

Aberdeen City & Aberdeenshire
Councils

Retail Capacity, Turnover and
Opportunity in Aberdeen
City/Aberdeenshire

Final Report
Volume 3A Appendices

June 2024

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Appendix A: Aberdeen City and Aberdeenshire Strategic Retail Model 2023

TABLE 1: POPULATION

Scenario	Test no.	Description
2023	1	2023 HLA Completions: 1.98 ACC & 2.25 AC
2028	2	2023 HLA Completions: 1.98 ACC & 2.25 AC
2033	3	2023 HLA Completions: 1.98 ACC & 2.25 AC
2038	4	2023 HLA Completions: 1.98 ACC & 2.25 AC

Zone		Population					
		2011	2021	2023	2028	2033	2038
1+3	Zone 1+3: Upper Deeside	7971	8302	8385	8213	8179	8019
2	Zone 2: Alford	5057	5517	5624	5515	5301	5184
4+5	Zone 4+5; Huntly & Inch	14116	14465	14445	14061	13582	13292
6	Zone 6: Turriff, Aberchirder	7875	7394	7382	7472	7731	8111
7	Zone 7: Banff & Macduff	15675	15481	15589	14946	14538	14276
8	Zone 8: Gardenstown Rural	3364	3406	3401	3304	3254	3182
9	Zone 9: Fyvie Rural	4121	4164	4155	3987	3856	3771
10	Zone 10: Fraserburgh	24303	23658	23842	23198	22576	22080
11	Zone 11: Peterhead	24869	25343	25532	25018	24784	24875
12	Zone 12: Mintlaw	9560	10300	10507	10925	11074	11352
13	Zone 13: Ellon	17325	17286	17289	17245	17561	18012
14	Zone 14: Balmedie	7317	7751	7734	9033	9956	9886
15	Zone 15: Oldmeldrum - Kintore	21210	24371	24385	25546	26372	26435
16	Zone 16: inverurie - Kemnay	18341	18604	19082	20000	20806	20765
17	Zone 17: Aboyne, Torphins	7002	7254	7238	6900	6671	6579
18	Zone 18: Westhill and rural	13043	14090	14140	13730	13203	12922
19E	Zone 19 City: Culter	7838	8541	8585	8801	8900	8943
19W	Zone 19 Shire: Banchory	9217	9616	9745	10416	10368	10158
20E	Zone 20E: Newtonhill + Chapelton	5282	6624	7097	8029	8809	9716
20W	Zone 20W: S Deeside	1643	1732	1764	2192	2327	2415
21	Zone 21: Stonehaven	11755	11164	11339	11486	11278	11030
22	Zone 22: Mearns	14244	15146	15515	15435	15154	15151
23	Zone 23: Bridge of Don	5628	6577	6502	7400	7897	8405
24N	Zone 24N: Dyce	6319	6375	6303	6181	6045	5755
24S	Zone 24S: Bucksburn	8820	11184	11795	13109	14569	15754
25	Zone 25: Danestone	16888	16944	17192	17617	17971	18049
26	Zone 26: Old Aberdeen	35642	33779	33621	32957	32226	31620
27	Zone 27: Cornhill	18163	16996	16951	16785	16647	16554
28	Zone 28: Northfield	29384	27606	27293	26191	25671	24908
29N	Zone 29N: Kingswells	21925	24212	24683	25272	25507	26165
29S	Zone 29S: Hazlehead	20834	23595	24018	24433	25299	25967
30	Zone 30: Central Aberdeen	35482	34634	34311	33337	32409	31321
31	Zone 31: Portlethen	9684	11023	11104	11245	11111	10867
32	Zone 32: Cove Bay	15870	16987	16981	18088	18743	19256
Total North Ayrshire		475766	490120	493529	498066	500374	500774

TABLE 2: RESIDENTS' AVAILABLE EXPENDITURE PER CAPITA
2021 Prices

Zone	Available Expenditure Per Capita - Gross Special Forms of Trading														
	Convenience Goods					General Comparison Goods					Bulky Goods				
	2021	2023	2028	2033	2038	2021	2023	2028	2033	2038	2021	2023	2028	2033	2038
Zone 1+3: Upper Deeside	£3,170	£2,894	£2,873	£2,884	£2,899	£2,455	£2,295	£2,561	£2,948	£3,391	£989	£925	£1,032	£1,188	£1,366
Zone 2: Alford	£3,170	£2,894	£2,873	£2,884	£2,899	£2,455	£2,295	£2,561	£2,948	£3,391	£989	£925	£1,032	£1,188	£1,366
Zone 4+5: Huntly & Insch	£3,170	£2,894	£2,873	£2,884	£2,899	£2,455	£2,295	£2,561	£2,948	£3,391	£989	£925	£1,032	£1,188	£1,366
Zone 6: Turriff, Aberchirder	£2,993	£2,732	£2,712	£2,723	£2,737	£2,329	£2,177	£2,429	£2,797	£3,217	£944	£883	£985	£1,134	£1,304
Zone 7: Banff & Macduff	£2,993	£2,732	£2,712	£2,723	£2,737	£2,329	£2,177	£2,429	£2,797	£3,217	£944	£883	£985	£1,134	£1,304
Zone 8: Gardenstown Rural	£2,993	£2,732	£2,712	£2,723	£2,737	£2,329	£2,177	£2,429	£2,797	£3,217	£944	£883	£985	£1,134	£1,304
Zone 9: Fyvie Rural	£2,993	£2,732	£2,712	£2,723	£2,737	£2,329	£2,177	£2,429	£2,797	£3,217	£944	£883	£985	£1,134	£1,304
Zone 10: Fraserburgh	£2,993	£2,732	£2,712	£2,723	£2,737	£2,329	£2,177	£2,429	£2,797	£3,217	£944	£883	£985	£1,134	£1,304
Zone 11: Peterhead	£2,993	£2,732	£2,712	£2,723	£2,737	£2,329	£2,177	£2,429	£2,797	£3,217	£944	£883	£985	£1,134	£1,304
Zone 12: Mintlaw	£2,993	£2,732	£2,712	£2,723	£2,737	£2,329	£2,177	£2,429	£2,797	£3,217	£944	£883	£985	£1,134	£1,304
Zone 13: Ellon	£3,136	£2,863	£2,842	£2,853	£2,868	£2,868	£2,681	£2,992	£3,444	£3,962	£1,251	£1,170	£1,305	£1,502	£1,728
Zone 14: Balmedie	£3,136	£2,863	£2,842	£2,853	£2,868	£2,868	£2,681	£2,992	£3,444	£3,962	£1,251	£1,170	£1,305	£1,502	£1,728
Zone 15: Oldmeldrum - Kintore	£3,136	£2,863	£2,842	£2,853	£2,868	£2,868	£2,681	£2,992	£3,444	£3,962	£1,251	£1,170	£1,305	£1,502	£1,728
Zone 16: inverurie - Kemnay	£3,136	£2,863	£2,842	£2,853	£2,868	£2,868	£2,681	£2,992	£3,444	£3,962	£1,251	£1,170	£1,305	£1,502	£1,728
Zone 17: Aboyne, Torphins	£3,136	£2,863	£2,842	£2,853	£2,868	£2,868	£2,681	£2,992	£3,444	£3,962	£1,251	£1,170	£1,305	£1,502	£1,728
Zone 18: Westhill and rural	£3,136	£2,863	£2,842	£2,853	£2,868	£2,868	£2,681	£2,992	£3,444	£3,962	£1,251	£1,170	£1,305	£1,502	£1,728
Zone 19 City: Culter	£3,189	£2,911	£2,890	£2,901	£2,916	£2,859	£2,673	£2,982	£3,433	£3,949	£1,148	£1,073	£1,198	£1,379	£1,586
Zone 19 Shire: Banchory	£3,136	£2,863	£2,842	£2,853	£2,868	£2,868	£2,681	£2,992	£3,444	£3,962	£1,251	£1,170	£1,305	£1,502	£1,728
Zone 20E: Newtonhill + Chapelto	£3,136	£2,863	£2,842	£2,853	£2,868	£2,868	£2,681	£2,992	£3,444	£3,962	£1,251	£1,170	£1,305	£1,502	£1,728
Zone 20W: S Deeside	£3,136	£2,863	£2,842	£2,853	£2,868	£2,868	£2,681	£2,992	£3,444	£3,962	£1,251	£1,170	£1,305	£1,502	£1,728
Zone 21: Stonehaven	£3,136	£2,863	£2,842	£2,853	£2,868	£2,868	£2,681	£2,992	£3,444	£3,962	£1,251	£1,170	£1,305	£1,502	£1,728
Zone 22: Mearns	£3,136	£2,863	£2,842	£2,853	£2,868	£2,868	£2,681	£2,992	£3,444	£3,962	£1,251	£1,170	£1,305	£1,502	£1,728
Zone 23: Bridge of Don	£3,189	£2,911	£2,890	£2,901	£2,916	£2,859	£2,673	£2,982	£3,433	£3,949	£1,148	£1,073	£1,198	£1,379	£1,586
Zone 24N: Dyce	£3,189	£2,911	£2,890	£2,901	£2,916	£2,859	£2,673	£2,982	£3,433	£3,949	£1,148	£1,073	£1,198	£1,379	£1,586
Zone 24S: Bucksburn	£3,189	£2,911	£2,890	£2,901	£2,916	£2,859	£2,673	£2,982	£3,433	£3,949	£1,148	£1,073	£1,198	£1,379	£1,586
Zone 25: Danestone	£3,189	£2,911	£2,890	£2,901	£2,916	£2,859	£2,673	£2,982	£3,433	£3,949	£1,148	£1,073	£1,198	£1,379	£1,586
Zone 26: Old Aberdeen	£3,189	£2,911	£2,890	£2,901	£2,916	£2,859	£2,673	£2,982	£3,433	£3,949	£1,148	£1,073	£1,198	£1,379	£1,586
Zone 27: Cornhill	£3,189	£2,911	£2,890	£2,901	£2,916	£2,859	£2,673	£2,982	£3,433	£3,949	£1,148	£1,073	£1,198	£1,379	£1,586
Zone 28: Northfield	£3,189	£2,911	£2,890	£2,901	£2,916	£2,859	£2,673	£2,982	£3,433	£3,949	£1,148	£1,073	£1,198	£1,379	£1,586
Zone 29N: Kingswells	£3,189	£2,911	£2,890	£2,901	£2,916	£2,859	£2,673	£2,982	£3,433	£3,949	£1,148	£1,073	£1,198	£1,379	£1,586
Zone 29S: Hazlehead	£3,189	£2,911	£2,890	£2,901	£2,916	£2,859	£2,673	£2,982	£3,433	£3,949	£1,148	£1,073	£1,198	£1,379	£1,586
Zone 30: Central Aberdeen	£3,189	£2,911	£2,890	£2,901	£2,916	£2,859	£2,673	£2,982	£3,433	£3,949	£1,148	£1,073	£1,198	£1,379	£1,586
Zone 31: Portlethen	£3,136	£2,863	£2,842	£2,853	£2,868	£2,868	£2,681	£2,992	£3,444	£3,962	£1,251	£1,170	£1,305	£1,502	£1,728
Zone 32: Cove Bay	£3,189	£2,911	£2,890	£2,901	£2,916	£2,859	£2,673	£2,982	£3,433	£3,949	£1,148	£1,073	£1,198	£1,379	£1,586

Zone	Available Expenditure Per Capita - Net Special Forms of Trading														
	Convenience Goods					General Comparison Goods					Bulky Goods				
	2021	2023	2028	2033	2038	2021	2023	2028	2033	2038	2021	2023	2028	2033	2038
Zone 1+3: Upper Deeside	£2,986	£2,758	£2,695	£2,685	£2,687	£1,772	£1,772	£1,869	£2,105	£2,387	£753	£714	£753	£848	£962
Zone 2: Alford	£2,986	£2,758	£2,695	£2,685	£2,687	£1,772	£1,772	£1,869	£2,105	£2,387	£753	£714	£753	£848	£962
Zone 4+5: Huntly & Insch	£2,986	£2,758	£2,695	£2,685	£2,687	£1,772	£1,772	£1,869	£2,105	£2,387	£753	£714	£753	£848	£962
Zone 6: Turriff, Aberchirder	£2,819	£2,604	£2,544	£2,535	£2,537	£1,681	£1,681	£1,773	£1,997	£2,265	£719	£681	£719	£809	£918
Zone 7: Banff & Macduff	£2,819	£2,604	£2,544	£2,535	£2,537	£1,681	£1,681	£1,773	£1,997	£2,265	£719	£681	£719	£809	£918
Zone 8: Gardenstown Rural	£2,819	£2,604	£2,544	£2,535	£2,537	£1,681	£1,681	£1,773	£1,997	£2,265	£719	£681	£719	£809	£918
Zone 9: Fyvie Rural	£2,819	£2,604	£2,544	£2,535	£2,537	£1,681	£1,681	£1,773	£1,997	£2,265	£719	£681	£719	£809	£918
Zone 10: Fraserburgh	£2,819	£2,604	£2,544	£2,535	£2,537	£1,681	£1,681	£1,773	£1,997	£2,265	£719	£681	£719	£809	£918
Zone 11: Peterhead	£2,819	£2,604	£2,544	£2,535	£2,537	£1,681	£1,681	£1,773	£1,997	£2,265	£719	£681	£719	£809	£918
Zone 12: Mintlaw	£2,819	£2,604	£2,544	£2,535	£2,537	£1,681	£1,681	£1,773	£1,997	£2,265	£719	£681	£719	£809	£918
Zone 13: Ellon	£2,954	£2,728	£2,666	£2,656	£2,658	£2,070	£2,070	£2,184	£2,459	£2,789	£953	£903	£953	£1,073	£1,217
Zone 14: Balmedie	£2,954	£2,728	£2,666	£2,656	£2,658	£2,070	£2,070	£2,184	£2,459	£2,789	£953	£903	£953	£1,073	£1,217
Zone 15: Oldmeldrum - Kintore	£2,954	£2,728	£2,666	£2,656	£2,658	£2,070	£2,070	£2,184	£2,459	£2,789	£953	£903	£953	£1,073	£1,217
Zone 16: inverurie - Kemnay	£2,954	£2,728	£2,666	£2,656	£2,658	£2,070	£2,070	£2,184	£2,459	£2,789	£953	£903	£953	£1,073	£1,217
Zone 17: Aboyne, Torphins	£2,954	£2,728	£2,666	£2,656	£2,658	£2,070	£2,070	£2,184	£2,459	£2,789	£953	£903	£953	£1,073	£1,217
Zone 18:Zone															

TABLE 3: RESDIENTS' TOTAL AVAILABLE EXPENDITURE
2019 Prices.

Zone	Total Available Expenditure - Gross Special Forms of Trading														
	Convenience Goods					General Comparison Goods					Bulky Goods				
	2021	2023	2028	2033	2038	2021	2023	2028	2033	2038	2021	2023	2028	2033	2038
Zone 1+3: Upper Deeside	£26.3m	£24.3m	£23.6m	£23.6m	£23.2m	£20.4m	£19.2m	£21.0m	£24.1m	£27.2m	£8.2m	£7.8m	£8.5m	£9.7m	£11.0m
Zone 2: Alford	£17.5m	£16.3m	£15.8m	£15.3m	£15.0m	£13.5m	£12.9m	£14.1m	£15.6m	£17.6m	£5.5m	£5.2m	£5.7m	£6.3m	£7.1m
Zone 4+5; Huntly & Insch	£45.9m	£41.8m	£40.4m	£39.2m	£38.5m	£35.5m	£33.2m	£36.0m	£40.0m	£45.1m	£14.3m	£13.4m	£14.5m	£16.1m	£18.2m
Zone 6: Turriff, Aberchirder	£22.1m	£20.2m	£20.3m	£21.0m	£22.2m	£17.2m	£16.1m	£18.2m	£21.6m	£26.1m	£7.0m	£6.5m	£7.4m	£8.8m	£10.6m
Zone 7: Banff & Macduff	£46.3m	£42.6m	£40.5m	£39.6m	£39.1m	£36.1m	£33.9m	£36.3m	£40.7m	£45.9m	£14.6m	£13.8m	£14.7m	£16.5m	£18.6m
Zone 8: Gardenstown Rural	£10.2m	£9.3m	£9.0m	£8.9m	£8.7m	£7.9m	£7.4m	£8.0m	£9.1m	£10.2m	£3.2m	£3.0m	£3.3m	£3.7m	£4.1m
Zone 9: Fyvie Rural	£12.5m	£11.4m	£10.8m	£10.5m	£10.3m	£9.7m	£9.0m	£9.7m	£10.8m	£12.1m	£3.9m	£3.7m	£3.9m	£4.4m	£4.9m
Zone 10: Fraserburgh	£70.8m	£65.1m	£62.9m	£61.5m	£60.4m	£55.1m	£51.9m	£56.4m	£63.1m	£71.0m	£22.3m	£21.0m	£22.8m	£25.6m	£28.8m
Zone 11: Peterhead	£75.9m	£69.8m	£67.9m	£67.5m	£68.1m	£59.0m	£55.6m	£60.8m	£69.3m	£80.0m	£23.9m	£22.5m	£24.6m	£28.1m	£32.4m
Zone 12: Mintlaw	£30.8m	£28.7m	£29.6m	£30.2m	£31.1m	£24.0m	£22.9m	£26.5m	£31.0m	£36.5m	£9.7m	£9.3m	£10.8m	£12.6m	£14.8m
Zone 13: Ellon	£54.2m	£49.5m	£49.0m	£50.1m	£51.7m	£49.6m	£46.4m	£51.6m	£60.5m	£71.4m	£21.6m	£20.2m	£22.5m	£26.4m	£31.1m
Zone 14: Balmedie	£24.3m	£22.1m	£25.7m	£28.4m	£28.4m	£22.2m	£20.7m	£27.0m	£34.3m	£39.2m	£9.7m	£9.0m	£11.8m	£15.0m	£17.1m
Zone 15: Oldmeldrum - Kintore	£76.4m	£69.8m	£72.6m	£75.2m	£75.8m	£69.9m	£65.4m	£76.4m	£90.8m	£104.7m	£30.5m	£28.5m	£33.3m	£39.6m	£45.7m
Zone 16: inverurie - Kemnay	£58.3m	£54.6m	£56.8m	£59.4m	£59.5m	£53.4m	£51.2m	£59.8m	£71.7m	£82.3m	£23.3m	£22.3m	£26.1m	£31.3m	£35.9m
Zone 17: Aboyne, Torphins	£22.7m	£20.7m	£19.6m	£19.0m	£18.9m	£20.8m	£19.4m	£20.6m	£23.0m	£26.1m	£9.1m	£8.5m	£9.0m	£10.0m	£11.4m
Zone 18: Westhill and rural	£44.2m	£40.5m	£39.0m	£37.7m	£37.1m	£40.4m	£37.9m	£41.1m	£45.5m	£51.2m	£17.6m	£16.5m	£17.9m	£19.8m	£22.3m
Zone 19 City: Culter	£27.2m	£25.0m	£25.4m	£25.8m	£26.1m	£24.4m	£22.9m	£26.2m	£30.6m	£35.3m	£9.8m	£9.2m	£10.5m	£12.3m	£14.2m
Zone 19 Shire: Banchory	£30.2m	£27.9m	£29.6m	£29.6m	£29.1m	£27.6m	£26.1m	£31.2m	£35.7m	£40.2m	£12.0m	£11.4m	£13.6m	£15.6m	£17.6m
Zone 20E: Newtonhill + Chapelton	£20.8m	£20.3m	£22.8m	£25.1m	£27.9m	£19.0m	£19.0m	£24.0m	£30.3m	£38.5m	£8.3m	£8.3m	£10.5m	£13.2m	£16.8m
Zone 20W: S Deeside	£5.4m	£5.1m	£6.2m	£6.6m	£6.9m	£5.0m	£4.7m	£6.6m	£8.0m	£9.6m	£2.2m	£2.1m	£2.9m	£3.5m	£4.2m
Zone 21: Stonehaven	£35.0m	£32.5m	£32.6m	£32.2m	£31.6m	£32.0m	£30.4m	£34.4m	£38.8m	£43.7m	£14.0m	£13.3m	£15.0m	£16.9m	£19.1m
Zone 22: Mearns	£47.5m	£44.4m	£43.9m	£43.2m	£43.4m	£43.4m	£41.6m	£46.2m	£52.2m	£60.0m	£18.9m	£18.1m	£20.1m	£22.8m	£26.2m
Zone 23: Bridge of Don	£21.0m	£18.9m	£21.4m	£22.9m	£24.5m	£18.8m	£17.4m	£22.1m	£27.1m	£33.2m	£7.6m	£7.0m	£8.9m	£10.9m	£13.3m
Zone 24N: Dyce	£20.3m	£18.3m	£17.9m	£17.5m	£16.8m	£18.2m	£16.8m	£18.4m	£20.8m	£22.7m	£7.3m	£6.8m	£7.4m	£8.3m	£9.1m
Zone 24S: Bucksburn	£35.7m	£34.3m	£37.9m	£42.3m	£45.9m	£32.0m	£31.5m	£39.1m	£50.0m	£62.2m	£12.8m	£12.7m	£15.7m	£20.1m	£25.0m
Zone 25: Danestone	£54.0m	£50.0m	£50.9m	£52.1m	£52.6m	£48.4m	£46.0m	£52.5m	£61.7m	£71.3m	£19.5m	£18.5m	£21.1m	£24.8m	£28.6m
Zone 26: Old Aberdeen	£107.7m	£97.9m	£95.2m	£93.5m	£92.2m	£96.6m	£89.9m	£98.3m	£110.6m	£124.9m	£38.8m	£36.1m	£39.5m	£44.4m	£50.1m
Zone 27: Cornhill	£54.2m	£49.3m	£48.5m	£48.3m	£48.3m	£48.6m	£45.3m	£50.1m	£57.2m	£65.4m	£19.5m	£18.2m	£20.1m	£22.9m	£26.3m
Zone 28: Northfield	£88.0m	£79.5m	£75.7m	£74.5m	£72.6m	£78.9m	£73.0m	£78.1m	£88.1m	£98.4m	£31.7m	£29.3m	£31.4m	£35.4m	£39.5m
Zone 29N: Kingswells	£77.2m	£71.9m	£73.0m	£74.0m	£76.3m	£69.2m	£66.0m	£75.4m	£87.6m	£103.3m	£27.8m	£26.5m	£30.3m	£35.2m	£41.5m
Zone 29S: Hazlehead	£75.2m	£69.9m	£70.6m	£73.4m	£75.7m	£67.5m	£64.2m	£72.9m	£86.9m	£102.6m	£27.1m	£25.8m	£29.3m	£34.9m	£41.2m
Zone 30: Central Aberdeen	£110.4m	£99.9m	£96.3m	£94.0m	£91.3m	£99.0m	£91.7m	£99.4m	£111.3m	£123.7m	£39.8m	£36.8m	£39.9m	£44.7m	£49.7m
Zone 31: Portlethen	£34.6m	£31.8m	£32.0m	£31.7m	£31.2m	£31.6m	£29.8m	£33.6m	£38.3m	£43.1m	£13.8m	£13.0m	£14.7m	£16.7m	£18.8m
Zone 32: Cove Bay	£54.2m	£49.4m	£52.3m	£54.4m	£56.2m	£48.6m	£45.4m	£53.9m	£64.4m	£76.0m	£19.5m	£18.2m	£21.7m	£25.8m	£30.5m
Total	£1,537.2m	£1,413.0m	£1,415.8m	£1,428.1m	£1,436.7m	£1,343.6m	£1,264.9m	£1,426.0m	£1,650.6m	£1,900.7m	£554.8m	£522.3m	£589.2m	£682.1m	£785.5m

Zone	Total Available Expenditure - Net Special Forms of Trading														
	Convenience Goods					General Comparison Goods					Bulky Goods				
	2021	2023	2028	2033	2038	2021	2023	2028	2033	2038	2021	2023	2028	2033	2038
Zone 1+3: Upper Deeside	£24.8m	£23.1m	£22.1m	£22.0m	£21.5m	£14.7m	£14.9m	£15.4m	£17.2m	£19.1m	£6.3m	£6.0m	£6.2m	£6.9m	£7.7m
Zone 2: Alford	£16.5m	£15.5m	£14.9m	£14.2m	£13.9m	£9.8m	£10.0m	£10.3m	£11.2m	£12.4m	£4.2m	£4.0m	£4.2m	£4.5m	£5.0m
Zone 4+5; Huntly & Insch	£43.2m	£39.8m	£37.9m	£36.5m	£35.7m	£25.6m	£25.6m	£26.3m	£28.6m	£31.7m	£10.9m	£10.3m	£10.6m	£11.5m	£12.8m
Zone 6: Turriff, Aberchirder	£20.8m	£19.2m	£19.0m	£19.6m	£20.6m	£12.4m	£12.4m	£13.3m	£15.4m	£18.4m	£5.3m	£5.0m	£5.4m	£6.3m	£7.4m
Zone 7: Banff & Macduff	£43.6m	£40.6m	£38.0m	£36.9m	£36.2m	£26.0m	£26.2m	£26.5m	£29.0m	£32.3m	£11.1m	£10.6m	£10.7m	£11.8m	£13.1m
Zone 8: Gardenstown Rural	£9.6m	£8.9m	£8.4m	£8.2m	£8.1m	£5.7m	£5.7m	£5.9m	£6.5m	£7.2m	£2.4m	£2.3m	£2.4m	£2.6m	£2.9m
Zone 9: Fyvie Rural	£11.7m	£10.8m	£10.1m	£9.8m	£9.6m	£7.0m	£7.0m	£7.1m	£7.7m	£8.5m	£3.0m	£2.8m	£2.9m	£3.1m	£3.5m
Zone 10: Fraserburgh	£66.7m	£62.1m	£59.0m	£57.2m	£56.0m	£39.8m	£40.1m	£41.1m	£45.1m	£50.0m	£17.0m	£16.2m	£16.7m	£18.3m	£20.3m
Zone 11: Peterhead	£71.5m	£66.5m	£63.6m	£62.8m	£63.1m	£42.6m	£42.9m	£44.4m	£49.5m	£56.3m	£18.2m	£17.4m	£18.0m	£20.1m	£22.8m
Zone 12: Mintlaw	£29.0m	£27.4m	£27.8m	£28.1m	£28.8m	£17.3m	£17.7m	£19.4m	£22.1m	£25.7m	£7.4m	£7.2m	£7.9m	£9.0m	£10.4m
Zone 13: Ellon	£51.1m	£47.2m	£46.0m	£46.6m	£47.9m	£35.8m	£35.8m	£37.7m	£43.2m	£50.2m	£16.5m	£15.6m	£16.4m	£18.8m	£21.9m
Zone 14: Balmedie	£22.9m	£21.1m	£24.1m	£26.4m	£26.3m	£16.0m	£16.0m	£19.7m	£24.5m	£27.6m	£7.4m	£7.0m	£8.6m	£10.7m	£12.0m
Zone 15: Oldmeldrum - Kintore	£72.0m	£66.5m	£68.1m	£70.0m	£70.3m	£50.4m	£50.5m	£55.8m	£64.9m	£73.7m	£23.2m	£22.0m	£24.3m	£28.3m	£32.2m
Zone 16: inverurie - Kemnay	£55.0m	£52.1m	£53.3m	£55.3m	£55.2m	£38.5m	£39.5m	£43.7m	£51.2m	£57.9m	£17.7m	£17.2m	£19.1m	£22.3m	£25.3m
Zone 17: Aboyne, Torphins	£21.4m	£19.7m	£18.4m	£17.7m	£17.5m	£15.0m	£15.0m	£15.1m	£16.4m	£18.3m	£6.9m	£6.5m	£6.6m	£7.2m	£8.0m
Zone 18: Westhill and rural	£41.6m	£38.6m	£36.6m	£35.1m	£34.4m	£29.2m	£29.3m	£30.0m	£32.5m	£36.0m	£13.4m	£12.8m	£13.1m	£14.2m	£15.7m
Zone 19 City: Culter	£25.7m	£23.8m	£23.9m	£24.0m	£24.2m	£17.6m	£17.7m	£19.2m	£21.8m	£24.9m	£7.5m	£7.1m	£7.7m	£8.8m	£10.0m
Zone 19 Shire: Banchory	£28.4m	£26.6m	£27.8m	£27.5m	£27.0m	£19.9m	£20.2m	£22.7m	£25.5m	£28.3m	£9.2m	£8.8m	£9.9m	£11.1m	£12.4m
Zone 20E: Newtonhill + Chapelton	£19.6m	£19.4m	£21.4m	£23.4m	£25.8m	£13.7m	£14.7m	£17.5m	£21.7m	£27.1m	£6.3m	£6.4m	£7.6m	£9.4m	£11.8m
Zone 20W: S Deeside	£5.1m	£4.8m	£5.8m	£6.2m	£6.4m	£3.6m	£3.7m	£4.8m	£5.7m	£6.7m	£1.6m	£1.6m	£2.1m	£2.5m	£2.9m
Zone 21: Stonehaven	£33.0m	£30.9m	£30.6m	£30.0m	£29.3m	£23.1m	£23.5m	£25.1m	£27.7m	£30.8m	£10.6m	£10.2m	£10.9m	£12.1m	£13.4m
Zone 22: Mearns	£44.7m	£42.3m	£41.1m	£40.2m	£40.3m	£31.4m	£32.1m	£33.7m	£37.3m	£42.3m	£14.4m	£14.0m	£14.7m	£16.3m	£18.4m
Zone 23: Bridge of Don	£19.8m	£18.0m	£20.1m	£21.3m	£22.7m	£13.6m	£13.4m	£16.1m	£19.4m	£23.4m	£5.7m	£5.4m	£6.5m	£7.8m	£9.4m
Zone 24N: Dyce	£19.2m	£17.5m	£16.8m	£16.3m	£15.6m	£13.2m	£13.0m	£13.5m	£14.8m	£16.0m	£5.6m	£5.2m	£5.4m	£6.0m	£6.4m
Zone 24S: Bucksburn	£33.6m	£32.7m	£35.5m	£39.4m	£42.6m	£23.1m	£24.3m	£28.5m	£35.7m	£43.8m	£9.8m	£9.8m	£11.5m	£14.3m	£17.6m
Zone 25: Danestone	£50.9m	£47.7m	£47.8m	£48.5m	£48.8m	£35.0m	£35.5m	£38.4m	£44.1m	£50.2m	£14.8m	£14.2m	£15.4m	£17.7m	£20.2m
Zone 26: Old Aberdeen	£101.5m	£93.3m	£89.3m	£87.0m	£85.5m	£69.7m	£69.4m	£71.7m	£79.0m	£87.9m	£29.5m	£27.9m	£28.8m	£31.7m	£35.3m
Zone 27: Cornhill	£51.1m	£47.0m	£45.5m	£45.0m	£44.7m	£35.1m	£35.0m	£36.5m	£40.8m	£46.0m	£14.9m	£14.0m	£14.7m	£16.4m	£18.5m
Zone 28: Northfield	£82.9m	£75.7m	£71.0m	£69.3m	£67.3m	£57.0m	£56.3m	£57.0m	£62.9m	£69.3m	£24.1m	£22.6m	£22.9m	£25.3m	£27.8m
Zone 29N: Kingswells	£72.7m	£68.5m	£68.5m	£68.9m	£70.7m	£50.0m	£50.9m	£55.0m	£62.5m	£72.7m	£21.2m	£20.5m	£22.1m	£25.1m	£29.2m
Zone 29S: Hazlehead	£70.9m	£66.6m	£66.2m	£68.3m	£70.2m	£48.7m	£49.6m	£53.2m	£62.0m	£72.2m	£20.6m	£19.9m	£21.4m	£24.9m	£29.0m
Zone 30: Central Aberdeen	£104.0m	£95.2m	£90.4m	£87.5m	£84.7m	£71.5m	£70.8m	£72.6m	£79.4m	£87.1m	£30.3m	£28.4m	£29.1m	£31.9m	£35.0m
Zone 31: Portlethen	£32.6m	£30.3m	£30.0m	£29.5m	£28.9m	£22.8m	£23.0m	£24.6m	£27.3m	£30.3m	£10.5m	£10.0m	£10.7m	£11.9m	£13.2m
Zone 32: Cove Bay	£51.0m	£47.1m	£49.0m	£50.6m	£52.1m	£35.1m	£35.0m	£39.4m	£45.9m	£53.5m	£14.8m	£14.1m	£15.8m	£18.4m	£21.5m
Total ACARS AREA	£1,448.0m	£1,346.6m	£1,328.0m	£1,329.6m	£1,331.8m	£969.7m	£976.5m	£1,041.0m	£1,178.5m	£1,338.1m	£422.4m	£403.2m	£430.1m	£487.0m	£553.0m
Aberdeenshire	£764.8m	£713.4m	£704.1m	£703.3m	£702.8m	£500.4m	£505.5m	£539.9m	£610.1m	£691.1m	£223.6m	£214.1m	£228.9m	£258.8m	£293.2m
Aberdeen City	£683.2m	£633.2m	£623.9m	£626.3m	£629.0m	£469.3m	£471.0m	£501.1m	£568.4m	£647.0m	£198.8m	£189.1m	£201.2m	£228.2m	£259.8m

TABLE 4: TOURIST - NET AVAILABLE EXPENDITURE

2019 Prices

Zone	Tourism Expenditure to Zones - Net Special Forms of Trading														
	Convenience Goods					General Comparison Goods					Bulky Goods				
	2021	2023	2028	2033	2038	2021	2023	2028	2033	2038	2021	2023	2028	2033	2038
Zone 1+3: Upper Deeside	£1.81m	£3.17m	£3.34m	£3.56m	£3.80m	£4.17m	£7.31m	£8.41m	£9.64m	£11.06m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 2: Alford	£1.13m	£1.97m	£2.08m	£2.22m	£2.37m	£2.57m	£4.51m	£5.20m	£6.00m	£6.88m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 4+5; Huntly & Inch	£0.74m	£1.30m	£1.38m	£1.49m	£1.60m	£1.72m	£3.02m	£3.68m	£4.44m	£5.27m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 6: Turriff, Aberchirder	£0.05m	£0.09m	£0.10m	£0.11m	£0.12m	£0.27m	£0.48m	£0.45m	£0.44m	£0.44m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 7: Banff & Macduff	£1.44m	£2.52m	£2.68m	£2.87m	£3.07m	£2.79m	£4.90m	£5.85m	£6.90m	£8.07m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 8: Gardenstown Rural	£0.01m	£0.01m	£0.01m	£0.01m	£0.00m	£0.21m	£0.36m	£0.35m	£0.34m	£0.33m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 9: Fyvie Rural	£0.13m	£0.23m	£0.25m	£0.27m	£0.29m	£0.31m	£0.54m	£0.69m	£0.86m	£1.04m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 10: Fraserburgh	£0.61m	£1.06m	£1.15m	£1.25m	£1.36m	£0.53m	£0.93m	£1.48m	£2.11m	£2.80m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 11: Peterhead	£0.13m	£0.23m	£0.27m	£0.32m	£0.36m	£0.22m	£0.38m	£0.86m	£1.37m	£1.91m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 12: Mintlaw	£0.03m	£0.06m	£0.07m	£0.08m	£0.09m	£0.03m	£0.05m	£0.03m	£0.17m	£0.32m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 13: Ellon	£0.04m	£0.06m	£0.08m	£0.10m	£0.11m	£0.61m	£1.08m	£0.97m	£0.89m	£0.81m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 14: Balmedie	£0.09m	£0.17m	£0.16m	£0.16m	£0.18m	£0.02m	£0.04m	£0.04m	£0.05m	£0.11m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 15: Oldmeldrum - Kintore	£0.02m	£0.03m	£0.03m	£0.02m	£0.01m	£0.90m	£1.58m	£1.62m	£1.58m	£1.40m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 16: inverurie - Kemnay	£0.04m	£0.07m	£0.08m	£0.09m	£0.12m	£0.10m	£0.18m	£0.07m	£0.09m	£0.42m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 17: Aboyne, Torphins	£0.04m	£0.07m	£0.06m	£0.06m	£0.05m	£0.40m	£0.70m	£0.64m	£0.59m	£0.56m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 18: Westhill and rural	£0.08m	£0.14m	£0.13m	£0.11m	£0.10m	£0.77m	£1.35m	£1.28m	£1.17m	£1.07m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 19 City: Culter	£0.85m	£1.49m	£1.56m	£1.67m	£1.79m	£1.64m	£2.88m	£3.30m	£3.89m	£4.59m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 19 Shire: Banchory	£0.03m	£0.05m	£0.04m	£0.04m	£0.02m	£0.52m	£0.91m	£0.94m	£0.95m	£0.95m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 20E: Newtonhill + Chapelton	£0.03m	£0.05m	£0.04m	£0.04m	£0.04m	£0.25m	£0.43m	£0.52m	£0.59m	£0.67m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 20W: S Deeside	£0.18m	£0.31m	£0.32m	£0.34m	£0.37m	£0.50m	£0.87m	£0.95m	£1.09m	£1.25m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 21: Stonehaven	£0.38m	£0.67m	£0.71m	£0.77m	£0.83m	£0.69m	£1.22m	£1.51m	£1.91m	£2.37m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 22: Mearns	£0.63m	£1.11m	£1.19m	£1.28m	£1.37m	£1.32m	£2.31m	£2.85m	£3.49m	£4.18m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 23: Bridge of Don	£0.50m	£0.87m	£0.96m	£1.07m	£1.20m	£0.28m	£0.48m	£0.51m	£0.61m	£0.73m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 24N: Dyce	£0.22m	£0.39m	£0.44m	£0.50m	£0.57m	£1.89m	£3.31m	£3.85m	£4.47m	£5.20m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 24S: Bucksburn	£0.17m	£0.29m	£0.32m	£0.35m	£0.40m	£1.37m	£2.40m	£2.69m	£3.02m	£3.46m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 25: Danestone	£0.39m	£0.69m	£0.79m	£0.90m	£1.03m	£0.86m	£1.51m	£1.53m	£1.52m	£1.46m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 26: Old Aberdeen	£0.24m	£0.42m	£0.53m	£0.66m	£0.81m	£0.38m	£0.67m	£0.19m	£0.37m	£1.01m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 27: Cornhill	£0.43m	£0.76m	£0.87m	£1.00m	£1.15m	£0.26m	£0.46m	£0.78m	£1.15m	£1.56m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 28: Northfield	£0.30m	£0.52m	£0.64m	£0.77m	£0.91m	£1.69m	£2.96m	£2.81m	£2.72m	£2.58m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 29N: Kingswells	£0.05m	£0.09m	£0.07m	£0.03m	£0.00m	£1.14m	£2.00m	£2.01m	£1.94m	£1.91m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 29S: Hazlehead	£0.14m	£0.25m	£0.31m	£0.37m	£0.45m	£0.63m	£1.10m	£0.98m	£0.88m	£0.71m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 30: Central Aberdeen	£0.10m	£0.18m	£0.28m	£0.38m	£0.50m	£3.48m	£6.11m	£7.53m	£9.14m	£11.00m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 31: Portlethen	£0.28m	£0.50m	£0.53m	£0.58m	£0.63m	£0.39m	£0.69m	£0.91m	£1.22m	£1.59m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Zone 32: Cove Bay	£0.06m	£0.10m	£0.10m	£0.09m	£0.07m	£0.35m	£0.62m	£0.63m	£0.54m	£0.41m	£0.00m	£0.00m	£0.00m	£0.0m	£0.0m
Total	£10.8m	£19.0m	£20.7m	£22.9m	£25.3m	£15.0m	£26.4m	£36.1m	£47.7m	£61.6m	£0.0m	£0.0m	£0.0m	£0.0m	£0.0m

Note: Analysis of STEAM reports from other parts of Scotland identifies 2021 expenditure = 57% of 2023 (average)

TABLE 5: TOTAL AVAILABLE EXPENDITURE (RESIDENTS PLUS NET TOURISM)
2019 Prices.

Zone	Available Expenditure Per Capita - Gross Special Forms of Trading														
	Convenience Goods					General Comparison Goods					Bulky Goods				
	2021	2023	2028	2033	2038	2021	2023	2028	2033	2038	2021	2023	2028	2033	2038
Zone 1+3: Upper Deeside	£28.1m	£27.4m	£26.9m	£27.1m	£27.0m	£24.5m	£26.6m	£29.4m	£33.8m	£38.3m	£8.2m	£7.8m	£8.5m	£9.7m	£11.0m
Zone 2: Alford	£18.6m	£18.2m	£17.9m	£17.5m	£17.4m	£16.1m	£17.4m	£19.3m	£21.6m	£24.5m	£5.5m	£5.2m	£5.7m	£6.3m	£7.1m
Zone 4+S; Huntly & Inch	£46.6m	£43.1m	£41.8m	£40.7m	£40.1m	£37.2m	£36.2m	£39.7m	£44.5m	£50.3m	£14.3m	£13.4m	£14.5m	£16.1m	£18.2m
Zone 6: Turriff, Aberchirder	£22.2m	£20.3m	£20.4m	£21.2m	£22.3m	£16.9m	£15.6m	£17.7m	£21.2m	£25.7m	£7.0m	£6.5m	£7.4m	£8.8m	£10.6m
Zone 7: Banff & Macduff	£47.8m	£45.1m	£43.2m	£42.5m	£42.1m	£38.8m	£38.8m	£42.2m	£47.6m	£54.0m	£14.6m	£13.8m	£14.7m	£16.5m	£18.6m
Zone 8: Gardenstown Rural	£10.2m	£9.3m	£9.0m	£8.9m	£8.7m	£7.7m	£7.0m	£7.7m	£8.8m	£9.9m	£3.2m	£3.0m	£3.3m	£3.7m	£4.1m
Zone 9: Fyvie Rural	£12.6m	£11.6m	£11.1m	£10.8m	£10.6m	£10.0m	£9.6m	£10.4m	£11.6m	£13.2m	£3.9m	£3.7m	£3.9m	£4.4m	£4.9m
Zone 10: Fraserburgh	£71.4m	£66.2m	£64.1m	£62.7m	£61.8m	£55.6m	£52.8m	£57.8m	£65.2m	£73.8m	£22.3m	£21.0m	£22.8m	£25.6m	£28.8m
Zone 11: Peterhead	£76.0m	£70.0m	£68.1m	£67.8m	£68.4m	£59.2m	£56.0m	£61.6m	£70.7m	£81.9m	£23.9m	£22.5m	£24.6m	£28.1m	£32.4m
Zone 12: Mintlaw	£30.9m	£28.8m	£29.7m	£30.2m	£31.2m	£24.0m	£22.8m	£26.6m	£31.1m	£36.8m	£9.7m	£9.3m	£10.8m	£12.6m	£14.8m
Zone 13: Ellon	£54.2m	£49.6m	£49.1m	£50.2m	£51.8m	£49.0m	£45.3m	£50.6m	£59.6m	£70.5m	£21.6m	£20.2m	£22.5m	£26.4m	£31.1m
Zone 14: Balmedie	£24.4m	£22.3m	£25.8m	£28.6m	£28.5m	£22.3m	£20.8m	£27.0m	£34.2m	£39.3m	£9.7m	£9.0m	£11.8m	£15.0m	£17.1m
Zone 15: Oldmeldrum - Kintore	£76.4m	£69.8m	£72.6m	£75.2m	£75.8m	£69.0m	£63.8m	£74.8m	£89.2m	£103.3m	£30.5m	£28.5m	£33.3m	£39.6m	£45.7m
Zone 16: inverurie - Kemnay	£58.4m	£54.7m	£56.9m	£59.4m	£59.7m	£53.3m	£51.0m	£59.8m	£71.7m	£82.7m	£23.3m	£22.3m	£26.1m	£31.3m	£35.9m
Zone 17: Aboyne, Torphins	£22.7m	£20.6m	£19.5m	£19.0m	£18.8m	£20.4m	£18.7m	£20.0m	£22.4m	£25.5m	£9.1m	£8.5m	£9.0m	£10.0m	£11.4m
Zone 18: Westhill and rural	£44.1m	£40.3m	£38.9m	£37.6m	£37.0m	£39.6m	£36.6m	£39.8m	£44.3m	£50.1m	£17.6m	£16.5m	£17.9m	£19.8m	£22.3m
Zone 19 City: Culter	£28.1m	£26.5m	£27.0m	£27.5m	£27.9m	£26.1m	£25.8m	£29.5m	£34.4m	£39.9m	£9.8m	£9.2m	£10.5m	£12.3m	£14.2m
Zone 19 Shire: Banchory	£30.1m	£27.8m	£29.6m	£29.5m	£29.1m	£27.1m	£25.2m	£30.2m	£34.8m	£39.3m	£12.0m	£11.4m	£13.6m	£15.6m	£17.6m
Zone 20E: Newtonhill + Chapelton	£20.8m	£20.4m	£22.9m	£25.2m	£27.9m	£18.8m	£18.6m	£23.5m	£29.7m	£37.8m	£8.3m	£8.3m	£10.5m	£13.2m	£16.8m
Zone 20W: S Deeside	£5.6m	£5.4m	£6.6m	£7.0m	£7.3m	£5.5m	£5.6m	£7.5m	£9.1m	£10.8m	£2.2m	£2.1m	£2.9m	£3.5m	£4.2m
Zone 21: Stonehaven	£35.4m	£33.1m	£33.4m	£32.9m	£32.5m	£32.7m	£31.6m	£35.9m	£40.8m	£46.1m	£14.0m	£13.3m	£15.0m	£16.9m	£19.1m
Zone 22: Mearns	£48.1m	£45.5m	£45.1m	£44.5m	£44.8m	£44.8m	£43.9m	£49.0m	£55.7m	£64.2m	£18.9m	£18.1m	£20.1m	£22.8m	£26.2m
Zone 23: Bridge of Don	£21.5m	£19.8m	£22.3m	£24.0m	£25.7m	£19.1m	£17.9m	£22.6m	£27.7m	£33.9m	£7.6m	£7.0m	£8.9m	£10.9m	£13.3m
Zone 24N: Dyce	£20.5m	£18.7m	£18.3m	£18.0m	£17.4m	£20.1m	£20.2m	£22.3m	£25.2m	£27.9m	£7.3m	£6.8m	£7.4m	£8.3m	£9.1m
Zone 24S: Bucksburn	£35.8m	£34.6m	£38.2m	£42.6m	£46.3m	£33.3m	£33.9m	£41.8m	£53.0m	£65.7m	£12.8m	£12.7m	£15.7m	£20.1m	£25.0m
Zone 25: Danestone	£54.4m	£50.7m	£51.7m	£53.0m	£53.7m	£47.6m	£44.4m	£51.0m	£60.2m	£69.8m	£19.5m	£18.5m	£21.1m	£24.8m	£28.6m
Zone 26: Old Aberdeen	£108.0m	£98.3m	£95.8m	£94.2m	£93.0m	£96.2m	£89.2m	£98.1m	£111.0m	£125.9m	£38.8m	£36.1m	£39.5m	£44.4m	£50.1m
Zone 27: Cornhill	£54.6m	£50.1m	£49.4m	£49.3m	£49.4m	£48.9m	£45.8m	£50.8m	£58.3m	£66.9m	£19.5m	£18.2m	£20.1m	£22.9m	£26.3m
Zone 28: Northfield	£88.3m	£80.0m	£76.3m	£75.2m	£73.6m	£77.2m	£70.0m	£75.3m	£85.4m	£95.8m	£31.7m	£29.3m	£31.4m	£35.4m	£39.5m
Zone 29N: Kingswells	£77.2m	£71.8m	£73.0m	£74.0m	£76.3m	£68.1m	£64.0m	£73.4m	£85.6m	£101.4m	£27.8m	£26.5m	£30.3m	£35.2m	£41.5m
Zone 29S: Hazlehead	£75.4m	£70.2m	£70.9m	£73.8m	£76.2m	£66.8m	£63.1m	£71.9m	£86.0m	£101.8m	£27.1m	£25.8m	£29.3m	£34.9m	£41.2m
Zone 30: Central Aberdeen	£110.6m	£100.1m	£96.6m	£94.4m	£91.8m	£102.5m	£97.8m	£106.9m	£120.4m	£134.7m	£39.8m	£36.8m	£39.9m	£44.7m	£49.7m
Zone 31: Portlethen	£34.9m	£32.3m	£32.5m	£32.3m	£31.8m	£32.0m	£30.5m	£34.6m	£39.5m	£44.6m	£13.8m	£13.0m	£14.7m	£16.7m	£18.8m
Zone 32: Cove Bay	£54.1m	£49.3m	£52.2m	£54.3m	£56.1m	£48.2m	£44.8m	£53.3m	£63.8m	£75.6m	£19.5m	£18.2m	£21.7m	£25.8m	£30.5m
Total	£1,548.0m	£1,431.9m	£1,436.5m	£1,451.0m	£1,462.0m	£1,358.6m	£1,291.3m	£1,462.0m	£1,698.3m	£1,962.2m	£554.8m	£522.3m	£589.2m	£682.1m	£785.5m
Aberdeenshire	£819.5m	£761.8m	£764.8m	£770.7m	£774.7m	£704.5m	£674.4m	£765.1m	£887.1m	£1,022.7m	£293.7m	£277.4m	£313.5m	£362.5m	£416.5m
Aberdeen City	£728.5m	£670.1m	£671.7m	£680.3m	£687.3m	£654.1m	£616.8m	£696.9m	£811.2m	£939.5m	£261.1m	£245.0m	£275.6m	£319.7m	£369.0m

Zone	Available Expenditure Per Capita - Net Special Forms of Trading														
	Convenience Goods					General Comparison Goods					Bulky Goods				
	2021	2023	2028	2033	2038	2021	2023	2028	2033	2038	2021	2023	2028	2033	2038
Zone 1+3: Upper Deeside	£26.6m	£26.3m	£25.5m	£25.5m	£25.3m	£18.9m	£22.2m	£23.8m	£26.9m	£30.2m	£6.3m	£6.0m	£6.2m	£6.9m	£7.7m
Zone 2: Alford	£17.6m	£17.5m	£16.9m	£16.5m	£16.3m	£12.3m	£14.5m	£15.5m	£17.2m	£19.3m	£4.2m	£4.0m	£4.2m	£4.5m	£5.0m
Zone 4+5: Huntly & Inch	£43.9m	£41.1m	£39.3m	£38.0m	£37.3m	£27.4m	£28.6m	£30.0m	£33.0m	£37.0m	£10.9m	£10.3m	£10.6m	£11.5m	£12.8m
Zone 6: Turriff, Aberchirder	£20.9m	£19.3m	£19.1m	£19.7m	£20.7m	£12.2m	£11.9m	£12.8m	£15.0m	£17.9m	£5.3m	£5.0m	£5.4m	£6.3m	£7.4m
Zone 7: Banff & Macduff	£45.1m	£43.1m	£40.7m	£39.7m	£39.3m	£28.8m	£31.1m	£32.4m	£35.9m	£40.4m	£11.1m	£10.6m	£10.7m	£11.8m	£13.1m
Zone 8: Gardenstown Rural	£9.6m	£8.8m	£8.4m	£8.2m	£8.1m	£5.5m	£5.4m	£5.5m	£6.2m	£6.9m	£2.4m	£2.3m	£2.4m	£2.6m	£2.9m
Zone 9: Fyvie Rural	£11.9m	£11.0m	£10.4m	£10.0m	£9.9m	£7.3m	£7.5m	£7.8m	£8.6m	£9.6m	£3.0m	£2.8m	£2.9m	£3.1m	£3.5m
Zone 10: Fraserburgh	£67.3m	£63.1m	£60.2m	£58.5m	£57.4m	£40.3m	£41.0m	£42.6m	£47.2m	£52.8m	£17.0m	£16.2m	£16.7m	£18.3m	£20.3m
Zone 11: Peterhead	£71.6m	£66.7m	£63.9m	£63.1m	£63.5m	£42.8m	£43.3m	£45.2m	£50.9m	£58.3m	£18.2m	£17.4m	£18.0m	£20.1m	£22.8m
Zone 12: Mintlaw	£29.1m	£27.4m	£27.9m	£28.1m	£28.9m	£17.3m	£17.6m	£19.4m	£22.3m	£26.0m	£7.4m	£7.2m	£7.9m	£9.0m	£10.4m
Zone 13: Ellon	£51.1m	£47.2m	£46.1m	£46.7m	£48.0m	£35.2m	£34.7m	£36.7m	£42.3m	£49.4m	£16.5m	£15.6m	£16.4m	£18.8m	£21.9m
Zone 14: Balmedie	£23.0m	£21.3m	£24.2m	£26.6m	£26.5m	£16.1m	£16.0m	£19.7m	£24.4m	£27.7m	£7.4m	£7.0m	£8.6m	£10.7m	£12.0m
Zone 15: Oldmeldrum - Kintore	£72.0m	£66.5m	£68.1m	£70.0m	£70.3m	£49.5m	£48.9m	£54.2m	£63.3m	£72.3m	£23.2m	£22.0m	£24.3m	£28.3m	£32.2m
Zone 16: inverurie - Kemnay	£55.0m	£52.1m	£53.4m	£55.4m	£55.3m	£38.4m	£39.3m	£43.6m	£51.3m	£58.3m	£17.7m	£17.2m	£19.1m	£22.3m	£25.3m
Zone 17: Aboyne, Torphins	£21.4m	£19.7m	£18.3m	£17.7m	£17.4m	£14.6m	£14.3m	£14.4m	£15.8m	£17.8m	£6.9m	£6.5m	£6.6m	£7.2m	£8.0m
Zone 18: Westhill and rural	£41.5m	£38.4m	£36.5m	£35.0m	£34.2m	£28.4m	£27.9m	£28.7m	£31.3m	£35.0m	£13.4m	£12.8m	£13.1m	£14.2m	£15.7m
Zone 19 City: Culter	£26.5m	£25.3m	£25.4m	£25.7m	£26.0m	£19.3m	£20.6m	£22.5m	£25.7m	£29.5m	£7.5m	£7.1m	£7.7m	£8.8m	£10.0m
Zone 19 Shire: Banchory	£28.4m	£26.5m	£27.7m	£27.5m	£27.0m	£19.4m	£19.3m	£21.8m	£24.5m	£27.4m	£9.2m	£8.8m	£9.9m	£11.1m	£12.4m
Zone 20E: Newtonhill + Chapelton	£19.6m	£19.4m	£21.4m	£23.4m	£25.9m	£13.5m	£14.3m	£17.0m	£21.1m	£26.4m	£6.3m	£6.4m	£7.6m	£9.4m	£11.8m
Zone 20W: S Deeside	£5.3m	£5.1m	£6.2m	£6.5m	£6.8m	£4.1m	£4.5m	£5.7m	£6.8m	£8.0m	£1.6m	£1.6m	£2.1m	£2.5m	£2.9m
Zone 21: Stonehaven	£33.4m	£31.6m	£31.3m	£30.7m	£30.2m	£23.8m	£24.7m	£26.6m	£29.6m	£33.1m	£10.6m	£10.2m	£10.9m	£12.1m	£13.4m
Zone 22: Mearns	£45.4m	£43.4m	£42.3m	£41.5m	£41.7m	£32.7m	£34.4m	£36.6m	£40.8m	£46.4m	£14.4m	£14.0m	£14.7m	£16.3m	£18.4m
Zone 23: Bridge of Don	£20.3m	£18.9m	£21.0m	£22.4m	£23.9m	£13.8m	£13.9m	£16.6m	£20.0m	£24.1m	£5.7m	£5.4m	£6.5m	£7.8m	£9.4m
Zone 24N: Dyce	£19.4m	£17.9m	£17.2m	£16.8m	£16.1m	£15.0m	£16.3m	£17.3m	£19.3m	£21.2m	£5.6m	£5.2m	£5.4m	£6.0m	£6.4m
Zone 24S: Bucksburn	£33.8m	£33.0m	£35.9m	£39.7m	£43.0m	£24.4m	£26.7m	£31.2m	£38.7m	£47.3m	£9.8m	£9.8m	£11.5m	£14.3m	£17.6m
Zone 25: Danestone	£51.3m	£48.4m	£48.5m	£49.4m	£49.8m	£34.1m	£34.0m	£36.8m	£42.5m	£48.7m	£14.8m	£14.2m	£15.4m	£17.7m	£20.2m
Zone 26: Old Aberdeen	£101.7m	£93.7m	£89.9m	£87.7m	£86.3m	£69.3m	£68.7m	£71.6m	£79.4m	£88.9m	£29.5m	£27.9m	£28.8m	£31.7m	£35.3m
Zone 27: Cornhill	£51.5m	£47.8m	£46.4m	£46.0m	£45.9m	£35.3m	£35.4m	£37.3m	£42.0m	£47.6m	£14.9m	£14.0m	£14.7m	£16.4m	£18.5m
Zone 28: Northfield	£83.2m	£76.2m	£71.6m	£70.1m	£68.2m	£55.3m	£53.4m	£54.2m	£60.2m	£66.7m	£24.1m	£22.6m	£22.9m	£25.3m	£27.8m
Zone 29N: Kingswells	£72.7m	£68.4m	£68.9m	£70.7m	£70.6m	£48.8m	£48.9m	£53.0m	£60.6m	£70.8m	£21.2m	£20.5m	£22.1m	£25.1m	£29.2m
Zone 29S: Hazlehead	£71.0m	£66.9m	£66.5m	£68.7m	£70.6m	£48.1m	£48.5m	£52.2m	£61.1m	£71.5m	£20.6m	£19.9m	£21.4m	£24.9m	£29.0m
Zone 30: Central Aberdeen	£104.1m	£95.4m	£90.6m	£87.9m	£85.2m	£74.9m	£76.9m	£80.1m	£88.6m	£98.1m	£30.3m	£28.4m	£29.1m	£31.9m	£35.0m
Zone 31: Portlethen	£32.8m	£30.8m	£30.5m	£30.1m	£29.5m	£23.2m	£23.7m	£25.5m	£28.5m	£31.9m	£10.5m	£10.0m	£10.7m	£11.9m	£13.2m
Zone 32: Cove Bay	£51.0m	£47.0m	£48.9m	£50.5m	£52.0m	£34.7m	£34.4m	£38.8m	£45.4m	£53.1m	£14.8m	£14.1m	£15.8m	£18.4m	£21.5m
Total	£1,458.8m	£1,365.5m	£1,348.8m	£1,352.4m	£1,357.1m	£984.8m	£1,002.9m	£1,077.0m	£1,226.2m	£1,399.6m	£422.4m	£403.2m	£430.1m	£487.0m	£553.0m
Aberdeenshire	£772.4m	£726.7m	£718.3m	£718.6m	£719.3m	£511.6m	£525.1m	£565.4m	£642.7m	£732.2m	£223.6m	£214.1m	£228.9m	£258.8m	£293.2m
Aberdeen City	£686.4m	£638.9m	£630.5m	£633.9m	£637.8m	£473.2m	£477.8m	£511.6m	£583.5m	£667.5m	£198.8m	£189.1m	£201.2m	£228.2m	£259.8m

**TABLE 6B: CONVENIENCE EXPENDITURE FLOWS 2023
EXPENDITURE FLOWS
2021 Prices**

[illegible]

TABLE 6C: CONVENIENCE EXPENDITURE FLOWS 2023
TRADE DRAW TO ZONES

	Origin Zone	Destination Zone																																CITY CENTRE	STUDY AREA			
		Zone 1-3: Upper Deeside	Zone 2: Alford	Zone 4+5: Huntly & Inch	Zone 6: Turriff, Aberchirder	Zone 7: Banff & Macduff	Zone 8: Gardentown Rural	Zone 9: Fyvie Rural	Zone 10: Fraserburgh	Zone 11: Peterhead	Zone 12: Mintlaw	Zone 13: Ellon	Zone 14: Balmadie	Zone 15: Oldmeldrum - Kintore	Zone 16: Inverurie - Kemnay	Zone 17: Torphins	Zone 18: Westhill and rural	Zone 19 Shire: Randolph	Zone 20: Newtonhill + Chapelton	Zone 20W: S Deeside	Zone 21: Stonehaven	Zone 22: Mearns	Zone 23: Portlethen	Zone 19 City: Culler	Zone 23: Bridge of Don	Zone 24N: Dyce	Zone 24S: Bucksburn	Zone 25: Danestone	Zone 26: Old Aberdeen	Zone 27: Cornhill	Zone 28: Northfield	Zone 29N: Kingswells	Zone 29S: Hazlehead			Zone 30: Central Aberdeen	Zone 31: Cove Bay	
Zone 1-3: Upper Deeside	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	14%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Zone 2: Alford	0%	94%	4%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Zone 4+5: Huntly & Inch	0%	4%	71%	2%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	6%	0%	2%	0%	0%	0%	1%	0%	0%	0%	0%	1%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%		
Zone 6: Turriff, Aberchirder	0%	0%	9%	71%	1%	0%	0%	1%	0%	0%	0%	0%	0%	0%	2%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Zone 7: Banff & Macduff	0%	0%	11%	3%	99%	0%	0%	10%	1%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%		
Zone 8: Gardentown Rural	0%	0%	0%	8%	0%	93%	13%	3%	2%	1%	3%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Zone 9: Fyvie Rural	0%	0%	0%	15%	0%	0%	87%	0%	0%	0%	0%	0%	1%	5%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Zone 10: Fraserburgh	0%	0%	0%	0%	0%	0%	80%	4%	0%	2%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	2%	1%		
Zone 11: Peterhead	0%	0%	0%	0%	0%	0%	0%	1%	73%	0%	2%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Zone 12: Mintlaw	0%	0%	0%	1%	0%	7%	4%	0%	20%	99%	5%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Zone 13: Ellon	0%	0%	0%	0%	0%	0%	0%	1%	1%	0%	64%	0%	4%	3%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	30%	2%	0%	2%	0%	0%	0%	0%	0%	1%	0%	0%	1%	
Zone 14: Balmadie	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	22%	84%	3%	2%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	11%	2%	0%	3%	1%	0%	0%	0%	0%	0%	0%	0%		
Zone 15: Oldmeldrum - Kintore	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	73%	32%	0%	3%	0%	4%	0%	0%	0%	0%	0%	0%	0%	22%	8%	1%	0%	1%	2%	0%	0%	2%	0%	1%		
Zone 16: Inverurie - Kemnay	0%	0%	2%	0%	0%	0%	0%	0%	0%	0%	1%	11%	19%	38%	0%	0%	0%	15%	0%	0%	2%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	0%	1%		
Zone 17: Torphins	1%	2%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	4%	33%	4%	21%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%		
Zone 18: Westhill and rural	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	48%	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%		
Zone 19 City: Culler	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	5%	21%	0%	0%	0%	0%	0%	0%	91%	0%	0%	0%	0%	0%	0%	0%	1%	3%	1%	0%	1%	
Zone 19 Shire: Randolph	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	5%	31%	0%	0%	0%	0%	0%	0%	2%	0%	0%	0%	0%	0%	0%	0%	4%	0%	0%	0%	1%	
Zone 20: Newtonhill + Chapelton	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	9%	40%	0%	4%	0%	10%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	0%	1%	1%	0%	
Zone 20W: S Deeside	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	3%	3%	0%	1%	0%	3%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Zone 21: Stonehaven	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	4%	0%	77%	0%	23%	0%	0%	0%	0%	0%	0%	0%	0%	2%	1%	0%	0%	1%	2%	0%
Zone 22: Mearns	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	96%	13%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	2%	
Zone 23: Bridge of Don	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	4%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	28%	1%	0%	14%	4%	0%	0%	0%	1%	2%	0%	1%	0%	
Zone 24N: Dyce	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	30%	9%	1%	1%	0%	0%	0%	0%	0%	0%	0%	1%	0%	
Zone 24S: Bucksburn	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	17%	63%	7%	0%	0%	3%	2%	0%	1%	0%	2%	0%		
Zone 25: Danestone	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	0%	15%	41%	5%	0%	1%	0%	4%	0%	6%	0%	0%	4%		
Zone 26: Old Aberdeen	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	16%	0%	10%	65%	17%	8%	2%	0%	29%	0%	9%	0%		
Zone 27: Cornhill	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	6%	43%	2%	2%	3%	4%	2%	6%		
Zone 28: Northfield	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%	4%	3%	3%	12%	7%	10%	67%	30%	9%	6%	1%	5%	0%		
Zone 29N: Kingswells	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	19%	0%	0%	2%	0%	1%	0%	0%	0%	1%	0%	1%	2%	3%	10%	6%	39%	11%	8%	1%	4%	
Zone 29S: Hazlehead	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	4%	0%	8%	0%	0%	0%	0%	0%	0%	1%	0%	1%	4%	0%	10%	42%	9%	5%	5%	0%		
Zone 30: Central Aberdeen	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	6%	0%	2%	0%	0%	0%	5%	0%	3%	5%	13%	10%	4%	8%	12%	32%	31%	0%		
Zone 31: Portlethen	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%	42%	0%	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%	3%	1%	2%	2%	0%	
Zone 31: Cove Bay	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	4%	0%	0%	12%	0%	53%	8%	0%		
Market Share of Zone Turnover from Study Area	100%	100%	98%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	98%	99%	100%	100%	100%	100%	100%	100%	100%	100%	99%	100%	100%	100%	100%	100%		
External Inflows of expenditure from:																																						
Moray	0%	0%	2%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Angus and Dundee	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	2%	1%	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%	0%	0%	0%	0%		
Shetland and Orkney	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Highland	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Grand Total	E14.96m	E9.62m	E41.12m	E16.67m	E27.03m	E1.91m	E1.98m	E71.21m	E66.43m	E5.98m	E55.18m	E2.77m	E20.15m	E103.57m	E2.99m	E76.02m	E47.18m	E8.41m	E16.09m	E16.64m	E11.81m	E50.94m	E5.99m	E6.58m	E38.22m	E23.64m	E70.72m	E52.10m	E55.62m	E29.60m	E50.39m	E95.14m	E65.15m	E37.69m	E152.29m			
Total Percent	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%		

**TABLE 7A: GENERAL COMPARISON EXPENDITURE FLOWS 2023
FLOWS FROM ORIGIN ZONES
2021 Prices**

		Destination Zone																																											
Origin Zone	Available Expenditure	Zone 1+3: Upper Deeside	Zone 2: Aiford	Zone 4+5: Huntly & Inch	Zone 6: Turriff, Aberchirder	Zone 7: Banff & Macduff	Zone 8: Gardentown Rural	Zone 9: Fyvie Rural	Zone 10: Fraserburgh	Zone 11: Peterhead	Zone 12: Mintlaw	Zone 13: Ellon	Zone 14: Balmacle	Zone 15: Oldmeldrum - Kintore	Zone 16: Inverurie - Kemnay	Zone 17: Torphins	Zone 18: Westhill and rural	Zone 19 Shire: Banchory	Zone 20E: Newtonhill + Chapelton	Zone 20W: S Deeside	Zone 21: Stonehaven	Zone 22: Mearns	Zone 31: Portfethen	Zone 19 City: Culler	Zone 23: Bridge of Don	Zone 24N: Dyce	Zone 24S: Bucksburn	Zone 25: Danestone	Zone 26: Old Aberdeen	Zone 27: Cornhill	Zone 28: Northfield	Zone 29N: Kingswells	Zone 29S: Halehead	Zone 30: Central Aberdeen	Zone 32: Cove Bay	CITY CENTRE	Dundee & Angus	Monray	Other	Highland Aberdeenshire	Coastal	Commuter	City	Leisure	Total
Zone 1+3: Upper Deeside	E22.2m	33.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3.00%	12.50%	0.00%	0.00%	0.00%	0.00%	1.00%	0.00%	0.00%	0.00%	0.00%	0.00%	5.00%	2.50%	0.00%	0.00%	1.00%	0.00%	0.00%	41.00%	1.00%	0.00%	0.00%	33.00%	0.00%	16.50%	49.50%	1.00%	100.00%
Zone 2: Aiford	E14.5m	4.50%	8.50%	5.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	33.00%	0.00%	1.00%	8.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	8.00%	0.00%	0.00%	0.00%	0.00%	0.50%	0.00%	18.00%	0.00%	0.00%	13.50%	18.00%	0.00%	42.00%	26.50%	13.50%	100.00%
Zone 4+5: Huntly & Inch	E28.6m	0.00%	0.00%	33.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.50%	0.00%	0.00%	11.50%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	30.00%	0.00%	12.50%	11.50%	33.00%	0.00%	13.00%	30.00%	24.00%	100.00%	
Zone 6: Turriff, Aberchirder	E11.9m	0.00%	0.00%	4.50%	51.50%	5.50%	0.00%	0.00%	3.00%	0.00%	0.00%	0.00%	0.00%	0.00%	7.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.50%	0.00%	0.00%	0.00%	0.00%	3.00%	0.00%	22.00%	0.00%	0.00%	0.00%	4.50%	60.00%	8.00%	27.50%	0.00%	100.00%
Zone 7: Banff & Macduff	E31.1m	0.00%	0.00%	2.00%	0.00%	24.00%	0.00%	0.00%	13.50%	0.00%	0.50%	0.00%	0.00%	0.00%	2.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.50%	0.00%	0.00%	0.00%	0.00%	0.00%	37.00%	0.00%	15.50%	4.00%	2.00%	38.00%	2.00%	38.50%	19.50%	100.00%	
Zone 8: Gardentown Rural	E5.4m	0.00%	0.00%	1.00%	40.00%	4.00%	0.20%	0.00%	4.80%	5.50%	0.00%	1.50%	0.00%	0.00%	9.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.00%	2.00%	0.00%	0.00%	0.00%	0.00%	24.00%	0.00%	0.00%	0.00%	1.00%	54.50%	16.50%	28.00%	0.00%	100.00%		
Zone 9: Fyvie Rural	E7.5m	0.00%	0.00%	2.00%	16.40%	0.00%	0.00%	0.10%	4.50%	1.50%	0.00%	0.00%	0.00%	0.00%	58.50%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	17.00%	0.00%	0.00%	0.00%	2.00%	22.50%	58.50%	17.00%	0.00%	100.00%			
Zone 10: Fraserburgh	E41.0m	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	55.50%	6.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.50%	0.00%	0.00%	0.00%	0.00%	29.00%	2.00%	0.00%	7.00%	0.00%	61.50%	0.00%	29.50%	9.00%	100.00%		
Zone 11: Peterhead	E43.3m	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.50%	70.00%	0.00%	0.00%	0.00%	0.00%	2.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.00%	2.00%	0.00%	0.00%	0.00%	20.00%	0.00%	0.00%	0.00%	1.50%	0.00%	71.50%	3.00%	25.50%	0.00%	100.00%	
Zone 12: Mintlaw	E17.6m	1.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	19.50%	28.50%	3.00%	0.00%	0.00%	0.00%	1.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.50%	1.00%	0.00%	0.00%	0.00%	44.00%	0.00%	0.00%	0.00%	1.00%	49.00%	1.00%	49.00%	0.00%	100.00%		
Zone 13: Ellon	E34.7m	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	10.00%	1.50%	0.00%	31.80%	0.20%	0.50%	10.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.50%	1.00%	10.50%	0.00%	3.00%	34.00%	0.00%	0.00%	0.00%	1.50%	42.50%	56.00%	0.00%	100.00%			
Zone 14: Balmacle	E16.0m	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.00%	0.00%	0.00%	0.00%	0.00%	10.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	12.00%	0.00%	0.00%	0.00%	0.00%	1.00%	2.00%	65.00%	0.00%	0.00%	4.50%	0.00%	1.00%	10.50%	84.00%	4.50%	100.00%		
Zone 15: Oldmeldrum - Kintore	E48.9m	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	31.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.00%	1.50%	0.00%	0.00%	0.00%	0.00%	59.00%	0.00%	0.00%	2.00%	0.00%	0.00%	32.00%	66.00%	2.00%	100.00%			
Zone 16: Inverurie - Kemnay	E39.3m	0.00%	0.00%	0.00%	0.50%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.00%	40.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.00%	1.00%	0.00%	0.00%	1.50%	10.00%	0.00%	0.00%	2.00%	0.00%	3.00%	5.00%	34.00%	0.00%	0.00%	0.00%	0.00%	0.50%	44.00%	55.50%	0.00%	100.00%			
Zone 17: Torphins	E14.3m	2.50%	0.50%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	30.00%	0.10%	0.00%	10.50%	0.00%	0.00%	0.00%	0.50%	1.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3.00%	0.00%	38.50%	0.00%	0.00%	0.00%	3.00%	0.00%	41.10%	55.90%	0.00%	100.00%			
Zone 18: Westhill and rural	E27.9m	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	5.00%	0.00%	17.00%	0.50%	0.00%	0.00%	1.00%	1.50%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.50%	7.00%	0.00%	60.50%	0.00%	0.00%	0.00%	0.00%	0.00%	25.00%	75.00%	0.00%	100.00%				
Zone 19 City	E20.6m	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	5.00%	0.00%	0.00%	0.00%	3.00%	4.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	7.50%	31.50%	39.00%	0.00%	0.00%	0.00%	0.00%	0.00%	13.00%	87.00%	0.00%	100.00%			
Zone 19 Shire: Banchory	E19.3m	1.50%	0.00%	0.00%	0.00%	3.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	4.00%	0.00%	14.50%	20.00%	0.00%	0.00%	0.00%	2.00%	1.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	20.00%	29.00%	0.00%	0.00%	0.00%	1.50%	3.00%	40.50%	55.00%	0.00%	100.00%			
Zone 20E: Newtonhill + Chapelton	E14.3m	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.50%	1.50%	6.50%	0.00%	9.50%	0.00%	20.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	37.00%	0.00%	0.00%	0.00%	0.50%	0.00%	40.00%	59.50%	0.50%	100.00%				
Zone 20W: S Deeside	E14.5m	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.50%	1.50%	9.50%	0.00%	9.50%	0.00%	20.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	34.50%	0.00%	0.00%	0.00%	0.00%	0.00%	34.50%	65.00%	0.50%	100.00%				
Zone 21: Stonehaven	E24.7m	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.50%	4.00%	0.00%	25.00%	0.00%	20.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.50%	0.00%	0.00%	41.00%	3.00%	0.00%	0.00%	1.00%	0.00%	49.50%	46.50%	4.00%	100.00%				
Zone 22: Mearns	E34.4m	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.50%	2.00%	0.00%	0.00%	2.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	51.50%	42.50%	0.00%	0.00%	0.50%	0.00%	3.50%	53.00%	43.00%	100.00%				
Zone 23: Bridge of Don	E13.9m	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.00%	0.00%	0.00%	0.50%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	16.00%	8.00%	0.00%	3.00%	7.50%	10.00%	44.00%	0.00%	0.00%	4.00%	0.00%	0.00%	2.50%	93.50%	4.00%	100.00%				
Zone 24N: Dyce	E16.3m	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	5.50%	0.00%	0.00%	0.00%	0.00%	0.00%	1.00%	0.00%	0.00%	0.00%	0.00%	0.00%	22.50%	9.00%	0.00%	0.50%	1.50%	0.00%	53.00%	1.00%	0.00%	0.00%	0.00%	0.00%	6.50%	92.50%	1.00%	100.00%			
Zone 24S: Bucksburn	E26.7m	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.50%	0.00%	2.50%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	10.00%	5.00%	13.00%	5.00%	10.00%	0.00%	26.00%	0.00%	0.00%	0.00%	0.00%	0.00%	4.00%	96.00%	0.00%	100.00%				
Zone 25: Danestone	E34.0m	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	16.50%	17.50%	5.50%	46.00%	0.00%	0.00%	1.00%	0.00%	0.00%	1.00%	98.00%	1.00%	100.00%				
Zone 26: Old Aberdeen	E68.7m	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.50%	0.00%	0.00%	0.00%	0.00%	1.00%	0.00%	1.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	4.50%	11.00%	19.00%	38.00%	3.00%	0.00%	0.00%	3.50%	0.00%	0.50%	2.00%	91.00%	6.50%	100.00%			
Zone 27: Cornhill	E35.4m	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.50%	0.00%	2.50%	0.00%	0.00%	2.00%	0.00%	1.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.50%	14.50%	0.00%	62.00%	0.00%	0.00%	0.00%	0.00%	0.00%	6.00%	94.00%	0.00%	100.00%				
Zone 28: Northfield	E53.4m	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.50%	0.00%	0.00%	0.00%	1.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	15.00%	6.50%	8.00%	53.50%	0.00%	0.00%	0.00%	0.00%	0.00%	1.50%	98.50%	0.00%	100.00%				
Zone 29N: Kingswells	E46																																												

TABLE 7B: GENERAL COMPARISON EXPENDITURE FLOWS 2023
EXPENDITURE FLOWS
2021 Prices

[illegible]

TABLE 9A: CONVENIENCE EXPENDITURE FLOWS 2028
FLOWS FROM ORIGIN ZONES
2021 Prices

Origin Zone	Available Expenditure	Destination Zone																																CITY CENTRE	Dundee & Angus	Money	Other	Highland Aberdeenshire	Coastal	Commuter	City	Leisure	Total		
		Zone 1+3: Upper Deeside	Zone 2: Alford	Zone 4+5: Huntly & Inch	Zone 6: Turriff, Aberchirder	Zone 7: Banff & Macduff	Zone 8: Gardenstown Rural	Zone 9: Fyvie Rural	Zone 10: Fraserburgh	Zone 11: Peterhead	Zone 12: Mintlaw	Zone 13: Ellon	Zone 14: Balmaclede	Zone 15: Oldmeldrum - Kintore	Zone 16: Inverurie - Kemnay	Zone 17: Aboyne, Torphins	Zone 18: Westhill and rural	Zone 19 Shire: Banchory	Zone 20E: Newtonhill + Chapelton	Zone 20W: S Deeside	Zone 21: Stonehaven	Zone 22: Mearns	Zone 31: Forliehen	Zone 19 City: Culler	Zone 23: Bridge of Don	Zone 24N: Dyce	Zone 24S: Buckburn	Zone 25: Danestone	Zone 26: Old Aberdeen	Zone 27: Cornhill	Zone 28: Northfield	Zone 29N: Kingswells	Zone 29S: Haleshead											Zone 30: Central Aberdeen	Zone 32: Cove Bay
Zone 1+3: Upper Deeside	£26.5m	55.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	8.5%	25.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.5%	0.0%	0.0%	0.0%	3.0%	5.0%	0.0%	0.0%	55.0%	0.0%	35.5%	4.5%	5.0%	100.0%	
Zone 2: Alford	£16.9m	0.0%	51.0%	8.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	18.5%	0.0%	16.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0.0%	59.5%	0.0%	35.5%	5.0%	0.0%	100.0%	
Zone 4+5: Huntly & Inch	£39.3m	0.0%	1.0%	71.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%	0.0%	0.0%	15.0%	0.0%	3.0%	0.0%	0.0%	0.0%	0.5%	0.0%	0.0%	0.0%	0.0%	0%	0.0%	1.0%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%	3.0%	1.5%	1.5%	0.0%	72.0%	1.0%	19.0%	5.0%	3.0%	100.0%	
Zone 6: Turriff, Aberchirder	£19.1m	0.0%	0.0%	18.5%	61.0%	1.0%	0.0%	0.0%	3.5%	0.0%	0.0%	0.0%	0.0%	13.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.0%	0.0%	0.0%	0.0%	18.5%	65.5%	13.0%	3.0%	0.0%	100.0%	
Zone 7: Banff & Macduff	£40.7m	0.0%	0.0%	2.5%	0.0%	75.0%	0.0%	0.0%	13.0%	1.5%	0.0%	0.0%	0.0%	3.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0.0%	0.5%	0.0%	0.0%	0.0%	0.0%	0.5%	0.0%	0.0%	1.0%	0.0%	1.0%	0.0%	2.5%	89.5%	3.0%	4.0%	1.0%	100.0%		
Zone 8: Gardenstown Rural	£8.4m	0.0%	0.0%	0.0%	7.5%	15.0%	12.5%	3.0%	22.0%	13.0%	1.0%	17.0%	0.0%	0.0%	6.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.0%	0.0%	0.0%	0.0%	74.0%	23.0%	3.0%	0.0%	100.0%		
Zone 9: Fyvie Rural	£10.4m	0.0%	0.0%	1.0%	12.5%	14.0%	0.0%	12.5%	2.5%	1.0%	0.0%	1.5%	0.0%	1.0%	50.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	1.0%	0.0%	0.0%	3.0%	0.0%	0.0%	1.0%	42.5%	51.5%	5.0%	0.0%	100.0%	
Zone 10: Fraserburgh	£60.2m	0.0%	0.0%	0.0%	0.0%	2.5%	0.0%	0.0%	87.5%	4.0%	0.0%	0.5%	0.0%	0.0%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	3.0%	0.0%	0.0%	0.0%	94.0%	2.0%	4.0%	0.0%	100.0%		
Zone 11: Peterhead	£63.9m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	72.5%	0.0%	2.0%	0.0%	0.0%	3.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0.0%	0.0%	0.0%	0.5%	0.0%	0.0%	0.5%	0.0%	17.0%	0.0%	3.0%	0.0%	0.0%	0.0%	73.5%	5.5%	21.0%	0.0%	100.0%		
Zone 12: Mintlaw	£27.8m	0.0%	0.0%	0.0%	0.5%	0.0%	0.5%	0.0%	11.0%	48.0%	21.5%	10.0%	0.0%	0.0%	2.5%	0.0%	6.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%	1.5%	0.0%	0.0%	0.0%	81.5%	12.0%	5.0%	1.5%	100.0%		
Zone 13: Ellon	£46.1m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	1.0%	0.0%	0.0%	75.0%	0.0%	1.5%	6.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0.5%	2.0%	0.0%	2.5%	0.0%	0.5%	0.0%	0.0%	0.0%	3.0%	0.0%	0.0%	0.0%	2.0%	82.5%	15.5%	0.0%	100.0%			
Zone 14: Balmaclede	£24.2m	0.0%	0.0%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	57.5%	9.0%	2.5%	7.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	4.5%	3.0%	0.0%	9.5%	2.0%	0.0%	0.5%	0.0%	0.0%	0.5%	3.0%	0.0%	0.0%	0.5%	0.0%	76.5%	23.0%	0.0%	100.0%		
Zone 15: Oldmeldrum - Kintore	£68.1m	0.0%	0.0%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	22.0%	52.5%	0.0%	3.5%	0.0%	0.5%	0.0%	0.0%	0.0%	0.0%	0%	0.0%	12.5%	3.0%	1.5%	0.0%	0.5%	1.0%	0.0%	0.0%	1.5%	0.0%	3.0%	0.0%	0.0%	0.5%	0.0%	76.5%	23.0%	0.0%	100.0%	
Zone 16: Inverurie - Kemnay	£53.4m	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.3%	0.5%	5.5%	80.0%	0.0%	0.0%	0.0%	2.5%	0.0%	0.0%	0.0%	1.0%	0%	0.0%	0.0%	0.0%	0.5%	0.0%	0.0%	0.0%	1.0%	0.0%	7.8%	0.0%	0.0%	0.0%	1.0%	0.0%	88.8%	9.3%	0.0%	100.0%		
Zone 17: Aboyne, Torphins	£18.3m	0.5%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	20.0%	5.0%	14.0%	50.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%	0.0%	4.0%	5.0%	0.0%	1.5%	0.0%	89.0%	4.5%	5.0%	100.0%			
Zone 18: Westhill and rural	£36.5m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%	0.0%	95.0%	0.3%	0.3%	0.0%	0.0%	0.0%	0.0%	0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%	3.0%	0.0%	0.0%	0.0%	96.0%	4.0%	0.0%	100.0%			
Zone 19 City	£25.4m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	15.5%	40.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	20.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.0%	13.0%	2.0%	0.5%	5.0%	0.0%	0.0%	0.0%	0.0%	57.5%	42.5%	0.0%	100.0%	
Zone 19 Shire: Banchory	£27.7m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	8.5%	72.5%	0.5%	0.0%	0.0%	0.0%	0.0%	0.5%	1.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	7.5%	2.0%	0.0%	6.0%	0.0%	0.0%	0.0%	0.0%	82.0%	18.0%	0.0%	100.0%	
Zone 20E: Newtonhill + Chapelton	£21.4m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	22.0%	17.5%	0.0%	4.0%	0.0%	27.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	7.0%	0.5%	1.5%	9.0%	10.0%	0.0%	0.0%	0.0%	72.0%	18.0%	10.0%	100.0%
Zone 20W: S Deeside	£19.0m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.5%	28.0%	5.0%	0.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%	0.0%	0.0%	0.0%	0.5%	0.0%	7.0%	8.0%	1.5%	8.0%	15.0%	15.0%	0.0%	0.0%	67.0%	17.5%	15.0%	100.0%	
Zone 21: Stonehaven	£31.3m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	37.5%	0.0%	1.0%	0.0%	44.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.5%	3.0%	0.5%	1.0%	7.5%	2.0%	0.0%	0.0%	0.0%	83.5%	14.5%	2.0%	100.0%	
Zone 22: Mearns	£42.3m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	1.5%	0.0%	0.0%	6.0%	26.0%	15.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%	0.0%	0.0%	0.0%	0.0%	7.5%	40.0%	0.0%	2.5%	0.0%	49.5%	48.0%	0.0%	100.0%	
Zone 23: Bridge of Don	£21.0m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	12.5%	2.5%	0.0%	52.0%	12.0%	1.0%	0.0%	0.0%	3.5%	5.5%	0.0%	10.0%	0.0%	0.0%	0.0%	0.0%	1.0%	99.0%	0.0%	100.0%	
Zone 24N: Dyce	£17.2m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%	0.5%	0.0%	2.0%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	65.0%	11.5%	5.5%	1.5%	1.5%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	0.0%	0.0%	3.0%	96.5%	0.0%	100.0%			
Zone 24S: Buckburn	£35.9m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%	1.5%	0.0%	0.5%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	20.0%	45.0%	15.0%	0.0%	0.0%	2.5%	2.5%	0.0%	10.0%	0.0%	0.0%	0.0%	2.5%	97.5%	0.0%	100.0%				
Zone 25: Danestone	£48.5m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.5%	0.0%	7.5%	60.0%	5.0%	0.5%	0.5%	4.0%	0.0%	98.5%	0.0%	12.0%	0.0%	0.0%	0.0%	1.5%	98.5%	0.0%	100.0%		
Zone 26: Old Aberdeen	£89.9m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.5%	6.0%	0.0%	7.5%	36.0%	10.0%	2.5%	1.0%	0.5%	20.0%	0.0%	15.0%	0.0%	0.0%	0.0%	0.0%	100.0%	0.0%	100.0%	100.0%		
Zone 27: Cornhill	£46.4m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.5%	0.0%	0.0%	0.0%	0.0%	0.5%	6.0%	50.0%	1.0%	2.5%	5.0%	5.0%	1.5%	20.0%	6.0%	0.0%	0.0%	0.0%	2.5%	91.5%	6.0%	100.0%		
Zone 28: Northfield	£71.6m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%	1.5%	11.0%	11.5%	5.0%	7.5%	26.0%	20.0%	11.0%	5.0%	0.5%	10.0%	0.0%	0.0%	0.0%	0.0%	99.5%	0.0%	100.0%		
Zone 29N: Kingswells	£98.4m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	21.0%	0.5%	0.0%	0.0%	0.0%	0.0%	0.5%	0.0%	0.0%	0.0%	0.5%	2.5%	2.5%	8.0%	28.5%	15.0%	8.0%	0.5%	10.0%	0.0%	0.0%	0.0%	0.0%	22.0%	78.0%	0.0%	100.0%			
Zone 29S: Haleshead	£96.5m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	6.0%	8.5%	3.0%	7.0%	60.0%	8.0%	0.5%	10.0%	0.0%	0.0%	0.0%	0.0%	94.5%	0.5%	100.0%				
Zone 30: Central Aberdeen	£90.6m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%	0.5%	0.0%	0.5%	0.0%	0.0%	1.0%	0.0%	0.0%	2.0%	0.0%	2.0%	2.5%	6.0%	3.0%</															

**TABLE 9B: CONVENIENCE EXPENDITURE FLOWS 2028
EXPENDITURE FLOWS
2021 Prices**

[illegible]

TABLE 10A: GENERAL COMPARISON EXPENDITURE FLOWS 2028
FLOWS FROM ORIGIN ZONES
2021 Prices

[illegible]

TABLE 10B: GENERAL COMPARISON EXPENDITURE FLOWS 2028	
EXPENDITURE FLOWS	
2021 Prices	

[illegible]

TABLE 11A: BULKY GOODS EXPENDITURE FLOWS 2028
FLOWS FROM ORIGIN ZONES
2021 Prices

Origin Zone	Available Expenditure	Destination Zone																																CITY CENTRE	Dundee & Angus	Money	Other	Highland Aberdeenshire	Coastal	Commuter	City	Leakage	Total		
		Zone 1+3: Upper Deeside	Zone 2: Alford	Zone 4+5: Huntly & Insh	Zone 6: Turriff, Aberchirder	Zone 7: Banff & Macduff	Zone 8: Gardentown Rural	Zone 9: Fyvie Rural	Zone 10: Fraserburgh	Zone 11: Peterhead	Zone 12: Mintlaw	Zone 13: Ellon	Zone 14: Balmadie	Zone 15: Oldmeldrum - Kintore	Zone 16: Inverurie - Kemnay	Zone 17: Torphins	Zone 18: Westhill and rural	Zone 19 Shire: Banchory	Zone 20E: Newtonhill + Chapelton	Zone 20W: S Deeside	Zone 21: Stonehaven	Zone 22: Mearns	Zone 31: Portlethen	Zone 19 City: Culter	Zone 23: Bridge of Don	Zone 24N: Dyce	Zone 24S: Bucksburn	Zone 25: Danestone	Zone 26: Old Aberdeen	Zone 27: Cornhill	Zone 28: Northfield	Zone 29N: Kingswells	Zone 29S: Hazlehead											Zone 30: Central Aberdeen	Zone 32: Cove Bay
Zone 1+3: Upper Deeside	£6.2m	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.5%	0.5%	0.0%	15.0%	3.5%	0.0%	2.5%	0.0%	5.0%	3%	0.0%	0.0%	0.0%	5.0%	0.0%	10.0%	0.0%	7.0%	1.0%	0.0%	34.0%	0.0%	0.0%	3.5%	5.0%	0.0%	32.0%	59.5%	3.5%	100.0%	
Zone 2: Alford	£4.2m	0.0%	6.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	18.5%	0.0%	10.0%	0.0%	3.5%	0.0%	0.0%	0.0%	3.5%	0%	0.0%	0.0%	0.0%	0.0%	0.0%	25.0%	12.0%	0.0%	0.0%	3.0%	7.0%	0.0%	10.0%	0.0%	1.5%	6.0%	0.0%	35.5%	57.0%	1.5%	100.0%
Zone 4+5: Huntly & Insh	£10.6m	0.0%	0.0%	25.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	36.0%	1.0%	1.0%	2.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	3.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	10.5%	0.0%	20.0%	1.0%	25.0%	0.0%	40.5%	13.5%	21.0%	100.0%	
Zone 6: Turriff, Aberchirder	£5.4m	0.0%	0.0%	0.0%	10.0%	22.0%	0.5%	0.0%	0.5%	5.0%	0.0%	0.0%	0.0%	0.0%	24.5%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0%	0.0%	3.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	10.5%	0.0%	20.0%	0.0%	0.0%	38.0%	25.5%	16.5%	20.0%	100.0%	
Zone 7: Banff & Macduff	£10.7m	0.0%	0.0%	0.0%	0.0%	0.0%	25.5%	0.5%	0.0%	1.5%	0.0%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	65.5%	0.0%	0.0%	27.5%	7.0%	0.0%	65.5%	100.0%	
Zone 8: Gardentown Rural	£2.4m	0.0%	0.0%	9.0%	7.5%	2.0%	0.0%	0.0%	21.5%	1.5%	0.5%	0.0%	0.0%	0.0%	40.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0.0%	6.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.5%	0.0%	9.5%	0.0%	9.0%	33.0%	41.0%	7.5%	9.5%	100.0%	
Zone 9: Fyvie Rural	£2.9m	0.0%	0.0%	0.0%	10.0%	2.0%	0.0%	0.0%	27.5%	2.5%	0.0%	0.0%	4.5%	0.0%	6.0%	37.5%	2.5%	0.0%	0.0%	0.5%	0.0%	0.0%	0.0%	0%	0.0%	2.5%	0.0%	0.0%	0.0%	0.0%	2.5%	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%	0.0%	42.0%	50.5%	7.5%	0.0%	100.0%	
Zone 10: Fraserburgh	£16.7m	0.0%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	57.5%	20.0%	1.0%	0.0%	0.0%	0.0%	3.5%	0.0%	2.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	4.5%	0.0%	0.0%	0.0%	0.0%	2.0%	2.5%	0.0%	0.0%	0.0%	1.5%	0.0%	0.0%	0.0%	0.0%	83.5%	6.0%	10.5%	0.0%	100.0%	
Zone 11: Peterhead	£18.0m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%	65.0%	0.5%	4.5%	0.0%	0.0%	4.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%	0%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	2.0%	9.0%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	0.0%	0.0%	70.5%	9.0%	20.5%	0.0%	100.0%	
Zone 12: Mintlaw	£7.9m	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%	15.0%	59.5%	0.5%	0.5%	0.0%	0.0%	8.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.5%	3.0%	0.0%	0.0%	0.0%	10.0%	0.0%	0.0%	0.0%	0.0%	76.0%	8.5%	15.5%	0.0%	100.0%	
Zone 13: Ellon	£16.4m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%	25.0%	0.0%	0.0%	18.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	9.0%	9.0%	0.0%	0.0%	0.5%	1.5%	0.0%	0.0%	0.0%	0.5%	0.0%	17.5%	0.0%	0.0%	17.5%	0.0%	0.5%	44.0%	38.0%	17.5%	100.0%
Zone 14: Balmadie	£8.6m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	61.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	5.0%	0.0%	0.0%	0.0%	16.0%	10.0%	0.0%	0.0%	0.0%	0.0%	7.5%	0.0%	0.0%	0.0%	0.0%	0.0%	61.5%	38.5%	0.0%	100.0%	
Zone 15: Oldmeldrum - Kintore	£24.3m	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	8.0%	55.0%	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0%	13.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0.0%	0.5%	0.0%	17.0%	0.0%	0.0%	0.0%	0.5%	64.0%	35.5%	0.0%	100.0%	
Zone 16: Inverurie - Kemnay	£19.1m	0.0%	0.0%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	44.0%	2.0%	2.5%	0.0%	1.5%	0.0%	0.0%	0.0%	0%	23.0%	1.0%	0.0%	0.0%	8.0%	2.0%	0.0%	0.0%	0.0%	8.0%	0.0%	5.5%	0.0%	0.0%	2.0%	5.0%	47.5%	2.0%	100.0%			
Zone 17: Torphins	£6.6m	0.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	14.0%	1.0%	7.5%	12.5%	0.0%	0.0%	0.0%	0.5%	2%	2.5%	4.0%	0.0%	0.0%	0.0%	0.0%	0.0%	28.0%	2.5%	0.0%	21.0%	1.5%	0.0%	2.5%	1.0%	0.0%	35.5%	59.5%	4.0%	100.0%		
Zone 18: Westhill and rural	£13.1m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	9.0%	1.0%	25.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0%	23.0%	0.0%	0.0%	0.0%	0.0%	10.0%	10.0%	0.0%	10.0%	1.0%	0.0%	18.0%	0.0%	0.0%	2.0%	0.0%	36.0%	62.0%	2.0%	100.0%		
Zone 19 City	£7.7m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	5.0%	7.5%	1.0%	0.0%	0.0%	0.0%	5.0%	18.0%	0.0%	0.0%	0.0%	5.0%	12.0%	0.0%	4.0%	15.0%	10.0%	0.0%	11.5%	1.5%	0.0%	3.5%	0.0%	0.0%	14.5%	80.5%	5.0%	100.0%	
Zone 19 Shire: Banchory	£9.9m	0.0%	0.0%	0.0%	0.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.5%	0.0%	7.5%	15.0%	2.5%	0.0%	2.5%	0.0%	2.0%	9.0%	0.0%	0.0%	0.0%	2.0%	10.0%	0.0%	2.0%	22.5%	6.5%	0.0%	6.5%	1.5%	0.0%	3.5%	0.0%	2.0%	32.0%	61.0%	5.0%	100.0%	
Zone 20E: Newtonhill + Chapelton	£7.6m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.5%	2.0%	0.0%	5.0%	0.0%	0.0%	1.0%	1.0%	7.0%	0.0%	0.0%	9.0%	0.0%	0.0%	5.0%	50.0%	6.0%	0.0%	11.0%	0.5%	0.0%	0.0%	0.0%	9.5%	90.0%	0.5%	100.0%	
Zone 20W: S Deeside	£2.1m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.5%	2.0%	0.0%	6.0%	0.0%	0.0%	1.0%	1.0%	8.0%	0.0%	0.0%	9.0%	0.0%	0.0%	4.0%	50.0%	6.5%	0.0%	9.5%	0.5%	0.0%	0.0%	0.0%	0.0%	10.0%	89.0%	0.5%	100.0%
Zone 21: Stonehaven	£10.9m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.5%	0.0%	5.0%	1.0%	0.0%	8.0%	0.0%	0.0%	0%	3.0%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	9.0%	50.0%	3.0%	0.0%	8.0%	0.0%	0.0%	2.5%	0.0%	23.5%	74.0%	2.5%	100.0%		
Zone 22: Mearns	£14.7m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	1.5%	0.0%	0.0%	0.0%	5.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%	0.0%	2.5%	83.5%	0.0%	5.5%	0.0%	0.0%	2.5%	8.5%	89.0%	100.0%	
Zone 23: Bridge of Don	£6.5m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.5%	0.0%	0.0%	11.5%	0.0%	2.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	12.0%	2.0%	0.0%	0.0%	5.5%	38.0%	0.0%	5.0%	5.0%	2.0%	0.0%	11.0%	0.0%	0.0%	3.0%	16.5%	80.5%	3.0%	100.0%			
Zone 24N: Dyce	£5.4m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.5%	0.0%	14.0%	4.0%	0.0%	0.0%	0.5%	17.5%	23.0%	0.0%	5.0%	5.0%	0.0%	28.0%	0.0%	0.0%	0.0%	0.0%	3.0%	97.0%	0.0%	100.0%		
Zone 24S: Bucksburn	£11.5m	0.0%	0.0%	0.0%	0.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	2.5%	0.0%	3.0%	0.0%	0.0%	0.0%	0%	45.0%	0.0%	0.0%	1.0%	2.0%	8.0%	5.0%	0.0%	5.0%	15.0%	1.0%	9.5%	0.0%	0.0%	0.0%	2.0%	6.5%	91.5%	0.0%	100.0%		
Zone 25: Danestone	£15.4m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.5%	0.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	9.0%	18.0%	0.0%	4.0%	2.0%	14.0%	0.0%	3.0%	15.0%	0.5%	30.0%	1.0%	0.0%	0.0%	0.0%	3.5%	95.5%	1.0%	100.0%			
Zone 26: Old Aberdeen	£28.8m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%</																										

TABLE 12A: CONVENIENCE EXPENDITURE FLOWS 2033
FLOWS FROM ORIGIN ZONES
2021 Prices

[illegible]

**TABLE 12B: CONVENIENCE EXPENDITURE FLOWS 2033
EXPENDITURE FLOWS
2021 Prices**

[illegible]

TABLE 13A: GENERAL COMPARISON EXPENDITURE FLOWS 2023
FLOWS FROM ORIGIN ZONES
2021 Prices

Origin Zone	Available Expenditure	Destination Zone																																						CITY CENTRE	Dundee & Angus	Money	Other	Highland Aberdeenshire	Coastal	Commuter	City	Leakage	Total
		Zone 1+3: Upper Deeside	Zone 2: Allford	Zone 4+5: Huntly & Insh	Zone 6: Turriff, Aberchirder	Zone 7: Banff & Macduff	Zone 8: Gardentown Rural	Zone 9: Fyvie Rural	Zone 10: Fraserburgh	Zone 11: Peterhead	Zone 12: Mintlaw	Zone 13: Ellon	Zone 14: Balmadie	Zone 15: Oldmeldrum - Kintore	Zone 16: Inverurie - Kemnay	Zone 17: Aboyne, Torphins	Zone 18: Westhill and rural	Zone 19 Shire: Banchory	Zone 20: Newtonhill + Chapelton	Zone 20W: S Deeside	Zone 21: Stonehaven	Zone 22: Mearns	Zone 31: Portlethen	Zone 19 City: Culter	Zone 23: Bridge of Don	Zone 24N: Dyce	Zone 24S: Bucksburn	Zone 25: Danestone	Zone 26: Old Aberdeen	Zone 27: Cornhill	Zone 28: Northfield	Zone 29N: Kingswells	Zone 29S: Hazlehead	Zone 30: Central Aberdeen	Zone 32: Cove Bay														
Zone 1+3: Upper Deeside	£26.9m	33.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.0%	13.5%	0.0%	0.0%	0.0%	0.0%	1.0%	0%	0.0%	0.0%	0.0%	0.0%	5.0%	2.5%	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%	40.0%	1.0%	0.0%	0.0%	33.0%	0.0%	17.5%	48.5%	1.0%	100.0%			
Zone 2: Allford	£17.2m	4.5%	8.5%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	9.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0.0%	0.0%	0.0%	0.0%	0.0%	8.0%	0.0%	0.0%	0.5%	0.0%	17.0%	0.0%	0.0%	13.5%	18.0%	0.0%	43.0%	25.5%	13.5%	100.0%					
Zone 4+5: Huntly & Insh	£33.0m	0.0%	0.0%	33.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	30.0%	0.0%	0.0%	12.5%	11.5%	33.0%	0.0%	13.0%	30.0%	24.0%	100.0%				
Zone 6: Turriff, Aberchirder	£15.0m	0.0%	0.0%	4.5%	51.5%	6.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	7.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.5%	0.0%	0.0%	0.0%	3.0%	0.0%	21.5%	0.0%	0.0%	0.0%	4.5%	60.5%	8.0%	27.0%	0.0%	100.0%				
Zone 7: Banff & Macduff	£35.9m	0.0%	0.0%	2.0%	0.0%	29.0%	0.0%	0.0%	0.0%	13.5%	0.0%	0.5%	0.0%	0.0%	0.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.5%	0.0%	0.0%	0.0%	0.0%	0.0%	32.0%	0.0%	15.5%	4.0%	2.0%	43.0%	2.0%	33.5%	19.5%	100.0%				
Zone 8: Gardentown Rural	£6.2m	0.0%	0.0%	1.0%	40.0%	5.0%	0.2%	0.0%	4.8%	5.5%	0.0%	1.5%	0.0%	5.0%	9.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0%	0.0%	0.0%	0.0%	2.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	23.0%	0.0%	0.0%	0.0%	1.0%	55.5%	16.5%	27.0%	0.0%	100.0%					
Zone 9: Fyvie Rural	£8.6m	0.0%	0.0%	2.0%	16.4%	0.0%	0.0%	0.1%	4.5%	1.5%	0.0%	0.0%	0.0%	0.0%	58.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	17.0%	0.0%	0.0%	0.0%	2.0%	22.5%	58.5%	17.0%	0.0%	100.0%					
Zone 10: Fraserburgh	£47.2m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	55.5%	6.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%	0.0%	0.0%	0.0%	0.0%	29.0%	2.0%	0.0%	7.0%	0.0%	61.5%	0.0%	29.5%	9.0%	100.0%					
Zone 11: Peterhead	£50.9m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.5%	70.0%	0.0%	0.0%	0.0%	0.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	0%	0.0%	0.0%	0.0%	0.0%	2.0%	0.0%	2.0%	0.0%	0.0%	0.0%	1.5%	0.0%	20.0%	0.0%	0.0%	0.0%	0.0%	71.5%	3.0%	25.5%	0.0%	100.0%				
Zone 12: Mintlaw	£22.3m	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	19.5%	26.5%	3.0%	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0.0%	0.0%	0.0%	0.0%	2.0%	3.0%	0.0%	0.0%	0.0%	0.0%	44.0%	0.0%	0.0%	0.0%	1.0%	49.0%	1.0%	49.0%	0.0%	100.0%					
Zone 13: Ellon	£42.3m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.5%	0.0%	0.0%	31.8%	0.2%	0.5%	10.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0.0%	0.0%	0.0%	1.5%	1.0%	10.5%	0.0%	2.0%	2.0%	5.0%	0.0%	34.0%	0.0%	0.0%	0.0%	0.0%	1.5%	42.5%	56.0%	0.0%	100.0%				
Zone 14: Balmadie	£24.4m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.5%	10.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	12.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	2.0%	4.0%	65.0%	0.0%	0.0%	0.0%	4.5%	0.0%	1.0%	10.5%	84.0%	4.5%	100.0%				
Zone 15: Oldmeldrum - Kintore	£63.3m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	31.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	2.0%	1.5%	0.0%	0.0%	0.0%	0.5%	0.0%	0.0%	3.0%	0.0%	59.0%	0.0%	0.0%	2.0%	0.0%	0.0%	32.0%	66.0%	2.0%	100.0%					
Zone 16: Inverurie - Kemnay	£51.3m	0.0%	0.0%	0.0%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	40.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.0%	1.0%	1%	1.5%	10.0%	0.0%	0.0%	2.0%	3.0%	5.0%	0.0%	0.0%	34.0%	0.0%	0.0%	0.0%	0.0%	0.5%	44.0%	55.5%	0.0%	100.0%						
Zone 17: Aboyne, Torphins	£15.8m	2.5%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	30.0%	0.1%	0.0%	11.5%	0.0%	0.0%	0.0%	0.5%	1%	0.0%	0.0%	0.0%	0.0%	7.5%	0.0%	3.0%	5.9%	0.0%	37.5%	0.0%	0.0%	0.0%	3.0%	0.0%	42.1%	54.9%	0.0%	100.0%						
Zone 18: Westhill and rural	£31.3m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%	0.0%	17.0%	0.5%	0.0%	0.0%	0.0%	1.0%	1.5%	0%	0.0%	0.0%	0.0%	0.0%	0.5%	7.0%	2.5%	1.5%	3.0%	0.0%	60.5%	0.0%	0.0%	0.0%	0.0%	0.0%	25.0%	75.0%	0.0%	100.0%					
Zone 19 City: Culter	£25.7m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%	6.0%	0.0%	0.0%	0.0%	0.0%	4.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	38.0%	0.0%	0.0%	0.0%	0.0%	0.0%	14.0%	86.0%	0.0%	100.0%						
Zone 19 Shire: Banchory	£24.5m	1.5%	0.0%	0.0%	0.0%	3.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.0%	0.0%	13.5%	27.5%	0.0%	0.0%	0.0%	1.5%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	17.0%	4.0%	0.0%	27.5%	0.0%	0.0%	0.0%	1.5%	3.0%	46.5%	49.0%	0.0%	100.0%				
Zone 20: Newtonhill + Chapelton	£21.1m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.5%	3.0%	0.0%	0.0%	2.5%	3.0%	0.0%	0.0%	0.0%	0%	0.0%	0.0%	0.0%	0.0%	0.5%	3.0%	0.0%	16.5%	3.0%	0.0%	36.0%	0.0%	0.0%	0.0%	0.0%	0.0%	41.5%	58.0%	0.5%	100.0%					
Zone 20W: S Deeside	£6.8m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.5%	2.0%	1.0%	0.0%	0.0%	0.0%	0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	53.0%	0.0%	0.0%	0.5%	0.0%	0.0%	35.0%	64.5%	0.5%	100.0%						
Zone 21: Stonehaven	£29.8m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.5%	2.5%	0.0%	41.0%	3.0%	0.0%	1.0%	0.0%	0.0%	49.5%	46.5%	4.0%	100.0%				
Zone 22: Mearns	£40.8m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	51.5%	42.5%	0.0%	0.5%	0.0%	0.0%	3.5%	53.5%	43.0%	100.0%					
Zone 23: Bridge of Don	£20.0m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%	0%	16.0%	8.0%	0.0%	3.0%	7.5%	10.0%	0.0%	0.0%	4.5%	0.0%	44.0%	0.0%	0.0%	4.0%	0.0%	0.0%	3.0%	93.0%	4.0%	100.0%				
Zone 24N: Dyce	£19.3m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%	5.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%	22.5%	0.0%	9.0%	0.5%	1.5%	0.0%	1.0%	0.0%	6.5%	92.5%	1.0%	0.0%	0.0%	0.0%	0.0%	6.5%	92.5%	1.0%	100.0%				
Zone 24S: Bucksburn	£38.7m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.5%	0.0%	2.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0.0%	0.0%	10.0%	5.0%	12.5%	5.0%	10.0%	0.0%	7.5%	7.5%	11.5%	0.0%	27.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.0%	96.0%	0.0%	100.0%			
Zone 25: Danestone	£42.5m	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	46.0%	0.0%	0.0%	1.0%	0.0%	0.0%	1.0%	98.0%	1.0%	100.0%					
Zone 26: Old Aberdeen	£79.4m	0.0%																																															

TABLE 14A: **BULKY GOODS EXPENDITURE FLOWS 2033**
FLOWS FROM ORIGIN ZONES
2021 Prices

[illegible]

TABLE 14B:		BULKY GOODS EXPENDITURE FLOWS 2033	
		EXPENDITURE FLOWS	
		2021 Prices	

[illegible]

**TABLE 15A: CONVENIENCE EXPENDITURE FLOWS 2038
FLOWS FROM ORIGIN ZONES
2021 Prices**

[illegible]

TABLE 15B: CONVENIENCE EXPENDITURE FLOWS 2038
EXPENDITURE FLOWS
2021 Prices

[illegible]

TABLE 16A: GENERAL COMPARISON EXPENDITURE FLOWS 2038
FLOWS FROM ORIGIN ZONES
2021 Prices

[illegible]

TABLE 16B: GENERAL COMPARISON EXPENDITURE FLOWS 2038
EXPENDITURE FLOWS
2021 Prices

[illegible]

TABLE 17A: BULKY GOODS EXPENDITURE FLOWS 2038
FLOWS FROM ORIGIN ZONES
2021 Prices

[illegible]

TABLE 17B:		BULKY GOODS EXPENDITURE FLOWS 2038	
		EXPENDITURE FLOWS	
		2021 Prices	

[illegible]

TABLE 18: EXISTING FLOORSPACE AND TURNOVER 2023
2021 Prices

		No.	Convenience				General Comparison				Bulky Goods				All Goods			
			GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M			GFA Sq M	NFA Sq M	Total Turnover £m	
CITY CENTRE (ZONES 26, 27 &30)																		
Convenience																		
Supermarkets Co-op, Union Street Sainsbury, Union St Sainsbury George St Tesco 43 Union St Tesco 501 Unon St Farmfoods Others		1	1469	882	£4,451	£3.92m	77	46	£7,163	£0.33m					1547	928	£4.26m	
		1	345	224	£7,291	£1.64m									345	224	£1.64m	
		1	671	436	£7,291	£3.18m									671	436	£3.18m	
		1	665	432	£5,851	£2.53m									665	432	£2.53m	
		1	441	287	£5,851	£1.68m									441	287	£1.68m	
		1	401	260	£3,331	£0.87m									401	260	£0.87m	
		42	7012	4558	£4,992	£22.75m									7012	4558	£22.75m	
		Other Convenience Bon Accord + St Nicholas Union Square Trinity M&S Others		66	16582	10778	£4,992	£53.80m								16582	10778	£53.80m
				3	651	423	£4,992	£2.11m								651	423	£2.11m
				2	442	287	£4,992	£1.43m								442	287	£1.43m
1	172			112	£4,992	£0.56m								172	112	£0.56m		
below														0	0	£0.00m		
Total Convenience		114	44168	28636		£49.70m	£144.17m	77	46		£0.33m			15318	9957	£49.70m		
Comparison Bon Accord + St Nicholas Galleria Union Square M&S TK Maxx Others		36						22452	14594	£6,682	£97.51m	231	173	£7,659	£1.33m	22683	14767	£98.84m
		0												0	0			£0.00m
		1	500	325	£4,873	£1.58m	1978	1286	£7,841	£10.08m					2478	1611	£11.67m	
		39					1897	1423	£6,682	£9.51m	335	251	£7,659	£1.92m	2232	1674	£11.43m	
		1					20667	13434	£6,682	£89.76m	2350	1763	£7,659	£13.50m	23017	15196	£103.26m	
Trinity Academy		14						5927	3852	£6,682	£25.74m			5927	3852	£25.74m		
		1							352	229	£6,682	£1.53m			352	229	£1.53m	
Market (open for 2028)			301	271				1708	1537					2009	1808	£0.00m		
Other Major Units MARKS & SPENCER PRIMARK Other Comparison Total Comparison		1	2064	1341	£4,873	£6.54m	6191	4024	£7,841	£31.55m	2064	1341	£12,689	£17.02m	10318	6707	£55.11m	
		1					11849	7702	£3,700	£28.50m					11849	7702	£28.50m	
		169					41560	27014	£6,682	£180.49m	6288	4087	£7,659	£31.30m	47848	31101	£211.80m	
		263	2865	1938		£8.12m	114580	75094		£475.01m	11267	7615		£65.07m	128712	84647	£548.20m	
Total Floorspace (Retail Goods)		377												172958	113329	£692.69m		
Retail Services		503												93729				
Vacant		111												55300	17.2%			
ALL RETAIL GOODS AND SERVICES		991	47033	30573		£152.29m		114658	75140		£475.34m		£65.07m	321987		£692.69m		
CITY CENTRE		991	47033	30573		£152.29m		114658	75140		£475.34m		£65.07m	321987				
ZONE 1+3 Aboyne Town Centre																		
Convenience Co-op Other		1	941	565	£7,510	£4.24m	105	63	£3,847	£0.24m					1046	628	£4.48m	
		4	342	222	£6,904	£1.53m									342	222	£1.53m	
Total Convenience		5	1283	787		£5.78m	105	63		£0.24m				1388	850	£6.02m		
Comparison		7						£2,392	£2.05m	100	65	£4,197	£0.27m	1416	920	£2.32m		
Total Floorspace (Retail Goods)		12	1283	787		£5.78m		1316	855	100	65		£0.27m	2804	1770	£8.34m		
Retail Services		16						1420	918	100	65		£0.27m	2804	1770	£8.34m		
Vacant		1												1214				
ALL RETAIL GOODS AND SERVICES		29	1283	787		£5.78m		1420	918	100	65		£0.27m	4077				
ZONE 1+3 Ballater Town Centre																		
Convenience Co-op Other		1	678	407	£7,510	£3.06m	36	21	£3,847	£0.08m					714	428	£3.14m	
		5	500	325	£6,904	£2.25m									500	325	£2.25m	
Total Convenience		6	1178	732		£5.30m								1178	732	£5.38m		
Comparison		21						£2,392	£3.05m					1963	1276	£3.05m		
Total Floorspace (Retail Goods)		27	1178	732		£5.30m		1963	1276					3141	2008	£8.44m		
Retail Services		19						1963	1276					1949				
Vacant		1												25				
ALL RETAIL GOODS AND SERVICES		47	1178	732		£5.30m		1963	1276					5114				
ZONE 1+3 Braemar Town Centre																		
Convenience Co-op Other		1	269	161	£7,510	£1.21m									269	161	£1.21m	
		3	335	217	£6,904	£1.50m									335	217	£1.50m	
Total Convenience		4	603	379		£2.71m								603	379	£2.71m		
Comparison		12						£2,392	£3.09m					1989	1293	£3.09m		
Total Floorspace (Retail Goods)		16	603	379		£2.71m		1989	1293					2592	1671	£5.80m		
Retail Services		6						1989	1293					434				
Vacant		1												83				
ALL RETAIL GOODS AND SERVICES		23	603	379		£2.71m		1989	1293					3110				
ZONE 1+3 Remainder																		
Convenience		2	279	181	£4,247	£0.77m								279	181	£0.77m		
Comparison		7						£897	£0.27m	23	15	£1,749	£0.03m	494	321	£0.30m		
Total Floorspace (Retail Goods)		9	279	181		£0.77m		471	306	23	15		£0.03m	773	503	£1.07m		
Retail Services		5						471	306	23	15		£0.03m	377				
Vacant		1												55				
ALL RETAIL GOODS AND SERVICES		15	279	181		£0.77m		471	306	23	15		£0.03m	1205				
ZONE 1+3		114	3344	2079		£14.56m		5843	3792		£8.79m		£0.30m	13506				
ZONE 2 Alford Town Centre																		
Convenience Co-op Other		1	730	475	£12,274	£5.83m	38	25	£4,249	£0.11m					769	500	£5.93m	
		4	402	261	£11,283	£2.95m									402	261	£2.95m	
Total Convenience		5	1132	736		£8.77m	38	25		£0.11m				1171	761	£8.88m		
Comparison		12						£2,642	£1.91m	102	66	£2,105	£0.14m	1212	788	£2.05m		
Total Floorspace (Retail Goods)		17	1132	736		£8.77m		1149	747	102	66		£0.14m	2382	1549	£10.93m		
Retail Services		13								102	66		£0.14m	2027				
Vacant		1												162				
ALL RETAIL GOODS AND SERVICES		31	1132	736		£8.77m		1149	747	102	66		£0.14m	4572				
ZONE 2 Remainder																		
Convenience		1	167	108	£6,942	£0.75m								167	108	£0.75m		
Comparison		2						£991	£0.06m	293	191	£877	£0.17m	384	250	£0.23m		
Total Floorspace (Retail Goods)		3	167	108		£0.75m		91	59	293	191		£0.17m	550	358	£0.98m		
Retail Services		1												276				
Vacant		2										</						

TABLE 18: EXISTING FLOORSPACE AND TURNOVER 2023
2021 Prices

	No.	Convenience				General Comparison				Bulky Goods				All Goods		
		GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M			GFA Sq M	NFA Sq M	Total Turnover £m
ZONE 6 Turriff TC																
Convenience	Co-op	1	697	418	£7,566	£3.16m	37	22	£3,061	£0.07m				734	440	£3.23m
	Tesco	1	1180	767	£9,866	£7.57m	131	85	£3,992	£0.34m				1311	852	£7.91m
	Other Convenience	9	773	502	£7,719	£3.88m								773	502	£3.88m
	Total Convenience	11	2650	1688	£14.61m		168	107	£0.41m					2818	1795	£15.02m
Comparison		28				5907	3839	£2,380	£9.14m	372	242	£4,266	£1.03m	6279	4081	£10.17m
Total Floorspace (Retail Goods)		39	2650	1688	£14.61m	6075	3947		£9.54m	372	242		£1.03m	9097	5876	£25.19m
Retail Services		33												3867		
Vacant		3												211		
ALL RETAIL GOODS AND SERVICES		75	2650	1688	£14.61m	6075	3947		£9.54m	372	242		£1.03m	13174		
ZONE 6 Aberchirder																
Convenience	Co-op	1	314	204	£7,566	£1.54m								314	204	£1.54m
	Other Convenience	1	111	72	£5,808	£0.42m								111	72	£0.42m
	Total Convenience	2	425	276	£1.96m									425	276	£1.96m
Comparison		2				184	120	£1,428	£0.17m					184	120	£0.17m
Total Floorspace (Retail Goods)		4	425	276	£1.96m	184	120		£0.17m					609	396	£2.14m
Retail Services		4												509		
Vacant		2												205		
ALL RETAIL GOODS AND SERVICES		10	425	276	£1.96m	184	120		£0.17m					1323		
ZONE 6		85	3075	1964	£16.57m	6259	4066		£9.72m	372	242		£1.03m	14497		
ZONE 7 Banff TC																
Convenience	Tesco	1	1189	773	£8,383	£6.48m	132	86	£6,330	£0.54m				1322	859	£7.02m
	Co-op	1	1856	1206	£6,429	£7.75m	327	213	£4,854	£1.03m				2183	1419	
	Other Convenience	9	1823	1185	£6,560	£7.77m								1823	1185	£7.77m
	Total Convenience	11	4868	3164	£22.01m		460	299	£1.58m					5327	3463	£23.58m
Comparison		27				2225	1446	£3,774	£5.46m	2887	1877	£2,183	£4.10m	5112	3323	£9.55m
Total Floorspace (Retail Goods)		38	4868	3164	£22.01m	2684	1745		£7.03m	2887	1877		£4.10m	10440	6786	£33.14m
Retail Services		39												9662		
Vacant		25												2261		
ALL RETAIL GOODS AND SERVICES		102	4868	3164	£22.01m	2684	1745		£7.03m	2887	1877		£4.10m	22363		
ZONE 7 Macduff TC																
Convenience		4	696	453	£5,910	£2.67m								696	453	£2.67m
Comparison		10				647	420	£3,019	£1.27m	667	434	£1,511	£0.66m	1314	854	£1.92m
Total Floorspace (Retail Goods)		14	696	453	£2.67m	647	420		£1.27m	667	434		£0.66m	2010	1307	£4.60m
Retail Services		23												2086		
Vacant		5												569		
ALL RETAIL GOODS AND SERVICES		42	696	453	£2.67m	647	420		£1.27m	667	434		£0.66m	4665		
ZONE 7 Portsoy TC																
Convenience	Co-op	1	372	242	£6,429	£1.55m								372	242	£1.55m
	Other Convenience	2	88	57	£5,910	£0.34m								88	57	£0.34m
	Total Convenience	3	460	299	£1.89m									460	299	£1.89m
Comparison		5				281	182	£3,019	£0.55m	302	196	£1,511	£0.30m	583	379	£0.85m
Total Floorspace (Retail Goods)		8	460	299	£1.89m	281	182		£0.55m	302	196		£0.30m	1042	677	£4.63m
Retail Services		12												1049		
Vacant		1												26		
ALL RETAIL GOODS AND SERVICES		21	460	299	£1.89m	281	182		£0.55m	302	196		£0.30m	2117		
ZONE 7 Remainder																
Convenience	Aldi, Macduff (open 2025)	1	1505	1052			376	226						1881	1315	£0.00m
	Other Convenience	3	195	127	£3,636	£0.46m								195	127	£0.46m
	Total Convenience	4	195	1179	£0.46m									2076	1442	£0.46m
Comparison		4				82	53	£1,132	£0.06m	127	82	£630	£0.05m	209	136	£0.11m
Total Floorspace (Retail Goods)		8	195	1179	£0.46m	82	53		£0.06m	127	82		£0.05m	2285	1577	£0.57m
Retail Services		5												593		
Vacant		2												130		
ALL RETAIL GOODS AND SERVICES		15	195	1179	£0.46m	82	53		£0.06m	127	82		£0.05m	3008		
ZONE 7		180	6219	5094	£27.03m	3693	2401		£8.91m	3984	2589		£5.10m	32153		
ZONE 8	Includes Cumliestown & New Deer															
Convenience		2	356	231	£8,241	£1.91m								356	231	£1.91m
Comparison		4				166	108	£99	£0.01m	590	383	£491	£0.19m	755	491	£0.20m
Total Floorspace (Retail Goods)		6	356	231	£1.91m	166	108		£0.01m	590	383		£0.19m	1111	722	£2.10m
Retail Services		6												340		
Vacant																
ALL RETAIL GOODS AND SERVICES		12	356	231	£1.91m	166	108		£0.01m	590	383		£0.19m	1451		
ZONE 8		12	356	231	£1.91m	166	108		£0.01m	590	383		£0.19m	1451		
ZONE 9	Includes Rothienorman and Fyvie															
Convenience		4	787	511	£3,867	£1.98m								787	511	£1.98m
Comparison		2				113	74	£102	£0.01m					113	74	£0.01m
Total Floorspace (Retail Goods)		6	787	511	£1.98m	113	74		£0.01m					900	585	£1.98m
Retail Services		9												476		
Vacant		3												147		
ALL RETAIL GOODS AND SERVICES		18	787	511	£1.98m	113	74		£0.01m					1523		
ZONE 9		18	787	511	£1.98m	113	74		£0.01m	0	0		£0.00m	1523		
ZONE 10 Fraserburgh Town Centre																
Convenience	Iceland	1	1109	832	£5,546	£4.61m								1109	832	£4.61m
	Farmfoods	1	349	261	£5,309	£1.39m								349	261	
	Others	13	1888	1416	£7,238	£10.25m								1888	1416	
	Total Convenience	15	3346	2510	£16.25m									3346	2510	
Comparison		60				6045	3929	£2,928	£11.50m	6110	3971	£2,666	£10.59m	12154	7900	£22.09m
Total Floorspace (Retail Goods)		75	3346	2510	£16.25m	6045	3929		£11.50m	6110	3971		£10.59m	15500	10410	£38.34m
Retail Services		87												3139		
Vacant		16												853		
ALL RETAIL GOODS AND SERVICES		178	3346	2510	£16.25m	6045	3929		£11.50m	6110	3971		£10.59m	19491		
ZONE 10 Fraserburgh South Harbour Road area																
Convenience	Tesco	1	4223	2745	£9,251	£25.39m	1810	1176	£4,911	£5.78m				6033	3922	£31.17m
	Lidl	1	1320	1029	£5,820	£5.99m	330	257	£3,089	£0.79m				1650	1286	
Comparison	Argos	1				834	542	£8,783	£4.76m					834	542	£4.76m
	Tool Station	1								380	285	£1,513	£0.43m			
Total Floorspace (Retail Goods)		4	5543	3774	£31.38m	2974	1976		£11.34m	380	285		£0.43m	8517	5750	£43.15m
Retail Services																
Vacant																
ALL RETAIL GOODS AND SERVICES		4	5543	3774	£31.38m	2974	1976		£11.34m	380	285		£0.43m	8517		
ZONE 10 Fraserburgh Watermill Road area																
Convenience	ASDA	1	2819	1832	£8,454	£15.49m	1208	785	£4,488	£3.52m				4027	2617	£19.01m
Comparison	Home Bargains	1	744	558	£5,299	£2.96m	1737	1303	£4,327	£5.64m	380	285	£6,063	2482	1861	£10.32m
Total Floorspace (Retail Goods)		2	3563	2390	£18.45m	2945	2088	£8,815	£9.16m	380	285	£6,063	£1.73m	6508	4478	£29.34m
Retail Services		1												351		
Vacant		1												337		
ALL RETAIL GOODS AND SERVICES		4	3563	2390	£18.45m	2945	2088	£8,815	£9.16m	380	285	£6,063	£1.73m	7196		
ZONE 10 Remainder																
Convenience		9	1805	1173	£4,371	£5.13m								1805	1173	£5.13m
Comparison																
Total Floorspace (Retail Goods)		9	1805	1173	£5.13m									1805	1173	£5.13m
Retail Services		5												1289		
Vacant		1												17		
ALL RETAIL GOODS AND SERVICES		15	1805	1173	£5.13m									3111		
ZONE 10		201	14257	9847	£71.21m	11964	7993		£32.00m	6869	4541		£12.75m	38315		

EXISTING FLOORSPACE AND TURNOVER 2023 2021 Prices

		No.	Convenience				General Comparison				Bulky Goods				All Goods		
			GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M			GFA Sq M	NFA Sq M	Total Turnover £m
ZONE 11 Peterhead TC																	
Convenience	Iceland	1	1523	1142	£4,917	£5.62m									1523	1142	£5.62m
	Farmfoods	1	407	305	£4,706	£1.44m									407	305	
	Others	21	2912	2184	£6,417	£14.02m									2912	2184	
	Total Convenience	23	4842	3632		£21.07m									4842	3632	
Comparison		66					9414	6119	£3,644	£22.30m	6768	4399	£2,669	£11.74m	16182	10519	£34.04m
Total Floorspace (Retail Goods)		89	4842	3632		£21.07m	9414	6119		£22.30m	6768	4399		£11.74m	21025	14150	£55.11m
Retail Services		95													9770		
Vacant		19													1907		
ALL RETAIL GOODS AND SERVICES		203	4842	3632		£21.07m	9414	6119		£22.30m	6768	4399		£11.74m	32702		
ZONE 11 Remainder Peterhead																	
Convenience	Morrisons	1	4172	2294	£6,720	£15.42m	1391	765	£5,009	£3.83m					5562	3059	£19.25m
	ASDA	1	2961	1629	£7,495	£12.21m	987	543	£5,586	£3.03m					3948	2172	£15.24m
	Aldi	1	1356	1085	£8,869	£9.62m	339	102	£6,610	£0.67m					1695	1186	£10.29m
	Lidl	1	1264	1012	£5,159	£5.22m	316	174	£3,845	£0.67m					1580	1185	£5.89m
	Other Convenience	2	418	272	£3,875	£1.05m									418	272	£1.05m
	Total Convenience	6	10171	6291		£43.51m	3033	1583		£8.20m					13203	7874	£51.72m
Comparison	B&Q	1									4223	3378	£1,515	£5.12m	4223	3378	£5.12m
	Home Bargains	1	496	372	£4,698	£1.75m	1985	1489	£5,386	£8.02m					2482	1861	£9.77m
	Halfords	1									764	611	£3,283	£2.01m	764	611	£2.01m
	Other Comparison	3					400	320	£1,093	£0.35m	610	396	£770	£0.31m	1010	716	£0.65m
	Total Comparison	6					2385	1809			5596	4386			8478	6567	£17.55m
Total Floorspace (Retail Goods)		12	10667	6663		£45.26m	5418	3392		£16.57m	5596	4386		£7.43m	21681	14441	£69.27m
Retail Services		7													1052		
Vacant																	
ALL RETAIL GOODS AND SERVICES		19	10667	6663		£45.26m	5418	3392		£16.57m	5596	4386		£7.43m	22734		
ZONE 11 Remainder																	
Convenience		1	43	28	£3,557	£0.10m									43	28	£0.10m
Comparison																	£0.00m
Total Floorspace (Retail Goods)		1	43	28		£0.10m									43	28	£0.10m
Retail Services		4													223		
Vacant																	
ALL RETAIL GOODS AND SERVICES		5	43	28		£0.10m									266		
ZONE 11																	
ZONE 12 Mintlaw		227	15552	10322		£66.43m	14832	9511		£38.87m	12365	8785		£19.17m	55701		
Convenience		4	650	422	£8,807	£3.72m									650	422	£3.72m
Comparison		2					351	228	£1,985	£0.45m					351	228	£0.45m
Total Floorspace (Retail Goods)		6	650	422		£3.72m	351	228		£0.45m					1001	651	£4.17m
Retail Services		7													561		
Vacant																	
ALL RETAIL GOODS AND SERVICES		13	650	422		£3.72m	351	228		£0.45m					1562		
ZONE 12 Remainder																	
Convenience		3	643	418	£5,418	£2.26m									643	418	£2.26m
Comparison		5					518	311	£744	£0.23m	1596	1038	£361	£0.37m	2114	1348	£0.61m
Total Floorspace (Retail Goods)		8	643	418		£2.26m	518	311		£0.23m	1596	1038		£0.37m	2757	1766	£2.87m
Retail Services		10													1130		
Vacant																	
ALL RETAIL GOODS AND SERVICES		18	643	418		£2.26m	518	311		£0.23m	1596	1038		£0.37m	3886		
ZONE 12																	
ZONE 13 Ellon TC		31	1292	840		£5.98m	869	539		£0.68m	1596	1038		£0.37m	5449		
Convenience	Aldi	1	1131	792	£15,122	£11.97m	283	198	£7,251	£1.44m					1414	990	
	Other Convenience	10	1374	893	£10,941	£9.77m									1374	893	£9.77m
	Total Convenience	11	2505	1685		£21.75m	283	198		£1.44m					2788	1883	£23.18m
Comparison		20					1986	1291	£3,997	£5.16m	1234	802	£4,017	£3.22m	3220	2093	£8.38m
Total Floorspace (Retail Goods)		31	2505	1685		£21.75m	2268	1489		£6.59m	1234	802		£3.22m	6008	3976	£31.56m
Retail Services		48													5037		
Vacant		8													756		
ALL RETAIL GOODS AND SERVICES		88	2505	1685		£21.75m	2268	1489		£6.59m	1234	802		£3.22m	11800		
ZONE 13 Remainder																	
Convenience	Tesco	1	3352	2179	£13,983	£30.46m	1117	726	£6,705	£4.87m	0	0			4469	2905	£35.33m
	Other	3	755	491	£6,065	£2.98m									755	491	£2.98m
	Total Convenience	4	4107	2669		£33.44m	1117	726		£4.87m	0	0		£0.00m	5224	3396	£38.31m
Comparison		3					118	71	£1,199	£0.08m	2530	1518	£1,159	£1.76m	2647	1588	£1.84m
Total Floorspace (Retail Goods)		7	4107	2669		£33.44m	1235	797		£4.95m	2530	1518		£1.76m	7871	4984	£40.15m
Retail Services																	
Vacant																	
ALL RETAIL GOODS AND SERVICES		7	4107	2669		£33.44m	1235	797		£4.95m	2530	1518		£1.76m	7871		
ZONE 13																	
ZONE 14: Blackdog Centre		95	6612	4354		£55.18m	3503	2285		£11.55m	3764	2320		£4.98m	19671		
ZONE 14: Blackdog Centre																	
Convenience	Regional Food Hall																
	Small units																
	RW Units																
Comparison																	
Total Floorspace (Retail Goods)																	
Retail Services																	
Vacant																	
ALL RETAIL GOODS AND SERVICES																	
ZONE 14																	
Convenience		5	772	502	£4,521	£2.27m									772	502	£2.27m
Comparison		2					41	27	£2,615	£0.07m					41	27	£0.07m
Total Floorspace (Retail Goods)		7	772	502		£2.27m	41	27		£0.07m					813	528	£2.34m
Retail Services		4													319		
Vacant		1													160		
ALL RETAIL GOODS AND SERVICES		12	772	502		£2.27m	41	27		£0.07m					1292		
ZONE 14																	
ZONE 15 Kintore TC		12	772	502		£2.27m	41	27		£0.07m	0	0		£0.00m	1292		
ZONE 15 Kintore TC																	
Convenience		6	1153	749	£4,919	£3.69m									1153	749	£3.69m
Comparison		1					106	69	£4,256	£0.29m					106	69	£0.29m
Total Floorspace (Retail Goods)		7	1153	749		£3.69m	106	69		£0.29m					1259	819	£3.98m
Retail Services		14													934		
Vacant		0													0		
ALL RETAIL GOODS AND SERVICES		21	1153	749		£3.69m	106	69		£0.29m					2193		
ZONE 15 Oldmeldrum TC																	
Convenience		4	505	328	£4,919	£1.61m									505	328	£1.61m
Comparison		3					363	236	£4,256	£1.00m	529	344	£2,318	£0.80m	892	580	£1.80m
Total Floorspace (Retail Goods)		7	505	328		£1.61m	363	236		£1.00m	529	344		£0.80m	1397	908	£3.42m
Retail Services		11													647		
Vacant		1													246		
ALL RETAIL GOODS AND SERVICES		19	505	328		£1.61m	363	236		£1.00m	529	344		£0.80m	2290		
ZONE 15 Remainder																	
ZONE 15 Remainder																	
Convenience	Co-op (Oldmeldrum OOC)	1	558	362	£5,351	£1.94m									558	362	£1.94m
	Co-op (Newmachar)	1	510	331	£5,351	£1.77m									510	331	£1.77m
	Others	6	1886	1226	£3,026	£3.71m									1886	1226	£3.71m
	Total Convenience	8	2953	1920		£7.42m									2953	1920	£7.42m
Comparison		6					101	66	£1,596	£0.10m	1808	1175	£966	£1.13m	1909	1241	£1.24m
Total Floorspace (Retail Goods)		14	5907	3839		£14.84m	101	66		£0.10m	1808	1175		£1.13m	4862	3161	£16.08m
Retail Services		10													1139		
Vacant																	
ALL RETAIL GOODS AND SERVICES		24	5907	3839		£14.84m	101	66		£0.10m	1808	1175		£1.13m	6001		
ZONE 15																	
ZONE 15		64	7565	4917		£20.15m	571	371		£1.40m	2337	1519		£1.93m	10485		

TABLE 18: EXISTING FLOORSPACE AND TURNOVER 2023
2021 Prices

		No.	Convenience				General Comparison				Bulky Goods				All Goods			
			GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M			GFA Sq M	NFA Sq M	Total Turnover £m	
ZONE 16 Inverurie TC																		
Convenience	Tesco	1	3481	2263	£13,813	£31.26m	2321	1509	£8,217	£12.40m					5802	3771	£43.65m	
	Aldi	1	1206	843	£14,938	£12.59m	301	211	£8,886	£1.87m					1507	1054	£14.46m	
	M&S	1	1042	729	£11,597	£8.46m	55	38	£6,899	£0.26m					1096	768	£8.72m	
	Lidl	1	1067	869	£8,690	£7.55m	267	217	£5,169	£1.12m					1333	1086	£8.67m	
Farmfoods (open 2024)		1	1347	1153											1347	1153	£0.00m	
Comparison	Iceland	1	699	559	£8,282	£4.63m									699	559	£4.63m	
	Other Convenience	16	1923	1250	£10,809	£13.51m									1923	1250	£13.51m	
	Total Convenience	22	10764	7665		£77.99m	2944	1975		£15.66m	7477	5608	£3,671	£20.59m	13708	9640	£93.65m	
	Others	57					9702	6306	£4,899	£30.89m					17179	11914	£51.48m	
Inverurie Retail Park	Argos	1					1333	666	£14,696	£9.79m					1333	666	£9.79m	
	Halfords	1									385	289	£4,515	£1.30m	385	289	£1.30m	
	Moutain Warehouse	1					581	436	£4,899	£2.13m					581	436	£2.13m	
	Pets at Home	1									809	607	£3,768	£2.29m	809	607	£2.29m	
Home Bargains		1													822	616	£4.55m	
		1	164	123	£7,913	£0.98m									2627	1970	£2.63m	
	Homebase	1					657	493	£7,241	£3.57m					1224	918	£10.97m	
	Currys	1									2627	1970	£1,333	£2.63m	2627	1970	£2.63m	
Total Comparison		64	164	123		£0.98m	12273	7901		£46.39m	12522	9391	£11,951	£10.97m	24959	17416	£85.14m	
Total Floorspace (Retail Goods)		86				£78.97m	15217	9876		£62.04m	12522	9391		£37.78m	38667	27056	£178.79m	
Retail Services		68	10928	7789											9261			
Vacant		6													614			
ALL RETAIL GOODS AND SERVICES		160	10928	7789		£78.97m	15217	9876		£62.04m	12522	9391		£37.78m	48542			
ZONE 16 Kemnay TC																		
Convenience	Co-op	1	559	364	£10,593	£3.85m									559	364	£3.85m	
	Others	5	689	448	£9,738	£4.36m									689	448	£4.36m	
Total Convenience		6	1248	811		£8.21m									1248	811	£0.00m	
Comparison		3					276	180	£3,919	£0.70m					276	180	£0.70m	
		9	1248	811		£8.21m	276	180		£0.70m					1525	991	£8.92m	
Total Floorspace (Retail Goods)		11													1005			
Retail Services		1													26			
Vacant		1													2556			
ALL RETAIL GOODS AND SERVICES		21	1248	811		£8.21m	276	180		£0.70m								
ZONE 16 Remainder																		
Convenience	Morrisons	1	2784	1448	£11,319	£16.39m	696	362	£6,733	£2.44m					3480	1810	£18.82m	
	Andersons	1									5944	4755	£1,059	£5.04m	5944	4755	£5.04m	
Comparison	Others	2					339	204	£1,470	£0.30m					339	204	£0.30m	
	Total Comparison	3				£0.00m	339	204		£0.30m	5944	4755		£5.04m	6283	4959	£5.34m	
Total Floorspace (Retail Goods)		4	2784	1448		£16.39m	1035	566		£2.74m	5944	4755		£5.04m	9763	6768	£24.16m	
Retail Services		5													720			
Vacant																		
ALL RETAIL GOODS AND SERVICES		9	2784	1448		£16.39m	1035	566		£2.74m	5944	4755		£5.04m	10484			
ZONE 16		190	14960	10048		£103.57m	16529	10621		£65.48m	18466	14147		£42.81m	61581			
ZONE 17 includes Torphins & Lumphanan																		
Convenience		5	935	608	£4,909	£2.99m									935	608	£2.99m	
		1					123	80	£179	£0.01m	5207	3384	£287	£0.97m	5329	3464	£0.99m	
Comparison		6	935	608		£2.99m	123	80		£0.01m	5207	3384		£0.97m	6265	4072	£3.97m	
		10													1161			
Total Floorspace (Retail Goods)		16																
Retail Services		6																
Vacant		10																
ALL RETAIL GOODS AND SERVICES		16	935	608		£2.99m	123	80		£0.01m	5207	3384		£0.97m	7426			
ZONE 17		16	935	608		£2.99m	123	80		£0.01m	5207	3384		£0.97m	7426			
ZONE 18 Westhill Town Centre																		
Convenience	M&S	1	1425	855	£10,093	£8.63m	75	195	£4,889	£0.95m					1500	1050	£9.58m	
	Aldi	1	1343	873	£13,001	£11.35m	336	218	£6,297	£1.37m					1679	1091	£12.72m	
Comparison	Other Convenience	3	456	274	£8,475	£2.32m									456	274	£2.32m	
	Total Convenience	5	3224	2002		£22.30m	411	413		£2.33m					3635	2415	£24.63m	
Comparison	Home Bargains	1	183	128	£6,886	£0.88m	732	512	£5,132	£2.63m					915	640	£3.51m	
	Others	8					658	427	£2,777	£1.19m	80	52	£2,174	£0.11m	738	479	£1.30m	
Total Floorspace (Retail Goods)		9	183	128		£0.88m	1389	940		£3.82m	80	52		£0.11m	1652	1120	£4.81m	
Retail Services		14	3407	2130		£23.18m	1800	1353		£6.14m	80	52		£0.11m	5287	3535	£29.44m	
Vacant		16													1803			
ALL RETAIL GOODS AND SERVICES		36	3407	2130		£23.18m	1800	1353		£6.14m	80	52		£0.11m	7871			
ZONE 18 Remainder																		
Convenience	Others	2	1186	771	£5,214	£4.02m					246	375	£8,105	£3.04m	1186	771	£4.02m	
	Tesco	1	3438	2501	£12,022	£30.07m	1228	697	£5,823	£4.06m	246	375	£8,105	£3.04m	4911	3573	£37.16m	
Comparison	Total Convenience	3	4624	3272		£34.09m	1228	697		£4.06m	4077	2650	£1,691	£4.48m	6097	4344	£41.19m	
	Costco	1	4077	2650	£7,077	£18.76m	3495	2621	£2,083	£5.46m	4077	2650			11648	7921	£28.70m	
Total Floorspace (Retail Goods)		1	4077	2650		£18.76m	3495	2621		£5.46m	4077	2650		£4.48m	11648	7921	£28.70m	
Retail Services		4	8701	5922		£52.84m	4722	3318		£9.52m	4322	3025		£7.52m	17746	12265	£69.88m	
Vacant		2													536			
ALL RETAIL GOODS AND SERVICES		6	8701	5922		£52.84m	4722	3318		£9.52m	4322	3025		£7.52m	18282			
ZONE 18		42	12108	8052		£76.02m	6522	4671		£15.66m	4402	3077		£7.63m	26152			
ZONE 19 Banchory TC																		
Convenience		7	531	345	£10,352	£3.57m									531	345	£3.57m	
		29					3888	2527	£3,071	£7.76m	584	380	£3,489	£1.33m	4472	2907	£9.08m	
Comparison		36	531	345		£3.57m	3888	2527		£7.76m	584	380		£1.33m	5003	3252	£12.66m	
		35													2945			
Total Floorspace (Retail Goods)		9																

TABLE 18: EXISTING FLOORSPACE AND TURNOVER 2023
2021 Prices

	No.	Convenience				General Comparison				Bulky Goods			All Goods		
		GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M		GFA Sq M	NFA Sq M	Total Turnover £m
ZONE 21 Stonehaven TC															
Convenience	13	1624	1055	£8,598	£9.07m								1624	1055	£9.07m
Comparison	41					3580	2327	£4,018	£9.35m	638	414	£3,873	4218	2742	£10.95m
Total Floorspace (Retail Goods)	54	1624	1055		£9.07m	3580	2327		£9.35m	638	414	£1.60m	5841	3797	£20.03m
Retail Services	66												5369		
Vacant	4												232		
ALL RETAIL GOODS AND SERVICES	124	1624	1055		£9.07m	3580	2327		£9.35m	638	414	£1.60m	11442		
ZONE 21 Remainder Stonehaven															
Convenience	1	1417	850	£8,427	£7.16m	157	94	£5,168	£0.49m				1574	945	£7.65m
Co-op															
Ury Estate - not committed	5	599	390	£4,766	£1.86m								599	390	£1.86m
Other Convenience													2174	1334	£9.51m
Total Convenience	6	2016	1240		£9.02m	115	75	£1,205	£0.09m				115	75	£0.09m
Comparison	4					115	75		£0.09m				2288	1409	£9.60m
Total Floorspace (Retail Goods)	10	2016	1240		£9.02m	272	169		£0.58m				1079		
Retail Services	15												0		
Vacant	0												3367		
ALL RETAIL GOODS AND SERVICES	25	2016	1240		£9.02m	272	169		£0.58m				0		
ALL RETAIL GOODS AND SERVICES	25	2016	1240		£9.02m	272	169		£0.58m				3367		
ZONE 21															
ZONE 22 Laurencekirk TC															
Convenience	1	649	422	£6,550	£2.76m								649	422	£2.76m
Scotmid													348	226	
Others	3	348	226	£6,021	£1.36m								997	648	
Total Convenience	4	997	648		£4.13m	713	464	£2,731	£1.27m	47	31	£4,586	760	494	£1.41m
Comparison	9					713	464		£1.27m	47	31		1757	1142	£5.53m
Total Floorspace (Retail Goods)	13	997	648		£4.13m	713	464		£1.27m	47	31	£0.14m	1757	1142	£5.53m
Retail Services	22												1158		
Vacant	3												198		
ALL RETAIL GOODS AND SERVICES	38	997	648		£4.13m	713	464		£1.27m	47	31	£0.14m	3114		
ZONE 22 Inverbervie TC															
Convenience	1	449	292	£6,550	£1.91m								449	292	£1.91m
Scotmid													349	227	
Others	3	349	227	£5,028	£1.14m								798	519	
Total Convenience	4	798	519		£3.05m	1179	766	£2,049	£1.57m				1179	766	£1.57m
Comparison	5					1179	766		£1.57m				1977	1285	£4.62m
Total Floorspace (Retail Goods)	9	798	519		£3.05m	1179	766		£1.57m				1977	1285	£4.62m
Retail Services	8												562		
Vacant	1												41		
ALL RETAIL GOODS AND SERVICES	18	798	519		£3.05m	1179	766		£1.57m				2580		
ZONE 22 Remainder															
includes fettercairn, St Cyrus, Johnshaven & Gourdon															
Convenience	8	1924	1250	£3,704	£4.63m								1924	1250	£4.63m
Comparison	2					164	106	£1,024	£0.11m				164	106	£0.11m
Total Floorspace (Retail Goods)	10	1924	1250		£4.63m	164	106		£0.11m				2087	1357	£4.74m
Retail Services	10												842		
Vacant	1												36		
ALL RETAIL GOODS AND SERVICES	21	1924	1250		£4.63m	164	106		£0.11m				2965		
ALL RETAIL GOODS AND SERVICES	21	1924	1250		£4.63m	164	106		£0.11m				2965		
ZONE 22															
ZONE 23 Bridge of Don Retail Park															
Convenience	1	1484	964	£7,252	£6.99m								1484	964	£6.99m
M&S Foodhall													1043	782	
Pets @ Home	1									1043	782	£5,307	1043	782	
Carpetright	1									727	545	£1,389	727	545	
Home Bargains	1	248	186	£4,948	£0.92m	990	743	£7,697	£5.72m				1238	929	
Total Comparison	3	248	186		£0.92m	990	743		£5.72m	1770	1328	£4.91m	3008	2256	
Total Floorspace (Retail Goods)	4	1731	1150		£7.91m	990	743		£5.72m	1770	1328	£4.91m	4492	3221	£18.54m
Retail Services	1												168		
Vacant	1												1532		
ALL RETAIL GOODS AND SERVICES	6	1731	1150		£7.91m	990	743		£5.72m	1770	1328	£4.91m	6193		
ZONE 23 Denmore Road															
Comparison	1									475	356	£2,935	475	356	£1.05m
Screwfix										6581	5264	£2,006	6581	5264	
Sterling Furniture	1									4179	3134	£2,935	4179	3134	
B&Q	1									11235	8755		11235	8755	
Total Comparison	3									11235	8755		11235	8755	£20.81m
Total Floorspace (Retail Goods)	3									11235	8755	£20.81m	11235	8755	£20.81m
Retail Services	1												153		
Vacant	1														
ALL RETAIL GOODS AND SERVICES	4									11235	8755	£20.81m	11388		
Zone 23 Remainder															
Convenience	3	245	160	£4,081	£0.65m								245	160	£0.65m
Comparison															
Total Floorspace (Retail Goods)	3	245	160		£0.65m								245	160	£0.65m
Retail Services	8												1227		
Vacant	0												0		
ALL RETAIL GOODS AND SERVICES	11	245	160		£0.65m								1473		
ZONE 23															
ZONE 24N Dyce District Centre (ASDA)															
Dyce															
Convenience	1	4810	2645	£12,161	£32.17m	3061	1683	£5,764	£9.70m	874	481	£17,638	8745	4810	£50.36m
ASDA						3061	1683		£9.70m	874	481	£8.48m	8745	4810	£50.36m
Total Convenience	1	4810	2645		£32.17m	3061	1683		£9.70m	874	481	£8.48m	8745	4810	£50.36m
Comparison	3					523	340	£6,840	£2.32m				523	340	£2.32m
Total Floorspace (Retail Goods)	4	4810	2645		£32.17m	3583	2023		£12.03m	874	481		9267	5149	£52.68m
Retail Services	4												375		
Vacant	4														

TABLE 18: EXISTING FLOORSPACE AND TURNOVER 2023
2021 Prices

	No.	Convenience				General Comparison				Bulky Goods				All Goods		
		GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M			GFA Sq M	NFA Sq M	Total Turnover £m
ZONE 26 Kittybrewster RP																
Convenience																
Comparison																
Halfords	1									1186	949	£4,652	£4.41m	1186	949	£4.41m
Carpetright	1									715	572	£1,016	£0.58m	715	572	
Oak Furnitureland	1									1553	1242	£1,468	£1.82m	1553	1242	
Wren	1									1637	1310	£1,468	£1.92m	1637	1310	
Tapl	1									973	778	£1,468	£1.14m	973	778	
SCS	1									1887	1510	£2,812	£4.24m	1887	1510	
TK Maxx	1									2123	1698	£4,073	£6.92m	2123	1698	
JD Sports	1					1574	882	£5,598	£4.93m					1574	1259	
Dreams	1									1533	1227	£1,468	£1.80m	1533	1227	
DFS	1									2200	1760	£1,468	£2.58m	2200	1760	
B&M	1													2268	1815	
Total Convenience	11	681	544	£2,063	£1.12m	1588	1270	£2,471	£3.14m	13807	11046	£25.43m		17650	14120	
Total Floorspace (Retail Goods)	11	681	544		£1.12m	3162	2152		£8.07m	13807	11046	£25.43m		17650	14120	£34.63m
Retail Services	2													2025		
Vacant																
ALL RETAIL GOODS AND SERVICES	13	681	544		£1.12m	3162	2152		£8.07m	13807	11046	£25.43m		19674		
ZONE 26 Haudegain																
Convenience	5	742	482	£4,370	£2.11m	966	628	£2,067	£1.30m	563	366	£2,037	£0.75m	742	482	£2.11m
Comparison	6													1529	994	£2.04m
Porcenosa (open 2025)	1									902	677			902	677	
Total Floorspace (Retail Goods)	12	742	482		£2.11m	966	628		£1.30m	563	366		£0.75m	2271	1476	£4.15m
Retail Services	6													804		
Vacant	1													172		
ALL RETAIL GOODS AND SERVICES	19	742	482		£2.11m	966	628		£1.30m	563	366		£0.75m	3248		
ZONE 26 King Street Area (previously incl within City Centre)																
Convenience	1	4968	2733	£6,083	£16.62m	1656	911	£4,736	£4.31m					6625	3644	£20.94m
Morrisons	7	817	531	£5,233	£2.78m									817	531	£2.78m
Other	8	5785	3264		£19.40m	1656	911		£4.31m					7441	4174	£23.71m
Comparison	4					302	196	£2,756	£0.54m					302	196	£0.54m
Total Floorspace (Retail Goods)	12	5785	3264		£19.40m	1958	1107		£4.85m					7743	4371	£24.25m
Retail Services	25													2463		
Vacant	7													653		
ALL RETAIL GOODS AND SERVICES	44	5785	3264		£19.40m	1958	1107		£4.85m					10860		
Other Zone 26																
Convenience	1	1139	869	£4,670	£4.06m	285	217	£3,636	£0.79m					1424	1086	£4.85m
Tesco	1	413	269	£7,482	£2.01m									413	269	
Farmfoods	1	418	314	£4,260	£1.34m									418	314	
Fairdeal	1	1382	898	£4,315	£3.88m									1382	898	
Iceland	1	693	519	£4,450	£2.31m									693	519	
Co-op	1	434	282	£5,693	£1.60m									434	282	
Other Convenience	33	6103	3967	£3,507	£13.91m									4287	3967	£13.91m
Comparison	39	10582	7117		£29.11m	285	217		£0.79m				£0.00m	9050	7335	£29.90m
The Range	1					4231	3610	£2,412	£8.71m	1410	903	£4,073	£3.68m	5641	4513	£12.38m
Poundstretcher	1	241	181	£2,014	£0.36m	1366	1024	£2,412	£2.47m					1607	1205	
Other comparison	29					2312	1503	£1,378	£2.07m	1535	998	£1,455	£1.45m	3847	2501	£3.52m
Total Convenience	31	241	181		£0.36m	7909	6137		£13.25m	2946	1901		£5.13m	11095	8219	£18.74m
Total Floorspace (Retail Goods)	70	10823	7298		£29.47m	8193	6355		£14.04m	2946	1901		£5.13m	20146	15553	£48.64m
Retail Services	84													9975		
Vacant	18													4363		
ALL RETAIL GOODS AND SERVICES	172	10823	7298		£29.47m	8193	6355		£14.04m	2946	1901		£5.13m	34483		
ZONE 26	248	18030	11588		£52.10m	14280	10242		£28.26m	17316	13312		£31.30m	68265		
ZONE 27																
Rosemount																
Convenience	1	530	345	£7,167	£2.47m									530	345	£2.47m
Sainsbury	1	394	256	£11,739	£3.01m									394	256	
Other Convenience	7	1088	707	£7,313	£5.17m									1088	707	
Comparison	9	2012	1308		£10.65m	0	0			0	0			2012	1308	
Total Floorspace (Retail Goods)	23					1940	1261	£4,996	£6.30m	837	544	£4,771	£2.59m	2776	1805	£8.89m
Retail Services	41	2012	1308		£10.65m	1940	1261		£6.30m	837	544		£2.59m	4788	3112	£19.54m
Vacant	51													3843		
ALL RETAIL GOODS AND SERVICES	100	2012	1308		£10.65m	1940	1261		£6.30m	837	544		£2.59m	9275	7%	
ZONE 27																
Berryden																
Convenience	1	5092	3055	£10,042	£30.68m	3241	1944	£9,003	£17.51m	926	556	£13,228	£7.35m	9259	5555	£55.54m
Food Warehouse	1	1553	1242	£5,603	£6.96m									1553	1242	
Comparison	2	6645	4297		£37.64m	3241	1944		£17.51m	926	556		£7.35m	10811	6797	£55.54m
Harry Corry	1									871	653	£1,835	£1.20m	871	653	£1.20m
Currys	1									2182	1637	£15,531	£25.42m	2182	1637	
Home Bargains	1	260	195	£5,354	£1.04m	1038	779	£7,384	£5.75m					1298	974	
Sports Direct	1					2159	1619	£4,704	£7.62m					2159	1619	
Next	1					1758	1318	£1,828	£2.41m	310	233	£2,686	£0.62m	2068	1551	
Matalan	1					2966	2225	£1,794	£3.99m					2966	2225	
Poundland	1	260	195	£3,622	£0.71m	1131	848	£3,497	£2.97m					1390	1043	
Others	1					151	90	£2,997	£0.27m					151	90	£0.27m
Total Convenience	8	519	389		£1.75m	9203	6880		£23.01m	3364	2523		£27.24m	13086	9792	
Total Floorspace (Retail Goods)	10	7164	4687		£39.39m	12444	8824		£40.51m	4290	3078		£34.59m	23897	16589	£114.50m
Retail Services	6													1202		
Vacant	2													850		
ALL RETAIL GOODS AND SERVICES	18	7164	4687		£39.39m	12444	8824		£40.51m	4290	3078		£34.59m	25949		
ZONE 27 Remainder																
Remainder Zone 27																
Convenience	15	1910	1241	£4,416	£5.48m									1910	1241	£5.48m
Comparison	28					2372	1542	£1,998	£3.08m	1279	831	£1,835	£1.52m	3651	2373	£4.61m
Total Floorspace (Retail Goods)	43	1910	1241		£5.48m	2372	1542		£3.08m	1279	831		£1.52m	5561	3615	£10.09m
Retail Services	43													4177		
Vacant	4													291		
ALL RETAIL GOODS AND SERVICES	90	1910	1241		£5.48m	2372	1542		£3.08m	1279	831		£1.52m	10029		
ZONE 27	208	11086	7236		£55.52m	16755	11627		£49.89m	6405	4453		£38.71m	45253		
ZONE 28 Mastrick																
Convenience	7	1794	1166	£8,141	£9.49m									1794	1166	£9.49m
Comparison	4					1019	662	£3,190	£2.11m	127	83	£2,731	£0.23m	1146	745	£2.34m
Total Floorspace (Retail Goods)	11	1794	1166		£9.49m	1019	662		£2.11m	127	83		£0.23m	2941	1911	£11.83m
Retail Services	8													1049		
Vacant	3													364		
ALL RETAIL GOODS AND SERVICES	22	1794	1166		£9.49m	1019	662		£2.11m	127	83		£0.23m	4354		
Zone 28 Remainder																
Remainder																
Convenience	1	1436	1003	£12,488	£12.53m	359	251	£7,233	£1.81m					1794	1254	£14.35m
Aldi, Forresterhill Road	1	635	413	£7,391	£3.05m									635	413	£3.05m
Spar, Byron Square	15	1277	830	£5,456	£4.53m									1277	830	£4.53m
Other Convenience	17	3347	2246		£20.11m	359	251		£1.81m					3706	2497	£21.92m
Comparison	4					443	288	£1,595	£0.46m					443	288	£0.46m
Total Floorspace (Retail Goods)	21	3347	2246													

TABLE 18: EXISTING FLOORSPACE AND TURNOVER 2023
2021 Prices

		No.	Convenience				General Comparison				Bulky Goods				All Goods			
			GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M		GFA Sq M	NFA Sq M	Total Turnover £m		
ZONE 29S Garthdee																		
Convenience																		
	ASDA	1	5686	3127	£10,890	£34.06m	7819	4300	£6,252	£26.88m	711	391	£11,146	£4.36m	14216	7819	£65.30m	
	Sainsbury	1	4638	2783	£12,803	£35.63m	2706	1623	£7,350	£11.93m	387	232	£13,104	£3.04m	7731	4638	£50.60m	
Total Convenience		2	10325	5911		£69.69m	10524	5924		£38.82m	1097	623		£7.40m	21947	12457	£115.90m	
Comparison																		
	Boots	1					1605	1043	£4,078	£4.26m					1605	1043	£4.26m	
	Currys	1									1621	1216	£15,386	£18.71m	1621	1216		
	B&Q	1									12552	10042	£2,683	£26.94m	12552	10042		
Total Comparison		3	0	0		£0.00m	1605	1043			14173	11257	£45.65m		15778	12301	£45.65m	
Total Floorspace (Retail Goods)		5	10325	5911		£69.69m	12130	6967		£38.82m	15270	11880	£53.05m		37725	24758	£161.55m	
Retail Services		0													0			
Vacant		0													0			
ALL RETAIL GOODS AND SERVICES		5	10325	5911		£69.69m	12130	6967		£38.82m	15270	11880	£53.05m		37725			
ZONE 29S Cults																		
Convenience																		
	Sainsbury	1	974	633	£14,967	£9.47m	108	70	£8,592	£0.60m					1082	703	£10.08m	
	Tesco	1	576	375	£12,011	£4.50m									576	375		
	Others	1	69	45	£8,400	£0.38m									69	45		
Total Convenience		3	1619	1052		£14.35m	108	70		£0.60m					1727	1123		
Comparison		7					708	460	£3,263	£1.50m					708	460	£1.50m	
Total Floorspace (Retail Goods)		10	1619	1052		£14.35m	816	530		£2.10m					2435	1582	£16.45m	
Retail Services		15													1341			
Vacant		1													125			
ALL RETAIL GOODS AND SERVICES		26	1619	1052		£14.35m	816	530		£2.10m					3900			
ZONE 29S REMAINDER																		
Convenience																		
	Iceland, Holburn st	1	564	423	£7,144	£3.02m									564	423	£3.02m	
	Morrisons Daily	1	254	165	£9,765	£1.61m									254	165	£1.61m	
	Co-op, Countesswells Rd	1	499	324	£9,138	£2.96m									499	324	£2.96m	
	Others	9	960	624	£5,630	£3.51m									960	624	£3.51m	
Total Convenience		12	2276	1536		£11.11m			£1,631	£1.55m	178	116	£1,818	£0.21m	2276	1536	£11.11m	
Comparison		16					1458	948		£1.55m					1637	1064	£1.76m	
Total Floorspace (Retail Goods)		28	2276	1536		£11.11m	1458	948		£1.55m	178	116		£0.21m	3913	2600	£12.86m	
Retail Services		26													1801			
Vacant		2													82			
ALL RETAIL GOODS AND SERVICES		56	2276	1536		£11.11m	1458	948		£1.55m	178	116		£0.21m	5795			
ZONE 29S		87	14220	8499		£95.14m	14404	8445		£46.72m	15449	11996		£53.26m	47420			
ZONE 30 Torry																		
Convenience																		
	Spar	1	952	619	£6,710	£4.15m									952	619	£4.15m	
	Others	6	654	425	£8,203	£3.49m									654	425	£3.49m	
Total Convenience		7	1607	1044		£7.64m									1607	1044	£7.64m	
Comparison		9					898	584	£5,131	£3.00m	95	62	£3,767	£0.23m	993	646	£3.23m	
Total Floorspace (Retail Goods)		16	1607	1044		£7.64m	898	584		£3.00m	95	62		£0.23m	2600	1690	£10.87m	
Retail Services		26													1806			
Vacant		14													839			
ALL RETAIL GOODS AND SERVICES		56	1607	1044		£7.64m	898	584		£3.00m	95	62		£0.23m	5245			
ZONE 30 Beach Boulevard RP																		
Convenience																		
	Asda	1	5092	2801	£9,581	£26.83m	3241	1782	£7,866	£14.02m	926	509	£8,884	£4.52m	9259	5092	£45.38m	
	Aldi	1	1236	803	£11,337	£9.11m	218	142	£9,308	£1.32m					1454	945	£10.43m	
	Iceland	1	919	690	£6,285	£4.33m									919	690	£4.33m	
Total Convenience		3	7248	4294		£40.28m	3459	1924		£15.34m	926	509		£4.52m	11632	6727	£60.14m	
Comparison		1					367	238	£5,131	£1.22m					367	238	£1.22m	
	Card Factory	1									1085	814	£3,867	£3.15m	1085	814	£3.15m	
	Pets @ Home	1													928	696	£5.92m	
	Home Bargains	1	186	163	£6,005	£0.98m	743	651	£7,585	£4.94m					2442	1832	£7.52m	
	Smyths	1					2442	1832	£4,105	£7.52m					790	514	£2.11m	
	Cancer research	1					790	514	£4,105	£2.11m					3621	2716	£7.08m	
	Dunelm	1									3621	2716	£2,608	£7.08m	9233	6809	£26.99m	
Total Comparison		6	186	163		£0.98m	4342	3235		£15.79m	4706	3530	£10.23m		20866	13536	£87.13m	
Total Floorspace (Retail Goods)		9	7433	4457		£41.25m	7800	5159		£31.13m	5632	4039	£14.75m		20866	13536	£87.13m	
Retail Services		1													208			
Vacant		2													930			
ALL RETAIL GOODS AND SERVICES		12	7433	4457		£41.25m	7800	5159		£31.13m	5632	4039	£14.75m		22004			
ZONE 30 Remainder (excl City Centre)																		
Convenience																		
	Co-op, Gr Western Road	1	633	411	£8,040	£3.31m									633	411	£3.31m	
	Tesco Exp, Gr Western Road	1	368	239	£10,567	£2.53m									368	239	£2.53m	
	Sainsbury, Holburn st	1	404	263	£13,168	£3.46m									404	263	£3.46m	
	Others	19	2164	1406	£4,953	£6.97m									2164	1406	£6.97m	
Total Convenience		22	3568	2319		£16.26m									3568	2319	£16.26m	
Comparison		1									1130	848	£4,633	£3.93m	1130	848	£3.93m	
	Halfords, Balnagask rd	1									596	447	£1,387	£0.62m	596	447	£0.62m	
	Tile-it-All	1									473	355	£1,387	£0.49m	473	355	£0.49m	
	Topps Tiles	1									302	196	£1,449	£0.28m	1950	1268	£2.48m	
	Others	25					1649	1072	£2,052	£2.20m	2500	1845	£5.32m		4149	2917	£7.52m	
Total Comparison		28	0	0		£0.00m	1649	1072		£2.20m	2500	1845	£5.32m		7717	5075	£23.78m</	

**TABLE 19: FORECAST FLOORSPACE AND TURNOVER 2028
2021 Prices**

		No.	Convenience				General Comparison				Bulky Goods				All Goods		
			GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M			GFA Sq M	NFA Sq M	Total Turnover £m
CITY CENTRE (ZONES 26, 27 &30)																	
Convenience																	
	Supermarkets																
	Co-op, Union Street	1	1469	882	£4,442	£3.92m	77	46	£7,512	£0.35m					1547	928	£4.26m
	Sainsbury, Union St	1	345	224	£7,276	£1.63m									345	224	£1.63m
	Sainsbury George St	1	671	436	£7,276	£3.17m									671	436	£3.17m
	Tesco 43 Union St	1	665	432	£5,839	£2.52m									665	432	£2.52m
	Tesco 501 Unon St	1	441	287	£5,839	£1.67m									441	287	£1.67m
	Farmfoods	1	401	260	£3,324	£0.87m									401	260	£0.87m
	Others	42	7012	4558	£4,981	£22.70m									7012	4558	£22.70m
	Other Convenience	66	16582	10778	£4,981	£53.69m									16582	10778	£53.69m
	Bon Accord + St Nicholas	3	651	423	£4,981	£2.11m									651	423	£2.11m
	Union Square	2	442	287	£4,981	£1.43m									442	287	£1.43m
	Trinity	1	172	112	£4,981	£0.56m									172	112	£0.56m
	M&S		below												0	0	£0.00m
	Others	47	15318	9957	£4,981	£49.60m									15318	9957	£49.60m
	Total Convenience	114	44168	28636		£143.87m	77	46		£0.35m				44245	28682	£144.22m	
Comparison																	
	Bon Accord + St Nicholas	36					22452	14594	£7,008	£102.27m	231	173	£8,095	£1.40m	22683	14767	£103.67m
	Galleria	0													0	0	
	Union Square																£0.00m
	M&S	1	500	325	£4,863	£1.58m	1978	1286	£8,224	£10.57m					2478	1611	£12.15m
	TK Maxx	1					1897	1423	£7,008	£9.97m	335	251	£8,095	£2.03m	2232	1674	£12.00m
	Others	39					20667	13434	£7,008	£94.14m	2350	1763	£8,095	£14.27m	23017	15196	£108.41m
															0	0	£0.00m
	Trinity	14					5927	3852	£7,008	£27.00m					5927	3852	£27.00m
	Academy	1					352	229	£7,008	£1.60m					352	229	£1.60m
	Market (open for 2028)		301	271	£5,826	£1.58m	1708	1537	£4,380	£6.73m					2009	1808	£8.31m
	Other Major Units																
	MARKS & SPENCER	1	2064	1341	£4,863	£6.52m	6191	4024	£8,224	£33.09m	2064	1341	£13,413	£17.99m	10318	6707	£57.61m
	PRIMARK	1					11849	7702	£3,881	£29.89m					11849	7702	£29.89m
	Other Comparison	169					41560	27014	£7,008	£189.31m	6288	4087	£8,095	£33.09m	47848	31101	£222.40m
	Total Comparison	283	2865	1938		£9.68m	114580	75094		£504.94m	11267	7615		£68.78m	128712	84647	£583.40m
Total Floorspace (Retail Goods)		377	47033	30573		£153.55m	114658	75140		£505.28m	11267	7615		£68.78m	172958	113329	£727.62m
Retail Services		503													93729		
Vacant		110													39240	12.8%	
ALL RETAIL GOODS AND SERVICES		990	47033	30573		£153.55m	114658	75140		£505.28m	11267	7615		£68.78m	305927		£727.62m
CITY CENTRE		990	47033	30573		£153.55m	114658	75140		£505.28m	11267	7615		£68.78m	305927		
ZONE 1+3 Aboyne Town Centre																	
Convenience																	
	Co-op	1	941	565	£7,275	£4.11m	105	63	£4,124	£0.26m					1046	628	£4.37m
	Other	4	342	222	£6,687	£1.49m									342	222	£1.49m
	Total Convenience	5	1283	787		£5.60m	105	63		£0.26m					1388	850	£5.85m
Comparison		7					1316	855	£2,565	£2.19m	100	65	£4,337	£0.28m	1416	920	£2.48m
Total Floorspace (Retail Goods)		12	1283	787		£5.60m	1420	918		£2.45m	100	65		£0.28m	2804	1770	£8.33m
Retail Services		16													1214		
Vacant		1													60		
ALL RETAIL GOODS AND SERVICES		29	1283	787		£5.60m	1420	918		£2.45m	100	65		£0.28m	4077		
ZONE 1+3 Ballater Town Centre																	
Convenience																	
	Co-op	1	678	407	£7,275	£2.96m	36	21	£4,124	£0.09m					714	428	£3.05m
	Other	5	500	325	£6,687	£2.18m									500	325	£2.18m
	Total Convenience	6	1178	732		£5.13m				£0.09m					1178	732	£5.22m
Comparison		21					1963	1276	£2,565	£3.27m					1963	1276	£3.27m
Total Floorspace (Retail Goods)		27	1178	732		£5.13m	1963	1276		£3.36m					3141	2008	£8.49m
Retail Services		19													1949		
Vacant		1													25		
ALL RETAIL GOODS AND SERVICES		47	1178	732		£5.13m	1963	1276		£3.36m					5114		
ZONE 1+3 Braemar Town Centre																	
Convenience																	
	Co-op	1	269	161	£7,275	£1.17m									269	161	£1.17m
	Other	3	335	217	£6,687	£1.45m									335	217	£1.45m
	Total Convenience	4	603	379		£2.63m				£0.11m					603	379	£2.63m
Comparison		12					1989	1293	£2,565	£3.32m					1989	1293	£3.32m
Total Floorspace (Retail Goods)		16	603	379		£2.63m	1989	1293		£3.32m					2592	1671	£5.94m
Retail Services		6													434		
Vacant		1													83		
ALL RETAIL GOODS AND SERVICES		23	603	379		£2.63m	1989	1293		£3.32m					3110		
ZONE 1+3 Remainder																	
Convenience		2	279	181	£4,114	£0.75m			£962	£0.29m	23	15	£1,807	£0.03m	279	181	£0.75m
Comparison		7					471	306		£0.29m	23	15		£0.03m	494	321	£0.32m
Total Floorspace (Retail Goods)		9	279	181		£0.75m	471	306		£0.29m	23	15		£0.03m	773	503	£1.07m
Retail Services		5													377		
Vacant		1													55		
ALL RETAIL GOODS AND SERVICES		15	279	181		£0.75m	471	306		£0.29m	23	15		£0.03m	1205		
CITY CENTRE		114	3344	2079		£14.10m	5843	3792		£9.42m	123	80		£0.31m	13506		
ZONE 2 Alford Town Centre																	
Convenience																	
	Co-op	1	730	475	£11,878	£5.64m	38	25	£4,496	£0.11m					789	500	£5.75m
	Other	4	402	261	£10,919	£2.85m									402	261	£2.85m
	Total Convenience	5	1132	736		£8.49m	38	25		£0.11m					1171	761	£8.60m
Comparison		12					1110	722	£2,796	£2.02m	102	66	£2,105	£0.14m	1212	788	£2.16m
Total Floorspace (Retail Goods)		17	1132	736		£8.49m	1149	747		£2.13m	102	66		£0.14m	2382	1549	£10.76m
Retail Services		13													2027		
Vacant		1													162		
ALL RETAIL GOODS AND SERVICES		31	1132	736		£8.49m	1149	747		£2.13m	102	66		£0.14m	4572		
ZONE 2 Remainder																	
Convenience		1	167	108	£6,718	£0.73m			£1,049	£0.06m	293	191	£877	£0.17m	167	108	£0.73m
Comparison		2					91	59		£0.06m	293	191		£0.17m	384	250	£0.23m
Total Floorspace (Retail Goods)		3	167	108		£0.73m	91	59		£0.06m	293	191		£0.17m	550	358	£0.96m
Retail Services		1													276		
Vacant		2													271		
ALL RETAIL GOODS AND SERVICES		6	167	108		£0.73m	91	59		£0.06m	293	191		£0.17m	1097		
CITY CENTRE		37	1299	844		£9.22m	1239	805		£2.19m	395	257		£0.31m	5669		
ZONE 4+5 Huntly Town Centre																	
Convenience		4	585	381	£7,149	£2.72m									585	381	£2.72m
Comparison		20					3027	1968	£2,447	£4.82m	624	405	£3,015	£1.22m	3651	2373	£6.04m
Total Floorspace (Retail Goods)		24	585	381		£2.72m	3027	1968		£4.82m	624	405		£1.22m	4236	2754	£8.76m
Retail Services		30													2250		
Vacant		23													3639		
ALL RETAIL GOODS AND SERVICES		77	585	381		£2.72m	3027	1968		£4.82m	624	405		£1.22m	10126		
ZONE 4+5 Insch Centre																	
Convenience																	
	Co-op	1	317	206	£7,007	£1.44m									317	206	£1.44m
	Other	4	966	628	£6,441	£4.05m									966	628	£4.05m
	Total Convenience	5	1283	834		£5.49m									1283	834	£5.49m
Comparison		5					501	326	£1,958	£0.64m					501	326	£0.64m
Total Floorspace (Retail Goods)		10	1283	834		£5.49m	501	326		£0.64m					1785	1160	£6.13m
Retail Services		9													632		
Vacant		1													23		
ALL RETAIL GOODS AND SERVICES		20	1283	834		£5.49m	501	326		£0.							

TABLE 19: FORECAST FLOORSPACE AND TURNOVER 2028
2021 Prices

	No.	Convenience				General Comparison				Bulky Goods				All Goods		
		GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M			GFA Sq M	NFA Sq M	Total Turnover £m
ZONE 6 Turriff TC																
Convenience	Co-op	1	697	418	£6,445	£2.70m	37	22	£3,241	£0.07m				734	440	£2.77m
	Tesco	1	1180	767	£8,404	£6.44m	131	85	£4,226	£0.36m				1311	852	£6.80m
	Other Convenience	9	773	502	£6,576	£3.30m								773	502	£3.30m
	Total Convenience	11	2650	1688	£12.44m		168	107	£0.43m					2818	1795	£12.88m
Comparison		28				5907	3839	£2,520	£9.67m	372	242	£4,468	£1.08m	6279	4081	£10.75m
Total Floorspace (Retail Goods)		39	2650	1688	£12.44m	6075	3947	£2,520	£10.11m	372	242		£1.08m	9097	5876	£23.63m
Retail Services		33												3867		
Vacant		3												211		
ALL RETAIL GOODS AND SERVICES		75	2650	1688	£12.44m	6075	3947	£10.11m		372	242		£1.08m	13174		
ZONE 6 Aberchirder																
Convenience	Co-op	1	314	204	£6,445	£1.32m								314	204	£1.32m
	Other Convenience	1	111	72	£4,948	£0.36m								111	72	£0.36m
	Total Convenience	2	425	276	£1.67m									425	276	£1.67m
Comparison		2				184	120	£1,512	£0.18m					184	120	£0.18m
Total Floorspace (Retail Goods)		4	425	276	£1.67m	184	120		£0.18m					609	396	£1.85m
Retail Services		4												509		
Vacant		2												205		
ALL RETAIL GOODS AND SERVICES		10	425	276	£1.67m	184	120	£0.18m						1323		
ZONE 6		85	3075	1964	£14.12m	6259	4066	£10.29m		372	242		£1.08m	14497		
ZONE 7 Banff TC																
Convenience	Tesco	1	1189	773	£8,009	£6.19m	132	86	£6,707	£0.58m				1322	859	£6.77m
	Co-op	1	1856	1206	£6,142	£7.41m	327	213	£5,144	£1.09m				2183	1419	
	Other Convenience	9	1823	1185	£6,267	£7.43m								1823	1185	£7.43m
	Total Convenience	11	4868	3164	£21.03m		460	299	£1.67m					5327	3463	£22.70m
Comparison		27				2225	1446	£3,999	£5.78m	2887	1877	£2,263	£4.25m	5112	3323	£10.03m
Total Floorspace (Retail Goods)		38	4868	3164	£21.03m	2684	1745		£7.45m	2887	1877		£4.25m	10440	6786	£32.72m
Retail Services		39												9662		
Vacant		25												2261		
ALL RETAIL GOODS AND SERVICES		102	4868	3164	£21.03m	2684	1745	£7.45m		2887	1877		£4.25m	22363		
ZONE 7 Macduff TC																
Convenience		4	696	453	£5,646	£2.56m				667	434	£1,566	£0.68m	696	453	£2.56m
Comparison		10				647	420	£3,199	£1.34m					1314	854	£2.02m
Total Floorspace (Retail Goods)		14	696	453	£2.56m	647	420		£1.34m	667	434		£0.68m	2010	1307	£4.58m
Retail Services		23												2086		
Vacant		5												569		
ALL RETAIL GOODS AND SERVICES		42	696	453	£2.56m	647	420	£1.34m		667	434		£0.68m	4665		
ZONE 7 Portsoy TC																
Convenience	Co-op	1	372	242	£6,142	£1.49m								372	242	£1.49m
	Other Convenience	2	88	57	£5,646	£0.32m								88	57	£0.32m
	Total Convenience	3	460	299	£1.81m		0	0						460	299	£1.81m
Comparison		5				281	182	£3,199	£0.58m	302	196	£1,566	£0.31m	583	379	£0.89m
Total Floorspace (Retail Goods)		8	460	299	£1.81m	281	182		£0.58m	302	196		£0.31m	1042	677	£4.50m
Retail Services		12												1049		
Vacant		1												26		
ALL RETAIL GOODS AND SERVICES		21	460	299	£1.81m	281	182	£0.58m		302	196		£0.31m	2117		
ZONE 7 Remainder																
Convenience	Aldi, Macduff (open 2025)	1	1505	1052	£8,661	£9.11m	376	226	£7,253	£1.64m				1881	1315	£10.75m
	Other Convenience	3	195	127	£3,474	£0.44m								195	127	£0.44m
	Total Convenience	4	195	1179	£9.55m									2076	1442	£11.19m
Comparison		4				82	53	£1,200	£0.06m	127	82	£653	£0.05m	209	136	£0.12m
Total Floorspace (Retail Goods)		8	195	1179	£9.55m	458	279		£1.70m	127	82		£0.05m	2285	1577	£11.31m
Retail Services		5												593		
Vacant		2												130		
ALL RETAIL GOODS AND SERVICES		15	195	1179	£9.55m	458	279	£1.70m		127	82		£0.05m	3008		
ZONE 7		180	6219	5094	£34.94m	4070	2626	£11.08m		3984	2589		£5.29m	32153		
ZONE 8	includes Cumniestown & New Deer															
Convenience		2	356	231	£5,142	£1.19m				590	383	£528	£0.20m	356	231	£1.19m
Comparison		4				166	108	£102	£0.01m					755	491	£0.21m
Total Floorspace (Retail Goods)		6	356	231	£1.19m	166	108		£0.01m	590	383		£0.20m	1111	722	£1.40m
Retail Services		6												340		
Vacant																
ALL RETAIL GOODS AND SERVICES		12	356	231	£1.19m	166	108	£0.01m		590	383		£0.20m	1451		
ZONE 8		12	356	231	£1.19m	166	108	£0.01m		590	383		£0.20m	1451		
ZONE 9	includes Rothenorman and Fyvie															
Convenience		4	787	511	£3,032	£1.55m								787	511	£1.55m
Comparison		2				113	74	£105	£0.01m					113	74	£0.01m
Total Floorspace (Retail Goods)		6	787	511	£1.55m	113	74		£0.01m					900	585	£1.56m
Retail Services		9												476		
Vacant		3												147		
ALL RETAIL GOODS AND SERVICES		18	787	511	£1.55m	113	74	£0.01m						1523		
ZONE 9		18	787	511	£1.55m	113	74	£0.01m		0	0		£0.00m	1523		
ZONE 10 Fraserburgh Town Centre																
Convenience	Iceland	1	1109	832	£5,053	£4.20m								1109	832	£4.20m
	Farmfoods	1	349	261	£4,837	£1.26m								349	261	
	Others	13	1888	1416	£6,595	£9.34m								1888	1416	
	Total Convenience	15	3346	2510	£14.81m									3346	2510	
Comparison		60				6045	3929	£3,064	£12.04m	6110	3971	£2,751	£10.92m	12154	7900	£22.96m
Total Floorspace (Retail Goods)		75	3346	2510	£14.81m	6045	3929		£12.04m	6110	3971		£10.92m	15500	10410	£37.77m
Retail Services		87												3139		
Vacant		16												853		
ALL RETAIL GOODS AND SERVICES		178	3346	2510	£14.81m	6045	3929	£12.04m		6110	3971		£10.92m	19491		
ZONE 10 Fraserburgh South Harbour Road area																
Convenience	Tesco	1	4223	2745	£8,428	£23.14m	1810	1176	£5,139	£6.05m				6033	3922	£29.18m
	Lidl	1	1320	1029	£5,302	£5.45m	330	257	£3,233	£0.83m				1650	1286	
	Argos	1					834	542	£9,191	£4.98m				834	542	£4.98m
	Tool Station	1								380	285	£1,562	£0.44m			
Total Floorspace (Retail Goods)		4	5543	3774	£28.59m	2974	1976		£11.86m	380	285		£0.44m	8517	5750	£40.90m
Retail Services																
Vacant																
ALL RETAIL GOODS AND SERVICES		4	5543	3774	£28.59m	2974	1976	£11.86m		380	285		£0.44m	8517		
ZONE 10 Fraserburgh Watermill Road area																
Convenience	ASDA	1	2819	1832	£7,703	£14.11m	1208	785	£4,696	£3.69m				4027	2617	£17.80m
	Home Bargains	1	744	558	£4,828	£2.70m	1737	1303	£4,528	£5.90m				2482	1861	£10.38m
Total Floorspace (Retail Goods)		2	3563	2390	£16.81m	2945	2088	£9,225	£9.59m	380	285	£6,256	£1.78m	6508	4478	£28.18m
Retail Services														351		
Vacant		1												337		
ALL RETAIL GOODS AND SERVICES		4	3563	2390	£16.81m	2945	2088	£9,225	£9.59m	380	285	£6,256	£1.78m	7196		
ZONE 10 Remainder																
Convenience		9	1805	1173	£3,982	£4.67m								1805	1173	£4.67m
Comparison																
Total Floorspace (Retail Goods)		9	1805	1173	£4.67m									1805	1173	£0.00m
Retail Services		5												1289		
Vacant		1												17		
ALL RETAIL GOODS AND SERVICES		15	1805	1173	£4.67m									3111		
ZONE 10		201	14257	9847	£64.88m	11964	7993	£33.49m		6869	4541		£13.15m	38315		

**TABLE 19: FORECAST FLOORSPACE AND TURNOVER 2028
2021 Prices**

		No.	Convenience				General Comparison				Bulky Goods				All Goods		
			GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M		GFA Sq M	NFA Sq M	Total Turnover £m	
ZONE 11 Peterhead TC																	
Convenience	Iceland	1	1523	1142	£4,766	£5.44m								1523	1142	£5.44m	
	Farmfoods	1	407	305	£4,562	£1.39m								407	305		
	Others	21	2912	2184	£6,220	£13.58m								2912	2184		
	Total Convenience	23	4842	3632		£20.42m								4842	3632		
Comparison		66												16182	10519	£35.75m	
Total Floorspace (Retail Goods)		89	4842	3632		£20.42m	9414	6119	£3,833	£23.45m	6768	4399	£2,795	£12.29m	21025	14150	£56.17m
Retail Services		95													9770		
Vacant		19													1907		
ALL RETAIL GOODS AND SERVICES			203	4842	3632	£20.42m	9414	6119		£23.45m	6768	4399		£12.29m	32702		
ZONE 11 Remainder Peterhead																	
Convenience	Morrisons	1	4172	2294	£6,514	£14.95m	1391	765	£5,268	£4.03m				5562	3059	£18.97m	
	ASDA	1	2961	1629	£7,264	£11.83m	987	543	£5,875	£3.19m				3948	2172	£15.02m	
	Aldi	1	1356	1085	£8,596	£9.32m	339	102	£6,953	£0.71m				1695	1186	£10.03m	
	Lidl	1	1264	1012	£5,001	£5.06m	316	174	£4,044	£0.70m				1580	1185	£5.76m	
	Other Convenience	2	418	272	£3,756	£1.02m								418	272	£1.02m	
	Total Convenience	6	10171	6291		£42.18m	3033	1583		£8.63m				13203	7874	£50.81m	
Comparison	B&Q	1									4223	3378	£1,586	£5.36m	4223	3378	£5.36m
	Home Bargains	1	496	372	£4,553	£1.69m	1985	1489	£5,666	£8.44m				2482	1861	£10.13m	
	Halfords	1									764	611	£3,437	£2.10m	764	611	£2.10m
	Other Comparison	3					400	320	£1,150	£0.37m	610	396	£806	£0.32m	1010	716	£0.69m
Total Comparison		6					2385	1809			5596	4386		£8478	6567	£18.28m	
Total Floorspace (Retail Goods)		12	10667	6663		£43.87m	5418	3392		£17.43m	5596	4386		£7.78m	21681	14441	£69.08m
Retail Services		7													1052		
Vacant																	
ALL RETAIL GOODS AND SERVICES			19	10667	6663	£43.87m	5418	3392		£17.43m	5596	4386		£7.78m	22734		
ZONE 11 Remainder																	
Convenience		1	43	28	£3,447	£0.10m								43	28	£0.10m	
Comparison																£0.00m	
Total Floorspace (Retail Goods)		1	43	28		£0.10m								43	28	£0.10m	
Retail Services		4												223			
Vacant																	
ALL RETAIL GOODS AND SERVICES			5	43	28	£0.10m								266			
ZONE 11			227	15552	10322	£64.39m	14832	9511		£40.88m	12365	8785		£20.07m	55701		
ZONE 12 Mintlaw																	
Convenience		4	650	422	£8,940	£3.78m								650	422	£3.78m	
Comparison		2					351	228	£2,159	£0.49m				351	228	£0.49m	
Total Floorspace (Retail Goods)		6	650	422		£3.78m	351	228		£0.49m				1001	651	£4.27m	
Retail Services		7												561			
Vacant																	
ALL RETAIL GOODS AND SERVICES			13	650	422	£3.78m	351	228		£0.49m				1562			
ZONE 12 Remainder																	
Convenience		3	643	418	£5,500	£2.30m								643	418	£2.30m	
Comparison		5					518	311	£810	£0.25m	1596	1038	£376	£0.39m	2114	1348	£0.64m
Total Floorspace (Retail Goods)		8	643	418		£2.30m	518	311		£0.25m	1596	1038		£0.39m	2757	1766	£2.94m
Retail Services		10												1130			
Vacant																	
ALL RETAIL GOODS AND SERVICES			18	643	418	£2.30m	518	311		£0.25m	1596	1038		£0.39m	3886		
ZONE 12			31	1292	840	£6.07m	869	539		£0.74m	1596	1038		£0.39m	5449		
ZONE 13 Ellon TC																	
Convenience	Aldi	1	1131	792	£15,169	£12.01m	283	198	£7,661	£1.52m				1414	990		
	Other Convenience	10	1374	893	£10,975	£9.80m								1374	893	£9.80m	
	Total Convenience	11	2505	1685		£21.81m	283	198		£1.52m				2788	1683	£23.33m	
Comparison		20					1986	1291	£4,223	£5.45m	1234	802	£4,222	£3.39m	3220	2093	£8.84m
Total Floorspace (Retail Goods)		31	2505	1685		£21.81m	2268	1489		£6.97m	1234	802		£3.39m	6008	3976	£32.17m
Retail Services		49												5037			
Vacant		8												756			
ALL RETAIL GOODS AND SERVICES			88	2505	1685	£21.81m	2268	1489		£6.97m	1234	802		£3.39m	11800		
ZONE 13 Remainder																	
Convenience	Tesco	1	3352	2179	£14,027	£30.56m	1117	726	£7,084	£5.14m	0	0			4469	2905	£35.70m
	Other	3	755	491	£6,083	£2.99m								755	491	£2.99m	
Total Convenience		4	4107	2669		£33.54m	1117	726		£5.14m	0	0		£0.00m	5224	3396	£38.69m
Comparison		3					118	71	£1,267	£0.09m	2530	1518	£1,218	£1.85m	2647	1588	£1.94m
Total Floorspace (Retail Goods)		7	4107	2669		£33.54m	1235	797		£5.23m	2530	1518		£1.85m	7871	4984	£40.63m
Retail Services																	
Vacant																	
ALL RETAIL GOODS AND SERVICES			7	4107	2669	£33.54m	1235	797		£5.23m	2530	1518		£1.85m	7871		
ZONE 13			95	6612	4354	£55.36m	3503	2285		£12.20m	3764	2320		£5.24m	19671		
ZONE 14: Blackdog Centre Not treated as committed																	
Convenience	Regional Food Hall																
Comparison	Small units																
Total Floorspace (Retail Goods)																	
Retail Services																	
Vacant																	
ALL RETAIL GOODS AND SERVICES																	
ZONE 14 includes Balmedie																	
Convenience		5	772	502	£5,087	£2.55m								772	502	£2.55m	
Comparison		2					41	27	£2,764	£0.07m				41	27	£0.07m	
Total Floorspace (Retail Goods)		7	772	502		£2.55m	41	27		£0.07m				813	528	£2.63m	
Retail Services		4												319			
Vacant		1												160			
ALL RETAIL GOODS AND SERVICES			12	772	502	£2.55m	41	27		£0.07m				1292			
ZONE 14			12	772	502	£2.55m	41	27		£0.07m	0	0		£0.00m	1292		
ZONE 15 Kintore TC																	
Convenience		6	1153	749	£4,448	£3.33m								1153	749	£3.33m	
Comparison		1					106	69	£4,655	£0.32m				106	69	£0.32m	
Total Floorspace (Retail Goods)		7	1153	749		£3.33m	106	69		£0.32m				1259	819	£3.66m	
Retail Services		14												934			
Vacant		0												0			
ALL RETAIL GOODS AND SERVICES			21	1153	749	£3.33m	106	69		£0.32m				2193			
ZONE 15 Oldmeldrum TC																	
Convenience		4	505	328	£4,448	£1.46m								505	328	£1.46m	
Comparison		3					363	236	£4,655	£1.10m	529	344	£2,543	£0.87m	892	580	£1.97m
Total Floorspace (Retail Goods)		7	505	328		£1.46m	363	236		£1.10m	529	344		£0.87m	1397	908	£3.43m
Retail Services		11												647			
Vacant		1												246			
ALL RETAIL GOODS AND SERVICES			19	505	328	£1.46m	363	236		£1.10m	529	344		£0.87m	2290		
ZONE 15 Remainder includes Newmachar																	
Convenience	Co-op (Oldmeldrum OOC)	1	558	362	£4,839	£1.75m								558	362	£1.75m	
	Co-op (Newmachar)	1	510	331	£4,839	£1.60m								510	331	£1.60m	
	Others	6	1886	1226	£2,737	£3.36m								1886	1226	£3.36m	
Total Convenience		8	2953	1920		£6.71m								2953	1920	£6.71m	
Comparison		6					101	66	£1,746	£0.11m	1808	1175	£1,059	£1.25m	1909	1241	£1.36m
Total Floorspace (Retail Goods)		14	5907	3839		£13.42m	101	66		£0.11m	1808	1175		£1.25m	4862	3161	£14.78m
Retail Services		10												1139			
Vacant																	
ALL RETAIL GOODS AND SERVICES			24	5907	3839	£13.42m	101	66		£0.11m	1808	1175		£1.25m	6001		
ZONE 15			64	7565	4917	£18.22m	571	371		£1.54m	2337	1519		£2.12m	10485		

TABLE 19: FORECAST FLOORSPACE AND TURNOVER 2028
2021 Prices

		No.	Convenience				General Comparison				Bulky Goods				All Goods		
			GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M			GFA Sq M	NFA Sq M	Total Turnover £m
ZONE 16 Inverurie TC																	
Convenience	Tesco	1	3481	2263	£13,291	£30.07m	2321	1509	£8,910	£13.44m					5802	3771	£43.51m
	Aldi	1	1206	843	£14,373	£12.12m	301	211	£9,635	£2.03m					1507	1054	£14.15m
	M&S	1	1042	729	£11,158	£8.14m	55	38	£7,480	£0.29m					1096	768	£8.42m
	Lidl	1	1067	869	£8,361	£7.26m	267	217	£5,605	£1.22m					1333	1086	£8.48m
	Farmfoods (open 2024)	1	1347	1153	£7,627	£8.79m									1347	1153	£8.79m
	Iceland	1	699	559	£7,968	£4.45m									699	559	£4.45m
	Other Convenience	16	1923	1250	£10,399	£13.00m									1923	1250	£13.00m
	Total Convenience	22	10764	7665		£83.83m	2944	1975		£16.98m					13708	9640	£100.81m
Comparison	Others	57					9702	6306	£5,312	£33.50m	7477	5608	£4,009	£22.48m	17179	11914	£55.98m
	Argos	1					1333	666	£15,935	£10.62m					1333	666	£10.62m
	Halfords	1									385	289	£4,930	£1.42m	385	289	£1.42m
	Moutain Warehouse	1					581	436	£5,312	£2.31m					581	436	£2.31m
	Pets at Home	1									809	607	£4,115	£2.50m	809	607	£2.50m
	Home Bargains	1	164	123	£7,613	£0.94m	657	493	£7,852	£3.87m					822	616	£4.81m
	Homebase	1									2627	1970	£1,455	£2.87m	2627	1970	£2.87m
	Currys	1									1224	918	£13,050	£11.98m	1224	918	£11.98m
Total Floorspace (Retail Goods)	64	164	123		£0.94m	12273	7901		£50.30m	12522	9391		£41.26m	24959	17416	£92.49m	
Retail Services	68																
Vacant	6													9261			
ALL RETAIL GOODS AND SERVICES	160	10928	7789		£84.77m	15217	9876		£67.28m	12522	9391		£41.25m	38667	27056	£193.30m	
ZONE 16 Kemnay TC																	
Convenience	Co-op	1	559	364	£10,192	£3.71m									559	364	£3.71m
	Others	5	689	448	£9,369	£4.20m									689	448	£4.20m
Total Convenience		6	1248	811		£7.90m			£4,249	£0.76m					1248	811	£0.00m
Comparison		3					276	180							276	180	£0.76m
Total Floorspace (Retail Goods)		9	1248	811		£7.90m	276	180		£0.76m					1525	991	£8.66m
Retail Services		11													1005		
Vacant		1													26		
ALL RETAIL GOODS AND SERVICES		21	1248	811		£7.90m	276	180		£0.76m					2556		
ZONE 16 Remainder																	
Convenience	Morrisons	1	2784	1448	£10,891	£15.77m	696	362	£7,301	£2.64m					3480	1810	£18.41m
	Andersons	1									5944	4755	£1,156	£5.50m	5944	4755	£5.50m
Comparison	Others	2					339	204	£1,593	£0.32m					339	204	£0.32m
	Total Comparison	3				£0.00m	339	204		£0.32m	5944	4755		£5.50m	6283	4959	£5.82m
Total Floorspace (Retail Goods)		4	2784	1448		£15.77m	1035	566		£2.97m	5944	4755		£5.50m	9763	6768	£24.23m
Retail Services		5													720		
Vacant																	
ALL RETAIL GOODS AND SERVICES		9	2784	1448		£15.77m	1035	566		£2.97m	5944	4755		£5.50m	10484		
ZONE 16		190	14960	10048		£108.44m	16529	10621		£71.01m	18466	14147		£46.75m	61581		
ZONE 17 includes Torphins & Lumphanan																	
Convenience		5	935	608	£4,661	£2.83m									935	608	£2.83m
	Comparison	1					123	80	£181	£0.01m	5207	3384	£304	£1.03m	5329	3464	£1.04m
Total Floorspace (Retail Goods)		2	935	608		£2.83m	123	80		£0.01m	5207	3384		£1.03m	6265	4072	£3.88m
Retail Services		10													1161		
Vacant																	
ALL RETAIL GOODS AND SERVICES		12	935	608		£2.83m	123	80		£0.01m	5207	3384		£1.03m	7426		
ZONE 17		12	935	608		£2.83m	123	80		£0.01m	5207	3384		£1.03m	7426		
ZONE 18 Westhill Town Centre																	
Convenience	M&S	1	1425	855	£9,537	£8.15m	75	195	£5,154	£1.01m					1500	1050	£9.16m
	Aldi	1	1343	873	£12,285	£10.73m	336	218	£6,639	£1.45m					1679	1091	£12.17m
Comparison	Other Convenience	3	456	274	£8,008	£2.19m									456	274	£2.19m
	Total Convenience	5	3224	2002		£21.07m		411	413		£2.45m				3635	2415	£23.53m
Comparison	Home Bargains	1	183	128	£6,507	£0.83m	732	512	£5,410	£2.77m					915	640	£3.60m
	Others	8					658	427	£2,928	£1.25m	80	52	£1,494	£0.08m	738	479	£1.33m
Total Comparison		9	183	128		£0.83m	1389	940		£4.02m	80	52		£0.08m	1652	1120	£4.93m
Total Floorspace (Retail Goods)		14	3407	2130		£21.90m	1800	1353		£6.48m	80	52		£0.08m	5287	3535	£28.46m
Retail Services		16													1803		
Vacant		6													780		
ALL RETAIL GOODS AND SERVICES		36	3407	2130		£21.90m	1800	1353		£6.48m	80	52		£0.08m	7871		
ZONE 18 Remainder																	
Convenience	Others	2	1186	771	£4,927	£3.80m									1186	771	£3.80m
	Tesco	1	3438	2501	£11,360	£28.41m	1228	697	£6,139	£4.28m	246	375	£5,570	£2.09m	4911	3573	£34.78m
Total Convenience		3	4624	3272		£32.21m		1228	697	£4.28m	246	375		£2.09m	6097	4344	£38.58m
Comparison	Costco	1	4077	2650	£6,688	£17.72m	3495	2621	£2,196	£5.76m	4077	2650	£1,162	£3.08m	11648	7921	£26.56m
	Wickes - trading 2025	1									2536	2282	£1,225	£2.80m	2536	2282	£2.80m
Total Comparison		1	4077	2650		£17.72m	3495	2621		£5.76m	4077	2650		£3.08m	11648	7921	£26.56m
Total Floorspace (Retail Goods)		4	8701	5922		£49.93m	4722	3318		£10.03m	4322	3025		£5.17m	17746	12265	£65.13m
Retail Services		2													536		
Vacant																	
ALL RETAIL GOODS AND SERVICES		6	8701	5922		£49.93m	4722	3318		£10.03m	4322	3025		£5.17m	18282		
ZONE 18		42	12108	8052		£71.84m	6522	4671		£16.51m	4402	3077		£8.04m	26152		
ZONE 19 Banchory TC														</			

TABLE 19: FORECAST FLOORSPACE AND TURNOVER 2028
2021 Prices

		No.	Convenience				General Comparison				Bulky Goods				All Goods			
			GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M		GFA Sq M	NFA Sq M	Total Turnover £m		
ZONE 21 Stonehaven TC																		
Convenience		13	1624	1055	£8,568	£9.04m								1624	1055	£9.04m		
Comparison		41					3580	2327	£4,354	£10.13m	638	414	£4,309	£1.79m	4218	2742	£11.92m	
Total Floorspace (Retail Goods)		54	1624	1055		£9.04m	3580	2327		£10.13m	638	414		£1.79m	5841	3797	£20.96m	
Retail Services		66												5369				
Vacant		4												232				
ALL RETAIL GOODS AND SERVICES		124	1624	1055		£9.04m	3580	2327		£10.13m	638	414		£1.79m	11442			
ZONE 21 Remainder Stonehaven																		
Convenience		1	1417	850	£8,397	£7.14m	157	94	£5,601	£0.53m				1574	945	£7.67m		
Co-op																		
Ury Estate - not committed																		
Other Convenience		5	599	390	£4,749	£1.85m								599	390	£1.85m		
Total Convenience		6	2016	1240		£8.99m	157	94		£0.53m				2174	1334	£9.52m		
Comparison		4					115	75	£1,306	£0.10m				115	75	£0.10m		
Total Floorspace (Retail Goods)		10	2016	1240		£8.99m	272	169		£0.63m				2288	1409	£9.61m		
Retail Services		15												1079				
Vacant		0												0				
ALL RETAIL GOODS AND SERVICES		25	2016	1240		£8.99m	272	169		£0.63m				3367				
ZONE 21		149	3640	2295		£18.03m	3852	2496		£10.76m	638	414		£1.79m	14809			
ZONE 22 Laurencekirk TC																		
Convenience		1	649	422	£6,243	£2.63m								649	422	£2.63m		
Scotmid														348	226			
Others		3	348	226	£5,739	£1.30m								997	648			
Total Convenience		4	997	648		£3.93m	713	464		£2.910	£1.35m	47	31	£4,813	£0.15m	760	494	£1.50m
Comparison		9					713	464		£1.35m				1757	1142	£5.43m		
Total Floorspace (Retail Goods)		13	997	648		£3.93m	713	464		£1.35m	47	31		£0.15m	1757	1142	£5.43m	
Retail Services		22												1158				
Vacant		3												198				
ALL RETAIL GOODS AND SERVICES		38	997	648		£3.93m	713	464		£1.35m	47	31		£0.15m	3114			
ZONE 22 Inverbervie TC																		
Convenience		1	449	292	£6,243	£1.82m								449	292	£1.82m		
Scotmid														349	227			
Others		3	349	227	£4,792	£1.09m								798	519			
Total Convenience		4	798	519		£2.91m												
Comparison		5					1179	766	£2,182	£1.67m				1179	766	£1.67m		
Total Floorspace (Retail Goods)		9	798	519		£2.91m	1179	766		£1.67m				1977	1285	£4.58m		
Retail Services		8												562				
Vacant		1												41				
ALL RETAIL GOODS AND SERVICES		18	798	519		£2.91m	1179	766		£1.67m				2580				
ZONE 22 Remainder																		
includes fettercairn, St Cyrus, Johnshaven & Gourdon																		
Convenience		8	1924	1250	£3,531	£4.41m								1924	1250	£4.41m		
Comparison		2					164	106	£1,091	£0.12m				164	106	£0.12m		
Total Floorspace (Retail Goods)		10	1924	1250		£4.41m	164	106		£0.12m				2087	1357	£4.53m		
Retail Services		10												842				
Vacant		1												36				
ALL RETAIL GOODS AND SERVICES		21	1924	1250		£4.41m	164	106		£0.12m				2965				
ZONE 22		77	3719	2417		£11.26m	2056	1336		£3.14m	47	31		£0.15m	8660			
ZONE 23 Bridge of Don Retail Park																		
Convenience		1	1484	964	£7,355	£7.09m								1484	964	£7.09m		
Comparison		1									1043	782	£5,809	£4.55m	1043	782		
M&S Foodhall											727	545	£1,520	£0.83m	727	545		
Pets @ Home		1																
Carpetright																		
Home Bargains		1	248	186	£5,018	£0.93m	990	743	£9,100	£6.76m					1238	929		
Total Comparison		3	248	186		£0.93m	990	743		£6.76m	1770	1328		£5.37m	3008	2256		
Total Floorspace (Retail Goods)		4	1731	1150		£8.03m	990	743		£6.76m	1770	1328		£5.37m	4492	3221	£20.16m	
Retail Services		1												168				
Vacant		1												1532				
ALL RETAIL GOODS AND SERVICES		6	1731	1150		£8.03m	990	743		£6.76m	1770	1328		£5.37m	6193			
ZONE 23 Denmore Road																		
Convenience		1									475	356	£3,213	£1.14m	475	356	£1.14m	
Comparison		1									6581	5264	£2,196	£11.56m	6581	5264		
Screwfix											4179	3134	£3,213	£10.07m	4179	3134		
Sterling Furniture		1																
B&Q											11235	8755			11235	8755		
Total Comparison		3													11235	8755	£22.77m	
Total Floorspace (Retail Goods)		1									11235	8755		£22.77m	153			
Retail Services		1																
Vacant		4									11235	8755		£22.77m	11388			
ALL RETAIL GOODS AND SERVICES		4									11235	8755		£22.77m	11388			
Zone 23 Remainder																		
Convenience		3	245	160	£4,139	£0.66m								245	160	£0.66m		
Comparison																		
Total Floorspace (Retail Goods)		3	245	160		£0.66m								245	160	£0.66m		
Retail Services		8												1227				
Vacant		0												0				
ALL RETAIL GOODS AND SERVICES		11	245	160		£0.66m								1473				
ZONE 23		21	1977	1310		£8.69m	990	743		£6.76m	13005	10083		£28.15m	19053			
ZONE 24N Dyce District Centre (ASDA)																		
Dyce																		
Convenience		1	4810	2645	£12,166	£32.18m	3061	1683	£6,428	£10.82m	874	481	£18,868	£9.08m	8745	4810	£52.08m	
ASDA																		
Total Convenience		1	4810	2645		£32.18m	3061	1683		£10.82m	874	481		£9.08m	8745	4810	£52.08m	
Comparison		3					523	340	£7,629	£2.59m					523	340	£2.59m	
Total Floorspace (Retail Goods)		4	4810	2645		£32.18m	3583	2023		£13.41m	874	481		£9.08m	9267	5149	£54.67m	
Retail Services		4													375			
Vacant		4													483			
ALL RETAIL GOODS AND SERVICES		12	4810	2645		£32.18m	3583	2023		£13.41m	874	481		£9.08m	10125			
ZONE 24N Remainder incl Dyce Local Centre																		
Convenience		5	1188	772	£7,837	£6.05m								1188	772	£6.05m		
Total Convenience																		
Comparison		1					67	43	£2,516	£0.11m				67	43	£0.11m		
Total Floorspace (Retail Goods)		6	1188	772		£6.05m	67	43		£0.11m				1255	816	£6.16m		
Retail Services		12												1167				
Vacant														0				
ALL RETAIL GOODS AND SERVICES		18	1188	772		£6.05m	67	43		£0.11m				2422				
ZONE 24N		30	5998	3418		£38.24m	3650	2066		£13.52m	874	481		£9.08m	12547			

**TABLE 19: FORECAST FLOORSPACE AND TURNOVER 2028
2021 Prices**

		No.	Convenience				General Comparison				Bulky Goods				All Goods			
			GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M			GFA Sq M	NFA Sq M	Total Turnover £m	
ZONE 26 Kittybrewster RP																		
Convenience																		
Comparison	Halfords	1									1186	949	£4,763	£4.52m	1186	949	£4.52m	
	Carpetright	1									715	572	£1,040	£0.60m	715	572		
	Oak Furnitureland	1									1553	1242	£1,503	£1.87m	1553	1242		
	Wren	1									1637	1310	£1,503	£1.97m	1637	1310		
	Tapii	1									973	778	£1,503	£1.17m	973	778		
	SCS	1									1887	1510	£2,879	£4.35m	1887	1510		
	TK Maxx	1									2123	1698	£4,171	£7.08m	2123	1698		
	JD Sports	1					1574	882	£5,977	£5.27m					1574	1259		
	Dreams	1									1533	1227	£1,503	£1.84m	1533	1227		
	DFS	1									2200	1760	£1,503	£2.64m	2200	1760		
	B&M	1													2268	1815		
Total Comparison		11	681	544	£2,007	£1.09m	1588	1270	£2,638	£3.35m	13807	11046	£26.04m		17650	14120		
Total Floorspace (Retail Goods)		11	681	544		£1.09m	3162	2152		£8.62m	13807	11046		£26.04m	17650	14120	£35.75m	
Retail Services		2													2025			
Vacant																		
ALL RETAIL GOODS AND SERVICES		13	681	544		£1.09m	3162	2152		£8.62m	13807	11046		£26.04m	19674			
ZONE 26 Haudegalln																		
Convenience		5	742	482	£4,251	£2.05m									742	482	£2.05m	
Comparison	Porcenosa (open 2025)	6									563	366	£2,086	£0.76m	1529	994	£2.15m	
		1									902	677	£1,427	£0.97m	902	677		
Total Floorspace (Retail Goods)		12	742	482		£2.05m	966	628		£1.39m	563	366		£1.73m	2271	1476	£4.20m	
Retail Services		6													804			
Vacant		1													172			
ALL RETAIL GOODS AND SERVICES		19	742	482		£2.05m	966	628		£1.39m	563	366		£1.73m	3248			
ZONE 26 King Street Area (previously incl within City Centre)																		
Convenience		1	4968	2733	£5,916	£16.17m	1656	911	£5,057	£4.61m					6625	3644	£20.77m	
Comparison	Morrisons	7	817	531	£5,090	£2.70m									817	531	£2.70m	
		8	5785	3264	£18.87m		1656	911	£4.61m		7441	4174	£23.48m					
Total Floorspace (Retail Goods)		12	5785	3264		£18.87m	1958	1107		£5.18m				7743	4371	£24.05m		
Retail Services		25												2463				
Vacant		7												653				
ALL RETAIL GOODS AND SERVICES		44	5785	3264		£18.87m	1958	1107		£5.18m				10860				
Other Zone 26																		
Convenience	Lidl	1	1139	869	£4,542	£3.95m	285	217	£3,882	£0.84m					1424	1086	£4.79m	
	Tesco	1	413	269	£7,278	£1.95m									413	269		
	Farmfoods	1	418	314	£4,144	£1.30m									418	314		
	Fairdeal	1	1382	898	£4,197	£3.77m									1382	898		
	iceland	1	693	519	£4,329	£2.25m									693	519		
	Co-op	1	434	282	£5,537	£1.56m									434	282		
	Other Convenience	33	6103	3967	£3,411	£13.53m									4287	3967	£13.53m	
	Total Convenience		39	10582	7117	£28.31m		285	217	£0.84m				£0.00m	9050	7335	£29.15m	
	Comparison	The Range	1					4231	3610	£2,575	£9.30m	1410	903	£4,171	£3.76m	5641	4513	£13.06m
		Poundstretcher	1	241	181	£1,958	£0.35m	1366	1024	£2,575	£2.64m					1607	1205	
		Other comparison	29					2312	1503	£1,472	£2.21m	1535	998	£1,490	£1.49m	3847	2501	£3.70m
Total Comparison		31	241	181		£0.35m	7909	6137	£14.15m		2946	1901	£5.25m		11095	8219	£19.75m	
Total Floorspace (Retail Goods)		70	10823	7298		£28.67m	8193	6355		£14.99m	2946	1901		£5.25m	20146	15553	£48.91m	
Retail Services		84													9975			
Vacant		18													4363			
ALL RETAIL GOODS AND SERVICES		172	10823	7298		£28.67m	8193	6355		£14.99m	2946	1901		£5.25m	34483			
ZONE 26		248	18030	11588		£50.68m	14280	10242		£30.18m	17316	13312		£33.02m	68265			
ZONE 27																		
Convenience	Co-op	1	530	345	£6,760	£2.33m									530	345	£2.33m	
	Sainsbury	1	394	256	£11,071	£2.83m									394	256		
	Other Convenience	7	1088	707	£6,897	£4.88m									1088	707		
	Total Convenience		9	2012	1308	£10.04m		0	0			0	0	£5,039	£2.74m	2776	1805	£9.43m
	Comparison		23	2012	1308		£10.04m	1940	1261	£5,303	£6.69m	837	544	£5,039	£2.74m	4788	3112	£19.47m
			51					1940	1261		£6.69m	837	544		£2.74m	3843		
	Total Floorspace (Retail Goods)		8												644	7%		
	Retail Services		8															
	Vacant		8															
	ALL RETAIL GOODS AND SERVICES		100	2012	1308		£10.04m	1940	1261		£6.69m	837	544		£2.74m	9275		
	ZONE 27																	
Convenience	Sainsbury	1	5092	3055	£9,470	£28.94m	3241	1944	£9,557	£18.58m	926	556	£13,971	£7.76m	9259	5555	£55.28m	
	Food Warehouse	1	1553	1242	£5,285	£6.56m									1553	1242		
	Total Convenience		2	6645	4297	£35.50m		3241	1944	£18.58m					10811	6797	£55.28m	
	Comparison	Harry Corry	1									871	653	£1,938	£1.27m	871	653	£1.27m
		Currys	1									2182	1637	£16,404	£26.85m	2182	1637	
		Home Bargains	1	260	195	£5,049	£0.98m	1038	779	£7,839	£6.11m					1298	974	
		Sports Direct	1					2159	1619	£4,993	£8.09m					2159	1619	
		Next	1					1758	1318	£1,941	£2.56m	310	233	£2,837	£0.66m	2068	1551	
		Matalan	1					2966	2225	£1,905	£4.24m					2966	2225	
		Poundland	1	260	195	£3,416	£0.67m	1131	848	£3,712	£3.15m					1390	1043	
	Others	1					151	90	£3,182	£0.29m					151	90	£0.29m	
Total Comparison		8	519	389	£1.65m	£37.15m	9203	6880	£24.42m		3364	2523	£28.78m		13086	9792		
Total Floorspace (Retail Goods)		10	7164	4687		£37.15m	12444	8824		£43.01m	4290	3078		£36.54m	23897	16589	£116.69m	
Retail Services		6												1202				
Vacant		2												850				
ALL RETAIL GOODS AND SERVICES		18	7164	4687		£37.15m	12444	8824		£43.01m	4290	3078		£36.54m	25949			
ZONE 27 Remainder																		
Remainder Zone 27																		
Convenience		15	1910	1241	£4,164	£5.17m					1279	831	£1,938	£1.61m	1910	1241	£5.17m	
Comparison		28					2372	1542	£2,121	£3.27m	1279	831		£1.61m	3651	2373	£4.88m	
		43	1910	1241		£5.17m	2372	1542		£3.27m	1279	831		£1.61m	5561	3615	£10.05m	
Retail Services		43													4177			
Vacant		4													291			
ALL RETAIL GOODS AND SERVICES		90	1910	1241		£5.17m	2372	1542		£3.27m	1279	831		£1.61m	10029			
ZONE 27		208	11086	7236		£52.36m	16755	11627		£52.96m	6405	4453		£40.89m	45253			
ZONE 28 Mastrick																		
Convenience		7	1794	1166	£7,764	£9.05m									1794	1166	£9.05m	
		4					1019	662	£3,248	£2.15m	127	83	£2,765	£0.23m	1146	745	£2.38m	
Total Floorspace (Retail Goods)		11	1794	1166		£9.05m	1019	662		£2.15m	127	83		£0.23m	2941	1911	£11.43m	
Retail Services		8													1049			
Vacant		3													364			
ALL RETAIL GOODS AND SERVICES		22	1794	1166		£9.05m	1019	662		£2.15m	127	83		£0.23m	4354			
Zone 28 Remainder																		
Convenience		1	1436	1003	£11,910	£11.95m	359	251	£7,365	£1.85m					1794	1254	£13.80m	
Comparison	Aldi, Forresterhill Road	1	635	413	£7,049	£2.91m									635	413	£2.91m	
	Spar, Byron Square	15	1277	830	£5,203	£4.32m									1277	830	£4.32m	
Total Convenience		17	3347	2246	£19.18m		359	251	£1,85m						3706	2497	£21.02m	
Comparison		4					443	288	£1,624	£0.47m					443	288	£0.47m	
		21	3347	2246		£19.18m	802	539		£2.31m					4148	2784	£21.49m	
Retail Services		28													2343			
Vacant		3													21			

TABLE 19: FORECAST FLOORSPACE AND TURNOVER 2028
2021 Prices

			No.	Convenience				General Comparison				Bulky Goods				All Goods		
				GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M		GFA Sq M	NFA Sq M	Total Turnover £m	
ZONE 29S Garthdee																		
Convenience	ASDA	1	5686	3127	£10,578	£33.08m	7819	4300	£6,700	£28.81m	711	391	£12,068	£4.72m	14216	7819	£66.61m	
	Sainsbury	1	4638	2783	£12,436	£34.61m	2706	1623	£7,877	£12.79m	387	232	£14,188	£3.29m	7731	4638	£50.69m	
Total Convenience		2	10325	5911		£67.69m	10524	5924		£41.60m	1097	623		£8.01m	21947	12457	£117.30m	
Comparison	Boots	1					1605	1043	£4,371	£4.56m					1605	1043	£4.56m	
	Currys	1									1621	1216	£16,659	£20.25m	1621	1216		
	B&Q	1									12552	10042	£2,905	£29.17m	12552	10042		
Total Comparison		3	0	0		£0.00m	1605	1043			14173	11257		£49.42m	15778	12301	£49.42m	
Total Floorspace (Retail Goods)		5	10325	5911		£67.69m	12130	6967		£41.60m	15270	11880		£57.43m	37725	24758	£166.73m	
Retail Services		0													0			
Vacant		0													0			
ALL RETAIL GOODS AND SERVICES		5	10325	5911		£67.69m	12130	6967		£41.60m	15270	11880		£57.43m	37725			
ZONE 29S Cults																		
Convenience	Sainsbury	1	974	633	£14,538	£9.20m	108	70	£9,209	£0.65m					1082	703	£9.85m	
	Tesco	1	576	375	£11,667	£4.37m									576	375		
Comparison	Others	1	69	45	£8,159	£0.36m									69	45		
	Total Convenience	3	1619	1052		£13.94m	108	70		£0.65m					1727	1123		
Total Floorspace (Retail Goods)		7					708	460	£3,497	£1.61m					708	460	£1.61m	
Retail Services		10	1619	1052		£13.94m	816	530		£2.26m					2435	1582	£16.19m	
Vacant		15													1341			
ALL RETAIL GOODS AND SERVICES		26	1619	1052		£13.94m	816	530		£2.26m					3900			
ZONE 29S REMAINDER																		
Convenience	Iceland, Holburn st	1	564	423	£6,939	£2.93m									564	423	£2.93m	
	Morrisons Daily	1	254	165	£9,484	£1.57m									254	165	£1.57m	
Comparison	Co-op, Countesswells Rd	1	499	324	£8,876	£2.88m									499	324	£2.88m	
	Others	9	960	624	£5,468	£3.41m									960	624	£3.41m	
Total Convenience		12	2276	1536		£10.79m					178	116	£1,968	£0.23m	2276	1536	£10.79m	
Total Floorspace (Retail Goods)		16					1458	948	£1,748	£1.66m	178	116		£0.23m	1637	1064	£1.89m	
Retail Services		26	2276	1536		£10.79m	1458	948		£1.66m	178	116		£0.23m	3913	2600	£12.67m	
Vacant		2													1801			
ALL RETAIL GOODS AND SERVICES		56	2276	1536		£10.79m	1458	948		£1.66m	178	116		£0.23m	5795			
ZONE 29S			87	14220	8499		£92.42m	14404	8445		£50.08m	15449	11996		£57.66m	47420		
ZONE 30 Torry																		
Convenience	Spar	1	952	619	£6,443	£3.99m									952	619	£3.99m	
	Others	6	654	425	£7,877	£3.35m									654	425	£3.35m	
Total Convenience		7	1607	1044		£7.34m					95	62	£4,002	£0.25m	1607	1044	£7.34m	
Comparison		9					898	584	£5,456	£3.19m	95	62			993	646	£3.43m	
	Total Floorspace (Retail Goods)	16	1607	1044		£7.34m	898	584		£3.19m	95	62		£0.25m	2600	1690	£10.77m	
Retail Services		26													1806			
Vacant		14													839			
ALL RETAIL GOODS AND SERVICES		56	1607	1044		£7.34m	898	584		£3.19m	95	62		£0.25m	5245			
ZONE 30 Beach Boulevard RP																		
Convenience	Asda	1	5092	2801	£9,200	£25.77m	3241	1782	£8,364	£14.91m	926	509	£9,439	£4.81m	9259	5092	£45.48m	
	Aldi	1	1236	803	£10,886	£8.75m	218	142	£9,897	£1.40m					1454	945	£10.15m	
Comparison	iceland	1	919	690	£6,035	£4.16m					926	509			919	690	£4.16m	
	Total Convenience	3	7248	4294		£38.67m	3459	1924		£16.31m					11632	6727	£59.79m	
Comparison	Card Factory	1					367	238	£5,456	£1.30m					367	238	£1.30m	
	Pets @ Home	1									1085	814	£4,108	£3.34m	1085	814	£3.34m	
	Home Bargains	1	217	163	£5,766	£0.94m	868	651	£8,065	£5.25m					928	696	£6.19m	
	Smyths	1					2442	1832	£4,365	£7.99m					2442	1832	£7.99m	
Comparison	Cancer research	1					790	514	£4,365	£2.24m					790	514	£2.24m	
	Dunelm	1									3621	2716	£2,771	£7.52m	3621	2716	£7.52m	
Total Floorspace (Retail Goods)		6	217	163		£0.94m	4467	3235		£16.79m	4706	3530		£10.87m	9233	6809	£28.59m	
Retail Services		9	7465	4457		£39.61m	7926	5159		£33.10m	5632	4039		£15.67m	20866	13536	£88.38m	
Vacant		1													208			
ALL RETAIL GOODS AND SERVICES		12	7465	4457		£39.61m	7926	5159		£33.10m	5632	4039		£15.67m	22004			
ZONE 30 Remainder (excl City Centre)																		
Convenience	Co-op, Gr Western Road	1	633	411	£7,720	£3.17m									633	411	£3.17m	
	Tesco Exp, Gr Western Road	1	368	239	£10,147	£2.43m									368	239	£2.43m	
Comparison	Sainsbury, Holburn st	1	404	263	£12,644	£3.32m									404	263	£3.32m	
	Others	19	2164	1406	£4,756	£6.69m									2164	1406	£6.69m	
Total Convenience		22	3568	2319		£15.61m									3568	2319	£15.61m	
Comparison	Halfords, Balnagask rd	1									1130	848	£4,922	£4.17m	1130	848	£4.17m	
	Tile-it-All	1									596	447	£1,474	£0.66m	596	447	£0.66m	
Comparison	Topps Tiles	1									473	355	£1,474	£0.52m	473	355	£0.52m	
	Others	25					1649	1072	£2,182	£2.34m	302	196	£1,539	£0.30m	1950	1268	£2.64m	
Total Floorspace (Retail Goods)		28	0	0		£0.00m	1649	1072		£2.34m	2500	1845		£5.65m	4149	2917	£7.99m	
Retail Services		50	3568	2319		£15.61m	1649	1072		£2.34m	2500	1845		£5.65m	7717	5075	£23.60m	
Vacant		86													6706			
ALL RETAIL GOODS AND SERVICES		147	3568	2319		£15.61m	1649	1072		£2.34m	2500	1845		£5.65m	15628			
ZONE 30			215	12640	7820		£62.56m	10473	6814		£38.62m	8227	5945		£21.58m	42877		
ZONE 31 Portlethen Centre																		
Convenience	ASDA	1	6504	3577	£8,868	£31.72m	2836	1560	£5,982	£9.33m	1500	825	£4,924	£4.06m	10839	5962	£45.11m	
	Aldi	1	1641	1147	£10,493	£12.04m	410	287	£7,079	£2.03m					2052	1434	£14.07m	
Comparison	Other Convenience	1	277	18														

TABLE 20: FORECAST FLOORSPACE AND TURNOVER 2033
2021 Prices

		No.	Convenience				General Comparison				Bulky Goods				All Goods			
			GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M			GFA Sq M	NFA Sq M	Total Turnover £m	
CITY CENTRE (ZONES 26, 27 &30)																		
Convenience																		
Supermarkets																		
Co-op, Union Street		1	1469	882	£4,423	£3.90m	77	46	£8,496	£0.39m					1547	928	£4.29m	
Sainsbury, Union St		1	345	224	£7,245	£1.63m									345	224	£1.63m	
Sainsbury George St		1	671	436	£7,245	£3.16m									671	436	£3.16m	
Tesco 43 Union St		1	665	432	£5,814	£2.51m									665	432	£2.51m	
Tesco 501 Unon St		1	441	287	£5,814	£1.67m									441	287	£1.67m	
Farmfoods		1	401	260	£3,310	£0.86m									401	260	£0.86m	
Others		42	7012	4558	£4,960	£22.61m									7012	4558	£22.61m	
Other Convenience		66	16582	10778	£4,960	£53.46m									16582	10778	£53.46m	
Bon Accord + St Nicholas		3	651	423	£4,960	£2.10m									651	423	£2.10m	
Union Square		2	442	287	£4,960	£1.43m									442	287	£1.43m	
Trinity		1	172	112	£4,960	£0.55m									172	112	£0.55m	
M&S			below												0	0	£0.00m	
Others		47	15318	9957	£4,960	£49.39m									15318	9957	£49.39m	
Total Convenience		114	44168	28636		£143.26m	77	46		£0.39m					44245	28682	£143.65m	
Comparison																		
Bon Accord + St Nicholas		36					22452	14594	£7,925	£115.66m	231	173	£9,061	£1.57m	22683	14767	£117.23m	
Galleria		0													0	0		
Union Square																	£0.00m	
M&S		1	500	325	£4,842	£1.57m	1978	1286	£9,301	£11.96m					2478	1611	£13.53m	
TK Maxx		1					1887	1423	£7,925	£11.28m	335	251	£9,061	£2.28m	2232	1674	£13.55m	
Others		39					20667	13434	£7,925	£106.47m	2350	1763	£9,061	£15.97m	23017	15196	£122.44m	
Trinity		14							£7,925	£30.53m					0	0	£0.00m	
Academy		1					5927	3852	£7,925	£30.53m					5927	3852	£30.53m	
Market (open for 2028)			301	271	£5,802	£1.57m	352	229	£7,925	£1.81m					352	229	£1.81m	
							1708	1537	£4,953	£7.61m					2009	1808	£9.19m	
Other Major Units																		
MARKS & SPENCER		1	2064	1341	£4,842	£6.50m	6191	4024	£9,301	£37.43m	2064	1341	£15,013	£20.14m	10318	6707	£64.06m	
PRIMARK		1					11849	7702	£4,389	£33.81m					11849	7702	£33.81m	
Other Comparison		169					41560	27014	£7,925	£214.09m	6288	4087	£9,061	£37.04m	47848	31101	£251.13m	
Total Comparison		263	2865	1938		£9.64m	114580	75094		£571.05m	11267	7615		£76.99m	128712	84647	£657.68m	
Total Floorspace (Retail Goods)		377	47033	30573		£152.90m	114658	75140		£571.44m	11267	7615		£76.99m	172958	113329	£801.33m	
Retail Services		503													93729			
Vacant		110													39240	12.8%		
ALL RETAIL GOODS AND SERVICES		990	47033	30573		£152.90m	114658	75140		£571.44m	11267	7615		£76.99m	305927		£801.33m	
CITY CENTRE		990	47033	30573		£152.90m	114658	75140		£571.44m	11267	7615		£76.99m	305927			
ZONE 1+3 Aboyne Town Centre																		
Convenience																		
Co-op		1	941	565	£7,286	£4.12m	105	63	£4,649	£0.29m					1046	628	£4.41m	
Other		4	342	222	£6,697	£1.49m									342	222	£1.49m	
Total Convenience		5	1283	787		£5.60m	105	63		£0.29m					1388	850	£5.90m	
Comparison		7					1316	855	£2,891	£2.47m	100	65	£4,863	£0.32m	1416	920	£2.79m	
Total Floorspace (Retail Goods)		12	1283	787		£5.60m	1420	918		£2.76m	100	65		£0.32m	2804	1770	£8.68m	
Retail Services		16													1214			
Vacant		1													60			
ALL RETAIL GOODS AND SERVICES		29	1283	787		£5.60m	1420	918		£2.76m	100	65		£0.32m	4077			
ZONE 1+3 Ballater Town Centre																		
Convenience																		
Co-op		1	678	407	£7,286	£2.96m	36	21	£4,649	£0.10m					714	428	£3.06m	
Other		5	500	325	£6,697	£2.18m									500	325	£2.18m	
Total Convenience		6	1178	732		£5.14m				£0.10m					1178	732	£5.24m	
Comparison		21					1963	1276	£2,891	£3.69m					1963	1276	£3.69m	
Total Floorspace (Retail Goods)		27	1178	732		£5.14m	1963	1276		£3.79m					3141	2008	£8.93m	
Retail Services		19													1949			
Vacant		1													25			
ALL RETAIL GOODS AND SERVICES		47	1178	732		£5.14m	1963	1276		£3.79m					5114			
ZONE 1+3 Braemar Town Centre																		
Convenience																		
Co-op		1	269	161	£7,286	£1.17m									269	161	£1.17m	
Other		3	335	217	£6,697	£1.46m									335	217	£1.46m	
Total Convenience		4	603	379		£2.63m									603	379	£2.63m	
Comparison		12					1989	1293	£2,891	£3.74m					1989	1293	£3.74m	
Total Floorspace (Retail Goods)		16	603	379		£2.63m	1989	1293		£3.74m					2592	1671	£6.37m	
Retail Services		6													434			
Vacant		1													83			
ALL RETAIL GOODS AND SERVICES		23	603	379		£2.63m	1989	1293		£3.74m					3110			
ZONE 1+3 Remainder																		
Convenience		2	279	181	£4,120	£0.75m									279	181	£0.75m	
Comparison		7					471	306	£1,084	£0.33m	23	15	£2,026	£0.03m	494	321	£0.36m	
Total Floorspace (Retail Goods)		9	279	181		£0.75m	471	306		£0.33m	23	15		£0.03m	773	503	£1.11m	
Retail Services		5													377			
Vacant		1													55			
ALL RETAIL GOODS AND SERVICES		15	279	181		£0.75m	471	306		£0.33m	23	15		£0.03m	1205			
ZONE 1+3		114	3344	2079		£14.12m	5843	3792		£10.62m	123	80		£0.35m	13506			
ZONE 2 Alford Town Centre																		
Convenience																		
Co-op		1	730	475	£11,530	£5.47m	38	25	£4,971	£0.12m					769	500	£5.60m	
Other		4	402	261	£10,599	£2.77m									402	261	£2.77m	
Total Convenience		5	1132	736		£8.24m	38	25		£0.12m					1171	761	£8.37m	
Comparison		12					1110	722	£3,091	£2.23m	102	66	£2,345	£0.15m	1212	788	£2.39m	
Total Floorspace (Retail Goods)		17	1132	736		£8.24m	1149	747		£2.36m	102	66		£0.15m	2382	1549	£10.75m	
Retail Services		13													2027			
Vacant		1													162			
ALL RETAIL GOODS AND SERVICES		31	1132	736		£8.24m	1149	747		£2.36m	102	66		£0.15m	4572			
ZONE 2 Remainder																		
Convenience		1	167	108	£6,521	£0.71m									167	108		

TABLE 20: FORECAST FLOORSPACE AND TURNOVER 2033
2021 Prices

	No.	Convenience				General Comparison				Bulky Goods				All Goods			
		GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M			GFA Sq M	NFA Sq M	Total Turnover £m	
ZONE 6 Turriff TC																	
Convenience	Co-op	1	697	418	£6,581	£2.75m	37	22	£3,733	£0.08m				734	440	£2.84m	
	Tesco	1	1180	767	£8,581	£6.58m	131	85	£4,867	£0.41m				1311	852	£7.00m	
	Other Convenience	9	773	502	£6,715	£3.37m								773	502	£3.37m	
	Total Convenience	11	2650	1688	£12.71m		168	107	£0.50m					2818	1795	£13.20m	
Comparison		28				5907	3839	£2,902	£11.14m	372	242	£5,066	£1.22m	6279	4081	£12.37m	
Total Floorspace (Retail Goods)		39	2650	1688	£12.71m	6075	3947		£11.64m	372	242		£1.22m	9097	5876	£25.57m	
Retail Services		33												3867			
Vacant		3												211			
ALL RETAIL GOODS AND SERVICES		75	2650	1688	£12.71m	6075	3947		£11.64m	372	242		£1.22m	13174			
ZONE 6 Aberchirder																	
Convenience	Co-op	1	314	204	£6,581	£1.34m								314	204	£1.34m	
	Other Convenience	1	111	72	£5,052	£0.37m								111	72	£0.37m	
	Total Convenience	2	425	276	£1.71m									425	276	£1.71m	
Comparison		2				184	120	£1,741	£0.21m					184	120	£0.21m	
Total Floorspace (Retail Goods)		4	425	276	£1.71m	184	120		£0.21m					609	396	£1.92m	
Retail Services		4												509			
Vacant		2												205			
ALL RETAIL GOODS AND SERVICES		10	425	276	£1.71m	184	120		£0.21m					1323			
ZONE 6		85	3075	1964	£14.42m	6259	4066		£11.85m	372	242		£1.22m	14497			
ZONE 7 Banff TC																	
Convenience	Tesco	1	1189	773	£7,815	£6.04m	132	86	£7,483	£0.64m				1322	859	£6.68m	
	Co-op	1	1856	1206	£5,993	£7.23m	327	213	£5,739	£1.22m				2183	1419		
	Other Convenience	9	1823	1185	£6,115	£7.25m								1823	1185	£7.25m	
	Total Convenience	11	4868	3164	£20.52m		460	299	£1.86m					5327	3463	£22.38m	
Comparison		27				2225	1446	£4,461	£6.45m	2887	1877	£2,531	£4.75m	5112	3323	£11.20m	
Total Floorspace (Retail Goods)		38	4868	3164	£20.52m	2684	1745		£8.32m	2887	1877		£4.75m	10440	6786	£33.58m	
Retail Services		39												9662			
Vacant		25												2261			
ALL RETAIL GOODS AND SERVICES		102	4868	3164	£20.52m	2684	1745		£8.32m	2887	1877		£4.75m	22363			
ZONE 7 Macduff TC																	
Convenience		4	696	453	£5,509	£2.49m				667	434	£1,752	£0.76m	696	453	£2.49m	
Comparison		10				647	420	£3,569	£1.50m					1314	854	£2.26m	
Total Floorspace (Retail Goods)		14	696	453	£2.49m	647	420		£1.50m	667	434		£0.76m	2010	1307	£4.75m	
Retail Services		23												2086			
Vacant		5												569			
ALL RETAIL GOODS AND SERVICES		42	696	453	£2.49m	647	420		£1.50m	667	434		£0.76m	4665			
ZONE 7 Portsoy TC																	
Convenience	Co-op	1	372	242	£5,993	£1.45m								372	242	£1.45m	
	Other Convenience	2	88	57	£5,509	£0.31m								88	57	£0.31m	
	Total Convenience	3	460	299	£1.76m		0	0						460	299	£1.76m	
Comparison		5				281	182	£3,569	£0.65m	302	196	£1,752	£0.34m	583	379	£0.99m	
Total Floorspace (Retail Goods)		8	460	299	£1.76m	281	182		£0.65m	302	196		£0.34m	1042	677	£4.52m	
Retail Services		12												1049			
Vacant		1												26			
ALL RETAIL GOODS AND SERVICES		21	460	299	£1.76m	281	182		£0.65m	302	196		£0.34m	2117			
ZONE 7 Remainder																	
Convenience	Aldi, Macduff (open 2025)	1	1505	1052	£8,452	£8.89m	376	226						1881	1315	£8.89m	
	Other Convenience	3	195	127	£3,390	£0.43m								195	127	£0.43m	
	Total Convenience	4	195	1179	£9.32m									2076	1442	£9.32m	
Comparison		4				82	53	£1,338	£0.07m	127	82	£730	£0.06m	209	136	£0.13m	
Total Floorspace (Retail Goods)		8	195	1179	£9.32m	458	279		£0.07m	127	82		£0.06m	2285	1577	£9.45m	
Retail Services		5												593			
Vacant		2												130			
ALL RETAIL GOODS AND SERVICES		15	195	1179	£9.32m	458	279		£0.07m	127	82		£0.06m	3008			
ZONE 7		180	6219	5094	£34.09m	4070	2626		£12.36m	3984	2589		£5.92m	32153			
ZONE 8	includes Cumniestown & New Deer																
Convenience		2	356	231	£5,064	£1.17m				590	383	£604	£0.23m	356	231	£1.17m	
Comparison		4				166	108	£114	£0.01m					755	491	£0.24m	
Total Floorspace (Retail Goods)		6	356	231	£1.17m	166	108		£0.01m	590	383		£0.23m	1111	722	£1.41m	
Retail Services		6												340			
Vacant																	
ALL RETAIL GOODS AND SERVICES		12	356	231	£1.17m	166	108		£0.01m	590	383		£0.23m	1451			
ZONE 8		12	356	231	£1.17m	166	108		£0.01m	590	383		£0.23m	1451			
ZONE 9	includes Rothenorman and Fyvie																
Convenience		4	787	511	£2,938	£1.50m								787	511	£1.50m	
Comparison		2				113	74	£116	£0.01m					113	74	£0.01m	
Total Floorspace (Retail Goods)		6	787	511	£1.50m	113	74		£0.01m					900	585	£1.51m	
Retail Services		9												476			
Vacant		3												147			
ALL RETAIL GOODS AND SERVICES		18	787	511	£1.50m	113	74		£0.01m					1523			
ZONE 9		18	787	511	£1.50m	113	74		£0.01m	0	0		£0.00m	1523			
ZONE 10 Fraserburgh Town Centre																	
Convenience	Iceland	1	1109	832	£4,929	£4.10m								1109	832	£4.10m	
	Farmfoods	1	349	261	£4,718	£1.23m								349	261		
	Others	13	1888	1416	£6,433	£9.11m								1888	1416		
	Total Convenience	15	3346	2510	£14.44m									3346	2510		
Comparison		60				6045	3929	£3,411	£13.40m	6110	3971	£3,030	£12.03m	12154	7900	£25.43m	
Total Floorspace (Retail Goods)		75	3346	2510	£14.44m	6045	3929		£13.40m	6110	3971		£12.03m	15500	10410	£39.88m	
Retail Services		87												3139			
Vacant		16												853			
ALL RETAIL GOODS AND SERVICES		178	3346	2510	£14.44m	6045	3929		£13.40m	6110	3971		£12.03m	19491			
ZONE 10 Fraserburgh South Harbour Road area																	
Convenience	Tesco	1	4223	2745	£8,221	£22.57m	1810	1176	£5,721	£6.73m				6033	3922	£29.30m	
	Lidl	1	1320	1029	£5,172	£5.32m	330	257	£3,599	£0.93m				1650	1286		
	Argos	1					834	542	£10,232	£5.55m				834	542	£5.55m	
	Tool Station	1								380	285	£1,720	£0.49m				
Total Floorspace (Retail Goods)		4	5543	3774	£27.89m	2974	1976		£13.21m	380	285		£0.49m	8517	5750	£41.59m	
Retail Services																	
Vacant																	
ALL RETAIL GOODS AND SERVICES		4	5543	3774	£27.89m	2974	1976		£13.21m	380	285		£0.49m	8517			
ZONE 10 Fraserburgh Watermill Road area																	
Convenience	ASDA	1	2819	1832	£7,513	£13.76m	1208	785	£5,229	£4.11m				4027	2617	£17.87m	
Comparison	Home Bargains	1	744	558	£4,709	£2.63m	1737	1303	£5,042	£6.57m	380	285	£6,891	£1.96m	2482	1861	£11.16m
Total Floorspace (Retail Goods)		2	3563	2390	£16.39m		2945	2088	£10,270	£10.67m	380	285	£6,891	£1.96m	6508	4478	£29.03m
Retail Services														351			
Vacant		1												337			
ALL RETAIL GOODS AND SERVICES		4	3563	2390	£16.39m		2945	2088	£10,270	£10.67m	380	285	£6,891	£1.96m	7196		
ZONE 10 Remainder																	
Convenience		9	1805	1173	£3,884	£4.56m								1805	1173	£4.56m	
Comparison																	
Total Floorspace (Retail Goods)		9	1805	1173	£4.56m									1805	1173	£4.56m	
Retail Services		5												1289			
Vacant		1												17			
ALL RETAIL GOODS AND SERVICES		15	1805	1173	£4.56m									3111			
ZONE 10		201	14257	9847	£63.28m	11964	7993		£37.28m	6869	4541		£14.49m	38315			

TABLE 20: FORECAST FLOORSPACE AND TURNOVER 2033
2021 Prices

		No.	Convenience				General Comparison				Bulky Goods				All Goods		
			GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M			GFA Sq M	NFA Sq M	Total Turnover £m
ZONE 11 Peterhead TC																	
Convenience	Iceland	1	1523	1142	£4,727	£5.40m									1523	1142	£5.40m
	Farmfoods	1	407	305	£4,525	£1.38m									407	305	
	Others	21	2912	2184	£6,169	£13.47m									2912	2184	
	Total Convenience	23	4842	3632		£20.25m									4842	3632	
Comparison		66					9414	6119	£4,320	£26.44m	6768	4399	£3,126	£13.75m	16182	10519	£40.19m
Total Floorspace (Retail Goods)		89	4842	3632		£20.25m	9414	6119		£26.44m	6768	4399		£13.75m	21025	14150	£60.45m
Retail Services		95													9770		
Vacant		19													1907		
ALL RETAIL GOODS AND SERVICES		203	4842	3632		£20.25m	9414	6119		£26.44m	6768	4399		£13.75m	32702		
ZONE 11 Remainder Peterhead																	
Convenience	Morrisons	1	4172	2294	£6,460	£14.82m	1391	765	£5,938	£4.54m					5562	3059	£19.36m
	ASDA	1	2961	1629	£7,205	£11.73m	987	543	£6,623	£3.60m					3948	2172	£15.33m
	Aldi	1	1356	1085	£8,526	£9.25m	339	102	£7,837	£0.80m					1695	1186	£10.04m
	Lidl	1	1264	1012	£4,960	£5.02m	316	174	£4,559	£0.79m					1580	1185	£5.81m
	Other Convenience	2	418	272	£3,725	£1.01m									418	272	£1.01m
	Total Convenience	6	10171	6291		£41.83m	3033	1583		£9.73m					13203	7874	£51.56m
Comparison	B&Q	1									4223	3378	£1,775	£6.00m	4223	3378	£6.00m
	Home Bargains	1	496	372	£4,516	£1.68m	1985	1489	£6,386	£9.51m					2482	1861	£11.19m
	Halfords	1									764	611	£3,845	£2.35m	764	611	£2.35m
	Other Comparison	3					400	320	£1,296	£0.41m	610	396	£902	£0.36m	1010	716	£0.77m
	Total Comparison	6					2385	1809			5596	4386			8478	6567	£20.31m
Total Floorspace (Retail Goods)		12	10667	6663		£43.51m	5418	3392		£19.65m	5596	4386		£8.70m	21681	14441	£71.87m
Retail Services		7													1052		
Vacant																	
ALL RETAIL GOODS AND SERVICES		19	10667	6663		£43.51m	5418	3392		£19.65m	5596	4386		£8.70m	22734		
ZONE 11 Remainder																	
Convenience		1	43	28	£3,419	£0.09m									43	28	£0.09m
Comparison																	£0.00m
Total Floorspace (Retail Goods)		1	43	28		£0.09m									43	28	£0.09m
Retail Services		4													223		
Vacant																	
ALL RETAIL GOODS AND SERVICES		5	43	28		£0.09m									266		
ZONE 11		227	15552	10322		£63.86m	14832	9511		£46.08m	12365	8785		£22.46m	55701		
ZONE 12 Mintlaw																	
Convenience		4	650	422	£9,029	£3.81m									650	422	£3.81m
Comparison		2					351	228	£2,462	£0.56m					351	228	£0.56m
Total Floorspace (Retail Goods)		6	650	422		£3.81m	351	228		£0.56m					1001	651	£4.38m
Retail Services		7													561		
Vacant																	
ALL RETAIL GOODS AND SERVICES		13	650	422		£3.81m	351	228		£0.56m					1562		
ZONE 12 Remainder																	
Convenience		3	643	418	£5,555	£2.32m									643	418	£2.32m
Comparison		5					518	311	£923	£0.29m	1596	1038	£419	£0.44m	2114	1348	£0.72m
Total Floorspace (Retail Goods)		8	643	418		£2.32m	518	311		£0.29m	1596	1038		£0.44m	2757	1766	£3.04m
Retail Services		10													1130		
Vacant																	
ALL RETAIL GOODS AND SERVICES		18	643	418		£2.32m	518	311		£0.29m	1596	1038		£0.44m	3886		
ZONE 12		31	1292	840		£6.13m	869	539		£0.85m	1596	1038		£0.44m	5449		
ZONE 13 Ellon TC																	
Convenience	Aldi	1	1131	792	£15,674	£12.41m	283	198	£8,814	£1.74m					1414	990	
	Other Convenience	10	1374	893	£11,341	£10.13m									1374	893	£10.13m
	Total Convenience	11	2505	1685		£22.54m	283	198		£1.74m					2788	1883	£24.28m
Comparison		20					1986	1291	£4,859	£6.27m	1234	802	£4,817	£3.86m	3220	2093	£10.14m
Total Floorspace (Retail Goods)		31	2505	1685		£22.54m	2268	1489		£8.02m	1234	802		£3.86m	6008	3976	£34.42m
Retail Services		49													5037		
Vacant		8													756		
ALL RETAIL GOODS AND SERVICES		88	2505	1685		£22.54m	2268	1489		£8.02m	1234	802		£3.86m	11800		
ZONE 13 Remainder																	
Convenience	Tesco	1	3352	2179	£14,494	£31.58m	1117	726	£8,150	£5.92m	0	0			4469	2905	£37.49m
	Other	3	755	491	£6,286	£3.09m									755	491	£3.09m
	Total Convenience	4	4107	2669		£34.66m	1117	726		£5.92m	0	0			5224	3396	£40.58m
Comparison		3					118	71	£1,458	£0.10m	2530	1518	£1,390	£2.11m	2647	1588	£2.21m
Total Floorspace (Retail Goods)		7	4107	2669		£34.66m	1235	797		£6.02m	2530	1518		£2.11m	7871	4984	£42.79m
Retail Services																	
Vacant																	
ALL RETAIL GOODS AND SERVICES		7	4107	2669		£34.66m	1235	797		£6.02m	2530	1518		£2.11m	7871		
ZONE 13		95	6612	4354		£57.20m	3503	2285		£14.04m	3764	2320		£5.97m	19671		
ZONE 14: Blackdog Centre																	
Convenience	Regional Food Hall																
	Small units																
Comparison	RW Units																
Total Floorspace (Retail Goods)																	
Retail Services																	
Vacant																	
ALL RETAIL GOODS AND SERVICES																	
ZONE 14																	
includes Balmedie																	
Convenience		5	772	502	£5,545	£2.78m									772	502	£2.78m
Comparison		2					41	27	£3,186	£0.08m					41	27	£0.08m
Total Floorspace (Retail Goods)		7	772	502		£2.78m	41	27		£0.08m					813	528	£2.87m
Retail Services		4													319		
Vacant		1													160		
ALL RETAIL GOODS AND SERVICES		12	772	502		£2.78m	41	27		£0.08m					1292		
ZONE 14		12	772	502		£2.78m	41	27		£0.08m	0	0		£0.00m	1292		
ZONE 15 Kintore TC																	
Convenience		6	1153	749	£4,591	£3.44m									1153	749	£3.44m
Comparison		1					106	69	£5,418	£0.37m					106	69	£0.37m
Total Floorspace (Retail Goods)		7	1153	749		£3.44m	106	69		£0.37m					1259	819	£3.82m
Retail Services		14													934		
Vacant		0													0		
ALL RETAIL GOODS AND SERVICES		21	1153	749		£3.44m	106	69		£0.37m					2193		
ZONE 15 Oldmeldrum TC																	
Convenience		4	505	328	£4,591	£1.51m									505	328	£1.51m
Comparison		3					363	236	£5,418	£1.28m	529	344	£2,940	£1.01m	892	580	£2.29m
Total Floorspace (Retail Goods)		7	505	328		£1.51m	363	236		£1.28m	529	344		£1.01m	1397	908	£3.80m
Retail Services		11													647		
Vacant		1													246		
ALL RETAIL GOODS AND SERVICES		19	505	328		£1.51m	363	236		£1.28m	529	344		£1.01m	2290		
ZONE 15 Remainder																	
includes Newmachar																	
Convenience	Co-op (Oldmeldrum OOC)	1	558	362	£4,994	£1.81m									558	362	£1.81m
	Co-op (Newmachar)	1	510	331	£4,994	£1.65m									510	331	£1.65m
	Others	6	1886	1226	£2,824	£3.46m									1886	1226	£3.46m
	Total Convenience	8	2953	1920		£6.93m									2953	1920	£6.93m
Comparison		6					101	66	£2,032	£0.13m	1808	1175	£1,225	£1.44m	1909	1241	£1.57m
Total Floorspace (Retail Goods)		14	5907	3839		£13.85m	101	66		£0.13m	1808	1175		£1.44m	4862	3161	£15.43m
Retail Services		10													1139		
Vacant																	

TABLE 20: FORECAST FLOORSPACE AND TURNOVER 2033
2021 Prices

		No.	Convenience				General Comparison				Bulky Goods				All Goods		
			GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M			GFA Sq M	NFA Sq M	Total Turnover £m
ZONE 16 Inverurie TC																	
Convenience	Tesco	1	3481	2263	£13,568	£30.70m	2321	1509	£10,231	£15.43m					5802	3771	£46.14m
	Aldi	1	1206	843	£14,673	£12.37m	301	211	£11,064	£2.33m					1507	1054	£14.70m
	M&S	1	1042	729	£11,391	£8.31m	55	38	£8,590	£0.33m					1096	768	£8.64m
	Lidl	1	1067	869	£8,536	£7.42m	267	217	£6,436	£1.40m					1333	1086	£8.81m
	Farmfoods (open 2024)	1	1347	1153	£7,787	£8.98m									1347	1153	£8.98m
	Iceland	1	699	559	£8,135	£4.55m									699	559	£4.55m
	Other Convenience	16	1923	1250	£10,617	£13.27m									1923	1250	£13.27m
	Total Convenience	22	10764	7665		£86.59m	2944	1975		£19.49m					13708	9640	£105.08m
	Others	57					9702	6306	£6,099	£38.46m	7477	5608	£4,622	£25.92m	17179	11914	£64.38m
	Argos	1					1333	666	£18,298	£12.19m					1333	666	£12.19m
Comparison Inverurie Retail Park	Halfords	1									385	289	£5,684	£1.64m	385	289	£1.64m
	Moutain Warehouse	1					581	436	£6,099	£2.66m					581	436	£2.66m
	Pets at Home	1									809	607	£4,744	£2.88m	809	607	£2.88m
	Home Bargains	1	164	123	£7,772	£0.96m	657	493	£9,016	£4.45m					822	616	£5.40m
	Homebase	1									2627	1970	£1,678	£3.31m	2627	1970	£3.31m
	Currys	1									1224	918	£15,046	£13.81m	1224	918	£13.81m
	Total Comparison	64	164	123		£0.96m	12273	7901		£57.76m	12522	9391	£47.56m	£47.56m	24959	17416	£106.28m
	Total Floorspace (Retail Goods)	86	10928	7789		£86.54m	15217	9876		£77.25m	12522	9391		£47.56m	38667	27056	£211.35m
	Retail Services	68													9261		
	Vacant	6													614		
ALL RETAIL GOODS AND SERVICES		160	10928	7789		£86.54m	15217	9876		£77.25m	12522	9391		£47.56m	48542		
ZONE 16 Kemnay TC																	
Convenience	Co-op	1	559	364	£10,405	£3.78m									559	364	£3.78m
	Others	5	689	448	£9,565	£4.28m									689	448	£4.28m
	Total Convenience	6	1248	811		£8.07m			£4,879	£0.88m					1248	811	£8.00m
Comparison		3					276	180							276	180	£0.88m
	Total Floorspace (Retail Goods)	9	1248	811		£8.07m	276	180		£0.88m					1525	991	£8.94m
	Retail Services	11													1005		
Total Floorspace (Retail Goods)		1													26		
	Retail Services	1													26		
	Vacant	1													26		
ALL RETAIL GOODS AND SERVICES		21	1248	811		£8.07m	276	180		£0.88m					2556		
ZONE 16 Remainder																	
Convenience	Morrisons	1	2784	1448	£11,118	£16.10m	696	362	£8,383	£3.03m					3480	1810	£19.13m
	Andersons	1									5944	4755	£1,333	£6.34m	5944	4755	£6.34m
	Others	2					339	204	£1,830	£0.37m					339	204	£0.37m
Comparison		3					339	204		£0.37m	5944	4755		£6.34m	6283	4959	£6.71m
	Total Floorspace (Retail Goods)	4	2784	1448		£16.10m	1035	566		£3.41m	5944	4755		£6.34m	9763	6768	£25.84m
	Retail Services	5													720		
Total Floorspace (Retail Goods)																	
	Retail Services																
	Vacant																
ALL RETAIL GOODS AND SERVICES		9	2784	1448		£16.10m	1035	566		£3.41m	5944	4755		£6.34m	10484		
ZONE 16		190	14960	10048		£110.70m	16529	10621		£81.54m	18466	14147		£53.90m	61581		
ZONE 17 includes Torphins & Lumphanan																	
Convenience		5	935	608	£4,567	£2.78m									935	608	£2.78m
	Comparison	1					123	80	£198	£0.02m	5207	3384	£344	£1.16m	5329	3464	£1.18m
	Total Floorspace (Retail Goods)	2	935	608		£2.78m	123	80		£0.02m	5207	3384		£1.16m	6265	4072	£3.96m
Comparison		10													1161		
	Retail Services																
	Vacant																
ALL RETAIL GOODS AND SERVICES		12	935	608		£2.78m	123	80		£0.02m	5207	3384		£1.16m	7426		
ZONE 17		12	935	608		£2.78m	123	80		£0.02m	5207	3384		£1.16m	7426		
ZONE 18 Westhill Town Centre																	
Convenience	M&S	1	1425	855	£9,358	£8.00m	75	195	£5,818	£1.13m					1500	1050	£9.14m
	Aldi	1	1343	873	£12,054	£10.52m	336	218	£7,494	£1.64m					1679	1091	£12.16m
	Other Convenience	3	456	274	£7,857	£2.15m									456	274	£2.15m
Comparison		5	3224	2002		£20.67m		411	413		£2.77m				3635	2415	£23.44m
	Home Bargains	1	183	128	£6,385	£0.82m	732	512	£6,107	£3.13m					915	640	£3.95m
	Others	8					658	427	£3,305	£1.41m	80	52	£1,657	£0.09m	738	479	£1.50m
Total Floorspace (Retail Goods)		9	183	128		£0.82m	1389	940		£4.54m	80	52		£0.09m	1652	1120	£5.44m
	Retail Services	14	3407	2130		£21.49m	1800	1353		£7.31m	80	52		£0.09m	5287	3535	£28.89m
	Retail Services	16													1803		
Total Floorspace (Retail Goods)		6													780		
	Retail Services	6													780		
	Vacant	6													780		
ALL RETAIL GOODS AND SERVICES		36	3407	2130		£21.49m	1800	1353		£7.31m	80	52		£0.09m	7871		
ZONE 18 Remainder																	
Convenience	Others	2	1186	771	£4,834	£3.73m									1186	771	£3.73m
	Tesco	1	3438	2501	£11,146	£27.88m	1228	697	£6,930	£4.83m	246	375	£6,177	£2.32m	4911	3573	£35.02m
	Total Convenience	3	4624	3272		£31.60m		1228	697	£4.83m	246	375		£2.32m	6097	4344	£38.75m
Comparison	Costco	1	4077	2650	£6,562	£17.39m	3495	2621	£2,479	£6.50m	4077	2650	£1,289	£3.42m	11648	7921	£27.30m
	Wickes - trading 2025	1									2536	2282	£1,359	£3.10m	2536	2282	£3.10m
	Total Comparison	1	4077	2650		£17.39m	3495	2621		£6.50m	4077	2650		£3.42m	11648	7921	£27.30m
Total Floorspace (Retail Goods)		4	8701	5922		£48.99m	4722	3318		£11.33m	4322	3025		£5.73m	17746	12265	£66.05m
	Retail Services	2													536		
	Retail Services																
ALL RETAIL GOODS AND SERVICES		6	8701	5922		£48.99m	4722	3318		£11.33m	4322	3025		£5.73m	18282		
ZONE 18		42	12108	8052		£70.48m	6522	4671		£18.64m	4402	3077		£8.92m	26152		
ZONE 19 Banchory TC																	
Convenience		7	531	345	£7,952	£2.75m									531	345	£2.75m
	Comparison	29					3888	2527	£3,091	£7.81m	584	380	£4,200	£1.59m	4472	2907	£9.41m
	Total Floorspace (Retail Goods)	36	531	345		£2.75m	3888	2527		£7.81m	584	380		£1.59m	5003	3252	£12.15m
Comparison		35													2945		
	Retail Services	9													809		
	Vacant	9													809		
ALL RETAIL GOODS AND SERVICES		80	531	345		£2.75m	3888	2527		£7.81m	584	380		£1.59m	8757		
ZONE 19 Remainder Aberdeenshire																	
Convenience	Tesco	1	3232	2101	£10,162	£21.35m	1077	700	£5,184	£3.63m					4309	2801	£24.98m
	Morrisons	1	2202	1321	£8,327	£11.00m	551	330	£4,248	£1.40m					2753	1652	£12.41m
	M&S trading 2025	1	1456	947	£8,532	£8.08m	77	50	£4,353	£0.22m					1533	996	£8.29m
Comparison	Lidl trading 2025	1	1429	1072	£6,393	£6.85m	476	357	£3,261	£1.16m					1905	1429	£8.02m

TABLE 20: FORECAST FLOORSPACE AND TURNOVER 2033
2021 Prices

		No.	Convenience				General Comparison				Bulky Goods				All Goods		
			GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M			GFA Sq M	NFA Sq M	Total Turnover £m
ZONE 21 Stonehaven TC																	
Convenience		13	1624	1055	£8,462	£8.93m									1624	1055	£8.93m
Comparison		41					3580	2327	£4,959	£11.54m	638	414	£4,927	£2.04m	4218	2742	£13.58m
Total Floorspace (Retail Goods)		54	1624	1055		£8.93m	3580	2327		£11.54m	638	414		£2.04m	5841	3797	£22.51m
Retail Services		66													5369		
Vacant		4													232		
ALL RETAIL GOODS AND SERVICES		124	1624	1055		£8.93m	3580	2327		£11.54m	638	414		£2.04m	11442		
ZONE 21 Remainder Stonehaven																	
Convenience		1	1417	850	£8,294	£7.05m	157	94	£6,379	£0.60m					1574	945	£7.65m
Co-op																	
Ury Estate - not committed																	
Other Convenience		5	599	390	£4,691	£1.83m									599	390	£1.83m
Total Convenience		6	2016	1240		£8.88m	157	94		£0.60m					2174	1334	£9.48m
Comparison		4					115	75	£1,488	£0.11m					115	75	£0.11m
Total Floorspace (Retail Goods)		10	2016	1240		£8.88m	272	169		£0.71m					2288	1409	£9.59m
Retail Services		15													1079		
Vacant		0													0		
ALL RETAIL GOODS AND SERVICES		25	2016	1240		£8.88m	272	169		£0.71m					3367		
ZONE 21		149	3640	2295		£17.81m	3852	2496		£12.25m	638	414		£2.04m	14809		
ZONE 22 Laurencekirk TC																	
Convenience		1	649	422	£6,127	£2.59m									649	422	£2.59m
Scotmid																	
Others		3	348	226	£5,632	£1.27m									348	226	£1.27m
Total Convenience		4	997	648		£3.86m									997	648	
Comparison		9					713	464	£3,318	£1.54m	47	31	£5,321	£0.16m	760	494	£1.70m
Total Floorspace (Retail Goods)		13	997	648		£3.86m	713	464		£1.54m	47	31		£0.16m	1757	1142	£5.56m
Retail Services		22													1158		
Vacant		3													198		
ALL RETAIL GOODS AND SERVICES		38	997	648		£3.86m	713	464		£1.54m	47	31		£0.16m	3114		
ZONE 22 Inverbervie TC																	
Convenience		1	449	292	£6,127	£1.79m									449	292	£1.79m
Scotmid																	
Others		3	349	227	£4,704	£1.07m									349	227	£1.07m
Total Convenience		4	798	519		£2.86m									798	519	
Comparison		5					1179	766	£2,489	£1.91m					1179	766	£1.91m
Total Floorspace (Retail Goods)		9	798	519		£2.86m	1179	766		£1.91m					1977	1285	£4.76m
Retail Services		8													562		
Vacant		1													41		
ALL RETAIL GOODS AND SERVICES		18	798	519		£2.86m	1179	766		£1.91m					2580		
ZONE 22 Remainder includes fettercairn, St Cyrus, Johnshaven & Gurdan																	
Convenience		8	1924	1250	£3,465	£4.33m									1924	1250	£4.33m
Comparison		2					164	106	£1,244	£0.13m					164	106	£0.13m
Total Floorspace (Retail Goods)		10	1924	1250		£4.33m	164	106		£0.13m					2087	1357	£4.46m
Retail Services		10													842		
Vacant		1													36		
ALL RETAIL GOODS AND SERVICES		21	1924	1250		£4.33m	164	106		£0.13m					2965		
ZONE 22		77	3719	2417		£11.05m	2056	1336		£3.58m	47	31		£0.16m	8660		
ZONE 23 Bridge of Don Retail Park																	
Convenience		1	1484	964	£7,601	£7.33m									1484	964	£7.33m
Comparison		1									1043	782	£6,748	£5.28m	1043	782	
M&S Foodhall											727	545	£1,766	£0.96m	727	545	
Pets @ Home		1										0			1238	929	
Carpetright			248	186	£5,186	£0.96m	990	743	£10,987	£8.16m					3008	2256	
Home Bargains		3	248	186		£0.96m	990	743		£8.16m	1770	1328		£6.24m	4492	3221	£22.70m
Total Floorspace (Retail Goods)		4	1731	1150		£8.29m	990	743		£8.16m	1770	1328		£6.24m	168		
Retail Services		1													1532		
Vacant		1													6193		
ALL RETAIL GOODS AND SERVICES		6	1731	1150		£8.29m	990	743		£8.16m	1770	1328		£6.24m			
ZONE 23 Denmore Road																	
Convenience		1									475	356	£3,732	£1.33m	475	356	£1.33m
Comparison		1									6581	5264	£2,551	£13.43m	6581	5264	
Screwfix											4179	3134	£3,732	£11.70m	4179	3134	
Sterling Furniture		1													11235	8755	
B&Q		3													11235	8755	£26.46m
Total Floorspace (Retail Goods)		3									11235	8755		£26.46m	153		
Retail Services		1															
Vacant		1															
ALL RETAIL GOODS AND SERVICES		4									11235	8755		£26.46m	11388		
Zone 23 Remainder																	
Convenience		3	245	160	£4,277	£0.68m									245	160	£0.68m
Comparison																	
Total Floorspace (Retail Goods)		3	245	160		£0.68m									245	160	£0.68m
Retail Services		8													1227		
Vacant		0													0		
ALL RETAIL GOODS AND SERVICES		11	245	160		£0.68m									1473		
ZONE 23		21	1977	1310		£8.98m	990	743		£8.16m	13005	10083		£32.70m	19053		
ZONE 24N Dyce District Centre (ASDA)																	
Dyce																	
Convenience		1	4810	2645	£12,384	£32.76m	3061	1683	£7,553	£12.71m	874	481	£21,461	£10.32m	8745	4810	£55.79m
ASDA							3061	1683		£12.71m					8745	4810	£55.79m
Comparison		3	4810	2645		£32.76m	523	340	£8,963	£3.04m	874	481		£10.32m	523	340	£3.04m
Total Floorspace (Retail Goods)		4	4810	2645		£32.76m	3583	2023		£15.76m	874	481		£10.32m	9267	5149	£58.84m
Retail Services		4													375		
Vacant		4													483		
ALL RETAIL GOODS AND SERVICES		12	4810	2645		£32.76m	3583	2023		£15.76m	874	481		£10.32m	10125		
ZONE 24N Remainder incl Dyce Local Centre																	
Convenience		5	1188	772	£7,977	£6.16m									1188	772	£6.16m
Comparison		1					67	43	£2,956	£0.13m					67	43	£0.13m
Total Floorspace (Retail Goods)		6	1188	772		£6.16m	67	43		£0.13m					1255	816	£6.29m
Retail Services		12													1167		
Vacant															0		
ALL RETAIL GOODS AND SERVICES		18	1188														

TABLE 20: FORECAST FLOORSPACE AND TURNOVER 2033
2021 Prices

	No.	Convenience				General Comparison				Bulky Goods				All Goods		
		GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M			GFA Sq M	NFA Sq M	Total Turnover £m
ZONE 26 Kittybrewster RP																
Convenience																
Comparison																
	1									1186	949	£5,355	£5.08m	1186	949	£5.08m
	1									715	572	£1,170	£0.67m	715	572	
	1									1553	1242	£1,689	£2.10m	1553	1242	
	1									1637	1310	£1,689	£2.21m	1637	1310	
	1									973	778	£1,689	£1.31m	973	778	
	1									1887	1510	£3,237	£4.89m	1887	1510	
	1									2123	1698	£4,689	£7.96m	2123	1698	
	1					1574	882	£6,799	£5.99m					1574	1259	
	1									1533	1227	£1,689	£2.07m	1533	1227	
	1									2200	1760	£1,689	£2.97m	2200	1760	
	1													2268	1815	
	1	681	544	£1,982	£1.08m	1588	1270	£3,001	£3.81m					17650	14120	
	11	681	544		£1.08m	3162	2152		£9.81m	13807	11046		£29.27m			
Total Floorspace (Retail Goods)	11	681	544		£1.08m	3162	2152		£9.81m	13807	11046		£29.27m	17650	14120	£40.15m
Retail Services	2													2025		
Vacant																
ALL RETAIL GOODS AND SERVICES	13	681	544		£1.08m	3162	2152		£9.81m	13807	11046		£29.27m	19674		
ZONE 26 Haudegain																
Convenience	5	742	482	£4,199	£2.02m									742	482	£2.02m
Comparison	6					966	628	£2,511	£1.58m	563	366	£2,344	£0.86m	1529	994	£2.43m
	1									902	677	£1,604	£1.08m	902	677	
Total Floorspace (Retail Goods)	12	742	482		£2.02m	966	628		£1.58m	563	366		£1.94m	2271	1476	£4.46m
Retail Services	6													804		
Vacant	1													172		
ALL RETAIL GOODS AND SERVICES	19	742	482		£2.02m	966	628		£1.58m	563	366		£1.94m	3248		
ZONE 26 King Street Area (previously incl within City Centre)																
Convenience	1	4968	2733	£5,845	£15.97m	1656	911	£5,752	£5.24m					6625	3644	£21.21m
	7	817	531	£5,029	£2.67m									817	531	£2.67m
	8	5785	3264		£18.64m	1656	911		£5.24m					7441	4174	£23.88m
Comparison	4					302	196	£3,348	£0.66m					302	196	£0.66m
Total Floorspace (Retail Goods)	12	5785	3264		£18.64m	1958	1107		£5.90m					7743	4371	£24.54m
Retail Services	25													2463		
Vacant	7													653		
ALL RETAIL GOODS AND SERVICES	44	5785	3264		£18.64m	1958	1107		£5.90m					10860		
Other Zone 26																
Convenience	1	1139	869	£4,487	£3.90m	285	217	£4,416	£0.96m					1424	1086	£4.86m
	1	413	269	£7,190	£1.93m									413	269	
	1	418	314	£4,094	£1.28m									418	314	
	1	1382	898	£4,146	£3.73m									1382	898	
	1	693	519	£4,277	£2.22m									693	519	
	1	434	282	£5,470	£1.54m									434	282	
	33	6103	3967	£3,370	£13.37m									4287	3967	£13.37m
	39	10582	7117		£27.97m	285	217		£0.96m					9050	7335	£28.93m
Comparison	1					4231	3610	£2,929	£10.58m	1410	903	£4,689	£4.23m	5641	4513	£14.81m
	1	241	181	£1,935	£0.35m	1366	1024	£2,929	£3.00m					1607	1205	
	29					2312	1503	£1,674	£2.52m	1535	998	£1,675	£1.67m	3847	2501	£4.19m
	31	241	181		£0.35m	7909	6137		£16.09m	2946	1901		£5.90m	11095	8219	£22.34m
Total Floorspace (Retail Goods)	70	10823	7298		£28.32m	8193	6355		£17.05m	2946	1901		£5.90m	20146	15553	£51.27m
Retail Services	84													9975		
Vacant	18													4363		
ALL RETAIL GOODS AND SERVICES	172	10823	7298		£28.32m	8193	6355		£17.05m	2946	1901		£5.90m	34483		
ZONE 26	248	18030	11588		£50.07m	14280	10242		£34.33m	17316	13312		£37.12m	68265		
ZONE 27																
Rosemount																
Convenience	1	530	345	£6,684	£2.30m									530	345	£2.30m
	1	394	256	£10,948	£2.80m									394	256	
	7	1088	707	£6,820	£4.82m									1088	707	
	9	2012	1308		£9.93m	0	0			0	0			2012	1308	
Comparison	23					1940	1261	£5,993	£7.56m	837	544	£5,648	£3.07m	2776	1805	£10.63m
Total Floorspace (Retail Goods)	41	2012	1308		£9.93m	1940	1261		£7.56m	837	544		£3.07m	4788	3112	£20.56m
Retail Services	51													3843		
Vacant	8													644	7%	
ALL RETAIL GOODS AND SERVICES	100	2012	1308		£9.93m	1940	1261		£7.56m	837	544		£3.07m	9275		
ZONE 27																
Berryden																
Convenience	1	5092	3055	£9,364	£28.61m	3241	1944	£10,801	£21.00m	926	556	£15,659	£8.70m	9259	5555	£58.31m
	1	1553	1242	£5,226	£6.49m									1553	1242	
	2	6645	4297		£35.10m	3241	1944		£21.00m	926	556		£8.70m	10811	6797	£58.31m
Comparison	1									871	653	£2,172	£1.42m	871	653	£1.42m
	1									2182	1637	£18,386	£30.09m	2182	1637	
	1	260	195	£4,993	£0.97m	1038	779	£8,859	£6.90m					1298	974	
	1					2159	1619	£5,643	£9.14m					2159	1619	
	1					1758	1318	£2,194	£2.89m	310	233	£3,180	£0.74m	2068	1551	
	1					2966	2225	£2,153	£4.79m					2966	2225	
	1	260	195	£3,377	£0.66m	1131	848	£4,195	£3.56m					1390	1043	
	1					151	90	£3,596	£0.33m					151	90	£0.33m
	8	519	389		£1.63m	9203	6880		£27.60m	3364	2523		£32.25m	13086	9792	
Total Floorspace (Retail Goods)	10	7164	4687		£36.73m	12444	8824		£48.61m	4290	3078		£40.95m	23897	16589	£126.29m
Retail Services	6													1202		
Vacant	2													850		
ALL RETAIL GOODS AND SERVICES	18	7164	4687		£36.73m	12444	8824		£48.61m	4290	3078		£40.95m	25949		
ZONE 27 Remainder																
Remainder Zone 27																
Convenience	15	1910	1241	£4,118	£5.11m									1910	1241	£5.11m
Comparison	28					2372	1542	£2,397	£3.70m	1279	831	£2,172	£1.81m	3651	2373	£5.50m
Total Floorspace (Retail Goods)	43	1910	1241		£5.11m	2372	1542		£3.70m	1279	831		£1.81m	5561	3615	£10.61m
Retail Services	43													4177		
Vacant	4													291		
ALL RETAIL GOODS AND SERVICES	90	1910	1241		£5.11m	2372	1542		£3.70m	1279	831		£1.81m	10029		
ZONE 27	208	11086	7236		£51.77m	16755	11627		£59.86m	6405	4453		£45.83m	45253		
ZONE 28 Mastrick																
Convenience	7	1794	1166	£7,652	£8.92m									1794	1166	£8.92m
Comparison	4					1019	662	£3,190	£2.11m	127	83	£3,051	£0.25m	1146	745	£2.37m
Total Floorspace (Retail Goods)	11	1794	1166		£8.92m	1019	662		£2.11m	127	83		£0.25m	2941	1911	£11.29m
Retail Services	8													1049		
Vacant	3													364		
ALL RETAIL GOODS AND SERVICES	22	1794	1166		£8.92m	1019	662		£2.11m	127	83		£0.25m	4354		
Zone 28 Remainder																
Convenience	1	1436	1003	£11,739	£11.78m	359	251	£7,233	£1.81m					1794	1254	£13.59m
	1	635	413	£6,948	£2.87m									635	413	£2.87m
	15	1277	830	£5,129	£4.26m									1277	830	£4.26m
	17	3347	2246		£18.90m	359	251		£1.81m					3706	2497	£20.72m
Comparison	4					443	288	£1,595	£0.46m					443	288	£0.46m
Total Floorspace (Retail Goods)	21	3347	2246		£18.90m	80										

**TABLE 20: FORECAST FLOORSPACE AND TURNOVER 2033
2021 Prices**

			No.	Convenience				General Comparison				Bulky Goods				All Goods			
				GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M			GFA Sq M	NFA Sq M	Total Turnover £m	
ZONE 29S Garthdee																			
Convenience	ASDA		1	5686	3127	£10,752	£33.63m	7819	4300	£7,685	£33.05m	711	391	£13,775	£5.39m	14216	7819	£72.06m	
	Sainsbury		1	4638	2783	£35.18m	£12.641	2706	1623	£9,035	£14.67m	387	232	£16,195	£3.76m	7731	4638	£53.61m	
Total Convenience			2	10325	5911		£68.81m	10524	5924		£47.72m	1097	623		£9.14m	21947	12457	£125.67m	
Comparison	Boots		1													1605	1043	£5.23m	
	Currys		1													1621	1216	£19,015	
	B&Q		1													12552	10042	£3,316	
Total Comparison			3	0	0		£0.00m	1605	1043		£47.72m	14173	11257		£66.42m	15778	12301	£56.42m	
Total Floorspace (Retail Goods)			5	10325	5911		£68.81m	12130	6967		£47.72m	15270	11880		£65.56m	37725	24758	£182.08m	
Retail Services			0													0			
Vacant			0													0			
ALL RETAIL GOODS AND SERVICES			5	10325	5911		£68.81m	12130	6967		£47.72m	15270	11880		£65.56m	37725			
ZONE 29S Cults																			
Convenience	Sainsbury		1	974	633	£14,778	£9.35m	108	70	£10,562	£0.74m					1082	703	£10.10m	
	Tesco		1	576	375	£11,860	£4.44m									576	375		
	Others		1	69	45	£8,294	£0.37m									69	45		
Total Convenience			3	1619	1052		£14.17m	108	70		£0.74m					1727	1123		
Comparison			7					708	460	£4,011	£1.84m					708	460	£1.84m	
Total Floorspace (Retail Goods)			10	1619	1052		£14.17m	816	530		£2.59m					2435	1582	£16.75m	
Retail Services			15													1341			
Vacant			1													125			
ALL RETAIL GOODS AND SERVICES			26	1619	1052		£14.17m	816	530		£2.59m					3900			
ZONE 29S REMAINDER																			
Convenience	Iceland, Holburn st		1	564	423	£7,054	£2.98m									564	423	£2.98m	
	Morrisons Daily		1	254	165	£9,641	£1.59m									254	165	£1.59m	
	Co-op, Countesswells Rd		1	499	324	£9,023	£2.92m									499	324	£2.92m	
	Others		9	960	624	£5,559	£3.47m									960	624	£3.47m	
	Total Convenience		12	2276	1536		£10.97m									2276	1536	£10.97m	
Comparison		16						1458	948	£2,005	£1.90m	178	116	£2,247	£0.26m	1637	1064	£2.16m	
Total Floorspace (Retail Goods)			28	2276	1536		£10.97m	1458	948		£1.90m	178	116		£0.26m	3913	2600	£13.13m	
Retail Services			26													1801			
Vacant			2													82			
ALL RETAIL GOODS AND SERVICES			56	2276	1536		£10.97m	1458	948		£1.90m	178	116		£0.26m	5795			
ZONE 29S			87	14220	8499		£93.94m	14404	8445		£57.43m	15449	11996		£65.82m	47420			
ZONE 30 Torry																			
Convenience	Spar		1	952	619	£6,410	£3.97m									952	619	£3.97m	
	Others		6	654	425	£7,836	£3.33m									654	425	£3.33m	
Total Convenience			7	1607	1044		£7.30m									1607	1044	£7.30m	
Comparison			9					898	584	£6,211	£3.63m	95	62	£4,477	£0.28m	993	646	£3.90m	
Total Floorspace (Retail Goods)			16	1607	1044		£7.30m	898	584		£3.63m	95	62		£0.28m	2600	1690	£11.20m	
Retail Services			26													1806			
Vacant			14													839			
ALL RETAIL GOODS AND SERVICES			56	1607	1044		£7.30m	898	584		£3.63m	95	62		£0.28m	5245			
ZONE 30 Beach Boulevard RP																			
Convenience	Asda		1	5092	2801	£9,152	£25.63m	3241	1782	£9,521	£16.97m	926	509	£10,558	£5.38m	9259	5092	£47.98m	
	Aldi		1	1236	803	£10,830	£8.70m	218	142	£11,267	£1.60m					1454	945	£10.30m	
	iceland		1	919	690	£6,004	£4.14m									919	690	£4.14m	
	Total Convenience		3	7248	4294		£38.48m		3459	1924		£18.57m	926	509		£5.38m	11632	6727	£62.42m
	Comparison		1						367	238	£6,211	£1.48m					367	238	£1.48m
Total Floorspace (Retail Goods)	Cards Factory		1													1085	814	£3.74m	
	Pets @ Home		1														1085	814	£3.74m
	Home Bargains		1	217	163	£5,737	£0.93m										928	696	£6.91m
	Smyths		1														2442	1832	£9.10m
	Cancer research		1														790	514	£2.55m
	Dunelm		1														3621	2716	£8.42m
Total Comparison			6	217	163		£0.93m		4467	3235		£19.11m	4706	2716	£3,099	£8.42m	9233	6809	£32.20m
Total Floorspace (Retail Goods)			9	7465	4457		£39.41m	7926	5159		£37.68m	5632	4039		£17.53m	20866	13536	£94.62m	
Retail Services			1													208			
Vacant			2													930			
ALL RETAIL GOODS AND SERVICES			12	7465	4457		£39.41m	7926	5159		£37.68m	5632	4039		£17.53m	22004			
ZONE 30 Remainder (excl City Centre)																			
Convenience	Co-op, Gr Western Road		1	633	411	£7,680	£3.16m									633	411	£3.16m	
	Tesco Exp, Gr Western Road		1	368	239	£10,095	£2.41m									368	239	£2.41m	
	Sainsbury, Holburn st		1	404	263	£12,579	£3.30m									404	263	£3.30m	
	Others		19	2164	1406	£4,732	£6.65m									2164	1406	£6.65m	
	Total Convenience		22	3568	2319		£15.53m									3568	2319	£15.53m	
Comparison		1														1130	848	£4.67m	
Total Floorspace (Retail Goods)	Halfords, Balnagask rd		1													596	447	£0.74m	
	Tile-it-All		1													473	355	£0.58m	
	Topps Tiles		1													302	196	£0.34m	
	Others		25					1649	1072	£2,484	£2.66m	2500	1845	£1,722	£0.34m	1950	1268	£3.00m	
	Total Comparison		28	0	0		£0.00m		1649	1072		£2.66m				£6.32m	4149	2917	£8.99m
Total Floorspace (Retail Goods)			50	3568	2319		£15.53m	1649	1072		£2.66m	2500	1845		£6.32m	7717	5075	£24.52m	
Retail Services			86													6706			
Vacant			11													1206			
ALL RETAIL GOODS AND SERVICES			147	3568	2319		£15.53m	1649	1072		£2.66m	2500	1845		£6.32m	15628			
ZONE 30			215	12640	7820		£62.24m	10473	6814		£43.97m	8227	5945		£24.13m	42877			
ZONE 31 Portlethen Centre																			
Convenience	ASDA		1	6504	3577	£8,869	£31.72m	2836	1560	£6,815	£10.63m	1500	825	£5,494	£4.53m	10839	5962	£46.89m	
	Aldi		1	1641	1147	£10,495	£12.04m	410	287	£8,065	£2.31m					2052	1434	£14.35m	
	Other Convenience		1	277	180	£6,841	£1.23m									277	180	£1.23m	
Total Convenience			3	8422	4904		£44.99m	3246	1846		£12.94m				£4.53m	13168	7576	£62.47m	
Comparison	Home Bargains		1	389	292	£5,559	£1.62m	1256	942	£6,572	£6.19m	300	225	£5,298	£1.19m	1945	1458	£9.00m	
	B&M		1	641	481	£2,697	£1.30m	1145	859	£3,189	£2.74m	350	263	£2,571	£0.67m	2136	1602	£4.71m	
	Matalan		1					3211	2409	£1,597	£3.85m					3211	2409	£3.85m	
	Argos		1					1548	774	£13,338	£10.32m					1548	774	£10.32m	
	Other		1					99	64	£3,557	£0.23m					99	64	£0.23m	
	Total Comparison		5	1030	772		£2.92m		7160	4983		£23.33m				£1.87m	8939	6307	£28.11m
Total Floorspace (Retail Goods)			8	9451	5676		£47.91m	10406	6830		£36.27m				£6.40m	22107	13883	£90.58m	
Retail Services			8													1390			
Vacant																			
ALL RETAIL GOODS AND SERVICES			16	9451	5676		£47.91m	10406	6830		£36.27m				£6.40m	23497			
ZONE 31 Remainder Portlethen																			
Convenience	Co-op		1	424	276	£7,442	£2.05m									424	276	£2.05m	
	Other Convenience		3	391	254	£4,209	£1.07m									391	254	£1.07m	
Total Convenience			4	816	530		£3.12m									816	530	£3.12m	
Comparison			1					87	56	£1,334	£0.08m					87	56	£0.08m	
Total Floorspace (Retail Goods)			5	816	530		£3.12m	87	56		£0.08m					902	586	#REF!	
Retail Services			11													1100			
Vacant			1													77			
ALL RETAIL GOODS AND SERVICES			17	816	530		£3.12m	87	56		£0.08m					2079			
ZONE 31																			

TABLE 21: FORECAST FLOORSPACE AND TURNOVER 2038
2021 Prices

		No.	Convenience				General Comparison				Bulky Goods				All Goods		
			GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M			GFA Sq M	NFA Sq M	Total Turnover £m
CITY CENTRE (ZONES 26, 27 &30)																	
Convenience																	
	Supermarkets																
	Co-op, Union Street	1	1469	882	£4,406	£3.88m	77	46	£9,623	£0.45m					1547	928	£4.33m
	Sainsbury, Union St	1	345	224	£7,216	£1.62m									345	224	£1.62m
	Sainsbury George St	1	671	436	£7,216	£3.15m									671	436	£3.15m
	Tesco 43 Union St	1	665	432	£5,791	£2.50m									665	432	£2.50m
	Tesco 501 Unon St	1	441	287	£5,791	£1.66m									441	287	£1.66m
	Farmfoods	1	401	260	£3,297	£0.86m									401	260	£0.86m
	Others	42	7012	4558	£4,941	£22.52m									7012	4558	£22.52m
	Other Convenience	66	16582	10778	£4,941	£53.25m									16582	10778	£53.25m
	Bon Accord + St Nicholas	3	651	423	£4,941	£2.09m									651	423	£2.09m
	Union Square	2	442	287	£4,941	£1.42m									442	287	£1.42m
	Trinity	1	172	112	£4,941	£0.55m									172	112	£0.55m
	M&S		below												0	0	£0.00m
	Others	47	15318	9957	£4,941	£49.19m									15318	9957	£49.19m
	Total Convenience	114	44168	28636		£142.70m	77	46		£0.45m					44245	28682	£143.14m
Comparison																	
	Bon Accord + St Nicholas	36					22452	14594	£8,977	£131.01m	231	173	£9,603	£1.66m	22683	14767	£132.68m
	Galleria	0													0	0	
	Union Square																£0.00m
	M&S	1	500	325	£4,824	£1.57m	1978	1286	£10,536	£13.55m					2478	1611	£15.11m
	TK Maxx	1					1897	1423	£8,977	£12.77m	335	251	£9,603	£2.41m	2232	1674	£15.19m
	Others	39					20667	13434	£8,977	£120.60m	2350	1763	£9,603	£16.93m	23017	15196	£137.52m
															0	0	£0.00m
	Trinity	14					5927	3852	£8,977	£34.58m					5927	3852	£34.58m
	Academy	1					352	229	£8,977	£2.05m					352	229	£2.05m
	Market (open for 2028)		301	271	£5,779	£1.57m	1708	1537	£5,611	£8.62m					2009	1808	£10.19m
	Other Major Units																
	MARKS & SPENCER	1	2064	1341	£4,824	£6.47m	6191	4024	£10,536	£42.40m	2064	1341	£15,910	£21.34m	10318	6707	£70.21m
	PRIMARK	1					11849	7702	£4,972	£38.29m					11849	7702	£38.29m
	Other Comparison	169					41560	27014	£8,977	£242.51m	6288	4087	£9,603	£39.25m	47848	31101	£281.76m
	Total Comparison	263	2865	1938		£9.61m	114580	75094		£646.84m	11267	7615		£81.59m	128712	84647	£738.03m
Total Floorspace (Retail Goods)		377	47033	30573		£152.30m	114658	75140		£647.29m	11267	7615		£81.59m	172958	113329	£881.18m
Retail Services		503													93729		
Vacant		110													39240	12.8%	
ALL RETAIL GOODS AND SERVICES		990	47033	30573		£152.30m	114658	75140		£647.29m	11267	7615		£81.59m	305927		£881.18m
CITY CENTRE																	
		990	47033	30573		£152.30m	114658	75140		£647.29m	11267	7615		£81.59m	305927		
ZONE 1+3 Aboyne Town Centre																	
Convenience																	
	Co-op	1	941	565	£7,236	£4.09m	105	63	£5,230	£0.33m					1046	628	£4.42m
	Other	4	342	222	£6,652	£1.48m									342	222	£1.48m
	Total Convenience	5	1283	787		£5.57m	105	63		£0.33m					1388	850	£5.89m
Comparison		7					1316	855	£3,253	£2.78m	100	65	£5,408	£0.35m	1416	920	£3.13m
Total Floorspace (Retail Goods)		12	1283	787		£5.57m	1420	918		£3.11m	100	65		£0.35m	2804	1770	£9.03m
Retail Services		16													1214		
Vacant		1													60		
ALL RETAIL GOODS AND SERVICES		29	1283	787		£5.57m	1420	918		£3.11m	100	65		£0.35m	4077		
ZONE 1+3 Ballater Town Centre																	
Convenience																	
	Co-op	1	678	407	£7,236	£2.94m	36	21	£5,230	£0.11m					714	428	£3.06m
	Other	5	500	325	£6,652	£2.16m									500	325	£2.16m
	Total Convenience	6	1178	732		£5.11m				£0.11m					1178	732	£5.22m
Comparison		21					1963	1276	£3,253	£4.15m					1963	1276	£4.15m
Total Floorspace (Retail Goods)		27	1178	732		£5.11m	1963	1276		£4.26m					3141	2008	£9.37m
Retail Services		19													1949		
Vacant		1													25		
ALL RETAIL GOODS AND SERVICES		47	1178	732		£5.11m	1963	1276		£4.26m					5114		
ZONE 1+3 Braemar Town Centre																	
Convenience																	
	Co-op	1	269	161	£7,236	£1.17m									269	161	£1.17m
	Other	3	335	217	£6,652	£1.45m									335	217	£1.45m
	Total Convenience	4	603	379		£2.61m									603	379	£2.61m
Comparison		12					1989	1293	£3,253	£4.20m					1989	1293	£4.20m
Total Floorspace (Retail Goods)		16	603	379		£2.61m	1989	1293		£4.20m					2592	1671	£6.82m
Retail Services		6													434		
Vacant		1													83		
ALL RETAIL GOODS AND SERVICES		23	603	379		£2.61m	1989	1293		£4.20m					3110		
ZONE 1+3 Remainder																	
Convenience		2	279	181	£4,092	£0.74m									279	181	£0.74m
Comparison		7					471	306	£1,220	£0.37m	23	15	£2,253	£0.03m	494	321	£0.41m
Total Floorspace (Retail Goods)		9	279	181		£0.74m	471	306		£0.37m	23	15		£0.03m	773	503	£1.15m
Retail Services		5													377		
Vacant		1													55		
ALL RETAIL GOODS AND SERVICES		15	279	181		£0.74m	471	306		£0.37m	23	15		£0.03m	1205		
ZONE 1+3																	
		114	3344	2079		£14.03m	5843	3792		£11.95m	123	80		£0.39m	13506		
ZONE 2 Alford Town Centre																	
Convenience																	
	Co-op	1	730	475	£11,419	£5.42m	38	25	£5,553	£0.14m					769	500	£5.56m
	Other	4	402	261	£10,497	£2.74m									402	261	£2.74m
	Total Convenience	5	1132	736		£8.16m	38	25		£0.14m					1171	761	£8.30m
Comparison		12					1110	722	£3,453	£2.49m	102	66	£2,606	£0.17m	1212	788	£2.66m
Total Floorspace (Retail Goods)		17	1132	736		£8.16m	1149	747		£2.63m	102	66		£0.17m	2382	1549	£10.97m
Retail Services		13													2027		
Vacant		1													162		
ALL RETAIL GOODS AND SERVICES		31	1132	736		£8.16m	1149	747		£2.63m	102	66		£0.17m	4572		
ZONE 2 Remainder																	
Convenience		1	167	108	£6,458	£0.70m									167	108	£0.70m
Comparison		2					91	59	£1,295	£0.08m	293	191	£1,086	£0.21m	384	250	£0.28m
Total Floorspace (Retail Goods)		3	167	108		£0.70m	91	59		£0.0							

TABLE 21: FORECAST FLOORSPACE AND TURNOVER 2038
2021 Prices

	No.	Convenience				General Comparison				Bulky Goods				All Goods		
		GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M			GFA Sq M	NFA Sq M	Total Turnover £m
ZONE 6 Turriff TC																
Convenience	Co-op	1	697	418	£6,839	£2.86m	37	22	£4,364	£0.10m				734	440	£2.96m
	Tesco	1	1180	767	£8,918	£6.84m	131	85	£5,691	£0.48m				1311	852	£7.32m
	Other Convenience	9	773	502	£6,978	£3.51m								773	502	£3.51m
	Total Convenience	11	2650	1688	£13.21m		168	107	£0.58m					2818	1795	£13.79m
Comparison		28					5907	3839	£13.03m		372	242	£5,848	6279	4081	£14.44m
Total Floorspace (Retail Goods)		39	2650	1688	£13.21m		6075	3947	£13.61m		372	242	£1.41m	9097	5876	£28.23m
Retail Services		33												3867		
Vacant		3												211		
ALL RETAIL GOODS AND SERVICES		75	2650	1688	£13.21m		6075	3947	£13.61m		372	242	£1.41m	13174		
ZONE 6 Aberchirder																
Convenience	Co-op	1	314	204	£6,839	£1.40m								314	204	£1.40m
	Other Convenience	1	111	72	£5,250	£0.38m								111	72	£0.38m
	Total Convenience	2	425	276	£1.78m									425	276	£1.78m
Comparison		2					184	120	£2,036	£0.24m				184	120	£0.24m
Total Floorspace (Retail Goods)		4	425	276	£1.78m		184	120	£0.24m					609	396	£2.02m
Retail Services		4												509		
Vacant		2												205		
ALL RETAIL GOODS AND SERVICES		10	425	276	£1.78m		184	120	£0.24m					1323		
ZONE 6		85	3075	1964	£14.98m		6259	4066	£13.85m		372	242	£1.41m	14497		
ZONE 7 Banff TC																
Convenience	Tesco	1	1189	773	£7,725	£5.97m	132	86	£8,448	£0.73m				1322	859	£6.70m
	Co-op	1	1856	1206	£5,924	£7.15m	327	213	£6,479	£1.38m				2183	1419	
	Other Convenience	9	1823	1185	£6,045	£7.16m								1823	1185	£7.16m
	Total Convenience	11	4868	3164	£20.28m		460	299	£2.10m					5327	3463	£22.38m
Comparison		27					2225	1446	£5,036	£7.28m	2887	1877	£2,876	5112	3323	£12.68m
Total Floorspace (Retail Goods)		38	4868	3164	£20.28m		2684	1745	£9.39m		2887	1877	£5.40m	10440	6786	£35.06m
Retail Services		39												9662		
Vacant		25												2261		
ALL RETAIL GOODS AND SERVICES		102	4868	3164	£20.28m		2684	1745	£9.39m		2887	1877	£5.40m	22363		
ZONE 7 Macduff TC																
Convenience		4	696	453	£5,446	£2.46m								696	453	£2.46m
Comparison		10					647	420	£4,029	£1.69m	667	434	£1,991	1314	854	£2.56m
Total Floorspace (Retail Goods)		14	696	453	£2.46m		647	420	£1.69m		667	434	£0.86m	2010	1307	£5.02m
Retail Services		23												2086		
Vacant		5												569		
ALL RETAIL GOODS AND SERVICES		42	696	453	£2.46m		647	420	£1.69m		667	434	£0.86m	4665		
ZONE 7 Portsoy TC																
Convenience	Co-op	1	372	242	£5,924	£1.43m								372	242	£1.43m
	Other Convenience	2	88	57	£5,446	£0.31m								88	57	£0.31m
	Total Convenience	3	460	299	£1.74m		0	0						460	299	£1.74m
Comparison		5					281	182	£4,029	£0.73m	302	196	£1,991	583	379	£1.13m
Total Floorspace (Retail Goods)		8	460	299	£1.74m		281	182	£0.73m		302	196	£0.39m	1042	677	£4.61m
Retail Services		12												1049		
Vacant		1												26		
ALL RETAIL GOODS AND SERVICES		21	460	299	£1.74m		281	182	£0.73m		302	196	£0.39m	2117		
ZONE 7 Remainder																
Convenience	Aldi, Macduff (open 2025)	1	1505	1052	£8,354	£8.79m	376	226						1881	1315	£8.79m
	Other Convenience	3	195	127	£3,350	£0.42m								195	127	£0.42m
	Total Convenience	4	195	1179	£9.21m									2076	1442	£9.21m
Comparison		4					82	53	£1,511	£0.08m	127	82	£830	209	136	£0.15m
Total Floorspace (Retail Goods)		8	195	1179	£9.21m		458	279	£0.08m		127	82	£0.07m	2285	1577	£9.36m
Retail Services		5												593		
Vacant		2												130		
ALL RETAIL GOODS AND SERVICES		15	195	1179	£9.21m		458	279	£0.08m		127	82	£0.07m	3008		
ZONE 7		180	6219	5094	£33.70m		4070	2626	£13.96m		3984	2589	£6.72m	32153		
ZONE 8	includes Cumniestown & New Deer															
Convenience		2	356	231	£4,988	£1.15m								356	231	£1.15m
Comparison		4					166	108	£128	£0.01m	590	383	£688	755	491	£0.28m
Total Floorspace (Retail Goods)		6	356	231	£1.15m		166	108	£0.01m		590	383	£0.26m	1111	722	£1.43m
Retail Services		6												340		
Vacant																
ALL RETAIL GOODS AND SERVICES		12	356	231	£1.15m		166	108	£0.01m		590	383	£0.26m	1451		
ZONE 8		12	356	231	£1.15m		166	108	£0.01m		590	383	£0.26m	1451		
ZONE 9	includes Rothenorman and Fyvie															
Convenience		4	787	511	£2,883	£1.47m								787	511	£1.47m
Comparison		2					113	74	£130	£0.01m				113	74	£0.01m
Total Floorspace (Retail Goods)		6	787	511	£1.47m		113	74	£0.01m					900	585	£1.48m
Retail Services		9												476		
Vacant		3												147		
ALL RETAIL GOODS AND SERVICES		18	787	511	£1.47m		113	74	£0.01m					1523		
ZONE 9		18	787	511	£1.47m		113	74	£0.01m		0	0	£0.00m	1523		
ZONE 10 Fraserburgh Town Centre																
Convenience	Iceland	1	1109	832	£4,857	£4.04m								1109	832	£4.04m
	Farmfoods	1	349	261	£4,649	£1.22m								349	261	
	Others	13	1888	1416	£6,338	£8.98m								1888	1416	
	Total Convenience	15	3346	2510	£14.23m									3346	2510	
Comparison		60					6045	3929	£3,844	£15.10m	6110	3971	£3,383	12154	7900	£28.54m
Total Floorspace (Retail Goods)		75	3346	2510	£14.23m		6045	3929	£15.10m		6110	3971	£13.43m	15500	10410	£42.77m
Retail Services		87												3139		
Vacant		16												853		
ALL RETAIL GOODS AND SERVICES		178	3346	2510	£14.23m		6045	3929	£15.10m		6110	3971	£13.43m	19491		
ZONE 10 Fraserburgh South Harbour Road area																
Convenience	Tesco	1	4223	2745	£8,101	£22.24m	1810	1176	£6,448	£7.59m				6033	3922	£29.82m
	Lidl	1	1320	1029	£5,096	£5.24m	330	257	£4,056	£1.04m				1650	1286	
	Argos	1					834	542	£11,532	£6.25m				834	542	£6.25m
	Tool Station	1									380	285	£1,921			
Total Floorspace (Retail Goods)		4	5543	3774	£27.48m		2974	1976	£14.88m		380	285	£0.55m	8517	5750	£42.91m
Retail Services																
Vacant																
ALL RETAIL GOODS AND SERVICES		4	5543	3774	£27.48m		2974	1976	£14.88m		380	285	£0.55m	8517		
ZONE 10 Fraserburgh Watermill Road area																
Convenience	ASDA	1	2819	1832	£7,403	£13.56m	1208	785	£5,892	£4.63m				4027	2617	£18.19m
Comparison	Home Bargains	1	744	558	£4,640	£2.59m	1737	1303	£5,682	£7.40m	380	285	£7,694	2482	1861	£12.19m
Total Floorspace (Retail Goods)		2	3563	2390	£16.15m		2945	2088	£11,575	£12.03m	380	285	£2.19m	6508	4478	£30.37m
Retail Services		1												351		
Vacant		1												337		
ALL RETAIL GOODS AND SERVICES		4	3563	2390	£16.15m		2945	2088	£11,575	£12.03m	380	285	£7,694	7196		
ZONE 10 Remainder																
Convenience		9	1805	1173	£3,827	£4.49m								1805	1173	£4.49m
Comparison																
Total Floorspace (Retail Goods)		9	1805	1173	£4.49m									1805	1173	£4.49m
Retail Services		5												1289		
Vacant		1												17		
ALL RETAIL GOODS AND SERVICES		15	1805	1173	£4.49m									3111		
ZONE 10		201	14257	9847	£62.36m		11964	7993	£42.01m		6869	4541	£16.17m	38315		

TABLE 21: FORECAST FLOORSPACE AND TURNOVER 2038
2021 Prices

		No.	Convenience				General Comparison				Bulky Goods			All Goods			
			GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M		GFA Sq M	NFA Sq M	Total Turnover £m	
ZONE 11 Peterhead TC																	
Convenience	Iceland	1	1523	1142	£4,766	£5.44m								1523	1142	£5.44m	
	Farmfoods	1	407	305	£4,562	£1.39m								407	305		
	Others	21	2912	2184	£6,220	£13.59m								2912	2184		
	Total Convenience	23	4842	3632		£20.42m								4842	3632		
Comparison		66												16182	10519	£45.99m	
Total Floorspace (Retail Goods)		89	4842	3632		£20.42m	9414	6119	£4,953	£30.31m	6768	4399	£3,564	£15.68m	21025	14150	£66.41m
Retail Services		95													9770		
Vacant		19													1907		
ALL RETAIL GOODS AND SERVICES			203	4842	3632		9414	6119		£30.31m	6768	4399		£15.68m	32702		
ZONE 11 Remainder Peterhead																	
Convenience	Morrisons	1	4172	2294	£6,514	£14.95m	1391	765	£6,807	£5.21m				5562	3059	£20.15m	
	ASDA	1	2961	1629	£7,265	£11.83m	987	543	£7,592	£4.12m				3948	2172	£15.95m	
	Aldi	1	1356	1085	£8,597	£9.32m	339	102	£8,984	£0.91m				1695	1186	£10.24m	
	Lidl	1	1264	1012	£5,001	£5.06m	316	174	£5,226	£0.91m				1580	1185	£5.97m	
	Other Convenience	2	418	272	£3,756	£1.02m								418	272	£1.02m	
	Total Convenience	6	10171	6291		£42.18m	3033	1583		£11.15m				13203	7874	£53.33m	
Comparison	B&Q	1									4223	3378	£2,023	£6.84m	4223	3378	£6.84m
	Home Bargains	1	496	372	£4,554	£1.70m	1985	1489	£7,321	£10.90m				2482	1861	£12.60m	
	Halfords	1									764	611	£4,383	£2.68m	764	611	£2.68m
	Other Comparison	3					400	320	£1,486	£0.48m	610	396	£1,028	£0.41m	1010	716	£0.88m
Total Floorspace (Retail Goods)		12	10667	6663		£43.88m	5418	3392		£22.52m	5596	4386		£9.92m	21681	14441	£76.32m
Retail Services		7													8478	6567	£22.99m
Vacant															1052		
ALL RETAIL GOODS AND SERVICES			19	10667	6663		5418	3392		£22.52m	5596	4386		£9.92m	22734		
ZONE 11 Remainder																	
Convenience		1	43	28	£3,448	£0.10m								43	28	£0.10m	
Comparison																£0.00m	
Total Floorspace (Retail Goods)		1	43	28		£0.10m								43	28	£0.10m	
Retail Services		4												223			
Vacant																	
ALL RETAIL GOODS AND SERVICES			5	43	28									266			
ZONE 11			227	15552	10322		14832	9511		£52.83m	12365	8785		£25.60m	55701		
ZONE 12 Mintlaw																	
Convenience		4	650	422	£9,261	£3.91m								650	422	£3.91m	
Comparison		2					351	228	£2,853	£0.65m				351	228	£0.65m	
Total Floorspace (Retail Goods)		6	650	422		£3.91m	351	228		£0.65m				1001	651	£4.56m	
Retail Services		7												561			
Vacant																	
ALL RETAIL GOODS AND SERVICES			13	650	422		351	228		£0.65m				1562			
ZONE 12 Remainder																	
Convenience		3	643	418	£5,698	£2.38m								643	418	£2.38m	
Comparison		5					518	311	£1,070	£0.33m	1596	1038	£475	£0.49m	2114	1348	£0.83m
Total Floorspace (Retail Goods)		8	643	418		£2.38m	518	311		£0.33m	1596	1038		£0.49m	2757	1766	£3.21m
Retail Services		10												1130			
Vacant																	
ALL RETAIL GOODS AND SERVICES			18	643	418		518	311		£0.33m	1596	1038		£0.49m	3886		
ZONE 12			31	1292	840		869	539		£0.98m	1596	1038		£0.49m	5449		
ZONE 13 Ellon TC																	
Convenience	Aldi	1	1131	792	£15,920	£12.61m	283	198	£10,282	£2.04m				1414	990		
	Other Convenience	10	1374	893	£11,519	£10.29m								1374	893	£10.29m	
	Total Convenience	11	2505	1685		£22.89m	283	198		£2.04m				2788	1883	£24.93m	
Comparison		20					1986	1291	£5,668	£7.32m	1234	802	£5,579	£4.48m	3220	2093	£11.79m
Total Floorspace (Retail Goods)		31	2505	1685		£22.89m	2268	1489		£9.35m	1234	802		£4.48m	6008	3976	£36.72m
Retail Services		49													5037		
Vacant		8													756		
ALL RETAIL GOODS AND SERVICES			88	2505	1685		2268	1489		£9.35m	1234	802		£4.48m	11800		
ZONE 13 Remainder																	
Convenience	Tesco	1	3352	2179	£14,721	£32.07m	1117	726	£9,508	£6.90m	0	0		4469	2905	£38.98m	
	Other	3	755	491	£6,385	£3.13m								755	491	£3.13m	
Total Convenience		4	4107	2669		£35.21m	1117	726		£6.90m	0	0		5224	3396	£42.11m	
Comparison		3					118	71	£1,700	£0.12m	2530	1518	£1,609	£2.44m	2647	1588	£2.56m
Total Floorspace (Retail Goods)		7	4107	2669		£35.21m	1235	797		£7.02m	2530	1518		£2.44m	7871	4984	£44.67m
Retail Services																	
Vacant																	
ALL RETAIL GOODS AND SERVICES			7	4107	2669		1235	797		£7.02m	2530	1518		£2.44m	7871		
ZONE 13			95	6612	4354		3503	2285		£16.38m	3764	2320		£6.92m	19671		
ZONE 14: Blackdog Centre Not treated as committed																	
Convenience	Regional Food Hall																
Comparison	Small units																
Total Floorspace (Retail Goods)																	
Retail Services																	
Vacant																	
ALL RETAIL GOODS AND SERVICES																	
ZONE 14 includes Balmedie																	
Convenience		5	772	502	£5,535	£2.78m								772	502	£2.78m	
Comparison		2					41	27	£3,724	£0.10m				41	27	£0.10m	
Total Floorspace (Retail Goods)		7	772	502		£2.78m	41	27		£0.10m				813	528	£2.88m	
Retail Services		4												319			
Vacant		1												160			
ALL RETAIL GOODS AND SERVICES			12	772	502		41	27		£0.10m				1292			
ZONE 14			12	772	502		41	27		£0.10m	0	0		£0.00m	1292		
ZONE 15 Kintore TC																	
Convenience		6	1153	749	£4,609	£3.45m								1153	749	£3.45m	
Comparison		1					106	69	£6,175	£0.43m				106	69	£0.43m	
Total Floorspace (Retail Goods)		7	1153	749		£3.45m	106	69		£0.43m				1259	819	£3.88m	
Retail Services		14												934			
Vacant		0												0			
ALL RETAIL GOODS AND SERVICES			21	1153	749		106	69		£0.43m				2193			
ZONE 15 Oldmeldrum TC																	
Convenience		4	505	328	£4,609	£1.51m								505	328	£1.51m	
Comparison		3					363	236	£6,175	£1.46m	529	344	£3,337	£1.15m	892	580	£2.60m
Total Floorspace (Retail Goods)		7	505	328		£1.51m	363	236		£1.46m	529	344		£1.15m	1397	908	£4.12m
Retail Services		11												647			
Vacant		1												246			
ALL RETAIL GOODS AND SERVICES			19	505	328		363	236		£1.46m	529	344		£1.15m	2290		
ZONE 15 Remainder includes Newmachar																	
Convenience	Co-op (Oldmeldrum OOC)	1	558	362	£5,014	£1.82m								558	362	£1.82m	
	Co-op (Newmachar)	1	510	331	£5,014	£1.66m								510	331	£1.66m	
	Others	6	1886	1226	£2,835	£3.48m								1886	1226	£3.48m	
Total Convenience		8	2953	1920		£6.95m								2953	1920	£6.95m	
Comparison		6					101	66	£2,315	£0.15m	1808	1175	£1,390	£1.63m	1909	1241	£1.79m
Total Floorspace (Retail Goods)		14	5907	3839		£13.91m	101	66		£0.15m	1808	1175		£1.63m	4862	3161	£15.69m
Retail Services		10													1139		
Vacant																	
ALL RETAIL GOODS AND SERVICES			24	5907	3839		101	66		£0.15m	1808	1175		£1.63m	6001		
ZONE 15			64	7565	4917		571	371		£2.04m	2337	1519		£2.78m	10485		

TABLE 21: FORECAST FLOORSPACE AND TURNOVER 2038
2021 Prices

		No.	Convenience				General Comparison				Bulky Goods				All Goods			
			GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M			GFA Sq M	NFA Sq M	Total Turnover £m	
ZONE 16 Inverurie TC																		
Convenience	Tesco	1	3481	2263	£13,573	£30.71m	2321	1509	£11,648	£17.57m					5802	3771	£48.28m	
	Aldi	1	1206	843	£14,678	£12.37m	301	211	£12,596	£2.65m					1507	1054	£15.03m	
	M&S	1	1042	729	£11,396	£8.31m	55	38	£9,779	£0.38m					1096	768	£8.68m	
	Lidl	1	1067	869	£8,539	£7.42m	267	217	£7,327	£1.59m					1333	1086	£9.01m	
	Farmfoods (open 2024)	1	1347	1153	£7,790	£8.98m									1347	1153	£8.98m	
	Iceland	1	699	559	£8,138	£4.55m									699	559	£4.55m	
	Other Convenience	16	1923	1250	£10,620	£13.27m									1923	1250	£13.27m	
	Total Convenience	22	10764	7665		£86.62m	2944	1975		£22.19m					13708	9640	£107.81m	
	Comparison	Others	57					9702	6306	£6,944	£43.79m	7477	5608	£5,235	£29.36m	17179	11914	£73.15m
Inverurie Retail Park	Argos	1					1333	666	£20,832	£13.88m					1333	666	£13.88m	
	Halfords	1									385	289	£6,438	£1.86m	385	289	£1.86m	
	Moutain Warehouse	1					581	436	£6,944	£3.03m					581	436	£3.03m	
	Pets at Home	1									809	607	£5,374	£3.26m	809	607	£3.26m	
	Home Bargains	1	164	123	£7,775	£0.96m	657	493	£10,264	£5.06m					822	616	£6.02m	
	Homebase	1									2627	1970	£1,901	£3.74m	2627	1970	£3.74m	
	Currys	1									1224	918	£17,043	£15.65m	1224	918	£15.65m	
	Total Comparison	64	164	123		£0.96m	12273	7901		£65.76m	12522	9391	£53.87m		24959	17416	£120.59m	
	Total Floorspace (Retail Goods)	86	10928	7789		£86.57m	15217	9876		£87.95m	12522	9391	£53.87m		38667	27056	£228.39m	
Retail Services	68													9261				
Vacant	6													614				
ALL RETAIL GOODS AND SERVICES		160	10928	7789		£86.57m	15217	9876		£87.95m	12522	9391	£53.87m		48542			
ZONE 16 Kemnay TC																		
Convenience	Co-op	1	559	364	£10,409	£3.78m									559	364	£3.78m	
	Others	5	689	448	£9,568	£4.29m									689	448	£4.29m	
	Total Convenience	6	1248	811		£8.07m			£5,555	£1.00m					1248	811	£0.00m	
Comparison		3					276	180							276	180	£1.00m	
	Total Floorspace (Retail Goods)	9	1248	811		£8.07m	276	180		£1.00m					1525	991	£9.07m	
	Retail Services	11													1005			
Vacant	1														26			
ALL RETAIL GOODS AND SERVICES		21	1248	811		£8.07m	276	180		£1.00m					2556			
ZONE 16 Remainder																		
Convenience	Morrisons	1	2784	1448	£11,122	£16.10m	696	362	£9,544	£3.45m					3480	1810	£19.56m	
	Andersons	1									5944	4755	£1,510	£7.18m	5944	4755	£7.18m	
	Others	2					339	204	£2,083	£0.42m					339	204	£0.42m	
	Total Comparison	3				£0.00m	339	204		£0.42m	5944	4755		£7.18m	6283	4959	£7.61m	
	Total Floorspace (Retail Goods)	4	2784	1448		£16.10m	1035	566		£3.88m	5944	4755		£7.18m	9763	6768	£27.16m	
Retail Services	5													720				
Vacant																		
ALL RETAIL GOODS AND SERVICES		9	2784	1448		£16.10m	1035	566		£3.88m	5944	4755		£7.18m	10484			
ZONE 16		190	14960	10048		£110.74m	16529	10621		£92.83m	18466	14147		£61.05m	61581			
ZONE 17 includes Torphins & Lumphanan																		
Convenience		5	935	608	£4,565	£2.78m									935	608	£2.78m	
	Comparison	1					123	80	£223	£0.02m	5207	3384	£390	£1.32m	5329	3464	£1.34m	
	Total Floorspace (Retail Goods)	2	935	608		£2.78m	123	80		£0.02m	5207	3384		£1.32m	6265	4072	£4.11m	
	Retail Services	10													1161			
Vacant																		
ALL RETAIL GOODS AND SERVICES		12	935	608		£2.78m	123	80		£0.02m	5207	3384		£1.32m	7426			
ZONE 17		12	935	608		£2.78m	123	80		£0.02m	5207	3384		£1.32m	7426			
ZONE 18 Westhill Town Centre																		
Convenience	M&S	1	1425	855	£9,323	£7.97m	75	195	£6,626	£1.29m					1500	1050	£9.26m	
	Aldi	1	1343	873	£12,009	£10.48m	336	218	£8,535	£1.86m					1679	1091	£12.35m	
	Other Convenience	3	456	274	£7,828	£2.14m									456	274	£2.14m	
	Total Convenience	5	3224	2002		£20.60m		411	413		£3.15m				3635	2415	£23.75m	
	Comparison	Home Bargains	1	183	128	£6,361	£0.81m	732	512	£6,955	£3.56m					915	640	£4.38m
Others		8					658	427	£3,764	£1.61m	80	52	£1,859	£0.10m	738	479	£1.71m	
	Total Comparison	9	183	128		£0.81m	1389	940		£5.17m	80	52		£0.10m	1652	1120	£6.08m	
	Total Floorspace (Retail Goods)	14	3407	2130		£21.41m	1800	1353		£8.33m	80	52		£0.10m	5287	3535	£29.83m	
	Retail Services	16													1803			
	Vacant	6													780			
ALL RETAIL GOODS AND SERVICES		36	3407	2130		£21.41m	1800	1353		£8.33m	80	52		£0.10m	7871			
ZONE 18 Remainder																		
Convenience	Others	2	1186	771	£4,816	£3.71m					246	375	£6,931	£2.60m	1186	771	£3.71m	
	Tesco	1	3438	2501	£11,104	£27.77m	1228	697	£7,892	£5.50m	246	375		£2.60m	4911	3573	£35.87m	
	Total Convenience	3	4624	3272		£31.49m		1228	697	£5.50m					6097	4344	£39.59m	
	Comparison	Costco	1	4077	2650	£6,537	£17.32m	3495	2621	£2,823	£7.40m	4077	2650	£1,446	£3.83m	11648	7921	£28.55m
	Wickes - trading 2025	1									2536	2282	£1,525	£3.48m	2536	2282		
Total Comparison		1	4077	2650		£17.32m	3495	2621		£7.40m	4077	2650		£3.83m	11648	7921	£28.55m	
	Total Floorspace (Retail Goods)	4	8701	5922		£48.81m	4722	3318		£12.90m	4322	3025		£6.43m	17746	12265	£68.14m	
	Retail Services	2													536			
Vacant																		
ALL RETAIL GOODS AND SERVICES		6	8701	5922		£48.81m	4722	3318		£12.90m	4322	3025		£6.43m	18282</			

TABLE 21: FORECAST FLOORSPACE AND TURNOVER 2038
2021 Prices

		Convenience				General Comparison				Bulky Goods				All Goods		
	No.	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M		GFA Sq M	NFA Sq M	Total Turnover £m	
ZONE 21 Stonehaven TC																
Convenience	13	1624	1055	£8,402	£8.87m								1624	1055	£8.87m	
Comparison	41					3580	2327	£5,684	£13.23m	638	414	£5,653	4218	2742	£15.57m	
Total Floorspace (Retail Goods)	54	1624	1055		£8.87m	3580	2327		£13.23m	638	414		5841	3797	£24.44m	
Retail Services	66												5369			
Vacant	4												232			
ALL RETAIL GOODS AND SERVICES	124	1624	1055		£8.87m	3580	2327		£13.23m	638	414		11442			
ZONE 21 Remainder Stonehaven																
Convenience	1	1417	850	£8,235	£7.00m	157	94	£7,312	£0.69m				1574	945	£7.69m	
Co-op																
Ury Estate - not committed																
Other Convenience	5	599	390	£4,657	£1.81m								599	390	£1.81m	
Total Convenience	6	2016	1240		£8.81m	157	94		£0.69m				2174	1334	£9.51m	
Comparison	4					115	75	£1,705	£0.13m				115	75	£0.13m	
Total Floorspace (Retail Goods)	10	2016	1240		£8.81m	272	169		£0.82m				2288	1409	£9.63m	
Retail Services	15												1079			
Vacant	0												0			
ALL RETAIL GOODS AND SERVICES	25	2016	1240		£8.81m	272	169		£0.82m				3367			
ZONE 21	149	3640	2295		£17.68m	3852	2496		£14.05m	638	414		14809			
ZONE 22 Laurencekirk TC																
Convenience	1	649	422	£6,145	£2.59m								649	422	£2.59m	
Scotmid																
Others	3	348	226	£5,649	£1.28m								348	226		
Total Convenience	4	997	648		£3.87m								997	648		
Comparison	9					713	464	£3,779	£1.75m	47	31	£6,033	760	494	£1.94m	
Total Floorspace (Retail Goods)	13	997	648		£3.87m	713	464		£1.75m	47	31		1757	1142	£5.81m	
Retail Services	22												1158			
Vacant	3												198			
ALL RETAIL GOODS AND SERVICES	38	997	648		£3.87m	713	464		£1.75m	47	31		3114			
ZONE 22 Inverervie TC																
Convenience	1	449	292	£6,145	£1.79m								449	292	£1.79m	
Scotmid																
Others	3	349	227	£4,717	£1.07m								349	227		
Total Convenience	4	798	519		£2.86m								798	519		
Comparison	5					1179	766	£2,834	£2.17m				1179	766	£2.17m	
Total Floorspace (Retail Goods)	9	798	519		£2.86m	1179	766		£2.17m				1977	1285	£5.04m	
Retail Services	8												562			
Vacant	1												41			
ALL RETAIL GOODS AND SERVICES	18	798	519		£2.86m	1179	766		£2.17m				2580			
ZONE 22 Remainder includes Jettercairn, St Cyrus, Johnshaven & Gourdon																
Convenience	8	1924	1250	£3,475	£4.35m								1924	1250	£4.35m	
Comparison	2					164	106	£1,417	£0.15m				164	106	£0.15m	
Total Floorspace (Retail Goods)	10	1924	1250		£4.35m	164	106		£0.15m				2087	1357	£4.50m	
Retail Services	10												842			
Vacant	1												36			
ALL RETAIL GOODS AND SERVICES	21	1924	1250		£4.35m	164	106		£0.15m				2965			
ZONE 22	77	3719	2417		£11.08m	2056	1336		£4.07m	47	31		8660			
ZONE 23 Bridge of Don Retail Park																
Convenience	1	1484	964	£7,794	£7.52m								1484	964	£7.52m	
Comparison	1									1043	782	£7,774	1043	782		
M&S Foodhall	1									727	545	£2,034	727	545		
Pets @ Home	1										0		1238	929		
Carpetright	1	248	186	£5,317	£0.99m	990	743	£12,789	£9.50m	1770	1328		3008	2256		
Home Bargains	3	248	186		£0.99m	990	743		£9.50m							
Total Comparison	4	1731	1150		£8.50m	990	743		£9.50m	1770	1328		4492	3221	£25.20m	
Total Floorspace (Retail Goods)	4	1731	1150		£8.50m	990	743		£9.50m	1770	1328		4492	3221	£25.20m	
Retail Services	1												168			
Vacant	1												1532			
ALL RETAIL GOODS AND SERVICES	6	1731	1150		£8.50m	990	743		£9.50m	1770	1328		6193			
ZONE 23 Denmore Road																
Convenience	1									475	356	£4,300	475	356	£1.53m	
Comparison	1									6581	5264	£2,939	6581	5264		
Screwfix	1									4179	3134	£4,300	4179	3134		
Sterling Furniture	1									11235	8755		11235	8755		
B&Q	3															
Total Comparison	3									11235	8755		11235	8755	£30.48m	
Total Floorspace (Retail Goods)	3												11235	8755	£30.48m	
Retail Services	1												153			
Vacant	1															
ALL RETAIL GOODS AND SERVICES	4									11235	8755		11388			
Zone 23 Remainder																
Convenience	3	245	160	£4,386	£0.70m								245	160	£0.70m	
Comparison																
Total Floorspace (Retail Goods)	3	245	160		£0.70m								245	160	£0.70m	
Retail Services	8												1227			
Vacant	0												0			
ALL RETAIL GOODS AND SERVICES	11	245	160		£0.70m								1473			
ZONE 23	21	1977	1310		£9.20m	990	743		£9.50m	13005	10083		19053			
ZONE 24N Dyce District Centre (ASDA)																
Dyce																
Convenience	1	4810	2645	£12,423	£32.86m	3061	1683	£8,720	£14.68m	874	481	£24,549	8745	4810	£59.35m	
ASDA	1	4810	2645		£32.86m	3061	1683		£14.68m				8745	4810	£59.35m	
Comparison	3					523	340	£10,349	£3.51m				523	340	£3.51m	
Other Comparison	4	4810	2645		£32.86m	3583	2023		£18.19m	874	481		9267	5149	£62.86m	
Total Floorspace (Retail Goods)	4												375			
Retail Services	4												483			
Vacant	4												10125			
ALL RETAIL GOODS AND SERVICES	12	4810	2645		£32.86m	3583	2023		£18.19m	874	481		11811			
ZONE 24N Remainder incl Dyce Local Centre																
Convenience	5	1188	772	£8,003	£6.18m								1188	772	£6.18m	
Comparison	1					67	43	£3,413	£0.15m				67	43	£0.15m	
Total Comparison	6	1188	772		£6.18m	67	43		£0.15m				1255	816	£6.33m	
Total Floorspace (Retail Goods)	12												1167			
Retail Services													0			
Vacant													2422			
ALL RETAIL GOODS AND SERVICES	18	1188	772		£6.18m	67	43		£0.15m							
ZONE 24N	30	5998	3418		£39.05m	3650	2066		£18.34m	874	481		12547			
Zone 24S Bucksburn																
Convenience	5	533	347	£7,483	£2.59m								533	347	£2.59m	
Comparison	4					213	139	£3,769	£0.52m	121	79	£2,231	335	217	£0.70m	
Total Floorspace (Retail Goods)	9	533	347		£2.59m	213	139		£0.52m	121	79		868	564	£3.29m	
Retail Services	5												470			
Vacant	2												126			
ALL RETAIL GOODS AND SERVICES	16	533	347		£2.59m	213	139		£0.52m	121	79		1464			
Zone 24S Scattlie Park																
Convenience	3	329	214	£7,483	£1.60m								329	214	£1.60m	
Comparison	2					174	113	£3,769	£0.43m				174	113	£0.43m	
Total Floorspace (Retail Goods)	5	329	214		£1.60m	174	113		£0.43m				503	327	£2.03m	
Retail Services	4												220			
Vacant																
ALL RETAIL GOODS AND SERVICES	9	329	214		£1.60m	174	113		£0.43m				723			
Zone 24S Remainder incl Stoneywood																
Convenience	1	1935	1210	£7,996	£9.68m	342	214	£6,628	£1.42m				2277	1424	£11.09m	
M&S	1	1337	869	£10,671	£9.27m								1337	869	£9.27m	
Co-op	1	500	325	£9,748	£3.17m								500	325	£3.17m	
Other Convenience	5	493	320	£5,513	£1.77m								493	320	£1.77m	
Total Convenience	8	4265	2725		£23.89m	342	214		£1.42m				4607	2938	£25.30m	
Comparison																
Total Floorspace (Retail Goods)	8	4265	2725		£23.89m	342	214		£1.42m				4607	2938	£25.30m	
Retail Services	10												1666			
Vacant																
ALL RETAIL GOODS AND SERVICES	18	4265	2725		£23.89m	342	214		£1.42m				6272			
ZONE 24S	43	5128	3285		£28.08m	728	465		£2.36m	121	79		8460			
ZONE 25 Middleton Park																
Convenience	1	3617	1989	£11,538	£22.95m	1550	852	£7,924	£6.76m				5167	2842	£29.71m	
Comparison	1					115	75	£4,135	£0.31m				115	75	£0.31m	
Total Comparison	2	3617	1989		£22.95m	1665	927		£7.06m				5282	2916	£30.01m	
Total Floorspace (Retail Goods)	2															
Retail Services	5												533			
Vacant	0															

TABLE 21: FORECAST FLOORSPACE AND TURNOVER 2038
2021 Prices

	No.	Convenience				General Comparison				Bulky Goods				All Goods		
		GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M			GFA Sq M	NFA Sq M	Total Turnover £m
ZONE 26 Kittybrewster RP																
Convenience																
Comparison																
	1									1186	949	£6,005	£5.70m	1186	949	£5.70m
	1									715	572	£1,312	£0.75m	715	572	
	1									1553	1242	£1,895	£2.35m	1553	1242	
	1									1637	1310	£1,895	£2.48m	1637	1310	
	1									973	778	£1,895	£1.47m	973	778	
	1									1887	1510	£3,630	£5.48m	1887	1510	
	1									2123	1698	£5,258	£8.93m	2123	1698	
	1					1574	882	£7,754	£6.84m					1574	1259	
	1									1533	1227	£1,895	£2.32m	1533	1227	
	1									2200	1760	£1,895	£3.33m	2200	1760	
	1													2268	1815	
	1	681	544	£1,968	£1.07m	1588	1270	£3,423	£4.35m	13807	11046	£32.83m		17650	14120	
	11	681	544		£1.07m	3162	2152		£11.18m					2025		£45.08m
Total Floorspace (Retail Goods)	11															
Retail Services	2															
Vacant																
ALL RETAIL GOODS AND SERVICES	13	681	544		£1.07m	3162	2152		£11.18m	13807	11046	£32.83m		19674		
ZONE 26 Haudegain																
Convenience	5	742	482	£4,168	£2.01m									742	482	£2.01m
Comparison	6					966	628	£2,863	£1.80m	563	366	£2,629	£0.96m	1529	994	£2.76m
	1									902	677	£1,798	£1.22m	902	677	
Total Floorspace (Retail Goods)	12	742	482		£2.01m	966	628		£1.80m	563	366		£2.18m	2271	1476	£4.77m
Retail Services	6													804		
Vacant	1													172		
ALL RETAIL GOODS AND SERVICES	19	742	482		£2.01m	966	628		£1.80m	563	366		£2.18m	3248		
ZONE 26 King Street Area (previously incl within City Centre)																
Convenience	1	4968	2733	£5,801	£15.85m	1656	911	£6,560	£5.98m					6625	3644	£21.83m
	7	817	531	£4,991	£2.65m									817	531	£2.65m
	8	5785	3264		£18.50m	1656	911		£5.98m					7441	4174	£24.48m
Comparison	4					302	196	£3,818	£0.75m					302	196	£0.75m
Total Floorspace (Retail Goods)	12	5785	3264		£18.50m	1958	1107		£6.72m					7743	4371	£25.23m
Retail Services	25													2463		
Vacant	7													653		
ALL RETAIL GOODS AND SERVICES	44	5785	3264		£18.50m	1958	1107		£6.72m					10860		
Other Zone 26																
Convenience	1	1139	869	£4,454	£3.87m	285	217	£5,036	£1.09m					1424	1086	£4.96m
	1	413	269	£7,136	£1.92m									413	269	
	1	418	314	£4,063	£1.27m									418	314	
	1	1382	898	£4,115	£3.70m									1382	898	
	1	693	519	£4,245	£2.20m									693	519	
	1	434	282	£5,429	£1.53m									434	282	
	33	6103	3967	£3,345	£13.27m									4287	3967	
	39	10582	7117		£27.76m	285	217		£1.09m					9050	7335	£28.85m
Comparison	1					4231	3610	£3,341	£12.06m	1410	903	£5,258	£4.75m	5641	4513	£16.81m
	1	241	181	£1,920	£0.35m	1366	1024	£3,341	£3.42m					1607	1205	
	29					2312	1503	£1,909	£2.87m	1535	998	£1,878	£1.87m	3847	2501	£4.74m
	31	241	181		£0.35m	7909	6137		£18.35m	2946	1901	£1,878	£6.62m	11095	8219	£25.32m
Total Floorspace (Retail Goods)	70	10823	7298		£28.11m	8193	6355		£19.45m	2946	1901		£6.62m	20146	15553	£54.17m
Retail Services	84													9975		
Vacant	18													4363		
ALL RETAIL GOODS AND SERVICES	172	10823	7298		£28.11m	8193	6355		£19.45m	2946	1901		£6.62m	34483		
ZONE 26	248	18030	11588		£49.69m	14280	10242		£39.15m	17316	13312		£41.62m	68265		
ZONE 27																
Rosemount																
Convenience	1	530	345	£6,650	£2.29m									530	345	£2.29m
	1	394	256	£10,891	£2.79m									394	256	
	7	1088	707	£6,785	£4.80m									1088	707	
	9	2012	1308		£9.88m	0	0			0	0			2012	1308	
Comparison	23					1940	1261	£6,821	£8.60m	837	544	£6,341	£3.45m	2776	1805	£12.05m
Total Floorspace (Retail Goods)	41	2012	1308		£9.88m	1940	1261		£8.60m	837	544		£3.45m	4788	3112	£21.93m
Retail Services	51													3843		
Vacant	8													644	7%	
ALL RETAIL GOODS AND SERVICES	100	2012	1308		£9.88m	1940	1261		£8.60m	837	544		£3.45m	9275		
ZONE 27																
Berryden																
Convenience	1	5092	3055	£9,316	£28.47m	3241	1944	£12,293	£23.90m	926	556	£17,583	£9.77m	9259	5555	£62.14m
	1	1553	1242	£5,199	£6.46m									1553	1242	
	2	6645	4297		£34.92m	3241	1944		£23.90m	926	556		£9.77m	10811	6797	£62.14m
Comparison	1									871	653	£2,439	£1.59m	871	653	£1.59m
	1									2182	1637	£20,644	£33.79m	2182	1637	
	1	260	195	£4,967	£0.97m	1038	779	£10,083	£7.85m					1298	974	
	1					2159	1619	£6,423	£10.40m					2159	1619	
	1					1758	1318	£2,497	£3.29m	310	233	£3,571	£0.83m	2068	1551	
	1					2966	2225	£2,450	£5.45m					2966	2225	
	1					1131	848	£4,775	£4.05m					1390	1043	
	1	260	195	£3,360	£0.65m									151	90	£0.37m
	1					151	90	£4,093	£0.37m					13086	9792	
	8	519	389		£1.62m	9203	6880		£31.42m	3364	2523		£36.21m	1202		
Total Floorspace (Retail Goods)	10	7164	4687		£36.54m	12444	8824		£55.32m	4290	3078		£45.98m	23897	16589	£137.84m
Retail Services	6													850		
Vacant	2													1202		
ALL RETAIL GOODS AND SERVICES	18	7164	4687		£36.54m	12444	8824		£55.32m	4290	3078		£45.98m	25949		
ZONE 27 Remainder																
Remainder Zone 27																
Convenience	15	1910	1241	£4,097	£5.09m					1279	831	£2,439	£2.03m	1910	1241	£5.09m
Comparison	28					2372	1542	£2,729	£4.21m	1279	831		£2.03m	3651	2373	£6.23m
Total Floorspace (Retail Goods)	43	1910	1241		£5.09m	2372	1542		£4.21m	1279	831		£2.03m	5561	3615	£11.32m
Retail Services	43													4177		
Vacant	4													291		
ALL RETAIL GOODS AND SERVICES	90	1910	1241		£5.09m	2372	1542		£4.21m	1279	831		£2.03m	10029		
ZONE 27	208	11086	7236		£51.51m	16755	11627		£68.13m	6405	4453		£51.46m	45253		
ZONE 28 Mastrick																
Convenience	7	1794	1166	£7,523	£8.77m									1794	1166	£8.77m
Comparison	4					1019	662	£3,994	£2.64m	127	83	£3,358	£0.28m	1146	745	£2.92m
Total Floorspace (Retail Goods)	11	1794	1166		£8.77m	1019	662		£2.64m	127	83		£0.28m	2941	1911	£11.70m
Retail Services	8													1049		
Vacant	3													364		
ALL RETAIL GOODS AND SERVICES	22	1794	1166		£8.77m	1019	662		£2.64m	127	83		£0.28m	4354		
Zone 28 Remainder																
Convenience	1	1436	1003	£11,541	£11.58m	359	251	£9,055	£2.27m					1794	1254	£13.85m
	1	635	413	£6,831	£2.82m									635	413	£2.82m
	15	1277	830	£5,042	£4.18m									1277	830	£4.18m
	17	3347	2246		£18.58m	359	251		£2.27m					3706	2497	£20.85m
Comparison	4					443	288	£1,997	£0.57m					443	288	£0.57m
Total Floorspace (Retail Goods)	21	33														

TABLE 21: FORECAST FLOORSPACE AND TURNOVER 2038
2021 Prices

			No.	Convenience				General Comparison				Bulky Goods				All Goods		
				GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M	Turnover Rate £/Sq M	Total Turnover £m	GFA Sq M	NFA Sq M		GFA Sq M	NFA Sq M	Total Turnover £m	
ZONE 29S Garthdee																		
Convenience	ASDA		1	5686	3127	£10,930	£34.18m	7819	4300	£8,832	£37.98m	711	391	£15,781	£6.17m	14216	7819	£78.33m
	Sainsbury		1	4638	2783	£12,850	£35.76m	2706	1623	£10,384	£16.86m	387	232	£18,554	£4.30m	7731	4638	£56.92m
Total Convenience			2	10325	5911		£69.95m	10524	5924		£54.84m	1097	623		£10.47m	21947	12457	£135.26m
Comparison	Boots		1					1605	1043	£5,762	£6.01m					1605	1043	£6.01m
	Currys		1									1621	1216	£21,784	£26.49m	1621	1216	
	B&Q		1									12552	10042	£3,799	£38.15m	12552	10042	
Total Comparison			3	0	0		£0.00m	1605	1043			14173	11257		£64.63m	15778	12301	£64.63m
Total Floorspace (Retail Goods)			5	10325	5911		£69.95m	12130	6967		£54.84m	15270	11880		£75.10m	37725	24758	£199.89m
Retail Services			0													0		
Vacant			0													0		
ALL RETAIL GOODS AND SERVICES			5	10325	5911		£69.95m	12130	6967		£54.84m	15270	11880		£75.10m	37725		
ZONE 29S Cults																		
Convenience	Sainsbury		1	974	633	£15,023	£9.51m	108	70	£12,139	£0.85m					1082	703	£10.36m
	Tesco		1	576	375	£12,056	£4.52m									576	375	
Comparison	Others		1	69	45	£8,431	£0.38m									69	45	
	Total Convenience		3	1619	1052		£14.40m	108	70		£0.85m					1727	1123	
Total Floorspace (Retail Goods)			7					708	460	£4,609	£2.12m					708	460	£2.12m
Retail Services			10	1619	1052		£14.40m	816	530		£2.97m					2435	1582	£17.37m
Vacant			15													1341		
ALL RETAIL GOODS AND SERVICES			26	1619	1052		£14.40m	816	530		£2.97m					3900		
ZONE 29S REMAINDER																		
Convenience	Iceland, Holburn st		1	564	423	£7,171	£3.03m									564	423	£3.03m
	Morrisons Daily		1	254	165	£9,801	£1.62m									254	165	£1.62m
Comparison	Co-op, Countesswells Rd		1	499	324	£9,172	£2.97m									499	324	£2.97m
	Others		9	960	624	£5,651	£3.53m									960	624	£3.53m
Total Convenience			12	2276	1536		£11.15m					178	116	£2,574	£0.30m	2276	1536	£11.15m
Total Floorspace (Retail Goods)			16					1458	948	£2,305	£2.18m					1637	1064	£2.48m
Retail Services			28	2276	1536		£11.15m	1458	948		£2.18m	178	116		£0.30m	3913	2600	£13.63m
Vacant			26													1801		
ALL RETAIL GOODS AND SERVICES			56	2276	1536		£11.15m	1458	948		£2.18m	178	116		£0.30m	5795		
ZONE 29S			87	14220	8499		£95.50m	14404	8445		£66.01m	15449	11996		£75.40m	47420		
ZONE 30 Torry																		
Convenience	Spar		1	952	619	£6,411	£3.97m									952	619	£3.97m
	Others		6	654	425	£7,837	£3.33m									654	425	£3.33m
Total Convenience			7	1607	1044		£7.30m									1607	1044	£7.30m
Comparison			9					898	584	£7,080	£4.13m	95	62	£5,033	£0.31m	993	646	£4.44m
	Total Floorspace (Retail Goods)		16	1607	1044		£7.30m	898	584		£4.13m	95	62		£0.31m	2600	1690	£11.75m
Retail Services			26													1806		
Vacant			14													839		
ALL RETAIL GOODS AND SERVICES			56	1607	1044		£7.30m	898	584		£4.13m	95	62		£0.31m	5245		
ZONE 30 Beach Boulevard RP																		
Convenience	Asda		1	5092	2801	£9,154	£25.64m	3241	1782	£10,853	£19.34m	926	509	£11,871	£6.05m	9259	5092	£51.03m
	Aldi		1	1236	803	£10,832	£8.70m	218	142	£12,842	£1.82m					1454	945	£10.52m
Comparison	iceland		1	919	690	£6,005	£4.14m									919	690	£4.14m
	Total Convenience		3	7248	4294		£38.48m	3459	1924		£21.16m	926	509		£6.05m	11632	6727	£65.69m
Comparison	Card Factory		1					367	238	£7,080	£1.69m					367	238	£1.69m
	Pets @ Home		1									1085	814	£5,167	£4.20m	1085	814	£4.20m
	Home Bargains		1	217	163	£5,737	£0.93m	868	651	£10,465	£6.81m					928	696	£7.75m
	Smyths		1					2442	1832	£5,664	£10.37m					2442	1832	£10.37m
Comparison	Cancer research		1					790	514	£5,664	£2.91m					790	514	£2.91m
	Dunelm		1									3621	2716	£3,485	£9.46m	3621	2716	£9.46m
Total Floorspace (Retail Goods)			6	217	163		£0.93m	4467	3235		£21.78m	4706	3530		£13.67m	9233	6809	£36.38m
Retail Services			9	7465	4457		£39.42m	7926	5159		£42.95m	5632	4039		£19.71m	20866	13536	£102.08m
Vacant			1													208		
ALL RETAIL GOODS AND SERVICES			12	7465	4457		£39.42m	7926	5159		£42.95m	5632	4039		£19.71m	22004		
ZONE 30 Remainder (excl City Centre)																		
Convenience	Co-op, Gr Western Road		1	633	411	£7,681	£3.16m									633	411	£3.16m
	Tesco Exp, Gr Western Road		1	368	239	£10,096	£2.41m									368	239	£2.41m
Comparison	Sainsbury, Holburn st		1	404	263	£12,581	£3.30m									404	263	£3.30m
	Others		19	2164	1406	£4,732	£6.66m									2164	1406	£6.66m
Total Convenience			22	3568	2319		£15.53m									3568	2319	£15.53m
Comparison	Halfords, Balnagask rd		1									1130	848	£6,190	£5.25m	1130	848	£5.25m
	Tile-it-All		1									596	447	£1,854	£0.83m	596	447	£0.83m
Comparison	Topps Tiles		1									473	355	£1,854	£0.66m	473	355	£0.66m
	Others		25					1649	1072	£2,832	£3.03m	302	196	£1,936	£0.38m	1950	1268	£3.41m
Total Floorspace (Retail Goods)			28	0	0		£0.00m	1649	1649	1072	£3.03m	2500	1845		£7.11m	4149	2917	£10.15m
Retail Services			50	3568	2319		£15.53m	1649	1072		£3.03m	2500	1845		£7.11m	7717	5075	£25.68m
Vacant			86													6706		
ALL RETAIL GOODS AND SERVICES			147	3568	2319		£15.53m	1649	1072		£3.03m	2500	1845		£7.11m	15628		
ZONE 30			215	12640	7820		£62.25m	10473	6814		£50.11m	8227	5945		£27.14m	42877		
ZONE 31 Portlethen Centre																		
Convenience	ASDA		1	6504	3577	£8,892	£31.81m											

Appendix B:

Experian Area Comparison Report (Expenditure)

January 2024

Retail Planner: Consumer Retail Expenditure (Coarse): 2021 Total Expenditure per Person (in 2021 prices) Comparison: Total Comparison per Person (Count)					
	STUDY ZONE				
	Base: United Kingdom	1	2	3	4
Total Comparison per Person (Total)	3,803	3,444	3,273	4,119	4,007
Therapeutic appliances and equipment per Person	54	52	48	56	52
Small tools and miscellaneous accessories per Person	92	89	78	98	77
Small electrical household appliances per Person	29	29	28	34	35
Shoes and other footwear per Person	141	135	129	162	170
Recording media per Person	62	49	49	62	68
Pets and related products per Person	142	210	178	171	99
Other personal effects per Person	47	34	34	38	53
Medical goods and other pharmaceutical products per Person	138	132	126	144	148
Materials for maintenance and repair of the dwelling per Person	29	34	30	34	29
Major tools and equipment per Person	18	23	19	20	14
Major household appliances (electric or not) per Person	147	141	136	193	178
Jewellery, clocks and watches per Person	167	138	135	162	161
Household textiles per Person	117	111	106	128	129
Glassware, tableware and household utensils per Person	101	92	88	106	122
Gardens, plants and flowers per Person	111	129	112	144	94
Games, toys and hobbies; sport and camping; musical instruments per Person	359	394	370	409	315
Furniture and furnishings; carpets and other floor coverings per Person	431	286	292	428	403
Clothing materials and garments per Person	787	647	630	879	965
Books and stationery per Person	146	131	120	161	157
Bicycles per Person	29	33	30	24	23
Audio-visual, photographic and information processing equipment per Person	321	278	267	322	343
Appliances for personal care per Person	327	268	259	330	361
10% of Non-Durable household goods per Person	11	10	10	12	11
TOTAL GENERAL COMPARISON	2,644	2,455	2,329	2,867	2,858
Retail Planner: Consumer Retail Expenditure (Coarse): 2021 Total Expenditure per Person (in 2021 prices) Other Aggregations: Core bulky goods per Person (Count)					
	STUDY ZONE				
	Base: United Kingdom	1	2	3	4
Core bulky goods per Person (Total)	1,160	989	944	1,251	1,148
Other Bulky Goods per Person	856	675	666	900	883
Gardens, plants and flowers per Person	111	129	112	144	94
Core DIY Goods excluding gardening per Person	193	184	167	207	171
Retail Planner: Consumer Retail Expenditure (Coarse): 2021 Total Expenditure per Person (in 2021 prices) Convenience: Total Convenience per Person (Count)					
	STUDY ZONE				
	Base: United Kingdom	1	2	3	4
Total Convenience per Person (Total)	2,753	3,170	2,993	3,136	3,189
Tobacco per Person	367	646	629	568	567
Newspapers and periodicals per Person	51	82	71	67	57
Food and non-alcoholic beverages per Person	1,849	1,898	1,785	1,927	2,008
Alcohol (off-trade) per Person	387	452	422	465	456
90% of Non-Durable household goods per Person	100	91	86	109	102

Appendix C:

New Residential Areas – Indicative Convenience

Floorspace Capacity Calculations:

TABLE C.1: NEW EXPANSION AREAS/SETTLEMENTS - INDICATIVE CONVENIENCE CAPACITY CALCULATIONS

Town	Sites		Zone	Site Capacity Units	Existing Population <800m	Total Popn (full dvpt)	Total Av Exp Convenience 2028 £m	MFS @ 75%	Market Share MFS	MFS Potential	TUS @ 25%	Market Share TUS	TUS Potential	Convenience Floorspace Potential					
														MFS NFA	MFS GFA	TUS NFA	TUS GFA	Total NFA	Total GFA
Blackdog	OP1	Blackdog	14	600	201	1551	£4.4m	£3.3m	100%	£3.3m	£1.1m	100%	£1.1m	331 Sq M	551 Sq M	110 Sq M	170 Sq M	441 Sq M	720 Sq M
Chapelton	OP1	Chapelton	20E	4045	166	9267	£26.3m	£19.8m	75%	£14.8m	£6.6m	100%	£6.6m	1,481 Sq M	2,469 Sq M	658 Sq M	1,013 Sq M	2,140 Sq M	3,482 Sq M
Aberdeen	OP9 (7k units)	Bridge of Don/Grandhome	25	7000	0	13860	£40.1m	£30.0m	50%	£15.0m	£10.0m	75%	£7.5m	1,502 Sq M	2,503 Sq M	751 Sq M	1,155 Sq M	2,253 Sq M	3,659 Sq M
Aberdeen	OP9 (5k units)	Bridge of Don/Grandhome	25	4920	0	9742	£28.2m	£21.1m	50%	£10.6m	£7.0m	75%	£5.3m	1,056 Sq M	1,760 Sq M	528 Sq M	812 Sq M	1,584 Sq M	2,572 Sq M
Aberdeen	OP20,21,22	Dyce/Bucksburn/Woodside	24N, 24S	4440	0	8791	£25.4m	£19.1m	50%	£9.5m	£6.4m	75%	£4.8m	953 Sq M	1,588 Sq M	476 Sq M	733 Sq M	1,429 Sq M	2,321 Sq M
Aberdeen	OP31,32,33	Maidencraig and Greenfearn	29N	2100	0	4158	£12.0m	£9.0m	50%	£4.5m	£3.0m	75%	£2.3m	451 Sq M	751 Sq M	225 Sq M	347 Sq M	676 Sq M	1,098 Sq M
Aberdeen	OP38	Countesswells	29N,29S	3000	0	5940	£17.2m	£12.9m	50%	£6.4m	£4.3m	75%	£3.2m	644 Sq M	1,073 Sq M	322 Sq M	495 Sq M	966 Sq M	1,568 Sq M
Aberdeen	OP59	Loirston & Charleston	32	1500	0	2970	£8.6m	£6.4m	50%	£3.2m	£2.1m	75%	£1.6m	322 Sq M	536 Sq M	161 Sq M	248 Sq M	483 Sq M	784 Sq M

TABLE C.2: ABERDEENSHIRE RESIDENTIAL SITES - CONVENIENCE MARKET POTENTIAL - TEST YEAR 2028

Town	Sites		Zone	Wider Conv Capacity?	Site Capacity Units	Existing Population <800m	Total Popn (full dvpt)	Total Av Exp Convenience 2028 £m	TAE Top-Up @25%	Mkt Share Top-Up	Total Conv Potential £m	NFA Conv	GFA Conv	Potential	TOTAL MARKET POTENTIAL FOR RETAIL + SERVICES	Comment
Banff	OP1+OP2	Goldenknowes + Colleonard Rd	7	No	600	1418	2768	£7.87m	£1.97m	40%	£0.79m	93 Sq M	142 Sq M	Yes	2-4 units; ca. 200-300 sq m GFA	Some overlap with TC walk-in catchment; Part approval for Kirkton
Ellon	OP1	Cromleybank	13	No	980	381	2586	£7.35m	£1.84m	50%	£0.92m	108 Sq M	166 Sq M	Limited	2-4 units; ca. 200-300 sq m GFA	Some overlap with TC. Pre-app submitted 2023.
Fraserburgh	OP1*	Kirkton	10	No	600	2561	3911	£10.61m	£2.65m	50%	£1.33m	156 Sq M	240 Sq M	Yes	Up to 6-7 units, 400-500 sq m GFA	Limited overlap with existing. Either OP1 or OP2. Both sites part developed but land remaining.
Fraserburgh	OP2*	West of Boothby Road	10	No	393	3276	4161	£11.29m	£2.82m	50%	£1.41m	166 Sq M	255 Sq M	Yes	Up to 6-7 units, 400-500 sq m GFA	
Inverurie	OP5	Crichie	16	No	737	1313	2971	£8.44m	£2.11m	60%	£1.27m	149 Sq M	229 Sq M	Yes	3-5 units; ca. 300-500 sq m GFA	Limited choice or competition; but levels issue. PP submitted not determined
Peterhead	OP1	Inverugue Meadows**	11	No	949	953	3088	£8.37m	£2.09m	60%	£1.26m	148 Sq M	227 Sq M	Yes	2-4 units; ca. 200-300 sq m GFA	Southern part accessible to Asda. Appn submitted 2022 - not determined
Turriff	OP1	Wood of Delgaty	6	Yes	450	1547	2560	£6.94m	£1.74m	33%	£0.57m	67 Sq M	104 Sq M	Limited	1-2 units ca, 100-200 sq m GFA	Relatively close to TC. Consents for minimum no. of units. Pre-app enquiry 2015.
Turriff	OP2	Shannocks View	6	Yes	231	1163	1683	£4.56m	£1.14m	33%	£0.38m	44 Sq M	68 Sq M	No		Relatively close to TC. PP granted 2022. Not progressed yet.
Kintore	OP1	Kintore East	16	No	1000	62	2312	£6.57m	£1.64m	50%	£0.82m	97 Sq M	149 Sq M	Yes	2-4 units; ca. 200-300 sq m GFA	Limited overlap with existing/proposed. P App for 600 units submitted 2022, decision pending