



# Planning Report

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*Appendix 1 – Helensburgh Catchment Area*

*Appendix 2 – Comparison Retail Floorspace Need Assessment (Scenario 1 and Scenario 2)*

*Appendix 3 – Convenience Retail Floorspace Need Assessment (Scenario 1 and Scenario 2)*









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## 2.2 Presence of Multiple Retailers

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## 3. Retail Need - Data Sources and Assumption

### 3.1 Objective

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*Step 3*











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## 4. Retail Audit & Market Assessment

### 4.1 Objectives







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## 4.5 Convenience Goods Needs Assessment

) ) )

*Scenario 1* ) )











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5.





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## 5.4 Conclusion – Impact on Vitality & Viability



# APPENDIX 1

## Helensburgh Catchment Area





## APPENDIX 2







Table 1 – Population Change by Zone

Table 1 – Population Change by Zone							
Zone	Population	Change	Percentage	Year	Year	Population Change	
						2011-2016	2017-2022







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Table 4 – All Comparison Goods Expenditure Pattern and Centre Turnover Estimates in 2023 (Base Year)

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Table 5 – Estimated All Comparison Good Expenditure Patterns and Centre Turnover in 2023 (Base Year)

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Table 8 -









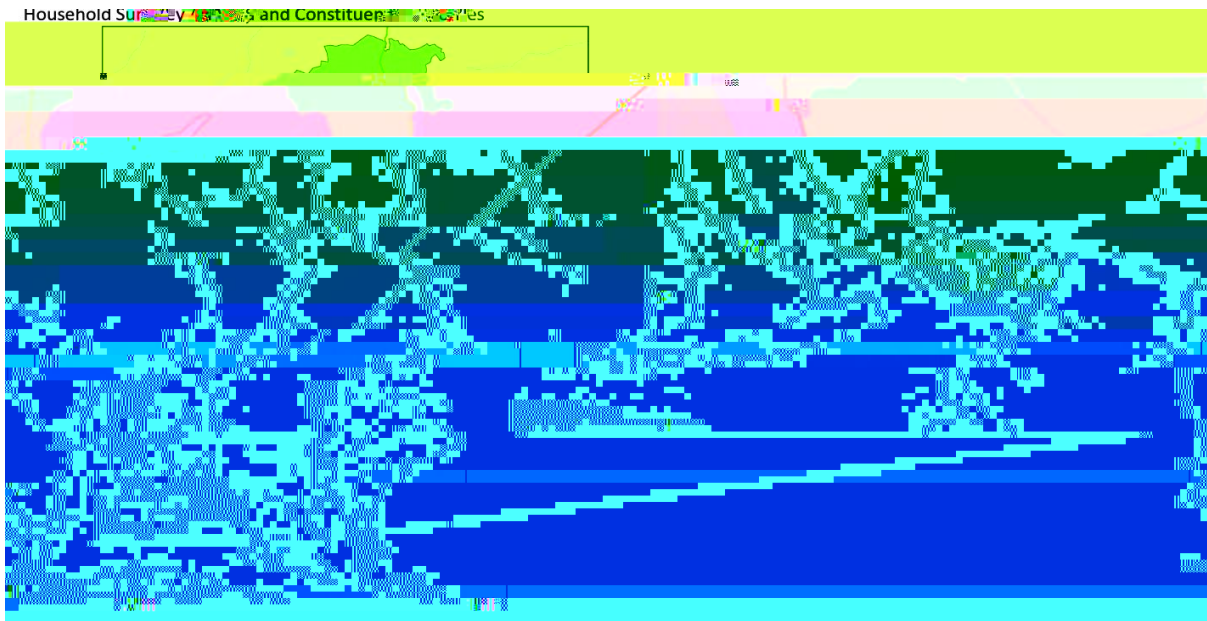
Table 11- Comparison Goods Floorspace Need in Helensburgh in 2033

[Redacted]	
[Redacted]	) )

Retail Floorspace Need Assessment

Helensburgh Retail Study Update 2023

## Scenario 2: Market Shares Adjusted Upwards

































## APPENDIX 3

### Convenience Retail Floorspace Need Assessment



Table 1 - Population Change by Zone

Table 2 – Total Available Expenditure on Convenience Goods by Zone

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[Redacted]	)			[Redacted]
[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]













Table 7 - Calculation of Potential Convenience Goods Headroom Expenditure in 2028

[Redacted]					
[Redacted]	[Redacted]	[Redacted]	[Redacted]	)	)
	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]
	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]





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Table 9 - Convenience Goods Expenditure Pattern and Centre Turnover Estimator Estimator EstimateeteEs0.0353 0.459 0.635 RG Estimate







Table 1 – Catchment Area Population

[Redacted]							
[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	
[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]

















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Table 8-





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Table 10 -







Table 12 - Convenience Goods Floorspace Need in Helensburgh Town Centre in 2033

[Redacted Table Content]	
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