

SMBC3/3

**Town and Country Planning Act 1990
Acquisition of Land Act 1981
Local Government (Miscellaneous Provisions) Act 1976**

Inquiry into:

**THE METROPOLITAN BOROUGH OF SOLIHULL (SHIRLEY TOWN CENTRE
REDEVELOPMENT) COMPULSORY PURCHASE ORDER 2007**

**Appendices to Proof of Evidence
of
Robert Barnes BA (Hons) MA MRTPI
On matters relating to Retail Planning**

CONTENTS

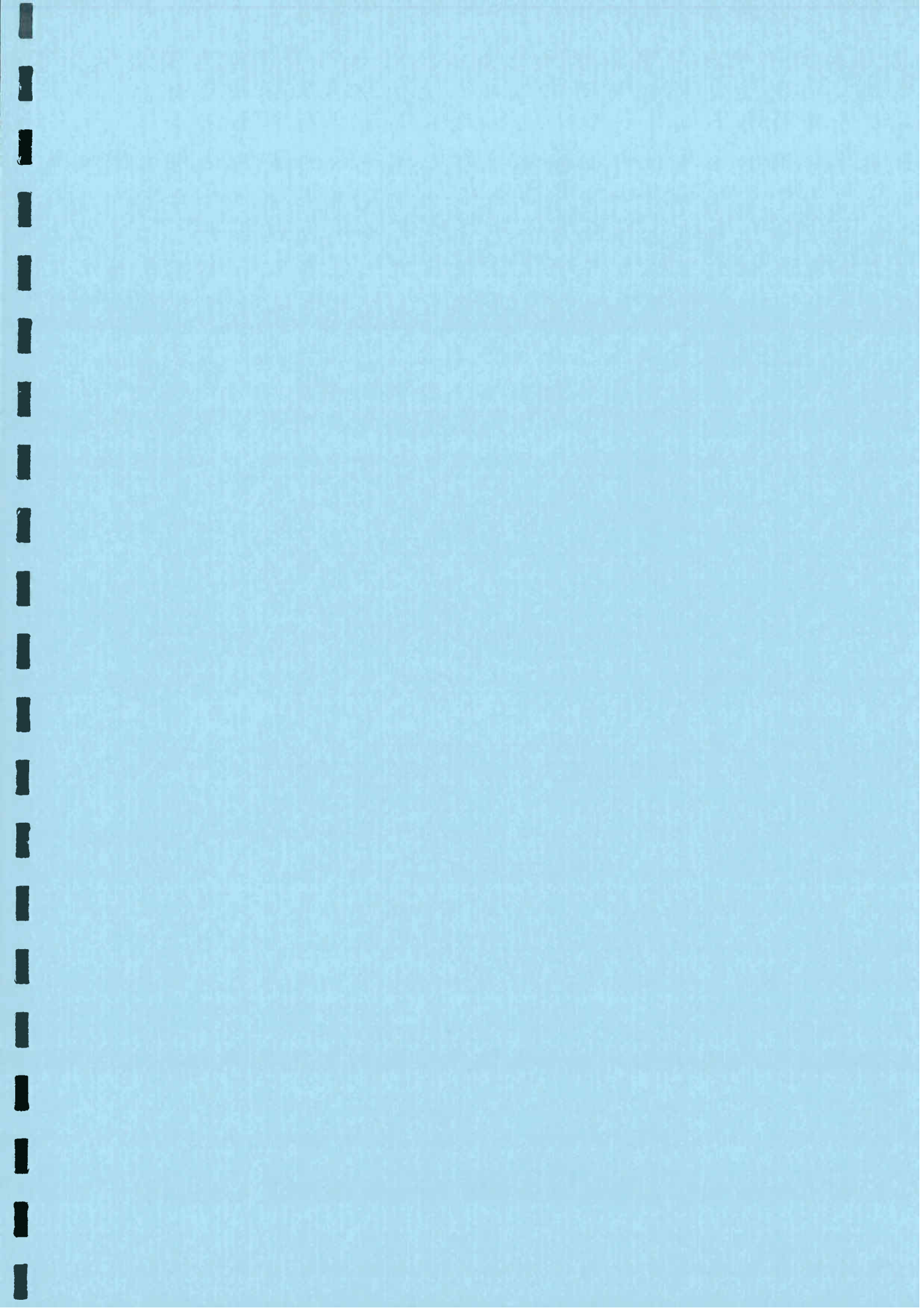
APPENDICES

Appendix 1 Quantitative Assessment

Appendix 2 Study Area

Appendix 3 Shirley – Retail Profile

Main proof bound separately



Appendix 1
Quantitative Assessment

Table 1 Population and Spending Estimates and Projections (2004 prices)

		2004	2006	2009	2011	Growth	
						2006 - 09	2006 - 11
Zone 1	Population	21,875	21,897	21,896	21,925	-	1
Convenience	£ per capita	1,653	1,683	1,734	1,768		
	£million	36.15	36.84	37.96	38.77	1.11	1.93
Comparison	£ per capita	2,990	3,253	3,755	4,132		
	£million	65.41	71.22	82.21	90.58	10.99	19.36
Zone 2	Population	20,998	21,374	21,748	22,006	374	632
Convenience	£ per capita	1,564	1,592	1,640	1,673		
	£million	32.84	34.03	35.68	36.83	1.64	2.79
Comparison	£ per capita	2,774	3,017	3,483	3,832		
	£million	58.25	64.49	75.74	84.34	11.25	19.85
Zone 3	Population	20,442	20,662	20,621	20,615	-	41
Convenience	£ per capita	1,762	1,794	1,848	1,885		
	£million	36.02	37.07	38.11	38.87	1.05	1.80
Comparison	£ per capita	3,298	3,587	4,141	4,556		
	£million	67.41	74.12	85.38	93.93	11.27	19.81
Zone 4	Population	20,372	20,471	20,446	20,455	-	25
Convenience	£ per capita	1,783	1,815	1,870	1,908		
	£million	36.32	37.16	38.24	39.03	1.08	1.87
Comparison	£ per capita	3,376	3,672	4,239	4,664		
	£million	68.77	75.17	86.66	95.40	11.49	20.24
Zone 5	Population	10,667	10,625	10,647	10,676	22	51
Convenience	£ per capita	1,731	1,762	1,816	1,852		
	£million	18.47	18.73	19.33	19.77	0.61	1.05
Comparison	£ per capita	3,176	3,455	3,988	4,389		
	£million	33.88	36.71	42.46	46.85	5.75	10.14
Zone 6	Population	26,560	26,911	27,283	27,552	372	641
Convenience	£ per capita	1,468	1,494	1,540	1,571		
	£million	38.99	40.22	42.01	43.27	1.79	3.06
Comparison	£ per capita	2,553	2,777	3,206	3,527		
	£million	67.81	74.73	87.46	97.19	12.72	22.46
Zone 7	Population	25,082	25,483	25,928	26,242	445	759
Convenience	£ per capita	1,433	1,459	1,503	1,533		
	£million	35.94	37.17	38.97	40.23	1.80	3.06
Comparison	£ per capita	2,460	2,675	3,088	3,398		
	£million	61.69	68.17	80.07	89.17	11.89	21.00
Total	Population	145,996	147,423	148,569	149,471	1,146	2,048
	Convenience £M	234.73	241.22	250.30	256.78	9.08	15.56
	Comparison £M	423.23	464.61	539.99	597.47	75.38	132.86

Notes

Zone 1: B90 2, B90 3
Zone 2: B28 9, B28 0

Zone 3: B90 1, B90 4
Zone 4: B91 1, B91 3

Zone 5: B91 2
Zone 6: B27 7, B28 8, B92 7 (part)

Zone 7: B13 0, B14 4

Population estimates and forecasts derived from MapInfo TargetPro reports

2004 per capita spending derived from TargetPro reports

Special forms of trading discounted (1.7% convenience goods, 5.8% comparison goods)

Actual per capita spending growth rates used 2004 - 2006 (MapInfo Information Brief 07/02)

Projected annual growth 2006 - 2011 1% convenience, 4.9% comparison

Table 2 Floorspace and Average Sales (2004 Prices)

Location	Store	Sales Area sq m	Convenience Goods %	Convenience Goods sq m	Sales Density £/sq m	Convenience Sales EM	Within Catchment %	Within Catchment £M	Beyond Catchment %	Beyond Catchment £M	Comparison Goods %	Comparison Goods sq m	Sales Density £/sq m	Comparison Sales EM	Within Catchment %	Within Catchment £M	Beyond Catchment %	Beyond Catchment £M	
Centres / Clusters	Shirley	Morrisons (1)	85%	1,579	9,783	15.47	95%	14.69	5%	0.77	15%	279	7,456	2.08	95%	1.97	5%	0.10	
		Iceland (1)	95%	471	5,009	2.24	85%	2.13	5%	0.11	5%	24	2,885	0.07	95%	0.06	5%	0.04	
		Aldi (1)	80%	465	4,677	1.36	69%	1.35	31%	0.61	10%	46	2,722	0.13	69%	0.09	31%	0.00	
		M & S Simply Food (2)	95%	338	3,211	10.403	3.34	88%	2.27	32%	1.07	5%	10,197	3,500	35.66	66%	0.07	32%	0.03
		Other Retailers (3)			1,164	3,500	4.07	80%	3.26	20%	0.81					75%	26.77	25%	8.92
Hill Green	Somerfield (1)	95%	985	936	4,666	4.37	69%	3.01	31%	1.35	5%	2,504	3,244	7.51	69%	0.11	31%	0.05	
	Other Retailers (3)			488	3,500	1.71	80%	1.37	20%	0.34					80%	6.01	20%	1.50	
	Sainsbury (1)	85%	1,992	1,633	9,387	15.91	53%	8.43	47%	7.48	15%	289	6,808	2.03	53%	1.08	47%	0.96	
Sotthill	Morrisons (1)	80%	2,420	1,936	9,783	18.96	55%	10.43	45%	8.55	20%	484	7,456	3.61	55%	1.98	45%	1.62	
	M & S (10)			350	10,403	3.64	34%	1.24	66%	2.40									
	Other Retailers (3)			1,463	3,500	5.12	41%	2.10	59%	3.02									
Highfield Road / Stratford Road	Waitrose (1)	90%	1,428	1,285	10,737	13.80	75%	10.35	25%	3.45	10%	143	11,491	1.64	75%	1.23	25%	0.41	
	Other Retailers (4)			124	3,250	0.40	90%	0.36	10%	0.04									
Olton Blvd / Fox Hollies Road	Lidl (5)	85%	800	680	2,876	1.96	67%	1.31	33%	0.65	15%	120	1,801	0.22	67%	0.14	33%	0.07	
	Other Retailers (6)			400	3,250	1.30	90%	1.17	10%	0.13									
Robin Hood Island (4)	Somerfield (1)	85%	988	849	4,666	3.95	80%	3.17	20%	0.79	15%	150	3,244	0.49	80%	0.39	20%	0.10	
	Other Retailers (6)			150	3,250	0.49	90%	0.44	10%	0.05									
Dispersed Small Stores	Total Dispersed Small Stores (6)			4,534	3,250	14.74	100%	14.74	0%	-				8.95	95%	8.50	5%	0.45	
	Out of Centre																		
Stratford Road (M42)	Tesco (7)	5,250	57%	3,000	13,592	40.77	65%	26.50	35%	14.27	43%	2,250	7,778	17.50	65%	11.37	35%	6.12	
	Tesco (1)	1,687	85%	1,417	13,592	19.26	88%	16.95	12%	2.31	15%	250	7,778	1.94	88%	1.71	12%	0.23	
	Marshalls Lane	5,400	60%	3,240	9,387	30.45	83%	25.27	17%	5.18	40%	2,160	6,808	14.71	83%	12.21	17%	2.50	
	Loche Lane / Hermitage Road	170	90%	153	13,592	2.08	100%	2.08	0%	-	10%	17	7,778	0.13	100%	0.13	0%	-	
	Sutton Road (in Union Road)	201	95%	181	10,403	1.99	51%	1.01	49%	0.87	5%	10	6,081	0.06	51%	0.03	49%	0.03	
	Stears Retail Park & Adjacent (6)																		
Total	Stratford Road (6)			27,170	7,687	209.12		154.66		54.46		126,359	3,774	476.99	60%	28.07	40%	19.38	
	Commitments / Other																	8.68	
Stratford Road	Porcelanosa (9)																	223.07	
	Evans Halshaw Site (11)																	0.63	
Dickens Heath (12)	Tesco Express (13)	200	90%	180	13,592	2.45	80%	1.96	20%	0.49	10%	20	7,456	0.15	80%	0.12	20%	0.03	
	Other (6)			180	13,592	2.45	80%	1.96	20%	0.49		4,880	3,835	18.72	61%	11.37	39%	7.35	

Notes

- Average sales density figures from tables 2a and 2b, UK Retail Rankings 2007, and PPL estimates
- 1 Sales area from IGD, convenience / comparison split from site visit, proportion within catchment from National Survey of Local Shopping Patterns
 - 2 Sales area from Good (assumes 70% net/gross ratio), convenience / comparison split from site visit, proportion within catchment from National Survey of Local Shopping Patterns
 - 3 Sales area from Good (assumes 70% net/gross ratio), proportion within catchment from National Survey of Local Shopping Patterns
 - 4 Sales area from Good (assumes 70% net/gross ratio), proportion within catchment PPL estimate
 - 5 Sales area from site visit, convenience / comparison split from site visit, proportion within catchment from National Survey of Local Shopping Patterns
 - 6 Sales area from site visit, proportion within catchment PPL estimate
 - 7 Sales area from IGD and site visit, convenience / comparison split from site visit, proportion within catchment from National Survey of Local Shopping Patterns
 - 8 Sales area measured from ProMap (assumes 85% net/gross ratio) and site visit, proportion within catchment from National Survey of Local Shopping Patterns
 - 9 Sales area from PMA (assumes 85% net/gross ratio), proportion within catchment PPL estimate; included as commitment / other as 2006 represents first full year of trading
 - 10 Sales area from site visit, proportion within catchment from National Survey of Local Shopping Patterns
 - 11 Sales area from site visit, proportion within catchment PPL estimate
 - 12 Included as commitment / other as not covered by NSLSP, and settled trading patterns not reached until 2006 or later
 - 13 Sales area from site visit, convenience / comparison split from site visit, proportion within catchment PPL estimate

Table 2a Sales Density Figures for Major Food Retailers - Convenience Goods

Operator	T/O p.s.ft 2005/06 (1)	T/O p.s.m. 2005/06	Petrol & Café reduction (3)	T/O excl. Petrol & Café	% Turnover from		% Sales area Convenience (5)	Turnover per sq m Convenience	Turnover per sq m Convenience inc VAT (at 4%) (6)	2004 Prices 0.986	
					Convenience (4)	Convenience (5)				Turnover per sq m Convenience	Turnover per sq m Convenience inc VAT (at 4%) (6)
Aldi (2)	378	4,069	0%	4,069	90%	84%	4,385	4,561	4,497	4,677	
Asda (8) (9)	1,217	13,100	9%	11,921	74%	58%	15,101	15,705	15,101	15,705	
Co-op (7)	482	5,188	0%	5,188	92%	86%	5,533	5,754	5,561	5,783	
Iceland (7)	434	4,672	0%	4,672	97%	95%	4,793	4,984	4,817	5,009	
Lidl	242	2,605	0%	2,605	90%	84%	2,804	2,916	2,766	2,876	
M & S (grocery) (8)	917	9,871	0%	9,871	99%	97%	10,003	10,403	10,003	10,403	
Morrisons (8)	1,024	11,022	20%	8,818	85%	80%	9,416	9,793	9,416	9,793	
Netto (7)	274	2,949	0%	2,949	90%	88%	3,027	3,148	3,042	3,163	
Safeway (8)	654	7,040	20%	5,632	85%	80%	6,014	6,254	6,014	6,254	
Sainsbury	950	10,226	17%	8,487	85%	79%	9,162	9,528	9,036	9,397	
Kwik Save	258	2,777	0%	2,777	96%	89%	3,006	3,126	2,964	3,083	
Somerfield	404	4,349	1%	4,305	90%	86%	4,549	4,731	4,487	4,666	
Tesco	1,198	12,895	14%	11,090	79%	66%	13,251	13,781	13,069	13,592	
Waitrose	979	10,538	1%	10,432	90%	90%	10,467	10,886	10,324	10,737	

(1) Based on Retail Rankings 2007 - data relate to 2005/2006 (2005 price base assumed), converted to 2004 prices using multiplier of 0.986

(2) Based on Retail Rankings 2006 - data relate to 2002/2003 (2002 price base assumed), converted to 2004 prices using multiplier of 1.026

(3) % Petrol and Café sales based on Verdici Report on Grocery Retailers 2006

(4) % turnover based on data in Verdici Report on Grocery Retailers 2006, adjusted by PPL to reflect standard convenience definitions (where possible); PPL estimates

(5) % sales area based on data in Verdici Report on Grocery Retailers 2006, adjusted by PPL to reflect standard convenience definitions (where possible)

(6) VAT levels estimated by PPL

(7) Based on Retail Rankings 2007 - data relate to 2003/2004 (2003 price base assumed), converted to 2004 prices using multiplier of 1.005

(8) Based on Retail Rankings 2007 - data relate to 2004/2005 (2004 price base assumed)

(9) Retail Rankings 2007 quotes sales density for 2005/06 as £788 per sq ft. This is much lower than for earlier years and for other leading grocers, and is not considered reliable. Figure for 2004/05 therefore applied.

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Table 2b Sales Density Figures for Major Food Retailers - Comparison Goods

Operator	T/O p.s.ft 2005/06 (1)	T/O p.s.m. 2005/06	Petrol & Café reduction (3)	T/O excl. Petrol & Café	% Turnover from Comparison (4)	% Sales area Comparison (5)	Turnover per sq m Comparison	Turnover per sq m Comparison inc VAT (at 15%) (6)	2004 Prices 1.0284	
									Turnover per sq m	Turnover per sq m Comparison inc VAT (at 15%) (6)
Aldi (2)	378	4,069	0%	4,069	10%	17%	2,466	2,836	2,367	2,722
Asda (8) (9)	1,217	13,100	9%	11,921	26%	42%	7,511	8,638	7,511	8,638
Co-op (7)	482	5,188	0%	5,188	9%	14%	3,106	3,571	3,040	3,496
Iceland (7)	434	4,672	0%	4,672	3%	5%	2,571	2,957	2,517	2,895
Lidl	242	2,605	0%	2,605	10%	16%	1,588	1,827	1,567	1,801
M & S (grocery) (8)	917	9,871	0%	9,871	2%	3%	5,288	6,081	5,288	6,081
Morrisons (8)	1,024	11,022	20%	8,818	15%	20%	6,484	7,456	6,484	7,456
Netto (7)	274	2,949	0%	2,949	10%	12%	2,398	2,757	2,347	2,700
Safeway (8)	654	7,040	20%	5,632	15%	20%	4,141	4,762	4,141	4,762
Sainsbury	950	10,226	17%	8,487	15%	21%	6,003	6,903	5,920	6,808
Kwik Save	258	2,777	0%	2,777	4%	11%	983	1,130	970	1,115
Somerfield	404	4,349	1%	4,305	10%	14%	2,860	3,289	2,821	3,244
Tesco	1,198	12,895	14%	11,090	21%	34%	6,857	7,886	6,763	7,778
Waitrose	979	10,538	1%	10,432	10%	10%	10,132	11,651	9,992	11,491

(1) Based on Retail Rankings 2007 - data relate to 2005/2006 (2005 price base assumed), converted to 2004 prices using multiplier of 1.028

(2) Based on Retail Rankings 2006 - data relate to 2002/2003 (2002 price base assumed), converted to 2004 prices using multiplier of 0.96

(3) % Petrol and Café sales based on Verdict Report on Grocery Retailers 2006

(4) % turnover based on data in Verdict Report on Grocery Retailers 2006, adjusted by PPL to reflect standard convenience definitions (where possible); PPL estimates

(5) % sales area based on data in Verdict Report on Grocery Retailers 2006, adjusted by PPL to reflect standard convenience definitions (where possible)

(6) VAT levels estimated by PPL

(7) Based on Retail Rankings 2007 - data relate to 2003/2004 (2003 price base assumed), converted to 2004 prices using multiplier of 0.979

(8) Based on Retail Rankings 2007 - data relate to 2004/2005 (2004 price base assumed)

(9) Retail Rankings 2007 quotes sales density for 2005/06 as £788 per sq ft. This is much lower than for earlier years and for other leading grocers, and is not considered reliable. Figure for 2004/05 therefore applied.

Table 3 Estimated Sales and Trade Draw Patterns (2004 prices)

Shirley	Morrison's	Convenience			Comparison			2011			2006			2011		
		Market Share %	Turnover £M	Trade Draw %	Market Share %	Turnover £M	Trade Draw %	Market Share %	Turnover £M	Trade Draw %	Market Share %	Turnover £M	Trade Draw %	Market Share %	Turnover £M	Trade Draw %
		Zone 1	8.6%	3.19	32.9%	3.35	32.9%	0.6%	0.43	32.9%	0.54	32.9%	0.6%	0.43	32.9%	
		Zone 2	4.6%	1.56	16.2%	1.69	16.2%	0.3%	0.21	16.2%	0.27	16.2%	0.3%	0.21	16.2%	
		Zone 3	2.6%	0.97	10.0%	1.02	10.0%	0.2%	0.13	10.0%	0.16	10.0%	0.2%	0.13	10.0%	
		Zone 4	5.9%	2.18	22.5%	2.28	22.5%	0.4%	0.29	22.5%	0.37	22.5%	0.4%	0.29	22.5%	
		Zone 5	4.1%	0.78	8.0%	0.82	8.0%	0.3%	0.10	8.0%	0.13	8.0%	0.3%	0.10	8.0%	
		Zone 6	0.8%	0.33	3.4%	0.35	3.4%	0.1%	0.04	3.4%	0.06	3.4%	0.1%	0.04	3.4%	
		Zone 7	0.5%	0.20	2.1%	0.22	2.1%	0.0%	0.03	2.1%	0.04	2.1%	0.0%	0.03	2.1%	
		sub total	3.8%	9.20	95.0%	9.73	95.0%	0.3%	1.24	95.0%	1.58	95.0%	0.3%	1.24	95.0%	
		Beyond		0.48	5.0%	0.51	5.0%		0.07	5.0%	0.08	5.0%		0.07	5.0%	
		Total		9.68	100.0%	10.24	100.0%		1.30	100.0%	1.66	100.0%		1.30	100.0%	
		Zone 1	9.5%	3.48	30.3%	3.67	30.3%	0.3%	0.23	30.3%	0.29	30.3%	0.3%	0.23	30.3%	
		Zone 2	2.1%	0.71	6.1%	0.76	6.1%	0.1%	0.05	6.1%	0.06	6.1%	0.1%	0.05	6.1%	
		Zone 3	4.7%	1.74	15.1%	1.82	15.1%	0.2%	0.11	15.1%	0.14	15.1%	0.2%	0.11	15.1%	
		Zone 4	2.3%	0.87	7.6%	0.91	7.6%	0.1%	0.06	7.6%	0.07	7.6%	0.1%	0.06	7.6%	
		Zone 5	2.8%	0.52	4.5%	0.55	4.5%	0.1%	0.03	4.5%	0.04	4.5%	0.1%	0.03	4.5%	
		Zone 6	0.3%	0.11	0.9%	0.12	0.9%	0.0%	0.01	0.9%	0.01	0.9%	0.0%	0.01	0.9%	
		Zone 7	1.4%	0.50	4.4%	0.54	4.4%	0.0%	0.03	4.4%	0.04	4.4%	0.0%	0.03	4.4%	
		sub total	3.3%	7.93	69.0%	8.38	69.0%	0.1%	0.51	69.0%	0.65	69.0%	0.1%	0.51	69.0%	
		Beyond		3.56	31.0%	3.76	31.0%		0.23	31.0%	0.29	31.0%		0.23	31.0%	
		Total		11.49	100.0%	12.14	100.0%		0.74	100.0%	0.95	100.0%		0.74	100.0%	
		Zone 1	0.8%	0.30	13.1%	0.31	13.1%	0.0%	0.01	13.1%	0.01	13.1%	0.0%	0.01	13.1%	
		Zone 2	0.4%	0.12	5.4%	0.13	5.4%	0.0%	0.00	5.4%	0.00	5.4%	0.0%	0.00	5.4%	
		Zone 3	1.4%	0.53	23.4%	0.56	23.4%	0.0%	0.02	23.4%	0.02	23.4%	0.0%	0.02	23.4%	
		Zone 4	0.0%	-	0.0%	-	0.0%	0.0%	-	0.0%	-	0.0%	0.0%	-	0.0%	
		Zone 5	0.0%	-	0.0%	-	0.0%	0.0%	-	0.0%	-	0.0%	0.0%	-	0.0%	
		Zone 6	1.0%	0.40	17.4%	0.43	17.4%	0.0%	0.01	17.4%	0.02	17.4%	0.0%	0.01	17.4%	
		Zone 7	0.5%	0.20	8.8%	0.22	8.8%	0.0%	0.01	8.8%	0.01	8.8%	0.0%	0.01	8.8%	
		sub total	0.6%	1.55	68.0%	1.65	68.0%	0.0%	0.05	68.0%	0.06	68.0%	0.0%	0.05	68.0%	
		Beyond		0.73	32.0%	0.78	32.0%		0.02	32.0%	0.03	32.0%		0.02	32.0%	
		Total		2.29	100.0%	2.43	100.0%		0.07	100.0%	0.09	100.0%		0.07	100.0%	
		Zone 1		0.30		0.31			0.01		0.01			0.01		
		Zone 2		0.12		0.13			0.00		0.00			0.00		
		Zone 3		0.53		0.56			0.02		0.02			0.02		
		Zone 4		-		-			-		-			-		
		Zone 5		-		-			-		-			-		
		Zone 6		0.40		0.43			0.01		0.02			0.01		
		Zone 7		0.20		0.22			0.01		0.01			0.01		
		sub total		1.55		1.65			0.05		0.06			0.05		
		Beyond		0.73		0.78			0.02		0.03			0.02		
		Total		2.29		2.43			0.07		0.09			0.07		

Morrisons												
Zone 1	3.5%	1.29	8.7%	1.36	0.3%	0.25	8.7%	0.31				
Zone 2	1.7%	0.58	3.9%	0.63	0.2%	0.11	3.9%	0.14				
Zone 3	0.9%	0.33	2.3%	0.35	0.1%	0.06	2.3%	0.08				
Zone 4	4.5%	1.67	11.3%	1.76	0.4%	0.32	11.3%	0.40				
Zone 5	8.3%	1.55	10.5%	1.64	0.8%	0.30	10.5%	0.38				
Zone 6	5.9%	2.35	15.9%	2.53	0.6%	0.45	15.9%	0.58				
Zone 7	1.0%	0.37	2.5%	0.40	0.1%	0.07	2.5%	0.09				
sub total	3.4%	8.16	55.0%	8.67	0.3%	1.55	55.0%	1.99				
Beyond		6.68	45.0%	7.09		1.27	45.0%	1.63				
Total		14.83	100.0%	15.76		2.82	100.0%	3.63				

M & S												
Zone 1	0.3%	0.10	2.2%	0.10								
Zone 2	0.0%	-	0.0%	-								
Zone 3	0.6%	0.23	5.1%	0.25								
Zone 4	1.4%	0.54	11.8%	0.56								
Zone 5	2.1%	0.39	8.5%	0.41								
Zone 6	0.7%	0.29	6.4%	0.31								
Zone 7	0.0%	-	0.0%	-								
sub total	0.6%	1.55	34.0%	1.63								
Beyond		3.00	66.0%	3.17								
Total		4.55	100.0%	4.81								

Other												
Zone 1	28.6%	20.40	7.6%	25.94								
Zone 2	13.3%	8.59	3.2%	11.23								
Zone 3	25.0%	18.52	6.9%	23.47								
Zone 4	42.8%	32.21	12.0%	40.88								
Zone 5	26.3%	9.66	3.6%	12.33								
Zone 6	19.8%	14.76	5.5%	19.20								
Zone 7	8.7%	5.90	2.2%	7.72								
sub total	23.7%	110.05	41.0%	140.78								
Beyond		158.36	59.0%	202.59								
Total		268.40	100.0%	343.37								

Stratford Road	Waitrose										
Zone 1	1.6%	0.60	6.0%	0.63	0.1%	0.07	6.0%	0.09			
Zone 2	10.4%	3.56	35.9%	3.85	0.7%	0.42	35.9%	0.55			
Zone 3	0.6%	0.23	2.4%	0.25	0.0%	0.03	2.4%	0.04			
Zone 4	4.6%	1.71	17.2%	1.79	0.3%	0.20	17.2%	0.26			
Zone 5	1.4%	0.25	2.6%	0.27	0.1%	0.03	2.6%	0.04			
Zone 6	1.4%	0.58	5.9%	0.62	0.1%	0.07	5.9%	0.09			
Zone 7	1.4%	0.50	5.1%	0.54	0.1%	0.06	5.1%	0.08			
sub total	3.1%	7.43	75.0%	7.95	0.2%	0.88	75.0%	1.14			
Beyond		2.48	25.0%	2.65		0.29	25.0%	0.38			
Total		9.90	100.0%	10.60		1.18	100.0%	1.52			
Oilton Bvd											
Lidl											
Zone 1	0.5%	0.20	6.1%	0.21	0.0%	0.02	6.1%	0.03			
Zone 2	0.7%	0.25	7.5%	0.27	0.0%	0.03	7.5%	0.04			
Zone 3	0.0%	-	0.0%	-	0.0%	-	0.0%	-			
Zone 4	0.5%	0.17	5.1%	0.18	0.0%	0.02	5.1%	0.02			
Zone 5	0.0%	-	0.0%	-	0.0%	-	0.0%	-			
Zone 6	3.7%	1.49	45.3%	1.60	0.2%	0.16	45.3%	0.21			
Zone 7	0.3%	0.10	3.1%	0.11	0.0%	0.01	3.1%	0.01			
sub total	0.9%	2.20	67.0%	2.36	0.1%	0.24	67.0%	0.31			
Beyond		1.08	33.0%	1.16		0.12	33.0%	0.16			
Total		3.28	100.0%	3.52		0.36	100.0%	0.47			
School Rd, Warstock											
Somerfield											
Zone 1	0.5%	0.20	3.1%	0.21	0.0%	0.02	3.1%	0.03			
Zone 2	2.1%	0.71	11.0%	0.76	0.1%	0.09	11.0%	0.11			
Zone 3	2.2%	0.80	12.5%	0.84	0.1%	0.10	12.5%	0.12			
Zone 4	0.0%	-	0.0%	-	0.0%	-	0.0%	-			
Zone 5	0.0%	-	0.0%	-	0.0%	-	0.0%	-			
Zone 6	0.0%	-	0.0%	-	0.0%	-	0.0%	-			
Zone 7	9.2%	3.42	53.4%	3.70	0.6%	0.42	53.4%	0.55			
sub total	2.1%	5.12	80.0%	5.51	0.1%	0.63	80.0%	0.82			
Beyond		1.28	20.0%	1.38		0.16	20.0%	0.20			
Total		6.40	100.0%	6.89		0.79	100.0%	1.02			

Other / Dispersed

Zone 1	8.8%	3.24	13.0%	3.41	5.1%	3.61	13.6%	4.60
Zone 2	8.8%	2.99	12.0%	3.24	5.1%	3.27	12.3%	4.28
Zone 3	8.8%	3.26	13.1%	3.42	5.1%	3.76	14.2%	4.77
Zone 4	8.8%	3.27	13.1%	3.43	5.1%	3.81	14.4%	4.84
Zone 5	8.8%	1.65	6.6%	1.74	5.1%	1.86	7.0%	2.38
Zone 6	8.8%	3.53	14.2%	3.80	5.1%	3.79	14.3%	4.93
Zone 7	8.8%	3.27	13.1%	3.54	5.1%	3.46	13.0%	4.53
sub total	8.8%	21.20	85.2%	22.57	5.1%	23.58	88.9%	30.32
Beyond		3.70	14.8%	3.93		2.96	11.1%	3.80
Total		24.90	100.0%	26.50		26.53	100.0%	34.12

Out of Centre

Tesco (nr M42)

Zone 1	14.5%	5.34	11.3%	5.62	3.2%	2.29	11.3%	2.92
Zone 2	10.0%	3.40	7.2%	3.68	2.3%	1.46	7.2%	1.91
Zone 3	35.3%	13.09	27.7%	13.72	7.6%	5.62	27.7%	7.12
Zone 4	15.2%	5.66	12.0%	5.94	3.2%	2.43	12.0%	3.08
Zone 5	6.3%	1.18	2.5%	1.25	1.4%	0.51	2.5%	0.65
Zone 6	2.8%	1.12	2.4%	1.21	0.6%	0.48	2.4%	0.63
Zone 7	2.6%	0.97	2.1%	1.05	0.6%	0.42	2.1%	0.55
sub total	12.8%	30.76	65.0%	32.48	2.8%	13.20	65.0%	16.84
Beyond		16.57	35.0%	17.49		7.11	35.0%	9.07
Total		47.33	100.0%	49.96		20.31	100.0%	25.91

Tesco (Robin Hood)

Zone 1	13.7%	5.04	17.9%	5.31	0.7%	0.51	17.9%	0.65
Zone 2	31.2%	10.61	37.7%	11.48	1.7%	1.07	37.7%	1.40
Zone 3	2.5%	0.93	3.3%	0.98	0.1%	0.09	3.3%	0.12
Zone 4	4.2%	1.57	5.6%	1.65	0.2%	0.16	5.6%	0.20
Zone 5	0.0%	-	0.0%	-	0.0%	-	0.0%	-
Zone 6	7.3%	2.93	10.4%	3.16	0.4%	0.30	10.4%	0.39
Zone 7	9.9%	3.68	13.1%	3.99	0.5%	0.37	13.1%	0.49
sub total	10.3%	24.78	88.0%	26.56	0.5%	2.50	88.0%	3.24
Beyond		3.38	12.0%	3.62		0.34	12.0%	0.44
Total		28.15	100.0%	30.18		2.84	100.0%	3.68

Sainsbury (Marshall Lake)									
Zone 1	27.5%	10.12	29.2%	10.65	6.9%	4.89	29.2%	6.22	
Zone 2	9.0%	3.07	8.8%	3.32	2.3%	1.48	8.8%	1.94	
Zone 3	21.6%	8.01	23.1%	8.40	5.2%	3.87	23.1%	4.90	
Zone 4	12.5%	4.65	13.4%	4.89	3.0%	2.25	13.4%	2.85	
Zone 5	7.6%	1.42	4.1%	1.50	1.9%	0.68	4.1%	0.87	
Zone 6	1.8%	0.72	2.1%	0.78	0.5%	0.35	2.1%	0.46	
Zone 7	2.2%	0.80	2.3%	0.87	0.6%	0.39	2.3%	0.51	
sub total	11.9%	28.80	83.0%	30.40	3.0%	13.91	83.0%	17.75	
Beyond		5.90	17.0%	6.23		2.85	17.0%	3.63	
Total		34.70	100.0%	36.63		16.76	100.0%	21.38	
Tesco (Hermitage Road)									
Zone 1	0.0%	-	0.0%	-	0.0%	-	0.0%	-	
Zone 2	0.0%	-	0.0%	-	0.0%	-	0.0%	-	
Zone 3	0.0%	-	0.0%	-	0.0%	-	0.0%	-	
Zone 4	3.4%	1.27	45.0%	1.34	0.1%	0.08	45.0%	0.10	
Zone 5	8.3%	1.55	55.0%	1.64	0.3%	0.10	55.0%	0.13	
Zone 6	0.0%	-	0.0%	-	0.0%	-	0.0%	-	
Zone 7	0.0%	-	0.0%	-	0.0%	-	0.0%	-	
sub total	1.2%	2.82	100.0%	2.97	0.0%	0.18	100.0%	0.23	
Beyond		-	0.0%	-		-	0.0%	-	
Total		2.82	100.0%	2.97		0.18	100.0%	0.23	
M & S (PFS)									
Zone 1	3.3%	1.23	10.4%	1.29	0.1%	0.04	10.4%	0.05	
Zone 2	0.0%	-	0.0%	-	0.0%	-	0.0%	-	
Zone 3	2.4%	0.90	7.7%	0.95	0.0%	0.03	7.7%	0.04	
Zone 4	8.0%	2.98	25.3%	3.13	0.1%	0.09	25.3%	0.12	
Zone 5	4.8%	0.89	7.6%	0.94	0.1%	0.03	7.6%	0.04	
Zone 6	0.0%	-	0.0%	-	0.0%	-	0.0%	-	
Zone 7	0.0%	-	0.0%	-	0.0%	-	0.0%	-	
sub total	2.5%	6.00	51.0%	6.31	0.0%	0.18	51.0%	0.23	
Beyond		5.77	49.0%	6.06		0.18	49.0%	0.23	
Total		11.77	100.0%	12.37		0.36	100.0%	0.46	

Solihull Retail Park					
Zone 1	5.7%	4.08	14.2%	5.19	
Zone 2	3.3%	2.16	7.5%	2.82	
Zone 3	4.0%	2.99	10.4%	3.79	
Zone 4	5.7%	4.31	15.0%	5.47	
Zone 5	5.2%	1.93	6.7%	2.46	
Zone 6	1.7%	1.24	4.3%	1.61	
Zone 7	0.8%	0.55	1.9%	0.71	
sub total	3.7%	17.25	60.0%	22.06	
Beyond		11.50	40.0%	14.70	
Total		28.75	100.0%	36.76	
Sears Ret Pk & Adjacent					
Zone 1	9.9%	7.02	14.5%	8.93	
Zone 2	4.9%	3.15	6.5%	4.12	
Zone 3	11.4%	8.43	17.4%	10.68	
Zone 4	7.6%	5.72	11.8%	7.26	
Zone 5	6.3%	2.33	4.8%	2.97	
Zone 6	1.9%	1.45	3.0%	1.89	
Zone 7	1.4%	0.97	2.0%	1.27	
sub total	6.3%	29.07	60.0%	37.11	
Beyond		19.38	40.0%	24.74	
Total		48.44	100.0%	61.86	
Stratford Road					
Zone 1	4.8%	3.44	14.2%	4.37	
Zone 2	2.8%	1.82	7.5%	2.37	
Zone 3	3.4%	2.52	10.4%	3.19	
Zone 4	4.8%	3.63	15.0%	4.61	
Zone 5	4.4%	1.62	6.7%	2.07	
Zone 6	1.4%	1.04	4.3%	1.35	
Zone 7	0.7%	0.46	1.9%	0.60	
sub total	3.1%	14.52	60.0%	18.57	
Beyond		9.68	40.0%	12.38	
Total		24.20	100.0%	30.94	

