APPENDIX 7A: CAPACITY ANALYSIS, CONVENIENCE GOODS

Penrith Catchment Area (2011 prices)

	2013	2018	2023	2031
Expenditure of residents (£m) [1]	100.15	104.92	111.10	120.56
Existing Turnover in Penrith from residents (£m)	71.73	-	-	-
Retention level [2]	72%	72%	72%	72%
Future Expenditure Retained (£m)	-	75.5	80.0	86.8
less Future Turnover of Existing Shops (£m) [3]	-	73.2	74.7	77.1
plus Turnover from Visitors [4]	3.2	3.3	3.5	3.8
Surplus Capacity (£m)	-	5.7	8.9	13.6
less Commitments (£m) [5]	-	-	-	-
Residual Capacity (£m)	-	5.7	8.9	13.6
Floorspace Capacity				
sales density (£ per sq.m. net) [6]		£10,000	£10,000	£10,000
Net Floorspace (sq.m.)		571	888	1,357
Gross Floorspace (sq.m.) [7]		815	1,268	1,938

[1] excluding non-store retail sales
[2] assumed that the retention level will remain constant
[3] assuming increase in sales density at 0.4% per annum
[4] assumed to increase at same rate as expenditure by residents
[5] no known commitments for new retail development
[6] average sales density for supermarket developments in 2011 prices (Verdict 2012)
[7] net/gross floorspace ratio is 70%

APPENDIX 7A: CAPACITY ANALYSIS, CONVENIENCE GOODS

Alston Catchment Area (2011 prices)

	2013	**2018**	**2023**	**2031**
Expenditure of residents (£m) [1]	15.68	16.42	17.40	18.88
Existing Turnover in Alston from residents (£m)	1.17	-	-	-
Retention level [2]	7%	7%	7%	7%
Future Expenditure Retained (£m)	-	1.1	1.2	1.3
less Future Turnover of Existing Shops (£m) [3]	-	1.2	1.2	1.3
plus Turnover from Visitors [4]	0.1	0.1	0.1	0.1
Surplus Capacity (£m)	-	0.0	0.1	0.1
less Commitments (£m) [5]	-	-	-	-
Residual Capacity (£m)	-	0.0	0.1	0.1
Floorspace Capacity				
sales density (£ per sq.m. net) [6]		£10,000	£10,000	£10,000
Net Floorspace (sq.m.)		1	6	12
Gross Floorspace (sq.m.) [7]		1	8	18

[1] excluding non-store retail sales
[2] assumed that the retention level will remain constant
[3] assuming increase in sales density at 0.4% per annum
[4] assumed to increase at same rate as expenditure by residents
[5] no known commitments for new retail development
[6] average sales density for supermarket developments in 2011 prices (Verdict 2012)
[7] net/gross floorspace ratio is 70%

APPENDIX 7A: CAPACITY ANALYSIS, CONVENIENCE GOODS

Appleby Catchment Area (2011 prices)

	2013	2018	2023	2031
Expenditure of residents (£m) [1]	12.96	13.58	14.39	15.61
Existing Turnover in Appleby from residents (£m)	3.82	-	-	-
Retention level [2]	29%	29%	29%	29%
Future Expenditure Retained (£m)	-	3.9	4.2	4.5
less Future Turnover of Existing Shops (£m) [3]	-	3.9	4.0	4.1
plus Turnover from Visitors [4]	0.2	0.2	0.2	0.2
Surplus Capacity (£m)	-	0.2	0.4	0.6
less Commitments (£m) [5]	-	-	-	-
Residual Capacity (£m)	-	0.2	0.4	0.6
Floorspace Capacity				
sales density (£ per sq.m. net) [6]		£10,000	£10,000	£10,000
Net Floorspace (sq.m.)		22	39	63
Gross Floorspace (sq.m.) [7]		31	55	90

[1] excluding non-store retail sales
[2] assumed that the retention level will remain constant
[3] assuming increase in sales density at 0.4% per annum
[4] assumed to increase at same rate as expenditure by residents
[5] no known commitments for new retail development
[6] average sales density for supermarket developments in 2011 prices (Verdict 2012)
[7] net/gross floorspace ratio is 70%

APPENDIX 7A: CAPACITY ANALYSIS, CONVENIENCE GOODS

Kirkby Stephen Catchment Area (2011 prices)

	2013	**2018**	**2023**	**2031**
Expenditure of residents (£m) [1]	12.96	13.58	14.39	15.61
Existing Turnover in K. Stephen from residents (£m)	3.82	-	-	-
Retention level [2]	29%	29%	29%	29%
Future Expenditure Retained (£m)	-	3.9	4.2	4.5
less Future Turnover of Existing Shops (£m) [3]	-	3.9	4.0	4.1
plus Turnover from Visitors [4]	0.2	0.2	0.2	0.2
Surplus Capacity (£m)	-	0.2	0.4	0.6
less Commitments (£m) [5]	-	-	-	-
Residual Capacity (£m)	-	0.2	0.4	0.6
Floorspace Capacity				
sales density (£ per sq.m. net) [6]		£10,000	£10,000	£10,000
Net Floorspace (sq.m.)		22	39	63
Gross Floorspace (sq.m.) [7]		31	55	90

[1] excluding non-store retail sales
[2] assumed that the retention level will remain constant
[3] assuming increase in sales density at 0.4% per annum
[4] assumed to increase at same rate as expenditure by residents
[5] no known commitments for new retail development
[6] average sales density for supermarket developments in 2011 prices (Verdict 2012)
[7] net/gross floorspace ratio is 70%