



9C: LEEDS RETAIL COMMITMENTS

Leeds District: Estimated Benchmark Convenience Goods Turnover of Retail Development Pipeline (at 2010)

Zone	City Centre		Local Centres		Extensions to Existing Food Stores		Out of Centre		Total Pipeline		Estimated Turnover, 2016 (£m)	Estimated Turnover, 2021 (£m)	Estimated Turnover, 2026 (£m)
	Sq M Net	Estimated Turnover (£m)	Sq M Net	Estimated Turnover (£m)	Sq M Net	Estimated Turnover (£m)	Sq M Net	Estimated Turnover (£m)	Sq M Net	Estimated Turnover (£m)			
1. Inner East	-	-	2,142	21.4	-	-	1,788	17.9	3,930	39.3	39.7	40.7	41.7
2. Inner North East	-	-	2,490	24.9	441.0	4.4	300	3.0	3,231	32.3	32.7	33.5	34.3
3. Inner North West	-	-	-	-	-	-	345	3.4	345	3.4	3.5	3.6	3.7
4. Inner South (City Centre)	4,173	41.7	2,020	20.2	-	-	65	0.7	6,258	62.6	63.3	64.8	66.4
5. Inner West	-	-	3,010	30.1	-	-	943	9.4	3,953	39.5	40.0	40.9	42.0
6. Outer East	-	-	-	-	-	-	585	5.9	585	5.9	5.9	6.1	6.2
7. Outer North East	-	-	-	-	-	-	-	-	-	0.0	0.0	0.0	0.0
8. Outer North West	-	-	241	2.4	-	-	-	-	241	2.4	2.4	2.5	2.6
9. Outer South	-	-	-	-	-	-	832	8.3	832	8.3	8.4	8.6	8.8
10. Outer West	-	-	-	-	-	-	1,508	15.1	1,508	15.1	15.2	15.6	16.0
Total (Leeds District)	4,173	41.7	9,903.0	99.0	441.0	4.4	6,366	63.7	20,883	208.8	211.1	216.3	221.7

Notes: Turnover derived by applying assumed average sales densities to estimated sales floorspace. The following sales densities have been assumed: 2010, £10,000 psm net; 2016, £10,110 psm net; 2021, £10,355 psm net and 2026, £10,617 psm net. See Paragraph 8.49 in main report for derivation of average sales densities for convenience goods.

Leeds District: Estimated Benchmark Comparison Goods Turnover of Retail Development Pipeline (at 2010)

Zone	City Centre		Local Centres		Extensions to Existing Food Stores		Out of Centre		Total Pipeline		Estimated Turnover, 2016 (£m)	Estimated Turnover, 2021 (£m)	Estimated Turnover, 2026 (£m)
	Sq M Net	Estimated Turnover (£m)	Sq M Net	Estimated Turnover (£m)	Sq M Net	Estimated Turnover (£m)	Sq M Net	Estimated Turnover (£m)	Sq M Net	Estimated Turnover (£m)			
1. Inner East	-	-	-	-	-	-	-	-	-	-	0.0	0.0	0.0
2. Inner North East	-	-	-	-	215	1.1	-	-	215	1.0	1.2	1.4	1.6
3. Inner North West	-	-	2,173	10.9	-	-	-	-	2,173	10.9	12.2	13.9	15.8
4. Inner South (City Centre)	103,035	721.3	1,346	6.7	-	-	-	-	104,381	728.0	820.6	933.0	1060.7
5. Inner West	-	-	2,202	11.0	-	-	-	-	2,202	11.0	12.4	14.1	16.0
6. Outer East	-	-	1,573	7.9	-	-	-	-	1,573	7.9	8.9	10.1	11.5
7. Outer North East	-	-	-	-	-	-	-	-	-	0.0	0.0	0.0	0.0
8. Outer North West	-	-	78	0.4	-	-	663	3.3	741	3.7	4.2	4.7	5.4
9. Outer South	-	-	-	-	-	-	293	1.5	293	1.5	1.7	1.9	2.1
10. Outer West	-	-	-	-	-	-	-	-	-	0.0	0.0	0.0	0.0
Total (Leeds District)	103,035	721.3	7,372	36.9	215	1.1	956	4.8	111,578	764.0	861.2	979.1	1,113.1

Notes: Turnover derived by applying assumed average sales densities to estimated sales floorspace. The following sales densities have been assumed: 2010, £5,000 psm net; 2016, £5,636 psm net; 2021, £6,408 psm net and 2026, £7,285 psm net. For Leeds South zone (only), which embraces proposed new retail development in Leeds City Centre, the following "higher" sales densities have been assumed: 2010, £7,000 psm net; 2016, £7,891 psm net; 2021, £8,971 psm net and 2026 £10,200 psm net.