

**APPENDIX 11:
OUTSTANDING COMMITMENTS**

Table A: Outstanding Commitments – Convenience Goods

Commitments	Floorspace	Potential Turnover				
		2013	2016	2018	2023	2026
New foodstore at Knoll Mill, Frenches Wharf, Greenfield (LPA Ref: PA/040885/00)	2,323 sq m (gross)/1,394 sq m (net)	£17.86m	£18.13m	£18.31m	£18.77m	£17.86m
Redevelopment and enlargement of Tesco store at Huddersfield Road (LPA Ref: PA/051165/06)	12,999 sq m (gross)/8,713 sq m (net)	uplift in turnover of £39.43m	uplift in turnover of £40.02m	uplift in turnover of £40.43m	uplift in turnover of £41.45m	uplift in turnover of £42.07m
Replacement Lidl store at Broadway (LPA Ref: PA/049818/05)	1,630 sq m (gross)/1,280 sq m (net)	uplift in turnover of £1.75m	uplift in turnover of £1.78m	uplift in turnover of £1.79m	uplift in turnover of £1.84m	uplift in turnover of £1.87m
Extension to permitted Tesco store, Failsworth (LPA Ref: PA/55078/08^*)	enlarged store restricted to 11,652 sq m (gross)	uplift in turnover of up to £7.58m	uplift in turnover of up to £7.69m	uplift in turnover of up to £7.77m	uplift in turnover of up to £7.97m	uplift in turnover of up to £8.09m
Installation of mezzanine floor within existing Tesco store, Failsworth (LPA Ref: PA/55748/08)^	enlarged store restricted to 10,133 sq m (gross)	uplift in turnover of up to £6.74m	uplift in turnover of up to £6.84m	uplift in turnover of up to £6.91m	uplift in turnover of up to £7.08m	uplift in turnover of up to £7.19m
TOTAL		up to £66.62m	up to £67.62m	up to £68.30m	up to £70.03m	up to £71.08m

Notes: *WYG estimate based on 65% of the additional floorspace comprising the sales area
^Additional floorspace assumed to trade at 50% expected levels and comprises all convenience floorspace
Allows for increased productivity at +0.5% per annum from 2013 for outstanding commitments
At 2005 prices

Table B: Outstanding Commitments – Comparison Goods

Commitments	Floorspace	Potential Turnover				
		2013	2016	2018	2023	2026
Redevelopment of Alexandra Retail Park (LPA Ref: PA/037179/98)	13,443 sq m (gross) – including 5,574 sq m (gross) of unrestricted comparison goods floorspace	£48.69m	£50.91m	£52.45m	£56.51m	£59.09m
Redevelopment and enlargement of Tesco store at Huddersfield Road (LPA Ref: PA/051165/06)	12,999 sq m (gross)/8,713 sq m (net)	uplift in turnover of £38.91m	uplift in turnover of £40.69m	uplift in turnover of £41.92m	uplift in turnover of £45.16m	uplift in turnover of £47.22m
Refurbish and extend the existing MFI store (LPA Ref: PA/041109/05)	929 sq m (gross)	£2.40m	£2.51m	£2.59m	£2.79m	£2.91m
Extension to permitted Tesco store, Failsworth (LPA Ref: PA/55078/08^*)	enlarged store restricted to 11,652 sq m (gross)	uplift in turnover of up to £3.60m	uplift in turnover of up to £3.76m	uplift in turnover of up to £3.88m	uplift in turnover of up to £4.18m	uplift in turnover of up to £4.37m
Installation of mezzanine floor within existing Tesco store, Failsworth (LPA Ref: PA/55748/08)^	enlarged store restricted to 10,133 sq m (gross)	uplift in turnover of up to £1.07m	uplift in turnover of up to £1.12m	uplift in turnover of up to £1.15m	uplift in turnover of up to £1.24m	uplift in turnover of up to £1.30m
TOTAL		up to £93.60m	up to £97.88m	up to £100.83m	up to £108.63m	up to £113.59m

Notes: *WYG estimate based on 65% of the additional floorspace comprising the sales area
^Additional floorspace assumed to trade at 50% expected levels
Allows for increased productivity at +1.5% per annum from 2013 for outstanding commitments
At 2005 prices