

# Tottenham Retail Impact Assessment

Plans & Appendices | February 2016



on behalf of **Haringey**  
LONDON



# CONTENTS

APPENDIX I	STUDY CONTEXT PLAN
APPENDIX II	TOTTENHAM AAP AREAS OF CHANGE
APPENDIX III	TOTTENHAM AAP KEY DIAGRAM
APPENDIX IV	SURVEY AREA PLAN
APPENDIX V	FOODSTORE LOCATION PLAN
APPENDIX VI	TOTTENHAM HALE RETAIL PARK MARKET SHARE PLAN
APPENDIX VII	COMPARISON GOODS IMPACT
APPENDIX VIII	CONVENIENCE GOODS IMPACT

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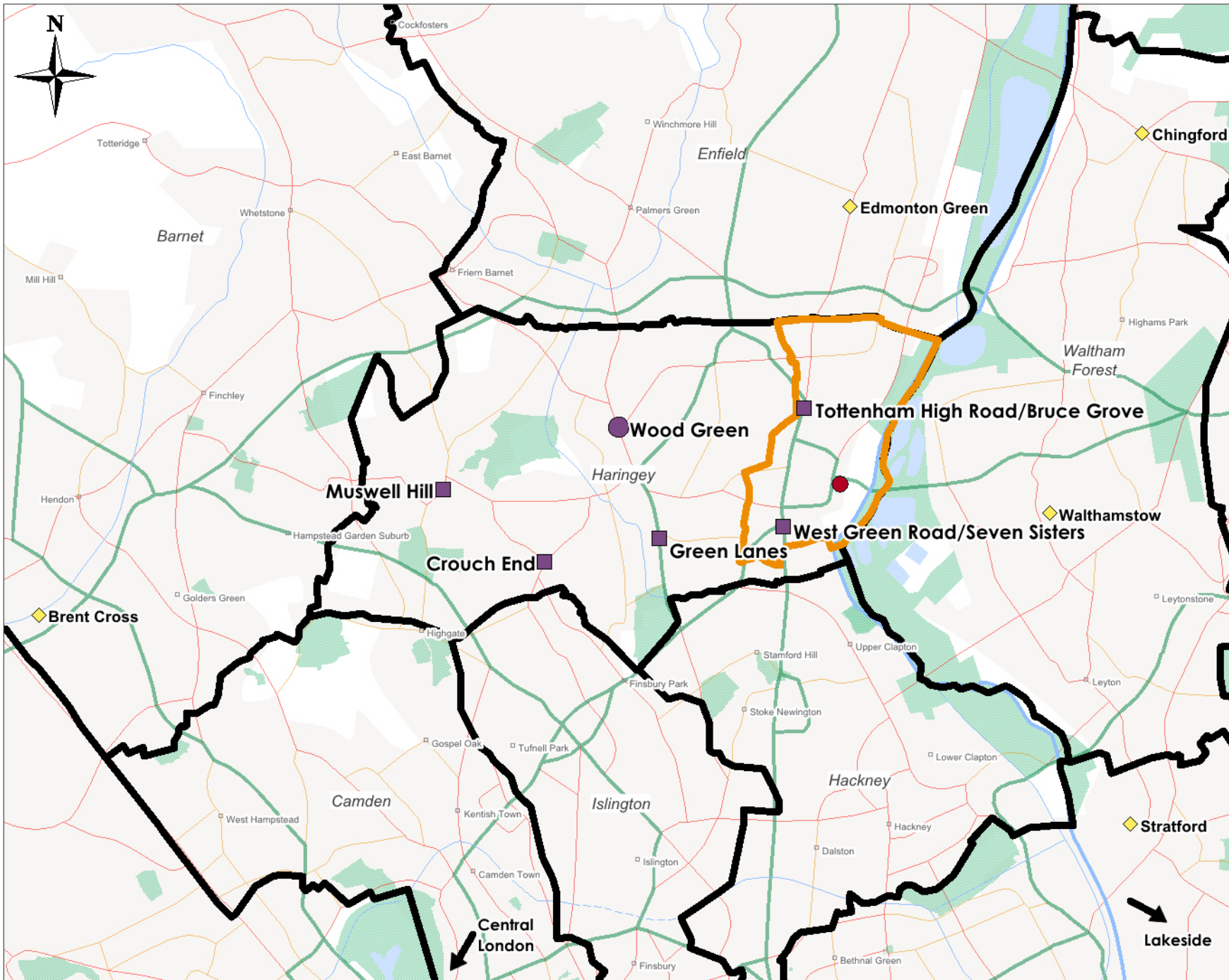
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**For and on behalf of GVA Grimley Ltd**

# APPENDIX I

## STUDY CONTEXT PLAN



### Study Context Plan

#### Key

- Tottenham Hale Retail Park
  - Borough boundaries
  - AAP boundary
- Haringey Retail Hierarchy
- Metropolitan town centre
  - District town centre
  - ◆ Competing Centre

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## APPENDIX II

# TOTTENHAM AAP AREAS OF CHANGE





Figure A - Study Area

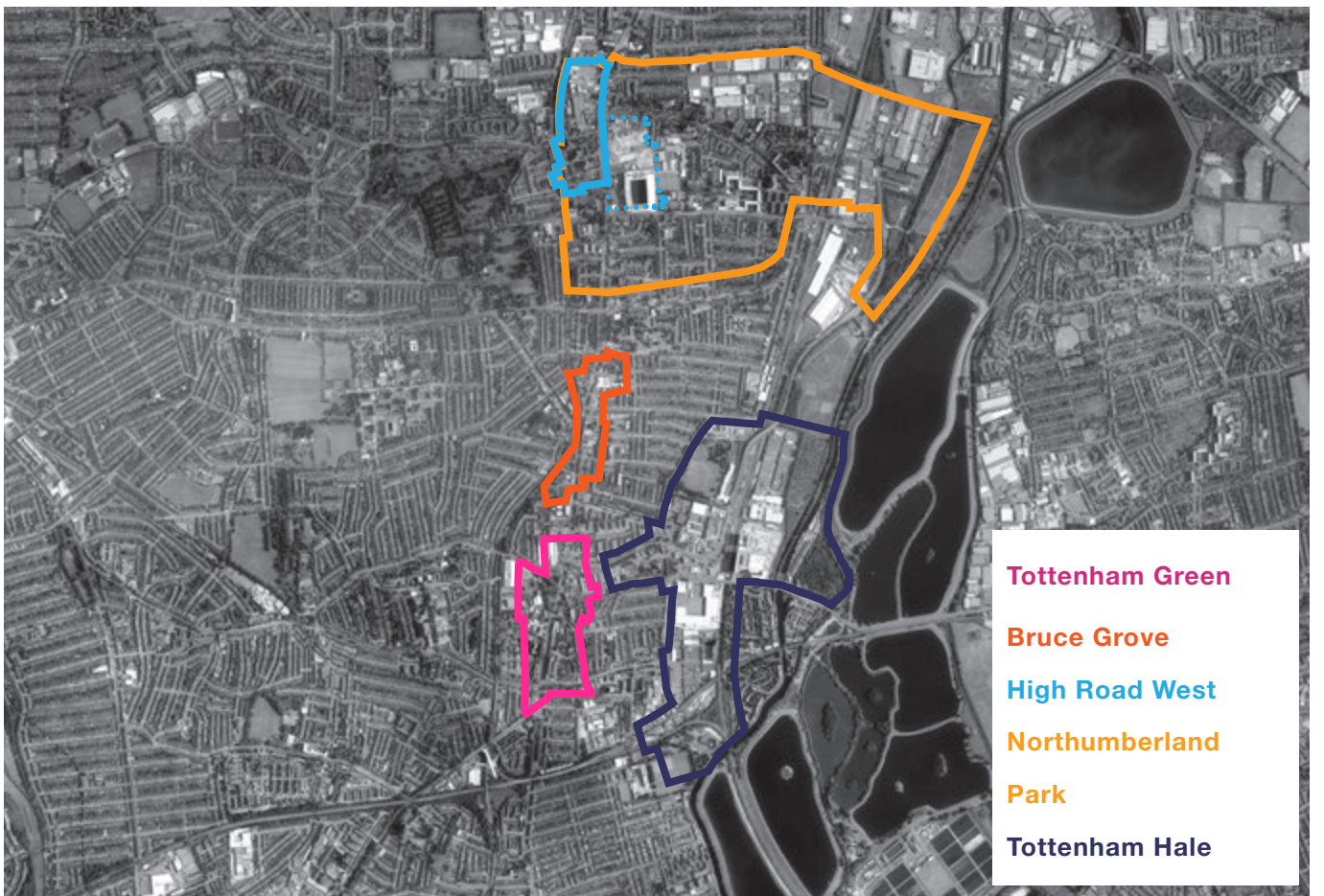
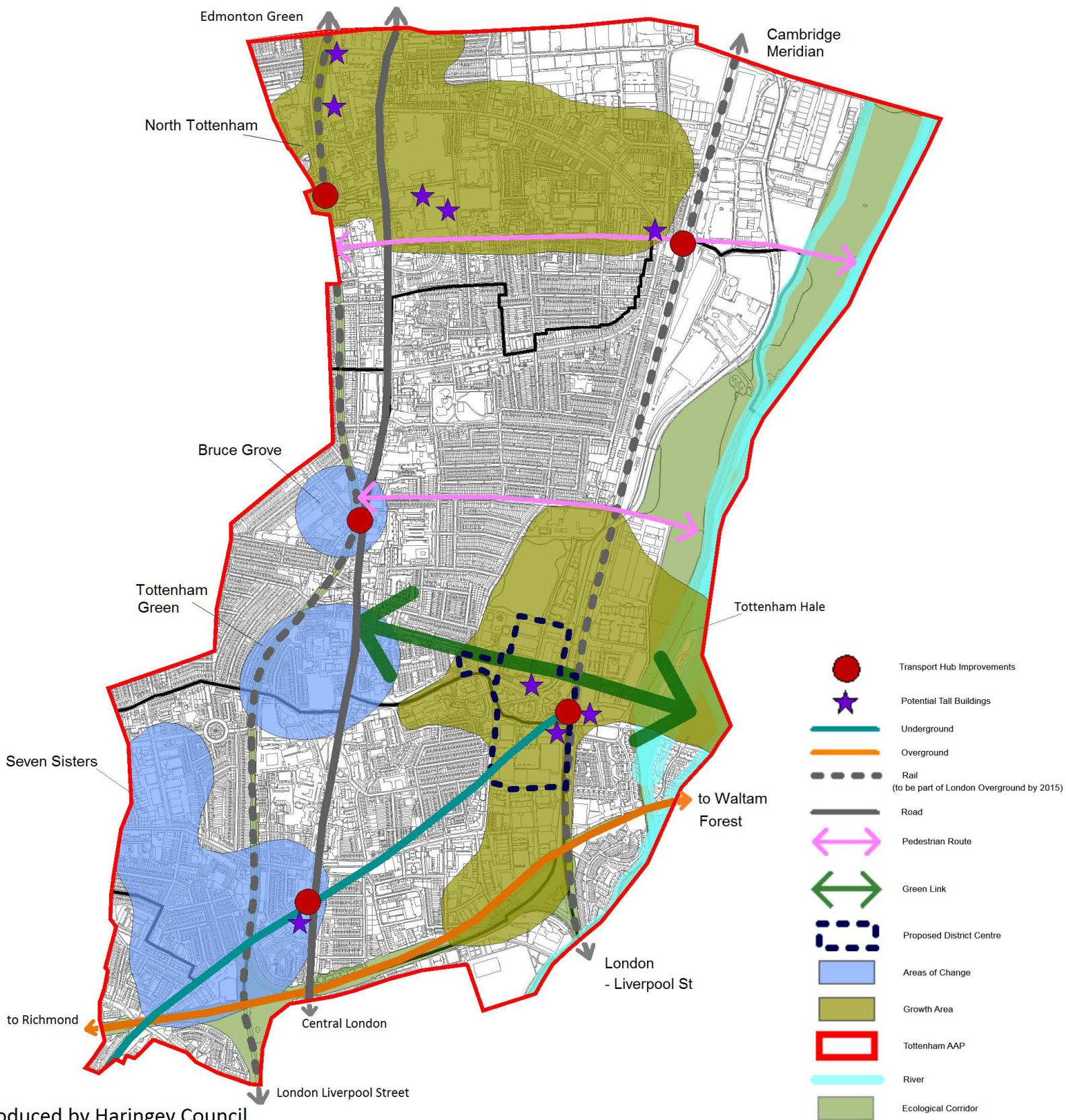


Figure B - Five key areas of change in Tottenham

## APPENDIX III

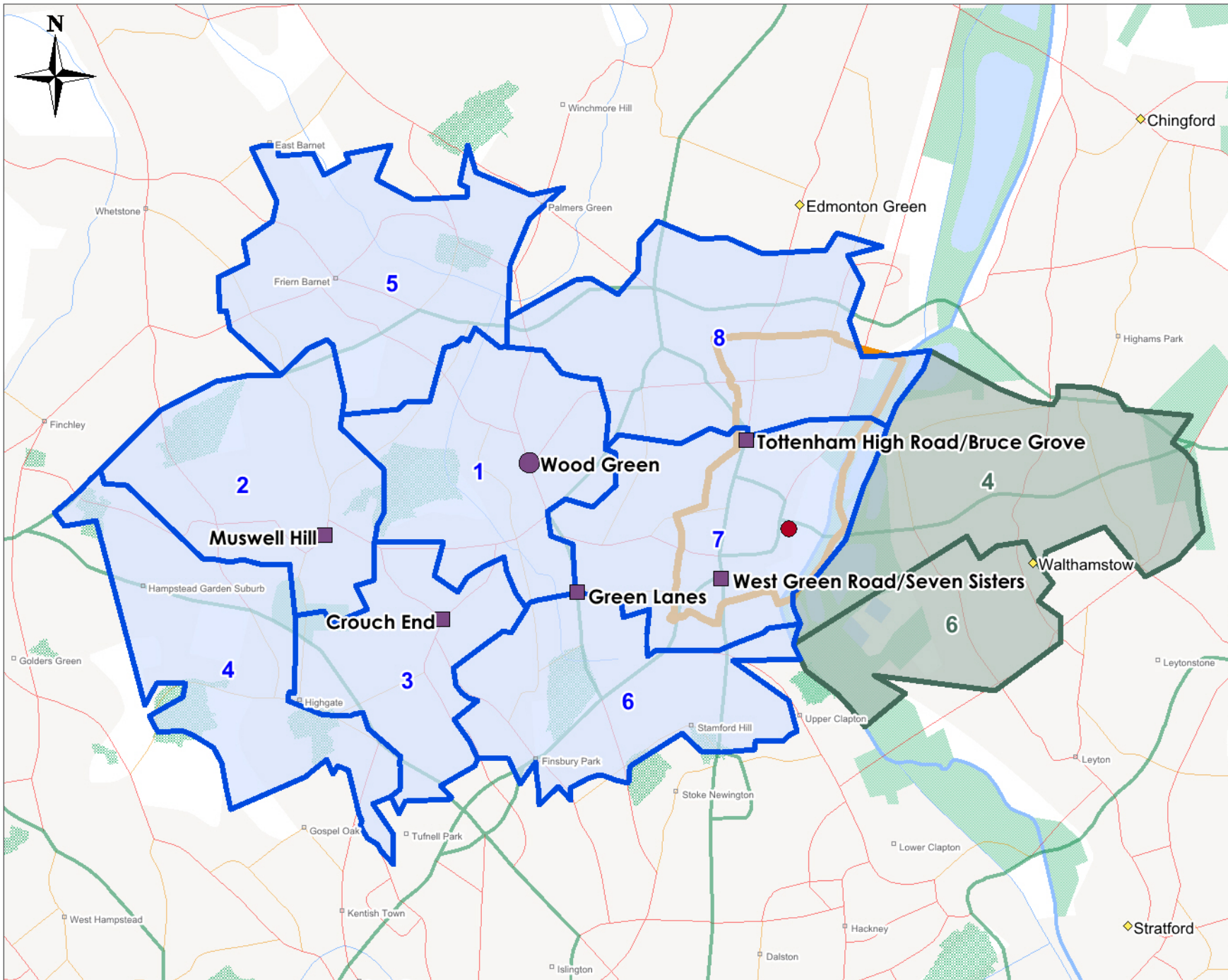
### TOTTENHAM AAP KEY DIAGRAM







# APPENDIX IV SURVEY AREA PLAN



### Survey Area Plan

#### Key

● Tottenham Hale Retail Park

— AAP boundary

#### Haringey Retail Hierarchy

● Metropolitan town centre

■ District town centre

□ Haringey Survey Zones

■ Waltham Forest Survey Zones 4 & 6

#### Zone Postal sectors

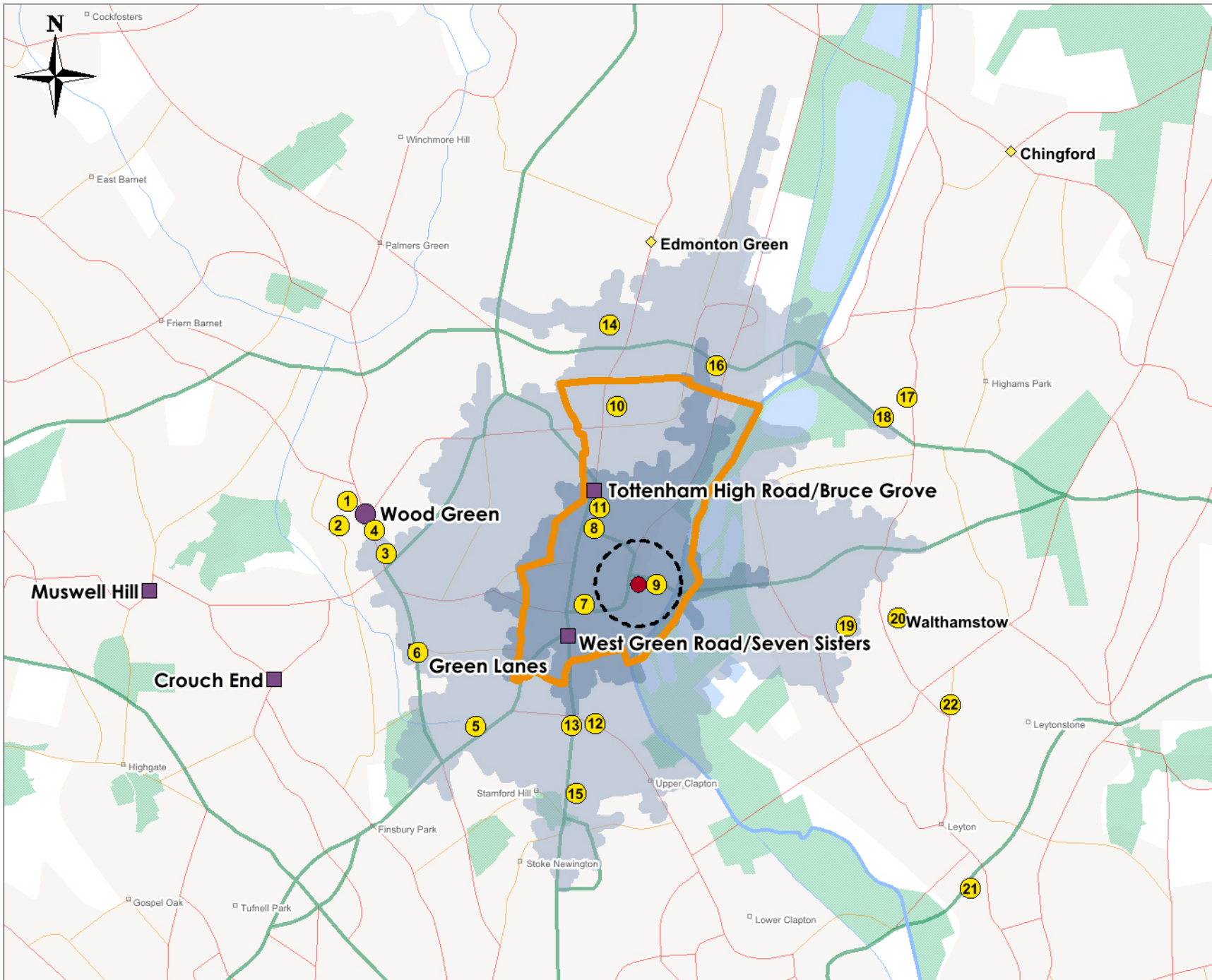
- |   |                           |
|---|---------------------------|
| 1 | N8 0/7, N22 5/6/7/8       |
| 2 | N2 8/9, N10 1/2/3         |
| 3 | N6 5, N8 8/9, N19 3/4     |
| 4 | N2 0, N6 4/6, N19 5       |
| 5 | N11 1/2/3, N13 4/7        |
| 6 | N4 1/2/3/4, N16 5/6       |
| 7 | N15 3/4/5/6, N17 6/9      |
| 8 | N13 6, N17 0/7/8, N18 1/2 |
| 4 | E17 3/4/5/6               |
| 6 | E17 7/8                   |

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# APPENDIX V

## FOODSTORE LOCATION PLAN





### Foodstore Plan

#### Key

- Tottenham Hale Retail Park
- 500m radius from site
- AAP Boundary
- 5 minute drive time
- 10 minute drive time

#### Haringey Retail Hierarchy

- Metropolitan town centre
- District town centre

#### Main Foodstores

- 1 Morrison's 201 High Rd, Wood Green
- 2 Iceland, Mayes Rd/Brook Rd, Wood Green
- 3 Marks & Spencer Foodhall, 46 High Rd Wood Green
- 4 Lidl, 88-97 High Rd, Wood Green
- 5 Sainsbury's, Williamson Rd, Arena Retail Park, Green Lanes
- 6 Iceland, 17-19 Grand Parade, Green Lanes
- 7 Tesco 230 High Rd West Green Road/Seven Sisters Rd
- 8 Asda, 490 High Rd, Tottenham
- 9 Lidl, Tottenham Hale Retail Park
- 10 Sainsbury's, 28-48 Northumberland Park, Tottenham
- 11 Aldi, 570 High Rd, Tottenham
- 12 Asda, Clapton Common, Stamford Hill
- 13 Sainsbury's, Amhurst Park, Stamford Hill
- 14 Lidl, Sterling Way, Edmonlon
- 15 Morrisons, Stamford Hill, Stoke Newington
- 16 Tesco, Glover Drive, Upper Edmonlon,
- 17 Morrisons, Salisbury Hall Gardens, Chingford
- 18 Sainsbury's, Walthamstow Ave, Chingford
- 19 Sainsbury's, High St, Walthamstow
- 20 Asda, Selborne Walk Shopping Centre, Walthamstow
- 21 Asda, Leyton Mills, Leyton
- 22 Tesco, High Road, Leyton

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APPENDIX VI  
TOTTENHAM HALE RETAIL PARK MARKET  
SHARE PLAN



### Tottenham Hale Retail Park Market Share Plan: No New Development 2015

#### Key

● Tottenham Hale Retail Park

#### Haringey Retail Hierarchy

● Metropolitan town centre

■ District town centre

#### Comparison Goods Market Share %

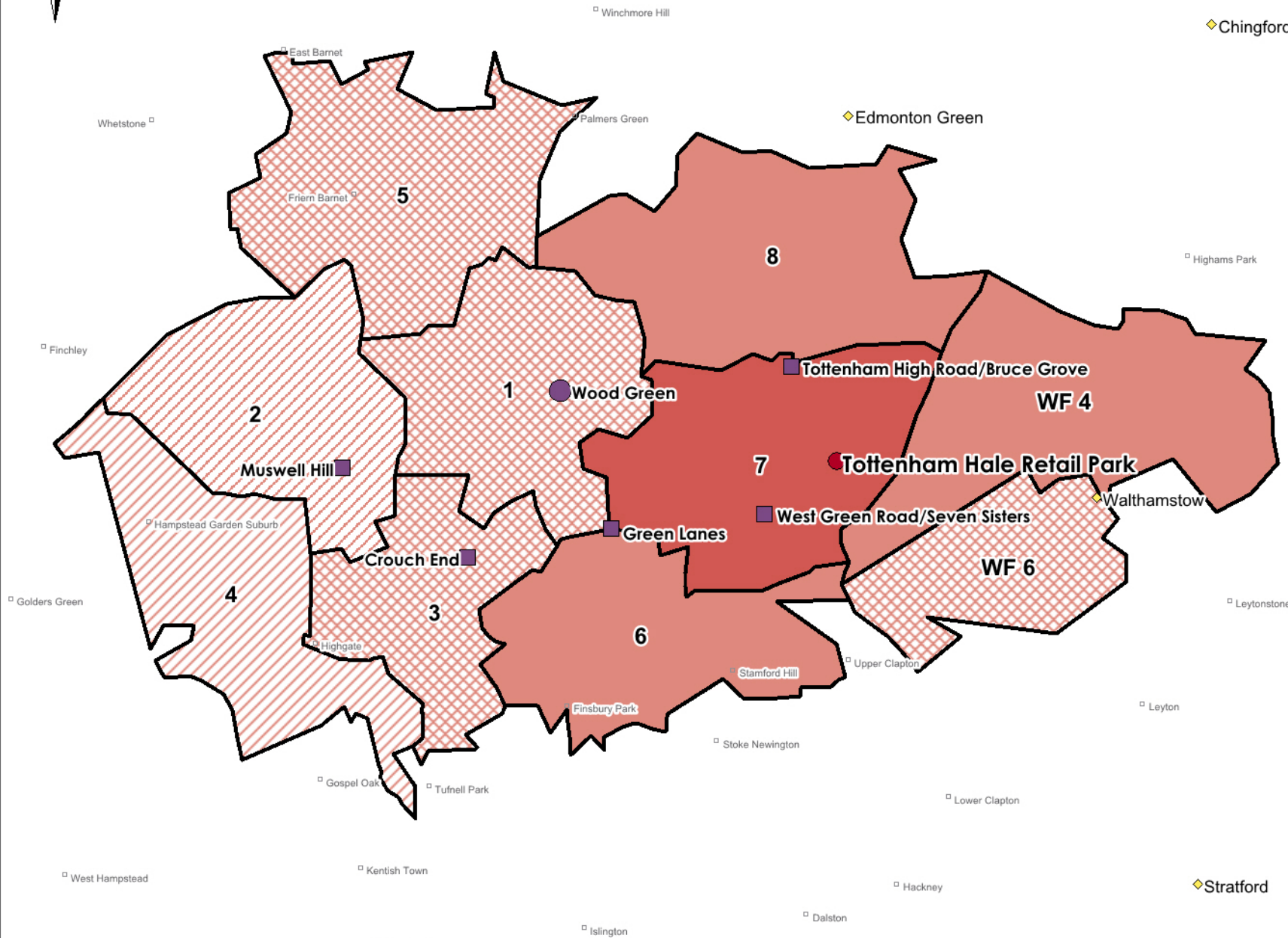
▨ 1% - 3%

▩ 3% - 5%

■ 5% - 7%

■ > 7%

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# APPENDIX VII

## COMPARISON GOODS IMPACT ASSESSMENT MODELLING

## Tottenham Hale District Centre Comparison Goods Retail Impact Assessment

Table 1: Survey Area Population Forecasts

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Total
2015	67,610	43,794	54,296	30,533	49,391	79,498	85,811	72,259	483,192
2020	71,872	46,787	58,085	32,711	53,000	84,854	91,278	77,175	515,762
2025	75,500	49,375	61,099	34,482	56,221	89,331	95,876	81,509	543,393
<b>Change 2015-25</b>	<b>7,890</b>	<b>5,581</b>	<b>6,803</b>	<b>3,949</b>	<b>6,830</b>	<b>9,833</b>	<b>10,065</b>	<b>9,250</b>	<b>60,201</b>

Source: Experian Micromarketer. 2012-based population projections.

Table 1b: Postcode sectors

Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8
N8 0	N2 8	N6 5	N2 0	N11 1	N4 1	N15 3	N13 6
N8 7	N2 9	N8 8	N6 4	N11 2	N4 2	N15 4	N17 0
N22 5	N10 1	N8 9	N6 6	N11 3	N4 3	N15 5	N17 7
N22 6	N10 2	N19 3	N19 5	N13 4	N4 4	N15 6	N17 8
N22 7	N10 3	N19 4		N14 7	N16 5	N17 6	N18 1
N22 8					N16 6	N17 9	N18 2

Source: Haringey Retail Study 2013, Table A.1

Table 2: Per capita comparison goods expenditure

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8
2015	2,658	3,891	3,752	4,094	3,531	2,854	2,085	2,050
2020	3,153	4,616	4,451	4,857	4,189	3,386	2,473	2,432
2025	3,670	5,372	5,180	5,652	4,875	3,940	2,879	2,830

Assumes increase in comparison goods spend in line with forecasts at Figure 1a of Experian Retail Planner Briefing Note 13, October 2015

Table 3: Total comparison goods expenditure

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Total
2015, £m	179.7	170.4	203.7	125.0	174.4	226.9	178.9	148.1	1,407.2
SFT, %	11.70%	11.70%	11.70%	11.70%	11.70%	11.70%	11.70%	11.70%	-
SFT, £m	21.0	19.9	23.8	14.6	20.4	26.5	20.9	17.3	164.6
<b>Total, 2015</b>	<b>158.7</b>	<b>150.5</b>	<b>179.9</b>	<b>110.4</b>	<b>154.0</b>	<b>200.3</b>	<b>158.0</b>	<b>130.8</b>	<b>1,242.5</b>
2020, £m	226.6	216.0	258.5	158.9	222.0	287.3	225.8	187.7	1,782.8
SFT, %	14.90%	14.90%	14.90%	14.90%	14.90%	14.90%	14.90%	14.90%	-
SFT, £m	33.8	32.2	38.5	23.7	33.1	42.8	33.6	28.0	265.6
<b>Total, 2020</b>	<b>192.9</b>	<b>183.8</b>	<b>220.0</b>	<b>135.2</b>	<b>188.9</b>	<b>244.5</b>	<b>192.1</b>	<b>159.7</b>	<b>1,517.1</b>
2025, £m	277.1	265.2	316.5	194.9	274.1	352.0	276.0	230.7	2,186.4
SFT, %	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	-
SFT, £m	41.6	39.8	47.5	29.2	41.1	52.8	41.4	34.6	328.0
<b>Total, 2025</b>	<b>235.5</b>	<b>225.5</b>	<b>269.0</b>	<b>165.7</b>	<b>233.0</b>	<b>299.2</b>	<b>234.6</b>	<b>196.1</b>	<b>1,858.5</b>
<b>Change 2015-25</b>	<b>76.8</b>	<b>75.0</b>	<b>89.1</b>	<b>55.3</b>	<b>79.0</b>	<b>98.8</b>	<b>76.6</b>	<b>65.3</b>	<b>615.9</b>

Source: Table 1, Table 2. SFT figures from Experian Retail Planner 13, October 2015, Appendix 3

**Tottenham Hale District Centre  
Comparison Goods Retail Impact Assessment**

Table 4: Baseline Comparison Goods Allocation 2015 - %

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8
	%	%	%	%	%	%	%	%
<b>Tottenham AAP centres</b>								
Bruce Grove & Tottenham High Road	0.4%	0.2%	0.1%	1.0%	0.0%	2.4%	6.5%	5.2%
West Green Road & Seven Sisters	0.1%	0.4%	0.5%	0.0%	0.0%	1.1%	2.3%	0.0%
Tottenham Hale Retail Park	3.1%	1.0%	4.1%	2.2%	3.2%	6.1%	16.2%	6.9%
<b>Other locations, LB Haringey</b>								
Wood Green & Green Lanes incl. Arena Retail Park	34.4%	3.9%	10.3%	3.2%	17.6%	16.8%	32.9%	30.7%
Muswell Hill & Crouch End	10.2%	33.2%	23.8%	10.7%	2.0%	6.0%	0.8%	0.6%
<b>Other centres</b>								
Enfield	4.4%	0.5%	0.9%	0.7%	11.6%	0.5%	6.9%	19.6%
Edmonton Green	2.3%	0.5%	0.3%	0.0%	1.2%	2.8%	3.9%	14.3%
Walthamstow	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%	0.1%
Chingford	0.0%	0.2%	0.0%	0.9%	0.0%	0.1%	0.4%	1.1%
Lakeside	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.8%
Brent Cross	8.4%	19.5%	16.2%	26.3%	12.7%	3.2%	2.5%	1.2%
Stratford	0.0%	0.0%	0.0%	0.0%	0.0%	1.1%	1.3%	0.3%
Central London	16.7%	10.0%	21.5%	21.2%	13.5%	22.9%	11.3%	6.2%
Other	19.9%	30.5%	22.2%	33.9%	38.4%	36.9%	14.5%	13.2%



Tottenham Hale District Centre  
Comparison Goods Retail Impact Assessment

Table 5: Baseline Comparison Goods Allocation 2015 - £m

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Sub-total
	£m	£m	£m	£m	£m	£m	£m	£m	£m
<b>Total available spending, 2015</b>	<b>158.7</b>	<b>150.5</b>	<b>179.9</b>	<b>110.4</b>	<b>154.0</b>	<b>200.3</b>	<b>158.0</b>	<b>130.8</b>	<b>1,242.5</b>
<b>Tottenham AAP centres</b>									
Bruce Grove & Tottenham High Road	0.7	0.4	0.2	1.1	0.0	4.8	10.3	6.8	24.2
West Green Road & Seven Sisters	0.2	0.6	0.9	0.0	0.0	2.2	3.6	0.0	7.5
Tottenham Hale Retail Park	4.9	1.5	7.4	2.4	4.9	12.3	25.5	9.0	67.9
<b>Sub-total, Tottenham centres</b>	<b>5.8</b>	<b>2.4</b>	<b>8.6</b>	<b>3.5</b>	<b>4.9</b>	<b>19.3</b>	<b>39.4</b>	<b>15.8</b>	<b>99.5</b>
<b>Other locations, LB Haringey</b>									
Wood Green & Green Lanes incl. Arena Retail Park	54.5	5.9	18.5	3.6	27.1	33.6	52.0	40.2	235.3
Muswell Hill & Crouch End	16.3	50.0	42.8	11.9	3.0	12.0	1.3	0.8	138.0
<b>Sub-total, other locations, LB Haringey</b>	<b>70.8</b>	<b>55.9</b>	<b>61.3</b>	<b>15.4</b>	<b>30.1</b>	<b>45.6</b>	<b>53.3</b>	<b>41.0</b>	<b>373.3</b>
<b>Other centres</b>									
Enfield	7.0	0.7	1.7	0.7	17.8	1.1	10.9	25.6	65.5
Edmonton Green	3.7	0.7	0.5	0.0	1.9	5.7	6.2	18.6	37.3
Walthamstow	0.0	0.1	0.0	0.0	0.0	0.1	0.8	0.1	1.0
Chingford	0.0	0.3	0.0	0.9	0.0	0.2	0.6	1.4	3.4
Lakeside	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0	1.0
Brent Cross	13.4	29.3	29.2	29.0	19.5	6.5	4.0	1.6	132.5
Stratford	0.0	0.0	0.0	0.0	0.0	2.2	2.1	0.4	4.7
Central London	26.5	15.1	38.6	23.4	20.7	45.8	17.8	8.1	196.2
Other	31.5	46.0	40.0	37.4	59.1	73.9	23.0	17.2	328.1
<b>Sub-total, other centres</b>	<b>82.1</b>	<b>92.2</b>	<b>110.0</b>	<b>91.5</b>	<b>119.0</b>	<b>135.5</b>	<b>65.3</b>	<b>74.1</b>	<b>769.8</b>
<b>Total</b>	<b>158.7</b>	<b>150.5</b>	<b>179.9</b>	<b>110.4</b>	<b>154.0</b>	<b>200.4</b>	<b>158.0</b>	<b>130.8</b>	<b>1,242.6</b>

Source: Table 3, Table 4

Tottenham Hale District Centre  
Comparison Goods Retail Impact Assessment

Table 6: Baseline Comparison Goods Allocation 2020 - £m

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Sub-total
	£m	£m	£m	£m	£m	£m	£m	£m	£m
<b>Total available spending, 2020</b>	<b>192.9</b>	<b>183.8</b>	<b>220.0</b>	<b>135.2</b>	<b>188.9</b>	<b>244.5</b>	<b>192.1</b>	<b>159.7</b>	<b>1,517.1</b>
<b>Tottenham AAP centres</b>									
Bruce Grove & Tottenham High Road	0.8	0.4	0.3	1.3	0.0	5.9	12.5	8.2	29.5
West Green Road & Seven Sisters	0.2	0.7	1.2	0.0	0.0	2.6	4.3	0.1	9.1
Tottenham Hale Retail Park	6.0	1.8	9.1	2.9	6.0	15.0	31.0	10.9	82.8
<b>Sub-total, Tottenham centres</b>	<b>7.0</b>	<b>3.0</b>	<b>10.5</b>	<b>4.2</b>	<b>6.0</b>	<b>23.5</b>	<b>47.9</b>	<b>19.3</b>	<b>121.3</b>
<b>Other locations, LB Haringey</b>									
Wood Green & Green Lanes incl. Arena Retail Park	66.3	7.2	22.6	4.4	33.2	41.0	63.2	49.1	286.9
Muswell Hill & Crouch End	19.8	61.1	52.4	14.5	3.7	14.6	1.6	1.0	168.6
<b>Sub-total, other locations, LB Haringey</b>	<b>86.0</b>	<b>68.2</b>	<b>75.0</b>	<b>18.9</b>	<b>36.9</b>	<b>55.6</b>	<b>64.8</b>	<b>50.0</b>	<b>455.5</b>
<b>Other centres</b>									
Enfield	8.6	0.9	2.1	0.9	21.8	1.3	13.2	31.2	80.0
Edmonton Green	4.4	0.9	0.6	0.0	2.3	7.0	7.5	22.8	45.5
Walthamstow	0.0	0.1	0.0	0.0	0.0	0.1	1.0	0.1	1.2
Chingford	0.0	0.3	0.0	1.2	0.0	0.3	0.7	1.7	4.2
Lakeside	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.3	1.3
Brent Cross	16.2	35.8	35.7	35.5	23.9	7.9	4.9	1.9	162.0
Stratford	0.0	0.0	0.0	0.0	0.0	2.7	2.5	0.4	5.7
Central London	32.3	18.5	47.3	28.7	25.4	55.9	21.6	9.9	239.6
Other	38.3	56.1	48.9	45.8	72.5	90.2	28.0	21.1	400.9
<b>Sub-total, other centres</b>	<b>99.8</b>	<b>112.6</b>	<b>134.6</b>	<b>112.1</b>	<b>146.0</b>	<b>165.4</b>	<b>79.5</b>	<b>90.4</b>	<b>940.3</b>
<b>Total</b>	<b>192.9</b>	<b>183.8</b>	<b>220.0</b>	<b>135.2</b>	<b>188.9</b>	<b>244.5</b>	<b>192.1</b>	<b>159.7</b>	<b>1,517.2</b>

Tottenham Hale District Centre  
Comparison Goods Retail Impact Assessment

Table 7: Baseline Comparison Goods Allocation 2025 - £m

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Sub-total
	£m	£m	£m	£m	£m	£m	£m	£m	£m
<b>Total available spending, 2025</b>	<b>235.5</b>	<b>225.5</b>	<b>269.0</b>	<b>165.7</b>	<b>233.0</b>	<b>299.2</b>	<b>234.6</b>	<b>196.1</b>	<b>1,858.5</b>
<b>Tottenham AAP centres</b>									
Bruce Grove & Tottenham High Road	1.0	0.5	0.3	1.6	0.0	7.2	15.3	10.1	36.1
West Green Road & Seven Sisters	0.3	0.8	1.4	0.0	0.0	3.2	5.3	0.1	11.1
Tottenham Hale Retail Park	7.3	2.2	11.1	3.6	7.4	18.3	37.9	13.4	101.3
<b>Sub-total, Tottenham centres</b>	<b>8.6</b>	<b>3.6</b>	<b>12.8</b>	<b>5.2</b>	<b>7.4</b>	<b>28.8</b>	<b>58.5</b>	<b>23.6</b>	<b>148.5</b>
<b>Other locations, LB Haringey</b>									
Wood Green & Green Lanes incl. Arena Retail Park	80.9	8.8	27.6	5.4	40.9	50.2	77.2	60.3	351.3
Muswell Hill & Crouch End	24.1	74.9	64.1	17.8	4.6	17.9	1.9	1.2	206.4
<b>Sub-total, other locations, LB Haringey</b>	<b>105.1</b>	<b>83.7</b>	<b>91.7</b>	<b>23.2</b>	<b>45.5</b>	<b>68.1</b>	<b>79.1</b>	<b>61.4</b>	<b>557.7</b>
<b>Other centres</b>									
Enfield	10.4	1.0	2.5	1.1	26.9	1.6	16.1	38.3	98.1
Edmonton Green	5.4	1.1	0.7	0.0	2.9	8.5	9.2	27.9	55.8
Walthamstow	0.0	0.1	0.0	0.0	0.0	0.1	1.2	0.1	1.5
Chingford	0.0	0.4	0.0	1.4	0.0	0.3	0.9	2.1	5.1
Lakeside	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.5	1.5
Brent Cross	19.8	43.9	43.7	43.5	29.5	9.7	6.0	2.4	198.6
Stratford	0.0	0.0	0.0	0.0	0.0	3.3	3.1	0.5	7.0
Central London	39.4	22.7	57.8	35.1	31.3	68.5	26.4	12.2	293.4
Other	46.7	68.9	59.8	56.2	89.4	110.4	34.1	25.9	491.3
<b>Sub-total, other centres</b>	<b>121.9</b>	<b>138.1</b>	<b>164.5</b>	<b>137.3</b>	<b>180.1</b>	<b>202.4</b>	<b>97.0</b>	<b>111.0</b>	<b>1,152.3</b>
<b>Total</b>	<b>235.5</b>	<b>225.5</b>	<b>269.0</b>	<b>165.7</b>	<b>233.0</b>	<b>299.2</b>	<b>234.6</b>	<b>196.1</b>	<b>1,858.5</b>

## Tottenham Hale District Centre Comparison Goods Retail Impact Assessment

Table 8a: Floorspace Assumptions

	sq m gross	sq m net
<b>Existing retail floorspace, Tottenham Hale Retail Park</b>		
Comparison goods floorspace <sup>1</sup>	-	17,615
Convenience goods floorspace (Lidl) <sup>2</sup>	-	697
<b>Total</b>	-	<b>18,312</b>
<b>Proposed retail floorspace, Tottenham Hale District Centre</b>		
<b>Total proposed floorspace<sup>3</sup></b>	<b>19,897</b>	<b>15,918</b>
Of which,		
Comparison goods floorspace (assumed 60%)	11,938	9,551
Convenience goods floorspace (assumed 20%)	3,979	3,184
Retail services, financial services, restaurants, cafes (assumed 20%)	3,979	3,184

<sup>1</sup> Source: Haringey Retail Study, Appendix 2, Table 1 & Table 2

<sup>2</sup> Source: Haringey Retail Study, Appendix 2, Table 1

<sup>3</sup> Source: Tottenham Hale District Centre Framework, page 181

Gross: net ratio of 80% applied to proposed district centre floorspace

All floorspace figures are indicative.

Table 8b: Floorspace Change

	sq m net
<b>Comparison goods</b>	
Existing floorspace	17,615
Proposed floorspace	9,551
<i>Floorspace change</i>	<i>-8,064</i>
<b>Convenience goods</b>	
Existing floorspace	697
Proposed floorspace	3,184
<i>Floorspace change</i>	<i>2,487</i>



**Tottenham Hale District Centre**  
**Comparison Goods Retail Impact Assessment**

**Table 9a: Existing Turnover of Tottenham Hale Retail Park ('no development' scenario) - 2015**

	Trade Draw of existing floorspace from Haringey Study Area 2015 (£m) <sup>1</sup>	Inflow, 2015 (£m) <sup>2</sup>	Total turnover, 2015 (£m)	Total turnover, 2020 (£m) <sup>3</sup>	Total turnover, 2025 (£m) <sup>3</sup>
Comparison goods floorspace	67.9	23.4	91.2	111.4	136.4

<sup>1</sup> Source: Table 5

<sup>2</sup> Inflow figures informed by LB Waltham Forest Retail & Town Centre Study (GVA, 2015) and LB Enfield Retail Study Update (NLP, 2009)

<sup>3</sup> Allowance for improvements in floorspace efficiency of 1.5% per annum, 2015-25

**Table 9b: Turnover of proposed floorspace at Tottenham Hale District Centre**

	Proposed floorspace (sq.m net, indicative) <sup>1</sup>	Turnover per sq.m (£) <sup>2</sup>	Total turnover, 2015 (£m)	Total turnover, 2020 (£m) <sup>3</sup>	Total turnover, 2025 (£m) <sup>3</sup>
Comparison goods floorspace	9,551	6,000	57.3	61.7	66.5
Convenience goods floorspace	3,184	-	25.5	25.8	26.2
<i>Discount foodstore (replacement, enlarged Lidl store)</i>	1,500	3,500	5.3	5.3	5.4
<i>Mainline supermarket</i>	1,684	12,000	20.2	20.5	20.8

<sup>1</sup> Source: Table 6

<sup>2</sup> Turnover per sq.m is an assumed aggregate comparison / convenience sales density in the absence of confirmed operators. It is assumed that Lidl will retain a trading presence.

<sup>3</sup> Allowance for improvements in floorspace efficiency of 1.5% per annum for comparison goods and 0.3% per annum for convenience goods

**Table 9c: Turnover change (comparison goods)**

	2015 (£m)	2020 (£m)	2025 (£m)
Existing floorspace ('no development' scenario) Turnover	91.2	111.4	136.4
Proposed floorspace Turnover	57.3	61.7	66.5
Change in turnover	-33.9	-49.7	-69.9

Source: Table 7a / Table 7b

Tottenham Hale District Centre  
Comparison Goods Retail Impact Assessment

Table 10a: Patterns of trade diversion, 2020

Net change in turnover of comparison goods floorspace, 2020 (£m)											
	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Total from study area	Inflow	Overall total
Trade diversion (%)	0%	0%	10%	0%	0%	8%	38%	18%	74%	26%	100%
Trade diversion (£m)	0.0	0.0	-5.0	0.0	0.0	-4.0	-18.9	-8.9	-36.8	-12.9	-49.7

Table 10b: Patterns of trade diversion, 2025

Net change in turnover of comparison goods floorspace, 2025 (£m)											
	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Total from study area	Inflow	Overall total
Trade diversion (%)	0%	0%	10%	0%	0%	8%	38%	18%	74%	26%	100%
Trade diversion (£m)	0.0	0.0	-7.0	0.0	0.0	-5.6	-26.5	-12.6	-51.7	-18.2	-69.9

Tottenham Hale District Centre  
Comparison Goods Retail Impact Assessment

Table 11: Comparison Goods Allocation 2020, Post Tottenham Hale Redevelopment

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Sub-total
	£m	£m	£m	£m	£m	£m	£m	£m	£m
<b>Total available spending, 2020</b>	<b>192.9</b>	<b>183.8</b>	<b>220.0</b>	<b>135.2</b>	<b>188.9</b>	<b>244.5</b>	<b>192.1</b>	<b>159.7</b>	<b>1,517.1</b>
<b>Tottenham AAP centres</b>									
Bruce Grove & Tottenham High Road	0.8	0.4	0.3	1.3	0.0	6.0	13.9	8.7	31.5
West Green Road & Seven Sisters	0.2	0.7	1.2	0.0	0.0	2.7	4.6	0.1	9.4
Tottenham Hale Retail Park	6.0	1.8	4.1	2.9	6.0	11.0	12.1	2.0	46.0
<b>Sub-total, Tottenham centres</b>	<b>7.0</b>	<b>3.0</b>	<b>5.5</b>	<b>4.2</b>	<b>6.0</b>	<b>19.7</b>	<b>30.6</b>	<b>10.8</b>	<b>86.8</b>
<b>Other locations, LB Haringey</b>									
Wood Green & Green Lanes incl. Arena Retail Park	66.3	7.2	23.7	4.4	33.2	42.3	73.6	53.4	303.9
Muswell Hill & Crouch End	19.8	61.1	52.8	14.5	3.7	14.7	1.6	1.0	169.1
<b>Sub-total, other locations, LB Haringey</b>	<b>86.0</b>	<b>68.2</b>	<b>76.5</b>	<b>18.9</b>	<b>36.9</b>	<b>57.0</b>	<b>75.2</b>	<b>54.3</b>	<b>473.1</b>
<b>Other centres</b>									
Enfield	8.6	0.9	2.2	0.9	21.8	1.3	15.0	33.5	84.2
Edmonton Green	4.4	0.9	0.6	0.0	2.3	7.0	7.8	23.3	46.4
Walthamstow	0.0	0.1	0.0	0.0	0.0	0.1	1.0	0.1	1.2
Chingford	0.0	0.3	0.0	1.2	0.0	0.3	0.7	1.7	4.2
Lakeside	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.3	1.3
Brent Cross	16.2	35.8	36.9	35.5	23.9	8.1	5.4	2.0	164.0
Stratford	0.0	0.0	0.0	0.0	0.0	2.8	2.8	0.5	6.1
Central London	32.3	18.5	48.8	28.7	25.4	57.1	24.0	10.5	245.2
Other	38.3	56.1	49.7	45.8	72.5	91.1	29.5	21.7	404.7
<b>Sub-total, other centres</b>	<b>99.8</b>	<b>112.6</b>	<b>138.0</b>	<b>112.1</b>	<b>146.0</b>	<b>167.9</b>	<b>86.3</b>	<b>94.6</b>	<b>957.3</b>
<b>Total</b>	<b>192.9</b>	<b>183.8</b>	<b>220.0</b>	<b>135.2</b>	<b>188.9</b>	<b>244.5</b>	<b>192.1</b>	<b>159.7</b>	<b>1,517.2</b>

Table 12: Comparison Goods Allocation 2025, Post Tottenham Hale Redevelopment

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Sub-total
	£m	£m	£m	£m	£m	£m	£m	£m	£m
<b>Total available spending, 2025</b>	<b>235.5</b>	<b>225.5</b>	<b>269.0</b>	<b>165.7</b>	<b>233.0</b>	<b>299.2</b>	<b>234.6</b>	<b>196.1</b>	<b>1,858.5</b>
<b>Tottenham AAP centres</b>									
Bruce Grove & Tottenham High Road	1.0	0.5	0.3	1.6	0.0	7.4	17.2	10.8	38.9
West Green Road & Seven Sisters	0.3	0.8	1.4	0.0	0.0	3.3	5.6	0.1	11.5
Tottenham Hale Retail Park	7.3	2.2	4.1	3.6	7.4	12.7	11.3	0.9	49.6
<b>Sub-total, Tottenham centres</b>	<b>8.6</b>	<b>3.6</b>	<b>5.9</b>	<b>5.2</b>	<b>7.4</b>	<b>23.4</b>	<b>34.2</b>	<b>11.7</b>	<b>100.0</b>
<b>Other locations, LB Haringey</b>									
Wood Green & Green Lanes incl. Arena Retail Park	80.9	8.8	29.1	5.4	40.9	52.0	91.8	66.3	375.2
Muswell Hill & Crouch End	24.1	74.9	64.6	17.8	4.6	18.0	2.0	1.2	207.2
<b>Sub-total, other locations, LB Haringey</b>	<b>105.1</b>	<b>83.7</b>	<b>93.8</b>	<b>23.2</b>	<b>45.5</b>	<b>70.0</b>	<b>93.7</b>	<b>67.5</b>	<b>582.4</b>
<b>Other centres</b>									
Enfield	10.4	1.0	2.7	1.1	26.9	1.7	18.7	41.5	104.0
Edmonton Green	5.4	1.1	0.7	0.0	2.9	8.6	9.6	28.6	57.0
Walthamstow	0.0	0.1	0.0	0.0	0.0	0.1	1.2	0.1	1.5
Chingford	0.0	0.4	0.0	1.4	0.0	0.3	0.9	2.1	5.2
Lakeside	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.6	1.6
Brent Cross	19.8	43.9	45.3	43.5	29.5	10.0	6.7	2.5	201.3
Stratford	0.0	0.0	0.0	0.0	0.0	3.4	3.5	0.6	7.5
Central London	39.4	22.7	59.9	35.1	31.3	70.1	29.7	13.0	301.3
Other	46.7	68.9	60.9	56.2	89.4	111.7	36.3	26.7	496.8
<b>Sub-total, other centres</b>	<b>121.9</b>	<b>138.1</b>	<b>169.4</b>	<b>137.3</b>	<b>180.1</b>	<b>205.9</b>	<b>106.7</b>	<b>116.9</b>	<b>1,176.2</b>
<b>Total</b>	<b>235.5</b>	<b>225.5</b>	<b>269.0</b>	<b>165.7</b>	<b>233.0</b>	<b>299.2</b>	<b>234.6</b>	<b>196.1</b>	<b>1,858.5</b>

Tottenham Hale District Centre  
Comparison Goods Retail Impact Assessment

Table 13a: Impact of Tottenham Hale District Centre Redevelopment, 2020

	Baseline 2020 (no dev't)	Inflow	Inflow	Total	Trade	Residual	Impact of
	£m	%	£m	turnover, 2020 £m	diversion £m	turnover of centre £m	THDC %
<b>Tottenham AAP centres</b>							
Bruce Grove & Tottenham High Road	29.5	10%	3.3	32.8	-2.0	34.8	6.0%
West Green Road & Seven Sisters	9.1	5%	0.5	9.6	-0.3	9.4	3.0%
Tottenham Hale Retail Park	82.8	15%	14.6	97.4	-	-	-
<b>Sub-total, Tottenham centres</b>	<b>121.3</b>	<b>-</b>	<b>18.4</b>	<b>139.7</b>	<b>-2.3</b>	<b>-</b>	<b>-</b>
<b>Other locations, LB Haringey</b>							
Wood Green & Green Lanes incl. Arena Retail Park	286.9	20%	71.7	358.7	-17.0	303.9	4.7%
Muswell Hill & Crouch End	168.6	5%	8.9	177.4	-0.5	169.1	0.3%
<b>Sub-total, other locations, LB Haringey</b>	<b>455.5</b>	<b>-</b>	<b>80.6</b>	<b>536.1</b>	<b>-17.6</b>	<b>473.1</b>	<b>-</b>
<b>Other centres</b>							
Enfield	80.0	-	-	80.0	-4.2	84.2	5.2%
Edmonton	45.5	-	-	45.5	-0.9	46.4	1.9%
Walthamstow	1.2	-	-	1.2	0.0	1.2	2.3%
Chingford	4.2	-	-	4.2	0.0	4.2	0.6%
Lakeside	1.3	-	-	1.3	-0.1	1.3	5.8%
Brent Cross	162.0	-	-	162.0	-1.9	164.0	1.2%
Stratford	5.7	-	-	5.7	-0.4	6.1	6.3%
Central London	239.6	-	-	239.6	-5.6	245.2	2.3%
Other	400.9	-	-	400.9	-3.9	404.7	1.0%
<b>Sub-total, other centres</b>	<b>940.3</b>	<b>-</b>	<b>-</b>	<b>940.3</b>	<b>-17.0</b>	<b>957.3</b>	<b>-</b>
<b>Total</b>	<b>1,517.2</b>	<b>-</b>	<b>-</b>	<b>1,616.1</b>	<b>-36.8</b>	<b>-</b>	<b>-</b>

Source: Table 6, Table 11

Table 13b: Impact of Tottenham Hale District Centre Redevelopment, 2025

	Baseline 2025 (no dev't)	Inflow	Inflow	Total	Trade	Residual	Impact of
	£m	%	£m	turnover, 2025 £m	diversion £m	turnover of centre £m	THDC %
<b>Tottenham AAP centres</b>							
Bruce Grove & Tottenham High Road	36.1	10%	4.0	40.1	-2.8	42.9	6.9%
West Green Road & Seven Sisters	11.1	5%	0.6	11.7	-0.4	11.5	3.4%
Tottenham Hale Retail Park	101.3	15%	17.9	119.1	-	-	-
<b>Sub-total, Tottenham centres</b>	<b>148.5</b>	<b>-</b>	<b>22.5</b>	<b>170.9</b>	<b>-3.2</b>	<b>-</b>	<b>-</b>
<b>Other locations, LB Haringey</b>							
Wood Green & Green Lanes incl. Arena Retail Park	351.3	20%	87.8	439.1	-23.9	375.2	5.4%
Muswell Hill & Crouch End	206.4	5%	10.9	217.3	-0.8	207.2	0.4%
<b>Sub-total, other locations, LB Haringey</b>	<b>557.7</b>	<b>-</b>	<b>98.7</b>	<b>656.4</b>	<b>-24.7</b>	<b>582.4</b>	<b>-</b>
<b>Other centres</b>							
Enfield	98.1	-	-	98.1	-5.9	104.0	6.0%
Edmonton	55.8	-	-	55.8	-1.2	57.0	2.2%
Walthamstow	1.5	-	-	1.5	0.0	1.5	2.7%
Chingford	5.1	-	-	5.1	0.0	5.2	0.6%
Lakeside	1.5	-	-	1.5	-0.1	1.6	6.6%
Brent Cross	198.6	-	-	198.6	-2.7	201.3	1.4%
Stratford	7.0	-	-	7.0	-0.5	7.5	7.3%
Central London	293.4	-	-	293.4	-7.9	301.3	2.7%
Other	491.3	-	-	491.3	-5.4	496.8	1.1%
<b>Sub-total, other centres</b>	<b>1152.3</b>	<b>-</b>	<b>-</b>	<b>1152.3</b>	<b>-23.8</b>	<b>1176.2</b>	<b>-</b>
<b>Total</b>	<b>1,858.5</b>	<b>-</b>	<b>-</b>	<b>1,979.7</b>	<b>-51.7</b>	<b>-</b>	<b>-</b>

Source: Table 7, Table 12



Tottenham Hale District Centre  
Comparison Goods Retail Impact Assessment

Table 14a: Cumulative impact assessment with High Road West, 2020

	Turnover 2020	Trade diversion to THDC, 2020	Residual turnover of centre, 2020	Trade diversion to High Road West, 2020		Total trade diversion, 2020 (THDC + High Road West)	Residual turnover of centre	Cumulative impact
	£m		£m	%	£m	£m	£m	%
<b>Tottenham AAP centres</b>								
Bruce Grove & Tottenham High Road	32.8	-2.0	34.8	1%	0.5	-1.5	34.3	4.5%
West Green Road & Seven Sisters	9.6	-0.3	9.4	1%	0.4	0.1	9.5	-1.2%
Tottenham Hale District Centre	61.7	0.0	61.7	7%	4.4	4.4	57.3	-7.1%
<b>Sub-total, Tottenham centres</b>	<b>104.1</b>	<b>-2.3</b>	<b>105.9</b>	<b>8%</b>	<b>5.3</b>	<b>3.0</b>	<b>101.0</b>	
<b>Other locations, LB Haringey</b>								
Wood Green & Green Lanes incl. Arena Retail Park	358.7	-17.0	303.9	25%	15.9	-1.1	359.8	0.3%
Muswell Hill & Crouch End	177.4	-0.5	169.1	4%	2.3	1.8	175.7	-1.0%
<b>Sub-total, other locations, LB Haringey</b>	<b>536.1</b>	<b>-17.6</b>	<b>473.1</b>	<b>29%</b>	<b>18.2</b>	<b>0.6</b>	<b>535.5</b>	
<b>Other centres*</b>								
Enfield	80.0	-4.2	84.2	10%	6.3	2.1	77.9	-
Edmonton	45.5	-0.9	46.4	4%	2.5	1.6	43.9	-
Walthamstow	1.2	0.0	1.2	1%	0.6	0.6	0.6	-
Chingford	4.2	0.0	4.2	0%	0.0	0.0	4.2	-
Lakeside	1.3	-0.1	1.3	2%	1.3	1.2	0.1	-
Brent Cross	162.0	-1.9	164.0	2%	1.3	-0.7	162.7	-
Stratford	5.7	-0.4	6.1	3%	1.9	1.5	4.2	-
Central London	239.6	-5.6	245.2	25%	15.7	10.0	229.6	-
Other	400.9	-3.9	404.7	15%	9.4	5.5	395.4	-
<b>Sub-total, other centres</b>	<b>940.3</b>	<b>-17.0</b>	<b>957.3</b>	<b>62%</b>	<b>38.8</b>	<b>21.9</b>	<b>918.5</b>	
<b>Total</b>	<b>1,580.5</b>	<b>-36.8</b>	<b>1,536.2</b>	<b>100%</b>	<b>62.3</b>	<b>25.5</b>	<b>1,555.0</b>	

\*survey area-derived turnovers only

Table 14b: Cumulative impact assessment with High Road West, 2025

	Turnover 2025	Trade diversion to THDC, 2025	Residual turnover of centre, 2025	Trade diversion to High Road West, 2025		Total trade diversion, 2025 (THDC + High Road West)	Residual turnover of centre	Cumulative impact
	£m		£m	%	£m	£m	£m	%
<b>Tottenham AAP centres</b>								
Bruce Grove & Tottenham High Road	40.1	-2.8	42.9	1%	0.6	-2.2	42.3	5.6%
West Green Road & Seven Sisters	11.7	-0.3	11.5	1%	0.4	0.2	11.5	-1.4%
Tottenham Hale District Centre	66.5	0.0	66.5	7%	4.9	4.9	61.6	-7.3%
<b>Sub-total, Tottenham centres</b>	<b>118.3</b>	<b>-3.1</b>	<b>120.9</b>	<b>8%</b>	<b>5.9</b>	<b>2.8</b>	<b>115.5</b>	
<b>Other locations, LB Haringey</b>								
Wood Green & Green Lanes incl. Arena Retail Park	439.1	-23.9	375.2	25%	17.6	-6.3	445.4	1.4%
Muswell Hill & Crouch End	217.3	-0.8	207.2	4%	2.5	1.8	215.5	-0.8%
<b>Sub-total, other locations, LB Haringey</b>	<b>656.4</b>	<b>-24.7</b>	<b>582.4</b>	<b>29%</b>	<b>20.2</b>	<b>-4.5</b>	<b>660.9</b>	
<b>Other centres*</b>								
Enfield	98.1	-5.9	104.0	10%	6.9	1.0	97.1	-
Edmonton	55.8	-1.2	57.0	4%	2.8	1.6	54.2	-
Walthamstow	1.5	0.0	1.5	1%	0.7	0.7	0.8	-
Chingford	5.1	0.0	5.2	0%	0.0	0.0	5.2	-
Lakeside	1.5	-0.1	1.6	2%	1.4	1.3	0.3	-
Brent Cross	198.6	-2.7	201.3	2%	1.4	-1.3	199.9	-
Stratford	7.0	-0.5	7.5	3%	2.1	1.6	5.4	-
Central London	293.4	-7.9	301.3	25%	17.3	9.4	284.0	-
Other	491.3	-5.4	496.8	15%	10.4	5.0	486.4	-
<b>Sub-total, other centres</b>	<b>1152.3</b>	<b>-23.8</b>	<b>1176.2</b>	<b>62%</b>	<b>43.0</b>	<b>19.1</b>	<b>1133.2</b>	
<b>Total</b>	<b>1,927.0</b>	<b>-51.6</b>	<b>1,879.5</b>	<b>100%</b>	<b>69.0</b>	<b>17.4</b>	<b>1,909.6</b>	

\*survey area-derived turnovers only

**Tottenham Hale District Centre  
Comparison Goods Retail Impact Assessment (higher population growth scenario)**

**Table B1: Survey Area Population Forecasts**

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Total
2015	67,610	43,794	54,296	30,533	49,391	79,498	85,811	72,259	483,192
2020	71,872	46,787	58,085	32,711	53,000	84,854	97,022	80,459	524,789
2025	75,500	49,375	61,099	34,482	56,221	89,331	104,903	89,750	560,662
<b>Change 2015-25</b>	<b>7,890</b>	<b>5,581</b>	<b>6,803</b>	<b>3,949</b>	<b>6,830</b>	<b>9,833</b>	<b>19,092</b>	<b>17,491</b>	<b>77,470</b>

Source: Experian Micromarketer. 2012-based population projections.

denotes adjusted population figures (informed by LBH household projections)

**Table B1b: Postcode sectors**

Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8
N8 0	N2 8	N6 5	N2 0	N11 1	N4 1	N15 3	N13 6
N8 7	N2 9	N8 8	N6 4	N11 2	N4 2	N15 4	N17 0
N22 5	N10 1	N8 9	N6 6	N11 3	N4 3	N15 5	N17 7
N22 6	N10 2	N19 3	N19 5	N13 4	N4 4	N15 6	N17 8
N22 7	N10 3	N19 4		N14 7	N16 5	N17 6	N18 1
N22 8					N16 6	N17 9	N18 2

Source: Haringey Retail Study 2013, Table A.1

**Table B2: Per capita comparison goods expenditure**

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8
2015	2,658	3,891	3,752	4,094	3,531	2,854	2,085	2,050
2020	3,153	4,616	4,451	4,857	4,189	3,386	2,473	2,432
2025	3,670	5,372	5,180	5,652	4,875	3,940	2,879	2,830

Assumes increase in comparison goods spend in line with forecasts at Figure 1a of Experian Retail Planner Briefing Note 13, October 2015

**Table B3: Total comparison goods expenditure**

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Total
2015, £m	179.7	170.4	203.7	125.0	174.4	226.9	178.9	148.1	1,407.2
SFT, %	11.70%	11.70%	11.70%	11.70%	11.70%	11.70%	11.70%	11.70%	-
SFT, £m	21.0	19.9	23.8	14.6	20.4	26.5	20.9	17.3	164.6
<b>Total, 2015</b>	<b>158.7</b>	<b>150.5</b>	<b>179.9</b>	<b>110.4</b>	<b>154.0</b>	<b>200.3</b>	<b>158.0</b>	<b>130.8</b>	<b>1,242.5</b>
2020, £m	226.6	216.0	258.5	158.9	222.0	287.3	240.0	195.7	1,805.0
SFT, %	14.90%	14.90%	14.90%	14.90%	14.90%	14.90%	14.90%	14.90%	-
SFT, £m	33.8	32.2	38.5	23.7	33.1	42.8	35.8	29.2	268.9
<b>Total, 2020</b>	<b>192.9</b>	<b>183.8</b>	<b>220.0</b>	<b>135.2</b>	<b>188.9</b>	<b>244.5</b>	<b>204.2</b>	<b>166.5</b>	<b>1,536.0</b>
2025, £m	277.1	265.2	316.5	194.9	274.1	352.0	302.0	254.0	2,235.7
SFT, %	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	15.00%	-
SFT, £m	41.6	39.8	47.5	29.2	41.1	52.8	45.3	38.1	335.4
<b>Total, 2025</b>	<b>235.5</b>	<b>225.5</b>	<b>269.0</b>	<b>165.7</b>	<b>233.0</b>	<b>299.2</b>	<b>256.7</b>	<b>215.9</b>	<b>1,900.4</b>
<b>Change 2015-25</b>	<b>76.8</b>	<b>75.0</b>	<b>89.1</b>	<b>55.3</b>	<b>79.0</b>	<b>98.8</b>	<b>98.7</b>	<b>85.1</b>	<b>657.8</b>

Source: Table B1, Table B2. SFT figures from Experian Retail Planner 13, October 2015, Appendix 3

**Tottenham Hale District Centre  
Comparison Goods Retail Impact Assessment (higher population growth scenario)**

Table B4: Baseline Comparison Goods Allocation 2015 - %

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8
	%	%	%	%	%	%	%	%
<b>Tottenham AAP centres</b>								
Bruce Grove & Tottenham High Road	0.4%	0.2%	0.1%	1.0%	0.0%	2.4%	6.5%	5.2%
West Green Road & Seven Sisters	0.1%	0.4%	0.5%	0.0%	0.0%	1.1%	2.3%	0.0%
Tottenham Hale Retail Park	3.1%	1.0%	4.1%	2.2%	3.2%	6.1%	16.2%	6.9%
<b>Other locations, LB Haringey</b>								
Wood Green & Green Lanes incl. Arena Retail Park	34.4%	3.9%	10.3%	3.2%	17.6%	16.8%	32.9%	30.7%
Muswell Hill & Crouch End	10.2%	33.2%	23.8%	10.7%	2.0%	6.0%	0.8%	0.6%
<b>Other centres</b>								
Enfield	4.4%	0.5%	0.9%	0.7%	11.6%	0.5%	6.9%	19.6%
Edmonton Green	2.3%	0.5%	0.3%	0.0%	1.2%	2.8%	3.9%	14.3%
Walthamstow	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%	0.1%
Chingford	0.0%	0.2%	0.0%	0.9%	0.0%	0.1%	0.4%	1.1%
Lakeside	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.8%
Brent Cross	8.4%	19.5%	16.2%	26.3%	12.7%	3.2%	2.5%	1.2%
Stratford	0.0%	0.0%	0.0%	0.0%	0.0%	1.1%	1.3%	0.3%
Central London	16.7%	10.0%	21.5%	21.2%	13.5%	22.9%	11.3%	6.2%
Other	19.9%	30.5%	22.2%	33.9%	38.4%	36.9%	14.5%	13.2%

Tottenham Hale District Centre  
Comparison Goods Retail Impact Assessment (higher population growth scenario)

Table B5: Baseline Comparison Goods Allocation 2015 - £m

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Sub-total
	£m	£m	£m	£m	£m	£m	£m	£m	£m
<b>Total available spending, 2015</b>	<b>158.7</b>	<b>150.5</b>	<b>179.9</b>	<b>110.4</b>	<b>154.0</b>	<b>200.3</b>	<b>158.0</b>	<b>130.8</b>	<b>1,242.5</b>
<b>Tottenham AAP centres</b>									
Bruce Grove & Tottenham High Road	0.7	0.4	0.2	1.1	0.0	4.8	10.3	6.8	24.2
West Green Road & Seven Sisters	0.2	0.6	0.9	0.0	0.0	2.2	3.6	0.0	7.5
Tottenham Hale Retail Park	4.9	1.5	7.4	2.4	4.9	12.3	25.5	9.0	67.9
<b>Sub-total, Tottenham centres</b>	<b>5.8</b>	<b>2.4</b>	<b>8.6</b>	<b>3.5</b>	<b>4.9</b>	<b>19.3</b>	<b>39.4</b>	<b>15.8</b>	<b>99.5</b>
<b>Other locations, LB Haringey</b>									
Wood Green & Green Lanes incl. Arena Retail Park	54.5	5.9	18.5	3.6	27.1	33.6	52.0	40.2	235.3
Muswell Hill & Crouch End	16.3	50.0	42.8	11.9	3.0	12.0	1.3	0.8	138.0
<b>Sub-total, other locations, LB Haringey</b>	<b>70.8</b>	<b>55.9</b>	<b>61.3</b>	<b>15.4</b>	<b>30.1</b>	<b>45.6</b>	<b>53.3</b>	<b>41.0</b>	<b>373.3</b>
<b>Other centres</b>									
Enfield	7.0	0.7	1.7	0.7	17.8	1.1	10.9	25.6	65.5
Edmonton Green	3.7	0.7	0.5	0.0	1.9	5.7	6.2	18.6	37.3
Walthamstow	0.0	0.1	0.0	0.0	0.0	0.1	0.8	0.1	1.0
Chingford	0.0	0.3	0.0	0.9	0.0	0.2	0.6	1.4	3.4
Lakeside	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0	1.0
Brent Cross	13.4	29.3	29.2	29.0	19.5	6.5	4.0	1.6	132.5
Stratford	0.0	0.0	0.0	0.0	0.0	2.2	2.1	0.4	4.7
Central London	26.5	15.1	38.6	23.4	20.7	45.8	17.8	8.1	196.2
Other	31.5	46.0	40.0	37.4	59.1	73.9	23.0	17.2	328.1
<b>Sub-total, other centres</b>	<b>82.1</b>	<b>92.2</b>	<b>110.0</b>	<b>91.5</b>	<b>119.0</b>	<b>135.5</b>	<b>65.3</b>	<b>74.1</b>	<b>769.8</b>
<b>Total</b>	<b>158.7</b>	<b>150.5</b>	<b>179.9</b>	<b>110.4</b>	<b>154.0</b>	<b>200.4</b>	<b>158.0</b>	<b>130.8</b>	<b>1,242.6</b>

Source: Table 3, Table 4

Tottenham Hale District Centre  
Comparison Goods Retail Impact Assessment (higher population growth scenario)

Table B6: Baseline Comparison Goods Allocation 2020 - Em

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Sub-total
	Em	Em	Em	Em	Em	Em	Em	Em	Em
<b>Total available spending, 2020</b>	<b>192.9</b>	<b>183.8</b>	<b>220.0</b>	<b>135.2</b>	<b>188.9</b>	<b>244.5</b>	<b>204.2</b>	<b>166.5</b>	<b>1,536.0</b>
<b>Tottenham AAP centres</b>									
Bruce Grove & Tottenham High Road	0.8	0.4	0.3	1.3	0.0	5.9	13.3	8.6	30.6
West Green Road & Seven Sisters	0.2	0.7	1.2	0.0	0.0	2.6	4.6	0.1	9.4
Tottenham Hale Retail Park	6.0	1.8	9.1	2.9	6.0	15.0	33.0	11.4	85.2
<b>Sub-total, Tottenham centres</b>	<b>7.0</b>	<b>3.0</b>	<b>10.5</b>	<b>4.2</b>	<b>6.0</b>	<b>23.5</b>	<b>50.9</b>	<b>20.1</b>	<b>125.2</b>
<b>Other locations, LB Haringey</b>									
Wood Green & Green Lanes incl. Arena Retail Park	66.3	7.2	22.6	4.4	33.2	41.0	67.2	51.2	293.0
Muswell Hill & Crouch End	19.8	61.1	52.4	14.5	3.7	14.6	1.6	1.0	168.7
<b>Sub-total, other locations, LB Haringey</b>	<b>86.0</b>	<b>68.2</b>	<b>75.0</b>	<b>18.9</b>	<b>36.9</b>	<b>55.6</b>	<b>68.8</b>	<b>52.2</b>	<b>461.7</b>
<b>Other centres</b>									
Enfield	8.6	0.9	2.1	0.9	21.8	1.3	14.1	32.6	82.1
Edmonton Green	4.4	0.9	0.6	0.0	2.3	7.0	8.0	23.7	46.9
Walthamstow	0.0	0.1	0.0	0.0	0.0	0.1	1.0	0.1	1.3
Chingford	0.0	0.3	0.0	1.2	0.0	0.3	0.8	1.8	4.3
Lakeside	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.3	1.3
Brent Cross	16.2	35.8	35.7	35.5	23.9	7.9	5.2	2.0	162.4
Stratford	0.0	0.0	0.0	0.0	0.0	2.7	2.7	0.5	5.9
Central London	32.3	18.5	47.3	28.7	25.4	55.9	23.0	10.4	241.4
Other	38.3	56.1	48.9	45.8	72.5	90.2	29.7	22.0	403.5
<b>Sub-total, other centres</b>	<b>99.8</b>	<b>112.6</b>	<b>134.6</b>	<b>112.1</b>	<b>146.0</b>	<b>165.4</b>	<b>84.5</b>	<b>94.3</b>	<b>949.2</b>
<b>Total</b>	<b>192.9</b>	<b>183.8</b>	<b>220.0</b>	<b>135.2</b>	<b>188.9</b>	<b>244.5</b>	<b>204.2</b>	<b>166.5</b>	<b>1,536.1</b>



Tottenham Hale District Centre  
 Comparison Goods Retail Impact Assessment (higher population growth scenario)

Table B7: Baseline Comparison Goods Allocation 2025 - Em

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Sub-total
	Em	Em	Em	Em	Em	Em	Em	Em	Em
<b>Total available spending, 2025</b>	<b>235.5</b>	<b>225.5</b>	<b>269.0</b>	<b>165.7</b>	<b>233.0</b>	<b>299.2</b>	<b>256.7</b>	<b>215.9</b>	<b>1,900.4</b>
<b>Tottenham AAP centres</b>									
Bruce Grove & Tottenham High Road	1.0	0.5	0.3	1.6	0.0	7.2	16.7	11.2	38.6
West Green Road & Seven Sisters	0.3	0.8	1.4	0.0	0.0	3.2	5.8	0.1	11.6
Tottenham Hale Retail Park	7.3	2.2	11.1	3.6	7.4	18.3	41.5	14.8	106.2
<b>Sub-total, Tottenham centres</b>	<b>8.6</b>	<b>3.6</b>	<b>12.8</b>	<b>5.2</b>	<b>7.4</b>	<b>28.8</b>	<b>64.0</b>	<b>26.0</b>	<b>156.4</b>
<b>Other locations, LB Haringey</b>									
Wood Green & Green Lanes incl. Arena Retail Park	80.9	8.8	27.6	5.4	40.9	50.2	84.5	66.3	364.7
Muswell Hill & Crouch End	24.1	74.9	64.1	17.8	4.6	17.9	2.1	1.3	206.7
<b>Sub-total, other locations, LB Haringey</b>	<b>105.1</b>	<b>83.7</b>	<b>91.7</b>	<b>23.2</b>	<b>45.5</b>	<b>68.1</b>	<b>86.5</b>	<b>67.6</b>	<b>571.4</b>
<b>Other centres</b>									
Enfield	10.4	1.0	2.5	1.1	26.9	1.6	17.7	42.2	103.5
Edmonton Green	5.4	1.1	0.7	0.0	2.9	8.5	10.0	30.8	59.4
Walthamstow	0.0	0.1	0.0	0.0	0.0	0.1	1.3	0.1	1.6
Chingford	0.0	0.4	0.0	1.4	0.0	0.3	1.0	2.3	5.4
Lakeside	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.7	1.7
Brent Cross	19.8	43.9	43.7	43.5	29.5	9.7	6.5	2.6	199.4
Stratford	0.0	0.0	0.0	0.0	0.0	3.3	3.4	0.6	7.4
Central London	39.4	22.7	57.8	35.1	31.3	68.5	28.9	13.4	297.1
Other	46.7	68.9	59.8	56.2	89.4	110.4	37.3	28.5	497.2
<b>Sub-total, other centres</b>	<b>121.9</b>	<b>138.1</b>	<b>164.5</b>	<b>137.3</b>	<b>180.1</b>	<b>202.4</b>	<b>106.2</b>	<b>122.2</b>	<b>1,172.7</b>
<b>Total</b>	<b>235.5</b>	<b>225.5</b>	<b>269.0</b>	<b>165.7</b>	<b>233.0</b>	<b>299.2</b>	<b>256.7</b>	<b>215.9</b>	<b>1,900.4</b>

**Tottenham Hale District Centre  
Comparison Goods Retail Impact Assessment (higher population growth scenario)**

**Table B8a: Floorspace Assumptions**

	sq.m gross	sq.m net
<b>Existing retail floorspace, Tottenham Hale Retail Park</b>		
Comparison goods floorspace <sup>1</sup>	-	17,615
Convenience goods floorspace (Lidl) <sup>2</sup>	-	697
<b>Total</b>	<b>-</b>	<b>18,312</b>
<b>Proposed retail floorspace, Tottenham Hale District Centre</b>		
<b>Total proposed floorspace<sup>3</sup></b>	<b>19,897</b>	<b>15,918</b>
Of which,		
Comparison goods floorspace (assumed 60%)	11,938	9,551
Convenience goods floorspace (assumed 20%)	3,979	3,184
Retail services, financial services, restaurants, cafes (assumed 20%)	3,979	3,184

<sup>1</sup> Source: Haringey Retail Study, Appendix 2, Table 1 & Table 2

<sup>2</sup> Source: Haringey Retail Study, Appendix 2, Table 1

<sup>3</sup> Source: Tottenham Hale District Centre Framework, page 181

Gross: net ratio of 80% applied to proposed district centre floorspace

All floorspace figures are indicative.

**Table B8b: Floorspace Change**

	sq.m net
<b>Comparison goods</b>	
Existing floorspace	17,615
Proposed floorspace	9,551
<i>Floorspace change</i>	<i>-8,064</i>
<b>Convenience goods</b>	
Existing floorspace	697
Proposed floorspace	3,184
<i>Floorspace change</i>	<i>2,487</i>

## Tottenham Hale District Centre

### Comparison Goods Retail Impact Assessment (higher population growth scenario)

**Table B9a: Existing Turnover of Tottenham Hale Retail Park ('no development' scenario) - 2015**

	Trade Draw of existing floorspace from Haringey Study Area 2015 (£m) <sup>1</sup>	Inflow, 2015 (£m) <sup>2</sup>	Total turnover, 2015 (£m)	Total turnover, 2020 (£m) <sup>3</sup>	Total turnover, 2025 (£m) <sup>3</sup>
Comparison goods floorspace	67.9	23.4	91.2	114.7	143.0

<sup>1</sup> Source: Table 5

<sup>2</sup> Inflow figures informed by LB Waltham Forest Retail & Town Centre Study (GVA, 2015) and LB Enfield Retail Study Update (NLP, 2009)

<sup>3</sup> Allowance for improvements in floorspace efficiency of 1.5% per annum, 2015-25

**Table B9b: Turnover of proposed floorspace at Tottenham Hale District Centre**

	Proposed floorspace (sq.m net, indicative) <sup>1</sup>	Turnover per sq.m (£) <sup>2</sup>	Total turnover, 2015 (£m)	Total turnover, 2020 (£m) <sup>3</sup>	Total turnover, 2025 (£m) <sup>3</sup>
Comparison goods floorspace	9,551	6,000	57.3	61.7	66.5
Convenience goods floorspace	3,184	-	25.5	25.8	26.2
<i>Discount foodstore (replacement, enlarged Lidl store)</i>	<i>1,500</i>	<i>3,500</i>	<i>5.3</i>	<i>5.3</i>	<i>5.4</i>
<i>Mainline supermarket</i>	<i>1,684</i>	<i>12,000</i>	<i>20.2</i>	<i>20.5</i>	<i>20.8</i>

<sup>1</sup> Source: Table B6

<sup>2</sup> Turnover per sq.m is an assumed aggregate comparison / convenience sales density in the absence of confirmed operators. It is assumed that Lidl will retain a trading presence.

<sup>3</sup> Allowance for improvements in floorspace efficiency of 1.5% per annum for comparison goods and 0.3% per annum for convenience goods

**Table B9c: Turnover change (comparison goods)**

	2015 (£m)	2020 (£m)	2025 (£m)
Existing floorspace ('no development' scenario) Turnover	91.2	114.7	143.0
Proposed floorspace Turnover	57.3	61.7	66.5
Change in turnover	-33.9	-53.0	-76.5

Source: Table B7a / Table B7b

**Tottenham Hale District Centre  
Comparison Goods Retail Impact Assessment (higher population growth scenario)**

**Table B10a: Patterns of trade diversion, 2020**

Net change in turnover of comparison goods floorspace, 2020 (£m)											
	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Total from study area	Inflow	Overall total
Trade diversion (%)	0%	0%	10%	0%	0%	8%	38%	18%	74%	26%	100%
Trade diversion (£m)	0.0	0.0	-5.3	0.0	0.0	-4.2	-20.1	-9.5	-39.2	-13.8	-53.0

**Table B10b: Patterns of trade diversion, 2025**

Net change in turnover of comparison goods floorspace, 2025 (£m)											
	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Total from study area	Inflow	Overall total
Trade diversion (%)	0%	0%	10%	0%	0%	8%	38%	18%	74%	26%	100%
Trade diversion (£m)	0.0	0.0	-7.6	0.0	0.0	-6.1	-29.1	-13.8	-56.6	-19.9	-76.5

Tottenham Hale District Centre

Comparison Goods Retail Impact Assessment (higher population growth scenario)

Table B11: Comparison Goods Allocation 2020, Post Tottenham Hale Redevelopment

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Sub-total
	£m	£m	£m	£m	£m	£m	£m	£m	£m
<b>Total available spending, 2020</b>	<b>192.9</b>	<b>183.8</b>	<b>220.0</b>	<b>135.2</b>	<b>188.9</b>	<b>244.5</b>	<b>204.2</b>	<b>166.5</b>	<b>1,536.0</b>
<b>Tottenham AAP centres</b>									
Bruce Grove & Tottenham High Road	0.8	0.4	0.3	1.3	0.0	6.0	14.8	9.1	32.8
West Green Road & Seven Sisters	0.2	0.7	1.2	0.0	0.0	2.7	4.9	0.1	9.7
Tottenham Hale Retail Park	6.0	1.8	3.8	2.9	6.0	10.7	12.9	1.9	46.0
<b>Sub-total, Tottenham centres</b>	<b>7.0</b>	<b>3.0</b>	<b>5.2</b>	<b>4.2</b>	<b>6.0</b>	<b>19.4</b>	<b>32.5</b>	<b>11.0</b>	<b>88.4</b>
<b>Other locations, LB Haringey</b>									
Wood Green & Green Lanes incl. Arena Retail Park	66.3	7.2	23.7	4.4	33.2	42.4	78.3	55.7	311.1
Muswell Hill & Crouch End	19.8	61.1	52.8	14.5	3.7	14.7	1.7	1.0	169.3
<b>Sub-total, other locations, LB Haringey</b>	<b>86.0</b>	<b>68.2</b>	<b>76.6</b>	<b>18.9</b>	<b>36.9</b>	<b>57.1</b>	<b>79.9</b>	<b>56.7</b>	<b>480.4</b>
<b>Other centres</b>									
Enfield	8.6	0.9	2.2	0.9	21.8	1.3	16.0	35.0	86.6
Edmonton Green	4.4	0.9	0.6	0.0	2.3	7.0	8.3	24.3	47.9
Walthamstow	0.0	0.1	0.0	0.0	0.0	0.1	1.1	0.1	1.3
Chingford	0.0	0.3	0.0	1.2	0.0	0.3	0.8	1.8	4.3
Lakeside	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.4	1.4
Brent Cross	16.2	35.8	36.9	35.5	23.9	8.1	5.8	2.1	164.5
Stratford	0.0	0.0	0.0	0.0	0.0	2.8	3.0	0.5	6.3
Central London	32.3	18.5	48.8	28.7	25.4	57.2	25.5	11.0	247.4
Other	38.3	56.1	49.7	45.8	72.5	91.2	31.3	22.6	407.6
<b>Sub-total, other centres</b>	<b>99.8</b>	<b>112.6</b>	<b>138.3</b>	<b>112.1</b>	<b>146.0</b>	<b>168.0</b>	<b>91.8</b>	<b>98.7</b>	<b>967.2</b>
<b>Total</b>	<b>192.9</b>	<b>183.8</b>	<b>220.0</b>	<b>135.2</b>	<b>188.9</b>	<b>244.5</b>	<b>204.2</b>	<b>166.5</b>	<b>1,536.1</b>

Table B12: Comparison Goods Allocation 2025, Post Tottenham Hale Redevelopment

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Sub-total
	£m	£m	£m	£m	£m	£m	£m	£m	£m
<b>Total available spending, 2025</b>	<b>235.5</b>	<b>225.5</b>	<b>269.0</b>	<b>165.7</b>	<b>233.0</b>	<b>299.2</b>	<b>256.7</b>	<b>215.9</b>	<b>1,900.4</b>
<b>Tottenham AAP centres</b>									
Bruce Grove & Tottenham High Road	1.0	0.5	0.3	1.6	0.0	7.4	18.8	11.9	41.6
West Green Road & Seven Sisters	0.3	0.8	1.4	0.0	0.0	3.3	6.1	0.1	12.1
Tottenham Hale Retail Park	7.3	2.2	3.4	3.6	7.4	12.2	12.4	1.0	49.6
<b>Sub-total, Tottenham centres</b>	<b>8.6</b>	<b>3.6</b>	<b>5.2</b>	<b>5.2</b>	<b>7.4</b>	<b>22.9</b>	<b>37.4</b>	<b>13.0</b>	<b>103.3</b>
<b>Other locations, LB Haringey</b>									
Wood Green & Green Lanes incl. Arena Retail Park	80.9	8.8	29.3	5.4	40.9	52.2	100.4	72.9	390.8
Muswell Hill & Crouch End	24.1	74.9	64.7	17.8	4.6	18.0	2.1	1.3	207.6
<b>Sub-total, other locations, LB Haringey</b>	<b>105.1</b>	<b>83.7</b>	<b>94.0</b>	<b>23.2</b>	<b>45.5</b>	<b>70.2</b>	<b>102.6</b>	<b>74.2</b>	<b>598.4</b>
<b>Other centres</b>									
Enfield	10.4	1.0	2.7	1.1	26.9	1.7	20.5	45.7	110.0
Edmonton Green	5.4	1.1	0.7	0.0	2.9	8.6	10.5	31.5	60.8
Walthamstow	0.0	0.1	0.0	0.0	0.0	0.1	1.3	0.1	1.6
Chingford	0.0	0.4	0.0	1.4	0.0	0.3	1.0	2.3	5.5
Lakeside	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.8	1.8
Brent Cross	19.8	43.9	45.4	43.5	29.5	10.0	7.4	2.8	202.3
Stratford	0.0	0.0	0.0	0.0	0.0	3.4	3.8	0.6	7.9
Central London	39.4	22.7	60.1	35.1	31.3	70.3	32.6	14.3	305.8
Other	46.7	68.9	61.0	56.2	89.4	111.8	39.7	29.4	503.1
<b>Sub-total, other centres</b>	<b>121.9</b>	<b>138.1</b>	<b>169.9</b>	<b>137.3</b>	<b>180.1</b>	<b>206.2</b>	<b>116.7</b>	<b>128.7</b>	<b>1,198.8</b>
<b>Total</b>	<b>235.5</b>	<b>225.5</b>	<b>269.0</b>	<b>165.7</b>	<b>233.0</b>	<b>299.2</b>	<b>256.7</b>	<b>215.9</b>	<b>1,900.4</b>



Tottenham Hale District Centre  
Comparison Goods Retail Impact Assessment (higher population growth scenario)

Table B13a: Impact of Tottenham Hale District Centre Redevelopment, 2020

	Baseline 2020 (no dev't)	Inflow	Inflow	Total	Trade	Residual	Impact of
	£m	%	£m	turnover, 2020 £m	diversion £m	turnover of centre £m	THDC %
<b>Tottenham AAP centres</b>							
Bruce Grove & Tottenham High Road	30.6	10%	3.4	34.0	-2.1	36.2	6.2%
West Green Road & Seven Sisters	9.4	5%	0.5	9.9	-0.3	9.7	3.1%
Tottenham Hale Retail Park	85.2	15%	15.0	100.2	-	-	-
<b>Sub-total, Tottenham centres</b>	<b>125.2</b>	<b>-</b>	<b>18.9</b>	<b>144.1</b>	<b>-2.4</b>	<b>-</b>	<b>-</b>
<b>Other locations, LB Haringey</b>							
Wood Green & Green Lanes incl. Arena Retail Park	293.0	20%	73.3	366.3	-18.1	311.1	4.9%
Muswell Hill & Crouch End	168.7	5%	8.9	177.6	-0.6	169.3	0.3%
<b>Sub-total, other locations, LB Haringey</b>	<b>461.7</b>	<b>-</b>	<b>82.1</b>	<b>543.8</b>	<b>-18.7</b>	<b>480.4</b>	<b>-</b>
<b>Other centres</b>							
Enfield	82.1	-	-	82.1	-4.5	86.6	5.4%
Edmonton	46.9	-	-	46.9	-0.9	47.9	2.0%
Walthamstow	1.3	-	-	1.3	0.0	1.3	2.4%
Chingford	4.3	-	-	4.3	0.0	4.3	0.6%
Lakeside	1.3	-	-	1.3	-0.1	1.4	5.9%
Brent Cross	162.4	-	-	162.4	-2.1	164.5	1.3%
Stratford	5.9	-	-	5.9	-0.4	6.3	6.5%
Central London	241.4	-	-	241.4	-6.0	247.4	2.5%
Other	403.5	-	-	403.5	-4.1	407.6	1.0%
<b>Sub-total, other centres</b>	<b>949.2</b>	<b>-</b>	<b>-</b>	<b>949.2</b>	<b>-18.1</b>	<b>967.2</b>	<b>-</b>
<b>Total</b>	<b>1,536.1</b>	<b>-</b>	<b>-</b>	<b>1,637.1</b>	<b>-39.2</b>	<b>-</b>	<b>-</b>

Source: Table B6, Table B11

Table B13b: Impact of Tottenham Hale District Centre Redevelopment, 2025

	Baseline 2025 (no dev't)	Inflow	Inflow	Total	Trade	Residual	Impact of
	£m	%	£m	turnover, 2025 £m	diversion £m	turnover of centre £m	THDC %
<b>Tottenham AAP centres</b>							
Bruce Grove & Tottenham High Road	38.6	10%	4.3	42.8	-3.1	45.9	7.1%
West Green Road & Seven Sisters	11.6	5%	0.6	12.2	-0.4	12.1	3.6%
Tottenham Hale Retail Park	106.2	15%	18.7	124.9	-	-	-
<b>Sub-total, Tottenham centres</b>	<b>156.4</b>	<b>-</b>	<b>23.6</b>	<b>180.0</b>	<b>-3.5</b>	<b>-</b>	<b>-</b>
<b>Other locations, LB Haringey</b>							
Wood Green & Green Lanes incl. Arena Retail Park	364.7	20%	91.2	455.8	-26.2	390.8	5.7%
Muswell Hill & Crouch End	206.7	5%	10.9	217.6	-0.8	207.6	0.4%
<b>Sub-total, other locations, LB Haringey</b>	<b>571.4</b>	<b>-</b>	<b>102.0</b>	<b>673.4</b>	<b>-27.0</b>	<b>598.4</b>	<b>-</b>
<b>Other centres</b>							
Enfield	103.5	-	-	103.5	-6.5	110.0	6.2%
Edmonton	59.4	-	-	59.4	-1.3	60.8	2.2%
Walthamstow	1.6	-	-	1.6	0.0	1.6	2.7%
Chingford	5.4	-	-	5.4	0.0	5.5	0.7%
Lakeside	1.7	-	-	1.7	-0.1	1.8	6.6%
Brent Cross	199.4	-	-	199.4	-3.0	202.3	1.5%
Stratford	7.4	-	-	7.4	-0.6	7.9	7.6%
Central London	297.1	-	-	297.1	-8.6	305.8	2.9%
Other	497.2	-	-	497.2	-5.9	503.1	1.2%
<b>Sub-total, other centres</b>	<b>1172.7</b>	<b>-</b>	<b>-</b>	<b>1172.7</b>	<b>-26.1</b>	<b>1198.8</b>	<b>-</b>
<b>Total</b>	<b>1,900.4</b>	<b>-</b>	<b>-</b>	<b>2,026.1</b>	<b>-56.6</b>	<b>-</b>	<b>-</b>

Source: Table B7, Table B12

Tottenham Hale District Centre  
Comparison Goods Retail Impact Assessment (higher population growth scenario)

Table B14a: Cumulative impact assessment with High Road West, 2020

	Turnover 2020	Trade diversion to THDC, 2020	Residual turnover of centre, 2020	Trade diversion to High Road West, 2020		Total trade diversion, 2020 (THDC + High Road West)	Residual turnover of centre	Cumulative impact
	£m		£m	%	£m	£m	£m	%
<b>Tottenham AAP centres</b>								
Bruce Grove & Tottenham High Road	34.0	-2.1	36.2	1%	0.5	-1.6	35.7	4.7%
West Green Road & Seven Sisters	9.9	-0.3	9.7	1%	0.4	0.1	9.8	-1.0%
Tottenham Hale District Centre	61.7	0.0	61.7	7%	4.4	4.4	57.3	-7.1%
<b>Sub-total, Tottenham centres</b>	<b>105.6</b>	<b>-2.4</b>	<b>107.6</b>	<b>8%</b>	<b>5.3</b>	<b>2.9</b>	<b>102.7</b>	
<b>Other locations, LB Haringey</b>								
Wood Green & Green Lanes incl. Arena Retail Park	366.3	-18.1	311.1	25%	15.9	-2.2	368.5	0.6%
Muswell Hill & Crouch End	177.6	-0.6	169.3	4%	2.3	1.7	175.9	-1.0%
<b>Sub-total, other locations, LB Haringey</b>	<b>543.8</b>	<b>-18.7</b>	<b>480.4</b>	<b>29%</b>	<b>18.2</b>	<b>-0.5</b>	<b>544.3</b>	
<b>Other centres*</b>								
Enfield	82.1	-4.5	86.6	10%	6.3	1.8	80.3	-
Edmonton	46.9	-0.9	47.9	4%	2.5	1.6	45.4	-
Walthamstow	1.3	0.0	1.3	1%	0.6	0.6	0.7	-
Chingford	4.3	0.0	4.3	0%	0.0	0.0	4.3	-
Lakeside	1.3	-0.1	1.4	2%	1.3	1.2	0.1	-
Brent Cross	162.4	-2.1	164.5	2%	1.3	-0.8	163.2	-
Stratford	5.9	-0.4	6.3	3%	1.9	1.5	4.4	-
Central London	241.4	-6.0	247.4	25%	15.7	9.7	231.7	-
Other	403.5	-4.1	407.6	15%	9.4	5.3	398.3	-
<b>Sub-total, other centres</b>	<b>949.2</b>	<b>-18.1</b>	<b>967.2</b>	<b>62%</b>	<b>38.8</b>	<b>20.7</b>	<b>928.4</b>	
<b>Total</b>	<b>1,598.6</b>	<b>-39.2</b>	<b>1,555.2</b>	<b>100%</b>	<b>62.3</b>	<b>23.1</b>	<b>1,575.5</b>	

\*survey area-derived turnovers only

Table B14b: Cumulative impact assessment with High Road West, 2025

	Turnover 2025	Trade diversion to THDC, 2025	Residual turnover of centre, 2025	Trade diversion to High Road West, 2025		Total trade diversion, 2025 (THDC + High Road West)	Residual turnover of centre	Cumulative impact
	£m		£m	%	£m	£m	£m	%
<b>Tottenham AAP centres</b>								
Bruce Grove & Tottenham High Road	42.8	-3.1	45.9	1%	0.6	-2.5	45.3	5.8%
West Green Road & Seven Sisters	12.2	-0.3	12.1	1%	0.4	0.1	12.1	-1.1%
Tottenham Hale District Centre	66.5	0.0	66.5	7%	4.9	4.9	61.6	-7.3%
<b>Sub-total, Tottenham centres</b>	<b>121.6</b>	<b>-3.4</b>	<b>124.5</b>	<b>8%</b>	<b>5.9</b>	<b>2.5</b>	<b>119.1</b>	
<b>Other locations, LB Haringey</b>								
Wood Green & Green Lanes incl. Arena Retail Park	455.8	-26.2	390.8	25%	17.6	-8.6	464.4	1.9%
Muswell Hill & Crouch End	217.6	-0.8	207.6	4%	2.5	1.7	215.9	-0.8%
<b>Sub-total, other locations, LB Haringey</b>	<b>673.4</b>	<b>-27.0</b>	<b>598.4</b>	<b>29%</b>	<b>20.2</b>	<b>-6.9</b>	<b>680.3</b>	
<b>Other centres*</b>								
Enfield	103.5	-6.5	110.0	10%	6.9	0.5	103.0	-
Edmonton	59.4	-1.3	60.8	4%	2.8	1.4	58.0	-
Walthamstow	1.6	0.0	1.6	1%	0.7	0.6	1.0	-
Chingford	5.4	0.0	5.5	0%	0.0	0.0	5.5	-
Lakeside	1.7	-0.1	1.8	2%	1.4	1.3	0.4	-
Brent Cross	199.4	-3.0	202.3	2%	1.4	-1.6	201.0	-
Stratford	7.4	-0.6	7.9	3%	2.1	1.5	5.8	-
Central London	297.1	-8.6	305.8	25%	17.3	8.7	288.4	-
Other	497.2	-5.9	503.1	15%	10.4	4.5	492.7	-
<b>Sub-total, other centres</b>	<b>1172.7</b>	<b>-26.1</b>	<b>1198.8</b>	<b>62%</b>	<b>43.0</b>	<b>16.9</b>	<b>1155.8</b>	
<b>Total</b>	<b>1,967.7</b>	<b>-56.5</b>	<b>1,921.6</b>	<b>100%</b>	<b>69.0</b>	<b>12.5</b>	<b>1,955.2</b>	

\*survey area-derived turnovers only

# APPENDIX VIII

## CONVENIENCE GOODS IMPACT MODELLING

Tottenham Hale District Centre  
Convenience Goods Retail Impact Assessment

Table 1a: Survey Area Population Forecasts

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Total
2015	67,610	43,794	54,296	30,533	49,391	79,498	85,811	72,259	483,192
2020	71,872	46,787	58,085	32,711	53,000	84,854	91,278	77,175	515,762
2025	75,500	49,375	61,099	34,482	56,221	89,331	95,876	81,509	543,393
<b>Change 2015-25</b>	<b>7,890</b>	<b>5,581</b>	<b>6,803</b>	<b>3,949</b>	<b>6,830</b>	<b>9,833</b>	<b>10,065</b>	<b>9,250</b>	<b>60,201</b>

Source: Experian Micromarketer. 2012-based population projections.

Table 1b: Postcode sectors

Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8
N8 0	N2 8	N6 5	N2 0	N11 1	N4 1	N15 3	N13 6
N8 7	N2 9	N8 8	N6 4	N11 2	N4 2	N15 4	N17 0
N22 5	N10 1	N8 9	N6 6	N11 3	N4 3	N15 5	N17 7
N22 6	N10 2	N19 3	N19 5	N13 4	N4 4	N15 6	N17 8
N22 7	N10 3	N19 4		N14 7	N16 5	N17 6	N18 1
N22 8					N16 6	N17 9	N18 2

Source: Haringey Retail Study 2013, Table A.1

Table 2: Per capita convenience goods expenditure

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8
2015	1,939	2,172	1,958	2,235	2,209	1,771	1,757	1,685
2020	1,947	2,181	1,966	2,244	2,218	1,778	1,764	1,692
2025	1,957	2,192	1,976	2,255	2,229	1,787	1,773	1,700

Assumes increase in convenience goods spend of 0.6% per annum

Table 3: Total convenience goods expenditure

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Total
2015, £m	131.1	95.1	106.3	68.2	109.1	140.8	150.8	121.8	923.2
SFT, %	2.80%	2.80%	2.80%	2.80%	2.80%	2.80%	2.80%	2.80%	-
SFT, £m	3.7	2.7	3.0	1.9	3.1	3.9	4.2	3.4	25.8
<b>Total, 2015</b>	<b>127.4</b>	<b>92.5</b>	<b>103.3</b>	<b>66.3</b>	<b>106.0</b>	<b>136.8</b>	<b>146.5</b>	<b>118.3</b>	<b>897.3</b>
2020, £m	139.9	102.0	114.2	73.4	117.5	150.9	161.0	130.6	989.5
SFT, %	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	-
SFT, £m	5.6	4.1	4.6	2.9	4.7	6.0	6.4	5.2	39.6
<b>Total, 2020</b>	<b>134.3</b>	<b>97.9</b>	<b>109.6</b>	<b>70.5</b>	<b>112.8</b>	<b>144.8</b>	<b>154.6</b>	<b>125.3</b>	<b>950.0</b>
2025, £m	147.7	108.2	120.7	77.8	125.3	159.6	170.0	138.6	1,047.9
SFT, %	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	-
SFT, £m	7.4	5.4	6.0	3.9	6.3	8.0	8.5	6.9	52.4
<b>Total, 2025</b>	<b>140.3</b>	<b>102.8</b>	<b>114.7</b>	<b>73.9</b>	<b>119.0</b>	<b>151.7</b>	<b>161.5</b>	<b>131.7</b>	<b>995.5</b>
<b>Change 2015-25</b>	<b>12.9</b>	<b>10.3</b>	<b>11.3</b>	<b>7.5</b>	<b>13.0</b>	<b>14.8</b>	<b>14.9</b>	<b>13.3</b>	<b>98.2</b>

Source: Table 1, Table 2. SFT figures from Experian Retail Planner 12.1, October 2014, Appendix 3

Tottenham Hale District Centre  
Convenience Goods Retail Impact Assessment

Table 4: Baseline convenience goods market shares

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8
	%	%	%	%	%	%	%	%
<b>Tottenham stores</b>								
<b>Bruce Grove &amp; Tottenham High Road</b>								
Sainsbury's, 867-869, High Road*	0.0%	0.0%	0.0%	2.3%	0.0%	0.0%	1.6%	15.9%
Asda, 490 High Road	0.8%	0.0%	0.0%	0.0%	0.7%	0.2%	5.1%	1.5%
Iceland, 522-528 High Road	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.9%	2.1%
TFC, 678-682 High Road	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%	0.5%
Sainsbury's Local, 669-673 High Road	0.0%	0.0%	0.7%	0.0%	0.0%	0.0%	0.3%	6.1%
Other stores, Bruce Grove & Tottenham High Road	0.0%	0.0%	0.7%	0.0%	0.0%	0.4%	7.1%	3.9%
<b>West Green Road &amp; Seven Sisters</b>								
Tesco, 230 High Road	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	6.1%	0.8%
Tesco Express, 89 High Road	0.0%	0.0%	0.0%	0.0%	0.0%	1.2%	5.1%	1.5%
Sainsbury's Local, West Green Road	1.4%	0.0%	1.4%	0.0%	0.0%	5.6%	1.6%	1.1%
Other stores, West Green Road & Seven Sisters	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	2.1%	0.0%
<b>Tottenham Hale</b>								
Lidl, Tottenham Hale Retail Park	0.0%	0.0%	1.4%	0.0%	0.0%	0.0%	1.6%	0.0%
Tesco Express, Hale Village	0.0%	0.0%	0.0%	0.0%	0.0%	0.4%	1.0%	0.5%
<b>Sub-total, Tottenham stores</b>	<b>2.2%</b>	<b>0.0%</b>	<b>4.1%</b>	<b>2.3%</b>	<b>0.7%</b>	<b>9.1%</b>	<b>37.0%</b>	<b>33.9%</b>
<b>Edmonton stores</b>								
Asda, West Mount, Edmonton Green	0.0%	0.0%	0.0%	0.0%	0.0%	0.4%	0.4%	4.9%
Lidl, Sterling Way, Edmonton Green	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.4%
Tesco Extra, Glover Drive, Upper Edmonton	1.2%	0.8%	0.0%	0.0%	0.0%	0.4%	5.4%	6.4%
Tesco Metro, North Mall, Edmonton Green*	0.0%	0.0%	0.7%	0.0%	0.0%	0.0%	3.1%	6.2%
Other stores, Edmonton	0.0%	0.0%	0.4%	0.0%	0.0%	0.8%	0.5%	8.7%
<b>Sub-total, Edmonton stores</b>	<b>1.2%</b>	<b>0.8%</b>	<b>1.1%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>1.6%</b>	<b>9.5%</b>	<b>28.6%</b>
<b>Wood Green stores</b>								
Morrisons, High Road, Wood Green	18.3%	0.0%	2.4%	0.0%	4.6%	1.7%	2.7%	8.1%
Sainsbury's, High Road, Wood Green	5.9%	0.0%	0.7%	0.0%	2.4%	0.0%	2.7%	2.0%
Sainsbury's Local, Hollywood Green, Wood Green	6.2%	0.0%	0.7%	0.0%	0.7%	1.2%	2.3%	0.0%
Other stores, Wood Green	13.8%	0.0%	1.7%	1.1%	4.4%	2.1%	5.8%	3.7%
<b>Sub-total, Wood Green stores</b>	<b>44.3%</b>	<b>0.0%</b>	<b>5.5%</b>	<b>1.1%</b>	<b>12.2%</b>	<b>4.9%</b>	<b>13.5%</b>	<b>13.7%</b>
<b>Stamford Hill stores</b>								
Morrisons, Stamford Hill	0.2%	0.0%	0.7%	0.0%	0.0%	9.2%	3.6%	0.0%
Sainsbury's, Amhurst Park, Stamford Hill	0.0%	0.0%	0.0%	0.0%	0.0%	5.2%	3.2%	0.0%
Asda, Clapton Common, Stamford Hill	0.0%	0.0%	0.0%	0.0%	0.0%	2.3%	0.4%	0.0%
<b>Sub-total, Stamford Hill stores</b>	<b>0.2%</b>	<b>0.0%</b>	<b>0.7%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>16.7%</b>	<b>7.3%</b>	<b>0.0%</b>
<b>Holloway / Finsbury Park / Green Lanes stores</b>								
Sainsbury's, Williamson Road, Haringey	3.2%	0.8%	5.1%	1.1%	0.0%	16.0%	6.3%	0.5%
Tesco Express, Seven Sisters Road, Finsbury Park	0.0%	0.0%	0.0%	0.0%	0.7%	1.9%	5.1%	0.5%
Waitrose, Holloway Road, Holloway	0.6%	0.8%	6.2%	5.7%	0.0%	3.6%	0.4%	0.0%
Other stores, Green Lanes	5.7%	1.6%	5.6%	3.4%	2.7%	18.1%	3.9%	1.9%
<b>Sub-total, Green Lanes stores</b>	<b>9.4%</b>	<b>3.2%</b>	<b>17.0%</b>	<b>10.3%</b>	<b>3.4%</b>	<b>39.6%</b>	<b>15.7%</b>	<b>2.9%</b>
<b>Other stores</b>								
Sainsbury's, Green Lanes, Winchmore Hill	3.5%	1.2%	1.4%	0.0%	14.1%	4.7%	3.6%	3.1%
Tesco Extra, Coppetts Ctr, North Finchley	9.0%	22.9%	5.4%	12.5%	11.7%	1.6%	2.2%	2.3%
Morrisons, Aldermans Hill, Palmers Green	4.3%	0.0%	0.7%	0.0%	19.0%	0.0%	0.4%	3.0%
All other foodstores	25.8%	71.9%	64.2%	73.8%	38.9%	21.8%	10.7%	12.5%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

Source: Haringey Retail Study household survey

\*this store has now ceased trading



Table 5: Baseline convenience goods turnover of foodstores, 2015

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Sub-total
	£m	£m	£m	£m	£m	£m	£m	£m	£m
Total available spending, 2015	127.4	92.5	103.3	66.3	106.0	136.8	146.5	118.3	897.3
<b>Tottenham stores</b>									
<b>Bruce Grove &amp; Tottenham High Road</b>									
Sainsbury's, 867-869, High Road*	0.0	0.0	0.0	1.5	0.0	0.0	2.3	18.9	22.7
Asda, 490 High Road	1.1	0.0	0.0	0.0	0.8	0.3	7.5	1.8	11.4
Iceland, 522-528 High Road	0.0	0.0	0.0	0.0	0.0	0.0	7.2	2.5	9.7
TFC, 678-682 High Road	0.0	0.0	0.0	0.0	0.0	0.0	1.0	0.6	1.6
Sainsbury's Local, 669-673 High Road	0.0	0.0	0.7	0.0	0.0	0.0	0.4	7.2	8.3
Other stores, Bruce Grove & Tottenham High Road	0.0	0.0	0.7	0.0	0.0	0.6	10.4	4.7	16.4
<b>West Green Road &amp; Seven Sisters</b>									
Tesco, 230 High Road	0.0	0.0	0.0	0.0	0.0	0.3	8.9	1.0	10.2
Tesco Express, 89 High Road	0.0	0.0	0.0	0.0	0.0	1.7	7.5	1.8	10.9
Sainsbury's Local, West Green Road	1.8	0.0	1.4	0.0	0.0	7.6	2.3	1.3	14.5
Other stores, West Green Road & Seven Sisters	0.0	0.0	0.0	0.0	0.0	1.4	3.0	0.0	4.4
<b>Tottenham Hale</b>									
Lidl, Tottenham Hale Retail Park	0.0	0.0	1.4	0.0	0.0	0.0	2.3	0.0	3.7
Tesco Express, Hale Village	0.0	0.0	0.0	0.0	0.0	0.6	1.4	0.6	2.5
<b>Sub-total, Tottenham stores</b>	<b>2.9</b>	<b>0.0</b>	<b>4.2</b>	<b>1.5</b>	<b>0.8</b>	<b>12.5</b>	<b>54.3</b>	<b>40.1</b>	<b>116.3</b>
<b>Edmonton stores</b>									
Asda, West Mount, Edmonton Green	0.0	0.0	0.0	0.0	0.0	0.6	0.6	5.8	7.0
Lidl, Sterling Way, Edmonton Green	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.9	2.9
Tesco Extra, Glover Drive, Upper Edmonton	1.5	0.7	0.0	0.0	0.0	0.6	7.9	7.6	18.3
Tesco Metro, North Mall, Edmonton Green*	0.0	0.0	0.7	0.0	0.0	0.0	4.5	7.3	12.6
Other stores, Edmonton	0.0	0.0	0.4	0.0	0.0	1.1	0.8	10.3	12.5
<b>Sub-total, Edmonton stores</b>	<b>1.5</b>	<b>0.7</b>	<b>1.1</b>	<b>0.0</b>	<b>0.0</b>	<b>2.2</b>	<b>13.9</b>	<b>33.8</b>	<b>53.2</b>
<b>Wood Green stores</b>									
Morrisons, High Road, Wood Green	23.4	0.0	2.5	0.0	4.9	2.3	3.9	9.6	46.5
Sainsbury's, High Road, Wood Green	7.5	0.0	0.7	0.0	2.6	0.0	4.0	2.3	17.2
Sainsbury's Local, Hollywood Green, Wood Green	7.9	0.0	0.7	0.0	0.8	1.7	3.4	0.0	14.4
Other stores, Wood Green	17.6	0.0	1.8	0.8	4.7	2.8	8.6	4.3	40.6
<b>Sub-total, Wood Green stores</b>	<b>56.4</b>	<b>0.0</b>	<b>5.7</b>	<b>0.8</b>	<b>12.9</b>	<b>6.8</b>	<b>19.8</b>	<b>16.3</b>	<b>118.6</b>
<b>Stamford Hill stores</b>									
Morrisons, Stamford Hill	0.3	0.0	0.7	0.0	0.0	12.5	5.3	0.0	18.9
Sainsbury's, Amhurst Park, Stamford Hill	0.0	0.0	0.0	0.0	0.0	7.1	4.8	0.0	11.8
Asda, Clapton Common, Stamford Hill	0.0	0.0	0.0	0.0	0.0	3.2	0.6	0.0	3.8
<b>Sub-total, Stamford Hill stores</b>	<b>0.3</b>	<b>0.0</b>	<b>0.7</b>	<b>0.0</b>	<b>0.0</b>	<b>22.8</b>	<b>10.7</b>	<b>0.0</b>	<b>34.5</b>
<b>Holloway / Finsbury Park / Green Lanes stores</b>									
Sainsbury's, Williamson Road, Haringey	4.0	0.7	5.3	0.8	0.0	21.8	9.2	0.6	42.5
Tesco Express, Seven Sisters Road, Finsbury Park	0.0	0.0	0.0	0.0	0.8	2.6	7.5	0.6	11.4
Waitrose, Holloway Road, Holloway	0.7	0.7	6.4	3.8	0.0	5.0	0.6	0.0	17.3
Other stores, Green Lanes	7.2	1.5	5.8	2.2	2.9	24.7	5.7	2.3	52.4
<b>Sub-total, Green Lanes stores</b>	<b>12.0</b>	<b>3.0</b>	<b>17.5</b>	<b>6.8</b>	<b>3.6</b>	<b>54.1</b>	<b>23.1</b>	<b>3.4</b>	<b>123.6</b>
<b>Other stores</b>									
Sainsbury's, Green Lanes, Winchmore Hill	4.5	1.1	1.4	0.0	15.0	6.4	5.3	3.7	37.3
Tesco Extra, Coppetts Ctr, North Finchley	11.5	21.1	5.6	8.3	12.4	2.2	3.2	2.7	67.0
Morrisons, Aldermans Hill, Palmers Green	5.5	0.0	0.7	0.0	20.1	0.0	0.6	3.5	30.5
All other foodstores	32.9	66.5	66.4	49.0	41.2	29.8	15.6	14.8	316.3
<b>Total</b>	<b>127.4</b>	<b>92.5</b>	<b>103.3</b>	<b>66.3</b>	<b>106.0</b>	<b>136.8</b>	<b>146.5</b>	<b>118.3</b>	<b>897.3</b>

Source: Table 3, Table 4

\*this store has now ceased trading

Tottenham Hale District Centre  
Convenience Goods Retail Impact Assessment

Table 6: Baseline convenience goods turnover of foodstores, 2020

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Sub-total
	£m	£m	£m	£m	£m	£m	£m	£m	£m
<b>Total available spending, 2020</b>	<b>134.3</b>	<b>97.9</b>	<b>109.6</b>	<b>70.5</b>	<b>112.8</b>	<b>144.8</b>	<b>154.6</b>	<b>125.3</b>	<b>950.0</b>
<b>Tottenham stores</b>									
<b>Bruce Grove &amp; Tottenham High Road</b>									
Sainsbury's, 867-869, High Road*	0.0	0.0	0.0	1.6	0.0	0.0	2.5	20.0	24.1
Asda, 490 High Road	1.1	0.0	0.0	0.0	0.8	0.3	7.9	1.9	12.0
Iceland, 522-528 High Road	0.0	0.0	0.0	0.0	0.0	0.0	7.6	2.6	10.2
TFC, 678-682 High Road	0.0	0.0	0.0	0.0	0.0	0.0	1.1	0.6	1.7
Sainsbury's Local, 669-673 High Road	0.0	0.0	0.7	0.0	0.0	0.0	0.4	7.6	8.8
Other stores, Bruce Grove & Tottenham High Road	0.0	0.0	0.7	0.0	0.0	0.6	11.0	4.9	17.3
<b>West Green Road &amp; Seven Sisters</b>									
Tesco, 230 High Road	0.0	0.0	0.0	0.0	0.0	0.3	9.4	1.0	10.8
Tesco Express, 89 High Road	0.0	0.0	0.0	0.0	0.0	1.8	7.9	1.9	11.5
Sainsbury's Local, West Green Road	1.9	0.0	1.5	0.0	0.0	8.1	2.5	1.4	15.3
Other stores, West Green Road & Seven Sisters	0.0	0.0	0.0	0.0	0.0	1.5	3.2	0.0	4.7
<b>Tottenham Hale</b>									
Lidl, Tottenham Hale Retail Park	0.0	0.0	1.5	0.0	0.0	0.0	2.5	0.0	3.9
Tesco Express, Hale Village	0.0	0.0	0.0	0.0	0.0	0.6	1.5	0.6	2.7
<b>Sub-total, Tottenham stores</b>	<b>3.0</b>	<b>0.0</b>	<b>4.5</b>	<b>1.6</b>	<b>0.8</b>	<b>13.2</b>	<b>57.3</b>	<b>42.5</b>	<b>122.9</b>
<b>Edmonton stores</b>									
Asda, West Mount, Edmonton Green	0.0	0.0	0.0	0.0	0.0	0.6	0.7	6.1	7.4
Lidl, Sterling Way, Edmonton Green	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.0	3.0
Tesco Extra, Glover Drive, Upper Edmonton	1.6	0.8	0.0	0.0	0.0	0.6	8.3	8.0	19.3
Tesco Metro, North Mall, Edmonton Green*	0.0	0.0	0.7	0.0	0.0	0.0	4.8	7.7	13.3
Other stores, Edmonton	0.0	0.0	0.4	0.0	0.0	1.2	0.8	10.9	13.2
<b>Sub-total, Edmonton stores</b>	<b>1.6</b>	<b>0.8</b>	<b>1.2</b>	<b>0.0</b>	<b>0.0</b>	<b>2.3</b>	<b>14.6</b>	<b>35.8</b>	<b>56.3</b>
<b>Wood Green stores</b>									
Morrisons, High Road, Wood Green	24.6	0.0	2.6	0.0	5.2	2.4	4.1	10.2	49.2
Sainsbury's, High Road, Wood Green	7.9	0.0	0.7	0.0	2.8	0.0	4.2	2.5	18.1
Sainsbury's Local, Hollywood Green, Wood Green	8.3	0.0	0.7	0.0	0.8	1.8	3.5	0.0	15.1
Other stores, Wood Green	18.6	0.0	1.9	0.8	5.0	3.0	9.0	4.6	42.9
<b>Sub-total, Wood Green stores</b>	<b>59.4</b>	<b>0.0</b>	<b>6.0</b>	<b>0.8</b>	<b>13.8</b>	<b>7.2</b>	<b>20.9</b>	<b>17.2</b>	<b>125.3</b>
<b>Stamford Hill stores</b>									
Morrisons, Stamford Hill	0.3	0.0	0.7	0.0	0.0	13.3	5.6	0.0	20.0
Sainsbury's, Amhurst Park, Stamford Hill	0.0	0.0	0.0	0.0	0.0	7.5	5.0	0.0	12.5
Asda, Clapton Common, Stamford Hill	0.0	0.0	0.0	0.0	0.0	3.4	0.7	0.0	4.1
<b>Sub-total, Stamford Hill stores</b>	<b>0.3</b>	<b>0.0</b>	<b>0.7</b>	<b>0.0</b>	<b>0.0</b>	<b>24.1</b>	<b>11.3</b>	<b>0.0</b>	<b>36.5</b>
<b>Holloway / Finsbury Park / Green Lanes stores</b>									
Sainsbury's, Williamson Road, Haringey	4.3	0.8	5.6	0.8	0.0	23.1	9.7	0.6	44.9
Tesco Express, Seven Sisters Road, Finsbury Park	0.0	0.0	0.0	0.0	0.8	2.7	7.9	0.6	12.0
Waitrose, Holloway Road, Holloway	0.8	0.8	6.8	4.0	0.0	5.3	0.7	0.0	18.4
Other stores, Green Lanes	7.6	1.6	6.2	2.4	3.0	26.2	6.1	2.4	55.4
<b>Sub-total, Green Lanes stores</b>	<b>12.6</b>	<b>3.2</b>	<b>18.6</b>	<b>7.2</b>	<b>3.9</b>	<b>57.3</b>	<b>24.3</b>	<b>3.6</b>	<b>130.8</b>
<b>Other stores</b>									
Sainsbury's, Green Lanes, Winchmore Hill	4.7	1.2	1.5	0.0	15.9	6.8	5.6	3.9	39.5
Tesco Extra, Coppetts Ctr, North Finchley	12.1	22.4	6.0	8.8	13.2	2.3	3.4	2.9	71.0
Morrisons, Aldermans Hill, Palmers Green	5.8	0.0	0.7	0.0	21.4	0.0	0.7	3.7	32.4
All other foodstores	34.7	70.4	70.4	52.0	43.9	31.6	16.5	15.7	335.2
<b>Total</b>	<b>134.3</b>	<b>97.9</b>	<b>109.6</b>	<b>70.5</b>	<b>112.8</b>	<b>144.8</b>	<b>154.6</b>	<b>125.3</b>	<b>950.0</b>

Source: Table 3, Table 4

\*this store has now ceased trading

Tottenham Hale District Centre  
Convenience Goods Retail Impact Assessment

Table 7: Baseline convenience goods turnover of foodstores, 2025

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Sub-total
	£m	£m	£m	£m	£m	£m	£m	£m	£m
<b>Total available spending, 2025</b>	<b>140.3</b>	<b>102.8</b>	<b>114.7</b>	<b>73.9</b>	<b>119.0</b>	<b>151.7</b>	<b>161.5</b>	<b>131.7</b>	<b>995.5</b>
<b>Tottenham stores</b>									
<b>Bruce Grove &amp; Tottenham High Road</b>									
Sainsbury's, 867-869, High Road*	0.0	0.0	0.0	1.7	0.0	0.0	2.6	21.0	25.2
Asda, 490 High Road	1.2	0.0	0.0	0.0	0.9	0.3	8.2	1.9	12.6
Iceland, 522-528 High Road	0.0	0.0	0.0	0.0	0.0	0.0	7.9	2.8	10.7
TFC, 678-682 High Road	0.0	0.0	0.0	0.0	0.0	0.0	1.1	0.6	1.8
Sainsbury's Local, 669-673 High Road	0.0	0.0	0.8	0.0	0.0	0.0	0.4	8.0	9.2
Other stores, Bruce Grove & Tottenham High Road	0.0	0.0	0.8	0.0	0.0	0.7	11.5	5.2	18.1
<b>West Green Road &amp; Seven Sisters</b>									
Tesco, 230 High Road	0.0	0.0	0.0	0.0	0.0	0.3	9.8	1.1	11.2
Tesco Express, 89 High Road	0.0	0.0	0.0	0.0	0.0	1.8	8.2	1.9	12.0
Sainsbury's Local, West Green Road	2.0	0.0	1.6	0.0	0.0	8.4	2.6	1.5	16.0
Other stores, West Green Road & Seven Sisters	0.0	0.0	0.0	0.0	0.0	1.6	3.3	0.0	4.9
<b>Tottenham Hale</b>									
Lidl, Tottenham Hale Retail Park	0.0	0.0	1.6	0.0	0.0	0.0	2.6	0.0	4.1
Tesco Express, Hale Village	0.0	0.0	0.0	0.0	0.0	0.6	1.6	0.6	2.8
<b>Sub-total, Tottenham stores</b>	<b>3.2</b>	<b>0.0</b>	<b>4.7</b>	<b>1.7</b>	<b>0.9</b>	<b>13.8</b>	<b>59.8</b>	<b>44.7</b>	<b>128.7</b>
<b>Edmonton stores</b>									
Asda, West Mount, Edmonton Green	0.0	0.0	0.0	0.0	0.0	0.6	0.7	6.4	7.8
Lidl, Sterling Way, Edmonton Green	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.2	3.2
Tesco Extra, Glover Drive, Upper Edmonton	1.6	0.8	0.0	0.0	0.0	0.6	8.7	8.4	20.2
Tesco Metro, North Mall, Edmonton Green*	0.0	0.0	0.8	0.0	0.0	0.0	5.0	8.1	13.9
Other stores, Edmonton	0.0	0.0	0.4	0.0	0.0	1.2	0.8	11.4	13.9
<b>Sub-total, Edmonton stores</b>	<b>1.6</b>	<b>0.8</b>	<b>1.2</b>	<b>0.0</b>	<b>0.0</b>	<b>2.5</b>	<b>15.3</b>	<b>37.6</b>	<b>59.0</b>
<b>Wood Green stores</b>									
Morrisons, High Road, Wood Green	25.7	0.0	2.8	0.0	5.5	2.5	4.3	10.7	51.5
Sainsbury's, High Road, Wood Green	8.3	0.0	0.8	0.0	2.9	0.0	4.4	2.6	19.0
Sainsbury's Local, Hollywood Green, Wood Green	8.7	0.0	0.8	0.0	0.9	1.8	3.7	0.0	15.8
Other stores, Wood Green	19.4	0.0	2.0	0.8	5.2	3.1	9.4	4.8	44.9
<b>Sub-total, Wood Green stores</b>	<b>62.1</b>	<b>0.0</b>	<b>6.3</b>	<b>0.8</b>	<b>14.5</b>	<b>7.5</b>	<b>21.8</b>	<b>18.1</b>	<b>131.2</b>
<b>Stamford Hill stores</b>									
Morrisons, Stamford Hill	0.4	0.0	0.8	0.0	0.0	13.9	5.8	0.0	20.9
Sainsbury's, Amhurst Park, Stamford Hill	0.0	0.0	0.0	0.0	0.0	7.8	5.2	0.0	13.1
Asda, Clapton Common, Stamford Hill	0.0	0.0	0.0	0.0	0.0	3.5	0.7	0.0	4.3
<b>Sub-total, Stamford Hill stores</b>	<b>0.4</b>	<b>0.0</b>	<b>0.8</b>	<b>0.0</b>	<b>0.0</b>	<b>25.3</b>	<b>11.8</b>	<b>0.0</b>	<b>38.2</b>
<b>Holloway / Finsbury Park / Green Lanes stores</b>									
Sainsbury's, Williamson Road, Haringey	4.4	0.8	5.9	0.8	0.0	24.2	10.1	0.6	47.0
Tesco Express, Seven Sisters Road, Finsbury Park	0.0	0.0	0.0	0.0	0.9	2.9	8.2	0.6	12.6
Waitrose, Holloway Road, Holloway	0.8	0.8	7.1	4.2	0.0	5.5	0.7	0.0	19.2
Other stores, Green Lanes	8.0	1.7	6.5	2.5	3.2	27.4	6.3	2.5	58.1
<b>Sub-total, Green Lanes stores</b>	<b>13.2</b>	<b>3.3</b>	<b>19.5</b>	<b>7.6</b>	<b>4.1</b>	<b>60.0</b>	<b>25.4</b>	<b>3.8</b>	<b>136.9</b>
<b>Other stores</b>									
Sainsbury's, Green Lanes, Winchmore Hill	4.9	1.2	1.6	0.0	16.8	7.1	5.8	4.1	41.5
Tesco Extra, Coppetts Ctr, North Finchley	12.6	23.5	6.2	9.2	13.9	2.5	3.6	3.0	74.5
Morrisons, Aldermans Hill, Palmers Green	6.1	0.0	0.8	0.0	22.6	0.0	0.7	3.9	34.1
All other foodstores	36.2	73.9	73.7	54.5	46.3	33.1	17.2	16.5	351.5
<b>Total</b>	<b>140.3</b>	<b>102.8</b>	<b>114.7</b>	<b>73.9</b>	<b>119.0</b>	<b>151.7</b>	<b>161.5</b>	<b>131.7</b>	<b>995.5</b>

Source: Table 3, Table 4

\*this store has now ceased trading

Tottenham Hale District Centre  
Convenience Goods Retail Impact Assessment

Table 8a: Floorspace assumptions

	sq.m gross	sq.m net
<b>Existing retail floorspace, Tottenham Hale Retail Park</b>		
Comparison goods floorspace <sup>1</sup>	-	17,615
Convenience goods floorspace (Lidl) <sup>1</sup>	-	697
<b>Total</b>	<b>-</b>	<b>18,312</b>
<b>Proposed retail floorspace, Tottenham Hale District Centre</b>		
<b>Total proposed floorspace<sup>2</sup></b>	<b>19,897</b>	<b>15,918</b>
Of which,		
Comparison goods floorspace (assumed 50%)	11,938	9,551
Convenience goods floorspace (assumed 25%)	3,979	3,184
Retail services, financial services, restaurants, cafes (assumed 25%)	3,979	3,184

<sup>1</sup> Source: Haringey Retail Study, Appendix 2, Table 1 & Table 2

<sup>2</sup> Source: Haringey Retail Study, Appendix 2, Table 1

<sup>3</sup> Source: Tottenham Hale District Centre Framework, page 181

Gross: net ratio of 80% applied to proposed district centre floorspace

All floorspace figures are indicative.

Table 8b: Floorspace change

	sq.m net
<b>Comparison goods</b>	
Existing floorspace	18,312
Proposed floorspace	9,551
<i>Floorspace change</i>	<i>-8,761</i>
<b>Convenience goods</b>	
Existing floorspace	697
Proposed floorspace	3,184
<i>Floorspace change</i>	<i>2,487</i>

Source: Table 8a

Tottenham Hale District Centre  
 Convenience Goods Retail Impact Assessment

**Table 9a: Turnover of existing floorspace ('no development' scenario)**

	Turnover of existing floorspace from Haringey Study Area 2015 (£m) <sup>1</sup>	Inflow, 2015 (£m)	Total turnover, 2015 (£m)	Total turnover, 2020 (£m) <sup>2</sup>	Total turnover, 2025 (£m) <sup>2</sup>
Lidl, Tottenham Hale Retail Park	3.7	0.0	3.7	3.9	4.1

<sup>1</sup> Source: Table 5a

<sup>2</sup> Allowance for improvements in floorspace efficiency of 0.3% per annum, 2015-25

**Table 9b: Turnover of proposed convenience goods floorspace**

	Proposed floorspace (sq.m net, indicative) <sup>1</sup>	Turnover per sq.m (£) <sup>2</sup>	Total turnover, 2015 (£m)	Total turnover, 2020 (£m) <sup>3</sup>	Total turnover, 2025 (£m) <sup>3</sup>
Convenience goods floorspace	3,184	-	-	18.9	19.3
<i>Discount foodstore (replacement, enlarged Lidl store) - 70% convenience goods</i>	1,050	-	3.7	3.9	4.1
<i>Mainline supermarket - 70% convenience goods sales</i>	1,493	10,000	-	14.9	15.2

<sup>1</sup> Source: Table 6

<sup>2</sup> Turnover per sq.m is an assumed aggregate comparison / convenience sales density in the absence of confirmed operators. It is assumed that Lidl will retain a trading presence.

<sup>3</sup> Allowance for improvements in floorspace efficiency of 0.3% per annum for convenience goods

Tottenham Hale District Centre  
 Convenience Goods Retail Impact Assessment

Table 10a: Patterns of trade diversion, 2025

Net additional turnover of convenience goods floorspace, 2020 (£m)		14.9										
	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Total from study area	Inflow	Overall total	
Trade diversion (%)	3%	0%	4%	2%	1%	15%	35%	30%	90%	10%	100%	
Trade diversion (£m)	0.4	0.0	0.6	0.3	0.1	2.2	5.2	4.5	13.4	1.5	14.9	

Table 10b: Patterns of trade diversion, 2025

Net additional turnover of convenience goods floorspace, 2025 (£m)		15.2										
	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Total from study area	Inflow	Overall total	
Trade diversion (%)	3%	0%	4%	2%	1%	15%	35%	30%	90%	10%	100%	
Trade diversion (£m)	0.5	0.0	0.6	0.3	0.2	2.3	5.3	4.5	13.6	1.5	15.2	



Tottenham Hale District Centre  
Convenience Goods Retail Impact Assessment

Table 11a: Patterns of trade diversion to Tottenham Hale District Centre, 2020

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Total trade diversion
	£m	£m	£m	£m	£m	£m	£m	£m	£m
<b>Tottenham stores</b>									
<b>Bruce Grove &amp; Tottenham High Road</b>									
Sainsbury's, Northumberland Park	0.0	0.0	0.0	0.0	0.0	0.0	0.2	1.2	1.4
Asda, 490 High Road	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.1	0.5
Iceland, 522-528 High Road	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.1	0.3
TFC, 678-682 High Road	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1
Sainsbury's Local, 669-673 High Road	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.3
Other stores, Bruce Grove & Tottenham High Road	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.2	0.5
<b>West Green Road &amp; Seven Sisters</b>									
Tesco, 230 High Road	0.0	0.0	0.0	0.0	0.0	0.0	0.6	0.1	0.7
Tesco Express, 89 High Road	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.1	0.3
Sainsbury's Local, West Green Road	0.0	0.0	0.0	0.0	0.0	0.1	0.1	0.0	0.2
Other stores, West Green Road & Seven Sisters	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.1
<b>Tottenham Hale</b>									
Lidl, Tottenham Hale Retail Park	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Tesco Express, Hale Village	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1
<b>Sub-total, Tottenham stores</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.2</b>	<b>2.2</b>	<b>2.0</b>	<b>4.4</b>
<b>Edmonton stores</b>									
Asda, West Mount, Edmonton Green	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.4
Lidl, Sterling Way, Edmonton Green	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.1
Tesco Extra, Glover Drive, Upper Edmonton	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.1	0.3
Tesco Metro, North Mall, Edmonton Green*	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Other stores, Edmonton	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.2
<b>Sub-total, Edmonton stores</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.2</b>	<b>0.8</b>	<b>1.0</b>
<b>Wood Green stores</b>									
Morrisons, High Road, Wood Green	0.1	0.0	0.0	0.0	0.0	0.1	0.3	0.6	1.1
Sainsbury's, High Road, Wood Green	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.1	0.2
Sainsbury's Local, Hollywood Green, Wood Green	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.1
Other stores, Wood Green	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.1	0.3
<b>Sub-total, Wood Green stores</b>	<b>0.2</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.1</b>	<b>0.6</b>	<b>0.8</b>	<b>1.7</b>
<b>Stamford Hill stores</b>									
Morrisons, Stamford Hill	0.0	0.0	0.0	0.0	0.0	0.4	0.3	0.0	0.7
Sainsbury's, Amhurst Park, Stamford Hill	0.0	0.0	0.0	0.0	0.0	0.1	0.2	0.0	0.3
Asda, Clapton Common, Stamford Hill	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1
<b>Sub-total, Stamford Hill stores</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.5</b>	<b>0.5</b>	<b>0.0</b>	<b>1.0</b>
<b>Holloway / Finsbury Park / Green Lanes stores</b>									
Sainsbury's, Williamson Road, Haringey	0.0	0.0	0.1	0.0	0.0	0.6	0.6	0.0	1.4
Tesco Express, Seven Sisters Road, Finsbury Park	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.2
Waitrose, Holloway Road, Holloway	0.0	0.0	0.1	0.0	0.0	0.1	0.0	0.0	0.3
Other stores, Green Lanes	0.0	0.0	0.0	0.0	0.0	0.2	0.1	0.0	0.3
<b>Sub-total, Green Lanes stores</b>	<b>0.0</b>	<b>0.0</b>	<b>0.2</b>	<b>0.1</b>	<b>0.0</b>	<b>1.0</b>	<b>0.9</b>	<b>0.1</b>	<b>2.2</b>
<b>Other stores</b>									
Sainsbury's, Green Lanes, Winchmore Hill	0.0	0.0	0.0	0.0	0.0	0.2	0.3	0.2	0.9
Tesco Extra, Coppetts Ctr, North Finchley	0.1	0.0	0.1	0.1	0.0	0.1	0.2	0.2	0.7
Morrisons, Aldermans Hill, Palmers Green	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.4
All other foodstores	0.1	0.0	0.2	0.1	0.0	0.2	0.3	0.2	1.2
<b>Total</b>	<b>0.4</b>	<b>0.0</b>	<b>0.6</b>	<b>0.3</b>	<b>0.1</b>	<b>2.2</b>	<b>5.2</b>	<b>4.5</b>	<b>13.4</b>

Tottenham Hale District Centre  
Convenience Goods Retail Impact Assessment

Table 11b: Patterns of trade diversion to Tottenham Hale District Centre, 2025

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Total trade diversion
	£m	£m	£m	£m	£m	£m	£m	£m	£m
<b>Tottenham stores</b>									
<b>Bruce Grove &amp; Tottenham High Road</b>									
Sainsbury's, Northumberland Park	0.0	0.0	0.0	0.0	0.0	0.0	0.2	1.2	1.4
Asda, 490 High Road	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.1	0.5
Iceland, 522-528 High Road	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.1	0.3
TFC, 678-682 High Road	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1
Sainsbury's Local, 669-673 High Road	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.3
Other stores, Bruce Grove & Tottenham High Road	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.2	0.5
<b>West Green Road &amp; Seven Sisters</b>									
Tesco, 230 High Road	0.0	0.0	0.0	0.0	0.0	0.0	0.6	0.1	0.7
Tesco Express, 89 High Road	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.1	0.3
Sainsbury's Local, West Green Road	0.0	0.0	0.0	0.0	0.0	0.1	0.1	0.0	0.2
Other stores, West Green Road & Seven Sisters	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.1
<b>Tottenham Hale</b>									
Lidl, Tottenham Hale Retail Park	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Tesco Express, Hale Village	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1
<b>Sub-total, Tottenham stores</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.2</b>	<b>2.2</b>	<b>2.0</b>	<b>4.5</b>
<b>Edmonton stores</b>									
Asda, West Mount, Edmonton Green	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.4
Lidl, Sterling Way, Edmonton Green	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.1
Tesco Extra, Glover Drive, Upper Edmonton	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.1	0.3
Tesco Metro, North Mall, Edmonton Green*	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Other stores, Edmonton	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.2
<b>Sub-total, Edmonton stores</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.2</b>	<b>0.8</b>	<b>1.0</b>
<b>Wood Green stores</b>									
Morrisons, High Road, Wood Green	0.1	0.0	0.0	0.0	0.0	0.1	0.3	0.6	1.2
Sainsbury's, High Road, Wood Green	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.1	0.2
Sainsbury's Local, Hollywood Green, Wood Green	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.1
Other stores, Wood Green	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.1	0.3
<b>Sub-total, Wood Green stores</b>	<b>0.2</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.1</b>	<b>0.6</b>	<b>0.8</b>	<b>1.8</b>
<b>Stamford Hill stores</b>									
Morrisons, Stamford Hill	0.0	0.0	0.0	0.0	0.0	0.4	0.4	0.0	0.7
Sainsbury's, Amhurst Park, Stamford Hill	0.0	0.0	0.0	0.0	0.0	0.1	0.2	0.0	0.3
Asda, Clapton Common, Stamford Hill	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1
<b>Sub-total, Stamford Hill stores</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.5</b>	<b>0.5</b>	<b>0.0</b>	<b>1.1</b>
<b>Holloway / Finsbury Park / Green Lanes stores</b>									
Sainsbury's, Williamson Road, Haringey	0.0	0.0	0.1	0.0	0.0	0.6	0.6	0.0	1.4
Tesco Express, Seven Sisters Road, Finsbury Park	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.2
Waitrose, Holloway Road, Holloway	0.0	0.0	0.1	0.0	0.0	0.1	0.0	0.0	0.3
Other stores, Green Lanes	0.0	0.0	0.0	0.0	0.0	0.2	0.1	0.0	0.4
<b>Sub-total, Green Lanes stores</b>	<b>0.0</b>	<b>0.0</b>	<b>0.2</b>	<b>0.1</b>	<b>0.0</b>	<b>1.0</b>	<b>0.9</b>	<b>0.1</b>	<b>2.2</b>
<b>Other stores</b>									
Sainsbury's, Green Lanes, Winchmore Hill	0.0	0.0	0.0	0.0	0.0	0.2	0.4	0.2	0.9
Tesco Extra, Coppetts Ctr, North Finchley	0.1	0.0	0.1	0.1	0.0	0.1	0.2	0.2	0.7
Morrisons, Aldermans Hill, Palmers Green	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.4
All other foodstores	0.1	0.0	0.2	0.1	0.0	0.2	0.3	0.2	1.2
<b>Total</b>	<b>0.5</b>	<b>0.0</b>	<b>0.6</b>	<b>0.3</b>	<b>0.2</b>	<b>2.3</b>	<b>5.3</b>	<b>4.5</b>	<b>13.6</b>

Tottenham Hale District Centre  
Convenience Goods Retail Impact Assessment

Table 12a: Impact of foodstore at Tottenham Hale District Centre, 2020

	Baseline 2020 (no dev't)	Inflow	Inflow	Total turnover, 2020	Trade diversion	Residual turnover of store	Impact of foodstore
	Em	%	Em	Em	Em	Em	%
<b>Tottenham stores</b>							
<b>Bruce Grove &amp; Tottenham High Road</b>							
Sainsbury's, Northumberland Park	24.1	10%	2.7	26.7	1.4	22.7	-5.2%
Asda, 490 High Road	12.0	5%	0.6	12.6	0.5	11.5	-3.7%
Iceland, 522-528 High Road	10.2	0%	0.0	10.2	0.3	9.9	-3.1%
TFC, 678-682 High Road	1.7	0%	0.0	1.7	0.1	1.6	-3.1%
Sainsbury's Local, 669-673 High Road	8.8	0%	0.0	8.8	0.3	8.5	-2.9%
Other stores, Bruce Grove & Tottenham High Road	17.3	5%	0.9	18.2	0.5	16.8	-2.8%
<b>West Green Road &amp; Seven Sisters</b>							
Tesco, 230 High Road	10.8	10%	1.2	11.9	0.7	10.1	-5.5%
Tesco Express, 89 High Road	11.5	0%	0.0	11.5	0.3	11.2	-2.8%
Sainsbury's Local, West Green Road	15.3	0%	0.0	15.3	0.2	15.1	-1.6%
Other stores, West Green Road & Seven Sisters	4.7	5%	0.2	4.9	0.1	4.6	-2.4%
<b>Tottenham Hale</b>							
Lidl, Tottenham Hale Retail Park	3.9	0%	0.0	3.9	-	-	-
Tesco Express, Hale Village	2.7	0%	0.0	2.7	0.1	2.6	-
<b>Sub-total, Tottenham stores</b>	<b>122.9</b>	<b>-</b>	<b>-</b>	<b>128.6</b>	<b>4.4</b>	<b>114.6</b>	<b>-</b>
<b>Edmonton stores</b>							
Edmonton stores	56.3	-	-	56.3	1.0	55.3	-
Wood Green stores	125.3	-	-	125.3	1.7	123.6	-
Stamford Hill stores	36.5	-	-	36.5	1.0	35.5	-
Green Lanes stores	130.8	-	-	130.8	2.2	128.6	-
Other stores	478.2	-	-	478.2	3.1	475.1	-
<b>Total</b>	<b>950.0</b>	<b>-</b>	<b>-</b>	<b>955.6</b>	<b>13.4</b>	<b>-</b>	<b>-</b>

Source: Table 6, Table 11a

Table 12b: Impact of foodstore at Tottenham Hale District Centre, 2025

	Baseline 2025 (no dev't)	Inflow	Inflow	Total turnover, 2025	Trade diversion	Residual turnover of store	Impact of foodstore
	Em	%	Em	Em	Em	Em	%
<b>Tottenham stores</b>							
<b>Bruce Grove &amp; Tottenham High Road</b>							
Sainsbury's, Northumberland Park	25.2	10%	2.8	28.1	1.4	23.8	-5.1%
Asda, 490 High Road	12.6	5%	0.7	13.2	0.5	12.1	-3.6%
Iceland, 522-528 High Road	10.7	0%	0.0	10.7	0.3	10.4	-3.0%
TFC, 678-682 High Road	1.8	0%	0.0	1.8	0.1	1.7	-3.0%
Sainsbury's Local, 669-673 High Road	9.2	0%	0.0	9.2	0.3	8.9	-2.8%
Other stores, Bruce Grove & Tottenham High Road	18.1	5%	1.0	19.0	0.5	17.6	-2.7%
<b>West Green Road &amp; Seven Sisters</b>							
Tesco, 230 High Road	11.2	10%	1.2	12.5	0.7	10.6	-5.4%
Tesco Express, 89 High Road	12.0	0%	0.0	12.0	0.3	11.7	-2.8%
Sainsbury's Local, West Green Road	16.0	0%	0.0	16.0	0.2	15.8	-1.5%
Other stores, West Green Road & Seven Sisters	4.9	5%	0.3	5.2	0.1	4.8	-2.4%
<b>Tottenham Hale</b>							
Lidl, Tottenham Hale Retail Park	4.1	0%	0.0	4.1	0.0	-	-
Tesco Express, Hale Village	2.8	0%	0.0	2.8	0.1	2.7	-
<b>Sub-total, Tottenham stores</b>	<b>128.7</b>	<b>-</b>	<b>-</b>	<b>134.6</b>	<b>4.5</b>	<b>120.1</b>	<b>-</b>
<b>Edmonton stores</b>							
Edmonton stores	59.0	-	-	59.0	1.0	58.0	-
Wood Green stores	131.2	-	-	131.2	1.8	129.4	-
Stamford Hill stores	38.2	-	-	38.2	1.1	37.1	-
Green Lanes stores	136.9	-	-	136.9	2.2	134.6	-
Other stores	501.6	-	-	501.6	3.1	498.4	-
<b>Total</b>	<b>995.5</b>	<b>-</b>	<b>-</b>	<b>1001.4</b>	<b>13.6</b>	<b>-</b>	<b>-</b>

Source: Table 7, Table 11b

Tottenham Hale District Centre  
Convenience Goods Retail Impact Assessment

Table 13a: Cumulative convenience goods impact at 2020

	Turnover 2020 (no dev't)	Commitment (A)					Commitment (B)					Proposal (C)					Proposal (D)				
		Sainsbury's Northumberland Park					Aldi, Tottenham High Road (replacement store)					Foodstore, High Road West					Foodstore, Tottenham Hale District Centre				
		Turnover £	19.1	m (NET ADDITIONAL)	Residual turnover of site	Impact of commitments	Turnover £	4.8	m	Residual turnover of site	Impact of commitments	Turnover £	4.7	m	Residual turnover of site	Impact of commitments	Turnover £	14.9	m	Residual turnover of site	Impact of commitments
		Trade diversion	Trade diversion	Residual turnover of site	Impact of commitments	Trade diversion	Trade diversion	Total trade div'n (A+B)	Residual turnover of site	Impact of commitments (A+B)	Trade diversion	Trade diversion	Total trade div'n (A to C)	Residual turnover of site	Impact of commitments / proposals (A to C)	Trade diversion	Trade diversion	Total trade div'n (A to D)	Residual turnover of site	Impact of commitments / proposals (A to D)	
%	Em	Em	Em	%	Em	Em	Em	Em	%	Em	Em	Em	Em	%	Em	Em	Em	Em	Em		
<b>Tottenham stores</b>																					
<b>Bruce Grove &amp; Tottenham High Road</b>																					
Asda, 490 High Road	12.6	5%	1.0	11.7	8%	6%	0.3	1.2	11.4	10%	5%	0.2	1.5	11.2	12%	3%	0.4	1.9	10.7	-15%	
Iceland, 522-528 High Road	10.2	5%	1.0	9.3	9%	4%	0.2	1.1	9.1	11%	3%	0.1	1.3	8.9	13%	2%	0.3	1.6	8.6	-16%	
IFC, 678-682 High Road	1.7	0%	0.0	1.7	0%	1%	0.0	0.0	1.7	3%	0%	0.0	0.0	1.7	3%	1%	0.1	0.2	1.5	-12%	
Sainsbury's Local, 669-673 High Road	8.8	5%	1.0	7.8	11%	1%	0.0	1.0	7.8	11%	0%	0.0	1.0	7.8	11%	0%	0.0	1.0	7.8	-11%	
Other stores, Bruce Grove & Tottenham High Road	18.2	6%	1.1	17.0	6%	5%	0.2	1.4	16.8	8%	2%	0.1	1.5	16.7	8%	1%	0.1	1.6	16.6	-9%	
Sainsbury's, 28-48 Northumberland Park (Commitment A)	43.2	-	-	43.2	-	25%	1.2	1.2	42.0	3%	35%	1.6	2.8	40.4	7%	25%	3.7	6.5	36.7	-15%	
Aldi, 570-592 High Road (Commitment B)	4.8	5%	1.0	3.8	20%						10%	0.5	1.4	4.3	30%	4%	0.6	2.0	2.7	-43%	
Foodstore, Stanhope development, Northumberland Park (Proposal C)																10%	1.5	1.5	3.3	-32%	
<b>Sub-total, Bruce Grove &amp; Tottenham High Road stores</b>		<b>26%</b>	<b>5.0</b>	<b>94.5</b>	<b>-</b>	<b>42%</b>	<b>2.0</b>	<b>6.0</b>	<b>88.7</b>	<b>-</b>	<b>55%</b>	<b>2.6</b>	<b>9.5</b>	<b>90.9</b>	<b>-</b>	<b>46%</b>	<b>6.9</b>	<b>16.4</b>	<b>87.8</b>	<b>-</b>	
<b>West Green Road &amp; Seven Sisters</b>																					
Tesco, 230 High Road	11.9	6%	1.1	10.8	10%	3%	0.1	1.3	10.7	11%	2%	0.1	1.4	10.6	12%	3%	0.4	1.8	10.1	-15%	
Tesco Express, 89 High Road	11.5	1%	0.2	11.3	2%	1%	0.0	0.2	11.2	2%	0%	0.0	0.2	11.2	2%	1%	0.1	0.4	11.1	-3%	
Sainsbury's Local, West Green Road	15.3	1%	0.2	15.1	1%	1%	0.0	0.2	15.1	2%	0%	0.0	0.2	15.1	2%	1%	0.1	0.4	14.9	-3%	
Other stores, West Green Road & Seven Sisters	4.9	1%	0.2	4.7	4%	1%	0.0	0.2	4.7	5%	0%	0.0	0.2	4.7	5%	1%	0.1	0.4	4.6	-8%	
<b>Sub-total, West Green Road &amp; Seven Sisters stores</b>		<b>9%</b>	<b>1.7</b>	<b>42.0</b>	<b>-</b>	<b>6%</b>	<b>0.3</b>	<b>2.0</b>	<b>41.7</b>	<b>-</b>	<b>2%</b>	<b>0.1</b>	<b>2.1</b>	<b>41.6</b>	<b>-</b>	<b>6%</b>	<b>0.9</b>	<b>3.0</b>	<b>40.7</b>	<b>-</b>	
<b>Tottenham Hale</b>																					
Lidl, Tottenham Hale Retail Park	4.1	3%	0.6	3.5	14%	5%	0.2	0.8	3.3	20%	5%	0.2	1.0	3.1	25%	5%	0.7	1.8	2.3	-43%	
Tesco Express, Hale Village	2.8	0%	0.0	2.8	0%	0%	0.0	0.0	2.8	0%	0%	0.0	0.0	2.8	0%	3%	0.4	0.4	2.4	-16%	
Foodstore, Tottenham Hale District Centre (Proposal D)																					
<b>Sub-total, Tottenham Hale stores</b>		<b>3%</b>	<b>0.6</b>	<b>6.4</b>	<b>-</b>	<b>5%</b>	<b>0.2</b>	<b>0.8</b>	<b>6.1</b>	<b>-</b>	<b>5%</b>	<b>0.2</b>	<b>1.0</b>	<b>5.9</b>	<b>-</b>	<b>8%</b>	<b>1.2</b>	<b>2.2</b>	<b>4.7</b>	<b>-</b>	
<b>Other locations</b>																					
Edmonton stores	56.3	15%	2.9	53.4	5%	13%	0.6	3.5	52.8	6%	10%	0.5	4.0	52.3	7%	11%	1.6	5.6	50.7	-10%	
Wood Green stores	125.3	15%	2.9	122.4	2%	10%	0.5	3.3	122.0	3%	8%	0.4	3.7	121.6	3%	8%	1.2	4.9	120.4	-4%	
Stamford Hill stores	36.5	5%	1.0	35.6	3%	5%	0.2	1.2	35.3	3%	3%	0.1	1.3	35.2	4%	3%	0.4	1.8	34.7	-5%	
Green Lanes stores	130.8	7%	1.3	129.4	1%	4%	0.2	1.5	129.2	1%	2%	0.1	1.6	129.1	1%	3%	0.4	2.1	128.7	-2%	
Other stores	478.2	20%	3.8	474.4	1%	15%	0.7	4.5	473.6	1%	15%	0.7	5.2	473.0	1%	15%	2.2	7.5	470.7	-2%	
<b>Total</b>	<b>-</b>	<b>100%</b>	<b>19.1</b>	<b>-</b>	<b>-</b>	<b>100%</b>	<b>4.8</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>100%</b>	<b>4.7</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>100%</b>	<b>14.9</b>	<b>-</b>	<b>-</b>	<b>-</b>	

Tottenham Hale District Centre  
Convenience Goods Retail Impact Assessment

Table 13b: Cumulative convenience goods impact at 2025

	Turnover 2025 (no div'n)	Commitment (A)					Commitment (B)					Proposal (C)					Proposal (D)				
		Sainsbury's, Northumberland Park					Aldi, Tottenham High Road (replacement store)					Foodstore, High Road West					Foodstore, Tottenham Hale District Centre				
		Turnover £	19.4	m (NET ADDITIONAL)	Residual turnover of store	Impact of commitments	Turnover £	4.8	m	Residual turnover of store	Impact of commitments	Turnover £	4.9	m	Residual turnover of store	Impact of commitments	Turnover £	15.2	m	Residual turnover of store	Impact of commitments
		Trade diversion	Trade diversion	Residual turnover of store	Impact of commitments	Trade diversion	Trade diversion	Total trade div'n (A+B)	Residual turnover of store	Impact of commitments (A+B)	Trade diversion	Trade diversion	Total trade div'n (A to C)	Residual turnover of store	Impact of commitments / proposals (A to C)	Trade diversion	Trade diversion	Total trade div'n (A to D)	Residual turnover of store	Impact of commitments / proposals (A to D)	
%	£m	£m	£m	%	£m	£m	£m	£m	%	£m	£m	£m	£m	%	£m	£m	£m	£m	£m		
<b>Tottenham stores</b>																					
<b>Bruce Grove &amp; Tottenham High Road</b>																					
Asda, 490 High Road	12.6	5%	1.0	11.6	8%	6%	0.3	1.3	11.3	10%	5%	0.2	1.5	11.0	12%	3%	0.5	2.0	10.6	-16%	
Iceland, 522-528 High Road	10.7	5%	1.0	9.7	9%	4%	0.2	1.2	9.5	11%	3%	0.1	1.3	9.4	12%	2%	0.3	1.6	9.1	-15%	
TFC, 678-682 High Road	1.8	0%	0.0	1.8	0%	1%	0.0	0.0	1.7	3%	0%	0.0	0.0	1.7	3%	1%	0.2	0.2	1.6	-11%	
Sainsbury's Local, 669-673 High Road	9.2	5%	1.0	8.2	11%	1%	0.0	1.0	8.2	11%	0%	0.0	1.0	8.2	11%	0%	0.0	1.0	8.2	-11%	
Other stores, Bruce Grove & Tottenham High Road	18.1	6%	1.2	16.9	6%	5%	0.2	1.4	16.7	8%	2%	0.1	1.5	16.6	8%	1%	0.2	1.7	16.4	-9%	
Sainsbury's, 28-48 Northumberland Park (Commitment A)	43.9	-	-	43.9	-	25%	1.2	1.2	42.6	3%	35%	1.7	2.9	40.9	7%	25%	3.8	6.7	37.1	-15%	
Aldi, 570-592 High Road (Commitment B)	4.8	5%	1.0	3.9	20%						10%	0.5	1.5	4.3	30%	4%	0.6	2.1	2.8	-43%	
Foodstore, Stanhope development, Northumberland Park (Proposal C)																10%	1.5	1.5	3.3	-31%	
<b>Sub-total, Bruce Grove &amp; Tottenham High Road stores</b>	<b>101.0</b>	<b>26%</b>	<b>5.1</b>	<b>95.9</b>	<b>-</b>	<b>42%</b>	<b>2.0</b>	<b>6.1</b>	<b>90.1</b>	<b>-</b>	<b>55%</b>	<b>2.7</b>	<b>9.8</b>	<b>92.2</b>	<b>-</b>	<b>46%</b>	<b>7.0</b>	<b>16.7</b>	<b>89.1</b>	<b>-</b>	
<b>West Green Road &amp; Seven Sisters</b>																					
Tesco, 230 High Road	11.2	6%	1.2	10.1	10%	3%	0.1	1.3	9.9	12%	2%	0.1	1.4	9.8	13%	3%	0.5	1.9	9.4	-17%	
Tesco Express, 89 High Road	12.0	1%	0.2	11.8	2%	1%	0.0	0.2	11.8	2%	0%	0.0	0.2	11.8	2%	1%	0.2	0.4	11.6	-3%	
Sainsbury's Local, West Green Road	16.0	1%	0.2	15.8	1%	1%	0.0	0.2	15.8	2%	0%	0.0	0.2	15.8	2%	1%	0.2	0.4	15.6	-2%	
Other stores, West Green Road & Seven Sisters	4.9	1%	0.2	4.7	4%	1%	0.0	0.2	4.7	5%	0%	0.0	0.2	4.7	5%	1%	0.2	0.4	4.5	-8%	
<b>Sub-total, West Green Road &amp; Seven Sisters stores</b>	<b>44.2</b>	<b>9%</b>	<b>1.7</b>	<b>42.4</b>	<b>-</b>	<b>6%</b>	<b>0.3</b>	<b>2.0</b>	<b>42.2</b>	<b>-</b>	<b>2%</b>	<b>0.1</b>	<b>2.1</b>	<b>42.1</b>	<b>-</b>	<b>6%</b>	<b>0.9</b>	<b>3.0</b>	<b>41.1</b>	<b>-</b>	
<b>Tottenham Hale</b>																					
Lidl, Tottenham Hale	4.1	3%	0.6	3.5	14%	5%	0.2	0.8	3.3	20%	5%	0.2	1.1	3.1	26%	5%	0.8	1.8	2.3	-44%	
Tesco Express, Hale Village	2.8	0%	0.0	2.8	0%	0%	0.0	0.0	2.8	0%	0%	0.0	0.0	2.8	0%	3%	0.5	0.5	2.4	-16%	
Foodstore, Tottenham Hale District Centre (Proposal D)																					
<b>Sub-total, Tottenham Hale stores</b>	<b>6.9</b>	<b>3%</b>	<b>0.6</b>	<b>6.4</b>	<b>-</b>	<b>5%</b>	<b>0.2</b>	<b>0.8</b>	<b>6.1</b>	<b>-</b>	<b>5%</b>	<b>0.2</b>	<b>1.1</b>	<b>5.9</b>	<b>-</b>	<b>8%</b>	<b>1.2</b>	<b>2.3</b>	<b>4.7</b>	<b>-</b>	
<b>Other locations</b>																					
Edmonton stores	59.0	15%	2.9	56.1	5%	13%	0.6	3.5	55.4	6%	10%	0.5	4.0	54.9	7%	11%	1.7	5.7	53.3	-10%	
Wood Green stores	131.2	15%	2.9	128.3	2%	10%	0.5	3.4	127.8	3%	8%	0.4	3.8	127.4	3%	8%	1.2	5.0	126.2	-4%	
Stamford Hill stores	38.2	5%	1.0	37.2	3%	5%	0.2	1.2	37.0	3%	3%	0.1	1.4	36.9	4%	3%	0.5	1.8	36.4	-5%	
Green Lanes stores	136.9	7%	1.4	135.5	1%	4%	0.2	1.6	135.3	1%	2%	0.1	1.7	135.2	1%	3%	0.5	2.1	134.8	-2%	
Other stores	501.6	20%	3.9	497.7	1%	15%	0.7	4.6	497.0	1%	15%	0.7	5.3	496.2	1%	15%	2.3	7.6	494.0	-2%	
<b>Total</b>	<b>-</b>	<b>100%</b>	<b>19.4</b>	<b>-</b>	<b>-</b>	<b>100%</b>	<b>4.8</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>100%</b>	<b>4.9</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>100%</b>	<b>15.2</b>	<b>-</b>	<b>-</b>	<b>-</b>	

Tottenham Hale District Centre  
Convenience Goods Retail Impact Assessment (higher population growth scenario)

Table B1a: Survey Area Population Forecasts

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Total
2015	67,610	43,794	54,296	30,533	49,391	79,498	85,811	72,259	483,192
2020	71,872	46,787	58,085	32,711	53,000	84,854	97,022	80,459	524,789
2025	75,500	49,375	61,099	34,482	56,221	89,331	104,903	89,750	560,662
<b>Change 2015-25</b>	<b>7,890</b>	<b>5,581</b>	<b>6,803</b>	<b>3,949</b>	<b>6,830</b>	<b>9,833</b>	<b>19,092</b>	<b>17,491</b>	<b>77,470</b>

Source: Experian Micromarketer. 2012-based population projections.

denotes adjusted population figures (informed by LBH household projections)

Table B1b: Postcode sectors

Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8
N8 0	N2 8	N6 5	N2 0	N11 1	N4 1	N15 3	N13 6
N8 7	N2 9	N8 8	N6 4	N11 2	N4 2	N15 4	N17 0
N22 5	N10 1	N8 9	N6 6	N11 3	N4 3	N15 5	N17 7
N22 6	N10 2	N19 3	N19 5	N13 4	N4 4	N15 6	N17 8
N22 7	N10 3	N19 4		N14 7	N16 5	N17 6	N18 1
N22 8					N16 6	N17 9	N18 2

Source: Haringey Retail Study 2013, Table A.1

Table B2: Per capita convenience goods expenditure

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8
2015	1,939	2,172	1,958	2,235	2,209	1,771	1,757	1,685
2020	1,947	2,181	1,966	2,244	2,218	1,778	1,764	1,692
2025	1,957	2,192	1,976	2,255	2,229	1,787	1,773	1,700

Assumes increase in convenience goods spend of 0.6% per annum

Table B3: Total convenience goods expenditure

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Total
2015, £m	131.1	95.1	106.3	68.2	109.1	140.8	150.8	121.8	923.2
SFT, %	2.80%	2.80%	2.80%	2.80%	2.80%	2.80%	2.80%	2.80%	-
SFT, £m	3.7	2.7	3.0	1.9	3.1	3.9	4.2	3.4	25.8
<b>Total, 2015</b>	<b>127.4</b>	<b>92.5</b>	<b>103.3</b>	<b>66.3</b>	<b>106.0</b>	<b>136.8</b>	<b>146.5</b>	<b>118.3</b>	<b>897.3</b>
2020, £m	139.9	102.0	114.2	73.4	117.5	150.9	171.1	136.1	1,005.2
SFT, %	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	-
SFT, £m	5.6	4.1	4.6	2.9	4.7	6.0	6.8	5.4	40.2
<b>Total, 2020</b>	<b>134.3</b>	<b>97.9</b>	<b>109.6</b>	<b>70.5</b>	<b>112.8</b>	<b>144.8</b>	<b>164.3</b>	<b>130.7</b>	<b>965.0</b>
2025, £m	147.7	108.2	120.7	77.8	125.3	159.6	186.0	152.6	1,077.9
SFT, %	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	-
SFT, £m	7.4	5.4	6.0	3.9	6.3	8.0	9.3	7.6	53.9
<b>Total, 2025</b>	<b>140.3</b>	<b>102.8</b>	<b>114.7</b>	<b>73.9</b>	<b>119.0</b>	<b>151.7</b>	<b>176.7</b>	<b>145.0</b>	<b>1,024.0</b>
<b>Change 2015-25</b>	<b>12.9</b>	<b>10.3</b>	<b>11.3</b>	<b>7.5</b>	<b>13.0</b>	<b>14.8</b>	<b>30.1</b>	<b>26.6</b>	<b>126.7</b>

Source: Table B1, Table B2. SFT figures from Experian Retail Planner 12.1, October 2014, Appendix 3

Tottenham Hale District Centre

Convenience Goods Retail Impact Assessment (higher population growth scenario)

Table B4: Baseline convenience goods market shares

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8
	%	%	%	%	%	%	%	%
<b>Tottenham stores</b>								
<b>Bruce Grove &amp; Tottenham High Road</b>								
Sainsbury's, 867-869, High Road*	0.0%	0.0%	0.0%	2.3%	0.0%	0.0%	1.6%	15.9%
Asda, 490 High Road	0.8%	0.0%	0.0%	0.0%	0.7%	0.2%	5.1%	1.5%
Iceland, 522-528 High Road	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.9%	2.1%
TFC, 678-682 High Road	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%	0.5%
Sainsbury's Local, 669-673 High Road	0.0%	0.0%	0.7%	0.0%	0.0%	0.0%	0.3%	6.1%
Other stores, Bruce Grove & Tottenham High Road	0.0%	0.0%	0.7%	0.0%	0.0%	0.4%	7.1%	3.9%
<b>West Green Road &amp; Seven Sisters</b>								
Tesco, 230 High Road	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	6.1%	0.8%
Tesco Express, 89 High Road	0.0%	0.0%	0.0%	0.0%	0.0%	1.2%	5.1%	1.5%
Sainsbury's Local, West Green Road	1.4%	0.0%	1.4%	0.0%	0.0%	5.6%	1.6%	1.1%
Other stores, West Green Road & Seven Sisters	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	2.1%	0.0%
<b>Tottenham Hale</b>								
Lidl, Tottenham Hale Retail Park	0.0%	0.0%	1.4%	0.0%	0.0%	0.0%	1.6%	0.0%
Tesco Express, Hale Village	0.0%	0.0%	0.0%	0.0%	0.0%	0.4%	1.0%	0.5%
<b>Sub-total, Tottenham stores</b>	<b>2.2%</b>	<b>0.0%</b>	<b>4.1%</b>	<b>2.3%</b>	<b>0.7%</b>	<b>9.1%</b>	<b>37.0%</b>	<b>33.9%</b>
<b>Edmonton stores</b>								
Asda, West Mount, Edmonton Green	0.0%	0.0%	0.0%	0.0%	0.0%	0.4%	0.4%	4.9%
Lidl, Sterling Way, Edmonton Green	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.4%
Tesco Extra, Glover Drive, Upper Edmonton	1.2%	0.8%	0.0%	0.0%	0.0%	0.4%	5.4%	6.4%
Tesco Metro, North Mall, Edmonton Green*	0.0%	0.0%	0.7%	0.0%	0.0%	0.0%	3.1%	6.2%
Other stores, Edmonton	0.0%	0.0%	0.4%	0.0%	0.0%	0.8%	0.5%	8.7%
<b>Sub-total, Edmonton stores</b>	<b>1.2%</b>	<b>0.8%</b>	<b>1.1%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>1.6%</b>	<b>9.5%</b>	<b>28.6%</b>
<b>Wood Green stores</b>								
Morrisons, High Road, Wood Green	18.3%	0.0%	2.4%	0.0%	4.6%	1.7%	2.7%	8.1%
Sainsbury's, High Road, Wood Green	5.9%	0.0%	0.7%	0.0%	2.4%	0.0%	2.7%	2.0%
Sainsbury's Local, Hollywood Green, Wood Green	6.2%	0.0%	0.7%	0.0%	0.7%	1.2%	2.3%	0.0%
Other stores, Wood Green	13.8%	0.0%	1.7%	1.1%	4.4%	2.1%	5.8%	3.7%
<b>Sub-total, Wood Green stores</b>	<b>44.3%</b>	<b>0.0%</b>	<b>5.5%</b>	<b>1.1%</b>	<b>12.2%</b>	<b>4.9%</b>	<b>13.5%</b>	<b>13.7%</b>
<b>Stamford Hill stores</b>								
Morrisons, Stamford Hill	0.2%	0.0%	0.7%	0.0%	0.0%	9.2%	3.6%	0.0%
Sainsbury's, Amhurst Park, Stamford Hill	0.0%	0.0%	0.0%	0.0%	0.0%	5.2%	3.2%	0.0%
Asda, Clapton Common, Stamford Hill	0.0%	0.0%	0.0%	0.0%	0.0%	2.3%	0.4%	0.0%
<b>Sub-total, Stamford Hill stores</b>	<b>0.2%</b>	<b>0.0%</b>	<b>0.7%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>16.7%</b>	<b>7.3%</b>	<b>0.0%</b>
<b>Holloway / Finsbury Park / Green Lanes stores</b>								
Sainsbury's, Williamson Road, Haringey	3.2%	0.8%	5.1%	1.1%	0.0%	16.0%	6.3%	0.5%
Tesco Express, Seven Sisters Road, Finsbury Park	0.0%	0.0%	0.0%	0.0%	0.7%	1.9%	5.1%	0.5%
Waitrose, Holloway Road, Holloway	0.6%	0.8%	6.2%	5.7%	0.0%	3.6%	0.4%	0.0%
Other stores, Green Lanes	5.7%	1.6%	5.6%	3.4%	2.7%	18.1%	3.9%	1.9%
<b>Sub-total, Green Lanes stores</b>	<b>9.4%</b>	<b>3.2%</b>	<b>17.0%</b>	<b>10.3%</b>	<b>3.4%</b>	<b>39.6%</b>	<b>15.7%</b>	<b>2.9%</b>
<b>Other stores</b>								
Sainsbury's, Green Lanes, Winchmore Hill	3.5%	1.2%	1.4%	0.0%	14.1%	4.7%	3.6%	3.1%
Tesco Extra, Coppetts Ctr, North Finchley	9.0%	22.9%	5.4%	12.5%	11.7%	1.6%	2.2%	2.3%
Morrisons, Aldermans Hill, Palmers Green	4.3%	0.0%	0.7%	0.0%	19.0%	0.0%	0.4%	3.0%
All other foodstores	25.8%	71.9%	64.2%	73.8%	38.9%	21.8%	10.7%	12.5%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

Source: Haringey Retail Study household survey

\*this store has now ceased trading

Tottenham Hale District Centre

Convenience Goods Retail Impact Assessment (higher population growth scenario)

Table B5: Baseline convenience goods turnover of foodstores, 2015

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Sub-total
	£m	£m	£m	£m	£m	£m	£m	£m	£m
Total available spending, 2015	127.4	92.5	103.3	66.3	106.0	136.8	146.5	118.3	897.3
<b>Tottenham stores</b>									
<b>Bruce Grove &amp; Tottenham High Road</b>									
Sainsbury's, 867-869, High Road*	0.0	0.0	0.0	1.5	0.0	0.0	2.3	18.9	22.7
Asda, 490 High Road	1.1	0.0	0.0	0.0	0.8	0.3	7.5	1.8	11.4
Iceland, 522-528 High Road	0.0	0.0	0.0	0.0	0.0	0.0	7.2	2.5	9.7
TFC, 678-682 High Road	0.0	0.0	0.0	0.0	0.0	0.0	1.0	0.6	1.6
Sainsbury's Local, 669-673 High Road	0.0	0.0	0.7	0.0	0.0	0.0	0.4	7.2	8.3
Other stores, Bruce Grove & Tottenham High Road	0.0	0.0	0.7	0.0	0.0	0.6	10.4	4.7	16.4
<b>West Green Road &amp; Seven Sisters</b>									
Tesco, 230 High Road	0.0	0.0	0.0	0.0	0.0	0.3	8.9	1.0	10.2
Tesco Express, 89 High Road	0.0	0.0	0.0	0.0	0.0	1.7	7.5	1.8	10.9
Sainsbury's Local, West Green Road	1.8	0.0	1.4	0.0	0.0	7.6	2.3	1.3	14.5
Other stores, West Green Road & Seven Sisters	0.0	0.0	0.0	0.0	0.0	1.4	3.0	0.0	4.4
<b>Tottenham Hale</b>									
Lidl, Tottenham Hale Retail Park	0.0	0.0	1.4	0.0	0.0	0.0	2.3	0.0	3.7
Tesco Express, Hale Village	0.0	0.0	0.0	0.0	0.0	0.6	1.4	0.6	2.5
<b>Sub-total, Tottenham stores</b>	<b>2.9</b>	<b>0.0</b>	<b>4.2</b>	<b>1.5</b>	<b>0.8</b>	<b>12.5</b>	<b>54.3</b>	<b>40.1</b>	<b>116.3</b>
<b>Edmonton stores</b>									
Asda, West Mount, Edmonton Green	0.0	0.0	0.0	0.0	0.0	0.6	0.6	5.8	7.0
Lidl, Sterling Way, Edmonton Green	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.9	2.9
Tesco Extra, Glover Drive, Upper Edmonton	1.5	0.7	0.0	0.0	0.0	0.6	7.9	7.6	18.3
Tesco Metro, North Mall, Edmonton Green*	0.0	0.0	0.7	0.0	0.0	0.0	4.5	7.3	12.6
Other stores, Edmonton	0.0	0.0	0.4	0.0	0.0	1.1	0.8	10.3	12.5
<b>Sub-total, Edmonton stores</b>	<b>1.5</b>	<b>0.7</b>	<b>1.1</b>	<b>0.0</b>	<b>0.0</b>	<b>2.2</b>	<b>13.9</b>	<b>33.8</b>	<b>53.2</b>
<b>Wood Green stores</b>									
Morrisons, High Road, Wood Green	23.4	0.0	2.5	0.0	4.9	2.3	3.9	9.6	46.5
Sainsbury's, High Road, Wood Green	7.5	0.0	0.7	0.0	2.6	0.0	4.0	2.3	17.2
Sainsbury's Local, Hollywood Green, Wood Green	7.9	0.0	0.7	0.0	0.8	1.7	3.4	0.0	14.4
Other stores, Wood Green	17.6	0.0	1.8	0.8	4.7	2.8	8.6	4.3	40.6
<b>Sub-total, Wood Green stores</b>	<b>56.4</b>	<b>0.0</b>	<b>5.7</b>	<b>0.8</b>	<b>12.9</b>	<b>6.8</b>	<b>19.8</b>	<b>16.3</b>	<b>118.6</b>
<b>Stamford Hill stores</b>									
Morrisons, Stamford Hill	0.3	0.0	0.7	0.0	0.0	12.5	5.3	0.0	18.9
Sainsbury's, Amhurst Park, Stamford Hill	0.0	0.0	0.0	0.0	0.0	7.1	4.8	0.0	11.8
Asda, Clapton Common, Stamford Hill	0.0	0.0	0.0	0.0	0.0	3.2	0.6	0.0	3.8
<b>Sub-total, Stamford Hill stores</b>	<b>0.3</b>	<b>0.0</b>	<b>0.7</b>	<b>0.0</b>	<b>0.0</b>	<b>22.8</b>	<b>10.7</b>	<b>0.0</b>	<b>34.5</b>
<b>Holloway / Finsbury Park / Green Lanes stores</b>									
Sainsbury's, Williamson Road, Haringey	4.0	0.7	5.3	0.8	0.0	21.8	9.2	0.6	42.5
Tesco Express, Seven Sisters Road, Finsbury Park	0.0	0.0	0.0	0.0	0.8	2.6	7.5	0.6	11.4
Waitrose, Holloway Road, Holloway	0.7	0.7	6.4	3.8	0.0	5.0	0.6	0.0	17.3
Other stores, Green Lanes	7.2	1.5	5.8	2.2	2.9	24.7	5.7	2.3	52.4
<b>Sub-total, Green Lanes stores</b>	<b>12.0</b>	<b>3.0</b>	<b>17.5</b>	<b>6.8</b>	<b>3.6</b>	<b>54.1</b>	<b>23.1</b>	<b>3.4</b>	<b>123.6</b>
<b>Other stores</b>									
Sainsbury's, Green Lanes, Winchmore Hill	4.5	1.1	1.4	0.0	15.0	6.4	5.3	3.7	37.3
Tesco Extra, Coppetts Ctr, North Finchley	11.5	21.1	5.6	8.3	12.4	2.2	3.2	2.7	67.0
Morrisons, Aldermans Hill, Palmers Green	5.5	0.0	0.7	0.0	20.1	0.0	0.6	3.5	30.5
All other foodstores	32.9	66.5	66.4	49.0	41.2	29.8	15.6	14.8	316.3
<b>Total</b>	<b>127.4</b>	<b>92.5</b>	<b>103.3</b>	<b>66.3</b>	<b>106.0</b>	<b>136.8</b>	<b>146.5</b>	<b>118.3</b>	<b>897.3</b>

Source: Table B3, Table B4

\*this store has now ceased trading



Tottenham Hale District Centre

Convenience Goods Retail Impact Assessment (higher population growth scenario)

Table B6: Baseline convenience goods turnover of foodstores, 2020

	Zone 1 £m	Zone 2 £m	Zone 3 £m	Zone 4 £m	Zone 5 £m	Zone 6 £m	Zone 7 £m	Zone 8 £m	Sub-total £m
<b>Total available spending, 2020</b>	<b>134.3</b>	<b>97.9</b>	<b>109.6</b>	<b>70.5</b>	<b>112.8</b>	<b>144.8</b>	<b>164.3</b>	<b>130.7</b>	<b>965.0</b>
<b>Tottenham stores</b>									
<b>Bruce Grove &amp; Tottenham High Road</b>									
Sainsbury's, 867-869, High Road*	0.0	0.0	0.0	1.6	0.0	0.0	2.6	20.8	25.1
Asda, 490 High Road	1.1	0.0	0.0	0.0	0.8	0.3	8.4	1.9	12.6
Iceland, 522-528 High Road	0.0	0.0	0.0	0.0	0.0	0.0	8.1	2.7	10.8
TFC, 678-682 High Road	0.0	0.0	0.0	0.0	0.0	0.0	1.2	0.6	1.8
Sainsbury's Local, 669-673 High Road	0.0	0.0	0.7	0.0	0.0	0.0	0.4	7.9	9.1
Other stores, Bruce Grove & Tottenham High Road	0.0	0.0	0.7	0.0	0.0	0.6	11.7	5.1	18.2
<b>West Green Road &amp; Seven Sisters</b>									
Tesco, 230 High Road	0.0	0.0	0.0	0.0	0.0	0.3	10.0	1.1	11.4
Tesco Express, 89 High Road	0.0	0.0	0.0	0.0	0.0	1.8	8.4	1.9	12.1
Sainsbury's Local, West Green Road	1.9	0.0	1.5	0.0	0.0	8.1	2.6	1.5	15.5
Other stores, West Green Road & Seven Sisters	0.0	0.0	0.0	0.0	0.0	1.5	3.4	0.0	4.9
<b>Tottenham Hale</b>									
Lidl, Tottenham Hale Retail Park	0.0	0.0	1.5	0.0	0.0	0.0	2.6	0.0	4.1
Tesco Express, Hale Village	0.0	0.0	0.0	0.0	0.0	0.6	1.6	0.6	2.8
<b>Sub-total, Tottenham stores</b>	<b>3.0</b>	<b>0.0</b>	<b>4.5</b>	<b>1.6</b>	<b>0.8</b>	<b>13.2</b>	<b>60.9</b>	<b>44.3</b>	<b>128.3</b>
<b>Edmonton stores</b>									
Asda, West Mount, Edmonton Green	0.0	0.0	0.0	0.0	0.0	0.6	0.7	6.4	7.7
Lidl, Sterling Way, Edmonton Green	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.2	3.2
Tesco Extra, Glover Drive, Upper Edmonton	1.6	0.8	0.0	0.0	0.0	0.6	8.9	8.4	20.2
Tesco Metro, North Mall, Edmonton Green*	0.0	0.0	0.7	0.0	0.0	0.0	5.1	8.1	13.9
Other stores, Edmonton	0.0	0.0	0.4	0.0	0.0	1.2	0.8	11.3	13.8
<b>Sub-total, Edmonton stores</b>	<b>1.6</b>	<b>0.8</b>	<b>1.2</b>	<b>0.0</b>	<b>0.0</b>	<b>2.3</b>	<b>15.5</b>	<b>37.3</b>	<b>58.7</b>
<b>Wood Green stores</b>									
Morrisons, High Road, Wood Green	24.6	0.0	2.6	0.0	5.2	2.4	4.4	10.6	49.9
Sainsbury's, High Road, Wood Green	7.9	0.0	0.7	0.0	2.8	0.0	4.5	2.6	18.5
Sainsbury's Local, Hollywood Green, Wood Green	8.3	0.0	0.7	0.0	0.8	1.8	3.8	0.0	15.4
Other stores, Wood Green	18.6	0.0	1.9	0.8	5.0	3.0	9.6	4.8	43.6
<b>Sub-total, Wood Green stores</b>	<b>59.4</b>	<b>0.0</b>	<b>6.0</b>	<b>0.8</b>	<b>13.8</b>	<b>7.2</b>	<b>22.2</b>	<b>18.0</b>	<b>127.4</b>
<b>Stamford Hill stores</b>									
Morrisons, Stamford Hill	0.3	0.0	0.7	0.0	0.0	13.3	5.9	0.0	20.3
Sainsbury's, Amhurst Park, Stamford Hill	0.0	0.0	0.0	0.0	0.0	7.5	5.3	0.0	12.8
Asda, Clapton Common, Stamford Hill	0.0	0.0	0.0	0.0	0.0	3.4	0.7	0.0	4.1
<b>Sub-total, Stamford Hill stores</b>	<b>0.3</b>	<b>0.0</b>	<b>0.7</b>	<b>0.0</b>	<b>0.0</b>	<b>24.1</b>	<b>12.0</b>	<b>0.0</b>	<b>37.2</b>
<b>Holloway / Finsbury Park / Green Lanes stores</b>									
Sainsbury's, Williamson Road, Haringey	4.3	0.8	5.6	0.8	0.0	23.1	10.3	0.6	45.5
Tesco Express, Seven Sisters Road, Finsbury Park	0.0	0.0	0.0	0.0	0.8	2.7	8.4	0.6	12.6
Waitrose, Holloway Road, Holloway	0.8	0.8	6.8	4.0	0.0	5.3	0.7	0.0	18.4
Other stores, Green Lanes	7.6	1.6	6.2	2.4	3.0	26.2	6.4	2.5	55.9
<b>Sub-total, Green Lanes stores</b>	<b>12.6</b>	<b>3.2</b>	<b>18.6</b>	<b>7.2</b>	<b>3.9</b>	<b>57.3</b>	<b>25.8</b>	<b>3.8</b>	<b>132.4</b>
<b>Other stores</b>									
Sainsbury's, Green Lanes, Winchmore Hill	4.7	1.2	1.5	0.0	15.9	6.8	5.9	4.0	40.1
Tesco Extra, Coppetts Ctr, North Finchley	12.1	22.4	6.0	8.8	13.2	2.3	3.6	3.0	71.4
Morrisons, Aldermans Hill, Palmers Green	5.8	0.0	0.7	0.0	21.4	0.0	0.7	3.9	32.6
All other foodstores	34.7	70.4	70.4	52.0	43.9	31.6	17.5	16.4	336.9
<b>Total</b>	<b>134.3</b>	<b>97.9</b>	<b>109.6</b>	<b>70.5</b>	<b>112.8</b>	<b>144.8</b>	<b>164.3</b>	<b>130.7</b>	<b>965.0</b>

Source: Table B3, Table B4

\*this store has now ceased trading

Tottenham Hale District Centre

Convenience Goods Retail Impact Assessment (higher population growth scenario)

Table B7: Baseline convenience goods turnover of foodstores, 2025

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Sub-total
	£m	£m	£m	£m	£m	£m	£m	£m	£m
<b>Total available spending, 2025</b>	<b>140.3</b>	<b>102.8</b>	<b>114.7</b>	<b>73.9</b>	<b>119.0</b>	<b>151.7</b>	<b>176.7</b>	<b>145.0</b>	<b>1024.0</b>
<b>Tottenham stores</b>									
<b>Bruce Grove &amp; Tottenham High Road</b>									
Sainsbury's, 867-869, High Road*	0.0	0.0	0.0	1.7	0.0	0.0	2.8	23.1	27.6
Asda, 490 High Road	1.2	0.0	0.0	0.0	0.9	0.3	9.0	2.1	13.5
Iceland, 522-528 High Road	0.0	0.0	0.0	0.0	0.0	0.0	8.7	3.0	11.7
TFC, 678-682 High Road	0.0	0.0	0.0	0.0	0.0	0.0	1.2	0.7	2.0
Sainsbury's Local, 669-673 High Road	0.0	0.0	0.8	0.0	0.0	0.0	0.5	8.8	10.1
Other stores, Bruce Grove & Tottenham High Road	0.0	0.0	0.8	0.0	0.0	0.7	12.5	5.7	19.7
<b>West Green Road &amp; Seven Sisters</b>									
Tesco, 230 High Road	0.0	0.0	0.0	0.0	0.0	0.3	10.8	1.2	12.3
Tesco Express, 89 High Road	0.0	0.0	0.0	0.0	0.0	1.8	9.0	2.1	13.0
Sainsbury's Local, West Green Road	2.0	0.0	1.6	0.0	0.0	8.4	2.8	1.6	16.4
Other stores, West Green Road & Seven Sisters	0.0	0.0	0.0	0.0	0.0	1.6	3.7	0.0	5.2
<b>Tottenham Hale</b>									
Lidl, Tottenham Hale Retail Park	0.0	0.0	1.6	0.0	0.0	0.0	2.8	0.0	4.4
Tesco Express, Hale Village	0.0	0.0	0.0	0.0	0.0	0.6	1.7	0.7	3.0
<b>Sub-total, Tottenham stores</b>	<b>3.2</b>	<b>0.0</b>	<b>4.7</b>	<b>1.7</b>	<b>0.9</b>	<b>13.8</b>	<b>65.4</b>	<b>49.2</b>	<b>138.8</b>
<b>Edmonton stores</b>									
Asda, West Mount, Edmonton Green	0.0	0.0	0.0	0.0	0.0	0.6	0.8	7.1	8.5
Lidl, Sterling Way, Edmonton Green	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.5	3.5
Tesco Extra, Glover Drive, Upper Edmonton	1.6	0.8	0.0	0.0	0.0	0.6	9.5	9.3	21.9
Tesco Metro, North Mall, Edmonton Green*	0.0	0.0	0.8	0.0	0.0	0.0	5.5	9.0	15.2
Other stores, Edmonton	0.0	0.0	0.4	0.0	0.0	1.2	0.9	12.6	15.1
<b>Sub-total, Edmonton stores</b>	<b>1.6</b>	<b>0.8</b>	<b>1.2</b>	<b>0.0</b>	<b>0.0</b>	<b>2.5</b>	<b>16.7</b>	<b>41.4</b>	<b>64.2</b>
<b>Wood Green stores</b>									
Morrisons, High Road, Wood Green	25.7	0.0	2.8	0.0	5.5	2.5	4.7	11.7	53.0
Sainsbury's, High Road, Wood Green	8.3	0.0	0.8	0.0	2.9	0.0	4.8	2.9	19.7
Sainsbury's Local, Hollywood Green, Wood Green	8.7	0.0	0.8	0.0	0.9	1.8	4.0	0.0	16.2
Other stores, Wood Green	19.4	0.0	2.0	0.8	5.2	3.1	10.3	5.3	46.2
<b>Sub-total, Wood Green stores</b>	<b>62.1</b>	<b>0.0</b>	<b>6.3</b>	<b>0.8</b>	<b>14.5</b>	<b>7.5</b>	<b>23.9</b>	<b>19.9</b>	<b>135.1</b>
<b>Stamford Hill stores</b>									
Morrisons, Stamford Hill	0.4	0.0	0.8	0.0	0.0	13.9	6.4	0.0	21.4
Sainsbury's, Amhurst Park, Stamford Hill	0.0	0.0	0.0	0.0	0.0	7.8	5.7	0.0	13.6
Asda, Clapton Common, Stamford Hill	0.0	0.0	0.0	0.0	0.0	3.5	0.8	0.0	4.3
<b>Sub-total, Stamford Hill stores</b>	<b>0.4</b>	<b>0.0</b>	<b>0.8</b>	<b>0.0</b>	<b>0.0</b>	<b>25.3</b>	<b>12.9</b>	<b>0.0</b>	<b>39.3</b>
<b>Holloway / Finsbury Park / Green Lanes stores</b>									
Sainsbury's, Williamson Road, Haringey	4.4	0.8	5.9	0.8	0.0	24.2	11.1	0.7	48.0
Tesco Express, Seven Sisters Road, Finsbury Park	0.0	0.0	0.0	0.0	0.9	2.9	9.0	0.7	13.4
Waitrose, Holloway Road, Holloway	0.8	0.8	7.1	4.2	0.0	5.5	0.8	0.0	19.3
Other stores, Green Lanes	8.0	1.7	6.5	2.5	3.2	27.4	6.9	2.8	58.9
<b>Sub-total, Green Lanes stores</b>	<b>13.2</b>	<b>3.3</b>	<b>19.5</b>	<b>7.6</b>	<b>4.1</b>	<b>60.0</b>	<b>27.8</b>	<b>4.2</b>	<b>139.6</b>
<b>Other stores</b>									
Sainsbury's, Green Lanes, Winchmore Hill	4.9	1.2	1.6	0.0	16.8	7.1	6.4	4.5	42.5
Tesco Extra, Coppetts Ctr, North Finchley	12.6	23.5	6.2	9.2	13.9	2.5	3.9	3.3	75.2
Morrisons, Aldermans Hill, Palmers Green	6.1	0.0	0.8	0.0	22.6	0.0	0.8	4.3	34.5
All other foodstores	36.2	73.9	73.7	54.5	46.3	33.1	18.9	18.2	354.8
<b>Total</b>	<b>140.3</b>	<b>102.8</b>	<b>114.7</b>	<b>73.9</b>	<b>119.0</b>	<b>151.7</b>	<b>176.7</b>	<b>145.0</b>	<b>1,024.0</b>

Source: Table B3, Table B4

\*this store has now ceased trading

Tottenham Hale District Centre  
 Convenience Goods Retail Impact Assessment (higher population growth scenario)

Table B8a: Floorspace assumptions

	sq.m gross	sq.m net
<b>Existing retail floorspace, Tottenham Hale Retail Park</b>		
Comparison goods floorspace <sup>1</sup>	-	17,615
Convenience goods floorspace (Lidl) <sup>1</sup>	-	697
<b>Total</b>	<b>-</b>	<b>18,312</b>
<b>Proposed retail floorspace, Tottenham Hale District Centre</b>		
<b>Total proposed floorspace<sup>2</sup></b>	<b>19,897</b>	<b>15,918</b>
Of which,		
Comparison goods floorspace (assumed 50%)	11,938	9,551
Convenience goods floorspace (assumed 25%)	3,979	3,184
Retail services, financial services, restaurants, cafes (assumed 25%)	3,979	3,184

<sup>1</sup> Source: Haringey Retail Study, Appendix 2, Table 1 & Table 2

<sup>2</sup> Source: Haringey Retail Study, Appendix 2, Table 1

<sup>3</sup> Source: Tottenham Hale District Centre Framework, page 181

Gross: net ratio of 80% applied to proposed district centre floorspace

All floorspace figures are indicative.

Table B8b: Floorspace change

	sq.m net
<b>Comparison goods</b>	
Existing floorspace	18,312
Proposed floorspace	9,551
<i>Floorspace change</i>	<i>-8,761</i>
<b>Convenience goods</b>	
Existing floorspace	697
Proposed floorspace	3,184
<i>Floorspace change</i>	<i>2,487</i>

Source: Table B8a

Tottenham Hale District Centre  
 Convenience Goods Retail Impact Assessment (higher population growth scenario)

Table B9a: Turnover of existing floorspace ('no development' scenario)

	Turnover of existing floorspace from Haringey Study Area 2015 (£m) <sup>1</sup>	Inflow, 2015 (£m)	Total turnover, 2015 (£m)	Total turnover, 2020 (£m) <sup>2</sup>	Total turnover, 2025 (£m) <sup>2</sup>
Lidl, Tottenham Hale Retail Park	3.7	0.0	3.7	4.1	4.4

<sup>1</sup> Source: Table 5a

<sup>3</sup> Allowance for improvements in floorspace efficiency of 0.3% per annum, 2015-25

Table B9b: Turnover of proposed convenience goods floorspace

	Proposed floorspace (sq.m net, indicative) <sup>1</sup>	Turnover per sq.m (£) <sup>2</sup>	Total turnover, 2015 (£m)	Total turnover, 2020 (£m) <sup>3</sup>	Total turnover, 2025 (£m) <sup>3</sup>
Convenience goods floorspace	3,184	-	-	19.0	19.5
<i>Discount foodstore (replacement, enlarged Lidl store) - 70% convenience goods sales</i>	1,050	-	3.7	4.1	4.4
<i>Mainline supermarket - 70% convenience goods sales</i>	1,493	10,000	-	14.9	15.2

<sup>1</sup> Source: Table B6

<sup>2</sup> Turnover per sq.m is an assumed aggregate comparison / convenience sales density in the absence of confirmed operators. It is assumed that Lidl will retain a trading presence.

<sup>3</sup> Allowance for improvements in floorspace efficiency of 0.3% per annum for convenience goods

Tottenham Hale District Centre  
 Convenience Goods Retail Impact Assessment

Table 10a: Patterns of trade diversion, 2025

Net additional turnover of convenience goods floorspace, 2020 (£m)		14.9									
	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Total from study area	Inflow	Overall total
Trade diversion (%)	3%	0%	4%	2%	1%	15%	35%	30%	90%	10%	100%
Trade diversion (£m)	0.4	0.0	0.6	0.3	0.1	2.2	5.2	4.5	13.4	1.5	14.9

Table 10b: Patterns of trade diversion, 2025

Net additional turnover of convenience goods floorspace, 2025 (£m)		15.2									
	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Total from study area	Inflow	Overall total
Trade diversion (%)	3%	0%	4%	2%	1%	15%	35%	30%	90%	10%	100%
Trade diversion (£m)	0.5	0.0	0.6	0.3	0.2	2.3	5.3	4.5	13.6	1.5	15.2

Tottenham Hale District Centre  
Convenience Goods Retail Impact Assessment (higher population growth scenario)

Table B11a: Patterns of trade diversion to Tottenham Hale District Centre, 2020

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Total trade diversion
	£m	£m	£m	£m	£m	£m	£m	£m	£m
<b>Tottenham stores</b>									
<b>Bruce Grove &amp; Tottenham High Road</b>									
Sainsbury's, Northumberland Park	0.0	0.0	0.0	0.0	0.0	0.0	0.2	1.2	1.4
Asda, 490 High Road	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.1	0.5
Iceland, 522-528 High Road	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.1	0.3
TFC, 678-682 High Road	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1
Sainsbury's Local, 669-673 High Road	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.3
Other stores, Bruce Grove & Tottenham High Road	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.2	0.5
<b>West Green Road &amp; Seven Sisters</b>									
Tesco, 230 High Road	0.0	0.0	0.0	0.0	0.0	0.0	0.6	0.1	0.7
Tesco Express, 89 High Road	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.1	0.3
Sainsbury's Local, West Green Road	0.0	0.0	0.0	0.0	0.0	0.1	0.1	0.0	0.2
Other stores, West Green Road & Seven Sisters	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.1
<b>Tottenham Hale</b>									
Lidl, Tottenham Hale Retail Park	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Tesco Express, Hale Village	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1
<b>Sub-total, Tottenham stores</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.2</b>	<b>2.2</b>	<b>2.0</b>	<b>4.4</b>
<b>Edmonton stores</b>									
Asda, West Mount, Edmonton Green	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.4
Lidl, Sterling Way, Edmonton Green	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.1
Tesco Extra, Glover Drive, Upper Edmonton	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.1	0.3
Tesco Metro, North Mall, Edmonton Green*	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Other stores, Edmonton	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.2
<b>Sub-total, Edmonton stores</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.2</b>	<b>0.8</b>	<b>1.0</b>
<b>Wood Green stores</b>									
Morrisons, High Road, Wood Green	0.1	0.0	0.0	0.0	0.0	0.1	0.3	0.6	1.1
Sainsbury's, High Road, Wood Green	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.1	0.2
Sainsbury's Local, Hollywood Green, Wood Green	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.1
Other stores, Wood Green	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.1	0.3
<b>Sub-total, Wood Green stores</b>	<b>0.2</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.1</b>	<b>0.6</b>	<b>0.8</b>	<b>1.7</b>
<b>Stamford Hill stores</b>									
Morrisons, Stamford Hill	0.0	0.0	0.0	0.0	0.0	0.4	0.3	0.0	0.7
Sainsbury's, Amhurst Park, Stamford Hill	0.0	0.0	0.0	0.0	0.0	0.1	0.2	0.0	0.3
Asda, Clapton Common, Stamford Hill	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1
<b>Sub-total, Stamford Hill stores</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.5</b>	<b>0.5</b>	<b>0.0</b>	<b>1.0</b>
<b>Holloway / Finsbury Park / Green Lanes stores</b>									
Sainsbury's, Williamson Road, Haringey	0.0	0.0	0.1	0.0	0.0	0.6	0.6	0.0	1.4
Tesco Express, Seven Sisters Road, Finsbury Park	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.2
Waitrose, Holloway Road, Holloway	0.0	0.0	0.1	0.0	0.0	0.1	0.0	0.0	0.3
Other stores, Green Lanes	0.0	0.0	0.0	0.0	0.0	0.2	0.1	0.0	0.3
<b>Sub-total, Green Lanes stores</b>	<b>0.0</b>	<b>0.0</b>	<b>0.2</b>	<b>0.1</b>	<b>0.0</b>	<b>1.0</b>	<b>0.9</b>	<b>0.1</b>	<b>2.2</b>
<b>Other stores</b>									
Sainsbury's, Green Lanes, Winchmore Hill	0.0	0.0	0.0	0.0	0.0	0.2	0.3	0.2	0.9
Tesco Extra, Coppetts Ctr, North Finchley	0.1	0.0	0.1	0.1	0.0	0.1	0.2	0.2	0.7
Morrisons, Aldermans Hill, Palmers Green	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.4
All other foodstores	0.1	0.0	0.2	0.1	0.0	0.2	0.3	0.2	1.2
<b>Total</b>	<b>0.4</b>	<b>0.0</b>	<b>0.6</b>	<b>0.3</b>	<b>0.1</b>	<b>2.2</b>	<b>5.2</b>	<b>4.5</b>	<b>13.4</b>

Tottenham Hale District Centre  
Convenience Goods Retail Impact Assessment (higher population growth scenario)

Table B11b: Patterns of trade diversion to Tottenham Hale District Centre, 2025

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Total trade diversion
	£m	£m	£m	£m	£m	£m	£m	£m	£m
<b>Tottenham stores</b>									
<b>Bruce Grove &amp; Tottenham High Road</b>									
Sainsbury's, Northumberland Park	0.0	0.0	0.0	0.0	0.0	0.0	0.2	1.2	1.4
Asda, 490 High Road	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.1	0.5
Iceland, 522-528 High Road	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.1	0.3
TFC, 678-682 High Road	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1
Sainsbury's Local, 669-673 High Road	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.3
Other stores, Bruce Grove & Tottenham High Road	0.0	0.0	0.0	0.0	0.0	0.0	0.3	0.2	0.5
<b>West Green Road &amp; Seven Sisters</b>									
Tesco, 230 High Road	0.0	0.0	0.0	0.0	0.0	0.0	0.6	0.1	0.7
Tesco Express, 89 High Road	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.1	0.3
Sainsbury's Local, West Green Road	0.0	0.0	0.0	0.0	0.0	0.1	0.1	0.0	0.2
Other stores, West Green Road & Seven Sisters	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.1
<b>Tottenham Hale</b>									
Lidl, Tottenham Hale Retail Park	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Tesco Express, Hale Village	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1
<b>Sub-total, Tottenham stores</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.2</b>	<b>2.2</b>	<b>2.0</b>	<b>4.5</b>
<b>Edmonton stores</b>									
Asda, West Mount, Edmonton Green	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.4
Lidl, Sterling Way, Edmonton Green	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.1
Tesco Extra, Glover Drive, Upper Edmonton	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.1	0.3
Tesco Metro, North Mall, Edmonton Green*	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Other stores, Edmonton	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.2
<b>Sub-total, Edmonton stores</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.2</b>	<b>0.8</b>	<b>1.0</b>
<b>Wood Green stores</b>									
Morrisons, High Road, Wood Green	0.1	0.0	0.0	0.0	0.0	0.1	0.3	0.6	1.2
Sainsbury's, High Road, Wood Green	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.1	0.2
Sainsbury's Local, Hollywood Green, Wood Green	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.1
Other stores, Wood Green	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.1	0.3
<b>Sub-total, Wood Green stores</b>	<b>0.2</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.1</b>	<b>0.6</b>	<b>0.8</b>	<b>1.8</b>
<b>Stamford Hill stores</b>									
Morrisons, Stamford Hill	0.0	0.0	0.0	0.0	0.0	0.4	0.4	0.0	0.7
Sainsbury's, Amhurst Park, Stamford Hill	0.0	0.0	0.0	0.0	0.0	0.1	0.2	0.0	0.3
Asda, Clapton Common, Stamford Hill	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1
<b>Sub-total, Stamford Hill stores</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.5</b>	<b>0.5</b>	<b>0.0</b>	<b>1.1</b>
<b>Holloway / Finsbury Park / Green Lanes stores</b>									
Sainsbury's, Williamson Road, Haringey	0.0	0.0	0.1	0.0	0.0	0.6	0.6	0.0	1.4
Tesco Express, Seven Sisters Road, Finsbury Park	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.2
Waitrose, Holloway Road, Holloway	0.0	0.0	0.1	0.0	0.0	0.1	0.0	0.0	0.3
Other stores, Green Lanes	0.0	0.0	0.0	0.0	0.0	0.2	0.1	0.0	0.4
<b>Sub-total, Green Lanes stores</b>	<b>0.0</b>	<b>0.0</b>	<b>0.2</b>	<b>0.1</b>	<b>0.0</b>	<b>1.0</b>	<b>0.9</b>	<b>0.1</b>	<b>2.2</b>
<b>Other stores</b>									
Sainsbury's, Green Lanes, Winchmore Hill	0.0	0.0	0.0	0.0	0.0	0.2	0.4	0.2	0.9
Tesco Extra, Coppetts Ctr, North Finchley	0.1	0.0	0.1	0.1	0.0	0.1	0.2	0.2	0.7
Morrisons, Aldermans Hill, Palmers Green	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.4
All other foodstores	0.1	0.0	0.2	0.1	0.0	0.2	0.3	0.2	1.2
<b>Total</b>	<b>0.5</b>	<b>0.0</b>	<b>0.6</b>	<b>0.3</b>	<b>0.2</b>	<b>2.3</b>	<b>5.3</b>	<b>4.5</b>	<b>13.6</b>

Tottenham Hale District Centre  
Convenience Goods Retail Impact Assessment (higher population growth scenario)

Table B12a: Impact of foodstore at Tottenham Hale District Centre, 2020

	Baseline 2020 (no dev't)	Inflow	Inflow	Total turnover, 2020	Trade diversion	Residual turnover of store	Impact of foodstore
	Em	%	Em	Em	Em	Em	%
<b>Tottenham stores</b>							
<b>Bruce Grove &amp; Tottenham High Road</b>							
Sainsbury's, Northumberland Park	25.1	10%	2.8	27.8	1.4	23.7	-5.0%
Asda, 490 High Road	12.6	5%	0.7	13.2	0.5	12.1	-3.5%
Iceland, 522-528 High Road	10.8	0%	0.0	10.8	0.3	10.5	-2.9%
TFC, 678-682 High Road	1.8	0%	0.0	1.8	0.1	1.7	-2.9%
Sainsbury's Local, 669-673 High Road	9.1	0%	0.0	9.1	0.3	8.9	-2.8%
Other stores, Bruce Grove & Tottenham High Road	18.2	5%	1.0	19.1	0.5	17.7	-2.6%
<b>West Green Road &amp; Seven Sisters</b>							
Tesco, 230 High Road	11.4	10%	1.3	12.7	0.7	10.7	-5.2%
Tesco Express, 89 High Road	12.1	0%	0.0	12.1	0.3	11.7	-2.7%
Sainsbury's Local, West Green Road	15.5	0%	0.0	15.5	0.2	15.3	-1.6%
Other stores, West Green Road & Seven Sisters	4.9	5%	0.3	5.2	0.1	4.8	-2.3%
<b>Tottenham Hale</b>							
Lidl, Tottenham Hale Retail Park	4.1	0%	0.0	4.1	-	-	-
Tesco Express, Hale Village	2.8	0%	0.0	2.8	0.1	2.7	-
<b>Sub-total, Tottenham stores</b>	<b>128.3</b>	<b>-</b>	<b>-</b>	<b>134.3</b>	<b>4.4</b>	<b>119.8</b>	<b>-</b>
Edmonton stores	58.7	-	-	58.7	1.0	57.7	-
Wood Green stores	127.4	-	-	127.4	1.7	125.6	-
Stamford Hill stores	37.2	-	-	37.2	1.0	36.2	-
Green Lanes stores	132.4	-	-	132.4	2.2	130.2	-
Other stores	481.0	-	-	481.0	3.1	477.9	-
<b>Total</b>	<b>965.0</b>	<b>-</b>	<b>-</b>	<b>970.9</b>	<b>13.4</b>	<b>-</b>	<b>-</b>

Source: Table B6, Table B11a

Table B12b: Impact of foodstore at Tottenham Hale District Centre, 2025

	Baseline 2025 (no dev't)	Inflow	Inflow	Total turnover, 2025	Trade diversion	Residual turnover of store	Impact of foodstore
	Em	%	Em	Em	Em	Em	%
<b>Tottenham stores</b>							
<b>Bruce Grove &amp; Tottenham High Road</b>							
Sainsbury's, Northumberland Park	27.6	10%	3.1	30.7	1.4	26.2	-4.6%
Asda, 490 High Road	13.5	5%	0.7	14.2	0.5	13.1	-3.3%
Iceland, 522-528 High Road	11.7	0%	0.0	11.7	0.3	11.4	-2.8%
TFC, 678-682 High Road	2.0	0%	0.0	2.0	0.1	1.9	-2.7%
Sainsbury's Local, 669-673 High Road	10.1	0%	0.0	10.1	0.3	9.8	-2.5%
Other stores, Bruce Grove & Tottenham High Road	19.7	5%	1.0	20.7	0.5	19.2	-2.5%
<b>West Green Road &amp; Seven Sisters</b>							
Tesco, 230 High Road	12.3	10%	1.4	13.6	0.7	11.6	-4.9%
Tesco Express, 89 High Road	13.0	0%	0.0	13.0	0.3	12.7	-2.6%
Sainsbury's Local, West Green Road	16.4	0%	0.0	16.4	0.2	16.2	-1.5%
Other stores, West Green Road & Seven Sisters	5.2	5%	0.3	5.5	0.1	5.1	-2.2%
<b>Tottenham Hale</b>							
Lidl, Tottenham Hale Retail Park	4.4	0%	0.0	4.4	0.0	-	-
Tesco Express, Hale Village	3.0	0%	0.0	3.0	0.1	3.0	-
<b>Sub-total, Tottenham stores</b>	<b>138.8</b>	<b>-</b>	<b>-</b>	<b>145.3</b>	<b>4.5</b>	<b>130.0</b>	<b>-</b>
Edmonton stores	64.2	-	-	64.2	1.0	63.2	-
Wood Green stores	135.1	-	-	135.1	1.8	133.3	-
Stamford Hill stores	39.3	-	-	39.3	1.1	38.3	-
Green Lanes stores	139.6	-	-	139.6	2.2	137.4	-
Other stores	506.9	-	-	506.9	3.1	503.8	-
<b>Total</b>	<b>1024.0</b>	<b>-</b>	<b>-</b>	<b>1030.5</b>	<b>13.6</b>	<b>-</b>	<b>-</b>

Source: Table B7, Table B11b



Tottenham Hale District Centre  
 Convenience Goods Retail Impact Assessment (higher population growth scenario)

Table B13a: Cumulative convenience goods impact at 2020

	Turnover 2020 (no dev)	Commitment (A)					Commitment (B)					Proposal (C)					Proposal (D)							
		Sainsbury's Northumberland Park					Aldi, Tottenham High Road (replacement store)					Foodstore, High Road West					Foodstore, Tottenham Hale District Centre							
		Turnover £	18.1	m	(NET ADDITIONAL)	Impact of commitments	Turnover £	4.8	m	Total trade div'n (A+B)	Residual turnover of store	Impact of commitments (A+B)	Turnover £	4.7	m	Total trade div'n (A to C)	Residual turnover of store	Impact of commitments / proposals (A to C)	Turnover £	14.9	m	Total trade div'n (A to D)	Residual turnover of store	Impact of commitments / proposals (A to D)
		Trade diversion	Trade diversion	Residual turnover of store	Impact of commitments	Trade diversion	Trade diversion	Total trade div'n (A+B)	Residual turnover of store	Impact of commitments (A+B)	Trade diversion	Trade diversion	Total trade div'n (A to C)	Residual turnover of store	Impact of commitments / proposals (A to C)	Trade diversion	Trade diversion	Total trade div'n (A to D)	Residual turnover of store	Impact of commitments / proposals (A to D)				
%	Em	Em	Em	%	Em	Em	Em	Em	%	Em	Em	Em	Em	%	Em	Em	Em	Em	Em					
<b>Tottenham stores</b>																								
<b>Bruce Grove &amp; Tottenham High Road</b>																								
Asda, 490 High Road	13.2	5%	0.9	12.3	7%	6%	0.3	1.2	12.0	9%	5%	0.2	1.4	11.8	11%	3%	0.4	1.9	11.4	-14%				
Iceland, 522-528 High Road	10.8	5%	0.9	9.9	8%	4%	0.2	1.1	9.7	10%	3%	0.1	1.2	9.6	11%	2%	0.3	1.5	9.3	-14%				
IFC, 678-682 High Road	1.8	0%	0.0	1.8	0%	1%	0.0	0.0	1.7	3%	0%	0.0	0.0	1.7	3%	1%	0.1	0.2	1.6	-11%				
Sainsbury's Local, 669-673 High Road	9.1	5%	0.9	8.2	10%	1%	0.0	1.0	8.2	10%	0%	0.0	1.0	8.2	10%	0%	0.0	1.0	8.2	-10%				
Other stores, Bruce Grove & Tottenham High Road	19.1	6%	1.1	18.1	6%	5%	0.2	1.3	17.8	7%	2%	0.1	1.4	17.7	7%	1%	0.1	1.6	17.6	-8%				
Sainsbury's, 28-48 Northumberland Park (Commitment A)	43.2	-	-	43.2	-	25%	1.2	1.2	42.0	3%	35%	1.6	2.8	40.4	7%	25%	3.7	6.5	36.7	-15%				
Aldi, 570-592 High Road (Commitment B)	4.8	5%	0.9	3.8	19%						10%	0.5	1.4	4.3	29%	4%	0.6	2.0	2.8	-41%				
Foodstore, Stanhope development, Northumberland Park (Proposal C)																10%	1.5	1.5	3.3	-32%				
<b>Sub-total, Bruce Grove &amp; Tottenham High Road stores</b>		<b>26%</b>	<b>4.7</b>	<b>97.3</b>	<b>-</b>	<b>42%</b>	<b>2.0</b>	<b>5.8</b>	<b>91.5</b>	<b>-</b>	<b>55%</b>	<b>2.6</b>	<b>9.3</b>	<b>93.7</b>	<b>-</b>	<b>46%</b>	<b>6.9</b>	<b>16.1</b>	<b>90.7</b>	<b>-</b>				
<b>West Green Road &amp; Seven Sisters</b>																								
Tesco, 230 High Road	12.7	6%	1.1	11.6	9%	3%	0.1	1.2	11.4	10%	2%	0.1	1.3	11.3	10%	3%	0.4	1.8	10.9	-14%				
Tesco Express, 89 High Road	12.1	1%	0.2	11.9	2%	1%	0.0	0.2	11.8	2%	0%	0.0	0.2	11.8	2%	1%	0.1	0.4	11.7	-3%				
Sainsbury's Local, West Green Road	15.5	1%	0.2	15.3	1%	1%	0.0	0.2	15.3	1%	0%	0.0	0.2	15.3	1%	1%	0.1	0.4	15.2	-2%				
Other stores, West Green Road & Seven Sisters	5.2	1%	0.2	5.0	4%	1%	0.0	0.2	4.9	4%	0%	0.0	0.2	4.9	4%	1%	0.1	0.4	4.8	-7%				
<b>Sub-total, West Green Road &amp; Seven Sisters stores</b>		<b>9%</b>	<b>1.6</b>	<b>43.8</b>	<b>-</b>	<b>6%</b>	<b>0.3</b>	<b>1.9</b>	<b>43.5</b>	<b>-</b>	<b>2%</b>	<b>0.1</b>	<b>2.0</b>	<b>43.4</b>	<b>-</b>	<b>6%</b>	<b>0.9</b>	<b>2.9</b>	<b>42.5</b>	<b>-</b>				
<b>Tottenham Hale</b>																								
Lidl, Tottenham Hale Retail Park	4.4	3%	0.5	3.8	12%	5%	0.2	0.8	3.6	18%	5%	0.2	1.0	3.3	23%	5%	0.7	1.8	2.6	-40%				
Tesco Express, Hale Village	3.0	0%	0.0	3.0	0%	0%	0.0	0.0	3.0	0%	0%	0.0	0.0	3.0	0%	3%	0.4	0.4	2.6	-15%				
Foodstore, Tottenham Hale District Centre (Proposal D)																								
<b>Sub-total, Tottenham Hale stores</b>		<b>3%</b>	<b>0.5</b>	<b>6.8</b>	<b>-</b>	<b>5%</b>	<b>0.2</b>	<b>0.8</b>	<b>6.6</b>	<b>-</b>	<b>5%</b>	<b>0.2</b>	<b>1.0</b>	<b>6.4</b>	<b>-</b>	<b>8%</b>	<b>1.2</b>	<b>2.2</b>	<b>5.2</b>	<b>-</b>				
<b>Other locations</b>																								
Edmonton stores	58.7	15%	2.7	56.0	5%	13%	0.6	3.3	55.4	6%	10%	0.5	3.8	54.9	6%	11%	1.6	5.4	53.2	-9%				
Wood Green stores	127.4	15%	2.7	124.6	2%	10%	0.5	3.2	124.2	3%	8%	0.4	3.6	123.8	3%	8%	1.2	4.8	122.6	-4%				
Stamford Hill stores	37.2	5%	0.9	36.3	2%	5%	0.2	1.1	36.1	3%	3%	0.1	1.3	35.9	3%	3%	0.4	1.7	35.5	-5%				
Green Lanes stores	132.4	7%	1.3	131.2	1%	4%	0.2	1.5	131.0	1%	2%	0.1	1.6	130.9	1%	3%	0.4	2.0	130.4	-2%				
Other stores	481.0	20%	3.6	477.3	1%	15%	0.7	4.3	476.6	1%	15%	0.7	5.0	475.9	1%	15%	2.2	7.3	473.7	-2%				
<b>Total</b>	<b>-</b>	<b>100%</b>	<b>18.1</b>	<b>-</b>	<b>-</b>	<b>100%</b>	<b>4.8</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>100%</b>	<b>4.7</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>100%</b>	<b>14.9</b>	<b>-</b>	<b>-</b>	<b>-</b>				

Tottenham Hale District Centre  
Convenience Goods Retail Impact Assessment (higher population growth scenario)

Table B13b: Cumulative convenience goods impact at 2025

	Turnover 2025 (no dev)	Commitment (A)					Commitment (B)					Proposal (C)					Proposal (D)				
		Sainsbury's, Northumberland Park					Aldi, Tottenham High Road (replacement store)					Foodstore, High Road West					Foodstore, Tottenham Hale District Centre				
		Turnover £	18.4	m (NET ADDITIONAL)			Turnover £	4.8	m			Turnover £	4.9	m			Turnover £	15.2	m		
		Trade diversion	Trade diversion	Residual turnover of store	Impact of commitment	Trade diversion	Trade diversion	Total trade div'n (A+B)	Residual turnover of store	Impact of commitments (A+B)	Trade diversion	Trade diversion	Total trade div'n (A to C)	Residual turnover of store	Impact of commitments / proposals (A to C)	Trade diversion	Trade diversion	Total trade div'n (A to D)	Residual turnover of store	Impact of commitments / proposals (A to D)	
%	£m	£m	£m	%	£m	£m	£m	£m	%	£m	£m	£m	£m	%	£m	£m	£m	£m	£m		
<b>Tottenham stores</b>																					
<b>Bruce Grove &amp; Tottenham High Road</b>																					
Asda, 490 High Road	13.5	5%	0.9	12.6	7%	6%	0.3	1.2	12.3	9%	5%	0.2	1.5	12.1	11%	3%	0.5	1.9	11.6	-14%	
Iceland, 522-528 High Road	11.7	5%	0.9	10.8	8%	4%	0.2	1.1	10.6	9%	3%	0.1	1.3	10.5	11%	2%	0.3	1.6	10.2	-13%	
TFC, 678-682 High Road	2.0	0%	0.0	2.0	0%	1%	0.0	0.0	1.9	2%	0%	0.0	0.0	1.9	2%	1%	0.2	0.2	1.8	-10%	
Sainsbury's Local, 669-673 High Road	10.1	5%	0.0	9.1	9%	1%	0.0	1.0	9.1	10%	0%	0.0	1.0	9.1	10%	0%	0.0	1.0	9.1	-10%	
Other stores, Bruce Grove & Tottenham High Road	19.7	6%	1.1	18.6	6%	5%	0.2	1.3	18.3	7%	2%	0.1	1.4	18.2	7%	1%	0.2	1.6	18.1	-8%	
Sainsbury's, 28-48 Northumberland Park (Commitment A)	43.9	-	-	43.9	-	25%	1.2	1.2	42.6	3%	35%	1.7	2.9	40.9	7%	25%	3.8	6.7	37.1	-15%	
Aldi, 570-592 High Road (Commitment B)	4.8	5%	0.9	3.9	19%						10%	0.5	1.4	4.3	29%	4%	0.6	2.0	2.8	-42%	
Foodstore, Stanhope development, Northumberland Park (Proposal C)																10%	1.5	1.5	3.3	-31%	
<b>Sub-total, Bruce Grove &amp; Tottenham High Road stores</b>	<b>105.6</b>	<b>26%</b>	<b>4.8</b>	<b>100.8</b>	<b>-</b>	<b>42%</b>	<b>2.0</b>	<b>5.9</b>	<b>94.9</b>	<b>-</b>	<b>55%</b>	<b>2.7</b>	<b>9.5</b>	<b>97.0</b>	<b>-</b>	<b>46%</b>	<b>7.0</b>	<b>16.5</b>	<b>94.0</b>	<b>-</b>	
<b>West Green Road &amp; Seven Sisters</b>																					
Tesco, 230 High Road	12.3	6%	1.1	11.2	9%	3%	0.1	1.2	11.0	10%	2%	0.1	1.3	10.9	11%	3%	0.5	1.8	10.5	-15%	
Tesco Express, 89 High Road	13.0	1%	0.2	12.8	1%	1%	0.0	0.2	12.8	2%	0%	0.0	0.2	12.8	2%	1%	0.2	0.4	12.6	-3%	
Sainsbury's Local, West Green Road	16.4	1%	0.2	16.2	1%	1%	0.0	0.2	16.2	1%	0%	0.0	0.2	16.2	1%	1%	0.2	0.4	16.0	-2%	
Other stores, West Green Road & Seven Sisters	5.2	1%	0.2	5.0	4%	1%	0.0	0.2	5.0	4%	0%	0.0	0.2	5.0	4%	1%	0.2	0.4	4.8	-7%	
<b>Sub-total, West Green Road &amp; Seven Sisters stores</b>	<b>46.9</b>	<b>9%</b>	<b>1.7</b>	<b>45.2</b>	<b>-</b>	<b>6%</b>	<b>0.3</b>	<b>1.9</b>	<b>45.0</b>	<b>-</b>	<b>2%</b>	<b>0.1</b>	<b>2.0</b>	<b>44.9</b>	<b>-</b>	<b>6%</b>	<b>0.9</b>	<b>3.0</b>	<b>43.9</b>	<b>-</b>	
<b>Tottenham Hale</b>																					
Lidl, Tottenham Hale	4.4	3%	0.6	3.8	13%	5%	0.2	0.8	3.6	18%	5%	0.2	1.0	3.3	24%	5%	0.8	1.8	2.6	-41%	
Tesco Express, Hale Village	3.0	0%	0.0	3.0	0%	0%	0.0	0.0	3.0	0%	0%	0.0	3.0	0%	3%	0.5	0.5	2.6	15%		
Foodstore, Tottenham Hale District Centre (Proposal D)																					
<b>Sub-total, Tottenham Hale stores</b>	<b>7.4</b>	<b>3%</b>	<b>0.6</b>	<b>6.8</b>	<b>-</b>	<b>5%</b>	<b>0.2</b>	<b>0.8</b>	<b>6.6</b>	<b>-</b>	<b>5%</b>	<b>0.2</b>	<b>1.0</b>	<b>6.4</b>	<b>-</b>	<b>8%</b>	<b>1.2</b>	<b>2.3</b>	<b>5.1</b>	<b>-</b>	
<b>Other locations</b>																					
Edmonton stores	64.2	15%	2.8	61.5	4%	13%	0.6	3.4	60.8	5%	10%	0.5	3.9	60.3	6%	11%	1.7	5.5	58.7	-9%	
Wood Green stores	135.1	15%	2.8	132.3	2%	10%	0.5	3.2	131.8	2%	8%	0.4	3.6	131.4	3%	8%	1.2	4.8	130.2	-4%	
Stamford Hill stores	39.3	5%	0.9	38.4	2%	5%	0.2	1.2	38.2	3%	3%	0.1	1.3	38.0	3%	3%	0.5	1.8	37.6	-4%	
Green Lanes stores	139.6	7%	1.3	138.3	1%	4%	0.2	1.5	138.2	1%	2%	0.1	1.6	138.1	1%	3%	0.5	2.0	137.6	-1%	
Other stores	506.9	20%	3.7	503.2	1%	15%	0.7	4.4	502.5	1%	15%	0.7	5.1	501.8	1%	15%	2.3	7.4	499.5	-1%	
<b>Total</b>	<b>-</b>	<b>100%</b>	<b>18.4</b>	<b>-</b>	<b>-</b>	<b>100%</b>	<b>4.8</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>100%</b>	<b>4.9</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>100%</b>	<b>15.2</b>	<b>-</b>	<b>-</b>	<b>-</b>	