

APPENDIX 7B: CAPACITY ANALYSIS, COMPARISON GOODS				
Penrith Catchment Area (2011 prices)				
	2013	2018	2023	2031
Expenditure of residents (£m) [1]	136.39	161.93	196.59	267.68
Existing Turnover in Penrith from residents (£m)	65.87	-	-	-
Retention level [2]	48%	48%	48%	48%
Future Expenditure Retained (£m)	-	77.7	94.4	128.5
less Future Turnover of Existing Shops (£m) [3]	-	72.0	78.7	90.8
plus Turnover from Visitors [4]	3.2	3.8	4.6	6.3
Surplus Capacity (£m)	-	9.5	20.2	43.9
less Commitments (£m) [5]	-	-	-	-
Residual Capacity (£m)	-	9.5	20.2	43.9
<u>Floorspace Capacity</u>				
sales density (£ per sq.m. net) [6]		£5,000	£5,000	£5,000
Net Floorspace (sq.m.)		1,900	4,045	8,787
Gross Floorspace (sq.m.) [7]		2,714	5,779	12,553
[1] excluding non-store retail sales				
[2] assumed that the retention level will remain constant				
[3] assuming increase in sales density at 1.8% 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 town centre comparison goods in 2011 prices				
[7] net/gross floorspace ratio is 70%				

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Alston Catchment Area (2011 prices)				
	2013	2018	2023	2031
Expenditure of residents (£m) [1]	22.50	26.72	32.45	44.18
Existing Turnover in Alston from residents (£m)	0.55	-	-	-
Retention level [2]	2%	2%	2%	2%
Future Expenditure Retained (£m)	-	0.5	0.6	0.9
less Future Turnover of Existing Shops (£m) [3]	-	0.6	0.7	0.8
plus Turnover from Visitors [4]	0.1	0.2	0.2	0.3
Surplus Capacity (£m)	-	0.1	0.2	0.4
less Commitments (£m) [5]	-	-	-	-
Residual Capacity (£m)	-	0.1	0.2	0.4
<u>Floorspace Capacity</u>				
sales density (£ per sq.m. net) [6]		£5,000	£5,000	£5,000
Net Floorspace (sq.m.)		20	39	80
Gross Floorspace (sq.m.) [7]		28	55	114
[1] excluding non-store retail sales				
[2] assumed that the retention level will remain constant				
[3] assuming increase in sales density at 1.8% 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 town centre comparison goods in 2011 prices				
[7] net/gross floorspace ratio is 70%				

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Appleby Catchment Area (2011 prices)				
	2013	2018	2023	2031
Expenditure of residents (£m) [1]	17.46	20.74	25.19	31.29
Existing Turnover in Appleby from residents (£m)	4.50	-	-	-
Retention level [2]	26%	26%	26%	26%
Future Expenditure Retained (£m)	-	5.4	6.5	8.1
less Future Turnover of Existing Shops (£m) [3]	-	4.9	5.4	6.2
plus Turnover from Visitors [4]	1.2	1.4	1.7	2.1
Surplus Capacity (£m)	-	1.9	2.8	4.0
less Commitments (£m) [5]	-	-	-	-
Residual Capacity (£m)	-	1.9	2.8	4.0
<u>Floorspace Capacity</u>				
sales density (£ per sq.m. net) [6]		£5,000	£5,000	£5,000
Net Floorspace (sq.m.)		370	569	802
Gross Floorspace (sq.m.) [7]		529	813	1,146
[1] excluding non-store retail sales				
[2] assumed that the retention level will remain constant				
[3] assuming increase in sales density at 1.8% 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 town centre comparison goods in 2011 prices				
[7] net/gross floorspace ratio is 70%				

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Kirkby Stephen Catchment Area (2011 prices)				
	2013	2018	2023	2031
Expenditure of residents (£m) [1]	13.32	15.81	19.21	26.15
Existing Turnover in K. Stephen from residents (£m)	2.45	-	-	-
Retention level [2]	18%	18%	18%	18%
Future Expenditure Retained (£m)	-	2.8	3.5	4.7
less Future Turnover of Existing Shops (£m) [3]	-	2.7	2.9	3.4
plus Turnover from Visitors [4]	0.6	0.7	0.9	1.2
Surplus Capacity (£m)	-	0.9	1.4	2.6
less Commitments (£m) [5]	-	-	-	-
Residual Capacity (£m)	-	0.9	1.4	2.6
Floorspace Capacity				
sales density (£ per sq.m. net) [6]		£5,000	£5,000	£5,000
Net Floorspace (sq.m.)		183	288	513
Gross Floorspace (sq.m.) [7]		261	411	733
[1] excluding non-store retail sales				
[2] assumed that the retention level will remain constant				
[3] assuming increase in sales density at 1.8% 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 town centre comparison goods in 2011 prices				
[7] net/gross floorspace ratio is 70%				