

APPENDIX 4

Convenience and Comparison Goods Retail Summary

The tables below reflect the need for additional convenience and comparison goods floorspace generated within each of the districts zones. The figure is derived using the market shares approach set out in paragraphs 3.26 to 3.27 and takes account of forecasts for changes in consumer expenditure and population growth. A positive figure reflects a need for new floorspace over and above existing commitments (planning permissions yet to be implemented. A negative figure suggests there is an existing overcapacity of floorspace in the zone, i.e. that floorspace is performing less well than could be expected. However, as stated in paragraphs xx to xx, this does not mean that the additional need has to be met by providing new floorspace in that specific zone if that approach would be considered unsustainable or damaging to city and town centre retail schemes within Leeds or neighbouring authorities. Likewise a negative figure does not mean that no new floorspace should be provided, particularly if there are major housing growth proposals in the area.

Table 1 Estimated Convenience Goods Retail Need (sq.m net)			
Zone	2016	2021	2026
Zone 1 - Inner East	8,050	9,935	11,868
Zone 2 - Inner North East	-1,800	-1,383	-999
Zone 3 - Inner North West	1,248	1,653	1,911
Zone 4 - Inner South (City Centre)	-12,091	-10,699	-9,571
Zone 5 - Inner West	-3,182	-2,939	-2,734
Zone 6 - Outer East	-1,739	-296	1,556
Zone 7 - Outer North East	8,401	9,112	9,780
Zone 8 - Outer North West	19,345	21,842	24,051
Zone 9 - Outer South	746	2,394	4,074
Zone 10 Outer West	649	1,128	1,579
TOTAL: LEEDS DISTRICT	19,626	30,747	41,515

Table 2 Estimated Comparison Goods Retail Need (sq.m net)			
Zone	2016	2021	2026
Zone 1 - Inner East	6,800	8,551	10,587
Zone 2 - Inner North East	50	265	443
Zone 3 - Inner North West	-8,260	-8,065	-8,183
Zone 4 - Inner South (City Centre)	24,404	39,238	40,177
Zone 5 - Inner West	-3,663	-3,588	-3,801
Zone 6 - Outer East	-6,540	-5,697	-4,844
Zone 7 - Outer North East	4,347	4,794	5,190
Zone 8 - Outer North West	5,006	6,297	7,362
Zone 9 - Outer South	100,012	108,434	116,892
Zone 10 Outer West	13,419	13,927	14,378
TOTAL: LEEDS DISTRICT	135,576	164,157	178,201