

PROPOSED ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2020 RESPONSE FORM

As part of the production of the Local Development Plan, a 'Main Issues Report' was published in January 2019. The responses from these consultations have helped to inform the content of the Proposed Local Development Plan ("the Proposed Plan").

The Aberdeenshire Local Development Plan will direct decision-making on land-use planning issues and planning applications in Aberdeenshire for the 10-year period from 2021 to 2031. The Proposed Plan was agreed by Aberdeenshire Council in March 2020 as the settled view of the Council. However, the Proposed Plan will be subjected to an independent examination and is now open for public comment.

This is your opportunity to tell us if anything should be changed in the Proposed Plan, and why.

When writing a response to the Proposed Plan it is important to specifically state the modification(s) that you would wish to see to the Plan.

This is the only remaining opportunity to comment on the Proposed Plan. The reasons for any requested changes will be analysed and reported to Scottish Ministers. They will then appoint a person known as a Reporter to conduct a public examination of the Proposed Plan, focusing particularly on any unresolved issues and the changes sought.

Ministers expect representations (or responses) to be concise (no more than 2000 words) and accompanied by limited supporting documents. It is important to ensure that all of the information that you wish to be considered is submitted during this consultation period as there is no further opportunity to provide information, unless specifically asked.

Please email comments to ldp@aberdeenshire.gov.uk or send this form to reach us by 31 July 2020*.

We recommend that you keep a copy of your representation for your own records.

**UPDATE 16 June 2020: Consultation period was extended from 17 July 2020 for a further two-week period.*



ACCESSIBILITY

If you need information from this document in an alternative language or in a Large Print, Easy Read, Braille or BSL, please telephone 01467 536230.

Jeigu pageidaujate šio dokumento kita kalba arba atspausdinto stambiu šriftu, supaprastinta kalba, parašyta Brailio raštu arba britų gestų kalba, prašome skambinti 01467 536230.

Dacă aveți nevoie de informații din acest document într-o altă limbă sau într-un format cu scrisul mare, ușor de citit, tipar pentru nevăzători sau în limbajul semnelor, vă rugăm să telefonați la 01467 536230.

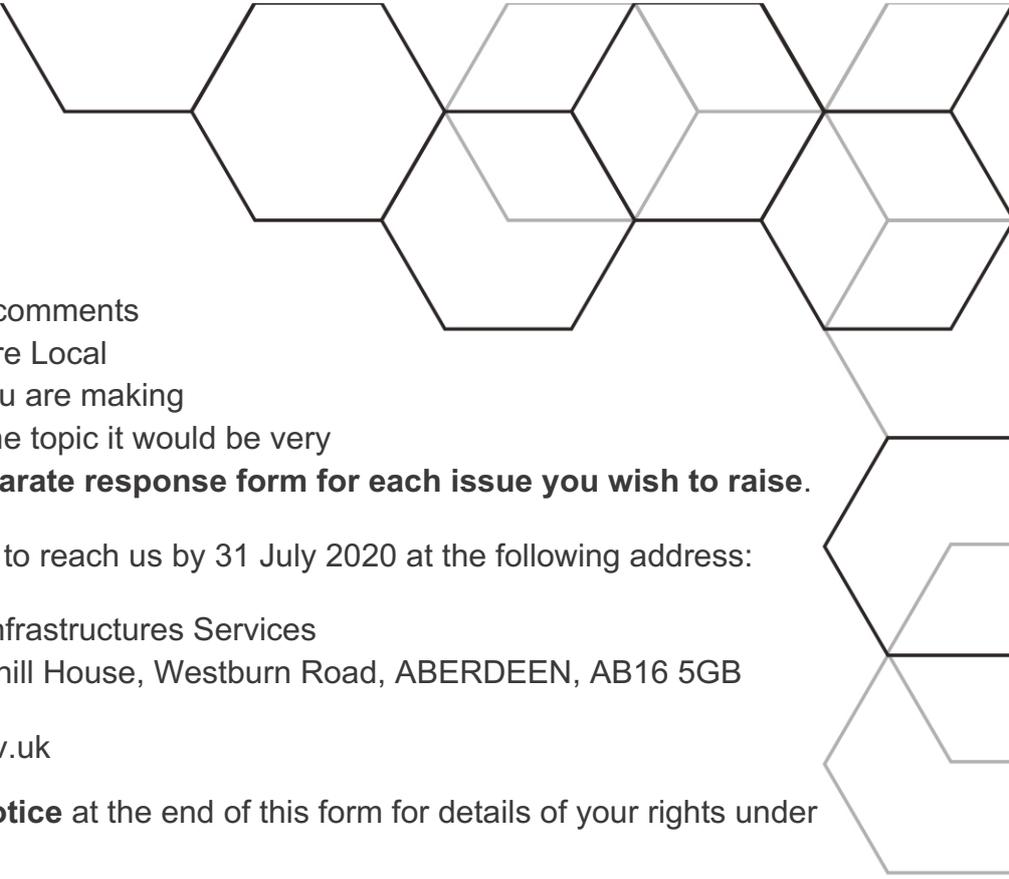
Jeśli potrzebowali będą Państwo informacji z niniejszego dokumentu w innym języku, pisanych dużą czcionką, w wersji łatwej do czytania, w alfabecie Braille'a lub w brytyjskim języku migowym, proszę o telefoniczny kontakt na numer 01467 536230.

Ja jums nepieciešama šai dokumentā sniegtā informācija kādā citā valodā vai lielā drukā, viegli lasāmā tekstā, Braila rakstā vai BSL (britu zīmju valodā), lūdzu, zvaniet uz 01467 536230.

Aberdeenshire Local Development Plan
Woodhill House, Westburn Road, Aberdeen, AB16 5GB

Tel: 01467 536230
Email: ldp@aberdeenshire.gov.uk
Web: www.aberdeenshire.gov.uk/ldp
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If you wish to contact one of the area planning offices, please call 01467 534333 and ask for the relevant planning office or email planning@aberdeenshire.gov.uk.



Please use this form to make comments on the Proposed Aberdeenshire Local Development Plan 2020. If you are making comments about more than one topic it would be very helpful if you could fill in a **separate response form for each issue you wish to raise**.

Please email or send the form to reach us by 31 July 2020 at the following address:

Post: Planning Policy Team, Infrastructures Services
Aberdeenshire Council, Woodhill House, Westburn Road, ABERDEEN, AB16 5GB

Email: ldp@aberdeenshire.gov.uk

Please refer to our **Privacy Notice** at the end of this form for details of your rights under the Data Protection Act.

YOUR DETAILS

Title:	Mr
First Name:	Alex
Surname:	Mitchell
Date:	1 July 2020
Postal Address:	[REDACTED]
Postcode:	[REDACTED]
Telephone Number:	[REDACTED]
Email:	[REDACTED]

Are you happy to receive future correspondence only by email? Yes Y No

Are you responding on behalf of another person? Yes Y No

If yes who are you representing?

Tick the box if you would like to subscribe to the Aberdeenshire LDP eNewsletter:

An acknowledgement will be sent to this address soon after the close of consultation.

YOUR COMMENTS

Please provide us with your comments below. We will summarise comments and in our analysis will consider every point that is made. Once we have done this we will write back to you with Aberdeenshire Council's views on the submissions made. We will publish your name as the author of the comment, but will not make your address public.

Modification that you wish to see (please make specific reference to the section of the Proposed Plan you wish to see modified if possible, for example Section 9, paragraph E1.1):

Marr Settlement Appendix : Banchory OP5 : Hill of Banchory East , page 786 – Allocation Retail (Class 1)

1. Remove reference in allocation to 'restricted' and 'bulky comparison'
2. Include reference to ancillary uses such as restaurant use

"This is a newly allocated site. It is expected that development would compromise of class 1 retail and ancillary uses with a floorspace of over 6000m² where town centre sites are not available. A Retail Impact Assessment is required. "

Reason for change:

The Proposed LDP – Marr Settlements Appendix makes reference to site reference OP5 Hill of Banchory East and allocates this site for retail (Class 1).

In general we are **supportive** of this allocation.

The allocation notes that the development is expected to comprise 6000sq.m of Class 1 uses restricted to bulky comparison outlets where town centre sites are not available. The allocation also indicates that a Retail Impact Assessment is required.

However we **object** to the restriction to bulky goods. The original bid submission was made on the basis that there is capacity for both convenience and comparison goods, both general and bulky. It is on those terms that the site was identified in the Main Issues Report. There is no justification for the restriction to bulky goods.

In responding to our submission to the Main Issues Report, the Council commented below ;

"A number of comments have been received in relation to the condition of the town centre and there is concern that this proposal would further impact on its health. Comments regarding the retail study are acknowledged and note it highlighted a potential comparison goods opportunity beyond 2022 but the report also stressed that there are enormous uncertainties and variations with long term forecasting therefore it would be inappropriate to quantify potential new floorspace for the period after 2022. The recommended strategy is, and remains, to protect the town centre. A bulky goods comparison facility is appropriate as it is believed that there is no appropriate footplate for such a store in the town centre. The restriction on the floor space to above 6000m² is reflective of the bid submission and is appropriate given the town centre caters for smaller retail floorspaces."

The restriction proposed in the Proposed LDP allocation therefore appears to be based on the desire to appease objectors concerns as opposed to directly dealing with the issue, which is to limit the impact on the existing town centre. In order to achieve this you first require to understand the retail characteristics

of the catchment and town. A blanket bulky goods restriction would not achieve what the Council desire in this instance.

Since the original submission was made to the MIR, the 2013 Aberdeen City and Aberdeenshire Retail Study (ACARS) has been updated.

The Aberdeen City and Aberdeenshire Retail Study (ACARS) was undertaken in 2013. This is a large retail study for the whole Aberdeenshire Area. The original bid submission was based on the 2013 Study but the 2018 update is now available and still supports the allocation in retail capacity terms. A summary of the findings of the ACARS is set out in the enclosed Tables. Banchory is Zone 19 in the ACARS.

In relation to Banchory the study identifies retail capacity for both convenience and comparison goods. It was on this basis that the allocation has come forward in the MIR and Proposed LDP. (please note this submission should be read in conjunction with the attached retail tables)

In terms of convenience retailing, the study identifies a potential capacity of approximately £20M per annum mainly attributed to leakage(Table 2). The catchment benefits from an import of expenditure from the surrounding areas but this does not appear to result in any overtrading. The leakage is significant and whilst a large proportion of this could be contributed to the rural location and relatively small level of provision available in the town, it does also indicate that the town is not catering for all of its residents needs. On this basis improved provision would be able to address this matter and reduce the leakage accepting that not all the expenditure spent outwith the catchment could be reclaimed.

In terms of comparison retailing, the study identifies a clear deficiency in both general comparison and bulky goods comparison goods. The data indicates that the greatest deficiency is in general comparison goods, not bulky goods.

In terms of retail capacity again there is no indication of overtrading and most expenditure is spent outwith the catchment. The town centre only retaining a small portion of locally derived expenditure.

In terms of general comparison the study identifies a deficiency of around £50M rising to £61M during the LDP term (Table 4). Likewise there is a deficiency of £8.8M rising to £10.7M during the LPD plan term (table 6).

These are significant amounts of expenditure and it is acknowledged that would not be possible to clawback all this expenditure to Banchory. The attraction of better provision in larger settlements will always be a draw to smaller rural locations. However that is not to say rural locations need to solely rely on these other locations as that is not sustainable solution for the long term sustainability of the town. There is a clear opportunity in Banchory to provide better retail provision more locally for its residents and curb a good proportion of this leaked expenditure.

Our review of the ACARS identifies approx.£20M of potential convenience expenditure in the catchment. This provides a useful benchmark to consider the proposal. As it stands the proposal would have an estimated convenience turnover of approx. £11m-£12M, so it would look to clawback approximately 30-40% of leaked convenience expenditure. This is not an unreasonable assumption given the geographical location of the site in relation to the distance of other provision.

In terms of comparison, the proposal would have an estimated turnover of approx. £14m. The estimated leaked expenditure is around £60M, so there should be sufficient potential capacity to support this level of floorspace through clawback. Indeed the growth predicted over the plan period to 2027 is £12M, so growth alone could almost support the comparison development.

It is therefore the case that there is clear evidence to support additional retail floorspace in Banchory for convenience , general comparison and bulky comparison goods. The highest deficiency identified is in general comparison goods, so that should be acknowledged in the allocation (Table 8).

The impact on the town centre will also be a key consideration going forward and the LDP allocation indicates that a Retail Impact Assessment is required. However this is not required in the context of the current proposed allocation to restrict the development to bulky goods. The LDP has essentially predetermined the outcome of any such assessment so makes a retail impact assessment irrelevant in such circumstances.

The proposal is however for a mixed retail development to include both convenience and comparison floorspace. In this regard it is likely that convenience retail diversion will be focused on the two main convenience retailers in the town, namely Tesco and Morrisons. Both retailers are outwith the town centre. So there would be no significant impact on the town centre. There will also be an opportunity to clawback leaked expenditure which will also minimise trade diversion and therefore impact on the town centre. In this context, not allowing convenience retail floorspace to be developed is not justified as there is no evidence to indicate the impact on the town centre would be significant.

Likewise in terms of comparison retail floorspace, the town centre does not have a high level of floorspace related to such goods. The town centre only retains 11% of locally derived expenditure on general comparison goods. A sizeable 89% is spent outwith the catchment. The town centre shops currently exist in an environment where the majority of local expenditure is not spent in the town centre. So a shop selling general comparison goods at the Hill of Banchory East site would be unlikely to have an impact on the town centre as its trade would be most likely derived from local expenditure that is currently spent outwith the catchment, not in the town centre. The key to limiting impact is to ensure that the development can deliver the type of development that residents are seeking elsewhere. As a result there is no justification to limit the sale of comparison goods as part of the LDP allocation.

It is our position that a restriction such as the one proposed is not appropriate through the LDP process where detailed consideration of retail matters has not been undertaken. These matters would be better addressed through a planning application as it is our opinion that such a restriction would not pass the six tests for conditions set out in Circular 4/1998.

The proposal has always been to develop a mixed convenience and comparison retail development at the site. This is on the basis that there is clear evidence from the ACARS study that there are deficiencies in convenience, general comparison and bulky goods comparison goods. In this known context, it would be premature and unjustified to seek to restrict the development to bulky goods only. This would in effect nullify the benefit of the allocation and would not maximise the opportunity to improve retail provision in the area and reduce travel.

On that basis the Proposed LDP should not seek to restrict the range of goods that can be sold from the site. A more flexible approach requires to be taken to allow the full benefits of the proposed allocation to be realised. The appropriateness of any restrictions on the types of goods should be tested through the planning application process where the specific detail of the proposal can be considered more closely as it relates to the town centre.

The original MIR submission also included the provision for some ancillary uses, such as restaurant/drive thru uses. These would be complementary to the main retail function of the site.

It is evident that there are positive benefits associated with the proposals as proposed (a mixed convenience/comparison retail development), which outweigh any minor impacts identified.

It is our opinion that the mixed convenience/comparison retail proposal:

- will deliver the same key benefits of economic activity, employment opportunities, improved retailing facilities and the development of a long term vacant site.
- Will assist to address current deficiencies in retail provision both in terms of convenience and comparison provision.
- Will improve customer choice and accessibility and reduce the travel
- Will provide additional employment opportunities.
- Will see a long term vacant site be brought into economic use.

In summary the best approach for the LDP to minimise potential impact on the town centre is not to restrict the development to bulky goods but to ensure that it can provide the range of retail goods that address a deficiency and that meets the needs of residents. In this regard there is a deficiency in convenience , general comparison and bulky comparison goods.

PRIVACY NOTICE

LOCAL DEVELOPMENT PLAN PUBLIC COMMENT

The Data Controller of the information being collected is Aberdeenshire Council.

The Data Protection Officer can be contacted at Town House, 34 Low Street, Banff, AB45 1AY.

Email: dataprotection@aberdeenshire.gov.uk

Your information is being collected to use for the following purposes:

- To provide public comment on the Aberdeenshire Local Development Plan. The data on the form will be used to inform Scottish Ministers and individual(s) appointed to examine the Proposed Local Development Plan 2020. It will inform the content of the Aberdeenshire Local Development Plan 2021.

Your information is:

Being collected by Aberdeenshire Council	X
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The Legal Basis for collecting the information is:

Personal Data	
Legal Obligations	X

Where the Legal Basis for processing is either Performance of a Contract or Legal Obligation, please note the following consequences of failure to provide the information:

It is a Statutory Obligation under Section 18 of the Town and Country (Scotland) Act 1997, as amended, for Aberdeenshire Council to prepare and publish a Proposed Local Development plan on which representations must be made to the planning authority within a prescribed period of time. Failure to provide details requested in the 'Your Details' section of this form will result in Aberdeenshire Council being unable to accept your representation.

Your information will be shared with the following recipients or categories of recipient:

Members of the public are being given this final opportunity to comment on the Proposed Aberdeenshire Local Development Plan. The reasons for any changes that the Council receives will be analysed and reported to Scottish Ministers. They will then appoint a person to conduct a public examination of the Proposed Plan, focusing particularly on the unresolved issues raised and the changes sought.

Your name and respondent identification number (provided to you by Aberdeenshire Council on receipt of your

submission) will be published alongside a copy of your completed response on the Proposed Local Development Plan website (contact details and information that is deemed commercially sensitive will not be made available to the public).

In accordance with Regulation 22 of the Town and Country (Development Planning) (Scotland) Regulations 2008 where the appointed person determines that further representations should be made or further information should be provided by any person in connection with the examination of the Proposed Plan the appointed person may by notice request that person to make such further representations or to provide such further information.

Your information will be transferred to or stored in the following countries and the following safeguards are in place:

Not applicable.

The retention period for the data is:

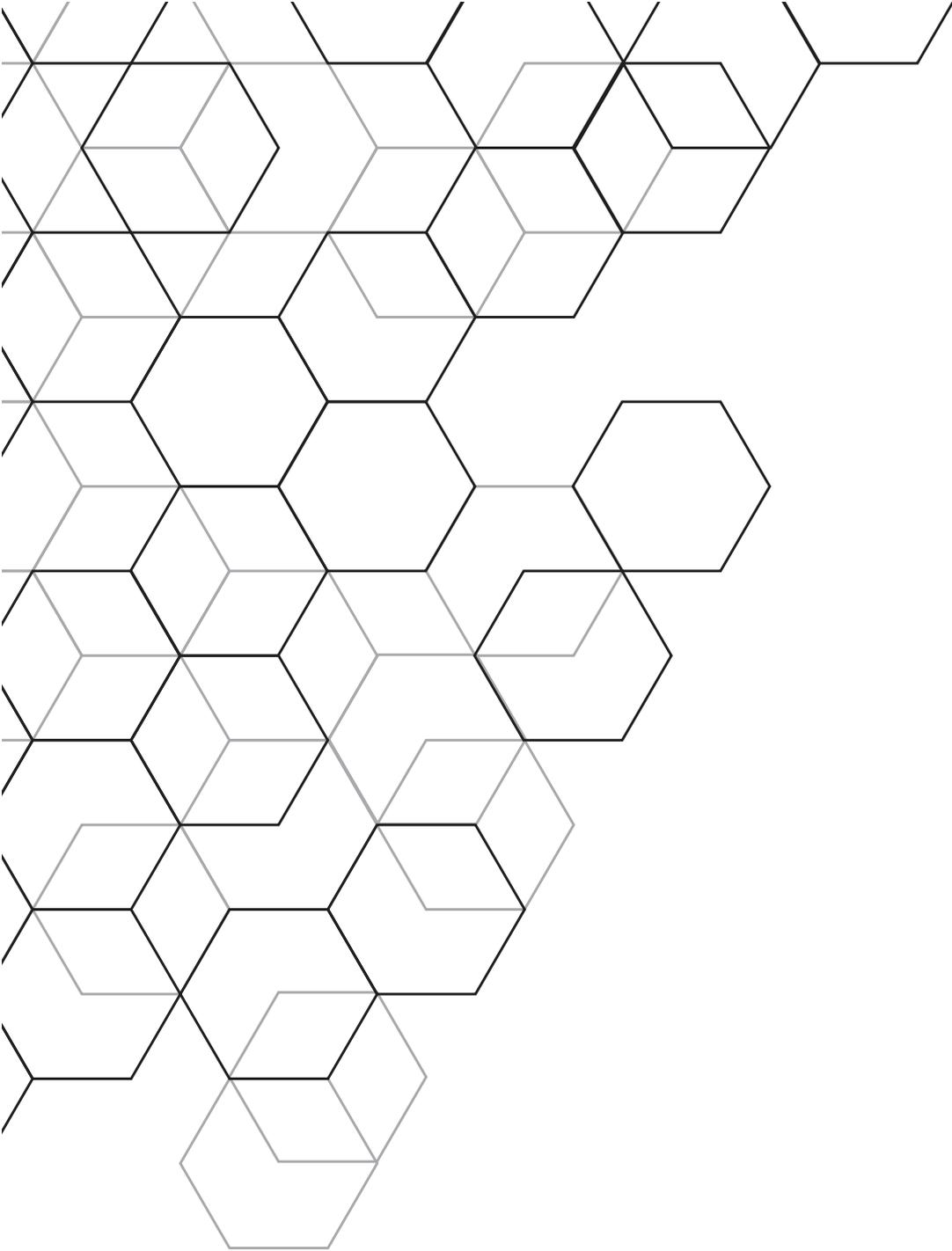
Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue to retain your information for a longer period. A redacted copy of your submission will be retained for 5 years beyond the life of the Local Development Plan 2021, possibly until 2037.

The following automated decision-making, including profiling, will be undertaken:

Not applicable.

Please note that you have the following rights:

- to withdraw consent at any time, where the Legal Basis specified above is Consent;
- to lodge a complaint with the Information Commissioner's Office (after raising the issue with the Data Protection Officer first);
- to request access to your personal data;
- to data portability, where the legal basis specified above is:
 - (i) Consent; or
 - (ii) Performance of a Contract;
- to request rectification or erasure of your personal data, as so far as the legislation permits.



Ediston Real Estate

LDP objection : Hill of Banchory East, Banchory

Submission by Zander Planning Ltd

The enclosed tables are reproduced from the 2018 update of the Aberdeen City and Aberdeenshire Retail Study May 2019

Zone 19 is Banchory and the data has been utilised to demonstrate the retail findings as they relate to Banchory and surrounding area

Table 1 : Population and Expenditure Zone 19 - Banchory

	2022 Population	Convenience Expenditure	Total Convenience	GC Expenditure	Total GC	BG Expenditure	Total BG
Zone 19 - Banchory	18259	£1,996	£36,444,964	£3,096	£56,529,864	£643	£11,740,537
Zone 1+3	9255	£1,991	£18,426,705	£2,944	£27,246,720	£631	£5,839,905
Zone 2	6524	£1,991	£12,989,284	£2,944	£19,206,656	£631	£4,116,644
Zone 17	7538	£1,996	£15,045,848	£3,096	£23,337,648	£643	£4,846,934
Zone 18	13944	£1,996	£27,832,224	£3,096	£43,170,624	£643	£8,965,992
Zone 20E	5435	£1,996	£10,848,260	£3,096	£16,826,760	£643	£3,494,705
Zone 20W	4145	£1,996	£8,273,420	£3,096	£12,832,920	£643	£2,665,235
Zone 21	12438	£1,996	24826248	3096	38508048	643	£7,997,634
	2027 Population	Convenience Expenditure	Total Convenience	GC Expenditure	Total GC	BG Expenditure	Total BG
Zone 19 - Banchory	19144	£1,992	£38,134,848	£3,600	£68,918,400	£748	£14,319,712
Zone 1+3	9770	£1,987	£19,412,990	£3,423	£33,442,710	£734	£7,171,180
Zone 2	6543	1987	£13,000,941	£3,423	£22,396,689	£734	£4,802,562
Zone 17	7746	£1,992	£15,430,032	£3,600	£27,885,600	£748	£5,794,008
Zone 18	13983	£1,992	£27,854,136	£3,600	£50,338,800	£748	£10,459,284
Zone 20E	6404	£1,992	£12,756,768	£3,600	£23,054,400	£748	£4,790,192
Zone 20W	4181	£1,992	£8,328,552	£3,600	£15,051,600	£748	£3,127,388
Zone 21	12642	£1,992	£25,182,864	£3,600	£45,511,200	£748	£9,456,216

Note : Zone data taken from Aberdeen and Aberdeenshire Retail Study 2018 update - May 2019

GC = General Comparison

BG = Bulky goods

This table sets out the available expenditure in the relevant Zones for Banchory - Zone 19 being Banchory itself between 2022 and 2027 - the plan period

Table 2 :Expenditure Flows 2022**Convenience**

Inflows

Zone		Expenditure 2022	Expenditure 2027
1+3	32%	£5,896,546	£6,212,157
2	2%	£259,786	£260,019
17	33%	£4,965,130	£5,091,911
18	0%	£0	£0
20E	3%	£325,448	£382,703
20W	25%	£2,068,355	£2,082,138
21	2%	£496,525	£503,657
Totals		£14,011,789	£14,532,585

Outflows from Banchory

Zone

Banchory	45%	£16,400,234	£17,160,682
Westhill	15%	£5,466,745	£5,720,227
Local Rural	3%	£1,093,349	£1,144,045
Aberdeen CC	6%	£2,186,698	£2,288,091
Cults and Coulter	6%	£2,186,698	£2,288,091
Garthdee RP	25%	£9,111,241	£9,533,712
Total		£36,444,964	£38,134,848

Banchory	Retention of Locally Derived expenditure	£16,400,234	£17,160,682
	Import of expenditure	£14,011,789	£14,532,585
	Total Available to Banchory	£30,412,023	£31,693,266
	Leakage	£20,044,730	£20,974,166
	Percentage of locally derived expenditure	55%	55%

Note : data taken from Aberdeen and Aberdeenshire Retail Study 2018 update - May 2019

Using the household survey data from the ACARS 2019, this identifies that Banchory (Zone 19) experiences both inflow of expenditure from the identified zones and export to the identified locations. For convenience expenditure, Banchory retains only 45% of locally derived expenditure. 55% is spent outwith the catchment.

Table 3 : Convenience Turnover

	GFA	NFA	Turnover ratio	Turnover 2020	Turnover 2022	Turnover 2027
Banchory Town Centre	956	621	3600	£2,235,600	£2,235,656	£2,292,109
Tesco	3104	2018	10000	£20,180,000	£20,180,505	£20,690,088
Co-op	375	262	5000	£1,310,000	£1,310,033	£1,343,113
Morrisons	780	500	10000	£5,000,000	£5,000,125	£5,126,384
Other	226	173	2500	£432,500	£432,511	£443,432
Culter District Centre	847	550	2500	£1,375,000	£1,375,034	£1,409,756
Total Convenience Turnover				£30,533,100	£30,533,863	£31,304,882

Note : data taken from Aberdeen and Aberdeenshire Retail Study 2018 update - May 2019

GFA = Gross Floor Area

NFA = Net Floor Area

Banchory Town Centre does not have a significant amount of convenience floorspace or turnover. Most of the expenditure spent in the Zone is spent in out of centre stores - Tesco, Co-op and Morrisons

Table 4 : Expenditure Flows 2022

General Comparison

Inflows

Zone		Expenditure 2022	Expenditure 2027
1+3	14%	£3,814,541	£4,681,979
2	4%	£768,266	£895,868
17	2%	£466,753	£557,712
18	2%	£863,412	£1,006,776
20E	2%	£336,535	£461,088
20W	6%	£769,975	£903,096
21	0%	£0	£0
Totals		£7,019,483	£8,506,519

Outflows from Banchory

Zone			
Banchory	11%	£6,218,285	£7,581,024
Westhill	5%	£2,826,493	£3,445,920
Local Rural	4%	£2,261,195	£2,756,736
Aberdeen CC	60%	£33,917,918	£41,351,040
Berrydean	4%	£2,261,195	£2,756,736
Culter	2%	£1,130,597	£1,378,368
Aberdeen RP	14%	£7,914,181	£9,648,576
Total		£56,529,864	£68,918,400

Banchory	Retention of Locally Derived expenditure	£6,218,285	£7,581,024
	Import of expenditure	£7,019,483	£8,506,519
	Total Available to Banchory	£13,237,768	£16,087,543
	Leakage	£50,311,579	£61,337,376
	Percentage of locally derived expenditure	89%	89%

Note : data taken from Aberdeen and Aberdeenshire Retail Study 2018 update - May 2019

Using the household survey data from the ACARS 2019, this identifies that Banchory (Zone 19) experiences both inflow of expenditure from the identified zones and export to the identified locations. For general comparison expenditure, Banchory retains only 11% of locally derived expenditure. 89% is spent outwith the catchment.

Table 5 : General Comparison Turnover

	GFA	NFA	Turnover ratio	Turnover 2020	Turnover 2022	Turnover 2027
Banchory Town Centre	2671	1736	4000	£6,944,000	£6,944,174	£8,247,500
Tesco	828	538	8000	£4,304,000	£4,304,108	£5,111,930
	666	433	3000	£1,299,000	£1,299,032	£1,542,843
Culter District Centre	330	215	4000	£860,000	£860,022	£1,021,436
Total General Comparison Turnover				£13,407,000	£13,407,335	£15,923,708

Note : data taken from Aberdeen and Aberdeenshire Retail Study 2018 update - May 2019

Banchory Town Centre does not have a significant amount of general comparison floorspace or turnover. Most of the expenditure spent in the Zone is spent in other locations.

Table 6 : Expenditure Flows 2022

Bulky Goods Comparison

Inflows

Zone		Expenditure 2022	Expenditure 2027
1+3	17%	£992,784	£1,219,101
2	2%	£82,333	£96,051
17	17%	£823,979	£984,981
18	3%	£268,980	£313,779
20E	6%	£209,682	£287,412
20W	15%	£399,785	£469,108
21	4%	£319,905	£378,249
Totals		£3,097,448	£3,748,680

Outflows from Banchory

Zone			
Banchory	25%	£2,935,134	£3,579,928
Inverurie	5%	£587,027	£715,986
Westhill	10%	£1,174,054	£1,431,971
Local Rural	5%	£587,027	£715,986
Aberdeen CC	18%	£2,113,297	£2,577,548
Culter	2%	£234,811	£286,394
Aberdeen RP	35%	£4,109,188	£5,011,899
Total		£11,740,537	£14,319,712

Banchory	Retention of Locally Derived expenditure	£2,935,134	£3,579,928
	Import of expenditure	£3,097,448	£3,748,680
	Total Available to Banchory	£6,032,582	£7,328,608
	Leakage	£8,805,403	£10,739,784
	Percentage of locally derived expenditure	75%	75%

Note : data taken from Aberdeen and Aberdeenshire Retail Study 2018 update - May 2019

Using the household survey data from the ACARS 2019, this identifies that Banchory (Zone 19) experiences both inflow of expenditure from the identified zones and export to the identified locations. For bulky goods comparison expenditure, Banchory retains only 25% of locally derived expenditure. 75% is spent outwith the catchment.

Table 7 : Bulky Goods Comparison Turnover

	GFA	NFA	Turnover ratio	Turnover 2020	Turnover 2022	Turnover 2027
Banchory Town Centre	1481	963	3500	£3,370,500	£3,370,584	£4,003,197
Tesco	207	135	7500	£1,012,500	£1,012,525	£1,202,562
	763	496	2800	£1,388,800	£1,388,835	£1,649,500
Culter District Centre	99	64	3000	£192,000	£192,005	£228,041
Total General Comparison Turnover				£5,963,800	£5,963,949	£7,083,301

Note : data taken from Aberdeen and Aberdeenshire Retail Study 2018 update - May 2019

Banchory Town Centre does not have a significant amount of bulky goods floorspace or turnover. Most of the expenditure spent in the Zone is spent in other locations.

Table 8 : Summary of Deficiencies

	2022	2027
Convenience	£20,044,730	£20,974,166
General Comparison	£50,311,579	£61,337,376
Bulky Goods Comparison	£8,805,403	£10,739,784