Table IP1
Estimated convenience goods scheme turnover

	District centre foodstore	District centre other retail	Local centre retail	Total
Sales area (sq.m gross)	4,700	1,400	1,500	-
Gross: net ratio (%)	65%	80%	80%	-
Sales area (sq.m net)	3,055	1,120	1,200	-
Convenience sales as proportion of total (%)	80%	100%	100%	-
Convenience sales (£m)	2,444	1,120	1,200	-
Turnover per sq.m (£)	13,704	4,000	6,000	-
Total turnover (£m)	**33.49**	**4.48**	**7.20**	**45.17**

Table IP2
Indicative convenience goods impact assessment

	A	B	C	D	E	F	G	H	I	J
	Turnover, 2013	Inflow	Total turnover, 2013	Turnover, 2019	Inflow	Total turnover, 2019	Trade diversion to SUE	Trade diversion to SUE	Residual turnover following trade diversion to SUE	Impact
	£m	%	£m	£m	%	£m	%	£m	£m	%
Retail study zone 1 stores	138.67	10%	154.08	148.58	10%	165.09	2.0%	0.90	164.19	1%
Retail study zone 2 stores	44.67	5%	47.02	48.28	5%	50.82	0.0%	0.00	50.82	0%
Retail study zone 3 stores	16.80	0%	16.80	19.05	0%	19.05	0.0%	0.00	19.05	0%
Retail study zone 4 stores	13.29	0%	13.29	14.07	0%	14.07	1.0%	0.45	13.62	3%
Asda, Thurmaston	42.27	10%	46.97	*38.61*	10%	42.90	23.0%	10.39	32.51	24%
Aldi, Syston	11.71	5%	12.33	13.74	5%	14.46	6.0%	2.71	11.75	19%
Tesco Metro, Syston	10.33	5%	10.87	12.74	5%	13.41	4.5%	2.03	11.38	15%
M&S Simply Food, Thurmaston	2.92	5%	3.07	3.41	5%	3.59	1.5%	0.68	2.91	19%
Other retail study zone 5 stores	7.54	0%	7.54	9.10	0%	9.10	1.5%	0.68	8.42	7%
Co-Op, Anstey	2.61	0%	2.61	2.73	0%	2.73	0.5%	0.23	2.50	8%
Co-Op, Birstall	2.46	0%	2.46	2.59	0%	2.59	0.5%	0.23	2.36	9%
Tesco Express, Birstall	1.37	0%	1.37	1.44	0%	1.44	0.5%	0.23	1.21	16%
Other, Birstall	2.21	0%	2.21	2.31	0%	2.31	0.5%	0.23	2.08	10%
Other, Quorn	2.04	0%	2.04	2.14	0%	2.14	0.5%	0.23	1.91	11%
Other retail study zone 6 stores	1.67	0%	1.67	1.75	0%	1.75	0.5%	0.23	1.52	13%
Retail study zone 7 stores	16.43	-		17.12	-		0.0%	0.00		
Retail study zone 8 stores	34.53	-		36.52	-		0.0%	0.00		
Retail study zone 9 stores	7.26	-		7.66	-		2.0%	0.90		
Outside retail study catchment										
Tesco Extra, Beaumont Leys	*68.09*	10%	75.66	*64.75*	10%	71.94	11.0%	4.97	66.98	7%
Tesco Extra, Hamilton	*57.97*	10%	64.41	*60.38*	10%	67.09	20.0%	9.03	58.05	13%
Other stores							10.0%	4.52		-
Commitments										
Sainsbury's, Melton Road, Leicester				48.00	10%	52.80	14.5%	6.55	46.25	12%
Total							**100.0%**	**45.17**		

Notes

A Source: Charnwood Retail & Town Centre Study, Peter Brett Associates, 2013 (Appendix A, Table 7b).
Turnover of Tesco Extra stores at Beaumont Leys and Hamilton and Sainsbury's at Melton Road sourced from Indigo Planning retail statement in support of Sainsbury's Melton Road planning application.
B Inflow assumptions based on NLP assessment, adjusted where considered appropriate.
C This is the sum of Column A and Column B
D Source: as per Column A, rebased to 2019
E As per Column B
F This is the sum of Column D and Column E
G Patterns of trade diversion based on NLP and PBA professional judgements, informed by Charnwood Retail & Town Centre Study houshehold survey results.
H Trade diversion figures in Column G applied to total estimated conveneince goods turnover from Table 1.
I This is Column F minus Column H.
J This shows the impact of the proposed floorspace in percentage terms, and is the product of Column H divided by Column F.

Table IP3
Estimated comparison goods scheme turnover

	District centre	Local centre	Total
Sales area (sq.m gross)	6,100	800	6,900
Gross: net ratio (%)	70%	80%	-
Sales area (sq.m net)	4,270	640	4,910
Comparison goods sales as proportion of total (%)	100%	100%	-
Comparison sales area (sq. m)	4,270	640	4,910
Turnover per sq.m (£)	5,200	5,200	-
Total turnover (£m)	**22.20**	**3.33**	**25.53**

Table IP4
Indicative comparison goods impact assessment

	A	B	C	D	E	F	G	H	I	J
	Turnover, 2013	Inflow	Total turnover, 2013	Turnover, 2019	Inflow	Total turnover, 2019	Trade diversion to SUE	Trade diversion to SUE	Residual turnover following trade diversion to SUE	Impact
	£m	%	£m	£m	%	£m	%	£m	£m	%
Retail study zone 1 stores	158.36	10%	175.96	187.87	10%	208.74	4.0%	1.02	207.72	0%
Retail study zone 2 stores	71.92	5%	75.71	85.27	5%	89.76	0.0%	0.00	89.76	0%
Retail study zone 3 stores	6.90	0%	6.90	8.52	0%	8.52	0.0%	0.00	8.52	0%
Retail study zone 4 stores	2.24	0%	2.24	2.62	0%	2.62	0.0%	0.00	2.62	0%
Thurmaston Retail Park, plus Asda	*33.16*	10%	*36.84*	*32.18*	10%	*35.97*	39.0%	9.96	26.01	28%
Syston town centre	10.31	5%	10.85	13.58	5%	14.29	16.0%	4.09	10.21	29%
Other retail study zone 5 stores	0.10	0%	0.10	0.14	0%	0.14	0.0%	0.00	0.14	0%
Anstey town centre	5.15	0%	5.15	6.06	0%	6.06	1.0%	0.26	5.80	4%
Birstall town centre	3.43	0%	3.43	4.04	0%	4.04	2.0%	0.51	3.53	13%
Other retail study zone 6 stores	1.92	0%	1.92	2.22	0%	2.22	0.5%	0.13	2.09	6%
Retail study zone 7 stores	3.44	0%	3.44	3.96	0%	3.96	0.0%	0.00	3.96	0%
Retail study zone 8 stores	4.05	0%	4.05	4.76	0%	4.76	0.0%	0.00	4.76	0%
Retail study zone 9 stores	0.62	0%	0.62	0.72	0%	0.72	0.0%	0.00	0.72	0%
Outside retail study catchment										
Beaumont Leys	-	-	*43.58*	-	-	*45.57*	11.0%	2.81	42.76	6%
Hamilton District Centre	-	-	*13.95*	-	-	*13.69*	9.0%	2.30	11.39	17%
Other stores	-	-	-	-	-	-	10.0%	2.55	-	-
Commitments										
Sainsbury's, Melton Road, Leicester	-	-	-	20.50	10%	22.55	7.5%	1.91	20.64	8%
Total							**100.0%**	**25.53**		

Notes

A Source: Charnwood Retail & Town Centre Study, Peter Brett Associates, 2013 (Appendix A, Table 7b).
Turnover of Tesco Extra stores at Beaumont Leys and Hamilton and Sainsbury's at Melton Road sourced from Indigo Planning retail statement in support of Sainsbury's Melton Road planning application.
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J This shows the impact of the proposed floorspace in percentage terms, and is the product of Column H divided by Column F.