2,063
ZONE 8 - LEEK SOUTH	£2,030	£1,987	£2,018	£1,967	£2,110	£2,030	£2,207	£2,101	£2,352	£2,225
ZONE 9 - BIDDULPH	£1,963	£1,922	£1,951	£1,902	£2,041	£1,963	£2,134	£2,032	£2,275	£2,152
ZONE 10 - CHEADLE	£1,966	£1,925	£1,954	£1,905	£2,044	£1,966	£2,137	£2,035	£2,278	£2,155
ZONE 11 - CHEADLE OUTER	£2,160	£2,115	£2,147	£2,093	£2,245	£2,160	£2,348	£2,236	£2,503	£2,368

Notes

1. Expenditure per Capita Forecasts derived from Experian Retail Planner (Fine Expenditure) Report: All Expenditure Figures given in 2012 Prices
2. Growth in per capita retail expenditure for Convenience Goods (Source: - Experian Retail Planner Briefing Update 11 (October 2013))

	2012-2013	2013-2018	2018-2023	2023-2031
Convenience Goods	-0.6%	0.4%	0.9%	0.8%

3. Deductions for Special Forms of Trading (SFT) (Source: - Experian Retail Planner Briefing Update 11 (October 2013))

	2012	2013	2018	2023	2031
Convenience Goods	2.1%	2.5%	3.8%	4.8%	5.4%

TABLE 3 - Convenience Expenditure Growth, 2012 - 2031

SURVEY ZONE	2012	2013	2018	2023	2031
	(£)	(£)	(£)	(£)	(£)
ZONE 1 - GLOSSOP	£81,640,981	£81,435,872	£87,135,072	£93,358,064	£104,014,790
ZONE 2 - HIGH PEAK CENTRAL	£88,627,087	£88,331,404	£94,215,098	£100,657,326	£111,684,808
ZONE 3 - PEAK DISTRICT CENTRAL	£25,578,012	£25,427,837	£26,848,941	£28,585,888	£31,614,081
ZONE 4 - BAKEWELL	£18,910,309	£18,771,055	£19,718,048	£20,938,232	£23,101,249
ZONE 5 - BUXTON	£56,803,959	£56,631,660	£60,468,557	£64,752,538	£72,152,707
HIGH PEAK TOTAL	£271,560,349	£270,597,828	£288,385,716	£308,292,047	£342,567,635
ZONE 6 - LEEK NORTH	£17,862,123	£17,756,946	£18,752,144	£19,890,205	£21,941,489
ZONE 7 - LEEK	£38,631,236	£38,368,408	£40,251,936	£42,379,285	£46,082,639
ZONE 8 - LEEK SOUTH	£62,979,755	£62,593,987	£65,934,995	£69,630,040	£76,037,384
ZONE 9 - BIDDULPH	£38,962,107	£38,703,269	£40,667,127	£42,925,334	£46,744,825
ZONE 10 - CHEADLE	£21,593,366	£21,446,607	£22,590,239	£23,892,444	£26,048,066
ZONE 11 - CHEADLE OUTER	£51,125,651	£50,805,944	£53,490,209	£56,508,564	£61,716,542
STAFFS MOORLANDS TOTAL	£231,154,239	£229,675,161	£241,686,650	£255,225,872	£278,570,944
TOTAL (OVERALL CATCHMENT)	£502,714,588	£500,272,989	£530,072,367	£563,517,920	£621,138,579

EXPENDITURE GROWTH (£)			
2012 - 2013	2013 - 2018	2013-2023	2013-2031
-£205,110	£5,699,201	£11,922,192	£22,578,918
-£295,683	£5,883,694	£12,325,922	£23,353,404
-£150,175	£1,421,104	£3,158,051	£6,186,244
-£139,254	£946,992	£2,167,176	£4,330,193
-£172,299	£3,836,897	£8,120,878	£15,521,047
-£962,521	£17,787,888	£37,694,219	£71,969,807
-£105,178	£995,199	£2,133,259	£4,184,543
-£262,828	£1,883,528	£4,010,877	£7,714,231
-£385,768	£3,341,007	£7,036,052	£13,443,397
-£258,838	£1,963,858	£4,222,065	£8,041,556
-£146,759	£1,143,632	£2,445,837	£4,601,458
-£319,707	£2,684,265	£5,702,620	£10,910,597
-£1,479,078	£12,011,489	£25,550,711	£48,895,783
-£2,441,599	£29,799,377	£63,244,930	£120,865,590

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	2012 (£)	2013 (£)	2018 (£)	2023 (£)	2031 (£)
ZONE 1 - GLOSSOP	£61,230,736	£61,076,904	£65,351,304	£70,018,548	£78,011,092
ZONE 2 - HIGH PEAK CENTRAL	£66,470,315	£66,248,553	£70,661,324	£75,492,994	£83,763,606
ZONE 3 - PEAK DISTRICT CENTRAL	£19,183,509	£19,070,877	£20,136,706	£21,439,416	£23,710,561
ZONE 4 - BAKEWELL	£14,182,732	£14,078,292	£14,788,536	£15,703,674	£17,325,937
ZONE 5 - BUXTON	£42,602,969	£42,473,745	£45,351,418	£48,564,403	£54,114,530
HIGH PEAK TOTAL	£203,670,262	£202,948,371	£216,289,287	£231,219,036	£256,925,726
ZONE 6 - LEEK NORTH	£13,396,592	£13,317,709	£14,064,108	£14,917,654	£16,456,117
ZONE 7 - LEEK	£28,973,427	£28,776,306	£30,188,952	£31,784,464	£34,561,980
ZONE 8 - LEEK SOUTH	£47,234,816	£46,945,490	£49,451,246	£52,222,530	£57,028,038
ZONE 9 - BIDDULPH	£29,221,580	£29,027,452	£30,500,345	£32,194,000	£35,058,618
ZONE 10 - CHEADLE	£16,195,025	£16,084,955	£16,942,679	£17,919,333	£19,536,049
ZONE 11 - CHEADLE OUTER	£38,344,238	£38,104,458	£40,117,657	£42,381,423	£46,287,406
STAFFS MOORLANDS TOTAL	£173,365,679	£172,256,371	£181,264,988	£191,419,404	£208,928,208
OVERALL TOTAL	£377,035,941	£375,204,742	£397,554,275	£422,638,440	£465,853,934

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	2012 (£)	2013 (£)	2018 (£)	2023 (£)	2031 (£)
ZONE 1 - GLOSSOP	£20,410,245	£20,358,968	£21,783,768	£23,339,516	£26,003,697
ZONE 2 - HIGH PEAK CENTRAL	£22,156,772	£22,082,851	£23,553,775	£25,164,331	£27,921,202
ZONE 3 - PEAK DISTRICT CENTRAL	£6,394,503	£6,356,959	£6,712,235	£7,146,472	£7,903,520
ZONE 4 - BAKEWELL	£4,727,577	£4,692,764	£4,929,512	£5,234,558	£5,775,312
ZONE 5 - BUXTON	£14,200,990	£14,157,915	£15,117,139	£16,188,134	£18,038,177
HIGH PEAK TOTAL	£67,890,087	£67,649,457	£72,096,429	£77,073,012	£85,641,909
ZONE 6 - LEEK NORTH	£4,465,531	£4,439,236	£4,688,036	£4,972,551	£5,485,372
ZONE 7 - LEEK	£9,657,809	£9,592,102	£10,062,984	£10,594,821	£11,520,660
ZONE 8 - LEEK SOUTH	£15,744,939	£15,648,497	£16,483,749	£17,407,510	£19,009,346
ZONE 9 - BIDDULPH	£9,740,527	£9,675,817	£10,166,782	£10,731,333	£11,686,206
ZONE 10 - CHEADLE	£5,398,342	£5,361,652	£5,647,560	£5,973,111	£6,512,016
ZONE 11 - CHEADLE OUTER	£12,781,413	£12,701,486	£13,372,552	£14,127,141	£15,429,135
STAFFS MOORLANDS TOTAL	£57,788,560	£57,418,790	£60,421,663	£63,806,468	£69,642,736
OVERALL TOTAL	£125,678,647	£125,068,247	£132,518,092	£140,879,480	£155,284,645

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 SOUTH	ZONE 8 - LEAK 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%	E427,538	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	E427,538
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%
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%
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%
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%
HOPE	%	0.0%	0.0%	1.0%	0.0%	0.0%	E190,709	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	E190,709
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%
HIGH PEAK LOCAL CENTRES	%	0.7%	0.0%	1.0%	0.0%	0.0%	E618,247	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	E618,247
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%
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%
BLITHY 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%
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%
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%
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%
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%
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%
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%
WATERHOUSES	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
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%
STAFFS MOORLANDS LOCAL CENTRES	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.5%	0.0%	0.0%	0.0%	0.0%	0.6%	0.0%

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 SOUTH	ZONE 8 - LEAK 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%	E1,526,923	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	E1,526,923
ASDA (Hyde)	%	3.9%	0.0%	0.0%	0.0%	0.0%	E2,381,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	E2,381,999
MORRISON'S (Hyde)	%	6.0%	0.6%	0.0%	0.0%	0.0%	E4,062,106	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	E4,062,106
TESCO (Stalybridge)	%	2.0%	0.0%	0.0%	0.0%	0.0%	E1,954,461	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	E1,954,461
SAINSBURY'S (Ashton-under-Lyne)	%	1.6%	0.0%	0.0%	0.0%	0.0%	E977,230	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	E977,230
TAMESIDE TOTAL	%	17.2%	0.6%	0.0%	0.0%	0.0%	E10,902,719	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	E10,902,719
STOCKPORT															
ALDI (Hazel Grove)	%	0.0%	3.3%	0.0%	0.0%	0.0%	E2,186,202	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	E2,186,202
ASDA (Hazel Grove)	%	0.0%	6.6%	0.0%	0.0%	0.0%	E2,657,337	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	E2,657,337
SAINSBURY'S (Hazel Grove)	%	0.0%	3.4%	0.0%	0.0%	0.0%	E2,252,451	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	E2,252,451
ALDI (Romiley)	%	0.0%	1.4%	0.0%	0.0%	0.0%	E1,355,018	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	E1,355,018
STOCKPORT TOTAL	%	4.4%	14.7%	0.0%	0.0%	0.0%	E8,451,008	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	E8,451,008
MACCLESFIELD															
TESCO (Macclesfield)	%	0.0%	0.0%	0.0%	0.0%	0.0%	E0	12.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	E1,611,443
SAINSBURY'S (Macclesfield)	%	0.0%	3.3%	0.0%	0.0%	0.0%	E2,186,202	10.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	E3,584,562
ALDI (Macclesfield)	%	0.0%	0.0%	0.0%	0.0%	0.0%	E0	3.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	E466,120
MACCLESFIELD TOTAL	%	0.0%	3.3%	0.0%	0.0%	0.0%	E2,186,202	E3,475,922	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	E5,662,124
CONGLETON															
TESCO (Congleton)	%	0.0%	0.0%	0.0%	0.0%	0.0%	E0	0.8%	0.0%	0.0%	6.7%	0.0%	0.0%	0.0%	E2,426,945
MORRISON'S (Congleton)	%	0.0%	0.0%	0.0%	0.0%	0.0%	E0	E106,542	0.0%	E375,564	E1,944,839	0.0%	0.0%	0.0%	E1,828,729
ALDI (Congleton)	%	0.0%	0.0%	0.0%	0.0%	0.0%	E0	0.0%	0.0%	0.0%	7.4%	0.0%	0.0%	0.0%	E2,148,031
CONGLETON TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%	E0	E106,542	0.0%	E375,564	E5,921,600	0.0%	0.0%	0.0%	E6,403,706
KIDSGROVE															
TESCO (Kidsgrove)	%	0.0%	0.0%	0.0%	0.0%	0.0%	E0	0.0%	0.0%	0.0%	6.9%	0.0%	0.0%	0.0%	E2,002,894
ALDI (Kidsgrove)	%	0.0%	0.0%	0.0%	0.0%	0.0%	E0	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%	E290,275
KIDSGROVE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%	E0	0.0%	0.0%	0.0%	7.9%	0.0%	0.0%	0.0%	E2,293,169
MEIR / LONGTON															
TESCO (Meir)	%	0.0%	0.0%	0.0%	0.0%	0.0%	E0	0.0%	0.0%	3.5%	0.0%	15.1%	25.9%	E13,940,975	E13,940,975
ALDI (Meir)	%	0.0%	0.0%	0.0%	0.0%	0.0%	E0	0.0%	0.0%	2.5%	0.0%	10.0%	9.1%	E6,249,638	E6,249,638
TESCO (Longton)	%	0.0%	0.0%	0.0%	0.0%	0.0%	E0	0.0%	0.0%	1.7%	0.0%	1.0%	6.7%	E3,511,922	E3,511,922
MEIR / LONGTON TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%	E0	0.0%	0.0%	7.2%	0.0%	26.1%	41.7%	E22,902,535	E22,902,535
TUNSTALL															
ASDA (Tunstall)	%	0.0%	0.0%	0.0%	0.0%	0.0%	E0	0.0%	0.0%	2.4%	5.6%	0.0%	1.4%	E3,285,691	E3,285,691
ALDI (Tunstall)	%	0.0%	0.0%	0.0%	0.0%	0.0%	E0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	E290,275	E290,275
TUNSTALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%	E0	0.0%	0.0%	2.4%	5.6%	0.0%	1.4%	E3,575,966	E3,575,966
WOLSTANTON R.P. NEWCASTLE															
ASDA (Wolstanton R.P. Newcastle)	%	0.0%	0.0%	0.0%	0.0%	0.0%	E0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	E266,731	E786,965
TESCO EXTRA (Hanley)	%	0.0%	0.0%	0.0%	0.0%	0.0%	E0	0.0%	0.0%	7.3%	0.0%	0.0%	0.0%	E3,333,656	E4,760,677
SAINSBURY'S (Ettrick, Stoke-on-Trent)	%	0.0%	0.0%	0.0%	0.0%	0.0%	E0	0.0%	0.0%	1.7%	0.0%	0.0%	0.0%	E342,040	E1,141,013
MORRISON'S (Festival Park, Stoke)	%	0.0%	0.0%	0.0%	0.0%	0.0%	E0	0.0%	0.0%	9.8%	7.2%	1.7%	0.7%	E7,489,797	E7,489,797
ALDI (Norton R.P., Stoke)	%	0.0%	0.0%	0.0%	0.0%	0.0%	E0	0.0%	0.0%	3.9%	0.0%	0.0%	0.0%	E1,830,874	E1,830,874
STOKE-ON-TRENT TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%	E0	0.0%	0.0%	22.7%	8.1%	1.7%	0.7%	E16,009,326	E16,009,326
DERBYSHIRE DALES															
SAINSBURY'S (Ashbourne)	%	0.0%	0.0%	0.0%	0.0%	0.0%	E0	3.4%	0.0%	0.0%	0.0%	0.0%	0.8%	E304,836	E757,638
WAITROSE (Ashbourne)	%	0.0%	0.0%	0.0%	0.0%	0.0%	E0	0.8%	0.0%	0.0%	0.0%	0.0%	0.0%	E304,836	E411,377
M&S SIMPLY FOOD (Ashbourne)	%	0.0%	0.0%	0.0%	0.0%	0.0%	E0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	E106,542	E106,542
SAINSBURY'S (Matlock)	%	0.0%	0.0%	0.8%	10.6%	0.9%	E2,027,130	E133,177	0.0%	0.0%	0.0%	0.0%	0.0%	E133,177	E2,160,307
DERBYSHIRE DALES TOTAL	%	0.0%	0.0%	0.8%	10.6%	0.9%	E2,027,130	E799,063	0.0%	0.0%	0.0%	0.0%	0.8%	E1,408,734	E3,435,864
UTTOXETER															
TESCO (Uttoxeter)	%	0.0%	0.0%	0.0%	0.0%	0.0%	E0	0.0%	0.0%	1.7%	0.0%	4.9%	8.3%	E4,748,906	E4,748,906
ALDI (Uttoxeter)	%	0.0%	0.0%	0.0%	0.0%	0.0%	E0	0.0%	0.0%	0.0%	0.0%	0.0%	2.1%	E800,194	E800,194
UTTOXETER TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%	E0	0.0%	0.0%	1.7%	0.0%	4.9%	10.4%	E5,549,100	E5,549,100
SOUTH YORKSHIRE															
TESCO EXTRA (Clay Cross)	%	0.0%	0.0%	2.5%	8.1%	0.0%	E1,617,114	E0	E0	E0	E0	E0	E0	E0	E1,617,114
SAINSBURY'S (Chesterfield)	%	0.0%	0.0%	0.0%	1.0%	0.0%	E140,783	E140,783	E0	E0	E0	E0	E0	E0	E140,783
MORRISON'S (Chesterfield)	%	0.0%	0.0%	6.0%	7.6%	0.0%	E2,214,203	E0	E0	E0	E0	E0	E0	E0	E2,214,203
MORRISON'S (Hillsborough, Sheffield)	%	0.0%	0.0%	14.0%	0.0%	0.0%	E2,649,923	E0	E0	E0	E0	E0	E0	E0	E2,649,923
SAINSBURY'S (Sheffield)	%	0.0%	0.0%	17.2%	0.0%	0.0%	E3,280,191	E0	E0	E0	E0	E0	E0	E0	E3,280,191
TESCO (Sheffield)	%	0.0%	0.0%	10.5%	6.2%	0.0%	E2,875,296	E0	E0	E0	E0	E0	E0	E0	E2,875,296
SOUTH YORKSHIRE TOTAL	%	0.0%	0.0%	50.2%	22.9%	0.0%	E12,797,509	E140,783	E0	E0	E0	E0	E0	E0	E12,797,509
OVERALL LEAKAGE TOTAL	%	21.5%	17.3%	31.0%	11.5%	0.0%	E36,364,548	E4,381,528	E517,974	E2,911,758	E12,481,804	E5,259,780	E23,205,615	E62,418,450	E98,763,025

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	£6,616	£5,716,224	£21,439,631	£15,723,407
CO-OP (Norfolk Street)	1,784	85.0%	1,516	£7,530	£11,415,480	£5,171,178	£-6,244,302
M&S SIMPLY FOOD (Howard Town Mill)	1,114	100.0%	1,114	£10,833	£12,067,962	£4,437,331	£-7,630,631
LOCAL SHOPS (Glossop Town Centre)	2,931	100.0%	2,931	-	-	£2,259,845	-
GLOSSOP TC TOTAL	6,909		6,425		£29,199,666	£33,307,986	£4,108,320
TESCO (Wren Nest RP)	3,745	70.0%	2,622	£12,842	£33,671,724	£34,568,940	£897,216
ICELAND (Wren Nest RP)	352	100.0%	352	£6,412	£2,257,024	£651,487	£-1,605,537
GLOSSOP - NON TC TOTAL	4,097		2,974		£35,928,748	£35,220,427	£-708,321
GLOSSOP - OVERALL TOTAL	11,006		9,399		£65,128,414	£68,528,413	£3,399,999
WHALEY BRIDGE							
CO-OP (Station Road)	260	100.0%	260	£7,530	£1,957,800	£550,488	£-1,407,312
LOCAL SHOPS (Whaley Bridge TC)	478	100.0%	478	-	-	£2,340,782	-
WHALEY BRIDGE TC TOTAL	738		738		£1,957,800	£2,891,270	£933,470
TESCO (Bridgemont)	1,643	92.0%	1,512	£12,842	£19,417,104	£21,253,942	£1,836,838
WHALEY BRIDGE - OVERALL TOTAL	2,381		2,250		£21,374,904	£24,145,212	£2,770,308
NEW MILLS							
SAINSBURY'S LOCAL (Torr Tops Street)	401	100.0%	401	£12,526	£5,016,663	£176,663	£-4,840,000
LOCAL SHOPS (New Mills TC)	378	100.0%	378	-	-	£1,302,888	-
NEW MILLS TC TOTAL	779		779		£5,016,663	£1,479,551	£-3,537,112
CO-OP (Church Road)	743	100.0%	743	£7,530	£5,594,790	£3,356,593	£-2,238,197
NEW MILLS - OVERALL TOTAL	1,522		1,522		£10,611,453	£4,836,144	£-5,775,309
CHAPEL-EN-LE-FRITH							
CO-OP (Eccles Road)	386	100.0%	386	£7,530	£2,903,568	£1,413,302	£-1,490,266
LOCAL SHOPS (Chapel TC)	485	100.0%	485	-	-	£658,037	-
CHAPEL TC TOTAL	871		871		£0	£658,037	£658,037
MORRISON'S (Market Street)	1,700	90.0%	1,530	£11,988	£18,341,640	£31,331,152	£12,989,512
CHAPEL - OVERALL TOTAL	2,571		2,401		£18,341,640	£31,989,189	£13,647,549
HIGH PEAK CENTRAL - OVERALL TOTAL	6,473		6,172		£50,327,997	£60,970,545	£10,642,548
BUXTON							
ICELAND (Spring Gardens)	400	100.0%	400	£6,412	£2,564,800	£1,535,200	£-1,029,600
WAITROSE (Spring Gardens)	1,427	87.0%	1,241	£10,169	£12,624,712	£11,609,198	£-1,015,513
M&S (Spring Gardens)	791	25.0%	198	£10,833	£2,142,226	£1,514,754	£-627,472
SAINSBURY'S LOCAL (Eagle Parade)	514	100.0%	514	£12,526	£6,438,364	£1,073,719	£-5,364,645
CO-OP (Scarsdale Place)	149	100.0%	149	£7,530	£1,121,970	£226,527	£-895,443
LOCAL SHOPS (Buxton TC)	1,508	100.0%	1,508	-	-	£694,558	-
BUXTON TC TOTAL	4,789		4,010		£24,892,072	£16,653,957	£-8,238,115
ALDI (Stallion Road)	1,032	80.0%	826	£6,616	£5,462,170	£18,722,039	£13,259,869
TESCO EXPRESS (London Road)	232	100.0%	232	£12,842	£2,979,344	£3,647,433	£668,089
MORRISON'S (Bakewell Road)	1,681	85.0%	1,429	£11,988	£17,129,054	£26,792,269	£9,663,215
BUXTON - NON TC TOTAL	2,945		2,486		£25,570,567	£49,161,741	£23,591,173
BUXTON - OVERALL TOTAL	7,734		6,496		£50,462,639	£65,815,697	£15,353,058
HIGH PEAK - OVERALL TOTAL	25,213		22,068		£165,919,050	£195,314,655	£29,395,606

Notes

- 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
- Other Local Shops Floorspace derived from GOAD Centre Report / On-Site Fieldwork (August 2013)
- Floorspace Mix (Convenience / Comparison) on basis of Verdict / Mintel Data and on-site GVA Fieldwork (August 2013)

APPENDIX 2C - HIGH PEAK CAPACITY MODELLING

Table 9a - High Peak Convenience Retail Commitments

Store	Zone	Net Floorspace (sqm)	Net Conv. (%)	Net Conv. (sqm)	Average Sales Density (£/sqm)	2013 Average Turnover (£)
HPK/2010/0632 - Proposed Tesco Express, Hadfield	Zone 1	274	100%	274	£12,842	£3,518,708
HPK/2010/0603 - Tesco Whaley Bridge Extension	Zone 2	1,375	45%	624	£12,842	£8,013,408
HPK/2010/0664 - Morrison's Buxton Extension	Zone 5	695	79%	546	£11,988	£6,545,448
HPK/2013/0484 - Proposed Aldi, Chapel-en-le-Frith	Zone 2	1,140	80%	912	£6,616	£6,033,792
TOTAL		3,484		2,356		£24,111,356

Notes

- Floorspace figures derived from Planning Decision Notices / Applicant's RIA
- Average Sales Density Figures derived from Applicant's RIA or GVA Professional Judgement where operator not known

Table 9b - Tesco Hadfield Commitment - Trade Draw

Store	SURVEY TURNOVER 2013	TRADE DRAW (%)	TRADE DRAW (£)	REVISED TURNOVER 2013
ALDI (Arundel Street, Glossop)	£21,439,631	10.0%	£351,871	£21,087,761
TESCO (Wren Nest RP, Glossop)	£34,568,940	25.0%	£879,677	£33,689,263
OTHER GLOSSOP FOODSTORES	£12,519,841	30.0%	£1,055,612	£11,464,229
HADFIELD LOCAL CENTRE	£916,154	20.0%	£703,742	£212,412
OTHER / INFLOW	-	15.0%	£527,806	-
TOTAL		100.0%	£3,518,708	

Notes

- Trade Draw based on GVA Professional Judgement having regard to nature of proposal, potential catchment and likely competition

Table 9c - Tesco Whaley Bridge Commitment - Trade Draw

Store	SURVEY TURNOVER 2013	TRADE DRAW (%)	TRADE DRAW (£)	REVISED TURNOVER 2013
MORRISON'S (Market Street, Chapel)	£31,331,152	40.0%	£2,470,628	£28,860,524
OTHER HIGH PEAK CENTRAL FOODSTORES	£29,639,393	20.0%	£1,235,314	£28,404,079
OTHER / INFLOW	-	40.0%	£2,470,628	-
TOTAL		100.0%	£6,176,570	

Notes

- Trade Draw reflects Company Average Turnover of Proposal less quantum of Tesco overtrading identified in Table 8
- Trade Draw based on GVA Professional Judgement having regard to nature of proposal, potential catchment and likely competition

Table 9d - Aldi Chapel Commitment - Trade Draw

Store	SURVEY TURNOVER 2013	TRADE DRAW (%)	TRADE DRAW (£)	REVISED TURNOVER 2013
MORRISON'S (Market Street, Chapel)	£31,331,152	50.0%	£3,016,896	£28,314,256
TESCO (Whaley Bridge)	£21,253,942	15.0%	£905,069	£20,348,873
OTHER HIGH PEAK CENTRAL FOODSTORES	£29,639,393	5.0%	£301,690	£29,337,704
ALDI (Arundel Street, Glossop)	£21,439,631	5.0%	£301,690	£21,137,942
ALDI (Station Road, Buxton)	£18,722,039	15.0%	£905,069	£17,816,970
OTHER / INFLOW	-	10.0%	£603,379	-
TOTAL		100.0%	£6,033,792	

Notes

- Trade Draw based on GVA Professional Judgement having regard to nature of proposal, potential catchment and likely competition

Table 9e - CUMULATIVE IMPACT

Store	SURVEY TURNOVER 2013	CUMULATIVE TRADE DRAW (£)	REVISED TURNOVER 2013	REVISED OVERTRADING (2013)
ALDI (Arundel Street, Glossop)	£21,439,631	£653,560	£20,786,071	£15,069,847
TESCO (Wren Nest RP, Glossop)	£34,568,940	£879,677	£33,689,263	£17,539
OTHER GLOSSOP FOODSTORES	£12,519,841	£1,055,612	£11,464,229	-
GLOSSOP - TOTAL DIVERSION		£2,588,850		
MORRISON'S (Market Street, Chapel)	£31,331,152	£5,467,524	£25,863,628	£7,501,988
TESCO (Whaley Bridge)	£21,253,942	£905,069	£20,348,873	-£7,081,639
OTHER HIGH PEAK CENTRAL FOODSTORES	£29,639,393	£1,537,004	£28,102,390	-
HIGH PEAK CENTRAL - TOTAL DIVERSION		£7,929,596		
ALDI (Station Road, Buxton)	£18,722,039	£905,069	£17,816,970	£12,354,800
BUXTON - TOTAL DIVERSION		£905,069		
OVERALL DIVERSION		£11,423,515		

Notes

- Overtrading Position is 2013 Revised Turnover less 2013 Benchmark Figure (Table 8)
- Tesco Whaley Bridge Trading Position reflects revised turnover (post impacts) against increased benchmark arising from committed extension

APPENDIX 2C - HIGH PEAK CAPACITY MODELLING

Table 10a - [DAY VISITORS FOOD & DRINK EXPENDITURE](#) Spend Projections (BUXTON)

Shopping	2012	2013	2018	2023	2031
DAY VISITORS EXPENDITURE TOTAL	£7,260,000	£7,216,440	£7,361,928	£7,699,232	£8,206,003
CONVENIENCE PROPORTION (%)	12.5%	12.5%	12.5%	12.5%	12.5%
TOTAL	£907,500	£902,055	£920,241	£962,404	£1,025,750

Notes

- 2012 Expenditure projected from Buxton STEAM Report 2012 (Analysis by Sector of Expenditure)
- Expenditure projected forward as per Table 2 - Expenditure per Capita (Experian Retail Planner 11)
- STEAM defines Day Visitors as those visiting from a home location of not less than 3 hours outside normal resident address; those by persons residing within the district making day visits within that district; and leisure day visits by those staying for a minimum of three hours without spending the night away from normal residence
- Proportion of Convenience Expenditure sourced from STEAM report authors and is based on Great Britain Day Visitor Survey which details that 87.5% of food & drink expenditure is directed to Class A3 - A5 'Eating and Drinking' Establishments with 12.5% to shops and takeaways. The latter convenience proportion therefore adopted to quantify expenditure spend within stores.

Table 10b - [STAYING VISITORS FOOD & DRINK EXPENDITURE](#) Spend Projections (BUXTON)

Shopping	2012	2013	2018	2023	2031
STAYING VISITORS EXPENDITURE TOTAL	£4,980,000	£4,950,120	£5,049,918	£5,281,291	£5,628,911
CONVENIENCE PROPORTION (%)	19.0%	19.0%	19.0%	19.0%	19.0%
TOTAL	£946,200	£940,523	£959,484	£1,003,445	£1,069,493

Notes

- 2012 Expenditure projected from Buxton STEAM Report 2012 (Analysis by Sector of Expenditure)
- Expenditure projected forward as per Table 2 - Expenditure per Capita (Experian Retail Planner 11)
- Proportion of Staying Visitors Convenience Expenditure sourced from STEAM Report authors (based on GB Tourist Survey)

Table 10c - [TOTAL VISITORS FOOD & DRINK EXPENDITURE](#) Spend Projections (BUXTON)

Shopping	2012	2013	2018	2023	2031
VISITORS EXPENDITURE TOTAL	£1,853,700	£1,842,578	£1,879,725	£1,965,849	£2,095,243
TOTAL	£1,853,700	£1,842,578	£1,879,725	£1,965,849	£2,095,243

Notes

- Total derived Day and Staying Visitors Convenience Expenditure combined.

Table 10d - [TOTAL VISITORS SHOPPING EXPENDITURE](#) Spend Projections (BUXTON)

Shopping	2012	2013	2018	2023	2031
VISITORS SHOPPING EXPENDITURE TOTAL	£14,840,000	£14,750,960	£15,048,349	£15,737,824	£16,773,703
CONVENIENCE PROPORTION (%)	5%	5%	5%	5%	5%
TOTAL	£742,000	£737,548	£752,417	£786,891	£838,685

Notes

- 2012 Expenditure projected from Buxton STEAM Report 2012 (Analysis by Sector of Expenditure)
- Expenditure projected forward as per Table 2 - Expenditure per Capita (Experian Retail Planner 11)

Table 10e - Available Expenditure to Convenience Provision (BUXTON)

	2012	2013	2018	2023	2031
VISITORS FOOD & DRINK TOTAL	£1,853,700	£1,851,846	£1,898,608	£1,975,777	£2,105,824
VISITORS SHOPPING TOTAL	£742,000	£741,258	£759,976	£790,865	£842,921
TOTAL	£2,595,700	£2,593,104	£2,658,583	£2,766,642	£2,948,745

Notes

- 5% of tourist shopping expenditure assumed to be spent in shops selling comparison goods (5% comparison). Assumption based on consultation with STEAM report authors. Categories derived from questionnaire which underpins Expenditure Data

APPENDIX 2C - HIGH PEAK CAPACITY MODELLING

Table 11a - GLOSSOP CONVENIENCE CAPACITY [BASELINE]

CONVENIENCE GOODS				
	2013	2018	2023	2031
OVERALL TOWN SURVEY TURNOVER	£68,528,413	£69,909,990	£73,113,078	£77,925,451
EXISTING NET FLOORSPACE	9,399	9,399	9,399	9,399
SALES PER SQM NET	£7,291	£7,291	£7,291	£7,291
SALES FROM EXISTING FLOORSPACE	£68,528,413	£68,528,413	£68,528,413	£68,528,413
RESIDUAL CAPACITY	£0	£1,381,577	£4,584,665	£9,397,038
SALES DENSITY (MAINSTREAM OPERATOR)	£12,000	£12,000	£12,000	£12,000
CAPACITY FOR NEW FLOORSPACE (SQM NET)	0	115	382	783
CAPACITY FOR NEW FLOORSPACE (SQM GROSS)	0	164	546	1,119

Notes

1. Expenditure Growth: 0.4% p.a. (2013-18); 0.9% p.a. (2018-23); 0.8% p.a. (2023-31). Source: Experian Retail Planner 11
2. No Growth in Convenience Sales / Floorspace Efficiency assumed. Experian Retail Planner 11 reports limited scope for growth
3. Gross to Net ratio for new floorspace capacity is 70% for Large Format

Table 11b - GLOSSOP CONVENIENCE CAPACITY [COMMITMENTS]

CONVENIENCE GOODS				
	2013	2018	2023	2031
OVERALL TOWN SURVEY TURNOVER	£68,528,413	£69,909,990	£73,113,078	£77,925,451
EXISTING NET FLOORSPACE	9,399	9,399	9,399	9,399
SALES PER SQM NET	£7,291	£7,291	£7,291	£7,291
SALES FROM EXISTING FLOORSPACE	£68,528,413	£68,528,413	£68,528,413	£68,528,413
INITIAL CAPACITY	£0	£1,381,577	£4,584,665	£9,397,038
COMMITMENTS (DIVERSION FROM GLOSSOP)	£2,588,850	£2,588,850	£2,588,850	£2,588,850
RESIDUAL CAPACITY	-£2,588,850	-£1,207,273	£1,995,816	£6,808,189
SALES DENSITY (MAINSTREAM OPERATOR)	£12,000	£12,000	£12,000	£12,000
CAPACITY FOR NEW FLOORSPACE (SQM NET)	-216	-101	166	567
CAPACITY FOR NEW FLOORSPACE (SQM GROSS)	-308	-144	238	810

Notes

1. Projections as above
2. Commitment is Tesco Express, Hadfield (Table 9b)
3. No growth in Convenience Sales / Floorspace Efficiency assumed.

APPENDIX 2C - HIGH PEAK CAPACITY MODELLING

Table 11c - GLOSSOP CONVENIENCE CAPACITY [OVERTRADING RE-ASSIGNMENT]

CONVENIENCE GOODS				
	2013	2018	2023	2031
OVERALL TOWN SURVEY TURNOVER	£68,528,413	£69,909,990	£73,113,078	£77,925,451
EXISTING NET FLOORSPACE	9,399	9,399	9,399	9,399
SALES PER SQM NET	£7,291	£7,291	£7,291	£7,291
SALES FROM EXISTING FLOORSPACE	£68,528,413	£68,528,413	£68,528,413	£68,528,413
INITIAL CAPACITY	£0	£1,381,577	£4,584,665	£9,397,038
OVERTRADING RE-ASSIGNMENT	£15,069,847	£15,069,847	£15,069,847	£15,069,847
RESIDUAL CAPACITY	£15,069,847	£16,451,424	£19,654,512	£24,466,885
SALES DENSITY (MAINSTREAM OPERATOR)	£12,000	£12,000	£12,000	£12,000
CAPACITY FOR NEW FLOORSPACE (SQM NET)	1,256	1,371	1,638	2,039
CAPACITY FOR NEW FLOORSPACE (SQM GROSS)	1,794	1,959	2,340	2,913

Notes

1. Expenditure Growth: 0.4% p.a. (2013-18); 0.9% p.a. (2018-23); 0.8% p.a. (2023-31). Source: Experian Retail Planner 11
2. No Growth in Convenience Sales / Floorspace Efficiency assumed. Experian Retail Planner 11 reports limited scope for growth
3. Gross to Net ratio for new floorspace capacity is 70% for Large Format
4. Overtrading Re-Assignment from Aldi Glossop (Table 9e - Cumulative)

Table 11d - GLOSSOP CONVENIENCE CAPACITY [OVERTRADING RE-ASSIGN; COMMITMENTS]

CONVENIENCE GOODS				
	2013	2018	2023	2031
OVERALL TOWN SURVEY TURNOVER	£68,528,413	£69,909,990	£73,113,078	£77,925,451
EXISTING NET FLOORSPACE	9,399	9,399	9,399	9,399
SALES PER SQM NET	£7,291	£7,291	£7,291	£7,291
SALES FROM EXISTING FLOORSPACE	£68,528,413	£68,528,413	£68,528,413	£68,528,413
INITIAL CAPACITY	£0	£1,381,577	£4,584,665	£9,397,038
OVERTRADING RE-ASSIGNMENT	£15,069,847	£15,069,847	£15,069,847	£15,069,847
COMMITMENTS (DIVERSION FROM GLOSSOP)	£2,588,850	£2,588,850	£2,588,850	£2,588,850
RESIDUAL CAPACITY	£12,480,997	£13,862,574	£17,065,663	£21,878,036
SALES DENSITY (MAINSTREAM OPERATOR)	£12,000	£12,000	£12,000	£12,000
CAPACITY FOR NEW FLOORSPACE (SQM NET)	1,040	1,155	1,422	1,823
CAPACITY FOR NEW FLOORSPACE (SQM GROSS)	1,486	1,650	2,032	2,605

Notes

1. Projections as above

APPENDIX 2C - HIGH PEAK CAPACITY MODELLING

Table 12a - **WHALEY BRIDGE** CONVENIENCE CAPACITY

CONVENIENCE GOODS				
	2013	2018	2023	2031
SURVEY TURNOVER	£24,145,212	£24,631,995	£25,760,567	£27,456,153
EXISTING NET CONVENIENCE FLOORSPACE	2,250	2,250	2,250	2,250
SALES PER SQM NET	£10,732	£10,732	£10,732	£10,732
SALES FROM EXISTING FLOORSPACE	£24,145,212	£24,145,212	£24,145,212	£24,145,212
RESIDUAL CAPACITY	£0	£486,783	£1,615,355	£3,310,940
SALES DENSITY (MAINSTREAM OPERATOR)	£12,000	£12,000	£12,000	£12,000
CAPACITY FOR NEW FLOORSPACE (SQM NET)	0	41	135	276
CAPACITY FOR NEW FLOORSPACE (SQM GROSS)	0	58	192	394

Notes

1. Expenditure Growth; 0.4% p.a. (2013-18); 0.9% p.a. (2018-23); 0.8% p.a. (2023-31). Source: Experian Retail Planner 11
2. No Growth in Convenience Sales / Floorspace Efficiency assumed. Experian Retail Planner 11 reports limited scope for growth
3. Gross to Net ratio for new floorspace capacity is 70% for Large Format

Table 12b - **NEW MILLS** CONVENIENCE CAPACITY

CONVENIENCE GOODS				
	2013	2018	2023	2031
SURVEY TURNOVER	£4,836,144	£4,933,644	£5,159,691	£5,499,306
EXISTING NET FLOORSPACE	1,522	1,522	1,522	1,522
SALES PER SQM NET	£3,179	£3,179	£3,179	£3,179
SALES FROM EXISTING FLOORSPACE	£4,836,144	£4,836,144	£4,836,144	£4,836,144
RESIDUAL CAPACITY	£0	£97,500	£323,546	£663,162
SALES DENSITY (MAINSTREAM OPERATOR)	£12,000	£12,000	£12,000	£12,000
CAPACITY FOR NEW FLOORSPACE (SQM NET)	0	8	27	55
CAPACITY FOR NEW FLOORSPACE (SQM GROSS)	0	12	39	79

Notes

1. Projections as above

Table 12c - **CHAPEL-EN-LE-FRITH** CONVENIENCE CAPACITY

CONVENIENCE GOODS				
	2013	2018	2023	2031
SURVEY TURNOVER	£31,989,189	£32,634,111	£34,129,319	£36,375,743
EXISTING NET FLOORSPACE	2,401	2,401	2,401	2,401
SALES PER SQM NET	£13,325	£13,325	£13,325	£13,325
SALES FROM EXISTING FLOORSPACE	£31,989,189	£31,989,189	£31,989,189	£31,989,189
RESIDUAL CAPACITY	£0	£644,923	£2,140,130	£4,386,555
SALES DENSITY (MAINSTREAM OPERATOR)	£12,000	£12,000	£12,000	£12,000
CAPACITY FOR NEW FLOORSPACE (SQM NET)	0	54	178	366
CAPACITY FOR NEW FLOORSPACE (SQM GROSS)	0	77	255	522

Notes

1. Projections as above

APPENDIX 2C - HIGH PEAK CAPACITY MODELLING

Table 13a - HIGH PEAK CENTRAL CONVENIENCE CAPACITY [BASELINE]

CONVENIENCE GOODS				
	2013	2018	2023	2031
SURVEY TURNOVER	£60,970,545	£62,199,751	£65,049,577	£69,331,202
EXISTING NET CONVENIENCE FLOORSPACE	6,172	6,172	6,172	6,172
SALES PER SQM NET	£9,878	£9,878	£9,878	£9,878
SALES FROM EXISTING FLOORSPACE	£60,970,545	£60,970,545	£60,970,545	£60,970,545
RESIDUAL CAPACITY	£0	£1,229,205	£4,079,031	£8,360,657
SALES DENSITY (MAINSTREAM OPERATOR)	£12,000	£12,000	£12,000	£12,000
CAPACITY FOR NEW FLOORSPACE (SQM NET)	0	102	340	697
CAPACITY FOR NEW FLOORSPACE (SQM GROSS)	0	146	486	995

Notes

1. Expenditure Growth; 0.4% p.a. (2013-18); 0.9% p.a. (2018-23); 0.8% p.a. (2023-31). Source: Experian Retail Planner 11
2. No Growth in Convenience Sales / Floorspace Efficiency assumed. Experian Retail Planner 11 reports limited scope for growth
3. Gross to Net ratio for new floorspace capacity is 70% for Large Format

Table 13b - HIGH PEAK CENTRAL CONVENIENCE CAPACITY [COMMITMENTS]

CONVENIENCE GOODS				
	2013	2018	2023	2031
OVERALL TOWN SURVEY TURNOVER	£60,970,545	£62,199,751	£65,049,577	£69,331,202
EXISTING NET FLOORSPACE	6,172	6,172	6,172	6,172
SALES PER SQM NET	£9,878	£9,878	£9,878	£9,878
SALES FROM EXISTING FLOORSPACE	£60,970,545	£60,970,545	£60,970,545	£60,970,545
INITIAL CAPACITY	£0	£1,229,205	£4,079,031	£8,360,657
COMMITMENTS	£7,929,596	£7,929,596	£7,929,596	£7,929,596
RESIDUAL CAPACITY	-£7,929,596	-£6,700,391	-£3,850,565	£431,060
SALES DENSITY (MAINSTREAM OPERATOR)	£12,000	£12,000	£12,000	£12,000
CAPACITY FOR NEW FLOORSPACE (SQM NET)	-661	-558	-321	36
CAPACITY FOR NEW FLOORSPACE (SQM GROSS)	-944	-798	-458	51

Notes

1. Projections as above
2. Commitment is Tesco Extension, Whaley Bridge (Table 9)
3. Growth in Sales Efficiency as above

Table 13c - HIGH PEAK CENTRAL CONVENIENCE CAPACITY [OVERTRADING RE-ASSIGN]

CONVENIENCE GOODS				
	2013	2018	2023	2031
OVERALL TOWN SURVEY TURNOVER	£60,970,545	£62,199,751	£65,049,577	£69,331,202
EXISTING NET FLOORSPACE	6,172	6,172	6,172	6,172
SALES PER SQM NET	£9,878	£9,878	£9,878	£9,878
SALES FROM EXISTING FLOORSPACE	£60,970,545	£60,970,545	£60,970,545	£60,970,545
INITIAL CAPACITY	£0	£1,229,205	£4,079,031	£8,360,657
OVERTRADING RE-ASSIGNMENT	£7,501,988	£7,501,988	£7,501,988	£7,501,988
RESIDUAL CAPACITY	£7,501,988	£8,731,193	£11,581,019	£15,862,645
SALES DENSITY (MAINSTREAM OPERATOR)	£12,000	£12,000	£12,000	£12,000
CAPACITY FOR NEW FLOORSPACE (SQM NET)	625	728	965	1,322
CAPACITY FOR NEW FLOORSPACE (SQM GROSS)	893	1,039	1,379	1,888

Notes

1. Projections as above
2. Overtrading Re-assignment from Morrison's Chapel-en-le-Frith (Table 8)

Table 13d - HIGH PEAK CENTRAL CONVENIENCE CAPACITY [OVERTRADING RE-ASSIGN; COMMITMENTS]

CONVENIENCE GOODS				
	2013	2018	2023	2031
OVERALL TOWN SURVEY TURNOVER	£60,970,545	£62,199,751	£65,049,577	£69,331,202
EXISTING NET FLOORSPACE	6,172	6,172	6,172	6,172
SALES PER SQM NET	£9,878	£9,878	£9,878	£9,878
SALES FROM EXISTING FLOORSPACE	£60,970,545	£60,970,545	£60,970,545	£60,970,545
INITIAL CAPACITY	£0	£1,229,205	£4,079,031	£8,360,657
OVERTRADING RE-ASSIGNMENT	£7,501,988	£7,501,988	£7,501,988	£7,501,988
COMMITMENTS	£7,929,596	£7,929,596	£7,929,596	£7,929,596
RESIDUAL CAPACITY	-£427,609	£801,597	£3,651,423	£7,933,048
SALES DENSITY (MAINSTREAM OPERATOR)	£12,000	£12,000	£12,000	£12,000
CAPACITY FOR NEW FLOORSPACE (SQM NET)	-36	67	304	661
CAPACITY FOR NEW FLOORSPACE (SQM GROSS)	-51	95	435	944

APPENDIX 2C - HIGH PEAK CAPACITY MODELLING

Table 14a - BUXTON CONVENIENCE CAPACITY [BASELINE]

CONVENIENCE GOODS				
	2013	2018	2023	2031
OVERALL TOWN SURVEY TURNOVER	£65,815,697	£67,142,584	£70,218,877	£74,840,751
EXISTING NET FLOORSPACE	6,496	6,496	6,496	6,496
SALES PER SQM NET	£10,131	£10,131	£10,131	£10,131
SALES FROM EXISTING FLOORSPACE	£65,815,697	£65,815,697	£65,815,697	£65,815,697
RESIDUAL CAPACITY	£0	£1,326,887	£4,403,180	£9,025,054
SALES DENSITY (MAINSTREAM OPERATOR)	£12,000	£12,000	£12,000	£12,000
CAPACITY FOR NEW FLOORSPACE (SQM NET)	0	111	367	752
CAPACITY FOR NEW FLOORSPACE (SQM GROSS)	0	158	524	1,074

Notes

1. Expenditure Growth: 0.4% p.a. (2013-18); 0.9% p.a. (2018-23); 0.8% p.a. (2023-31). Source: Experian Retail Planner 11
2. No Growth in Convenience Sales / Floorspace Efficiency assumed. Experian Retail Planner 11 reports limited scope for growth
3. Gross to Net ratio for new floorspace capacity is 70% for Large Format

Table 14b - BUXTON CONVENIENCE CAPACITY [BASELINE PLUS TOURIST INFLOW]

CONVENIENCE GOODS				
	2013	2018	2023	2031
OVERALL TOWN SURVEY TURNOVER	£65,815,697	£67,142,584	£70,218,877	£74,840,751
EXISTING NET FLOORSPACE	6,496	6,496	6,496	6,496
SALES PER SQM NET	£10,131	£10,131	£10,131	£10,131
SALES FROM EXISTING FLOORSPACE	£65,815,697	£65,815,697	£65,815,697	£65,815,697
RESIDUAL CAPACITY	£0	£1,326,887	£4,403,180	£9,025,054
TOURIST INFLOW	£2,593,104	£2,658,583	£2,766,642	£2,948,745
OVERALL CAPACITY	£2,593,104	£3,985,470	£7,169,822	£11,973,799
SALES DENSITY (MAINSTREAM OPERATOR)	£12,000	£12,000	£12,000	£12,000
CAPACITY FOR NEW FLOORSPACE (SQM NET)	216	332	597	998
CAPACITY FOR NEW FLOORSPACE (SQM GROSS)	309	474	854	1,425

Notes

1. Projections as above
2. Tourist Inflow derived from Table 10

Table 14c - BUXTON CONVENIENCE CAPACITY [COMMITMENTS]

CONVENIENCE GOODS				
	2013	2018	2023	2031
OVERALL TOWN SURVEY TURNOVER	£65,815,697	£67,142,584	£70,218,877	£74,840,751
EXISTING NET FLOORSPACE	6,496	6,496	6,496	6,496
SALES PER SQM NET	£10,131	£10,131	£10,131	£10,131
SALES FROM EXISTING FLOORSPACE	£65,815,697	£65,815,697	£65,815,697	£65,815,697
INITIAL CAPACITY	£0	£1,326,887	£4,403,180	£9,025,054
TOURIST INFLOW	£2,593,104	£2,658,583	£2,766,642	£2,948,745
COMMITMENTS (DIVERSION FROM BUXTON STORES)	£905,069	£905,069	£905,069	£905,069
RESIDUAL CAPACITY	£1,688,036	£3,080,401	£6,264,753	£11,068,730
SALES DENSITY (MAINSTREAM OPERATOR)	£12,000	£12,000	£12,000	£12,000
CAPACITY FOR NEW FLOORSPACE (SQM NET)	141	257	522	922
CAPACITY FOR NEW FLOORSPACE (SQM GROSS)	201	367	746	1,318

Notes

1. Projections as above
2. Commitment is Morrison's Extension, Buxton (Table 9). Commitment figure is existing overtrading minus committed floorspace turnover

Table 14d - BUXTON CONVENIENCE CAPACITY [OVERTRADING RE-ASSIGN; COMMITMENTS]

CONVENIENCE GOODS				
	2013	2018	2023	2031
OVERALL TOWN SURVEY TURNOVER	£65,815,697	£67,142,584	£70,218,877	£74,840,751
EXISTING NET FLOORSPACE	6,496	6,496	6,496	6,496
SALES PER SQM NET	£10,131	£10,131	£10,131	£10,131
SALES FROM EXISTING FLOORSPACE	£65,815,697	£65,815,697	£65,815,697	£65,815,697
INITIAL CAPACITY	£0	£1,326,887	£4,403,180	£9,025,054
OVERTRADING ASSIGNMENT	£15,470,769	£15,470,769	£15,470,769	£15,470,769
TOURIST INFLOW	£2,593,104	£2,658,583	£2,766,642	£2,948,745
COMMITMENTS	£905,069	£905,069	£905,069	£905,069
RESIDUAL CAPACITY	£17,158,804	£18,551,170	£21,735,522	£26,539,499
SALES DENSITY (MAINSTREAM OPERATOR)	£12,000	£12,000	£12,000	£12,000
CAPACITY FOR NEW FLOORSPACE (SQM NET)	1,430	1,546	1,811	2,212
CAPACITY FOR NEW FLOORSPACE (SQM GROSS)	2,043	2,208	2,588	3,159

Notes

1. Projections as above
2. Commitment is Aldi Chapel diversion from Buxton Foodstores (Table 9).
3. Overtrading surplus re-assigned is Aldi (post Aldi Chapel diversion) plus Morrison's (difference in trading performance post store extension)

RETAIL STUDY UPDATE (2014 ADDENDUM)

APPENDIX 3A - COMPARISON CAPACITY ASSESSMENT (OVERALL CATCHMENT)

TABLE 1 - SURVEY AREA POPULATION FORECASTS

SURVEY ZONE	2012	2013	2018	2023	2031
ZONE 1 - GLOSSOP	40,521	40,830	42,338	43,830	46,108
ZONE 2 - HIGH PEAK CENTRAL	40,039	40,311	41,668	43,014	45,063
ZONE 3 - PEAK DISTRICT CENTRAL	10,868	10,914	11,168	11,489	11,997
ZONE 4 - BAKEWELL	8,808	8,832	8,991	9,225	9,610
ZONE 5 - BUXTON	29,157	29,364	30,385	31,439	33,077
HIGH PEAK TOTAL	129,393	130,251	134,550	138,997	145,855
ZONE 6 - LEEK NORTH	7,354	7,385	7,558	7,746	8,068
ZONE 7 - LEEK	20,967	21,036	21,387	21,757	22,338
ZONE 8 - LEEK SOUTH	31,690	31,816	32,479	33,141	34,171
ZONE 9 - BIDDULPH	20,274	20,344	20,716	21,128	21,724
ZONE 10 - CHEADLE	11,219	11,256	11,490	11,742	12,087
ZONE 11 - CHEADLE OUTER	24,177	24,270	24,763	25,277	26,066
STAFFS MOORLANDS TOTAL	115,681	116,107	118,393	120,791	124,454
OVERALL TOTAL	245,074	246,358	252,943	259,788	270,309

POP GROWTH 2013 - 2031
5,278
4,752
1,083
778
3,713
15,604
683
1,302
2,355
1,380
831
1,796
8,347
23,951

POPULATION GROWTH (%)			
2012 - 2013	2013-2018	2013-2023	2013-2031
0.8%	3.7%	7.3%	12.9%
0.7%	3.4%	6.7%	12.5%
0.4%	2.3%	5.3%	10.4%
0.3%	1.8%	4.4%	9.1%
0.7%	3.5%	7.1%	13.4%
0.4%	2.3%	4.9%	9.7%
0.3%	1.7%	3.4%	6.5%
0.4%	2.1%	4.2%	7.8%
0.3%	1.8%	3.9%	7.2%
0.3%	2.1%	4.3%	7.7%
0.4%	2.0%	4.1%	7.8%

Source: Experian Retail Planner Report (Summary Demographics - 2011 Census - ONS Projections)

TABLE 2 - EXPENDITURE BREAKDOWN

Comparison Goods by Sector		COMPARISON GOODS								BULKY GOODS					Total Comparison Spend (£)
		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	
ZONE 1 - GLOSSOP	Expenditure (£)	£799	£173	£340	£71	£111	£73	£157	£377	£337	£72	£68	£249	£126	£2,953
	Weighting	27.1%	5.9%	11.5%	2.4%	3.8%	2.5%	5.3%	12.8%	11.4%	2.4%	2.3%	8.4%	4.3%	
ZONE 2 - HIGH PEAK CENTRAL	Expenditure (£)	£920	£214	£387	£77	£140	£92	£189	£413	£402	£86	£83	£301	£167	£3,471
	Weighting	26.5%	6.2%	11.1%	2.2%	4.0%	2.7%	5.4%	11.9%	11.6%	2.5%	2.4%	8.7%	4.8%	
ZONE 3 - PEAK DISTRICT CENTRAL	Expenditure (£)	£888	£185	£389	£72	£156	£91	£203	£392	£383	£98	£78	£282	£210	£3,427
	Weighting	25.9%	5.4%	11.4%	2.1%	4.6%	2.7%	5.9%	11.4%	11.2%	2.9%	2.3%	8.2%	6.1%	
ZONE 4 - BAKEWELL	Expenditure (£)	£738	£161	£333	£60	£131	£79	£168	£327	£363	£83	£71	£219	£194	£2,927
	Weighting	25.2%	5.5%	11.4%	2.0%	4.5%	2.7%	5.7%	11.2%	12.4%	2.8%	2.4%	7.5%	6.6%	
ZONE 5 - BUXTON	Expenditure (£)	£704	£161	£320	£64	£110	£67	£155	£334	£302	£71	£56	£216	£132	£2,692
	Weighting	26.2%	6.0%	11.9%	2.4%	4.1%	2.5%	5.8%	12.4%	11.2%	2.6%	2.1%	8.0%	4.9%	
ZONE 6 - LEEK NORTH	Expenditure (£)	£1,011	£202	£391	£69	£168	£117	£155	£419	£520	£105	£92	£227	£238	£3,714
	Weighting	27.2%	5.4%	10.5%	1.9%	4.5%	3.2%	4.2%	11.3%	14.0%	2.8%	2.5%	6.1%	6.4%	
ZONE 7 - LEEK	Expenditure (£)	£700	£140	£279	£48	£99	£59	£98	£298	£291	£85	£65	£141	£114	£2,417
	Weighting	29.0%	5.8%	11.5%	2.0%	4.1%	2.4%	4.1%	12.3%	12.0%	3.5%	2.7%	5.8%	4.7%	
ZONE 8 - LEEK SOUTH	Expenditure (£)	£756	£163	£303	£50	£111	£70	£111	£322	£357	£92	£80	£156	£145	£2,716
	Weighting	27.8%	6.0%	11.2%	1.8%	4.1%	2.6%	4.1%	11.9%	13.1%	3.4%	2.9%	5.7%	5.3%	
ZONE 9 - BIDDULPH	Expenditure (£)	£743	£161	£292	£48	£101	£62	£105	£296	£330	£86	£82	£152	£124	£2,582
	Weighting	28.8%	6.2%	11.3%	1.9%	3.9%	2.4%	4.1%	11.5%	12.8%	3.3%	3.2%	5.9%	4.8%	
ZONE 10 - CHEADLE	Expenditure (£)	£774	£171	£289	£49	£104	£63	£109	£290	£332	£87	£77	£157	£120	£2,622
	Weighting	29.5%	6.5%	11.0%	1.9%	4.0%	2.4%	4.2%	11.1%	12.7%	3.3%	2.9%	6.0%	4.6%	
ZONE 11 - CHEADLE OUTER	Expenditure (£)	£803	£180	£332	£54	£129	£77	£116	£342	£375	£101	£83	£160	£165	£2,917
	Weighting	27.5%	6.2%	11.4%	1.9%	4.4%	2.6%	4.0%	11.7%	12.9%	3.5%	2.8%	5.5%	5.7%	
TOTAL	Expenditure Average	£803	£174	£332	£60	£124	£77	£142	£346	£363	£88	£76	£205	£158	£2,949

Notes

1. Expenditure Weighting derived from Experian Retail Planner Report (Fine Expenditure)

TABLE 3 - COMPARISON EXPENDITURE FORECASTS, 2012 - 2031

SURVEY AREA	2012	2012	2013	2013	2018	2018	2023	2023	2031	2031
	(£)	Minus SFT (£)	(£)	Minus SFT (£)	(£)	Minus SFT (£)	(£)	Minus SFT (£)	(£)	Minus SFT (£)
ZONE 1 - GLOSSOP	£2,953	£2,643	£3,006	£2,681	£3,451	£2,951	£4,001	£3,365	£5,029	£4,229
ZONE 2 - HIGH PEAK CENTRAL	£3,471	£3,107	£3,533	£3,152	£4,057	£3,468	£4,703	£3,955	£5,911	£4,971
ZONE 3 - PEAK DISTRICT CENTRAL	£3,427	£3,067	£3,489	£3,112	£4,005	£3,424	£4,643	£3,905	£5,836	£4,908
ZONE 4 - BAKEWELL	£2,927	£2,620	£2,980	£2,658	£3,421	£2,925	£3,966	£3,335	£4,985	£4,192
ZONE 5 - BUXTON	£2,692	£2,409	£2,740	£2,444	£3,146	£2,690	£3,647	£3,067	£4,585	£3,856
ZONE 6 - LEEK NORTH	£3,714	£3,324	£3,781	£3,373	£4,341	£3,711	£5,032	£4,232	£6,325	£5,319
ZONE 7 - LEEK	£2,417	£2,163	£2,461	£2,195	£2,825	£2,415	£3,275	£2,754	£4,116	£3,462
ZONE 8 - LEEK SOUTH	£2,716	£2,431	£2,765	£2,466	£3,174	£2,714	£3,680	£3,095	£4,625	£3,890
ZONE 9 - BIDDULPH	£2,582	£2,311	£2,628	£2,345	£3,018	£2,580	£3,498	£2,942	£4,397	£3,698
ZONE 10 - CHEADLE	£2,622	£2,347	£2,669	£2,381	£3,064	£2,620	£3,552	£2,988	£4,465	£3,755
ZONE 11 - CHEADLE OUTER	£2,917	£2,611	£2,970	£2,649	£3,409	£2,915	£3,952	£3,324	£4,968	£4,178

Notes

1. Expenditure per Capita Forecasts derived from Experian Retail Planner (Fine Expenditure) Report; All Expenditure Figures given in 2012 Prices
2. Growth in per capita retail expenditure for Non-Bulky Comparison Goods: (Source: - Experian Retail Planner Briefing Note 11 (October 2013))

	2012-2013	2013 - 2018	2018 - 2023	2023- 2031
Comparison Goods	3.1%	2.8%	3.0%	2.9%

3. Deductions for Special Forms of Trading (SFT) (Source: - Experian Retail Planner Briefing Note 11 (October 2013))

	2012	2013	2018	2023	2031
Comparison Goods	10.5%	10.8%	14.5%	15.9%	15.9%

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	E29,623,665	E33,676,274	E8,800,545	E5,918,724	E18,771,566	E6,779,759	E13,371,306	E21,841,377	E13,725,804	E7,911,115	E17,696,931	E178,117,065
PERSONAL GOODS	E6,414,135	E7,833,394	E1,833,447	E1,291,212	E4,292,929	E1,354,611	E2,674,261	E4,709,186	E2,974,232	E1,747,804	E3,966,933	E39,092,145
DOMESTIC APPLIANCES	E12,605,815	E14,165,998	E3,855,194	E2,670,644	E8,532,530	E2,622,043	E5,329,421	E8,753,885	E5,394,259	E2,953,892	E7,316,788	E173,200,468
CDs / DVDs	E2,632,391	E2,818,558	E713,558	E481,197	E1,706,506	E462,714	E916,890	E1,444,535	E886,728	E500,833	E1,190,080	E13,753,988
BOOKS & STATIONARY	E4,115,428	E5,124,650	E1,546,042	E1,050,614	E2,933,057	E1,126,607	E1,891,085	E3,206,869	E1,865,823	E1,062,992	E2,842,969	E26,766,135
GLASSWARE / TABLEWARE	E2,706,543	E3,367,627	E901,858	E633,576	E1,786,498	E784,601	E1,127,010	E2,022,350	E1,145,356	E643,928	E1,696,966	E16,816,314
MEDICAL / THERAPEUTIC	E5,820,920	E6,918,278	E2,011,836	E1,347,352	E4,132,944	E1,039,429	E1,871,983	E3,206,869	E1,939,717	E1,114,098	E2,556,468	E31,959,894
RECREATIONAL GOODS	E13,977,624	E15,117,719	E3,884,925	E2,622,524	E8,905,828	E2,809,811	E5,692,356	E9,302,809	E5,468,153	E2,964,113	E7,537,174	E78,283,036
TOTAL (NON-BULKY) COMPARISON SPEND	E77,896,522	E89,022,498	E23,547,403	E16,015,841	E51,061,859	E16,979,576	E32,874,311	E54,487,878	E33,400,072	E18,898,774	E44,804,309	
FURNITURE & FLOORING	E12,494,587	E14,715,067	E3,795,730	E2,911,242	E8,052,575	E3,487,117	E5,558,643	E10,313,983	E6,096,252	E3,393,398	E8,264,445	E79,083,040
DIY GOODS	E2,669,467	E3,148,000	E971,231	E665,656	E1,893,155	E704,129	E1,623,659	E2,657,945	E1,588,720	E889,234	E2,225,890	E19,037,086
MAJOR HOUSEHOLD APPLIANCES	E2,521,163	E3,038,186	E773,021	E569,416	E1,493,193	E616,951	E1,241,621	E2,311,257	E1,514,826	E787,023	E1,829,197	E16,695,855
LARGE ELECTRICAL GOODS	E9,231,906	E11,017,998	E2,794,768	E1,756,369	E5,759,458	E1,522,261	E2,693,363	E4,506,951	E2,807,971	E1,604,709	E3,526,163	E47,221,916
GARDEN / PETS	E4,671,567	E6,112,976	E2,081,210	E1,555,870	E3,519,669	E1,596,026	E2,177,613	E4,189,153	E2,290,713	E1,226,529	E3,636,356	E33,057,682
TOTAL (BULKY) COMPARISON SPEND	E31,588,689	E38,032,227	E10,415,960	E7,458,554	E20,718,050	E7,926,484	E13,294,899	E23,979,289	E14,296,482	E7,900,894	E19,482,051	
TOTAL COMPARISON SPEND	E109,485,211	E127,054,724	E33,963,363	E23,474,395	E71,779,909	E24,906,060	E46,169,210	E78,467,168	E47,698,554	E26,799,667	E64,286,360	

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	E39,535,794	E44,802,664	E11,590,488	E7,754,927	E25,000,302	E8,930,410	E17,496,906	E28,697,086	E17,989,043	E10,393,800	E23,239,788	E235,431,207	E57,314,142
PERSONAL GOODS	E8,560,316	E10,421,489	E2,414,685	E1,691,793	E5,717,399	E1,784,315	E3,499,381	E6,187,335	E3,898,030	E2,296,305	E5,209,417	E51,680,464	E12,588,319
DOMESTIC APPLIANCES	E16,823,742	E18,846,338	E5,077,365	E3,499,174	E11,363,774	E3,453,798	E6,973,767	E11,501,610	E7,069,718	E3,880,889	E9,608,480	E98,098,665	E23,988,187
CDs / DVDs	E3,513,193	E3,749,788	E939,769	E630,482	E2,272,755	E609,494	E1,199,788	E1,897,955	E1,162,145	E668,005	E1,162,825	E18,196,200	E4,442,212
BOOKS & STATIONARY	E5,492,457	E6,817,797	E2,036,167	E1,376,552	E3,906,297	E1,483,985	E2,474,562	E4,213,461	E2,445,348	E1,396,583	E3,733,415	E35,376,624	E8,610,490
GLASSWARE / TABLEWARE	E3,612,156	E4,480,266	E1,187,764	E830,134	E3,379,290	E1,033,490	E1,474,739	E2,657,138	E1,501,105	E846,007	E2,228,473	E22,230,562	E5,414,248
MEDICAL / THERAPEUTIC	E7,768,610	E9,204,025	E2,649,627	E1,765,349	E5,504,328	E1,369,153	E2,449,567	E4,213,461	E2,542,193	E1,463,726	E3,357,180	E42,287,220	E10,327,327
RECREATIONAL GOODS	E18,654,561	E20,112,500	E5,116,522	E3,436,126	E11,860,939	E3,701,129	E7,448,683	E12,222,833	E7,166,564	E3,894,318	E9,897,892	E103,512,066	E25,229,031
TOTAL (NON-BULKY) COMPARISON SPEND	E103,940,831	E118,434,867	E31,012,387	E20,984,538	E68,005,082	E22,365,774	E43,017,393	E71,590,878	E43,774,148	E24,829,632	E58,837,470		
FURNITURE & FLOORING	E16,675,297	E19,576,816	E4,999,051	E3,814,415	E10,724,561	E4,593,287	E7,273,714	E13,551,402	E7,989,750	E4,458,322	E10,852,952	E104,509,567	E25,426,527
DIY GOODS	E3,562,675	E4,188,075	E1,279,130	E872,167	E2,521,337	E927,491	E2,124,624	E3,492,238	E2,082,177	E1,168,295	E2,923,062	E25,141,271	E6,104,185
MAJOR HOUSEHOLD APPLIANCES	E3,364,748	E4,041,979	E1,018,083	E746,070	E1,988,660	E812,658	E1,624,713	E3,036,729	E1,985,332	E1,034,008	E2,402,120	E18,966,200	E5,359,248
LARGE ELECTRICAL GOODS	E12,320,917	E14,658,263	E3,680,763	E2,301,259	E7,670,547	E2,005,146	E3,524,377	E5,921,621	E3,680,127	E2,108,303	E4,630,593	E62,501,916	E15,280,000
GARDEN / PETS	E6,234,681	E8,132,657	E2,740,994	E2,038,558	E4,687,557	E2,102,312	E2,849,496	E5,504,071	E3,002,209	E1,611,442	E4,775,299	E43,679,275	E10,621,594
TOTAL (BULKY) COMPARISON SPEND	E42,158,319	E50,597,791	E13,718,021	E9,772,469	E27,592,663	E10,440,895	E17,396,924	E31,506,060	E18,738,596	E10,380,371	E25,584,025		
TOTAL COMPARISON SPEND	E146,119,150	E169,032,658	E44,730,408	E30,757,007	E95,597,745	E32,806,669	E60,414,317	E103,096,938	E62,513,741	E35,210,003	E84,421,495		
NON-BULKY EXPEND GROWTH 2013-2018	E26,064,309	E29,412,370	E7,464,984	E4,968,697	E16,943,223	E5,386,199	E10,143,082	E17,103,000	E10,374,074	E5,930,859	E14,033,160		
BULKY EXPEND GROWTH 2013-2018	E10,569,630	E12,565,564	E3,302,061	E2,313,915	E6,874,613	E2,514,410	E4,102,025	E7,526,771	E4,441,113	E2,479,477	E6,101,974		

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	E52,764,464	E59,378,114	E15,258,228	E10,157,766	E33,351,644	E11,682,493	E22,395,502	E36,999,679	E23,117,831	E13,399,172	E29,978,397	E308,483,288	E130,366,223
PERSONAL GOODS	E11,424,596	E13,811,866	E3,178,797	E2,215,990	E7,627,293	E2,334,187	E4,479,100	E7,977,444	E5,009,382	E2,960,282	E6,719,940	E67,738,878	E28,646,733
DOMESTIC APPLIANCES	E22,452,963	E24,977,533	E6,684,066	E4,583,382	E15,159,838	E4,518,155	E8,926,207	E14,829,236	E9,085,339	E5,003,050	E12,394,555	E128,614,324	E54,413,856
CDs / DVDs	E4,688,707	E4,969,690	E1,237,154	E825,835	E3,031,968	E797,321	E1,535,692	E2,447,069	E1,493,480	E848,268	E2,015,982	E23,891,165	E10,137,176
BOOKS & STATIONARY	E7,330,232	E9,035,800	E2,680,499	E1,803,072	E5,211,194	E1,941,304	E3,167,364	E5,432,493	E3,142,531	E1,800,405	E4,815,957	E46,360,853	E19,594,718
GLASSWARE / TABLEWARE	E4,820,783	E5,937,811	E1,563,625	E1,087,349	E3,174,091	E1,351,980	E1,887,621	E3,425,896	E1,929,079	E1,090,630	E2,874,641	E29,143,506	E12,327,193
MEDICAL / THERAPEUTIC	E10,367,986	E12,198,330	E3,488,086	E2,312,337	E7,343,047	E1,791,084	E3,135,370	E5,432,493	E3,266,988	E1,886,963	E4,330,628	E55,553,312	E23,593,418
RECREATIONAL GOODS	E24,896,374	E26,655,610	E6,735,614	E4,500,799	E15,823,081	E4,841,706	E9,534,085	E15,759,122	E9,209,795	E5,020,361	E12,767,885	E135,744,433	E57,461,397
TOTAL (NON-BULKY) COMPARISON SPEND	E138,746,107	E156,964,753	E40,826,669	E27,486,530	E90,722,156	E29,258,231	E55,060,941	E92,303,431	E56,254,425	E32,009,132	E75,897,984		
FURNITURE & FLOORING	E22,254,849	E25,945,654	E6,580,970	E4,996,300	E14,307,097	E6,008,799	E9,310,130	E17,472,070	E10,267,677	E5,747,448	E13,999,874	E136,890,869	E32,381,302
DIY GOODS	E4,754,745	E5,550,563	E1,683,904	E1,142,405	E3,363,589	E1,213,315	E2,719,454	E4,502,606	E2,675,819	E1,506,108	E3,770,633	E32,883,141	E7,741,869
MAJOR HOUSEHOLD APPLIANCES	E4,490,593	E5,356,939	E1,340,250	E977,238	E2,652,972	E1,063,095	E2,079,582	E3,915,310	E2,551,362	E1,332,993	E3,098,639	E28,858,971	E6,803,849
LARGE ELECTRICAL GOODS	E16,443,494	E19,426,970	E4,845,518	E3,014,297	E10,232,891	E2,623,072	E4,511,094	E7,634,854	E4,729,354	E2,717,920	E5,973,280	E82,152,743	E19,650,827
GARDEN / PETS	E8,320,804	E10,778,418	E3,608,365	E2,670,199	E6,253,433	E2,750,181	E3,647,267	E7,096,499	E3,858,157	E2,077,391	E6,159,945	E57,220,660	E13,541,385
TOTAL (BULKY) COMPARISON SPEND	E56,264,485	E67,058,544	E18,059,006	E12,800,437	E36,809,982	E13,658,463	E22,267,527	E40,621,340	E22,082,370	E13,381,860	E33,002,370		
TOTAL COMPARISON SPEND	E195,010,592	E224,023,297	E58,885,675	E40,286,967	E127,532,137	E42,916,694	E77,328,468	E132,924,772	E78,336,795	E45,390,992	E108,900,353		
NON-BULKY EXPEND GROWTH 2013-2031	E60,849,585	E67,942,255	E17,278,666	E11,470,689	E39,660,296	E12,278,655	E22,186,629	E37,815,553	E22,854,353	E13,110,358	E31,093,674		
BULKY EXPEND GROWTH 2013-2031	E24,675,796	E29,026,317	E7,643,046	E5,341,883	E16,091,932	E5,731,979	E8,972,629	E16,642,051	E9,783,				

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%	0.0%	0.0%	0.0%
	E	£4,887,905	£0	£0	£0	£0	£4,887,905	£0	£0	£0	£0	£0	£0	£0	£4,887,905
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%	0.0%	0.0%	0.0%
	E	£4,887,905	£0	£0	£0	£0	£4,887,905	£0	£0	£0	£0	£0	£0	£0	£4,887,905
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%	0.0%	0.0%	0.0%
	E	£266,613	£0	£0	£0	£0	£266,613	£0	£0	£0	£0	£0	£0	£0	£533,226
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%	0.0%	0.0%	0.0%
	E	£266,613	£0	£0	£0	£0	£266,613	£0	£0	£0	£0	£0	£0	£0	£533,226
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%	0.0%	0.0%	0.0%
	E	£533,226	£0	£0	£0	£0	£533,226	£0	£0	£0	£0	£0	£0	£0	£533,226
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%	0.0%	0.0%	0.0%
	E	£5,421,131	£0	£0	£0	£0	£5,421,131	£0	£0	£0	£0	£0	£0	£0	£5,421,131
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%
	E	£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%
	E	£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%
	E	£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%
	E	£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%	0.0%	0.0%	0.0%
	E	£0	£202,058	£0	£0	£0	£202,058	£0	£0	£0	£0	£0	£0	£0	£202,058
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%	0.0%	0.0%	0.0%
	E	£0	£202,058	£0	£0	£0	£202,058	£0	£0	£0	£0	£0	£0	£0	£202,058
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%
	E	£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%
	E	£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%
	E	£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%
	E	£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%	0.0%	0.0%	0.0%
	E	£770,215	£6,230,111	£686,442	£366,961	£3,866,943	£11,920,672	£1,186,458	£1,203,418	£393,145	£0	£0	£0	£0	£2,783,020
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%	0.0%	0.0%	0.0%
	E	£770,215	£6,230,111	£686,442	£366,961	£3,866,943	£11,920,672	£1,186,458	£1,203,418	£393,145	£0	£0	£0	£0	£2,783,020
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%
	E	£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%
	E	£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%
	E	£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%	0.0%	0.0%	0.0%
	E	£770,215	£6,230,111	£686,442	£366,961	£3,866,943	£11,920,672	£1,186,458	£1,203,418	£393,145	£0	£0	£0	£0	£2,783,020
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%
	E	£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%
	E	£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%	0.0%	0.0%	0.0%
	E	£6,191,346	£6,230,111	£686,442	£366,961	£3,866,943	£17,341,803	£1,186,458	£1,203,418	£393,145	£0	£0	£0	£0	£2,783,020

STAFFS MOORLANDS 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%
	E	£0	£0	£0	£0	£0	£0	£0	£0	£329,419	£0	£0	£0	£329,419	£329,419
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%
	E	£0	£0	£0	£0	£0	£0	£0	£393,145	£864,726	£0	£0	£0	£1,257,870	£1,257,870
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%
	E	£0	£0	£0	£0	£0	£0	£0	£393,145	£1,194,145	£0	£0	£0	£1,587,290	£1,587,290
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%	7.3%	0.0%	0.0%
	E	£0	£0	£0	£0	£187,716	£691,535	£4,693,328	£2,162,296	£219,613	£134,489	£1,291,876	£9,193,138	£9,380,854	£9,380,854
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%	7.3%	0.0%	0.0%
	E	£0	£0	£0	£0	£187,716	£691,535	£4,693,328	£2,162,296	£219,613	£134,489	£1,291,876	£9,193,138	£9,380,854	
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%
	E	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
SAINSBURY'S (Chumet 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%
	E	£0	£0	£0	£0	£0	£142,375	£254,055	£240,255	£0	£87,022	£0	£723,707	£723,707	
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%
	E	£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%
	E	£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%
	E	£0	£0	£0	£0	£0	£142,375	£254,055	£240,255	£0	£87,022	£0	£723,707	£723,707	
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%	7.3%	0.0%	0.0%
	E	£0	£0	£0	£0	£187,716	£833,910	£4,947,383	£2,402,551	£219,613	£221,511	£1,291,876	£9,916,845	£10,104,561	
CHEADLE															
CHEADLE TOWN CENTRE	%	0.0%	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%
	E	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£395,556	£159,272	£554,828	£554,828
CHEADLE TOWN CENTRE TOTAL	%	0.0%	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%
	E	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£395,556	£159,272	£554,828	£554,

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%	£3,286,971	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	£0	£3,286,971	
	£ £3,051,238	£235,734	£0	£0	£0		£0	£0	£0	£0	£0	£0	£0	£0	
TAMESIDE RETAIL PARKS	% 6.3%	0.0%	0.0%	0.0%	0.0%	£1,866,291	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	£0	£1,866,291	
	£ £1,866,291	£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	£0	£0	
HYDE TC	% 0.8%	0.0%	0.0%	0.0%	0.0%	£236,989	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	£0	£236,989	
	£ £236,989	£0	£0	£0	£0		£0	£0	£0	£0	£0	£0	£0	£0	
DENTON DC	% 3.5%	0.0%	0.0%	0.0%	0.0%	£1,036,828	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	£0	£1,036,828	
	£ £1,036,828	£0	£0	£0	£0		£0	£0	£0	£0	£0	£0	£0	£0	
TESCO EXTRA (HATERSLEY)	% 0.0%	0.0%	0.0%	0.0%	0.0%	£0	0.0%	0.0%	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%	£6,427,080	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	£0	£6,427,080	
	£ £6,191,346	£235,734	£0	£0	£0		£0	£0	£0	£0	£0	£0	£0	£6,427,080	
STOCKPORT															
STOCKPORT TC	% 9.3%	44.4%	0.0%	0.0%	15.5%	£20,616,859	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	£0	£41,233,718	
	£ £2,755,001	£14,952,266	£0	£0	£2,909,593		£0	£0	£0	£0	£0	£0	£0	£0	
STOCKPORT RETAIL PARKS	% 0.0%	1.4%	0.0%	0.0%	0.0%	£471,468	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	£0	£942,936	
	£ £0	£471,468	£0	£0	£0		£0	£0	£0	£0	£0	£0	£0	£0	
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	£0	£0	
STOCKPORT TOTAL	% 9.3%	45.8%	0.0%	0.0%	15.5%	£21,088,327	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	£0	£21,088,327	
	£ £2,755,001	£15,423,733	£0	£0	£2,909,593		£0	£0	£0	£0	£0	£0	£0	£21,088,327	
GREATER MANCHESTER															
MANCHESTER CC	% 32.5%	13.1%	0.8%	1.1%	16.1%	£17,197,016	5.2%	1.9%	0.9%	4.0%	0.0%	0.0%	£1,415,496	£18,612,511	
	£ £9,627,691	£4,411,592	£70,404	£65,106	£3,022,222		£352,547	£254,055	£196,572	£549,032	£63,289	£0			
TRAFFORD CENTRE	% 11.1%	8.7%	1.8%	0.0%	9.3%	£8,122,228	1.0%	0.0%	1.9%	2.8%	0.0%	0.0%	£867,106	£8,989,334	
	£ £3,288,227	£2,929,836	£158,410	£0	£1,745,756		£67,798	£0	£414,986	£384,323	£0	£0			
GREATER MANCHESTER TOTAL	% 43.6%	21.8%	2.6%	1.1%	25.4%	£25,319,244	6.2%	1.9%	2.8%	6.8%	0.0%	0.0%	£2,282,602	£27,601,846	
	£ £12,915,918	£7,341,428	£228,814	£65,106	£4,767,978		£420,345	£254,055	£611,559	£933,355	£63,289	£0	£2,282,602	£27,601,846	
CHESHIRE															
MACCLESFIELD TC	% 0.0%	6.4%	1.8%	0.0%	7.5%	£3,721,559	28.6%	5.4%	1.7%	5.5%	0.0%	1.7%	£4,088,132	£7,809,691	
	£ £0	£2,155,282	£158,410	£0	£1,407,867		£1,939,011	£722,051	£371,303	£754,919	£0	£300,848			
MACCLESFIELD RETAIL PARKS	% 0.0%	1.4%	0.0%	0.0%	2.5%	£940,757	5.5%	0.0%	0.0%	0.0%	0.0%	0.0%	£372,887	£1,313,644	
	£ £0	£471,468	£0	£0	£469,289		£372,887	£0	£0	£0	£0	£0			
WILMSLOW TC	% 0.0%	0.0%	0.0%	0.0%	0.0%	£0	0.0%	1.8%	0.0%	0.0%	0.0%	0.0%	£240,684	£240,684	
	£ £0	£0	£0	£0	£0		£0	£240,684	£0	£0	£0	£0			
STANLEY GREEN RP	% 0.0%	0.0%	0.0%	0.0%	0.0%	£0	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	£67,798	£67,798	
	£ £0	£0	£0	£0	£0		£67,798	£0	£0	£0	£0	£0			
CHEADLE ROYAL	% 1.9%	0.8%	0.0%	1.0%	0.0%	£891,447	2.3%	0.0%	0.0%	0.8%	0.0%	1.7%	£566,589	£1,458,036	
	£ £562,850	£269,410	£0	£59,187	£0		£155,934	£0	£0	£109,806	£0	£300,848			
CONGLETON TC	% 0.0%	0.0%	0.0%	0.0%	0.0%	£0	0.0%	1.0%	0.0%	4.6%	0.0%	0.0%	£765,100	£765,100	
	£ £0	£0	£0	£0	£0		£0	£133,713	£0	£631,387	£0	£0			
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%	£1,517,120	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	£0	£1,517,120	
	£ £0	£1,010,288	£0	£0	£506,832		£0	£0	£0	£0	£0	£0			
CHESHIRE OAKS DESIGNER OUTLET	% 0.0%	0.0%	0.0%	0.0%	0.0%	£0	0.9%	0.0%	1.9%	1.1%	0.0%	2.2%	£1,016,320	£1,016,320	
	£ £0	£0	£0	£0	£0		£61,018	£0	£414,986	£150,984	£0	£389,332			
CHESHIRE TOTAL	% 1.9%	11.6%	1.8%	1.0%	12.7%	£7,070,883	38.3%	8.2%	3.6%	12.0%	0.0%	5.6%	£7,117,509	£14,188,392	
	£ £562,850	£3,906,448	£158,410	£59,187	£2,383,989		£2,596,648	£1,096,447	£786,290	£1,647,096	£0	£991,028	£7,117,509	£14,188,392	
STOKE-ON-TRENT															
HANLEY CC	% 0.0%	0.0%	0.0%	0.0%	4.9%	£919,807	10.2%	37.7%	66.5%	47.5%	59.1%	38.6%	£38,283,274	£39,203,081	
	£ £0	£0	£0	£0	£919,807		£691,535	£5,040,982	£14,524,515	£6,519,757	£4,675,469	£6,831,015			
STOKE-ON-TRENT RETAIL PARKS	% 0.0%	0.0%	0.0%	0.0%	0.0%	£0	2.2%	3.5%	9.0%	5.0%	3.7%	6.2%	£4,659,085	£4,659,085	
	£ £0	£0	£0	£0	£0		£149,155	£467,996	£1,965,724	£686,290	£292,711	£1,097,210			
LONGTON TC	% 0.0%	0.0%	0.0%	0.0%	0.0%	£0	0.0%	0.0%	0.0%	0.0%	0.9%	0.0%	£71,200	£71,200	
	£ £0	£0	£0	£0	£0		£0	£0	£0	£0	£71,200	£0			
LONGTON RETAIL PARKS	% 0.0%	0.0%	0.0%	0.0%	0.0%	£0	0.0%	0.0%	0.0%	0.0%	8.8%	8.4%	£2,182,720	£2,182,720	
	£ £0	£0	£0	£0	£0		£0	£0	£0	£0	£696,178	£1,486,542			
MEIR PARK	% 0.0%	0.0%	0.0%	0.0%	0.0%	£0	0.0%	0.0%	0.9%	0.0%	2.2%	0.0%	£370,617	£370,617	
	£ £0	£0	£0	£0	£0		£0	£0	£196,572	£0	£174,045	£0			
TUNSTALL DC	% 0.0%	0.0%	0.0%	0.0%	0.0%	£0	0.0%	0.0%	0.0%	13.3%	0.0%	0.0%	£1,825,532	£1,825,532	
	£ £0	£0	£0	£0	£0		£0	£0	£0	£1,825,532	£0	£0			
TALKE FREEPORT	% 0.0%	0.0%	0.0%	0.0%	0.0%	£0	0.0%	0.0%	0.0%	2.7%	0.9%	3.8%	£1,114,280	£1,114,280	
	£ £0	£0	£0	£0	£0		£0	£0	£0	£370,597	£71,200	£672,483			
WOLSTANTON RP (NEWCASTLE)	% 0.0%	0.0%	0.0%	0.0%	0.0%	£0	0.0%	0.0%	0.0%	0.8%	0.0%	0.0%	£109,806	£109,806	
	£ £0	£0	£0	£0	£0		£0	£0	£0	£109,806	£0	£0			
STOKE-ON-TRENT TOTAL	% 0.0%	0.0%	0.0%	0.0%	4.9%	£919,807	12.4%	41.2%	76.4%	69.3%	75.6%	57.0%	£48,616,515	£49,536,322	
	£ £0	£0	£0	£0	£919,807		£840,690	£5,508,978	£16,686,812	£9,511,982	£5,980,803	£10,087,251	£48,616,515	£49,536,322	
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%	2.7%	1.5%	£479,054	£479,054	
	£ £0	£0	£0	£0	£0		£0	£0	£0	£0	£213,600	£265,454			
DERBY CC	% 0.0%	0.0%	0.0%	2.3%	1.0%	£323,846	3.9%	0.0%	0.0%	0.0%	0.0%	14.2%	£2,777,375	£3,101,221	
	£ £0	£0	£0	£136,131	£187,716		£264,411	£0	£0	£0	£0	£2,512,964			
UTTOXETER TC	% 0.0%	0.0%	0.0%	0.0%	0.0%	£0	0.0%	0.0%	0.0%	0.0%	3.5%	5.1%	£1,179,432	£1,179,432	
	£ £0	£0	£0	£0	£0		£0	£0	£0	£0	£276,889	£902,543			
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%	£323,846	3.9%	0.0%	0.0%	0.0%	6.2%	20			

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%	0.0%		
	£	£109,040	£0	£0	£0	£0	£109,040	£0	£0	£0	£0	£0	£0	£0	£109,040
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%	0.0%		
	£	£186,010	£0	£0	£0	£0	£186,010	£0	£0	£0	£0	£0	£0	£0	£186,010
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	£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	£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	£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	£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%	0.0%	0.0%	0.0%
	£	£295,050	£0	£0	£0	£0	£295,050	£0	£0	£0	£0	£0	£0	£0	£295,050
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%	0.0%		
	£	£551,616	£1,182,843	£0	£0	£399,242	£2,133,701	£0	£0	£0	£0	£0	£0	£0	£4,267,401
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%	0.0%		
	£	£0	£172,335	£0	£0	£0	£172,335	£0	£0	£0	£0	£0	£0	£0	£344,669
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	£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%	0.0%	0.0%	0.0%
	£	£551,616	£1,355,177	£0	£0	£399,242	£2,306,035	£0	£0	£0	£0	£0	£0	£0	£2,306,035
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%	0.0%		
	£	£1,468,837	£1,002,674	£23,835	£0	£626,768	£3,122,114	£101,596	£32,091	£65,929	£0	£0	£0	£199,616	£3,321,729
TRAFFORD CENTRE	%	20.2%	11.4%	2.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	8.2%	0.0%	2.6%		
	£	£1,295,655	£893,007	£49,503	£0	£0	£2,238,165	£0	£0	£0	£243,887	£0	£103,140	£347,027	£2,585,193
GREATER MANCHESTER TOTAL	%	43.1%	24.2%	4.0%	0.0%	14.6%	7.5%	1.2%	1.4%	8.2%	8.2%	0.0%	2.6%	0.0%	0.0%
	£	£2,764,492	£1,895,681	£73,338	£0	£626,768	£5,360,279	£101,596	£32,091	£65,929	£243,887	£0	£103,140	£546,643	£5,906,922
CHESHIRE															
MACCLESFIELD TC	%	0.0%	5.4%	0.0%	0.0%	0.0%	0.0%	30.6%	1.4%	0.0%	9.7%	0.0%	1.3%		
	£	£0	£423,003	£0	£0	£0	£423,003	£414,511	£37,440	£0	£288,501	£0	£51,570	£792,021	£1,215,024
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	£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	£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	£0	£0
CHEADLE ROYAL	%	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	£0	£75,347	£0	£0	£0	£75,347	£75,347
CONGLETON TC	%	0.0%	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	£434,238	£0	£0	£434,238	£434,238
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	£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	£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	£0	£0
CHESHIRE TOTAL	%	0.0%	5.4%	0.0%	0.0%	0.0%	0.0%	30.6%	1.4%	1.6%	24.3%	0.0%	1.3%	0.0%	0.0%
	£	£0	£423,003	£0	£0	£0	£423,003	£414,511	£37,440	£75,347	£722,738	£0	£51,570	£1,301,606	£1,724,609
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	£94,444	£94,444	£550,898	£3,583,690	£1,394,915	£1,017,222	£2,086,607	£8,633,332	£8,727,777	
STOKE-ON-TRENT RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	1.1%	0.0%	3.8%	2.5%	4.0%	0.0%	2.9%	0.0%		
	£	£0	£0	£0	£0	£47,222	£47,222	£51,475	£66,857	£188,367	£0	£50,686	£0	£357,385	£404,608
LONGTON TC	%	0.0%	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	£48,939	£59,504	£108,443	£108,443
LONGTON RETAIL PARKS	%	0.0%	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	£29,713	£103,140	£132,853	£132,853
MEIR PARK	%	0.0%	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	£103,140	£103,140	£103,140
TUNSTALL DC	%	0.0%	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	£300,397	£0	£0	£300,397	£300,397
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	£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	£0	£0
STOKE-ON-TRENT TOTAL	%	0.0%	0.0%	0.0%	0.0%	3.3%	0.0%	3.8%	23.1%	80.1%	57.0%	65.6%	59.3%	0.0%	0.0%
	£	£0	£0	£0	£0	£141,667	£141,667	£51,475	£617,754	£3,772,058	£1,695,312	£1,146,560	£2,352,392	£9,635,551	£9,777,217
STAFFORDSHIRE / MIDLANDS															
BURTON-ON-TRENT TC	%	0.0%	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	£23,028	£32,091	£0	£0	£0	£43,636	£98,756	£98,756
DERBY CC	%	0.0%	0.0%	0.0%	1.8%	0.0%	0.0%	5.7%	0.0%	0.0%	0.0%	0.0%	9.2%		
	£	£0	£0	£0	£23,242	£0	£23,242	£77,213	£0	£0	£0	£0	£364,958	£442,171	£465,413
UITOXETER TC	%	0.0%	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	£22,721	£285,619	£308,341	£308,341
UITOXETER 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	£0	£0
STAFFS / MIDLANDS TOTAL	%	0.0%	0.0%	0.0%	1.8%	0.0%	0.0%	7.4%	1.2%	0.0%	0.0%	1.3%	17.5%	0.0%	0.0%
	£														

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%	0.0%	0.0%	0.0%
	£	£6,088,609	£1,643,256	£80,959	£0	£0	£7,812,823	£0	£0	£0	£0	£0	£0	£0	£7,812,823
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%	0.0%	0.0%	0.0%
	£	£6,088,609	£1,643,256	£80,959	£0	£0	£7,812,823	£0	£0	£0	£0	£0	£0	£0	£7,812,823
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%	0.0%	0.0%	0.0%
	£	£2,395,105	£835,794	£0	£0	£0	£3,230,899	£0	£0	£0	£0	£0	£0	£0	£3,230,899
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%	0.0%	0.0%	0.0%
	£	£693,320	£0	£0	£0	£0	£693,320	£0	£0	£0	£0	£0	£0	£0	£693,320
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%	0.0%	0.0%	0.0%
	£	£3,088,425	£835,794	£0	£0	£0	£3,924,219	£0	£0	£0	£0	£0	£0	£0	£3,924,219
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%	0.0%	0.0%	0.0%
	£	£9,177,033	£2,479,050	£80,959	£0	£0	£11,737,042	£0	£0	£0	£0	£0	£0	£0	£11,737,042
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%	0.0%	0.0%	0.0%
	£	£0	£254,988	£0	£0	£0	£254,988	£0	£0	£0	£0	£0	£0	£0	£254,988
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%	0.0%	0.0%	0.0%
	£	£0	£254,988	£0	£0	£0	£254,988	£0	£0	£0	£0	£0	£0	£0	£254,988
TESCO (Bridgemont)	%	0.0%	6.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	£	£0	£934,956	£0	£0	£0	£934,956	£0	£0	£0	£0	£0	£0	£0	£934,956
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%	0.0%	0.0%	0.0%
	£	£0	£1,189,944	£0	£0	£0	£1,189,944	£0	£0	£0	£0	£0	£0	£0	£1,189,944
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%	0.0%	0.0%	0.0%
	£	£0	£580,806	£0	£0	£0	£580,806	£0	£0	£0	£0	£0	£0	£0	£580,806
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%	0.0%	0.0%	0.0%
	£	£0	£580,806	£0	£0	£0	£580,806	£0	£0	£0	£0	£0	£0	£0	£580,806
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%	0.0%	0.0%	0.0%
	£	£0	£311,652	£0	£0	£0	£311,652	£0	£0	£0	£0	£0	£0	£0	£311,652
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%	0.0%	0.0%	0.0%
	£	£0	£311,652	£0	£0	£0	£311,652	£0	£0	£0	£0	£0	£0	£0	£311,652
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%	0.0%	0.0%	0.0%
	£	£0	£722,466	£0	£0	£0	£722,466	£0	£0	£0	£0	£0	£0	£0	£722,466
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%	0.0%	0.0%	0.0%
	£	£0	£1,034,118	£0	£0	£0	£1,034,118	£0	£0	£0	£0	£0	£0	£0	£1,034,118
BUXTON															
BUXTON TOWN CENTRE	%	0.0%	19.3%	9.3%	7.6%	82.3%	0.0%	21.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	£	£0	£2,734,038	£358,533	£202,969	£7,022,272	£10,317,812	£574,228	£0	£0	£0	£0	£0	£0	£10,892,039
BUXTON TOWN CENTRE TOTAL	%	0.0%	19.3%	9.3%	7.6%	82.3%	0.0%	21.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	£	£0	£2,734,038	£358,533	£202,969	£7,022,272	£10,317,812	£574,228	£0	£0	£0	£0	£0	£0	£10,892,039
MORRISON'S (Bakewell Road)	%	0.0%	0.0%	1.8%	2.1%	1.9%	0.0%	4.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	£	£0	£0	£69,393	£56,084	£162,118	£287,595	£117,992	£0	£0	£0	£0	£0	£0	£405,587
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	£0	£0	£0	£0	£0	£0
BUXTON - NON TC TOTAL	%	0.0%	0.0%	1.8%	2.1%	1.9%	0.0%	4.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	£	£0	£0	£69,393	£56,084	£162,118	£287,595	£117,992	£0	£0	£0	£0	£0	£0	£405,587
BUXTON OVERALL TOTAL	%	0.0%	19.3%	11.1%	9.7%	84.2%	0.0%	26.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	£	£0	£2,734,038	£427,926	£259,052	£7,184,390	£10,605,407	£692,219	£0	£0	£0	£0	£0	£0	£11,297,626
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	£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	£0	£0	£0	£0	£0	£0
HIGH PEAK BOROUGH - OVERALL															
HIGH PEAK - OVERALL TOTAL	%	72.8%	52.5%	13.2%	9.7%	84.2%	0.0%	26.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	£	£9,177,033	£7,437,149	£508,886	£259,052	£7,184,390	£24,566,510	£692,219	£0	£0	£0	£0	£0	£0	£25,258,730
STAFFS MOORLANDS DISTRICT															
BIDDULPH															
SAINSBURY'S (Wharf Road)	%	0.0%	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	£0	£0	£0	£0	£1,235,285	£0	£0	£1,235,285	£1,235,285
BIDDULPH TOWN CENTRE	%	0.0%	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	£0	£0	£0	£0	£1,629,066	£0	£0	£1,629,066	£1,629,066
BIDDULPH TOWN CENTRE TOTAL	%	0.0%	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	£0	£0	£0	£0	£2,864,352	£0	£0	£2,864,352	£2,864,352
LEEK															
LEEK TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.9%	0.0%	17.4%	82.3%	27.4%	0.0%	1.3%	5.2%	0.0%	0.0%
	£	£0	£0	£0	£0	£76,793	£76,793	£456,236	£4,386,113	£2,398,565	£0	£38,401	£380,473	£7,659,787	£7,736,580
LEEK TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.9%	0.0%	17.4%	82.3%	27.4%	0.0%	1.3%	5.2%	0.0%	0.0%
	£	£0	£0	£0	£0	£76,793	£76,793	£456,236	£4,386,113	£2,398,565	£0	£38,401	£380,473	£7,659,787	£7,736,580
MORRISON'S (Newcastle Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.7%	1.9%	0.0%	0.0%	0.0%	0.0%	0.0%
	£	£0	£0	£0	£0	£0	£0	£97,016	£42,635	£166,324	£0	£0	£0	£305,975	£305,975
SAINSBURY'S (Chumet Way)	%	0.0%	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	£0	£0	£0	£0	£34,087	£175,871	£201,339	£0	£32,493	£168,286	£612,076	£612,076
ASDA (Springfield Road)	%	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	£0	£0	£0	£0	£0	£0	£90,600	£0	£0	£0	£0	£0	£90,600
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	£0	£0	£0	£0	£0	£0
LEEK - NON TC TOTAL	%	0.0%	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	£0	£0	£0	£0	£131,102	£309,106	£367,663	£0	£32,493	£168,286	£1,008,651	£1,008,651
LEEK - OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.9%	0.0%	22.4%	88.1%	31.6%	0.0%	2.4%	7.5%	0.0%	0.0%
	£	£0	£0	£0	£0	£76,793	£76,793	£587,338	£4,695,220	£2,766,228	£0	£70,893	£548,759	£8,668,438	£8,745,230
CHEADLE															
CHEADLE TOWN CENTRE	%	0.0%	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	£0	£0	£0	£0	£28,842	£0	£0	£0	£1,411,960	£1,419,457	£2,860,260	£2,860,260
CHEADLE TOWN CENTRE TOTAL	%														

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%	0.0%	0.0%	0.0%
	£	£1,440,400	£0	£0	£14,709	£0	£1,455,108	£0	£0	£0	£0	£0	£0	£0	£1,455,108
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%	0.0%	0.0%	0.0%
	£	£1,440,400	£0	£0	£14,709	£0	£1,455,108	£0	£0	£0	£0	£0	£0	£0	£1,455,108
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%	0.0%	0.0%	0.0%
	£	£1,078,242	£0	£0	£0	£0	£1,078,242	£0	£0	£0	£0	£0	£0	£0	£1,078,242
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	£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%	0.0%	0.0%	0.0%
	£	£1,078,242	£0	£0	£0	£0	£1,078,242	£0	£0	£0	£0	£0	£0	£0	£1,078,242
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%	0.0%	0.0%	0.0%
	£	£2,518,642	£0	£0	£14,709	£0	£2,533,350	£0	£0	£0	£0	£0	£0	£0	£2,533,350
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	£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	£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%	0.0%	0.0%	0.0%
	£	£0	£199,861	£0	£0	£64,527	£264,389	£0	£0	£0	£0	£0	£0	£0	£264,389
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%	0.0%	0.0%	0.0%
	£	£0	£199,861	£0	£0	£64,527	£264,389	£0	£0	£0	£0	£0	£0	£0	£264,389
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%	0.0%	0.0%	0.0%
	£	£0	£420,221	£0	£0	£0	£420,221	£0	£0	£0	£0	£0	£0	£0	£420,221
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%	0.0%	0.0%	0.0%
	£	£0	£420,221	£0	£0	£0	£420,221	£0	£0	£0	£0	£0	£0	£0	£420,221
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%	0.0%	0.0%	0.0%
	£	£0	£942,936	£0	£0	£0	£942,936	£0	£0	£0	£0	£0	£0	£0	£942,936
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%	0.0%	0.0%	0.0%
	£	£0	£942,936	£0	£0	£0	£942,936	£0	£0	£0	£0	£0	£0	£0	£942,936
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%	0.0%	0.0%	0.0%
	£	£0	£76,870	£0	£0	£0	£76,870	£0	£0	£0	£0	£0	£0	£0	£76,870
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%	0.0%	0.0%	0.0%
	£	£0	£1,019,805	£0	£0	£0	£1,019,805	£0	£0	£0	£0	£0	£0	£0	£1,019,805
BUXTON															
BUXTON TOWN CENTRE	%	1.4%	32.5%	21.5%	7.6%	94.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	£	£57,616	£1,665,511	£332,399	£79,847	£2,771,739	£4,907,112	£318,830	£0	£0	£0	£0	£0	£318,830	£5,225,942
BUXTON TOWN CENTRE TOTAL	%	1.4%	32.5%	21.5%	7.6%	94.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	£	£57,616	£1,665,511	£332,399	£79,847	£2,771,739	£4,907,112	£318,830	£0	£0	£0	£0	£0	£318,830	£5,225,942
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%	0.0%
	£	£0	£0	£0	£0	£32,264	£32,264	£0	£0	£0	£0	£0	£0	£0	£32,264
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	£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%	0.0%
	£	£0	£0	£0	£0	£32,264	£32,264	£0	£0	£0	£0	£0	£0	£0	£32,264
BUXTON OVERALL TOTAL	%	1.4%	32.5%	21.5%	7.6%	95.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	£	£57,616	£1,665,511	£332,399	£79,847	£2,804,003	£4,939,376	£318,830	£0	£0	£0	£0	£0	£318,830	£5,258,206
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%	0.0%	0.0%	0.0%
	£	£57,616	£0	£225,722	£0	£0	£283,338	£0	£0	£0	£0	£0	£0	£0	£283,338
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%	0.0%	0.0%	0.0%
	£	£57,616	£0	£225,722	£0	£0	£283,338	£0	£0	£0	£0	£0	£0	£0	£283,338
HIGH PEAK BOROUGH - OVERALL															
HIGH PEAK - OVERALL TOTAL	%	64.0%	56.3%	36.1%	9.0%	97.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	£	£2,633,874	£2,885,178	£558,121	£94,555	£2,868,530	£9,040,258	£318,830	£0	£0	£0	£0	£0	£318,830	£9,359,088
STAFFS MOORLANDS DISTRICT															
BIDDULPH															
SAINSBURY'S (Wharf Road)	%	0.0%	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	£0	£0	£0	£0	£233,228	£0	£0	£233,228	£233,228
BIDDULPH TOWN CENTRE	%	0.0%	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	£0	£0	£0	£0	£654,904	£0	£0	£654,904	£654,904
BIDDULPH TOWN CENTRE TOTAL	%	0.0%	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	£0	£0	£0	£0	£888,132	£0	£0	£888,132	£888,132
LEEK															
LEEK TOWN CENTRE	%	0.0%	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	£0	£0	£0	£0	£316,577	£1,660,372	£1,160,886	£0	£32,953	£457,718	£3,628,506	£3,628,506
LEEK TOWN CENTRE TOTAL	%	0.0%	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	£0	£0	£0	£0	£316,577	£1,660,372	£1,160,886	£0	£32,953	£457,718	£3,628,506	£3,628,506
MORRISON'S (Newcastle Road)	%	0.0%	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	£0	£0	£0	£0	£107,792	£86,585	£0	£0	£0	£194,377	£194,377
SAINSBURY'S (Chumet Way)	%	0.0%	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	£0	£0	£0	£0	£192,412	£0	£0	£34,116	£226,528	£226,528
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	£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	£0	£0	£0	£0	£0	£0
LEEK - NON TC TOTAL	%	0.0%	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	£0	£0	£0	£0	£107,792	£278,998	£0	£0	£34,116	£420,905	£420,905
LEEK - OVERALL TOTAL	%	0.0%	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	£0	£0	£0	£0	£316,577	£1,768,164	£1,439,884	£0	£32,953	£491,834	£4,049,411	£4,049,411
CHEADLE															
CHEADLE TOWN CENTRE	%	0.0%	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	£0	£0	£0	£0	£48,103	£0	£603,780	£597,023	£1,248,906	£1,248,906
CHEADLE TOWN CENTRE TOTAL	%	0.0%	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%

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%	0.0%	0.0%	0.0%
	E	£684,755	£33,676	£18,939	£0	£0	£737,371	£0	£0	£0	£0	£0	£0	£0	£737,371
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%	0.0%	0.0%	0.0%
	E	£684,755	£33,676	£18,939	£0	£0	£737,371	£0	£0	£0	£0	£0	£0	£0	£737,371
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%	0.0%	0.0%	0.0%
	E	£443,873	£165,014	£0	£0	£0	£608,887	£0	£0	£0	£0	£0	£0	£0	£608,887
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%	0.0%	0.0%	0.0%
	E	£178,632	£0	£0	£0	£0	£178,632	£0	£0	£0	£0	£0	£0	£0	£178,632
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%	0.0%	0.0%	0.0%
	E	£622,505	£165,014	£0	£0	£0	£787,519	£0	£0	£0	£0	£0	£0	£0	£787,519
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%	0.0%	0.0%	0.0%
	E	£1,307,260	£198,690	£18,939	£0	£0	£1,524,889	£0	£0	£0	£0	£0	£0	£0	£1,524,889
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%
	E	£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%
	E	£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%	0.0%	0.0%	0.0%
	E	£0	£63,985	£0	£0	£0	£63,985	£0	£0	£0	£0	£0	£0	£0	£63,985
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%	0.0%	0.0%	0.0%
	E	£0	£63,985	£0	£0	£0	£63,985	£0	£0	£0	£0	£0	£0	£0	£63,985
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%	0.0%	0.0%	0.0%
	E	£0	£60,617	£0	£0	£0	£60,617	£0	£0	£0	£0	£0	£0	£0	£60,617
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%	0.0%	0.0%	0.0%
	E	£0	£60,617	£0	£0	£0	£60,617	£0	£0	£0	£0	£0	£0	£0	£60,617
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%	0.0%	0.0%	0.0%
	E	£0	£245,837	£10,822	£0	£0	£256,659	£0	£0	£0	£0	£0	£0	£0	£256,659
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%	0.0%	0.0%	0.0%
	E	£0	£245,837	£10,822	£0	£0	£256,659	£0	£0	£0	£0	£0	£0	£0	£256,659
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%	0.0%
	E	£0	£0	£0	£0	£33,943	£33,943	£0	£0	£0	£0	£0	£0	£0	£33,943
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%	0.0%	0.0%	0.0%
	E	£0	£245,837	£10,822	£0	£33,943	£290,603	£0	£0	£0	£0	£0	£0	£0	£290,603
BUXTON															
BUXTON TOWN CENTRE	%	0.0%	12.7%	3.9%	6.0%	48.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	E	£0	£427,689	£35,172	£38,015	£862,879	£1,363,754	£126,321	£0	£0	£0	£0	£0	£126,321	£1,490,075
BUXTON TOWN CENTRE TOTAL	%	0.0%	12.7%	3.9%	6.0%	48.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	E	£0	£427,689	£35,172	£38,015	£862,879	£1,363,754	£126,321	£0	£0	£0	£0	£0	£126,321	£1,490,075
MORRISON'S (Bakewell Road)	%	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%	0.0%
	E	£0	£0	£0	£0	£33,943	£33,943	£25,892	£0	£0	£0	£0	£0	£25,892	£59,835
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%
	E	£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%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	E	£0	£0	£0	£0	£33,943	£33,943	£25,892	£0	£0	£0	£0	£0	£25,892	£59,835
BUXTON OVERALL TOTAL	%	0.0%	12.7%	3.9%	6.0%	50.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	E	£0	£427,689	£35,172	£38,015	£896,822	£1,397,698	£152,213	£0	£0	£0	£0	£0	£152,213	£1,549,911
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%	0.0%	0.0%
	E	£0	£0	£18,939	£11,404	£0	£30,343	£0	£0	£0	£0	£0	£0	£0	£30,343
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%	0.0%	0.0%
	E	£0	£0	£18,939	£11,404	£0	£30,343	£0	£0	£0	£0	£0	£0	£0	£30,343
HIGH PEAK BOROUGH - OVERALL															
HIGH PEAK - OVERALL TOTAL	%	48.3%	27.8%	9.3%	7.8%	52.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	E	£1,307,260	£936,200	£83,873	£49,419	£930,766	£3,307,518	£152,213	£0	£0	£0	£0	£0	£152,213	£3,459,731
STAFFS MOORLANDS DISTRICT															
BIDDULPH															
SAINSBURY'S (Wharf Road)	%	0.0%	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%
	E	£0	£0	£0	£0	£0	£0	£0	£0	£20,223	£309,246	£0	£0	£329,470	£329,470
BIDDULPH TOWN CENTRE	%	0.0%	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%
	E	£0	£0	£0	£0	£0	£0	£0	£0	£0	£142,024	£0	£0	£142,024	£142,024
BIDDULPH TOWN CENTRE TOTAL	%	0.0%	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%
	E	£0	£0	£0	£0	£0	£0	£0	£0	£20,223	£451,270	£0	£0	£471,494	£471,494
LEEK															
LEEK TOWN CENTRE	%	0.0%	1.0%	0.0%	0.0%	2.9%	0.0%	23.7%	67.6%	20.7%	0.0%	2.8%	15.6%	0.0%	0.0%
	E	£0	£33,676	£0	£0	£51,808	£85,485	£185,950	£761,859	£418,626	£0	£18,030	£264,727	£1,649,192	£1,734,677
LEEK TOWN CENTRE TOTAL	%	0.0%	1.0%	0.0%	0.0%	2.9%	0.0%	23.7%	67.6%	20.7%	0.0%	2.8%	15.6%	0.0%	0.0%
	E	£0	£33,676	£0	£0	£51,808	£85,485	£185,950	£761,859	£418,626	£0	£18,030	£264,727	£1,649,192	£1,734,677
MORRISON'S (Newcastle Road)	%	0.0%	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%
	E	£0	£0	£0	£0	£0	£0	£14,907	£38,318	£0	£0	£0	£0	£53,226	£53,226
SAINSBURY'S (Chumet Way)	%	0.0%	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%
	E	£0	£0	£0	£0	£0	£0	£14,907	£0	£0	£0	£8,371	£37,333	£60,612	£60,612
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%
	E	£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%	1.6%	0.0%	0.0%	0.0%	1.3%	0.0%	0.0%	0.0%
	E	£0	£0	£0	£0	£0	£0	£12,554	£0	£0	£0	£8,371	£0	£20,925	£20,925
LEEK - NON TC TOTAL	%	0.0%	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%
	E	£0	£0	£0	£0	£0	£0	£42,368	£38,318	£0	£0	£16,742	£37,333	£134,762	£134,762
LEEK - OVERALL TOTAL	%	0.0%	1.0%	0.0%	0.0%	2.9%	0.0%	29.1%	71.0%	20.7%	0.0%	5.4%	17.8%	0.0%	0.0%
	E	£0	£33,676	£0	£0	£51,808	£85,485	£228,319	£800,177	£418,626	£0	£34,772	£302,060	£1,783,955	£1,869,439
CHEADLE															
CHEADLE TOWN CENTRE	%	0.0%	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%
	E	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£175,148	£157,818	£332,966	£332,966
CHEADLE TOWN CENTRE TOTAL	%	0.0%	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%
	E														

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%	0.0%	0.0%	0.0%
	E	£3,143,297	£325,159	£0	£0	£0	£3,468,456	£0	£0	£0	£0	£0	£0	£0	£3,468,456
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%	0.0%	0.0%	0.0%
	E	£3,143,297	£325,159	£0	£0	£0	£3,468,456	£0	£0	£0	£0	£0	£0	£0	£3,468,456
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%	0.0%	0.0%	0.0%
	E	£972,094	£0	£0	£0	£0	£972,094	£0	£0	£0	£0	£0	£0	£0	£972,094
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%
	E	£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%	0.0%	0.0%	0.0%
	E	£972,094	£0	£0	£0	£0	£972,094	£0	£0	£0	£0	£0	£0	£0	£972,094
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%	0.0%	0.0%	0.0%
	E	£4,115,391	£325,159	£0	£0	£0	£4,440,550	£0	£0	£0	£0	£0	£0	£0	£4,440,550
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%	0.0%	0.0%	0.0%
	E	£0	£892,458	£0	£0	£0	£892,458	£0	£0	£0	£0	£0	£0	£0	£892,458
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%	0.0%	0.0%	0.0%
	E	£0	£892,458	£0	£0	£0	£892,458	£0	£0	£0	£0	£0	£0	£0	£892,458
TESCO (Bridgemont)	%	0.0%	1.4%	0.0%	0.0%	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	E	£0	£96,856	£0	£0	£28,931	£125,787	£0	£0	£0	£0	£0	£0	£0	£125,787
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%	0.0%	0.0%	0.0%
	E	£0	£989,314	£0	£0	£28,931	£1,018,244	£0	£0	£0	£0	£0	£0	£0	£1,018,244
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%	0.0%	0.0%	0.0%
	E	£0	£1,072,333	£0	£0	£0	£1,072,333	£0	£0	£0	£0	£0	£0	£0	£1,072,333
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%	0.0%	0.0%	0.0%
	E	£0	£1,072,333	£0	£0	£0	£1,072,333	£0	£0	£0	£0	£0	£0	£0	£1,072,333
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%	0.0%	0.0%	0.0%
	E	£0	£1,611,959	£0	£0	£128,121	£1,740,080	£0	£0	£0	£0	£0	£0	£0	£1,740,080
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%	0.0%	0.0%	0.0%
	E	£0	£1,611,959	£0	£0	£128,121	£1,740,080	£0	£0	£0	£0	£0	£0	£0	£1,740,080
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%	0.0%	0.0%	0.0%
	E	£0	£484,279	£56,331	£0	£0	£540,611	£0	£0	£0	£0	£0	£0	£0	£540,611
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%	0.0%	0.0%	0.0%
	E	£0	£2,096,238	£56,331	£0	£128,121	£2,280,691	£0	£0	£0	£0	£0	£0	£0	£2,280,691
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%	0.0%	0.0%	0.0%
	E	£0	£601,890	£251,480	£56,589	£3,732,049	£4,642,007	£244,266	£0	£0	£0	£0	£0	£0	£4,886,273
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%	0.0%	0.0%	0.0%
	E	£0	£601,890	£251,480	£56,589	£3,732,049	£4,642,007	£244,266	£0	£0	£0	£0	£0	£0	£4,886,273
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%	0.0%
	E	£0	£0	£0	£0	£95,058	£95,058	£30,143	£0	£0	£0	£0	£0	£0	£125,201
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%
	E	£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%	0.0%
	E	£0	£0	£0	£0	£95,058	£95,058	£30,143	£0	£0	£0	£0	£0	£0	£125,201
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%	0.0%	0.0%	0.0%
	E	£0	£601,890	£251,480	£56,589	£3,827,106	£4,737,065	£274,409	£0	£0	£0	£0	£0	£0	£5,011,474
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%	0.0%	0.0%	0.0%
	E	£401,644	£491,198	£144,852	£0	£0	£1,037,693	£0	£0	£0	£0	£0	£0	£0	£1,037,693
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%	0.0%	0.0%	0.0%
	E	£401,644	£491,198	£144,852	£0	£0	£1,037,693	£0	£0	£0	£0	£0	£0	£0	£1,037,693
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%	0.0%	0.0%	0.0%
	E	£4,517,034	£4,503,799	£452,663	£56,589	£3,984,158	£13,514,243	£274,409	£0	£0	£0	£0	£0	£0	£13,788,653

STAFFS MOORLANDS DISTRICT															
BIDDULPH															
SAINSBURY'S (Wharf Road)	%	0.0%	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%
	E	£0	£0	£0	£0	£0	£0	£0	£0	£0	£149,358	£0	£0	£149,358	£149,358
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%
	E	£0	£0	£0	£0	£0	£0	£0	£32,069	£1,198,745	£0	£0	£0	£1,230,814	£1,230,814
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%
	E	£0	£0	£0	£0	£0	£0	£0	£32,069	£1,348,103	£0	£0	£0	£1,380,172	£1,380,172
LEEK															
LEEK TOWN CENTRE	%	0.0%	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%
	E	£0	£0	£0	£0	£0	£0	£254,660	£1,628,625	£1,186,541	£0	£20,054	£304,220	£3,394,100	£3,394,100
LEEK TOWN CENTRE TOTAL	%	0.0%	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%
	E	£0	£0	£0	£0	£0	£0	£254,660	£1,628,625	£1,186,541	£0	£20,054	£304,220	£3,394,100	£3,394,100
MORRISON'S (Newcastle Road)	%	0.0%	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%
	E	£0	£0	£0	£0	£0	£0	£30,143	£80,495	£32,069	£0	£0	£0	£142,707	£142,707
SAINSBURY'S (Chumet Way)	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.8%	0.8%	2.9%	0.0%	0.0%	0.7%	0.0%	0.0%
	E	£0	£0	£0	£0	£0	£0	£9,355	£14,976	£92,999	£0	£0	£17,895	£135,225	£135,225
ASDA (Springfield Road)	%	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%
	E	£0	£0	£0	£0	£0	£0	£0	£31,824	£0	£0	£0	£0	£0	£31,824
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%
	E	£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%	3.8%	6.8%	3.9%	0.0%	0.0%	0.7%	0.0%	0.0%
	E	£0	£0	£0	£0	£0	£0	£39,498	£127,295	£125,068	£0	£0	£17,895	£309,756	£309,756
LEEK - OVERALL TOTAL	%	0.0%	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%
	E	£0	£0	£0	£0	£0	£0	£294,158	£1,755,920	£1,311,609	£0	£20,054	£322,115	£3,703,856	£3,703,856
CHEADLE															
CHEADLE TOWN CENTRE	%	0.0%	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%
	E	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£921,359	£830,852	£1,752,211	£1,752,211
CHEADLE TOWN CENTRE TOTAL	%	0.0%													

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	£55,346	£0	£0	£0	£55,346	£0	£0	£0	£0	£0	£0	£0	£55,346
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%		
	£	£261,941	£0	£0	£0	£0	£261,941	£0	£0	£0	£0	£0	£0	£0	£261,941
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%		
	£	£104,777	£0	£0	£0	£0	£104,777	£0	£0	£0	£0	£0	£0	£0	£104,777
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%		
	£	£366,718	£55,346	£0	£0	£0	£422,064	£0	£0	£0	£0	£0	£0	£0	£422,064
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	£152,202	£0	£0	£0	£152,202	£0	£0	£0	£0	£0	£0	£0	£304,404
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	£55,346	£0	£0	£0	£55,346	£0	£0	£0	£0	£0	£0	£0	£110,692
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	£207,548	£0	£0	£0	£207,548	£0	£0	£0	£0	£0	£0	£0	£207,548
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%		
	£	£46,567	£0	£0	£0	£28,931	£75,498	£0	£14,976	£0	£0	£0	£0	£14,976	£90,474
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%		
	£	£46,567	£0	£0	£0	£28,931	£75,498	£0	£14,976	£0	£0	£0	£0	£14,976	£90,474
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	£166,039	£0	£0	£0	£166,039	£347,169	£0	£0	£0	£0	£0	£347,169	£513,208
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	£269,813	£0	£0	£0	£269,813	£20,789	£0	£0	£0	£0	£0	£20,789	£290,601
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	£20,789	£18,720	£0	£85,348	£0	£0	£124,856	£124,856
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	£435,852	£0	£0	£0	£435,852	£388,746	£18,720	£0	£85,348	£0	£0	£492,814	£928,665
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	£46,800	£609,305	£77,589	£33,423	£84,363	£851,480	£851,480
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	£18,720	£157,137	£133,840	£12,255	£97,146	£419,098	£419,098
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	£33,423	£117,598	£151,020	£151,020
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	£22,282	£309,333	£331,615	£331,615
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	£28,862	£34,915	£0	£0	£63,777	£63,777
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	£21,337	£0	£23,008	£44,345	£44,345
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	£65,519	£795,303	£267,681	£101,383	£631,448	£1,861,334	£1,861,334	
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	£61,994	£61,994	£11,434	£0	£0	£0	£0	£0	£11,434	£73,428
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	£17,895	£17,895	
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	£12,255	£51,129	£63,384	£63,384
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	£61,994	£61,994	£11,434	£0	£0	£0	£12,255	£69,025	£92,713	£154,708
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	£61,326	£0	£0	£0	£0	£23,008	£84,335	£84,335
WATERSIDE RP, ASHBOURNE	%														

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%	0.0%	0.0%	0.0%
	£	£628,993	£0	£0	£0	£0	£628,993	£0	£0	£0	£0	£0	£0	£0	£628,993
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%	0.0%	0.0%	0.0%
	£	£712,859	£0	£0	£0	£0	£712,859	£0	£0	£0	£0	£0	£0	£0	£712,859
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	£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%	0.0%	0.0%	0.0%
	£	£209,664	£0	£0	£0	£0	£209,664	£0	£0	£0	£0	£0	£0	£0	£209,664
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	£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	£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%	0.0%	0.0%	0.0%
	£	£1,551,516	£0	£0	£0	£0	£1,551,516	£0	£0	£0	£0	£0	£0	£0	£1,551,516
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%	0.0%	0.0%	0.0%
	£	£3,871,802	£7,044,857	£0	£0	£2,075,058	£12,991,717	£0	£0	£0	£0	£0	£0	£0	£25,983,434
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%	0.0%	0.0%	0.0%
	£	£237,620	£1,209,417	£0	£0	£427,480	£1,874,517	£0	£0	£0	£0	£0	£0	£0	£3,749,034
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%	0.0%	0.0%	0.0%
	£	£0	£196,530	£0	£0	£0	£196,530	£0	£0	£0	£0	£0	£0	£0	£393,061
STOCKPORT TOTAL	%	29.4%	55.9%	0.0%	0.0%	28.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	£	£4,109,422	£8,450,805	£0	£0	£2,502,538	£15,062,764	£0	£0	£0	£0	£0	£0	£0	£15,062,764
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%	0.0%	0.0%	0.0%
	£	£3,075,077	£861,710	£69,929	£0	£142,493	£4,149,209	£0	£165,078	£0	£0	£0	£0	£165,078	£4,314,288
TRAFFORD CENTRE	%	0.0%	2.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	£	£0	£423,296	£0	£0	£0	£423,296	£0	£0	£0	£0	£0	£0	£0	£423,296
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%	0.0%	0.0%	0.0%
	£	£3,075,077	£1,285,006	£69,929	£0	£142,493	£4,572,505	£0	£165,078	£0	£0	£0	£0	£165,078	£4,737,584
CHESHIRE															
MACCLESFIELD TC	%	0.0%	14.7%	0.0%	0.0%	24.9%	0.0%	16.0%	5.6%	0.0%	2.7%	0.0%	0.0%	0.0%	0.0%
	£	£0	£2,222,305	£0	£0	£2,217,551	£4,439,856	£449,570	£318,772	£0	£147,640	£0	£0	£915,982	£5,355,838
MACCLESFIELD RETAIL PARKS	%	0.0%	2.7%	0.0%	0.0%	3.2%	0.0%	4.8%	1.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	£	£0	£408,178	£0	£0	£284,987	£693,165	£134,871	£62,616	£0	£0	£0	£0	£197,487	£890,652
WILMSLOW TC	%	0.0%	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	£0	£0	£0	£0	£101,153	£0	£0	£0	£0	£0	£101,153	£101,153
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	£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%	0.0%	1.9%	1.5%	0.0%	0.0%
	£	£0	£196,530	£0	£49,828	£142,493	£388,852	£0	£0	£0	£0	£56,318	£113,058	£169,376	£558,227
CONGLETON TC	%	0.0%	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	£0	£0	£0	£0	£67,435	£0	£0	£169,513	£0	£0	£236,948	£236,948
CONGLETON RETAIL PARKS	%	0.0%	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	£0	£0	£0	£0	£388,239	£0	£0	£388,239	£388,239
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	£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	£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%	0.0%	0.0%	0.0%
	£	£0	£2,827,013	£0	£49,828	£2,645,031	£5,521,872	£753,029	£381,388	£0	£705,392	£56,318	£113,058	£2,009,185	£7,531,057
STOKE-ON-TRENT															
HANLEY CC	%	0.0%	0.0%	0.0%	0.0%	3.2%	0.0%	8.6%	16.4%	37.1%	16.2%	47.4%	33.6%	0.0%	0.0%
	£	£0	£0	£0	£0	£284,987	£284,987	£241,644	£933,546	£3,451,342	£885,841	£1,404,989	£2,532,490	£9,449,853	£9,734,839
STOKE-ON-TRENT RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	9.7%	0.0%	4.8%	17.7%	35.0%	42.0%	26.1%	24.8%	0.0%	0.0%
	£	£0	£0	£0	£0	£863,865	£863,865	£134,871	£1,007,547	£3,255,983	£2,296,624	£773,633	£1,869,219	£9,337,878	£10,201,743
LONGTON TC	%	0.0%	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	£0	£0	£0	£0	£176,753	£0	£62,246	£0	£239,000	£239,000
LONGTON RETAIL PARKS	%	0.0%	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	£0	£0	£0	£0	£148,845	£0	£204,524	£143,206	£496,575	£496,575
MEIR PARK	%	0.0%	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	£0	£0	£0	£0	£143,206	£143,206	£143,206
TUNSTALL DC	%	0.0%	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	£0	£0	£0	£0	£306,993	£656,178	£0	£0	£963,171	£963,171
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	£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%	2.7%	0.0%	0.0%	0.0%	0.0%
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£147,640	£0	£0	£147,640	£147,640
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%	0.0%
	£	£0	£0	£0	£0	£1,148,852	£1,148,852	£376,515	£1,941,093	£7,339,916	£3,986,284	£2,445,393	£4,688,122	£20,777,323	£21,926,175
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	£0	£0	£0	£0	£0	£0
DERBY CC	%	0.0%	0.0%	0.0%	1.9%	0.0%	0.0%	2.4%	0.0%	0.0%	0.0%	0.0%	8.5%	0.0%	0.0%
	£	£0	£0	£0	£49,828	£0	£49,828	£67,435	£0	£0	£0	£0	£640,660	£708,095	£757,923
UTTOXETER TC	%	0.0%	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	£0	£0	£0	£0	£112,636	£361,784	£474,421	£474,421
UTTOXETER RETAIL PARKS	%	0.0%	0.0%	0.0%	0										

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	%	30.4%	2.7%	1.3%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	E	£23,643,912	£2,370,956	£303,054	£14,709	£0	£26,332,630	£0	£0	£0	£0	£0	£0	£0	£26,332,630
GLOSSOP TOWN CENTRE TOTAL	%	30.4%	2.7%	1.3%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	E	£23,643,912	£2,370,956	£303,054	£14,709	£0	£26,332,630	£0	£0	£0	£0	£0	£0	£0	£26,332,630
TESCO (Wren Nest)	%	8.0%	1.6%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	E	£6,224,677	£1,460,233	£21,407	£0	£0	£7,706,317	£0	£0	£0	£0	£0	£0	£0	£7,706,317
WREN NEST RETAIL PARK	%	1.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	E	£1,465,982	£0	£0	£0	£0	£1,465,982	£0	£0	£0	£0	£0	£0	£0	£1,465,982
GLOSSOP - NON TC TOTAL	%	9.9%	1.6%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	E	£7,690,659	£1,460,233	£21,407	£0	£0	£9,172,299	£0	£0	£0	£0	£0	£0	£0	£9,172,299
GLOSSOP - OVERALL TOTAL	%	40.2%	4.3%	1.4%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	E	£31,334,571	£3,831,189	£324,461	£14,709	£0	£35,504,929	£0	£0	£0	£0	£0	£0	£0	£35,504,929
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%	0.0%	0.0%	0.0%
	E	£0	£2,013,512	£0	£0	£0	£2,013,512	£0	£0	£0	£0	£0	£0	£0	£2,013,512
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%	0.0%	0.0%	0.0%
	E	£0	£2,013,512	£0	£0	£0	£2,013,512	£0	£0	£0	£0	£0	£0	£0	£2,013,512
TESCO (Bridgemont)	%	0.0%	1.5%	0.0%	0.0%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	E	£0	£1,295,658	£0	£0	£93,458	£1,389,116	£0	£0	£0	£0	£0	£0	£0	£1,389,116
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%	0.0%	0.0%	0.0%
	E	£0	£3,309,170	£0	£0	£93,458	£3,402,628	£0	£0	£0	£0	£0	£0	£0	£3,402,628
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%	0.0%	0.0%	0.0%
	E	£0	£2,465,689	£0	£0	£0	£2,465,689	£75,865	£0	£0	£0	£0	£0	£75,865	£2,541,554
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%	0.0%	0.0%	0.0%
	E	£0	£2,465,689	£0	£0	£0	£2,465,689	£75,865	£0	£0	£0	£0	£0	£75,865	£2,541,554
CHAPEL-EN-LE-FRITH															
CHAPEL-EN-LE-FRITH TOWN CENTRE	%	0.0%	4.1%	0.0%	0.0%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	E	£0	£3,616,319	£10,822	£0	£128,121	£3,755,263	£0	£0	£0	£0	£0	£0	£0	£3,755,263
CHAPEL-EN-LE-FRITH TOWN CENTRE TOTAL	%	0.0%	4.1%	0.0%	0.0%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	E	£0	£3,616,319	£10,822	£0	£128,121	£3,755,263	£0	£0	£0	£0	£0	£0	£0	£3,755,263
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%	0.0%	0.0%	0.0%
	E	£0	£1,619,023	£125,547	£0	£33,943	£1,778,513	£0	£0	£0	£0	£0	£0	£0	£1,778,513
CHAPEL-EN-LE-FRITH - OVERALL TOTAL	%	0.0%	5.9%	0.6%	0.0%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	E	£0	£5,235,343	£136,369	£0	£162,065	£5,533,776	£0	£0	£0	£0	£0	£0	£0	£5,533,776
BUXTON															
BUXTON TOWN CENTRE	%	1.1%	18.7%	7.9%	5.3%	44.4%	18.0%	4.2%	0.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	E	£827,831	£16,611,664	£1,849,641	£853,539	£22,659,973	£42,802,648	£3,056,478	£1,376,748	£449,655	£0	£0	£0	£4,882,881	£47,685,529
BUXTON TOWN CENTRE TOTAL	%	1.1%	18.7%	7.9%	5.3%	44.4%	18.0%	4.2%	0.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	E	£827,831	£16,611,664	£1,849,641	£853,539	£22,659,973	£42,802,648	£3,056,478	£1,376,748	£449,655	£0	£0	£0	£4,882,881	£47,685,529
MORRISON'S (Bakewell Road)	%	0.0%	0.0%	0.3%	0.5%	1.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	E	£0	£0	£69,393	£76,775	£579,359	£725,527	£222,612	£0	£0	£0	£0	£0	£222,612	£948,139
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%	0.0%
	E	£0	£0	£0	£0	£284,987	£284,987	£0	£0	£0	£0	£0	£0	£0	£284,987
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%	0.0%	0.0%
	E	£0	£0	£69,393	£76,775	£864,345	£1,010,514	£222,612	£0	£0	£0	£0	£0	£222,612	£1,233,126
BUXTON OVERALL TOTAL	%	1.1%	18.7%	8.1%	5.8%	46.1%	19.3%	4.2%	0.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	E	£827,831	£16,611,664	£1,919,034	£930,314	£23,524,319	£43,813,162	£3,279,090	£1,376,748	£449,655	£0	£0	£0	£5,105,493	£48,918,655
HIGH PEAK LOCAL CENTRES															
HIGH PEAK LOCAL CENTRES	%	0.6%	0.6%	2.1%	0.1%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	E	£459,260	£491,198	£506,061	£11,404	£142,493	£1,610,416	£0	£0	£0	£0	£0	£0	£0	£1,610,416
HIGH PEAK LOCAL CENTRES TOTAL	%	0.6%	0.6%	2.1%	0.1%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	E	£459,260	£491,198	£506,061	£11,404	£142,493	£1,610,416	£0	£0	£0	£0	£0	£0	£0	£1,610,416
HIGH PEAK BOROUGH - OVERALL															
HIGH PEAK - OVERALL TOTAL	%	41.9%	33.1%	12.3%	6.0%	46.8%	19.3%	4.2%	0.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	E	£32,621,662	£29,478,563	£2,885,925	£956,427	£23,922,335	£89,864,911	£3,279,090	£1,376,748	£449,655	£0	£0	£0	£5,105,493	£94,970,404

STAFFS MOORLANDS DISTRICT															
BIDDULPH															
SAINSBURY'S (Wharf Road)	%	0.0%	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%
	E	£0	£0	£0	£0	£0	£0	£0	£0	£20,223	£2,809,024	£0	£0	£2,829,247	£2,829,247
BIDDULPH TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	14.1%	0.0%	0.0%	0.0%	0.0%	0.0%
	E	£0	£0	£0	£0	£0	£0	£0	£0	£455,549	£4,708,080	£0	£0	£5,163,629	£5,163,629
BIDDULPH TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	9.9%	22.5%	0.0%	0.0%	0.0%	0.0%
	E	£0	£0	£0	£0	£0	£0	£0	£0	£475,772	£7,517,104	£0	£0	£7,992,876	£7,992,876
LEEK															
LEEK TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.7%	16.4%	55.4%	18.0%	1.0%	1.3%	6.9%	0.0%	0.0%	0.0%
	E	£0	£33,676	£0	£0	£367,832	£401,508	£2,791,229	£18,216,284	£9,792,073	£345,380	£243,926	£3,111,971	£34,500,864	£34,902,372
LEEK TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.7%	16.4%	55.4%	18.0%	1.0%	1.3%	6.9%	0.0%	0.0%	0.0%
	E	£0	£33,676	£0	£0	£367,832	£401,508	£2,791,229	£18,216,284	£9,792,073	£345,380	£243,926	£3,111,971	£34,500,864	£34,902,372
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%
	E	£0	£0	£0	£0	£0	£0	£142,066	£488,377	£388,985	£0	£0	£46,413	£1,065,842	£1,065,842
SAINSBURY'S (Chumet Way)	%	0.0%	0.0%	0.0%	0.0%	0.0%	1.3%	1.5%	1.3%	0.0%	0.0%	0.7%	0.0%	0.0%	0.0%
	E	£0	£0	£0	£0	£0	£0	£218,770	£493,497	£727,006	£0	£127,886	£304,043	£1,871,202	£1,871,202
ASDA (Springfield Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.4%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	E	£0	£0	£0	£0	£0	£0	£15,270	£122,424	£30,335	£0	£0	£0	£168,029	£168,029
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%
	E	£0	£0	£0	£0	£0	£0	£12,554	£0	£0	£0	£8,371	£0	£20,925	£20,925
LEEK - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%	1.3%	3.4%	2.1%	0.0%	0.7%	0.8%	0.0%	0.0%	0.0%
	E	£0	£0	£0	£0	£0	£0	£388,659	£1,104,298	£1,146,326	£0	£136,257	£350,457	£3,125,997	£3,125,997
LEEK - OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.7%	18.7%	58.8%	20.1%	1.0%	2.0%	7.7%	0.0%	0.0%	0.0%

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%		
	£	E4,884,865	E468,393	E0	E0	E0	E5,353,258	E0	E0	E0	E0	E0	E0	E0	E5,353,258
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%		
	£	E4,148,240	E0	E0	E0	E0	E4,148,240	E0	E0	E0	E0	E0	E0	E0	E4,148,240
IKEA (ASHTON)	%	0.4%	0.6%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.1%	0.0%		
	£	E322,079	E505,144	E0	E0	E16,078	E843,301	E0	E11,270	E0	E0	E10,303	E0	E21,573	E864,874
HYDE TC	%	2.1%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	E1,635,716	E0	E0	E0	E0	E1,635,716	E0	E0	E0	E0	E0	E0	E0	E1,635,716
DENTON DC	%	1.7%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	E1,316,603	E0	E0	E0	E0	E1,316,603	E0	E0	E0	E0	E0	E0	E0	E1,316,603
TESCO EXTRA (HATTERSLEY)	%	0.8%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	E617,018	E0	E0	E0	E0	E617,018	E0	E0	E0	E0	E0	E0	E0	E617,018
TAMESIDE TOTAL	%	16.6%	1.1%	0.0%	0.0%	0.0%	E13,914,135	E0	E11,270	E0	E0	E10,303	E0	E21,573	E13,935,708
	£	E12,924,520	E973,537	E0	E0	E16,078	E13,914,135	E0	E11,270	E0	E0	E10,303	E0	E21,573	E13,935,708
STOCKPORT															
STOCKPORT TC	%	10.1%	30.7%	0.0%	0.0%	11.8%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	E7,855,870	E27,356,116	E0	E0	E6,044,098	E41,256,083	E0	E0	E0	E0	E0	E0	E0	E82,512,166
STOCKPORT RETAIL PARKS	%	0.6%	2.9%	0.0%	0.0%	0.9%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	E443,094	E2,591,060	E0	E0	E461,423	E3,495,577	E0	E0	E0	E0	E0	E0	E0	E6,991,155
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%		
	£	E0	E839,747	E0	E0	E0	E839,747	E0	E0	E0	E0	E0	E0	E0	E1,679,494
STOCKPORT TOTAL	%	10.7%	34.6%	0.0%	0.0%	12.7%	E45,591,408	E0	E0	E0	E0	E0	E0	E0	E45,591,408
	£	E8,298,964	E30,786,923	E0	E0	E6,505,521	E45,591,408	E0	E0	E0	E0	E0	E0	E0	E45,591,408
GREATER MANCHESTER															
MANCHESTER CC	%	19.7%	7.7%	0.7%	0.5%	7.9%		2.8%	1.6%	0.6%	1.6%	0.4%	0.0%		
	£	E15,321,367	E6,860,699	E172,285	E74,610	E4,031,140	E26,460,101	E482,570	E520,106	E309,015	E549,032	E71,016	E0	E1,931,739	E28,391,839
TRAFFORD CENTRE	%	6.6%	5.2%	1.0%	0.2%	3.6%		0.4%	0.0%	0.8%	1.9%	0.0%	0.2%		
	£	E5,151,663	E4,642,640	E242,610	E29,377	E1,851,159	E11,917,449	E67,798	E0	E414,986	E628,210	E0	E103,140	E1,214,134	E13,131,583
GREATER MANCHESTER TOTAL	%	26.3%	12.9%	1.8%	0.6%	11.5%	E38,377,550	E482,968	E520,106	E724,001	E1,177,242	E71,016	E103,140	E3,145,872	E41,523,422
	£	E20,473,030	E11,503,339	E414,894	E103,987	E5,882,300	E38,377,550	E550,368	E520,106	E724,001	E1,177,242	E71,016	E103,140	E3,145,872	E41,523,422
CHESHIRE															
MACCLESFIELD TC	%	0.0%	6.9%	0.7%	0.0%	8.2%		25.1%	3.5%	0.7%	4.1%	0.0%	0.8%		
	£	E0	E6,128,972	E158,410	E0	E4,171,927	E10,459,309	E4,257,528	E1,143,667	E371,303	E1,378,806	E0	E352,418	E7,503,722	E17,963,031
MACCLESFIELD RETAIL PARKS	%	0.0%	2.7%	0.0%	0.0%	2.0%		8.1%	0.5%	0.0%	0.0%	0.0%	0.0%		
	£	E0	E2,362,317	E10,822	E0	E1,022,197	E3,395,337	E1,375,761	E153,216	E0	E0	E0	E0	E1,528,977	E4,924,314
WILMSLOW TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.6%	0.7%	0.0%	0.0%	0.0%	0.0%		
	£	E0	E0	E0	E0	E0	E0	E101,153	E240,684	E0	E0	E0	E0	E341,837	E341,837
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%		
	£	E0	E0	E0	E0	E0	E0	E67,798	E0	E0	E0	E0	E0	E67,798	E67,798
CHEADLE ROYAL	%	1.0%	2.1%	0.1%	1.2%	0.6%		1.6%	0.1%	0.5%	0.7%	0.3%	1.2%		
	£	E760,205	E1,897,219	E34,697	E198,871	E281,840	E3,172,831	E269,346	E22,540	E255,221	E238,530	E56,318	E546,247	E1,388,202	E4,561,033
CONGLETON TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.6%	0.6%	0.2%	5.2%	0.0%	0.0%		
	£	E0	E0	E0	E0	E0	E0	E105,123	E187,523	E135,642	E1,753,171	E0	E0	E2,181,459	E2,181,459
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%		
	£	E0	E0	E0	E0	E0	E0	E0	E0	E0	E529,339	E0	E0	E529,339	E529,339
HANDFORTH DEAN RP	%	0.0%	1.1%	0.2%	0.0%	1.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.1%		
	£	E0	E1,010,288	E57,085	E0	E524,697	E1,592,070	E0	E11,270	E20,223	E0	E0	E35,636	E67,130	E1,659,200
CHESHIRE OAKS DESIGNER OUTLET	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.4%	0.0%	0.8%	0.5%	0.0%	0.9%		
	£	E0	E0	E0	E0	E0	E0	E61,018	E0	E414,986	E150,984	E0	E389,332	E1,016,320	E1,016,320
CHESHIRE TOTAL	%	1.0%	12.8%	1.1%	1.2%	11.8%	E18,619,547	E6,237,727	E1,758,900	E1,197,375	E4,050,830	E56,318	E1,323,633	E14,624,785	E33,244,332
	£	E760,205	E11,398,796	E261,013	E198,871	E6,000,662	E18,619,547	E6,237,727	E1,758,900	E1,197,375	E4,050,830	E56,318	E1,323,633	E14,624,785	E33,244,332
STOKE-ON-TRENT															
HANLEY CC	%	0.0%	0.0%	0.0%	0.0%	2.9%		5.7%	22.1%	51.5%	31.0%	41.2%	31.2%		
	£	E0	E0	E0	E0	E1,475,808	E1,475,808	E966,132	E7,255,080	E28,088,126	E10,369,965	E7,787,848	E13,960,322	E68,427,473	E69,903,281
STOKE-ON-TRENT RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	1.8%		2.8%	5.8%	15.7%	12.6%	8.9%	8.7%		
	£	E0	E0	E0	E0	E911,088	E911,088	E481,873	E1,905,029	E8,527,642	E4,216,704	E1,673,783	E3,896,675	E20,701,705	E21,612,793
LONGTON TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.5%	1.0%	1.0%	0.5%		
	£	E0	E0	E0	E0	E0	E0	E0	E0	E281,800	E26,122	E182,385	E204,892	E695,199	E695,199
LONGTON RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.3%	0.1%	6.6%	7.5%		
	£	E0	E0	E0	E0	E0	E0	E0	E0	E148,845	E26,122	E1,239,531	E3,373,128	E4,787,625	E4,787,625
MEIR PARK	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.9%	0.0%	3.0%	5.2%		
	£	E0	E0	E0	E0	E0	E0	E0	E0	E494,204	E0	E573,075	E2,317,967	E3,385,247	E3,385,247
TUNSTALL DC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.2%	0.8%	10.9%	0.1%	0.0%		
	£	E0	E0	E0	E0	E0	E0	E0	E53,294	E414,639	E3,641,642	E18,071	E0	E4,127,647	E4,127,647
TALK FREEPORT	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.1%	0.0%	1.2%	0.4%	1.5%		
	£	E0	E0	E0	E0	E0	E0	E0	E21,413	E0	E402,316	E71,200	E672,483	E1,167,412	E1,167,412
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%		
	£	E0	E0	E0	E0	E0	E0	E0	E0	E424,853	E76,505	E23,008	E524,366	E524,366	
STOKE-ON-TRENT TOTAL	%	0.0%	0.0%	0.0%	0.0%	4.7%	E2,386,895	E2,386,895	E8,527,642	E9,234,816	E37,955,257	E19,107,723	E11,622,398	E24,448,475	E106,203,570
	£	E0	E0	E0	E0	E2,386,895	E2,386,895	E1,448,005	E9,234,816	E37,955,257	E19,107,723	E11,622,398	E24,448,475	E103,816,675	E106,203,570
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%		
	£	E0	E0	E0	E0	E61,994	E61,994	E34,462	E32,091	E0	E0	E213,600	E309,090	E589,244	E651,238
DERBY CC	%	0.0%	0.0%	0.0%	1.3%	0.4%		2.6%	0.0%	0.0%	0.0%	0.0%	8.6%		
	£	E0	E0	E0	E209,200	E187,716	E396,916	E437,901	E0	E0	E0	E0	E3,855,947	E4,293,849	E4,690,765
UTTOXETER TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	4.6%	6.5%		
	£	E0	E0	E0	E0	E0	E0	E0	E0	E0	E0	E867,299	E2,904,478	E3,771,778	E3,771,778
UTTOXETER RETAIL PARKS	%	0.0%													

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%		
	£	£3,298,571	£0	£0	£0	£0	£3,298,571	£0	£0	£0	£0	£0	£0	£0	£3,298,571
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%		
	£	£3,298,571	£0	£0	£0	£0	£3,298,571	£0	£0	£0	£0	£0	£0	£0	£3,298,571
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%		
	£	£1,186,986	£0	£0	£0	£0	£1,186,986	£0	£0	£0	£0	£0	£0	£0	£2,373,972
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%		
	£	£1,186,986	£0	£0	£0	£0	£1,186,986	£0	£0	£0	£0	£0	£0	£0	£1,186,986
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%		
	£	£4,485,557	£0	£0	£0	£0	£4,485,557	£0	£0	£0	£0	£0	£0	£0	£4,485,557
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	£985,910	£0	£0	£0	£985,910	£0	£0	£0	£0	£0	£0	£0	£985,910
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	£985,910	£0	£0	£0	£985,910	£0	£0	£0	£0	£0	£0	£0	£985,910
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	£985,910	£0	£0	£0	£985,910	£0	£0	£0	£0	£0	£0	£0	£985,910
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	£485,597	£0	£0	£0	£485,597	£62,768	£0	£0	£0	£0	£0	£62,768	£548,365
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	£485,597	£0	£0	£0	£485,597	£62,768	£0	£0	£0	£0	£0	£62,768	£548,365
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	£765,184	£0	£0	£0	£765,184	£0	£0	£0	£0	£0	£0	£0	£765,184
CHAPEL-EN-LE-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	£765,184	£0	£0	£0	£765,184	£0	£0	£0	£0	£0	£0	£0	£765,184
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	£765,184	£0	£0	£0	£765,184	£0	£0	£0	£0	£0	£0	£0	£765,184
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%		
	£	£149,935	£647,463	£0	£0	£2,697,613	£3,495,011	£425,428	£44,469	£0	£0	£0	£0	£469,897	£3,964,908
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%		
	£	£149,935	£647,463	£0	£0	£2,697,613	£3,495,011	£425,428	£44,469	£0	£0	£0	£0	£469,897	£3,964,908
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%		
	£	£149,935	£647,463	£0	£0	£2,697,613	£3,495,011	£425,428	£44,469	£0	£0	£0	£0	£469,897	£3,964,908
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	£191,296	£0	£0	£0	£191,296	£0	£0	£0	£0	£0	£0	£0	£191,296
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	£191,296	£0	£0	£0	£191,296	£0	£0	£0	£0	£0	£0	£0	£191,296
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%		
	£	£4,635,492	£2,589,852	£0	£0	£2,697,613	£9,922,956	£425,428	£44,469	£0	£0	£0	£0	£469,897	£10,392,854

STAFFS MOORLANDS 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	£377,968	£0	£0	£377,968	£377,968
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	£377,968	£0	£0	£377,968	£377,968
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	£169,104	£169,104	£502,145	£2,062,257	£453,815	£85,348	£74,655	£429,751	£3,607,970	£3,777,074
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	£169,104	£169,104	£502,145	£2,062,257	£453,815	£85,348	£74,655	£429,751	£3,607,970	£3,777,074
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	£169,104	£169,104	£502,145	£2,062,257	£453,815	£85,348	£74,655	£429,751	£3,607,970	£3,777,074
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	£73,229	£61,145	£0	£0	£1,272,524	£537,189	£1,944,088	£1,944,088
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	£73,229	£61,145	£0	£0	£1,272,524	£537,189	£1,944,088	£1,944,088
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%				

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%		
	£	£1,174,491	£0	£0	£0	£0	£1,174,491	£0	£0	£0	£109,733	£47,508	£0	£157,240	£1,331,731
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%		
	£	£712,191	£0	£0	£0	£0	£712,191	£0	£0	£0	£0	£0	£0	£0	£712,191
IKEA (ASHTON)	%	8.0%	10.1%	1.2%	0.0%	2.3%		0.0%	0.0%	2.4%	0.0%	0.0%	0.0%		
	£	£999,567	£1,486,222	£45,549	£0	£185,209	£2,716,547	£0	£0	£247,536	£0	£0	£0	£247,536	£2,964,082
HYDE TC	%	2.9%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£362,343	£0	£0	£0	£0	£362,343	£0	£0	£0	£0	£0	£0	£0	£362,343
DENTON DC	%	1.3%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£162,430	£0	£0	£0	£0	£162,430	£0	£0	£0	£0	£0	£0	£0	£162,430
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%		
	£	£3,411,022	£1,486,222	£45,549	£0	£185,209	£5,128,002	£0	£0	£247,536	£109,733	£47,508	£0	£404,776	£5,532,778
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%		
	£	£1,037,051	£4,193,794	£0	£0	£740,837	£5,971,682	£108,101	£0	£0	£0	£0	£0	£108,101	£12,051,464
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%		
	£	£312,365	£3,266,745	£0	£0	£185,209	£3,764,319	£0	£0	£0	£0	£0	£0	£0	£7,528,638
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	£85,348	£0	£0	£85,348	£85,348
STOCKPORT TOTAL	%	10.8%	50.7%	0.0%	0.0%	11.5%		3.1%	0.0%	0.0%	1.4%	0.0%	0.0%		
	£	£1,349,415	£7,460,539	£0	£0	£926,046	£9,736,001	£108,101	£0	£0	£85,348	£0	£0	£193,448	£9,929,449
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%		
	£	£2,586,380	£353,162	£37,957	£0	£845,520	£3,823,019	£163,894	£0	£0	£109,733	£0	£0	£273,627	£4,096,646
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	£515,027	£0	£0	£0	£515,027	£48,820	£0	£0	£0	£0	£0	£48,820	£563,847
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%		
	£	£2,586,380	£868,189	£37,957	£0	£845,520	£4,338,046	£212,714	£0	£0	£109,733	£0	£0	£322,447	£4,660,493
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	£779,899	£79,710	£0	£740,837	£1,600,446	£631,168	£327,960	£1,031,398	£286,524	£74,655	£173,553	£2,525,258	£4,125,704
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	£418,734	£418,734	£404,506	£44,469	£123,768	£0	£0	£0	£572,742	£991,476
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	£52,307	£0	£0	£0	£0	£0	£52,307	£52,307
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%		
	£	£199,913	£676,893	£0	£0	£185,209	£1,062,016	£48,820	£50,028	£288,792	£274,331	£33,934	£74,380	£770,284	£1,832,300
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	£359,679	£0	£0	£359,679	£359,679
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%		
	£	£149,935	£0	£45,549	£0	£0	£195,484	£0	£61,145	£113,454	£0	£0	£99,173	£273,772	£469,256
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%		
	£	£349,848	£1,456,792	£125,259	£0	£1,344,780	£3,276,679	£1,136,800	£483,602	£1,557,411	£920,534	£108,589	£347,107	£4,554,043	£7,830,722
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	£185,209	£185,209	£237,124	£1,289,605	£4,352,501	£1,828,876	£790,662	£2,710,738	£11,209,505	£11,394,715
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	£101,126	£1,556,420	£2,124,681	£1,633,796	£773,695	£1,123,964	£7,313,682	£7,313,682
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	£123,768	£0	£0	£173,553	£297,321	£297,321
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	£446,280	£446,280	£446,280
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	£247,536	£0	£0	£347,107	£594,642	£594,642
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	£85,348	£0	£0	£85,348	£85,348
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	£109,733	£0	£0	£109,733	£109,733
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	£185,209	£185,209	£338,250	£2,846,025	£6,848,485	£3,657,751	£1,564,356	£4,801,642	£20,056,511	£20,241,720
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	£74,380	£74,380	£74,380
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	£104,683	£104,683	£156,920	£0	£0	£33,934	£991,733	£1,182,588	£1,287,271	
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	£264,462	£264,462	£264,462
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	%														

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%		
	E	£688,722	£47,220	£0	£0	£0	£735,942	£0	£0	£0	£0	£0	£0	£0	£735,942
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%		
	E	£688,722	£47,220	£0	£0	£0	£735,942	£0	£0	£0	£0	£0	£0	£0	£735,942
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%		
	E	£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%		
	E	£573,935	£25,184	£0	£0	£0	£599,119	£0	£0	£0	£0	£0	£0	£0	£599,119
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%		
	E	£573,935	£25,184	£0	£0	£0	£599,119	£0	£0	£0	£0	£0	£0	£0	£599,119
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%		
	E	£1,262,658	£72,404	£0	£0	£0	£1,335,062	£0	£0	£0	£0	£0	£0	£0	£1,335,062
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%		
	E	£0	£129,068	£0	£0	£0	£129,068	£0	£0	£0	£0	£0	£0	£0	£129,068
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%		
	E	£0	£129,068	£0	£0	£0	£129,068	£0	£0	£0	£0	£0	£0	£0	£129,068
TESCO (Bridgemont)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	E	£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%		
	E	£0	£129,068	£0	£0	£0	£129,068	£0	£0	£0	£0	£0	£0	£0	£129,068
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%		
	E	£0	£107,032	£0	£0	£0	£107,032	£0	£0	£0	£0	£0	£0	£0	£107,032
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%		
	E	£0	£107,032	£0	£0	£0	£107,032	£0	£0	£0	£0	£0	£0	£0	£107,032
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%		
	E	£0	£491,088	£16,511	£0	£0	£507,599	£0	£0	£0	£0	£0	£0	£0	£507,599
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%		
	E	£0	£491,088	£16,511	£0	£0	£507,599	£0	£0	£0	£0	£0	£0	£0	£507,599
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%		
	E	£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%		
	E	£0	£491,088	£16,511	£0	£0	£507,599	£0	£0	£0	£0	£0	£0	£0	£507,599
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%		
	E	£0	£103,884	£0	£27,958	£389,990	£521,831	£58,443	£0	£0	£0	£0	£0	£58,443	£580,274
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%		
	E	£0	£103,884	£0	£27,958	£389,990	£521,831	£58,443	£0	£0	£0	£0	£0	£58,443	£580,274
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%		
	E	£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%		
	E	£0	£412,388	£79,641	£67,231	£1,323,315	£1,882,576	£273,906	£32,473	£0	£0	£0	£0	£306,379	£2,188,955
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%		
	E	£0	£412,388	£79,641	£67,231	£1,323,315	£1,882,576	£273,906	£32,473	£0	£0	£0	£0	£306,379	£2,188,955
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%		
	E	£0	£516,272	£79,641	£95,189	£1,713,305	£2,404,407	£332,349	£32,473	£0	£0	£0	£0	£364,822	£2,769,229
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%		
	E	£24,025	£0	£15,540	£0	£0	£39,565	£0	£17,860	£0	£0	£0	£0	£17,860	£57,425
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%		
	E	£24,025	£0	£15,540	£0	£0	£39,565	£0	£17,860	£0	£0	£0	£0	£17,860	£57,425
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%		
	E	£1,286,683	£1,208,832	£111,692	£95,189	£1,713,305	£4,415,701	£332,349	£50,333	£0	£0	£0	£0	£382,682	£4,798,383
STAFFS MOORLANDS 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%		
	E	£0	£0	£0	£0	£0	£0	£0	£0	£0	£15,887	£0	£0	£15,887	£15,887
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%		
	E	£0	£0	£0	£0	£0	£0	£0	£0	£0	£76,259	£0	£0	£76,259	£76,259
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%		
	E	£0	£0	£0	£0	£0	£0	£0	£0	£0	£92,146	£0	£0	£92,146	£92,146
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%		
	E	£0	£0	£0	£0	£13,252	£13,252	£53,514	£912,496	£422,613	£34,952	£0	£91,262	£1,514,837	£1,528,089
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%		
	E	£0	£0	£0	£0	£13,252	£13,252	£53,514	£912,496	£422,613	£34,952	£0	£91,262	£1,514,837	£1,528,089
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%		
	E	£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%		
	E	£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%		
	E	£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%	0.0%	0.0%		
	E	£0	£0	£0	£0	£28,397	£28,397	£28,869	£32,473	£0	£0	£8,003	£0	£69,346	£97,743
LEEK - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	1.5%		4.1%	2.0%	0.0%	0.0%	0.0%	0.9%		
	E	£0	£0	£0	£0	£28,397	£28,397	£28,869	£32,473	£0	£0	£8,003	£0	£69,346	£97,743
LEEK - OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	2.2%		11.7%	58.2%	15.9%	2.2%	0.0%	4.1%		
	E	£0	£0	£0	£0	£41,649	£41,649	£82,383	£944,969	£422,613	£34,952	£8,003	£91,262	£1,584,182	£1,625,832
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%		
	E	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£171,622	£166,942	£338,564	£338,564
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%		
	E	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£171,622	£166,942	£338,564	£338,564
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%		
	E	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
ASDA (Ashbourne Road)	%	0.0%	0.0%	0.0%											

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%	0.0%	0.0%	1.6%	
	£	£544,682	£0	£0	£0	£0	£544,682	£0	£0	£0	£0	£0	£0	£56,419	£601,101
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%	0.0%	0.0%	
	£	£2,751,108	£0	£0	£0	£0	£2,751,108	£0	£0	£0	£0	£0	£0	£0	£2,751,108
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	£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%	0.0%	0.0%	
	£	£673,929	£0	£0	£0	£0	£673,929	£0	£0	£0	£0	£0	£0	£0	£673,929
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	£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%	0.0%	0.0%	
	£	£230,798	£0	£0	£0	£0	£230,798	£0	£0	£0	£0	£0	£0	£0	£230,798
TAMESIDE TOTAL	%	45.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.6%	
	£	£4,200,517	£0	£0	£0	£0	£4,200,517	£0	£0	£0	£0	£0	£0	£56,419	£4,256,936
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%	0.0%	0.0%	
	£	£969,350	£1,983,240	£0	£0	£794,805	£3,747,395	£0	£0	£0	£0	£0	£0	£0	£7,494,790
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%	0.0%	0.0%	
	£	£0	£760,242	£0	£0	£311,011	£1,071,253	£0	£0	£0	£0	£0	£0	£0	£2,142,505
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%	0.0%	0.0%	
	£	£0	£176,288	£0	£0	£0	£176,288	£0	£58,590	£0	£0	£0	£0	£58,590	£411,166
STOCKPORT TOTAL	%	10.5%	26.5%	0.0%	0.0%	19.2%	0.0%	0.0%	1.3%	0.0%	0.0%	0.0%	0.0%	0.0%	
	£	£969,350	£2,919,770	£0	£0	£1,105,816	£4,994,936	£0	£58,590	£0	£0	£0	£0	£58,590	£5,053,526
GREATER MANCHESTER															
MANCHESTER CC	%	4.5%	1.2%	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
	£	£415,436	£132,216	£0	£0	£57,595	£605,246	£48,712	£0	£0	£0	£0	£0	£48,712	£653,959
TRAFFORD CENTRE	%	2.6%	1.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
	£	£240,030	£154,252	£0	£0	£0	£394,282	£0	£0	£0	£0	£0	£0	£0	£394,282
GREATER MANCHESTER TOTAL	%	7.1%	2.6%	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
	£	£655,465	£286,468	£0	£0	£57,595	£999,528	£48,712	£0	£0	£0	£0	£0	£48,712	£1,048,240
CHESHIRE															
MACCLESFIELD TC	%	0.0%	10.7%	0.0%	0.0%	16.0%	0.0%	12.3%	0.0%	0.0%	2.2%	0.0%	0.0%	0.0%	
	£	£0	£1,178,926	£0	£0	£921,513	£2,100,439	£187,238	£0	£0	£61,775	£0	£0	£249,013	£2,349,452
MACCLESFIELD RETAIL PARKS	%	0.0%	3.6%	0.0%	0.0%	13.5%	0.0%	29.0%	5.5%	0.0%	1.0%	0.0%	1.0%	0.0%	
	£	£0	£396,648	£0	£0	£777,527	£1,174,175	£441,456	£148,135	£0	£28,080	£0	£35,262	£652,932	£1,827,107
WILMSLOW TC	%	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	£0	£0	£0	£0	£24,356	£0	£0	£0	£0	£0	£24,356	£24,356
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	£0	£0	£0	£0
CHEADLE ROYAL	%	3.3%	23.6%	0.0%	2.3%	4.2%	0.0%	3.6%	2.1%	1.3%	2.3%	2.4%	2.4%	0.0%	
	£	£304,653	£2,600,248	£0	£40,396	£241,897	£3,187,194	£54,801	£56,561	£58,590	£64,583	£38,513	£84,628	£357,677	£3,544,871
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	£0	£0	£0	£0
CONGLETON RETAIL PARKS	%	0.0%	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	£0	£0	£64,583	£0	£0	£64,583	£64,583
HANDFORTH DEAN	%	0.0%	0.0%	1.3%	0.0%	0.0%	0.0%	1.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
	£	£0	£0	£36,332	£0	£0	£36,332	£21,312	£0	£0	£0	£0	£0	£21,312	£57,644
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	£0	£0	£0	£0
CHESHIRE TOTAL	%	3.3%	37.9%	1.3%	2.3%	33.7%	0.0%	47.9%	7.6%	1.3%	7.8%	2.4%	3.4%	0.0%	
	£	£304,653	£4,175,821	£36,332	£40,396	£1,940,937	£6,498,140	£729,163	£204,696	£58,590	£219,022	£38,513	£119,890	£1,369,873	£7,868,013
STOKE-ON-TRENT															
HANLEY CC	%	0.0%	0.0%	0.0%	0.0%	2.1%	0.0%	1.4%	5.6%	26.1%	13.7%	4.1%	10.7%	0.0%	
	£	£0	£0	£0	£0	£120,949	£120,949	£21,312	£150,828	£1,176,314	£384,692	£65,793	£377,299	£2,176,239	£2,297,187
STOKE-ON-TRENT RETAIL PARKS	%	0.0%	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	£0	£0	£181,149	£996,544	£2,348,121	£1,083,877	£672,373	£1,071,954	£6,354,018	£6,354,018
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	£0	£310,302	£310,302	
LONGTON RETAIL PARKS	%	0.0%	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	£0	£0	£28,080	£80,235	£243,305	£351,620	£351,620
MEIR PARK	%	0.0%	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	£0	£0	£24,071	£42,314	£66,385	£66,385
TUNSTALL DC	%	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	£0	£0	£0	£36,504	£0	£0	£36,504	£36,504
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	£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%	1.3%	0.0%	0.0%	0.0%	
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£36,504	£0	£0	£36,504	£36,504
STOKE-ON-TRENT TOTAL	%	0.0%	0.0%	0.0%	0.0%	2.1%	0.0%	13.3%	42.6%	78.2%	55.9%	52.5%	58.0%	0.0%	
	£	£0	£0	£0	£0	£120,949	£120,949	£202,461	£1,147,373	£3,524,435	£1,569,656	£842,472	£2,045,175	£9,331,571	£9,452,520
STAFFORDSHIRE / MIDLANDS															
BURTON-ON-TRENT TC	%	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	£0	£0	£0	£0	£0	£29,627	£0	£0	£0	£0	£29,627	£29,627
DERBY CC	%	0.0%	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	£0	£0	£24,356	£0	£103,660	£0	£0	£260,936	£388,952	£388,952
UTTOXETER TC	%	0.0%	0.0%	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	£197,379	£77,576	£274,955	£274,955
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%	1.0%	0.0%	
	£	£0	£0	£0	£0	£0									

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%		
	£	£2,396,514	£207,841	£0	£0	£0	£2,604,355	£0	£0	£0	£0	£0	£0	£0	£2,604,355
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%		
	£	£2,396,514	£207,841	£0	£0	£0	£2,604,355	£0	£0	£0	£0	£0	£0	£0	£2,604,355
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%		
	£	£42,044	£0	£0	£0	£0	£42,044	£0	£0	£0	£0	£0	£0	£0	£42,044
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%		
	£	£42,044	£0	£0	£0	£0	£42,044	£0	£0	£0	£0	£0	£0	£0	£42,044
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%		
	£	£2,438,558	£207,841	£0	£0	£0	£2,646,399	£0	£0	£0	£0	£0	£0	£0	£2,646,399
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	£158,937	£0	£0	£0	£158,937	£0	£0	£0	£0	£0	£0	£0	£158,937
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	£158,937	£0	£0	£0	£158,937	£0	£0	£0	£0	£0	£0	£0	£158,937
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	£146,711	£0	£0	£0	£146,711	£0	£0	£0	£0	£0	£0	£0	£146,711
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	£305,649	£0	£0	£0	£305,649	£0	£0	£0	£0	£0	£0	£0	£305,649
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	£97,808	£0	£0	£0	£97,808	£0	£0	£0	£0	£0	£0	£0	£97,808
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	£97,808	£0	£0	£0	£97,808	£0	£0	£0	£0	£0	£0	£0	£97,808
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	£1,399,871	£0	£0	£31,677	£1,431,548	£0	£0	£0	£0	£0	£0	£0	£1,431,548
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	£1,399,871	£0	£0	£31,677	£1,431,548	£0	£0	£0	£0	£0	£0	£0	£1,431,548
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	£146,711	£0	£0	£0	£146,711	£0	£0	£0	£0	£0	£0	£0	£146,711
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	£1,546,583	£0	£0	£31,677	£1,578,260	£0	£0	£0	£0	£0	£0	£0	£1,578,260
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	£544,055	£81,167	£51,344	£1,506,418	£2,182,984	£172,371	£0	£0	£0	£0	£0	£172,371	£2,355,355
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	£544,055	£81,167	£51,344	£1,506,418	£2,182,984	£172,371	£0	£0	£0	£0	£0	£172,371	£2,355,355
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	£20,226	£98,551	£118,777	£15,960	£0	£0	£0	£0	£0	£15,960	£134,737
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	£207,841	£47,868	£51,344	£1,200,207	£1,507,260	£143,642	£0	£0	£0	£0	£0	£143,642	£1,650,902
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	£207,841	£47,868	£71,570	£1,298,758	£1,626,037	£159,603	£0	£0	£0	£0	£0	£159,603	£1,785,639
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	£751,896	£129,035	£122,914	£2,805,176	£3,809,021	£331,974	£0	£0	£0	£0	£0	£331,974	£4,140,994
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	£103,921	£561,927	£0	£38,716	£704,564	£0	£0	£0	£0	£0	£0	£0	£704,564
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	£103,921	£561,927	£0	£38,716	£704,564	£0	£0	£0	£0	£0	£0	£0	£704,564
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%		
	£	£2,438,558	£2,915,889	£690,962	£122,914	£2,875,569	£9,043,892	£331,974	£0	£0	£0	£0	£0	£331,974	£9,375,866
STAFFS MOORLANDS 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	£96,210	£0	£0	£96,210	£96,210
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	£15,960	£0	£0	£632,237	£0	£0	£648,197	£648,197
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	£15,960	£0	£0	£728,447	£0	£0	£744,407	£744,407
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	£252,172	£1,583,124	£938,370	£25,198	£11,039	£189,090	£2,998,994	£2,998,994
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	£252,172	£1,583,124	£938,370	£25,198	£11,039	£189,090	£2,998,994	£2,998,994
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	£15,960	£41,375	£75,405	£0	£0	£0	£132,740	£132,740
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	£15,960	£17,421	£0	£0	£0	£0	£33,381	£33,381
B&M BARGAINS (Barnfields Road)	%	0.0%	0.0%	0.0%	0.0%	1.9%		1.1%	5.9%	0.0%	1.1%	0.0%	0.0%		
	£	£0	£0	£0	£0	£66,874	£66,874	£17,556	£128,479	£0	£0	£13,492	£0	£159,527	£226,401
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	£66,874	£66,874	£49,477	£187,275	£75,405	£0	£13,492	£0	£325,648	£392,522
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	£66,874	£66,874	£301,649	£1,770,399	£1,013,775	£25,198	£24,531	£189,090	£3,324,642	£3,391,516
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	£511,463	£385,454	£896,916	£896,916
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	£511,463	£385,454	£896,916	£896,916
MORRISON'S (Well Street)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0				

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%	0.0%		
	£	£93,431	£0	£0	£0	£0	£93,431	£0	£0	£0	£0	£0	£0	£0	£93,431
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%	0.0%		
	£	£607,304	£48,904	£0	£0	£0	£656,207	£0	£0	£0	£0	£0	£0	£0	£656,207
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	£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%	0.0%		
	£	£112,118	£0	£0	£0	£0	£112,118	£0	£0	£0	£0	£0	£0	£0	£112,118
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	£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	£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%	0.0%		
	£	£812,853	£48,904	£0	£0	£0	£861,756	£0	£0	£0	£0	£0	£0	£0	£861,756
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	£158,937	£0	£0	£0	£158,937	£0	£0	£0	£0	£0	£0	£0	£317,875
STOCKPORT RETAIL PARKS	%	3.8%	9.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£177,520	£562,394	£0	£0	£31,677	£771,590	£0	£0	£0	£0	£0	£0	£0	£1,543,181
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%	0.0%		
	£	£0	£158,937	£0	£0	£0	£158,937	£0	£0	£0	£0	£0	£0	£0	£317,875
STOCKPORT TOTAL	%	3.8%	14.4%	0.0%	0.0%	0.0%	0.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£177,520	£880,269	£0	£0	£31,677	£1,089,465	£0	£0	£0	£0	£0	£0	£0	£1,089,465
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%	0.0%		
	£	£37,373	£0	£0	£0	£0	£37,373	£0	£0	£0	£0	£0	£0	£0	£37,373
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	£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%	0.0%		
	£	£37,373	£0	£0	£0	£0	£37,373	£0	£0	£0	£0	£0	£0	£0	£37,373
CHESHIRE															
MACCLESFIELD TC	%	0.0%	1.0%	0.0%	0.0%	0.0%	0.0%	8.6%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£61,130	£0	£0	£0	£61,130	£137,258	£0	£0	£0	£0	£0	£137,258	£198,388
MACCLESFIELD RETAIL PARKS	%	0.0%	14.5%	0.0%	0.0%	5.0%	0.0%	17.0%	1.1%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£886,381	£0	£0	£175,983	£1,062,365	£271,324	£23,954	£0	£0	£0	£0	£295,278	£1,357,643
WILMSLOW TC	%	0.0%	0.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£48,904	£0	£0	£0	£48,904	£0	£0	£0	£0	£0	£0	£0	£48,904
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	£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	£0	£0
CONGLETON TC	%	0.0%	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	£15,960	£23,954	£0	£242,816	£0	£0	£282,730	£282,730
CONGLETON RETAIL PARKS	%	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	£0	£0	£22,907	£0	£0	£22,907	£22,907
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	£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	£0	£0
CHESHIRE TOTAL	%	0.0%	16.3%	0.0%	0.0%	5.0%	0.0%	26.6%	2.2%	0.0%	11.6%	0.0%	0.0%		
	£	£0	£996,415	£0	£0	£175,983	£1,172,398	£424,543	£47,907	£0	£265,723	£0	£0	£738,173	£1,910,572
STOKE-ON-TRENT															
HANLEY CC	%	0.0%	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	£452,429	£158,059	£13,492	£149,091	£773,070	£773,070
STOKE-ON-TRENT RETAIL PARKS	%	0.0%	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	£33,517	£37,019	£674,454	£501,666	£74,818	£32,727	£1,354,201	£1,354,201
LONGTON TC	%	0.0%	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	£167,272	£167,272	£167,272
LONGTON RETAIL PARKS	%	0.0%	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	£338,181	£338,181	£338,181
MEIR PARK	%	0.0%	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	£80,572	£858,776	£87,047	£397,396	£1,403,633	£2,827,424	£2,827,424
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	£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	£0	£0
WOLSTANTON RP (NEWCASTLE)	%	0.0%	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	£22,907	£13,492	£0	£36,399	£36,399
STOKE-ON-TRENT TOTAL	%	0.0%	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	£33,517	£117,591	£1,985,658	£769,680	£499,197	£2,090,905	£5,496,548	£5,496,548
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	£0	£0	£31,677	£31,677	£0	£0	£0	£0	£0	£0	£0	£31,677
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	£0	£0
UTTOXETER TC	%	0.0%	0.0%	0.0%	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	£84,631	£392,726	£477,357
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	£0	£0
STAFFS / MIDLANDS TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.9%	10.8%	
	£	£0	£0	£0	£0	£31,677	£31,677	£0	£0	£0	£0	£0	£84,631	£392,726	£477,357
DERBYSHIRE															
ASHBOURNE TC	%</														

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	%	31.9%	3.2%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£10,062,963	£1,226,512	£0	£0	£0	£11,289,474	£0	£0	£0	£0	£0	£0	£0	£11,289,474
GLOSSOP TOWN CENTRE TOTAL	%	31.9%	3.2%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£10,062,963	£1,226,512	£0	£0	£0	£11,289,474	£0	£0	£0	£0	£0	£0	£0	£11,289,474
TESCO (Wren Nest)	%	1.4%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£437,422	£0	£0	£0	£0	£437,422	£0	£0	£0	£0	£0	£0	£0	£437,422
WREN NEST RETAIL PARK	%	5.7%	0.1%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£1,788,654	£25,184	£0	£0	£0	£1,813,838	£0	£0	£0	£0	£0	£0	£0	£1,813,838
GLOSSOP - NON TC TOTAL	%	7.0%	0.1%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£2,226,076	£25,184	£0	£0	£0	£2,251,260	£0	£0	£0	£0	£0	£0	£0	£2,251,260
GLOSSOP - OVERALL TOTAL	%	38.9%	3.3%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£12,289,038	£1,251,696	£0	£0	£0	£13,540,734	£0	£0	£0	£0	£0	£0	£0	£13,540,734
WHALEY BRIDGE															
WHALEY BRIDGE TOWN CENTRE	%	0.0%	3.3%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,273,915	£0	£0	£0	£1,273,915	£0	£0	£0	£0	£0	£0	£0	£1,273,915
WHALEY BRIDGE TOWN CENTRE TOTAL	%	0.0%	3.3%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,273,915	£0	£0	£0	£1,273,915	£0	£0	£0	£0	£0	£0	£0	£1,273,915
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	£146,711	£0	£0	£0	£146,711	£0	£0	£0	£0	£0	£0	£0	£146,711
WHALEY BRIDGE - OVERALL TOTAL	%	0.0%	3.7%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,420,626	£0	£0	£0	£1,420,626	£0	£0	£0	£0	£0	£0	£0	£1,420,626
NEW MILLS															
NEW MILLS TOWN CENTRE	%	0.0%	3.9%	0.0%	0.0%	0.0%		0.8%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,477,913	£0	£0	£0	£1,477,913	£62,768	£0	£0	£0	£0	£0	£62,768	£1,540,681
NEW MILLS TOWN CENTRE TOTAL	%	0.0%	3.9%	0.0%	0.0%	0.0%		0.8%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£1,477,913	£0	£0	£0	£1,477,913	£62,768	£0	£0	£0	£0	£0	£62,768	£1,540,681
CHAPEL-EN-LE-FRITH															
CHAPEL-EN-LE-FRITH TOWN CENTRE	%	0.0%	7.4%	0.2%	0.0%	0.2%		0.1%	0.0%	0.0%	0.0%	0.2%	0.0%		
	£	£0	£2,829,319	£16,511	£0	£46,609	£2,892,439	£11,105	£0	£0	£0	£17,652	£0	£28,757	£2,921,196
CHAPEL-EN-FRITH TOWN CENTRE TOTAL	%	0.0%	7.4%	0.2%	0.0%	0.2%		0.1%	0.0%	0.0%	0.0%	0.2%	0.0%		
	£	£0	£2,829,319	£16,511	£0	£46,609	£2,892,439	£11,105	£0	£0	£0	£17,652	£0	£28,757	£2,921,196
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	£146,711	£0	£0	£0	£146,711	£0	£0	£0	£0	£0	£0	£0	£146,711
CHAPEL-EN-LE-FRITH - OVERALL TOTAL	%	0.0%	7.8%	0.2%	0.0%	0.2%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£2,976,031	£16,511	£0	£46,609	£3,039,151	£0	£0	£0	£0	£0	£0	£0	£3,039,151
BUXTON															
BUXTON TOWN CENTRE	%	0.5%	5.7%	1.1%	1.7%	33.6%		11.0%	0.3%	0.0%	0.0%	0.0%	0.0%		
	£	£149,935	£2,153,158	£116,845	£127,092	£6,971,610	£9,518,641	£874,810	£44,469	£0	£0	£0	£0	£919,279	£10,437,920
BUXTON TOWN CENTRE TOTAL	%	0.5%	5.7%	1.1%	1.7%	33.6%		11.0%	0.3%	0.0%	0.0%	0.0%	0.0%		
	£	£149,935	£2,153,158	£116,845	£127,092	£6,971,610	£9,518,641	£874,810	£44,469	£0	£0	£0	£0	£919,279	£10,437,920
MORRISON'S (Bakewell Road)	%	0.0%	0.0%	0.0%	0.3%	0.8%		0.2%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£20,226	£156,145	£176,372	£15,960	£0	£0	£0	£0	£0	£15,960	£192,332
B&Q (Staden Business Park)	%	0.0%	1.6%	1.2%	1.6%	12.2%		5.3%	0.2%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£620,229	£127,509	£118,575	£2,523,522	£3,389,835	£417,549	£32,473	£0	£0	£0	£0	£450,022	£3,839,857
BUXTON - NON TC TOTAL	%	0.0%	1.6%	1.2%	1.9%	12.9%		5.5%	0.2%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£620,229	£127,509	£138,801	£2,679,668	£3,566,207	£433,509	£32,473	£0	£0	£0	£0	£465,982	£4,032,189
BUXTON OVERALL TOTAL	%	0.5%	7.3%	2.3%	3.6%	46.6%		16.5%	0.6%	0.0%	0.0%	0.0%	0.0%		
	£	£149,935	£2,773,388	£244,354	£265,893	£9,651,278	£13,084,848	£1,308,319	£76,942	£0	£0	£0	£0	£1,385,262	£14,470,130
HIGH PEAK LOCAL CENTRES															
HIGH PEAK LOCAL CENTRES	%	0.2%	0.8%	6.1%	0.0%	0.2%		0.0%	0.1%	0.0%	0.0%	0.0%	0.0%		
	£	£54,279	£295,216	£638,951	£0	£38,716	£1,027,163	£0	£17,860	£0	£0	£0	£0	£17,860	£1,045,023
HIGH PEAK LOCAL CENTRES TOTAL	%	0.2%	0.8%	6.1%	0.0%	0.2%		0.0%	0.1%	0.0%	0.0%	0.0%	0.0%		
	£	£54,279	£295,216	£638,951	£0	£38,716	£1,027,163	£0	£17,860	£0	£0	£0	£0	£17,860	£1,045,023
HIGH PEAK BOROUGH - OVERALL															
HIGH PEAK - OVERALL TOTAL	%	39.5%	22.9%	8.6%	3.6%	47.0%		16.5%	0.7%	0.0%	0.0%	0.0%	0.0%		
	£	£12,493,252	£8,716,957	£899,816	£265,893	£9,736,603	£32,112,522	£1,308,319	£94,803	£0	£0	£0	£0	£1,403,122	£33,515,644
STAFFS MOORLANDS DISTRICT															
BIDDULPH															
SAINSBURY'S (Wharf Road)	%	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	£235,648	£0	£0	£235,648	£235,648
BIDDULPH TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.2%	0.0%	0.0%	16.2%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£15,960	£0	£0	£2,320,899	£0	£0	£2,336,859	£2,336,859
BIDDULPH TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.2%	0.0%	0.0%	17.9%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£15,960	£0	£0	£2,556,546	£0	£0	£2,572,507	£2,572,507
LEEK															
LEEK TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	1.0%		13.3%	47.6%	10.5%	1.0%	1.1%	4.4%		
	£	£0	£0	£0	£0	£197,288	£197,288	£1,051,131	£6,328,945	£2,527,475	£145,497	£85,694	£866,048	£11,004,789	£11,202,077
LEEK TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	1.0%		13.3%	47.6%	10.5%	1.0%	1.1%	4.4%		
	£	£0	£0	£0	£0	£197,288	£197,288	£1,051,131	£6,328,945	£2,527,475	£145,497	£85,694	£866,048	£11,004,789	£11,202,077
MORRISON'S (Newcastle Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.2%	0.3%	0.3%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£15,960	£41,375	£75,405	£0	£0	£0	£132,740	£132,740
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	£15,960	£17,421	£0	£0	£0	£0	£33,381	£33,381
B&M BARGAINS (Barnfields Road)	%	0.0%	0.0%	0.0%	0.0%	0.5%		0.6%	1.2%	0.0%	0.0%	0.0%	0.0%		
	£	£0	£0	£0	£0	£95,271	£95,271	£46,426	£160,952	£0	£0	£0	£0	£228,873	£324,144
LEEK - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.5%		1.0%	1.7%	0.3%	0.0%	0.3%	0.0%		
	£	£0	£0	£0	£0	£95,271	£95,271	£78,346	£219,748	£75,405	£0	£21,495	£0	£394,994	£490,265
LEEK - OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	1.4%		14.2%	49.3%	10.9%	1.4%	4.4%			
	£	£0	£0	£0	£0	£292,559	£292,559	£1,129,477	£6,548,693	£2,602,880	£145,497	£107,188	£866,048	£11,399,783	£11,692,342
CHEADLE															
CHEADLE TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.0%		1.5%	0.5%	0.1%	0.0%	34.5%	11.9%		
	£	£0	£0	£0	£0	£0	£0	£117,536	£61,145	£27,735	£0	£2,725,226	£2,309,923	£5,241,565	£5,241,565
CHEADLE TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%										

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	%	30.8%	2.8%	0.9%	0.1%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	E33,706,874	E3,597,468	E303,054	E14,709	E0	E37,622,105	E0	E0	E0	E0	E0	E0	E0	E37,622,105
GLOSSOP TOWN CENTRE TOTAL	%	30.8%	2.8%	0.9%	0.1%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	E33,706,874	E3,597,468	E303,054	E14,709	E0	E37,622,105	E0	E0	E0	E0	E0	E0	E0	E37,622,105
TESCO (Wren Nest)	%	6.1%	1.1%	0.1%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	E6,662,099	E1,460,233	E21,407	E0	E0	E8,143,738	E0	E0	E0	E0	E0	E0	E0	E8,143,738
WREN NEST RETAIL PARK	%	3.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	E3,254,636	E25,184	E0	E0	E0	E3,279,820	E0	E0	E0	E0	E0	E0	E0	E3,279,820
GLOSSOP - NON TC TOTAL	%	9.1%	1.2%	0.1%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	E9,916,735	E1,485,417	E21,407	E0	E0	E11,423,558	E0	E0	E0	E0	E0	E0	E0	E11,423,558
GLOSSOP - OVERALL TOTAL	%	39.8%	4.0%	1.0%	0.1%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	E43,623,609	E5,082,884	E324,461	E14,709	E0	E49,045,663	E0	E0	E0	E0	E0	E0	E0	E49,045,663
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%		
	£	E0	E3,287,427	E0	E0	E0	E3,287,427	E0	E0	E0	E0	E0	E0	E0	E3,287,427
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%		
	£	E0	E3,287,427	E0	E0	E0	E3,287,427	E0	E0	E0	E0	E0	E0	E0	E3,287,427
TESCO (Bridgemont)	%	0.0%	1.1%	0.0%	0.0%	0.1%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	E0	E1,442,369	E0	E0	E93,458	E1,535,827	E0	E0	E0	E0	E0	E0	E0	E1,535,827
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%		
	£	E0	E4,729,796	E0	E0	E93,458	E4,823,254	E0	E0	E0	E0	E0	E0	E0	E4,823,254
NEW MILLS															
NEW MILLS TOWN CENTRE	%	0.0%	3.1%	0.0%	0.0%	0.0%		0.6%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	E0	E3,943,601	E0	E0	E0	E3,943,601	E138,633	E0	E0	E0	E0	E0	E138,633	E4,082,234
NEW MILLS TOWN CENTRE TOTAL	%	0.0%	3.1%	0.0%	0.0%	0.0%		0.6%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	E0	E3,943,601	E0	E0	E0	E3,943,601	E138,633	E0	E0	E0	E0	E0	E138,633	E4,082,234
CHAPEL-EN-LE-FRITH															
CHAPEL-EN-LE-FRITH TOWN CENTRE	%	0.0%	5.1%	0.1%	0.0%	0.2%		0.0%	0.0%	0.0%	0.0%	0.1%	0.0%		
	£	E0	E6,445,639	E27,333	E0	E174,730	E6,647,702	E11,105	E0	E0	E0	E17,652	E0	E28,757	E6,676,459
CHAPEL-EN-LE-FRITH TOWN CENTRE TOTAL	%	0.0%	5.1%	0.1%	0.0%	0.2%		0.0%	0.0%	0.0%	0.0%	0.1%	0.0%		
	£	E0	E6,445,639	E27,333	E0	E174,730	E6,647,702	E11,105	E0	E0	E0	E17,652	E0	E28,757	E6,676,459
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%		
	£	E0	E1,765,735	E125,547	E0	E33,943	E1,925,225	E0	E0	E0	E0	E0	E0	E0	E1,925,225
CHAPEL-EN-LE-FRITH - OVERALL TOTAL	%	0.0%	6.5%	0.5%	0.0%	0.3%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	E0	E8,211,374	E152,880	E0	E208,674	E8,572,927	E11,105	E0	E0	E0	E17,652	E0	E28,757	E8,572,927
BUXTON															
BUXTON TOWN CENTRE	%	0.9%	14.8%	5.8%	4.2%	41.3%		15.8%	3.1%	0.6%	0.0%	0.0%	0.0%		
	£	E977,766	E18,764,822	E1,966,486	E980,631	E29,631,584	E52,321,290	E3,931,288	E1,421,217	E449,655	E0	E0	E0	E5,802,160	E58,123,450
BUXTON TOWN CENTRE TOTAL	%	0.9%	14.8%	5.8%	4.2%	41.3%		15.8%	3.1%	0.6%	0.0%	0.0%	0.0%		
	£	E977,766	E18,764,822	E1,966,486	E980,631	E29,631,584	E52,321,290	E3,931,288	E1,421,217	E449,655	E0	E0	E0	E5,802,160	E58,123,450
MORRISON'S (Bakewell Road)	%	0.0%	0.0%	0.2%	0.4%	1.0%		1.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	E0	E0	E69,393	E97,001	E735,504	E901,899	E238,572	E0	E0	E0	E0	E0	E238,572	E1,140,471
B&Q (Staden Business Park)	%	0.0%	0.5%	0.4%	0.5%	3.9%		1.7%	0.1%	0.0%	0.0%	0.0%	0.0%		
	£	E0	E620,229	E127,509	E118,575	E2,808,509	E3,674,822	E417,549	E32,473	E0	E0	E0	E0	E450,022	E4,124,844
BUXTON - NON TC TOTAL	%	0.0%	0.6%	0.9%	0.9%	4.9%		2.6%	0.1%	0.0%	0.0%	0.0%	0.0%		
	£	E0	E620,229	E196,902	E215,576	E3,544,013	E4,576,721	E656,121	E32,473	E0	E0	E0	E0	E688,594	E5,265,315
BUXTON OVERALL TOTAL	%	0.9%	15.3%	6.4%	5.1%	46.2%		18.4%	3.1%	0.6%	0.0%	0.0%	0.0%		
	£	E977,766	E19,385,052	E2,163,388	E1,196,208	E33,175,597	E56,898,010	E4,587,409	E1,453,690	E449,655	E0	E0	E0	E6,490,754	E63,388,765
HIGH PEAK LOCAL CENTRES															
HIGH PEAK LOCAL CENTRES	%	0.5%	0.6%	3.4%	0.0%	0.3%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	E513,539	E786,414	E1,145,012	E11,404	E181,210	E2,637,579	E0	E17,860	E0	E0	E0	E0	E17,860	E2,655,439
HIGH PEAK LOCAL CENTRES TOTAL	%	0.5%	0.6%	3.4%	0.0%	0.3%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	E513,539	E786,414	E1,145,012	E11,404	E181,210	E2,637,579	E0	E17,860	E0	E0	E0	E0	E17,860	E2,655,439
HIGH PEAK BOROUGH - OVERALL															
HIGH PEAK - OVERALL TOTAL	%	41.2%	30.1%	11.1%	5.2%	46.9%		18.4%	3.2%	0.6%	0.0%	0.0%	0.0%		
	£	E45,114,914	E38,195,520	E3,785,741	E1,222,321	E33,658,938	E121,977,433	E4,587,409	E1,471,550	E449,655	E0	E0	E0	E6,508,615	E128,486,048

STAFFS MOORLANDS DISTRICT															
BIDDULPH															
SAINSBURY'S (Wharf Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	6.4%	0.0%	0.0%		
	£	E0	E0	E0	E0	E0	E0	E0	E0	E20,223	E3,044,672	E0	E0	E3,064,895	E3,064,895
BIDDULPH TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.1%	0.0%	0.6%	14.7%	0.0%	0.0%		
	£	E0	E0	E0	E0	E0	E0	E15,960	E0	E455,549	E7,028,979	E0	E0	E7,500,488	E7,500,488
BIDDULPH TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.1%	0.0%	0.6%	21.1%	0.0%	0.0%		
	£	E0	E0	E0	E0	E0	E0	E15,960	E0	E475,772	E10,073,650	E0	E0	E10,565,383	E10,565,383
LEEK															
LEEK TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.8%		15.4%	53.2%	15.7%	1.0%	1.2%	6.2%		
	£	E0	E33,676	E0	E0	E565,120	E598,796	E3,842,360	E24,545,229	E12,319,548	E490,878	E329,620	E3,978,019	E45,505,653	E46,104,449
LEEK TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.8%		15.4%	53.2%	15.7%	1.0%	1.2%	6.2%		
	£	E0	E33,676	E0	E0	E565,120	E598,796	E3,842,360	E24,545,229	E12,319,548	E490,878	E329,620	E3,978,019	E45,505,653	E46,104,449
MORRISON'S (Newcastle Road)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.6%	0.0%	0.0%	0.0%	0.0%	0.1%		
	£	E0	E0	E0	E0	E0	E0	E158,027	E529,752	E464,389	E0	E0	E46,413	E1,198,581	E1,198,581
SAINSBURY'S (Chumet Way)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.9%	1.1%	0.9%	0.0%	0.5%	0.5%		
	£	E0	E0	E0	E0	E0	E0	E218,770	E493,497	E727,006	E0	E127,886	E304,043	E1,871,202	E1,871,202
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%		
	£	E0	E0	E0	E0	E0	E0	E31,230	E139,845	E30,335	E0	E0	E0	E201,410	E201,410
B&M BARGAINS (Barnfields Road)	%	0.0%	0.0%	0.0%	0.0%	0.1%		0.3%	0.3%	0.0%	0.0%	0.1%	0.0%		
	£	E0	E0	E0	E0	E95,271	E95,271	E58,979	E160,952	E0	E0	E29,866	E0	E249,798	E345,069
LEEK - NON TC TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.1%		1.9%	2.9%	1.6%	0.0%	0.6%	0.5%		
	£	E0	E0	E0	E0	E95,271	E95,271	E467,005	E1,324,046	E1,221,730	E0	E157,752	E350,457	E3,520,990	E3,616,261
LEEK - OVERALL TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.9%		17.3%	56.0%	17.3%	1.0%	1.8%	6.7%		
	£	E0	E33,676	E0	E0	E660,391	E694,067	E4,309,365	E25,869,275	E13,541,278	E490,878	E487,372	E4,328,475	E49,026,643	E49,720,710
CHEADLE															
CHEADLE TOWN CENTRE	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.6%	0.1%	0.1%	0.0%	25.4%	8.7%		
	£	E0	E0	E0	E0	E0	E0	E146,378	E61,145	E75,838	E0	E6,814,751	E5,620,329	E12,718,442	E12,718,442
CHEADLE TOWN CENTRE TOTAL	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.6%	0.1%	0.1%	0.0%	25.4%	8.7%		
	£	E0	E0	E0	E0	E0	E0	E146,378	E61,145	E					

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%	0.5%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.2%	0.2%	0.1%		
	£	£6,942,319	£628,941	£0	£0	£0	£7,571,260	£0	£0	£0	£109,733	£47,508	£56,419	£213,659	£7,784,919
ASHTON RETAIL PARKS	%	9.1%	0.1%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£9,937,683	£70,940	£0	£0	£0	£10,008,623	£0	£0	£0	£0	£0	£0	£0	£10,008,623
IKEA (ASHTON)	%	1.2%	1.6%	0.1%	0.0%	0.3%		0.0%	0.0%	0.3%	0.0%	0.0%	0.0%		
	£	£1,321,646	£1,991,366	£45,549	£0	£201,288	£3,559,848	£0	£11,270	£247,536	£0	£10,303	£0	£269,109	£3,828,957
HYDE TC	%	2.6%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£2,897,558	£33,420	£0	£0	£0	£2,930,978	£0	£0	£0	£0	£0	£0	£0	£2,930,978
DENTON DC	%	1.4%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£1,479,033	£0	£0	£0	£0	£1,479,033	£0	£0	£0	£0	£0	£0	£0	£1,479,033
TESCO EXTRA (HATTERSLEY)	%	0.8%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£847,815	£0	£0	£0	£0	£847,815	£0	£0	£0	£0	£0	£0	£0	£847,815
TAMESIDE TOTAL	%	21.4%	2.1%	0.1%	0.0%	0.3%	£26,397,557	£0	£11,270	£247,536	£109,733	£57,810	£56,419	£482,767	£26,880,324
STOCKPORT															
STOCKPORT TC	%	9.2%	27.2%	0.0%	0.0%	10.6%		0.4%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£10,087,247	£34,554,126	£0	£0	£7,612,590	£52,253,964	£108,101	£0	£0	£0	£0	£0	£108,101	£104,616,028
STOCKPORT RETAIL PARKS	%	0.9%	6.7%	0.0%	0.0%	1.6%		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
	£	£1,037,088	£8,490,118	£0	£0	£1,113,069	£10,640,274	£0	£0	£0	£0	£0	£0	£0	£21,280,549
HAZEL GROVE DC	%	0.0%	1.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.1%	0.2%	0.0%	0.0%		
	£	£0	£1,226,622	£0	£0	£0	£1,226,622	£0	£0	£58,590	£85,348	£0	£0	£143,938	£2,597,181
STOCKPORT TOTAL	%	10.2%	34.8%	0.0%	0.0%	12.2%	£64,120,860	£108,101	£0	£58,590	£85,348	£0	£0	£252,039	£64,372,898
GREATER MANCHESTER															
MANCHESTER CC	%	16.9%	5.8%	0.6%	0.3%	7.0%		2.8%	1.1%	0.4%	1.4%	0.3%	0.0%		
	£	£18,484,092	£7,391,649	£210,242	£74,610	£5,004,436	£31,165,028	£695,177	£520,106	£309,015	£658,765	£71,016	£0	£2,254,078	£33,419,106
TRAFFORD CENTRE	%	5.0%	4.2%	0.7%	0.1%	2.6%		0.5%	0.0%	0.5%	1.3%	0.0%	0.2%		
	£	£5,421,946	£5,357,493	£242,610	£29,377	£1,851,159	£12,902,585	£116,617	£0	£414,986	£628,210	£0	£103,140	£1,262,953	£14,165,538
GREATER MANCHESTER TOTAL	%	21.8%	10.0%	1.3%	0.4%	9.6%	£44,067,613	£811,794	£520,106	£724,001	£1,286,974	£71,016	£103,140	£3,517,031	£47,584,644
CHESHIRE															
MACCLESFIELD TC	%	0.0%	6.6%	0.7%	0.0%	8.5%		21.8%	3.3%	1.8%	3.6%	0.3%	0.8%		
	£	£0	£8,420,862	£238,120	£0	£6,085,134	£14,744,116	£5,428,415	£1,521,769	£1,402,702	£1,727,105	£74,655	£525,971	£10,680,617	£25,424,733
MACCLESFIELD RETAIL PARKS	%	0.0%	3.2%	0.0%	0.0%	3.8%		11.4%	1.2%	0.2%	0.3%	0.0%	0.1%		
	£	£0	£4,069,302	£10,822	£0	£2,708,198	£6,788,322	£2,837,413	£575,119	£123,768	£164,525	£0	£35,262	£3,736,086	£10,524,409
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	£153,190	£0	£0	£0	£153,190	£177,816	£240,684	£0	£0	£0	£0	£418,500	£571,690
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	£25,184	£0	£0	£0	£25,184	£67,798	£0	£0	£0	£0	£0	£67,798	£92,982
CHEADLE ROYAL	%	1.2%	4.5%	0.1%	1.1%	1.0%		1.6%	0.3%	0.9%	1.2%	0.6%	1.1%		
	£	£1,295,025	£5,687,813	£34,697	£254,072	£740,304	£8,011,910	£403,198	£155,203	£674,251	£595,622	£148,441	£727,205	£2,703,920	£10,715,830
CONGLETON TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.5%	0.5%	0.2%	5.1%	0.0%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£121,083	£211,477	£135,642	£2,426,198	£0	£0	£2,894,400	£2,894,400
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	£765,283	£0	£0	£765,283	£765,283
HANDFORTH DEAN	%	0.1%	0.8%	0.4%	0.0%	0.7%		0.1%	0.2%	0.2%	0.0%	0.0%	0.2%		
	£	£149,935	£1,010,288	£138,965	£0	£524,697	£1,823,886	£21,312	£72,415	£133,677	£0	£0	£134,810	£362,214	£2,186,100
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	£61,018	£0	£414,986	£150,984	£0	£389,332	£1,016,320	£1,016,320
CHESHIRE TOTAL	%	1.3%	15.2%	1.2%	1.1%	14.0%	£31,546,609	£9,118,052	£2,776,666	£2,885,026	£5,829,717	£223,095	£1,812,580	£22,645,137	£54,191,746
STOKE-ON-TRENT															
HANLEY CC	%	0.0%	0.0%	0.0%	0.0%	2.5%		5.0%	19.1%	44.5%	26.8%	32.5%	27.1%		
	£	£0	£0	£0	£0	£1,813,323	£1,813,323	£1,243,694	£8,800,382	£34,888,594	£12,800,670	£8,707,715	£17,407,521	£83,848,576	£85,661,899
STOKE-ON-TRENT RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	1.3%		3.5%	11.3%	20.4%	18.8%	13.1%	10.5%		
	£	£0	£0	£0	£0	£911,088	£911,088	£874,166	£5,225,277	£15,983,150	£8,950,979	£3,519,710	£6,746,365	£41,299,648	£42,210,735
LONGTON TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.5%	0.1%	0.7%	1.4%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£426,831	£26,122	£191,829	£877,971	£1,522,753	£1,522,753
LONGTON RETAIL PARKS	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.2%	0.1%	5.0%	7.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£148,845	£54,201	£1,329,210	£4,491,869	£6,024,125	£6,024,125
MEIR PARK	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.8%	3.2%	0.5%	6.3%	9.1%		
	£	£0	£0	£0	£0	£0	£0	£0	£374,454	£2,530,797	£251,092	£1,697,486	£5,832,692	£10,686,521	£10,686,521
TUNSTALL DC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.1%	0.6%	8.4%	0.1%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£53,294	£442,375	£3,985,730	£18,071	£0	£4,499,469	£4,499,469
TALKE FREEPORT	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.8%	0.3%	1.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£21,413	£0	£402,316	£71,200	£672,483	£1,167,412	£1,167,412
WOLSTANTON RP (NEWCASTLE)	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	1.4%	0.3%	0.0%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£667,484	£89,997	£23,008	£780,489	£780,489	
STOKE-ON-TRENT TOTAL	%	0.0%	0.0%	0.0%	0.0%	3.8%	£2,724,410	£2,117,860	£14,474,821	£54,420,592	£27,138,593	£15,625,218	£36,051,910	£149,828,994	£152,553,404
STAFFORDSHIRE / MIDLANDS															
BURTON-ON-TRENT TC	%	0.0%	0.0%	0.0%	0.0%	0.1%		0.1%	0.1%	0.0%	0.0%	0.8%	0.6%		
	£	£0	£0	£0	£0	£93,671	£93,671	£34,462	£61,718	£0	£0	£213,600	£383,470	£693,251	£786,922
DERBY CC	%	0.0%	0.0%	0.0%	0.9%	0.4%		2.5%	0.0%	0.1%	0.0%	0.1%	8.1%		
	£	£0	£0	£0	£209,200	£292,399	£501,600	£628,432	£0	£103,660	£0	£33,934	£5,201,906	£5,967,932	£6,469,531
UTTOXETER TC	%	0.0%	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%	4.6%	5.7%		
	£	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£1,231,977	£3,663,022	£4,894,999	£4,894,999
UTTOXETER RETAIL PARKS	%	0.0%	0.0%	0.0%	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	£113,190	£113,190	£113,190
STAFFS / MIDLANDS TOTAL	%	0.0%	0.0%	0.0%	0.9%	0.5%	£595,271	£662,894	£61,718	£103,660	£0	£1,479,511	£9,361,588	£11,669,372	£12,264,642
DERBYSHIRE															
ASHBOURNE TC	%	0.0%	0.0%												

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 2a - High Peak Convenience Retail Commitments

Store	Zone	Net Floorspace (sqm)	Net Comp. (%)	Net Comp. (sqm)	Average Sales Density (£/sqm)	2013 Average Turnover (£)
HPK/2010/0603 - Tesco Whaley Bridge Extension	Zone 2	1,375	55%	751	£7,152	£5,371,152
HPK/2013/0300 - Proposed Non-Food Retail, Whaley Bridge	Zone 2	1,784	100%	1,784	£4,000	£7,136,000
HPK/2010/0664 - Morrison's Buxton Extension	Zone 5	695	21%	546	£6,800	£3,712,800
HPK/2013/0484 - Proposed Aldi, Chapel-en-le-Frith	Zone 2	1,140	20%	228	£4,670	£1,064,760
TOTAL		4,994		3,309		£17,284,712

Notes

- Floorspace figures derived from Planning Decision Notices / Applicant's RIA
- Average Sales Density Figures derived from Applicant's RIA or GVA Professional Judgement where operator not known

Table 2b - Tesco Whaley Bridge Commitment - Trade Draw

Store	SURVEY TURNOVER 2013	TRADE DRAW (%)	TRADE DRAW (£)
HIGH PEAK CENTRAL DESTINATIONS	£17,478,416	75.0%	£4,028,364
OTHER / INFLOW	-	25.0%	£1,342,788
TOTAL		100.0%	£5,371,152

Notes

- Trade Draw based on GVA Professional Judgement having regard to nature of proposal, potential catchment and likely competition

Table 2c - Hogs Yard Whaley Bridge Commitment - Trade Draw

Store	SURVEY TURNOVER 2013	TRADE DRAW (%)	TRADE DRAW (£)
HIGH PEAK CENTRAL DESTINATIONS	£17,478,416	65.0%	£4,638,400
GLOSSOP DESTINATIONS	£49,045,663	15.0%	£1,070,400
OTHER / INFLOW	-	20.0%	£1,427,200
TOTAL		100.0%	£7,136,000

Notes

- Trade Draw based on GVA Professional Judgement having regard to nature of proposal, potential catchment and likely competition

Table 2d - Morrison's Buxton Commitment - Trade Draw

Store	SURVEY TURNOVER 2013	TRADE DRAW (%)	TRADE DRAW (£)
BUXTON DESTINATIONS	£63,388,765	90.0%	£3,341,520
OTHER / INFLOW	-	10.0%	£371,280
TOTAL		100.0%	£3,712,800

Notes

- Trade Draw based on GVA Professional Judgement having regard to nature of proposal, potential catchment and likely competition

Table 2e - Aldi Chapel Commitment - Trade Draw

Store	SURVEY TURNOVER 2013	TRADE DRAW (%)	TRADE DRAW (£)
HIGH PEAK CENTRAL DESTINATIONS	£17,478,416	70.0%	£745,332
OTHER / INFLOW	-	30.0%	£319,428
TOTAL		100.0%	£1,064,760

Notes

- Trade Draw based on GVA Professional Judgement having regard to nature of proposal, potential catchment and likely competition

Table 2f - CUMULATIVE IMPACT

Store	SURVEY TURNOVER 2013	CUMULATIVE TRADE DRAW (£)
HIGH PEAK CENTRAL DESTINATIONS	£17,478,416	£9,412,096
GLOSSOP DESTINATIONS	£49,045,663	£1,070,400
BUXTON DESTINATIONS	£63,388,765	£3,341,520
OVERALL DIVERSION		£13,824,016

APPENDIX 4B - HIGH PEAK CAPACITY ANALYSIS

Table 3a - [VISITORS SHOPPING EXPENDITURE](#) Spend Projections ([BUXTON](#))

Shopping	2012	2013	2018	2023	2031
VISITORS EXPENDITURE TOTAL	£14,840,000	£14,750,960	£15,048,349	£15,737,824	£16,773,703
COMPARISON (NON-FOOD) PROPORTION (%)	95.0%	95.0%	95.0%	95.0%	95.0%
TOTAL	£14,098,000	£14,013,412	£14,295,931	£14,950,933	£15,935,017

Notes

1. 2012 Expenditure projected from Buxton STEAM Report 2012 (Analysis by Sector of Expenditure)
2. Expenditure projected forward as per Table 2 - Expenditure per Capita (Experian Retail Planner 11)
3. STEAM defines Day Visitors as those visiting from a home location of not less than 3 hours outside normal resident address; those by persons residing within the district making day visits within that district; and leisure day visits by those staying for a minimum of three hours without spending the night away from normal residence
4. 95% of Tourist Shopping Expenditure assumed to be spent in shops selling comparison goods (5% convenience). Assumption based on consultation with STEAM Report authors. Categories derived from questionnaire which underpins Expenditure Data.

APPENDIX 4B - HIGH PEAK CAPACITY ANALYSIS

Table 3a - GLOSSOP (OVERALL TOWN) BASELINE CAPACITY

COMPARISON GOODS				
	2013	2018	2023	2031
OVERALL TOWN Survey Derived Catchment Expenditure (£)	£49,045,663	£56,307,492	£65,275,815	£82,689,450
Existing (NET) Comparison Floorspace (m ²)	11,506	11,506	11,506	11,506
Sales per m ² net (£)	£4,263	£4,729	£5,222	£6,118
Sales from Existing Floorspace (£)	£49,045,663	£54,416,339	£60,080,035	£70,393,337
RESIDUAL CAPACITY (£)	£0	£1,891,153	£5,195,780	£12,296,113
Sales per m ² net in new shops (£)	£3,000	£3,329	£3,675	£4,306
Capacity for new floorspace (m ² net)	0	568	1,414	2,856
Capacity for new floorspace (m ² gross)	0	812	2,020	4,080

Notes

1. Expenditure Growth 2.8% p.a. (2013-2018) and 3.0% p.a. (2018-2031). Source: Experian Retail Planner 11 (October 2013)
2. Growth in Sales (Floorspace Efficiency £ / m²): 2.1% p.a. (2013-2018), 2.0% p.a. (2018-2031). Source: Experian Retail Planner 11
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 3b - GLOSSOP (OVERALL TOWN) BASELINE CAPACITY [COMMITMENTS]

COMPARISON GOODS				
	2013	2018	2023	2031
OVERALL TOWN Survey Derived Catchment Expenditure (£)	£49,045,663	£56,307,492	£65,275,815	£82,689,450
Existing (NET) Comparison Floorspace (m ²)	11,506	11,506	11,506	11,506
Sales per m ² net (£)	£4,263	£4,729	£5,222	£6,118
Sales from Existing Floorspace (£)	£49,045,663	£54,416,339	£60,080,035	£70,393,337
INITIAL CAPACITY (£)	£0	£1,891,153	£5,195,780	£12,296,113
COMMITMENTS	£1,070,400	£1,187,613	£1,298,416	£1,497,600
RESIDUAL CAPACITY (£)	-£1,070,400	£703,540	£3,897,365	£10,798,513
Sales per m ² net in new shops (£)	£3,000	£3,329	£3,675	£4,306
Capacity for new floorspace (m ² net)	-357	211	1,061	2,508
Capacity for new floorspace (m ² gross)	-510	302	1,515	3,583

Notes

1. Expenditure Growth 2.8% p.a. (2013-2018) and 3.0% p.a. (2018-2031). Source: Experian Retail Planner 11 (October 2013)
2. Growth in Sales (Floorspace Efficiency £ / m²): 2.1% p.a. (2013-2018), 2.0% p.a. (2018-2031). Source: Experian Retail Planner 11
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 (£)	£17,478,416	£20,066,315	£23,262,359	£29,468,061
Existing (NET) Comparison Floorspace (m ²)	3,009	3,009	3,009	3,009
Sales per m ² net (£)	£5,809	£6,445	£7,116	£8,338
Sales from Existing Floorspace (£)	£17,478,416	£19,392,365	£21,410,738	£25,086,092
RESIDUAL CAPACITY (£)	£0	£673,951	£1,851,622	£4,381,969
Sales per m ² net in new shops (£)	£3,000	£3,329	£3,675	£4,306
Capacity for new floorspace (m ² net)	0	202	504	1,018
Capacity for new floorspace (m ² gross)	0	289	720	1,454

Notes

1. Expenditure Growth 2.8% p.a. (2013-2018) and 3.0% p.a. (2018-2031). Source: Experian Retail Planner 11 (October 2013)
2. Growth in Sales (Floorspace Efficiency £ / m²): 2.1% p.a. (2013-2018), 2.0% p.a. (2018-2031). Source: Experian Retail Planner 11
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 [COMMITMENTS]

COMPARISON GOODS				
	2013	2018	2023	2031
OVERALL Survey Derived Catchment Expenditure (£)	£17,478,416	£20,066,315	£23,262,359	£29,468,061
Existing (NET) Comparison Floorspace (m ²)	3,009	3,009	3,009	3,009
Sales per m ² net (£)	£5,809	£6,445	£7,116	£8,338
Sales from Existing Floorspace (£)	£17,478,416	£19,392,365	£21,410,738	£25,086,092
INITIAL CAPACITY (£)	£0	£673,951	£1,851,622	£4,381,969
COMMITMENTS	£9,412,096	£10,442,754	£11,417,051	£13,168,496
RESIDUAL CAPACITY (£)	-£9,412,096	-£9,768,804	-£9,565,430	-£8,786,527
Sales per m ² net in new shops (£)	£3,000	£3,329	£3,675	£4,306
Capacity for new floorspace (m ² net)	-3,137	-2,935	-2,603	-2,041
Capacity for new floorspace (m ² gross)	-4,482	-4,193	-3,718	-2,915

Notes

1. Projections as above

APPENDIX 4B - HIGH PEAK CAPACITY ANALYSIS

Table 5a - BUXTON BASELINE CAPACITY

COMPARISON GOODS				
	2013	2018	2023	2031
OVERALL Survey Derived Catchment Expenditure (£)	£63,388,765	£72,774,271	£84,365,325	£106,871,470
Existing (NET) Comparison Floorspace (m ²)	12,198	12,198	12,198	12,198
Sales per m ² net (£)	£5,197	£5,766	£6,366	£7,459
Sales from Existing Floorspace (£)	£63,388,765	£70,330,062	£77,650,071	£90,979,434
RESIDUAL CAPACITY (£)	£0	£2,444,209	£6,715,254	£15,892,036
Sales per m ² net in new shops (£)	£3,000	£3,329	£3,675	£4,306
Capacity for new floorspace (m ² net)	0	734	1,827	3,691
Capacity for new floorspace (m ² gross)	0	1,049	2,610	5,273

Notes

1. Expenditure Growth 2.8% p.a. (2013-2018) and 3.0% p.a. (2018-2031). Source: Experian Retail Planner 11 (October 2013)
2. Growth in Sales (Floorspace Efficiency £ / m²): 2.1% p.a. (2013-2018), 2.0% p.a. (2018-2031). Source: Experian Retail Planner 11
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 [COMMITMENTS]

COMPARISON GOODS				
	2013	2018	2023	2031
OVERALL Survey Derived Catchment Expenditure (£)	£63,388,765	£72,774,271	£84,365,325	£106,871,470
Existing (NET) Comparison Floorspace (m ²)	12,198	12,198	12,198	12,198
Sales per m ² net (£)	£5,197	£5,766	£6,366	£7,459
Sales from Existing Floorspace (£)	£63,388,765	£70,330,062	£77,650,071	£90,979,434
INITIAL CAPACITY (£)	£0	£2,444,209	£6,715,254	£15,892,036
COMMITMENTS	£3,341,520	£3,707,428	£4,053,327	£4,675,132
RESIDUAL CAPACITY (£)	-£3,341,520	-£1,263,220	£2,661,927	£11,216,904
Sales per m ² net in new shops (£)	£3,000	£3,329	£3,675	£4,306
Capacity for new floorspace (m ² net)	-1,114	-380	724	2,605
Capacity for new floorspace (m ² gross)	-1,591	-542	1,035	3,722

Notes

1. Projections as above

Table 5c - BUXTON BASELINE CAPACITY [COMMITMENTS + TOURIST INFLOW]

COMPARISON GOODS				
	2013	2018	2023	2031
OVERALL Survey Derived Catchment Expenditure (£)	£63,388,765	£72,774,271	£84,365,325	£106,871,470
Existing (NET) Comparison Floorspace (m ²)	12,198	12,198	12,198	12,198
Sales per m ² net (£)	£5,197	£5,766	£6,366	£7,459
Sales from Existing Floorspace (£)	£63,388,765	£70,330,062	£77,650,071	£90,979,434
INITIAL CAPACITY (£)	£0	£2,444,209	£6,715,254	£15,892,036
TOURIST INFLOW	£14,098,000	£14,013,412	£14,295,931	£14,950,933
COMMITMENTS	£3,341,520	£3,707,428	£4,053,327	£4,675,132
RESIDUAL CAPACITY (£)	£10,756,480	£12,750,192	£16,957,858	£26,167,836
Sales per m ² net in new shops (£)	£3,000	£3,329	£3,675	£4,306
Capacity for new floorspace (m ² net)	3,585	3,831	4,614	6,077
Capacity for new floorspace (m ² gross)	5,122	5,472	6,592	8,682

Notes

1. Projections as above