

MANSFIELD RETAIL & LEISURE CAPACITY STUDY UPDATE 2026

Volume 3: Assessment Tables

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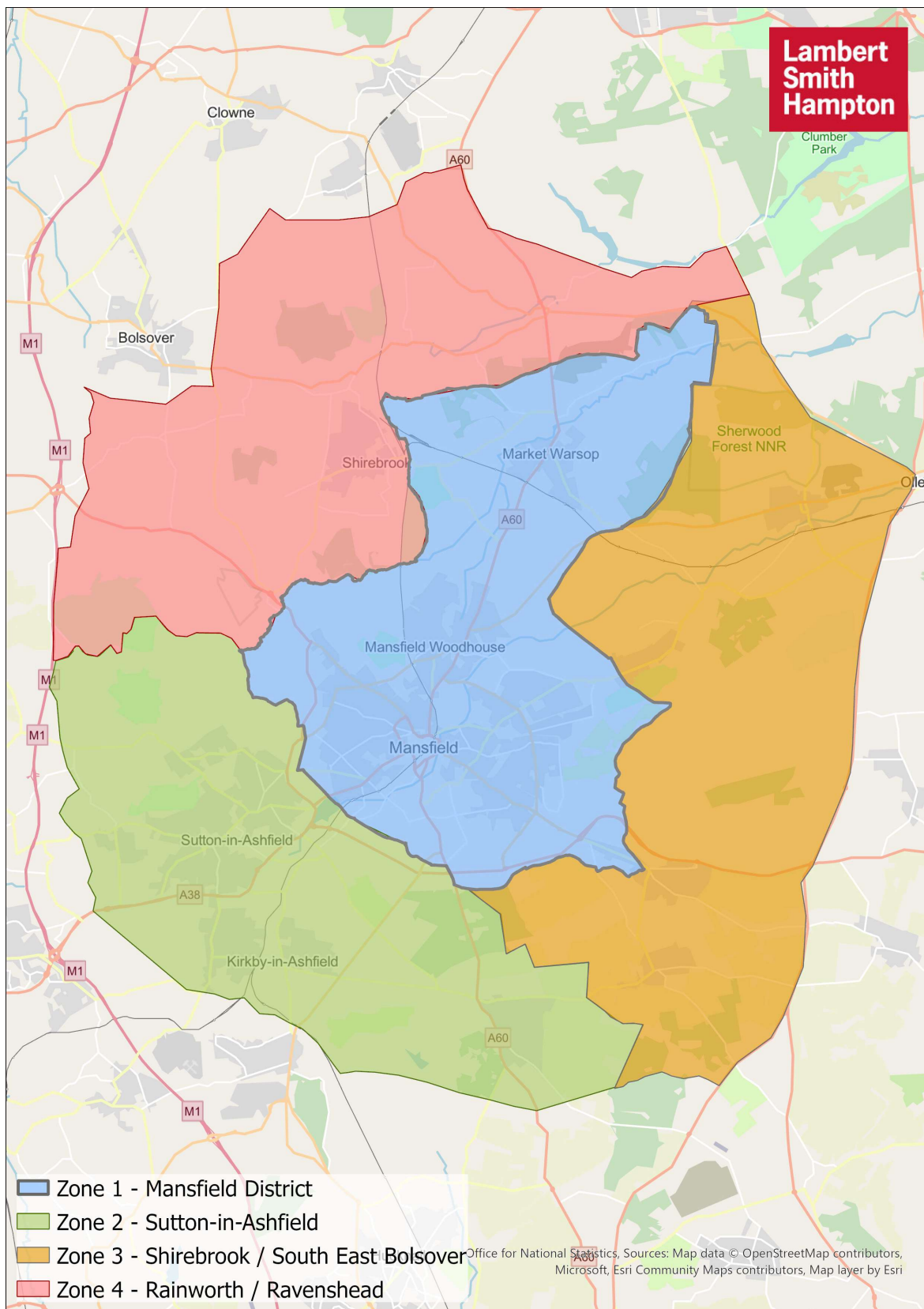
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APPENDIX 1 STUDY AREA

Mansfield Retail and Leisure Capacity Study Update - Study Area



APPENDIX 2 EXPERIAN INSIGHTS RAW DATA

Merchant Zone	Merchant Area	Customer Zone					Total
		Zone 1	Zone 2	Zone 3	Zone 4	Out of Area	
Zone 1	Mansfield Town Centre	141,726	25,820	9,884	13,213	27,743	218,386
Zone 1	Woodhouse District Centre	1,242,610	26,064	49,325	70,292	105,965	1,494,256
Zone 1	Market Warsop District Centre	97,613	499	4,059	7,479	5,330	114,980
Zone 1	Clipstone Road West	5,747	20	204	3	234	6,208
Zone 1	Fulmar Close, Mansfield	2,286,904	102,290	412,168	186,240	329,465	3,317,067
Zone 1	Ladybrook Lane, Mansfield	81,679	5,505	317	2,647	3,326	93,474
Zone 1	Newgate Lane, Mansfield	11,850	67	136	67	574	12,694
Zone 1	Nottingham Road, Mansfield	1,279	240	11		127	1,657
Zone 1	Ratcliffe Gate, Mansfield	200	1,269	105	17	152	1,743
Zone 1	Neighbourhood Parades (Combined)	567,113	15,544	61,257	13,553	61,254	718,721
Zone 1	Tesco Extra Chesterfield Rd S, Mansfield NG19 7TS	2,222,346	305,794	65,673	461,028	242,392	3,297,233
Zone 1	Asda, Bancroft Lane, Mansfield	172,951	10,555	1,693	3,053	16,716	204,968
Zone 1	Mansfield - St Peters Retail Park	180,974	37,491	27,947	30,855	40,298	317,565
Zone 1	Mansfield - Portland Retail Park						0
Zone 1	Jubilee Way South	2,489,967	331,159	855,011	53,639	814,493	4,544,269
Zone 1	Oakleaf Close/ Southwell Road West	612,760	80,834	459,366	5,301	490,418	1,648,679
Zone 1	Mansfield Leisure Park					13	13
Zone 1	Nottingham Road/ Talbot Street (west)	2,424,425	896,909	259,664	131,140	656,121	4,368,259
Zone 1	Morrisons, Sutton Rd, Mansfield	914,050	849,865	65,814	148,946	521,224	2,499,899
Zone 1	Baum Lane & Nottingham Road Retail Park						0
Zone 1	A60 /Leeming Lane & Old Mill Industrial Estate	1,570,149	77,783	363,457	56,111	206,754	2,274,254
Zone 1	Elsewhere Zone 1	2,173,109	127,550	117,010	80,680	378,992	2,877,341
Zone 2	Sutton in Ashfield Town Centre (Including The Broad Centre Retail Park)	213,695	2,832,843	25,056	59,785	800,352	3,931,731
Zone 2	Sutton in Ashfield Retail Parks (The Range, Aldi, Wickes)	350,924	1,433,048	28,475	57,607	306,983	2,177,037
Zone 2	Sutton in Kirby (all)	100,952	2,790,874	30,769	10,721	1,167,205	4,100,521
Zone 2	Elsewhere Zone 2	175,585	1,909,269	31,616	42,268	431,768	2,590,506
Zone 3	Clipstone	64,219	2,431	102,895	2,041	13,890	185,476
Zone 3	Rainworth	39,696	4,187	150,587	711	39,792	234,973
Zone 3	Blidworth	5,729	3,744	35,633	56	10,150	55,312
Zone 3	Elsewhere Zone 3	39,092	7,119	508,278	2,057	83,107	639,653
Zone 4	Shirebrook	442,754	16,643	22,115	1,468,874	241,369	2,191,755
Zone 4	Pleasley & New Houghton	4,643	369	236	31,591	4,465	41,304
Zone 4	Elsewhere Zone 4	14,021	2,516	808	194,895	30,733	242,973
Outside Study Zone	Hucknall	29,975	126,114	18,002	1,278	3,670,771	3,846,140
Outside Study Zone	Mansfield - East Midlands Designer Outlet Village	5,233	6,133	1,271	1,411	75,677	89,725
Outside Study Zone	Bolsover	18,102	8,937	1,281	255,134	1,323,724	1,607,178
Outside Study Zone	Clowne	49,324	6,659	2,902	305,578	3,837,181	4,201,644
Outside Study Zone	Balborough (all)	2,672	407	528	2,979	117,982	124,568
Outside Study Zone	Ollerton & New Ollerton	155,949	15,304	656,203	23,276	3,526,684	4,377,416
Outside Study Zone	Southwell	6,883	951	1,888	102	262,439	272,263
Outside Study Zone	Newark On Trent	8,614	1,633	7,258	1,421	2,640,920	2,659,846
Outside Study Zone	Newark On Trent Retail Parks	196	77	100	50	25,835	26,258
Outside Study Zone	Derby	925	1,853	108	404	817,385	820,675
Outside Study Zone	Derby City Retail Parks	13,446	33,335	2,368	6,030	17,125,136	17,180,315
Outside Study Zone	Worksop	3,699	268	843	1,461	128,330	134,601
Outside Study Zone	Worksop Retail Parks	8,701	229	2,021	5,210	291,921	308,082
Outside Study Zone	Sheffield - Central	2,610	1,130	918	1,789	2,513,196	2,519,643
Outside Study Zone	Meadowhall Shopping Centre	11,222	6,789	1,996	4,637	768,943	793,587
Outside Study Zone	Sheffield Retail Parks	11,136	3,696	2,158	8,106	22,612,141	22,637,237
Outside Study Zone	Chesterfield	3,794	3,716	335	6,624	708,709	723,178
Outside Study Zone	Chesterfield Retail Parks	7,551	4,488	550	19,297	2,145,527	2,177,413
Outside Study Zone	Lincoln (all)	3,619	1,750	1,879	445	5,395,461	5,403,154
Outside Study Zone	Nottingham Central	32,782	32,567	11,149	3,959	2,874,140	2,954,597
Outside Study Zone	Nottingham Retail Parks	39,068	61,225	16,276	5,403	12,345,151	12,467,123
Outside Study Zone	Elsewhere in UK	1,900,101	1,647,689	705,258	790,835		5,043,883
Online Expenditure		3,696,395	2,474,127	978,403	736,354		7,885,279
Total		24,660,759	16,337,378	6,103,264	5,316,653	90,238,658	142,656,712

Merchant Zone	Merchant Area	Customer Zone					Total
		Zone 1	Zone 2	Zone 3	Zone 4	Out of Area	
Zone 1	Mansfield Town Centre	1,459,273	410,706	222,073	220,398	557,699	2,870,149
Zone 1	Woodhouse District Centre	33,241	3,776	1,296	1,472	5,136	44,921
Zone 1	Market Warsop District Centre	149,080	12,149	19,970	27,076	43,441	251,716
Zone 1	Clipstone Road West	2,022		112	2	148	2,284
Zone 1	Fulmar Close, Mansfield	151,900	11,051	22,437	8,580	42,597	236,565
Zone 1	Ladybrook Lane, Mansfield	1,135	25	6	165	20	1,351
Zone 1	Newgate Lane, Mansfield						0
Zone 1	Nottingham Road, Mansfield						0
Zone 1	Ratcliffe Gate, Mansfield	23,024	4,988	2,893	852	4,205	35,962
Zone 1	Neighbourhood Parades (Combined)	660	24	4,025		3,345	8,054
Zone 1	Tesco Extra Chesterfield Rd S, Mansfield NG19 7TS						0
Zone 1	Asda, Bancroft Lane, Mansfield						0
Zone 1	Mansfield - St Peters Retail Park	784,030	260,996	134,838	88,913	272,796	1,541,573
Zone 1	Mansfield - Portland Retail Park	716,510	396,344	169,377	151,391	632,107	2,065,729
Zone 1	Jubilee Way South	10,248	86	792	4	557	11,687
Zone 1	Oakleaf Close/ Southwell Road West	4,320	639	1,096	73	2,581	8,709
Zone 1	Mansfield Leisure Park						0
Zone 1	Nottingham Road/ Talbot Street (west)	10,085	5,420	2,094	253	4,820	22,672
Zone 1	Morrisons, Sutton Rd, Mansfield						0
Zone 1	Baum Lane & Nottingham Road Retail Park	806,036	350,009	178,931	113,386	375,593	1,823,955
Zone 1	A60 /Leeming Lane & Old Mill Industrial Estate	225,900	18,191	41,699	29,413	102,999	418,202
Zone 1	Elsewhere Zone 1	1,311,671	425,386	262,911	133,595	786,475	2,920,038
Zone 2	Sutton in Ashfield Town Centre (Including The Broad Centre Retail Park)	103,633	733,994	16,755	17,431	256,516	1,128,329
Zone 2	Sutton in Ashfield Retail Parks (The Range, Aldi, Wickes)	753,105	1,113,147	158,389	146,281	753,711	2,924,633
Zone 2	Sutton in Kirby (all)	35,835	417,180	10,761	3,429	230,578	697,783
Zone 2	Elsewhere Zone 2	224,825	722,561	38,934	36,631	562,023	1,584,974
Zone 3	Clipstone	4,643	68	4,815		683	10,209
Zone 3	Rainworth						0
Zone 3	Blidworth	1,069	1,336	5,959		1,567	9,931
Zone 3	Elsewhere Zone 3	60,231	17,900	58,075	7,762	458,531	602,499
Zone 4	Shirebrook	46,824	14,232	2,748	158,674	48,665	271,143
Zone 4	Pleasley & New Houghton	39	1		20	876	936
Zone 4	Elsewhere Zone 4	330,802	116,329	48,718	258,354	1,251,991	2,006,194
Outside Study Zone	Hucknall	8,411	30,469	6,499	606	955,383	1,001,368
Outside Study Zone	Mansfield - East Midlands Designer Outlet Village	365,398	434,540	78,412	66,217	4,353,478	5,298,045
Outside Study Zone	Bolsover	16,221	9,596	1,595	90,153	936,818	1,054,383
Outside Study Zone	Clowne	28,524	2,281	1,821	30,793	335,808	399,227
Outside Study Zone	Balborough (all)	54,299	13,566	11,214	28,166	772,552	879,797
Outside Study Zone	Ollerton & New Ollerton	30,053	3,731	61,828	5,562	373,092	474,266
Outside Study Zone	Southwell	8,921	10,264	5,515	506	492,522	517,728
Outside Study Zone	Newark On Trent	19,428	6,386	7,065	9,855	1,794,513	1,837,247
Outside Study Zone	Newark On Trent Retail Parks	15,205	4,206	12,952	1,323	1,957,520	1,991,206
Outside Study Zone	Derby	25,092	40,139	6,296	5,331	11,093,742	11,170,600
Outside Study Zone	Derby City Retail Parks	9,815	20,777	2,274	2,836	9,074,062	9,109,764
Outside Study Zone	Worksop	25,258	2,001	13,807	11,141	983,901	1,036,108
Outside Study Zone	Worksop Retail Parks	24,974	979	13,287	14,081	1,065,885	1,119,206
Outside Study Zone	Sheffield - Central	10,107	19,804	2,862	3,733	5,672,943	5,709,449
Outside Study Zone	Sheffield - Meadowhall Retail Park	383,759	243,437	80,344	169,624	23,312,117	24,189,281
Outside Study Zone	Sheffield Retail Parks	20,347	9,846	5,797	22,950	13,475,028	13,533,968
Outside Study Zone	Chesterfield	25,390	17,854	1,593	37,031	2,683,891	2,765,759
Outside Study Zone	Chesterfield Retail Parks	111,974	63,234	12,344	158,577	7,712,577	8,058,706
Outside Study Zone	Lincoln (all)	27,512	8,118	8,211	4,048	11,443,216	11,491,105
Outside Study Zone	Nottingham Central	331,403	334,823	99,798	32,148	17,498,552	18,296,724
Outside Study Zone	Nottingham Retail Parks	84,132	104,983	46,886	7,202	15,559,269	15,802,472
Outside Study Zone	Elsewhere in UK	2,500,599	2,287,167	766,190	731,130		6,285,086
Online Expenditure		8,853,964	6,438,424	2,363,361	2,370,417		20,026,166
Total		20,230,927	15,143,163	5,019,655	5,207,585	137,946,529	183,547,859

Merchant Zone	Merchant Area	Customer Zone					Total
		Zone 1	Zone 2	Zone 3	Zone 4	Out of Area	
Zone 1	Mansfield Town Centre	510,935	129,440	58,343	55,593	196,472	950,783
Zone 1	Woodhouse District Centre	32,834	363	252	472	2,954	36,875
Zone 1	Market Warsop District Centre	47,325	1,345	2,219	5,007	12,541	68,437
Zone 1	Clipstone Road West	27,911	55	2,704	81	3,647	34,398
Zone 1	Fulmar Close, Mansfield	81,653	2,629	16,151	7,056	17,950	125,439
Zone 1	Ladybrook Lane, Mansfield	2,216	233	16		238	2,703
Zone 1	Newgate Lane, Mansfield	442	18	24		110	594
Zone 1	Nottingham Road, Mansfield	38,942	7,918	5,031	1,510	12,525	65,926
Zone 1	Ratcliffe Gate, Mansfield	59,596	7,340	4,939	3,120	11,045	86,040
Zone 1	Neighbourhood Parades (Combined)	168,829	8,133	7,702	1,951	17,765	204,380
Zone 1	Tesco Extra Chesterfield Rd S, Mansfield NG19 7TS						0
Zone 1	Asda, Bancroft Lane, Mansfield						0
Zone 1	Mansfield - St Peters Retail Park	34,668	11,070	6,445	4,456	18,179	74,818
Zone 1	Mansfield - Portland Retail Park	24,305	10,168	2,567	3,998	16,149	57,187
Zone 1	Jubilee Way South	3,849	141	335	35	587	4,947
Zone 1	Oakleaf Close/ Southwell Road West	162,435	33,016	81,908	3,906	122,254	403,519
Zone 1	Mansfield Leisure Park	168,400	52,623	20,149	18,787	88,819	348,778
Zone 1	Nottingham Road/ Talbot Street (west)	103,206	27,965	9,222	4,089	38,906	183,388
Zone 1	Morrisons, Sutton Rd, Mansfield						0
Zone 1	Baum Lane & Nottingham Road Retail Park	55,409	17,279	10,314	6,317	28,402	117,721
Zone 1	A60 /Leeming Lane & Old Mill Industrial Estate	36,721	3,127	4,522	3,885	10,169	58,424
Zone 1	Elsewhere Zone 1	1,291,899	215,073	155,431	88,350	393,036	2,143,789
Zone 2	Sutton in Ashfield Town Centre (Including The Broad Centre Retail Park)	29,504	246,355	3,845	5,587	72,688	357,979
Zone 2	Sutton in Ashfield Retail Parks (The Range, Aldi, Wickes)						0
Zone 2	Sutton in Kirby (all)	18,798	204,178	2,054	1,640	70,155	296,825
Zone 2	Elsewhere Zone 2	464,510	1,108,134	70,435	84,044	906,075	2,633,198
Zone 3	Clipstone	12,683	867	20,034	483	6,424	40,491
Zone 3	Rainworth	3,410	929	34,422	223	1,781	40,765
Zone 3	Blidworth	2,103	2,133	6,102	36	3,142	13,516
Zone 3	Elsewhere Zone 3	247,027	75,707	420,437	28,348	1,267,153	2,038,672
Zone 4	Shirebrook	6,413	1,376	444	67,226	5,957	81,416
Zone 4	Pleasley & New Houghton	9,304	595	257	9,693	1,138	20,987
Zone 4	Elsewhere Zone 4	157,239	51,319	14,089	228,840	454,276	905,763
Outside Study Zone	Hucknall	8,681	16,540	2,092	645	418,191	446,149
Outside Study Zone	Mansfield - East Midlands Designer Outlet Village	66,475	113,229	15,266	13,776	725,394	934,140
Outside Study Zone	Bolsover	6,795	3,102	977	26,871	173,763	211,508
Outside Study Zone	Clowne	1,349	367	39	3,720	109,684	115,159
Outside Study Zone	Balborough (all)	8,185	2,607	865	12,061	396,304	420,022
Outside Study Zone	Ollerton & New Ollerton	62,317	7,791	76,722	14,945	442,817	604,592
Outside Study Zone	Southwell	11,693	6,035	8,341	727	449,912	476,708
Outside Study Zone	Newark On Trent	8,861	5,561	3,950	1,258	1,005,776	1,025,406
Outside Study Zone	Newark On Trent Retail Parks						0
Outside Study Zone	Derby	9,968	15,111	2,982	2,119	3,306,568	3,336,748
Outside Study Zone	Derby City Retail Parks	5,346	9,429	2,200	1,157	1,711,632	1,729,764
Outside Study Zone	Worksop	3,724	933	1,393	1,388	237,105	244,543
Outside Study Zone	Worksop Retail Parks	378	76	10	230	19,070	19,764
Outside Study Zone	Sheffield - Central	12,603	6,548	2,865	7,255	3,910,582	3,939,853
Outside Study Zone	Meadowhall Shopping Centre	57,384	34,757	13,510	22,074	3,411,594	3,539,319
Outside Study Zone	Sheffield Retail Parks	16,515	8,121	3,520	11,301	7,323,439	7,362,896
Outside Study Zone	Chesterfield	19,946	10,659	1,464	23,435	1,370,936	1,426,440
Outside Study Zone	Chesterfield Retail Parks	11,760	6,299	1,696	12,754	575,109	607,618
Outside Study Zone	Lincoln (all)	14,915	6,695	4,388	3,151	3,834,446	3,863,595
Outside Study Zone	Nottingham Central	307,423	261,792	90,370	39,631	13,677,498	14,376,714
Outside Study Zone	Nottingham Retail Parks	30,015	38,334	12,818	2,601	3,679,978	3,763,746
Outside Study Zone	Elsewhere in UK	2,559,759	2,093,036	745,045	681,634		6,079,474
Online Expenditure		2,259,550	1,554,528	472,187	470,139		4,756,404
Total		9,286,208	6,421,079	2,423,093	1,987,605	50,560,335	70,678,320

Merchant Zone	Merchant Area	Customer Zone					Total
		Zone 1	Zone 2	Zone 3	Zone 4	Out of Area	
Zone 1	Mansfield Town Centre	38,291	16,976	6,843	4,195	34,150	100,455
Zone 1	Woodhouse District Centre						0
Zone 1	Market Warsop District Centre						0
Zone 1	Clipstone Road West						0
Zone 1	Fulmar Close, Mansfield	13,364	1,762	3,637	3,030	5,762	27,555
Zone 1	Ladybrook Lane, Mansfield						0
Zone 1	Newgate Lane, Mansfield	611	18	21		47	697
Zone 1	Nottingham Road, Mansfield						0
Zone 1	Ratcliffe Gate, Mansfield						0
Zone 1	Neighbourhood Parades (Combined)						0
Zone 1	Tesco Extra Chesterfield Rd S, Mansfield NG19 7TS						0
Zone 1	Asda, Bancroft Lane, Mansfield						0
Zone 1	Mansfield - St Peters Retail Park						0
Zone 1	Mansfield - Portland Retail Park						0
Zone 1	Jubilee Way South						0
Zone 1	Oakleaf Close/ Southwell Road West	84	929	47	56	10,070	11,186
Zone 1	Mansfield Leisure Park	24,184	13,206	4,465	3,271	25,534	70,660
Zone 1	Nottingham Road/ Talbot Street (west)						0
Zone 1	Morrisons, Sutton Rd, Mansfield						0
Zone 1	Baum Lane & Nottingham Road Retail Park						0
Zone 1	A60 /Leeming Lane & Old Mill Industrial Estate	16,716	6,109	7,090	1,385	38,173	69,473
Zone 1	Elsewhere Zone 1	69,144	17,449	10,224	5,727	113,517	216,061
Zone 2	Sutton in Ashfield Town Centre (Including The Broad Centre Retail Park)	6,146	3,123	713	551	3,154	13,687
Zone 2	Sutton in Ashfield Retail Parks (The Range, Aldi, Wickes)						0
Zone 2	Sutton in Kirby (all)	3,913	23,105	958	1,212	23,862	53,050
Zone 2	Elsewhere Zone 2	14,785	38,982	2,885	1,874	69,992	128,518
Zone 3	Clipstone						0
Zone 3	Rainworth	2				2	4
Zone 3	Blidworth						0
Zone 3	Elsewhere Zone 3	18,159	8,432	9,824	2,295	124,907	163,617
Zone 4	Shirebrook				6	16	22
Zone 4	Pleasley & New Houghton		24	34		2,077	2,135
Zone 4	Elsewhere Zone 4	3,219	1,080	450	23,767	7,609	36,125
Outside Study Zone	Hucknall	661	2,878	396	35	61,954	65,924
Outside Study Zone	Mansfield - East Midlands Designer Outlet Village						0
Outside Study Zone	Bolsover					51	51
Outside Study Zone	Clowne					556	556
Outside Study Zone	Balborough (all)	85	6		453	10,118	10,662
Outside Study Zone	Ollerton & New Ollerton	1,443	837	891	33	6,272	9,476
Outside Study Zone	Southwell	26	8	90		8,355	8,479
Outside Study Zone	Newark On Trent	618	241	388	34	178,412	179,693
Outside Study Zone	Newark On Trent Retail Parks						0
Outside Study Zone	Derby	812	894		48	179,429	181,183
Outside Study Zone	Derby City Retail Parks	768	1,475	61	144	187,615	190,063
Outside Study Zone	Worksop	4,285	394	3,034	2,545	42,209	52,467
Outside Study Zone	Worksop Retail Parks						0
Outside Study Zone	Sheffield - Central	816	281	60	344	335,850	337,351
Outside Study Zone	Meadowhall Shopping Centre	2,088	1,397	431	835	220,779	225,530
Outside Study Zone	Sheffield Retail Parks	1,614	1,129	597	1,214	368,500	373,054
Outside Study Zone	Chesterfield	550	1,467	16	1,169	71,844	75,046
Outside Study Zone	Chesterfield Retail Parks						0
Outside Study Zone	Lincoln (all)	222	100	241	104	163,241	163,908
Outside Study Zone	Nottingham Central	19,139	16,420	5,896	2,689	975,838	1,019,982
Outside Study Zone	Nottingham Retail Parks	2,014	2,434	833	127	1,993,759	1,999,167
Outside Study Zone	Elsewhere in UK	313,537	241,813	99,777	68,707		723,834
Online Expenditure		1,137,215	779,569	288,010	216,452		2,421,246
Total		1,694,511	1,182,538	447,912	342,302	5,263,654	8,930,917

Merchant Zone	Merchant Area	Customer Zone					Total
		Zone 1	Zone 2	Zone 3	Zone 4	Out of Area	
Zone 1	Mansfield Town Centre						0
Zone 1	Woodhouse District Centre						0
Zone 1	Market Warsop District Centre						0
Zone 1	Clipstone Road West						0
Zone 1	Fulmar Close, Mansfield						0
Zone 1	Ladybrook Lane, Mansfield						0
Zone 1	Newgate Lane, Mansfield						0
Zone 1	Nottingham Road, Mansfield						0
Zone 1	Ratcliffe Gate, Mansfield						0
Zone 1	Neighbourhood Parades (Combined)						0
Zone 1	Tesco Extra Chesterfield Rd S, Mansfield NG19 7TS						0
Zone 1	Asda, Bancroft Lane, Mansfield						0
Zone 1	Mansfield - St Peters Retail Park						0
Zone 1	Mansfield - Portland Retail Park						0
Zone 1	Jubilee Way South						0
Zone 1	Oakleaf Close/ Southwell Road West						0
Zone 1	Mansfield Leisure Park						0
Zone 1	Nottingham Road/ Talbot Street (west)	886	11	639		59	1,595
Zone 1	Morrisons, Sutton Rd, Mansfield						0
Zone 1	Baum Lane & Nottingham Road Retail Park	1,246	581	45	19	966	2,857
Zone 1	A60 /Leeming Lane & Old Mill Industrial Estate						0
Zone 1	Elsewhere Zone 1	10,052	1,687	3,122	208	7,232	22,301
Zone 2	Sutton in Ashfield Town Centre (Including The Broad Centre Retail Park)		3,514		37	374	3,925
Zone 2	Sutton in Ashfield Retail Parks (The Range, Aldi, Wickes)						0
Zone 2	Sutton in Kirby (all)						0
Zone 2	Elsewhere Zone 2						0
Zone 3	Clipstone						0
Zone 3	Rainworth						0
Zone 3	Blidworth						0
Zone 3	Elsewhere Zone 3						0
Zone 4	Shirebrook						0
Zone 4	Pleasley & New Houghton						0
Zone 4	Elsewhere Zone 4						0
Outside Study Zone	Hucknall						0
Outside Study Zone	Mansfield - East Midlands Designer Outlet Village						0
Outside Study Zone	Bolsover						0
Outside Study Zone	Clowne						0
Outside Study Zone	Balborough (all)						0
Outside Study Zone	Ollerton & New Ollerton						0
Outside Study Zone	Southwell					814	814
Outside Study Zone	Newark On Trent						0
Outside Study Zone	Newark On Trent Retail Parks						0
Outside Study Zone	Derby						0
Outside Study Zone	Derby City Retail Parks						0
Outside Study Zone	Worksop						0
Outside Study Zone	Worksop Retail Parks					1,440	1,440
Outside Study Zone	Sheffield - Central						0
Outside Study Zone	Meadowhall Shopping Centre						0
Outside Study Zone	Sheffield Retail Parks						0
Outside Study Zone	Chesterfield						0
Outside Study Zone	Chesterfield Retail Parks						0
Outside Study Zone	Lincoln (all)	48				19,551	19,599
Outside Study Zone	Nottingham Central	1				44	45
Outside Study Zone	Nottingham Retail Parks		17			4,010	4,027
Outside Study Zone	Elsewhere in UK	7,842	6,275	2,098	2,736		18,951
Online Expenditure		43,285	55,063	16,809	7,181		122,338
Total		63,360	67,148	22,713	10,181	34,490	197,892

APPENDIX 3 POPULATION AND EXPENDITURE ANALYSIS

TABLE 1: BASE YEAR POPULATION & PROJECTIONS (2025 - 2043)

	2025	2030	2035	2040	2043
Zone 1 Mansfield District	113,770	117,901	121,477	124,801	126,887
Zone 2 Sutton-in-Ashfield	77,936	79,255	80,465	81,730	82,492
Zone 3 Shirebrook/ South East Bolsover	24,345	25,414	26,405	27,317	27,853
Zone 4 Rainworth/ Ravenshead	22,473	23,403	24,287	25,208	25,685
Total Study Area:	238,524	245,973	252,634	259,056	262,917

Notes: Population Projections for Zone 1 (Mansfield District) based on future housing supply using the Standard Method approach. The forecasts are provided by Mansfield District Council.
Zones 2 to 4 sourced from Experian Location Analyst (ONS' 2022-based Subnational Population Projections, published in June 2025)

Growth 2025 to 2035:	
%	No.
6.8%	7,706
3.2%	2,529
8.5%	2,060
8.1%	1,814
5.9%	14,109

Growth 2025 to 2043:	
%	No.
11.5%	13,117
5.8%	4,556
14.4%	3,508
14.3%	3,212
10.2%	24,393

TABLE 2: CONVENIENCE GOODS EXPENDITURE PER CAPITA FORECASTS (2025 to 2043) ADJUSTED FOR SALES IN NON-FOOD OUTLETS

	Including SFT	Excluding Special Forms of Trading (SFT)				
	2025	2025	2030	2035	2040	2043
Transaction-based SFT Market Shares (%):	15.0%	4.5%	5.1%	5.7%	6.2%	6.4%
Zone 1 Mansfield District	£2,758	£2,634	£2,576	£2,534	£2,495	£2,476
Zone 2 Sutton-in-Ashfield	£2,774	£2,648	£2,590	£2,548	£2,509	£2,490
Zone 3 Shirebrook/ South East Bolsover	£2,805	£2,679	£2,619	£2,577	£2,538	£2,518
Zone 4 Rainworth/ Ravenshead	£2,674	£2,553	£2,497	£2,456	£2,419	£2,400
Total Study Area:	£2,753	£2,628	£2,571	£2,529	£2,490	£2,471

Notes: Average spend per capita estimates (2024 prices) are derived from Experian Location Analyst 'Retail Area Planner' Reports. The year-on-year expenditure growth forecasts have been informed by the latest Retail Planner Briefing Note 23 published by Experian Business Strategies (March 2026).

At the Base Year (2024) an allowance has been made for the market share of retail expenditure per capita on non-store sales (SFT - including mail order and Internet shopping) using Experian's Retail Planner Briefing Note 23 (March 2026).

Forecast growth in SFT is informed by the year-on-year national growth forecasts published by Experian Business Strategies in the most recent Retail Planner Briefing Note 23 (March 2026). Experian growth forecasts end at 2041. Therefore, assume no change on forecast rate for 2042 and 2043.

Available convenience spend decreased by LSH estimate of sales in non-food and variety stores (3.2% adjustment)

TABLE 3: TOTAL AVAILABLE CONVENIENCE GOODS EXPENDITURE (£million) (2025 to 2043)

	Including SFT	Excluding Special Forms of Trading (SFT) (£m)				
	2025	2025	2030	2035	2040	2043
Zone 1 Mansfield District	£313.8	£299.7	£303.7	£307.8	£311.4	£314.2
Zone 2 Sutton-in-Ashfield	£216.2	£206.4	£205.3	£205.0	£205.1	£205.4
Zone 3 Shirebrook/ South East Bolsover	£68.3	£65.2	£66.6	£68.0	£69.3	£70.1
Zone 4 Rainworth/ Ravenshead	£60.1	£57.4	£58.4	£59.7	£61.0	£61.6
Total Study Area:	£658.4	£628.7	£634.0	£640.6	£646.8	£651.3

Growth 2025 to 2035:	
%	£(m)
2.7%	£8.2
-0.7%	-£1.4
4.4%	£2.8
4.0%	£2.3
1.9%	£11.9

Growth 2025 to 2043:	
%	£m
4.8%	£14.5
-0.5%	-£1.0
7.5%	£4.9
7.4%	£4.3
3.6%	£22.6

TABLE 4: COMPARISON GOODS EXPENDITURE PER CAPITA FORECASTS (2025 to 2043)

	Including SFT	Excluding Special Forms of Trading (SFT)				
	2025	2025	2030	2035	2040	2043
Transaction-based SFT Market Shares (%):	43.9%	32.9%	35.4%	37.4%	39.6%	40.1%
Zone 1 Mansfield District	£3,384	£2,269	£2,427	£2,666	£2,927	£3,131
Zone 2 Sutton-in-Ashfield	£3,424	£2,296	£2,455	£2,698	£2,961	£3,168
Zone 3 Shirebrook/ South East Bolsover	£3,489	£2,340	£2,502	£2,749	£3,018	£3,228
Zone 4 Rainworth/ Ravenshead	£3,252	£2,181	£2,332	£2,563	£2,813	£3,009
Total Study Area:	£3,387	£2,272	£2,429	£2,669	£2,929	£3,134

Notes: Average spend per capita estimates (2024 prices) are derived from Experian MMG3 'Retail Area Planner' Reports. The year-on-year expenditure growth forecasts have been informed by the latest Retail Planner Briefing Note 23 published by Experian Business Strategies (March 2026).

At the Base Year (2023) an allowance has been made for the market share of retail expenditure per capita on non-store sales (SFT - including mail order and Internet shopping) using Retail Planner Briefing Note 23 published by Experian Business Strategies (March 2026).

Forecast growth in SFT is informed by the year-on-year national growth forecasts published by Experian Business Strategies in the most recent Retail Planner Briefing Note 23 published by Experian Business Strategies (March 2026). Experian growth forecasts end at 2041. Therefore, assume no change on forecast rate for 2042 and 2043.

Convenience spend decreased by LSH estimate of sales in non-food and variety stores (8.8% adjustment)

TABLE 5: TOTAL AVAILABLE COMPARISON GOODS EXPENDITURE (£million) (2025 to 2043)

	2025	2025	2030	2035	2040	2043
	2025	2025	2030	2035	2040	2043
Zone 1 Mansfield District	£385.0	£258.2	£286.1	£323.9	£365.2	£397.3
Zone 2 Sutton-in-Ashfield	£266.8	£178.9	£194.6	£217.1	£242.0	£261.3
Zone 3 Shirebrook/ South East Bolsover	£84.9	£57.0	£63.6	£72.6	£82.4	£89.9
Zone 4 Rainworth/ Ravenshead	£73.1	£49.0	£54.6	£62.2	£70.9	£77.3
Total Study Area:	£809.8	£543.1	£598.9	£675.8	£760.6	£825.8

Growth 2025 to 2035:	
%	£(m)
25.5%	£65.7
21.3%	£38.1
27.4%	£15.6
27.0%	£13.2
24.4%	£132.7

Growth 2025 to 2043:	
%	£m
53.9%	£139.1
46.0%	£82.4
57.9%	£33.0
57.7%	£28.3
52.1%	£282.7

APPENDIX 4 CONVENIENCE RETAIL CAPACITY ASSESSMENT TABLES

TABLE 1: CONVENIENCE MARKET SHARES 2025 (INCLUDING ONLINE TRANSACTIONS) (%)

		Zone 1	Zone 2	Zone 3	Zone 4	Total Study Area	Inflow	Total
Zone 1	Mansfield Town Centre	0.6%	0.2%	0.2%	0.2%	0.4%	0.0%	0.2%
Zone 1	Woodhouse District Centre	5.0%	0.2%	0.8%	1.3%	2.6%	0.1%	1.0%
Zone 1	Market Warsop District Centre	0.4%	0.0%	0.1%	0.1%	0.2%	0.0%	0.1%
Zone 1	Clipstone Road West	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Fulmar Close, Mansfield	9.3%	0.6%	6.8%	3.5%	5.7%	0.4%	2.3%
Zone 1	Ladybrook Lane, Mansfield	0.3%	0.0%	0.0%	0.0%	0.2%	0.0%	0.1%
Zone 1	Newgate Lane, Mansfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Nottingham Road, Mansfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Ratcliffe Gate, Mansfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Neighbourhood Parades (Combined)	2.3%	0.1%	1.0%	0.3%	1.3%	0.1%	0.5%
Zone 1	Tesco Extra Chesterfield Rd S, Mansfield NG19 7TS	9.0%	1.9%	1.1%	8.7%	5.8%	0.3%	2.3%
Zone 1	Asda, Bancroft Lane, Mansfield	0.7%	0.1%	0.0%	0.1%	0.4%	0.0%	0.1%
Zone 1	Mansfield - St Peters Retail Park	0.7%	0.2%	0.5%	0.6%	0.5%	0.0%	0.2%
Zone 1	Mansfield - Portland Retail Park	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Jubilee Way South	10.1%	2.0%	14.0%	1.0%	7.1%	0.9%	3.2%
Zone 1	Oakleaf Close/ Southwell Road West	2.5%	0.5%	7.5%	0.1%	2.2%	0.5%	1.2%
Zone 1	Mansfield Leisure Park	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Nottingham Road/ Talbot Street (west)	9.8%	5.5%	4.3%	2.5%	7.1%	0.7%	3.1%
Zone 1	Morrisons, Sutton Rd, Mansfield	3.7%	5.2%	1.1%	2.8%	3.8%	0.6%	1.8%
Zone 1	Baum Lane & Nottingham Road Retail Park	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	A60 /Leeming Lane & Old Mill Industrial Estate	6.4%	0.5%	6.0%	1.1%	3.9%	0.2%	1.6%
Zone 1	Elsewhere Zone 1	8.8%	0.8%	1.9%	1.5%	4.8%	0.4%	2.0%
Zone 2	Sutton in Ashfield Town Centre (Including The Broad Centre Retail Park)	0.9%	17.3%	0.4%	1.1%	6.0%	0.9%	2.8%
Zone 2	Sutton in Ashfield Retail Parks (The Range, Aldi, Wickes)	1.4%	8.8%	0.5%	1.1%	3.6%	0.3%	1.5%
Zone 2	Kirkby in Ashfield (all)	0.4%	17.1%	0.5%	0.2%	5.6%	1.3%	2.9%
Zone 2	Elsewhere Zone 2	0.7%	11.7%	0.5%	0.8%	4.1%	0.5%	1.8%
Zone 3	Clipstone	0.3%	0.0%	1.7%	0.0%	0.3%	0.0%	0.1%
Zone 3	Rainworth	0.2%	0.0%	2.5%	0.0%	0.4%	0.0%	0.2%
Zone 3	Blidworth	0.0%	0.0%	0.6%	0.0%	0.1%	0.0%	0.0%
Zone 3	Elsewhere Zone 3	0.2%	0.0%	8.3%	0.0%	1.1%	0.1%	0.4%
Zone 4	Shirebrook	1.8%	0.1%	0.4%	27.6%	3.7%	0.3%	1.5%
Zone 4	Pleasley & New Houghton	0.0%	0.0%	0.0%	0.6%	0.1%	0.0%	0.0%
Zone 4	Elsewhere Zone 4	0.1%	0.0%	0.0%	3.7%	0.4%	0.0%	0.2%
Outside Study Area	Hucknall	0.1%	0.8%	0.3%	0.0%	0.3%	4.1%	2.7%
Outside Study Area	Mansfield - East Midlands Designer Outlet Village	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.1%
Outside Study Area	Bolsover	0.1%	0.1%	0.0%	4.8%	0.5%	1.5%	1.1%
Outside Study Area	Clowne	0.2%	0.0%	0.0%	5.7%	0.7%	4.3%	2.9%
Outside Study Area	Balborough (all)	0.0%	0.0%	0.0%	0.1%	0.0%	0.1%	0.1%
Outside Study Area	Ollerton & New Ollerton	0.6%	0.1%	10.8%	0.4%	1.6%	3.9%	3.1%
Outside Study Area	Southwell	0.0%	0.0%	0.0%	0.0%	0.0%	0.3%	0.2%
Outside Study Area	Newark On Trent	0.0%	0.0%	0.1%	0.0%	0.0%	2.9%	1.9%
Outside Study Area	Newark On Trent Retail Parks	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Derby	0.0%	0.0%	0.0%	0.0%	0.0%	0.9%	0.6%
Outside Study Area	Derby City Retail Parks	0.1%	0.2%	0.0%	0.1%	0.1%	19.0%	12.0%
Outside Study Area	Workshop	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.1%
Outside Study Area	Workshop Retail Parks	0.0%	0.0%	0.0%	0.1%	0.0%	0.3%	0.2%
Outside Study Area	Sheffield - Central	0.0%	0.0%	0.0%	0.0%	0.0%	2.8%	1.8%
Outside Study Area	Sheffield - Meadowhall Retail Park	0.0%	0.0%	0.0%	0.1%	0.0%	0.9%	0.6%
Outside Study Area	Sheffield Retail Parks	0.0%	0.0%	0.0%	0.2%	0.0%	25.1%	15.9%
Outside Study Area	Chesterfield	0.0%	0.0%	0.0%	0.1%	0.0%	0.8%	0.5%
Outside Study Area	Chesterfield Retail Parks	0.0%	0.0%	0.0%	0.4%	0.1%	2.4%	1.5%
Outside Study Area	Lincoln (all)	0.0%	0.0%	0.0%	0.0%	0.0%	6.0%	3.8%
Outside Study Area	Nottingham Central	0.1%	0.2%	0.2%	0.1%	0.2%	3.2%	2.1%
Outside Study Area	Nottingham Retail Parks	0.2%	0.4%	0.3%	0.1%	0.2%	13.7%	8.7%
Outside Study Area	Elsewhere in UK	7.7%	10.1%	11.6%	14.9%	9.6%	0.0%	3.5%
ONLINE		15.0%	15.1%	16.0%	13.8%	15.0%	0.0%	
TOTAL MARKET SHARE		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

SUMMARY:

Mansfield District (Retention)	69.7%	17.7%	45.1%	23.8%	46.0%	4.3%	19.6%
Outside of District (Leakage)	15.3%	67.1%	38.9%	62.4%	39.0%	95.7%	74.8%
Online	15.0%	15.1%	16.0%	13.8%	15.0%	0.0%	0.0%
Total Market Share	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	94.5%

TABLE 2: CONVENIENCE EXPENDITURE MARKET SHARES 2025 (INCLUDING ONLINE TRANSACTIONS) (£m)

		Zone 1	Zone 2	Zone 3	Zone 4	Total Study Area	Inflow	Total
Zone 1	Mansfield Town Centre	£1.80	£0.34	£0.11	£0.15	£2.41	£0.35	£2.76
Zone 1	Woodhouse District Centre	£15.81	£0.34	£0.55	£0.79	£17.50	£1.34	£18.84
Zone 1	Market Warsop District Centre	£1.24	£0.01	£0.05	£0.08	£1.38	£0.07	£1.45
Zone 1	Clipstone Road West	£0.07	£0.00	£0.00	£0.00	£0.08	£0.00	£0.08
Zone 1	Fulmar Close, Mansfield	£29.10	£1.35	£4.61	£2.10	£37.17	£4.10	£41.27
Zone 1	Ladybrook Lane, Mansfield	£1.04	£0.07	£0.00	£0.03	£1.15	£0.04	£1.19
Zone 1	Newgate Lane, Mansfield	£0.15	£0.00	£0.00	£0.00	£0.15	£0.01	£0.16
Zone 1	Nottingham Road, Mansfield	£0.02	£0.00	£0.00	£0.00	£0.02	£0.00	£0.02
Zone 1	Ratcliffe Gate, Mansfield	£0.00	£0.02	£0.00	£0.00	£0.02	£0.00	£0.02
Zone 1	Neighbourhood Parades (Combined)	£7.22	£0.21	£0.69	£0.15	£8.26	£0.77	£9.03
Zone 1	Tesco Extra Chesterfield Rd S, Mansfield NG19 7TS	£28.28	£4.05	£0.73	£5.21	£38.27	£3.04	£41.31
Zone 1	Asda, Bancroft Lane, Mansfield	£2.20	£0.14	£0.02	£0.03	£2.39	£0.21	£2.61
Zone 1	Mansfield - St Peters Retail Park	£2.30	£0.50	£0.31	£0.35	£3.46	£0.50	£3.96
Zone 1	Mansfield - Portland Retail Park	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
Zone 1	Jubilee Way South	£31.69	£4.38	£9.57	£0.61	£46.24	£10.10	£56.34
Zone 1	Oakleaf Close/ Southwell Road West	£7.80	£1.07	£5.14	£0.06	£14.07	£5.96	£20.02
Zone 1	Mansfield Leisure Park	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
Zone 1	Nottingham Road/ Talbot Street (west)	£30.85	£11.87	£2.91	£1.48	£47.11	£8.33	£55.43
Zone 1	Morrisons, Sutton Rd, Mansfield	£11.63	£11.25	£0.74	£1.68	£25.30	£6.66	£31.96
Zone 1	Baum Lane & Nottingham Road Retail Park	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
Zone 1	A60 /Leeming Lane & Old Mill Industrial Estate	£19.98	£1.03	£4.07	£0.63	£25.71	£2.57	£28.28
Zone 1	Elsewhere Zone 1	£27.65	£1.69	£1.31	£0.91	£31.56	£4.79	£36.35
Zone 2	Sutton in Ashfield Town Centre (Including The Broad Centre Retail Park)	£2.72	£37.48	£0.28	£0.68	£41.16	£10.52	£51.68
Zone 2	Sutton in Ashfield Retail Parks (The Range, Aldi, Wickes)	£4.47	£18.96	£0.32	£0.65	£24.40	£4.00	£28.40
Zone 2	Kirkby in Ashfield (all)	£1.28	£36.93	£0.34	£0.12	£38.68	£15.39	£54.07
Zone 2	Elsewhere Zone 2	£2.23	£25.26	£0.35	£0.48	£28.33	£5.67	£33.99
Zone 3	Clipstone	£0.82	£0.03	£1.15	£0.02	£2.02	£0.16	£2.19
Zone 3	Rainworth	£0.51	£0.06	£1.68	£0.01	£2.25	£0.46	£2.71
Zone 3	Blidworth	£0.07	£0.05	£0.40	£0.00	£0.52	£0.12	£0.64
Zone 3	Elsewhere Zone 3	£0.50	£0.09	£5.69	£0.02	£6.30	£0.94	£7.24
Zone 4	Shirebrook	£5.63	£0.22	£0.25	£16.60	£22.70	£2.81	£25.51
Zone 4	Pleasley & New Houghton	£0.06	£0.00	£0.00	£0.36	£0.42	£0.05	£0.47
Zone 4	Elsewhere Zone 4	£0.18	£0.03	£0.01	£2.20	£2.42	£0.35	£2.77
Outside Study Area	Hucknall	£0.38	£1.67	£0.20	£0.01	£2.27		
Outside Study Area	Mansfield - East Midlands Designer Outlet Village	£0.07	£0.08	£0.01	£0.02	£0.18		
Outside Study Area	Bolsover	£0.23	£0.12	£0.01	£2.88	£3.25		
Outside Study Area	Clowne	£0.63	£0.09	£0.03	£3.45	£4.20		
Outside Study Area	Balborough (all)	£0.03	£0.01	£0.01	£0.03	£0.08		
Outside Study Area	Ollerton & New Ollerton	£1.98	£0.20	£7.34	£0.26	£9.79		
Outside Study Area	Southwell	£0.09	£0.01	£0.02	£0.00	£0.12		
Outside Study Area	Newark On Trent	£0.11	£0.02	£0.08	£0.02	£0.23		
Outside Study Area	Newark On Trent Retail Parks	£0.00	£0.00	£0.00	£0.00	£0.01		
Outside Study Area	Derby	£0.01	£0.02	£0.00	£0.00	£0.04		
Outside Study Area	Derby City Retail Parks	£0.17	£0.44	£0.03	£0.07	£0.71		
Outside Study Area	Workshop	£0.05	£0.00	£0.01	£0.02	£0.08		
Outside Study Area	Workshop Retail Parks	£0.11	£0.00	£0.02	£0.06	£0.20		
Outside Study Area	Sheffield - Central	£0.03	£0.01	£0.01	£0.02	£0.08		
Outside Study Area	Sheffield - Meadowhall Retail Park	£0.14	£0.09	£0.02	£0.05	£0.31		
Outside Study Area	Sheffield Retail Parks	£0.14	£0.05	£0.02	£0.09	£0.31		
Outside Study Area	Chesterfield	£0.05	£0.05	£0.00	£0.07	£0.18		
Outside Study Area	Chesterfield Retail Parks	£0.10	£0.06	£0.01	£0.22	£0.38		
Outside Study Area	Lincoln (all)	£0.05	£0.02	£0.02	£0.01	£0.10		
Outside Study Area	Nottingham Central	£0.42	£0.43	£0.12	£0.04	£1.02		
Outside Study Area	Nottingham Retail Parks	£0.50	£0.81	£0.18	£0.06	£1.55		
Outside Study Area	Elsewhere in UK	£24.18	£21.80	£7.89	£8.94	£62.81		
ONLINE		£47.04	£32.74	£10.95	£8.32	£99.04		
TOTAL MARKET SHARE		£313.8	£216.2	£68.3	£60.1	£658.4	£89.31	£560.77
SUMMARY:								
	Mansfield District (Retention)	£218.8	£38.3	£30.8	£14.3	£302.3	£48.8	£351.1
	Outside of District (Leakage)	£47.9	£145.1	£26.5	£37.5	£257.1	£40.5	£209.7
	Online	£47.0	£32.7	£10.9	£8.3	£99.0		
	Total Market Share	£313.8	£216.2	£68.3	£60.1	£658.4	£89.3	£560.8
	Total Market Share Excl Online	£266.8	£183.4	£57.3	£51.8	£559.3		

TABLE 3: CONVENIENCE EXPENDITURE MARKET SHARES 2025 (EXCLUDING ONLINE TRANSACTIONS) (£m)

		Zone 1	Zone 2	Zone 3	Zone 4	Total Study Area	Inflow	Total
Zone 1	Mansfield Town Centre	0.7%	0.2%	0.2%	0.3%	0.4%		
Zone 1	Woodhouse District Centre	5.9%	0.2%	1.0%	1.5%	3.1%		
Zone 1	Market Warsop District Centre	0.5%	0.0%	0.1%	0.2%	0.2%		
Zone 1	Clipstone Road West	0.0%	0.0%	0.0%	0.0%	0.0%		
Zone 1	Fulmar Close, Mansfield	10.9%	0.7%	8.0%	4.1%	6.6%		
Zone 1	Ladybrook Lane, Mansfield	0.4%	0.0%	0.0%	0.1%	0.2%		
Zone 1	Newgate Lane, Mansfield	0.1%	0.0%	0.0%	0.0%	0.0%		
Zone 1	Nottingham Road, Mansfield	0.0%	0.0%	0.0%	0.0%	0.0%		
Zone 1	Ratcliffe Gate, Mansfield	0.0%	0.0%	0.0%	0.0%	0.0%		
Zone 1	Neighbourhood Parades (Combined)	2.7%	0.1%	1.2%	0.3%	1.5%		
Zone 1	Tesco Extra Chesterfield Rd S, Mansfield NG19 7TS	10.6%	2.2%	1.3%	10.1%	6.8%		
Zone 1	Asda, Bancroft Lane, Mansfield	0.8%	0.1%	0.0%	0.1%	0.4%		
Zone 1	Mansfield - St Peters Retail Park	0.9%	0.3%	0.5%	0.7%	0.6%		
Zone 1	Mansfield - Portland Retail Park	0.0%	0.0%	0.0%	0.0%	0.0%		
Zone 1	Jubilee Way South	11.9%	2.4%	16.7%	1.2%	8.3%		
Zone 1	Oakleaf Close/ Southwell Road West	2.9%	0.6%	9.0%	0.1%	2.5%		
Zone 1	Mansfield Leisure Park	0.0%	0.0%	0.0%	0.0%	0.0%		
Zone 1	Nottingham Road/ Talbot Street (west)	11.6%	6.5%	5.1%	2.9%	8.4%		
Zone 1	Morrisons, Sutton Rd, Mansfield	4.4%	6.1%	1.3%	3.3%	4.5%		
Zone 1	Baum Lane & Nottingham Road Retail Park	0.0%	0.0%	0.0%	0.0%	0.0%		
Zone 1	A60 /Leeming Lane & Old Mill Industrial Estate	7.5%	0.6%	7.1%	1.2%	4.6%		
Zone 1	Elsewhere Zone 1	10.4%	0.9%	2.3%	1.8%	5.6%		
Zone 2	Sutton in Ashfield Town Centre (Including The Broad Centre Retail Park)	1.0%	20.4%	0.5%	1.3%	7.4%		
Zone 2	Sutton in Ashfield Retail Parks (The Range, Aldi, Wickes)	1.7%	10.3%	0.6%	1.3%	4.4%		
Zone 2	Kirkby in Ashfield (all)	0.5%	20.1%	0.6%	0.2%	6.9%		
Zone 2	Elsewhere Zone 2	0.8%	13.8%	0.6%	0.9%	5.1%		
Zone 3	Clipstone	0.3%	0.0%	2.0%	0.0%	0.4%		
Zone 3	Rainworth	0.2%	0.0%	2.9%	0.0%	0.4%		
Zone 3	Blidworth	0.0%	0.0%	0.7%	0.0%	0.1%		
Zone 3	Elsewhere Zone 3	0.2%	0.1%	9.9%	0.0%	1.1%		
Zone 4	Shirebrook	2.1%	0.1%	0.4%	32.1%	4.1%		
Zone 4	Pleasley & New Houghton	0.0%	0.0%	0.0%	0.7%	0.1%		
Zone 4	Elsewhere Zone 4	0.1%	0.0%	0.0%	4.3%	0.4%		
Outside Study Area	Hucknall	0.1%	0.9%	0.4%	0.0%	0.4%		
Outside Study Area	Mansfield - East Midlands Designer Outlet Village	0.0%	0.0%	0.0%	0.0%	0.0%		
Outside Study Area	Bolsover	0.1%	0.1%	0.0%	5.6%	0.6%		
Outside Study Area	Clowne	0.2%	0.0%	0.1%	6.7%	0.8%		
Outside Study Area	Balborough (all)	0.0%	0.0%	0.0%	0.1%	0.0%		
Outside Study Area	Ollerton & New Ollerton	0.7%	0.1%	12.8%	0.5%	1.8%		
Outside Study Area	Southwell	0.0%	0.0%	0.0%	0.0%	0.0%		
Outside Study Area	Newark On Trent	0.0%	0.0%	0.1%	0.0%	0.0%		
Outside Study Area	Newark On Trent Retail Parks	0.0%	0.0%	0.0%	0.0%	0.0%		
Outside Study Area	Derby	0.0%	0.0%	0.0%	0.0%	0.0%		
Outside Study Area	Derby City Retail Parks	0.1%	0.2%	0.0%	0.1%	0.1%		
Outside Study Area	Worksop	0.0%	0.0%	0.0%	0.0%	0.0%		
Outside Study Area	Worksop Retail Parks	0.0%	0.0%	0.0%	0.1%	0.0%		
Outside Study Area	Sheffield - Central	0.0%	0.0%	0.0%	0.0%	0.0%		
Outside Study Area	Sheffield - Meadowhall Retail Park	0.1%	0.0%	0.0%	0.1%	0.1%		
Outside Study Area	Sheffield Retail Parks	0.1%	0.0%	0.0%	0.2%	0.1%		
Outside Study Area	Chesterfield	0.0%	0.0%	0.0%	0.1%	0.0%		
Outside Study Area	Chesterfield Retail Parks	0.0%	0.0%	0.0%	0.4%	0.1%		
Outside Study Area	Lincoln (all)	0.0%	0.0%	0.0%	0.0%	0.0%		
Outside Study Area	Nottingham Central	0.2%	0.2%	0.2%	0.1%	0.2%		
Outside Study Area	Nottingham Retail Parks	0.2%	0.4%	0.3%	0.1%	0.3%		
Outside Study Area	Elsewhere in UK	9.1%	11.9%	13.8%	17.3%	11.2%		
TOTAL MARKET SHARE		100.0%	100.0%	100.0%	100.0%	100.0%		
SUMMARY:								
Mansfield District (Retention)		82%	21%	54%	28%	54%		
Outside of District (Leakage)		18%	79%	46%	72%	46%		
Total Market Share		100%	100%	100%	100%	100%		

TABLE 4: CONVENIENCE EXPENDITURE MARKET SHARES 2025 (EXCLUDING ONLINE TRANSACTIONS) (£m)

	Merchant Area	Zone 1	Zone 2	Zone 3	Zone 4	Total Study Area	Inflow	Total
Zone 1	Mansfield Town Centre	£2.0	£0.4	£0.1	£0.2	£2.7	£0.39	£3.09
Zone 1	Woodhouse District Centre	£17.8	£0.4	£0.6	£0.9	£19.7	£1.50	£21.16
Zone 1	Market Warsop District Centre	£1.4	£0.0	£0.1	£0.1	£1.5	£0.08	£1.62
Zone 1	Clipstone Road West	£0.1	£0.0	£0.0	£0.0	£0.1	£0.00	£0.09
Zone 1	Fulmar Close, Mansfield	£32.7	£1.5	£5.2	£2.3	£41.8	£4.61	£46.40
Zone 1	Ladybrook Lane, Mansfield	£1.2	£0.1	£0.0	£0.0	£1.3	£0.05	£1.33
Zone 1	Newgate Lane, Mansfield	£0.2	£0.0	£0.0	£0.0	£0.2	£0.01	£0.18
Zone 1	Nottingham Road, Mansfield	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.02
Zone 1	Ratcliffe Gate, Mansfield	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.03
Zone 1	Neighbourhood Parades (Combined)	£8.1	£0.2	£0.8	£0.2	£9.3	£0.87	£10.15
Zone 1	Tesco Extra Chesterfield Rd S, Mansfield NG19 7TS	£31.8	£4.6	£0.8	£5.8	£42.9	£3.41	£46.34
Zone 1	Asda, Bancroft Lane, Mansfield	£2.5	£0.2	£0.0	£0.0	£2.7	£0.24	£2.93
Zone 1	Mansfield - St Peters Retail Park	£2.6	£0.6	£0.4	£0.4	£3.9	£0.56	£4.45
Zone 1	Mansfield - Portland Retail Park	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.00
Zone 1	Jubilee Way South	£35.6	£4.9	£10.9	£0.7	£52.1	£11.37	£63.44
Zone 1	Oakleaf Close/ Southwell Road West	£8.8	£1.2	£5.8	£0.1	£15.9	£6.72	£22.59
Zone 1	Mansfield Leisure Park	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.00
Zone 1	Nottingham Road/ Talbot Street (west)	£34.7	£13.4	£3.3	£1.6	£53.0	£9.36	£62.32
Zone 1	Morrisons, Sutton Rd, Mansfield	£13.1	£12.7	£0.8	£1.9	£28.4	£7.49	£35.91
Zone 1	Baum Lane & Nottingham Road Retail Park	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.00
Zone 1	A60 /Leeming Lane & Old Mill Industrial Estate	£22.4	£1.2	£4.6	£0.7	£28.9	£2.89	£31.82
Zone 1	Elsewhere Zone 1	£31.1	£1.9	£1.5	£1.0	£35.5	£5.38	£40.84
Zone 2	Sutton in Ashfield Town Centre (Including The Broad Centre Retail Park)	£3.1	£42.2	£0.3	£0.7	£46.3	£11.83	£58.14
Zone 2	Sutton in Ashfield Retail Parks (The Range, Aldi, Wickes)	£5.0	£21.3	£0.4	£0.7	£27.4	£4.50	£31.94
Zone 2	Kirkby in Ashfield (all)	£1.4	£41.6	£0.4	£0.1	£43.5	£17.32	£60.84
Zone 2	Elsewhere Zone 2	£2.5	£28.4	£0.4	£0.5	£31.9	£6.37	£38.24
Zone 3	Clipstone	£0.9	£0.0	£1.3	£0.0	£2.3	£0.19	£2.47
Zone 3	Rainworth	£0.6	£0.1	£1.9	£0.0	£2.6	£0.52	£3.08
Zone 3	Blidworth	£0.1	£0.1	£0.5	£0.0	£0.6	£0.13	£0.72
Zone 3	Elsewhere Zone 3	£0.6	£0.1	£6.5	£0.0	£7.2	£1.07	£8.23
Zone 4	Shirebrook	£6.3	£0.2	£0.3	£18.4	£25.3	£3.13	£28.38
Zone 4	Pleasley & New Houghton	£0.1	£0.0	£0.0	£0.4	£0.5	£0.06	£0.53
Zone 4	Elsewhere Zone 4	£0.2	£0.0	£0.0	£2.4	£2.7	£0.39	£3.08
Outside Study Area	Hucknall	£0.4	£1.9	£0.2	£0.0	£2.6		
Outside Study Area	Mansfield - East Midlands Designer Outlet Village	£0.1	£0.1	£0.0	£0.0	£0.2		
Outside Study Area	Bolsover	£0.3	£0.1	£0.0	£3.2	£3.6		
Outside Study Area	Clowne	£0.7	£0.1	£0.0	£3.8	£4.7		
Outside Study Area	Balborough (all)	£0.0	£0.0	£0.0	£0.0	£0.1		
Outside Study Area	Ollerton & New Ollerton	£2.2	£0.2	£8.3	£0.3	£11.1		
Outside Study Area	Southwell	£0.1	£0.0	£0.0	£0.0	£0.1		
Outside Study Area	Newark On Trent	£0.1	£0.0	£0.1	£0.0	£0.3		
Outside Study Area	Newark On Trent Retail Parks	£0.0	£0.0	£0.0	£0.0	£0.0		
Outside Study Area	Derby	£0.0	£0.0	£0.0	£0.0	£0.0		
Outside Study Area	Derby City Retail Parks	£0.2	£0.5	£0.0	£0.1	£0.8		
Outside Study Area	Worksop	£0.1	£0.0	£0.0	£0.0	£0.1		
Outside Study Area	Worksop Retail Parks	£0.1	£0.0	£0.0	£0.1	£0.2		
Outside Study Area	Sheffield - Central	£0.0	£0.0	£0.0	£0.0	£0.1		
Outside Study Area	Sheffield - Meadowhall Retail Park	£0.2	£0.1	£0.0	£0.1	£0.3		
Outside Study Area	Sheffield Retail Parks	£0.2	£0.1	£0.0	£0.1	£0.3		
Outside Study Area	Chesterfield	£0.1	£0.1	£0.0	£0.1	£0.2		
Outside Study Area	Chesterfield Retail Parks	£0.1	£0.1	£0.0	£0.2	£0.4		
Outside Study Area	Lincoln (all)	£0.1	£0.0	£0.0	£0.0	£0.1		
Outside Study Area	Nottingham Central	£0.5	£0.5	£0.1	£0.0	£1.1		
Outside Study Area	Nottingham Retail Parks	£0.6	£0.9	£0.2	£0.1	£1.7		
Outside Study Area	Elsewhere in UK	£27.2	£24.5	£9.0	£9.9	£70.6		
TOTAL MARKET SHARE		£299.7	£206.4	£65.2	£57.4	£628.7	£100.05	£627.29
SUMMARY:								
	Mansfield District (Retention)	£245.8	£43.1	£35.0	£15.8	£339.8	£54.9	£394.7
	Outside of District (Leakage)	£53.8	£163.3	£30.2	£41.5	£288.9	£45.5	£235.7
	Total Market Share Excluding Online	£299.7	£206.4	£65.2	£57.4	£628.7	£100.4	£630.4

TABLE 5: CONVENIENCE EXPENDITURE MARKET SHARES 2030 (EXCLUDING ONLINE TRANSACTIONS) (£m)

		Zone 1	Zone 2	Zone 3	Zone 4	Total Study Area	Inflow	Total
Zone 1	Mansfield Town Centre	£2.1	£0.4	£0.1	£0.2	£2.7	£0.40	£3.13
Zone 1	Woodhouse District Centre	£18.0	£0.4	£0.6	£0.9	£19.9	£1.52	£21.4
Zone 1	Market Warsop District Centre	£1.4	£0.0	£0.1	£0.1	£1.6	£0.08	£1.6
Zone 1	Clipstone Road West	£0.1	£0.0	£0.0	£0.0	£0.1	£0.00	£0.1
Zone 1	Fulmar Close, Mansfield	£33.1	£1.5	£5.4	£2.4	£42.4	£4.67	£47.0
Zone 1	Ladybrook Lane, Mansfield	£1.2	£0.1	£0.0	£0.0	£1.3	£0.05	£1.4
Zone 1	Newgate Lane, Mansfield	£0.2	£0.0	£0.0	£0.0	£0.2	£0.01	£0.2
Zone 1	Nottingham Road, Mansfield	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	Ratcliffe Gate, Mansfield	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	Neighbourhood Parades (Combined)	£8.2	£0.2	£0.8	£0.2	£9.4	£0.88	£10.3
Zone 1	Tesco Extra Chesterfield Rd S, Mansfield NG19 7TS	£32.2	£4.5	£0.9	£5.9	£43.5	£3.45	£46.9
Zone 1	Asda, Bancroft Lane, Mansfield	£2.5	£0.2	£0.0	£0.0	£2.7	£0.24	£3.0
Zone 1	Mansfield - St Peters Retail Park	£2.6	£0.6	£0.4	£0.4	£3.9	£0.57	£4.5
Zone 1	Mansfield - Portland Retail Park	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	Jubilee Way South	£36.1	£4.9	£11.1	£0.7	£52.8	£11.52	£64.3
Zone 1	Oakleaf Close/ Southwell Road West	£8.9	£1.2	£6.0	£0.1	£16.1	£6.82	£22.9
Zone 1	Mansfield Leisure Park	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	Nottingham Road/ Talbot Street (west)	£35.1	£13.3	£3.4	£1.7	£53.4	£9.45	£62.9
Zone 1	Morrisons, Sutton Rd, Mansfield	£13.2	£12.6	£0.9	£1.9	£28.6	£7.53	£36.1
Zone 1	Baum Lane & Nottingham Road Retail Park	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	A60 /Leeming Lane & Old Mill Industrial Estate	£22.7	£1.2	£4.7	£0.7	£29.3	£2.93	£32.3
Zone 1	Elsewhere Zone 1	£31.5	£1.9	£1.5	£1.0	£35.9	£5.45	£41.4
Zone 2	Sutton in Ashfield Town Centre (Including The Broad Centre Retail Park)	£3.1	£41.9	£0.3	£0.8	£46.1	£11.79	£57.9
Zone 2	Sutton in Ashfield Retail Parks (The Range, Aldi, Wickes)	£5.1	£21.2	£0.4	£0.7	£27.4	£4.50	£31.9
Zone 2	Kirkby in Ashfield (all)	£1.5	£41.3	£0.4	£0.1	£43.3	£17.24	£60.6
Zone 2	Elsewhere Zone 2	£2.5	£28.3	£0.4	£0.5	£31.8	£6.35	£38.1
Zone 3	Clipstone	£0.9	£0.0	£1.3	£0.0	£2.3	£0.19	£2.5
Zone 3	Rainworth	£0.6	£0.1	£2.0	£0.0	£2.6	£0.53	£3.1
Zone 3	Blidworth	£0.1	£0.1	£0.5	£0.0	£0.6	£0.14	£0.7
Zone 3	Elsewhere Zone 3	£0.6	£0.1	£6.6	£0.0	£7.3	£1.09	£8.4
Zone 4	Shirebrook	£6.4	£0.2	£0.3	£18.7	£25.7	£3.18	£28.9
Zone 4	Pleasley & New Houghton	£0.1	£0.0	£0.0	£0.4	£0.5	£0.06	£0.5
Zone 4	Elsewhere Zone 4	£0.2	£0.0	£0.0	£2.5	£2.7	£0.40	£3.1
Outside Study Area	Hucknall	£0.4	£1.9	£0.2	£0.0	£2.6		
Outside Study Area	Mansfield - East Midlands Designer Outlet Village	£0.1	£0.1	£0.0	£0.0	£0.2		
Outside Study Area	Bolsover	£0.3	£0.1	£0.0	£0.0	£3.7		
Outside Study Area	Clowne	£0.7	£0.1	£0.0	£3.9	£4.7		
Outside Study Area	Balborough (all)	£0.0	£0.0	£0.0	£0.0	£0.1		
Outside Study Area	Ollerton & New Ollerton	£2.3	£0.2	£8.5	£0.3	£11.3		
Outside Study Area	Southwell	£0.1	£0.0	£0.0	£0.0	£0.1		
Outside Study Area	Newark On Trent	£0.1	£0.0	£0.1	£0.0	£0.3		
Outside Study Area	Newark On Trent Retail Parks	£0.0	£0.0	£0.0	£0.0	£0.0		
Outside Study Area	Derby	£0.0	£0.0	£0.0	£0.0	£0.0		
Outside Study Area	Derby City Retail Parks	£0.2	£0.5	£0.0	£0.1	£0.8		
Outside Study Area	Worksop	£0.1	£0.0	£0.0	£0.0	£0.1		
Outside Study Area	Worksop Retail Parks	£0.1	£0.0	£0.0	£0.1	£0.2		
Outside Study Area	Sheffield - Central	£0.0	£0.0	£0.0	£0.0	£0.1		
Outside Study Area	Sheffield - Meadowhall Retail Park	£0.2	£0.1	£0.0	£0.1	£0.3		
Outside Study Area	Sheffield Retail Parks	£0.2	£0.1	£0.0	£0.1	£0.3		
Outside Study Area	Chesterfield	£0.1	£0.1	£0.0	£0.1	£0.2		
Outside Study Area	Chesterfield Retail Parks	£0.1	£0.1	£0.0	£0.2	£0.4		
Outside Study Area	Lincoln (all)	£0.1	£0.0	£0.0	£0.0	£0.1		
Outside Study Area	Nottingham Central	£0.5	£0.5	£0.1	£0.1	£1.2		
Outside Study Area	Nottingham Retail Parks	£0.6	£0.9	£0.2	£0.1	£1.8		
Outside Study Area	Elsewhere in UK	£27.5	£24.4	£9.2	£10.1	£71.2		
TOTAL MARKET SHARE		£303.7	£205.3	£66.6	£58.4	£634.0	£100.63	£632.15
SUMMARY:								
	Mansfield District (Retention)	£249.1	£42.9	£35.8	£16.1	£343.9	£55.6	£399.5
	Outside of District (Leakage)	£54.6	£162.4	£30.8	£42.3	£290.1	£45.5	£235.8
	Total Market Share Excluding Online	£303.7	£205.3	£66.6	£58.4	£634.0	£101.0	£635.3

TABLE 6: CONVENIENCE EXPENDITURE MARKET SHARES 2035 (EXCLUDING ONLINE TRANSACTIONS) (£m)

		Zone 1	Zone 2	Zone 3	Zone 4	Total Study Area	Inflow	Total
Zone 1	Mansfield Town Centre	£2.1	£0.4	£0.1	£0.2	£2.8	£0.40	£3.2
Zone 1	Woodhouse District Centre	£18.2	£0.4	£0.7	£0.9	£20.2	£1.54	£21.7
Zone 1	Market Warsop District Centre	£1.4	£0.0	£0.1	£0.1	£1.6	£0.08	£1.7
Zone 1	Clipstone Road West	£0.1	£0.0	£0.0	£0.0	£0.1	£0.00	£0.1
Zone 1	Fulmar Close, Mansfield	£33.6	£1.5	£5.5	£2.4	£43.0	£4.74	£47.7
Zone 1	Ladybrook Lane, Mansfield	£1.2	£0.1	£0.0	£0.0	£1.3	£0.05	£1.4
Zone 1	Newgate Lane, Mansfield	£0.2	£0.0	£0.0	£0.0	£0.2	£0.01	£0.2
Zone 1	Nottingham Road, Mansfield	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	Ratcliffe Gate, Mansfield	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	Neighbourhood Parades (Combined)	£8.3	£0.2	£0.8	£0.2	£9.5	£0.89	£10.4
Zone 1	Tesco Extra Chesterfield Rd S, Mansfield NG19 7TS	£32.6	£4.5	£0.9	£6.0	£44.0	£3.49	£47.5
Zone 1	Asda, Bancroft Lane, Mansfield	£2.5	£0.2	£0.0	£0.0	£2.8	£0.24	£3.0
Zone 1	Mansfield - St Peters Retail Park	£2.7	£0.6	£0.4	£0.4	£4.0	£0.58	£4.6
Zone 1	Mansfield - Portland Retail Park	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	Jubilee Way South	£36.6	£4.9	£11.4	£0.7	£53.5	£11.69	£65.2
Zone 1	Oakleaf Close/ Southwell Road West	£9.0	£1.2	£6.1	£0.1	£16.4	£6.93	£23.3
Zone 1	Mansfield Leisure Park	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	Nottingham Road/ Talbot Street (west)	£35.6	£13.3	£3.4	£1.7	£54.0	£9.55	£63.6
Zone 1	Morrisons, Sutton Rd, Mansfield	£13.4	£12.6	£0.9	£1.9	£28.8	£7.59	£36.4
Zone 1	Baum Lane & Nottingham Road Retail Park	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	A60 /Leeming Lane & Old Mill Industrial Estate	£23.1	£1.2	£4.8	£0.7	£29.8	£2.98	£32.7
Zone 1	Elsewhere Zone 1	£31.9	£1.9	£1.6	£1.1	£36.4	£5.52	£41.9
Zone 2	Sutton in Ashfield Town Centre (Including The Broad Centre Retail Park)	£3.1	£41.9	£0.3	£0.8	£46.1	£11.79	£57.9
Zone 2	Sutton in Ashfield Retail Parks (The Range, Aldi, Wickes)	£5.2	£21.2	£0.4	£0.8	£27.5	£4.51	£32.0
Zone 2	Kirkby in Ashfield (all)	£1.5	£41.3	£0.4	£0.1	£43.3	£17.23	£60.5
Zone 2	Elsewhere Zone 2	£2.6	£28.2	£0.4	£0.6	£31.8	£6.36	£38.1
Zone 3	Clipstone	£0.9	£0.0	£1.4	£0.0	£2.4	£0.19	£2.6
Zone 3	Rainworth	£0.6	£0.1	£2.0	£0.0	£2.7	£0.54	£3.2
Zone 3	Blidworth	£0.1	£0.1	£0.5	£0.0	£0.6	£0.14	£0.8
Zone 3	Elsewhere Zone 3	£6.6	£0.1	£6.7	£0.0	£13.3	£1.11	£14.4
Zone 4	Shirebrook	£6.5	£0.2	£0.3	£19.1	£26.2	£3.24	£29.4
Zone 4	Pleasley & New Houghton	£0.1	£0.0	£0.0	£0.4	£0.5	£0.06	£0.5
Zone 4	Elsewhere Zone 4	£0.2	£0.0	£0.0	£2.5	£2.8	£0.40	£3.2
Outside Study Area	Hucknall	£0.4	£1.9	£0.2	£0.0	£2.6		
Outside Study Area	Mansfield - East Midlands Designer Outlet Village	£0.1	£0.1	£0.0	£0.0	£0.2		
Outside Study Area	Bolsover	£0.3	£0.1	£0.0	£0.0	£0.3		
Outside Study Area	Clowne	£0.7	£0.1	£0.0	£0.0	£0.8		
Outside Study Area	Balborough (all)	£0.0	£0.0	£0.0	£0.0	£0.0		
Outside Study Area	Ollerton & New Ollerton	£2.3	£0.2	£8.7	£0.3	£11.5		
Outside Study Area	Southwell	£0.1	£0.0	£0.0	£0.0	£0.1		
Outside Study Area	Newark On Trent	£0.1	£0.0	£0.1	£0.0	£0.3		
Outside Study Area	Newark On Trent Retail Parks	£0.0	£0.0	£0.0	£0.0	£0.0		
Outside Study Area	Derby	£0.0	£0.0	£0.0	£0.0	£0.0		
Outside Study Area	Derby City Retail Parks	£0.2	£0.5	£0.0	£0.1	£0.8		
Outside Study Area	Worksop	£0.1	£0.0	£0.0	£0.0	£0.1		
Outside Study Area	Worksop Retail Parks	£0.1	£0.0	£0.0	£0.1	£0.2		
Outside Study Area	Sheffield - Central	£0.0	£0.0	£0.0	£0.0	£0.0		
Outside Study Area	Sheffield - Meadowhall Retail Park	£0.2	£0.1	£0.0	£0.1	£0.4		
Outside Study Area	Sheffield Retail Parks	£0.2	£0.1	£0.0	£0.1	£0.4		
Outside Study Area	Chesterfield	£0.1	£0.1	£0.0	£0.1	£0.2		
Outside Study Area	Chesterfield Retail Parks	£0.1	£0.1	£0.0	£0.3	£0.4		
Outside Study Area	Lincoln (all)	£0.1	£0.0	£0.0	£0.0	£0.1		
Outside Study Area	Nottingham Central	£0.5	£0.5	£0.1	£0.1	£1.2		
Outside Study Area	Nottingham Retail Parks	£0.6	£0.9	£0.2	£0.1	£1.8		
Outside Study Area	Elsewhere in UK	£27.9	£24.4	£9.4	£10.3	£71.9		
TOTAL MARKET SHARE		£307.8	£205.0	£68.0	£59.7	£640.6	£101.46	£638.31
SUMMARY:								
	Mansfield District (Retention)	£252.5	£42.8	£36.6	£16.5	£348.4	£56.3	£404.7
	Outside of District (Leakage)	£55.3	£162.2	£31.5	£43.2	£292.2	£45.6	£236.8
	Total Market Share Excluding Online	£307.8	£205.0	£68.0	£59.7	£640.6	£101.9	£641.5

TABLE 7: CONVENIENCE EXPENDITURE MARKET SHARES 2040 (EXCLUDING ONLINE TRANSACTIONS) (£m)

		Zone 1	Zone 2	Zone 3	Zone 4	Total Study Area	Inflow	Total
Zone 1	Mansfield Town Centre	£2.1	£0.4	£0.1	£0.2	£2.8	£0.41	£3.2
Zone 1	Woodhouse District Centre	£18.5	£0.4	£0.7	£0.9	£20.4	£1.56	£22.0
Zone 1	Market Warsop District Centre	£1.5	£0.0	£0.1	£0.1	£1.6	£0.08	£1.7
Zone 1	Clipstone Road West	£0.1	£0.0	£0.0	£0.0	£0.1	£0.00	£0.1
Zone 1	Fulmar Close, Mansfield	£34.0	£1.5	£5.6	£2.5	£43.5	£4.80	£48.3
Zone 1	Ladybrook Lane, Mansfield	£1.2	£0.1	£0.0	£0.0	£1.3	£0.05	£1.4
Zone 1	Newgate Lane, Mansfield	£0.2	£0.0	£0.0	£0.0	£0.2	£0.01	£0.2
Zone 1	Nottingham Road, Mansfield	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	Ratcliffe Gate, Mansfield	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	Neighbourhood Parades (Combined)	£8.4	£0.2	£0.8	£0.2	£9.7	£0.90	£10.6
Zone 1	Tesco Extra Chesterfield Rd S, Mansfield NG19 7TS	£33.0	£4.5	£0.9	£6.1	£44.6	£3.54	£48.1
Zone 1	Asda, Bancroft Lane, Mansfield	£2.6	£0.2	£0.0	£0.0	£2.8	£0.25	£3.0
Zone 1	Mansfield - St Peters Retail Park	£2.7	£0.6	£0.4	£0.4	£4.0	£0.59	£4.6
Zone 1	Mansfield - Portland Retail Park	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	Jubilee Way South	£37.0	£4.9	£11.6	£0.7	£54.2	£11.83	£66.0
Zone 1	Oakleaf Close/ Southwell Road West	£9.1	£1.2	£6.2	£0.1	£16.6	£7.02	£23.6
Zone 1	Mansfield Leisure Park	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	Nottingham Road/ Talbot Street (west)	£36.0	£13.3	£3.5	£1.7	£54.5	£9.64	£64.2
Zone 1	Morrisons, Sutton Rd, Mansfield	£13.6	£12.6	£0.9	£2.0	£29.0	£7.65	£36.7
Zone 1	Baum Lane & Nottingham Road Retail Park	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	A60 /Leeming Lane & Old Mill Industrial Estate	£23.3	£1.2	£4.9	£0.7	£30.1	£3.01	£33.2
Zone 1	Elsewhere Zone 1	£32.3	£1.9	£1.6	£1.1	£36.8	£5.59	£42.4
Zone 2	Sutton in Ashfield Town Centre (Including The Broad Centre Retail Park)	£3.2	£41.9	£0.3	£0.8	£46.2	£11.81	£58.0
Zone 2	Sutton in Ashfield Retail Parks (The Range, Aldi, Wickes)	£5.2	£21.2	£0.4	£0.8	£27.6	£4.52	£32.1
Zone 2	Kirkby in Ashfield (all)	£1.5	£41.3	£0.4	£0.1	£43.3	£17.25	£60.6
Zone 2	Elsewhere Zone 2	£2.6	£28.2	£0.4	£0.6	£31.8	£6.37	£38.2
Zone 3	Clipstone	£1.0	£0.0	£1.4	£0.0	£2.4	£0.20	£2.6
Zone 3	Rainworth	£0.6	£0.1	£2.0	£0.0	£2.7	£0.55	£3.2
Zone 3	Blidworth	£0.1	£0.1	£0.5	£0.0	£0.6	£0.14	£0.8
Zone 3	Elsewhere Zone 3	£0.6	£0.1	£6.9	£0.0	£7.6	£1.13	£8.7
Zone 4	Shirebrook	£6.6	£0.2	£0.3	£19.6	£26.7	£3.30	£30.0
Zone 4	Pleasley & New Houghton	£0.1	£0.0	£0.0	£0.4	£0.5	£0.06	£0.6
Zone 4	Elsewhere Zone 4	£0.2	£0.0	£0.0	£2.6	£2.9	£0.41	£3.3
Outside Study Area	Hucknall	£0.4	£1.9	£0.2	£0.0	£2.6		
Outside Study Area	Mansfield - East Midlands Designer Outlet Village	£0.1	£0.1	£0.0	£0.0	£0.2		
Outside Study Area	Bolsover	£0.3	£0.1	£0.0	£0.0	£3.8		
Outside Study Area	Clowne	£0.7	£0.1	£0.0	£4.1	£4.9		
Outside Study Area	Balborough (all)	£0.0	£0.0	£0.0	£0.0	£0.1		
Outside Study Area	Ollerton & New Ollerton	£2.3	£0.2	£8.9	£0.3	£11.7		
Outside Study Area	Southwell	£0.1	£0.0	£0.0	£0.0	£0.1		
Outside Study Area	Newark On Trent	£0.1	£0.0	£0.1	£0.0	£0.3		
Outside Study Area	Newark On Trent Retail Parks	£0.0	£0.0	£0.0	£0.0	£0.0		
Outside Study Area	Derby	£0.0	£0.0	£0.0	£0.0	£0.0		
Outside Study Area	Derby City Retail Parks	£0.2	£0.5	£0.0	£0.1	£0.8		
Outside Study Area	Worksop	£0.1	£0.0	£0.0	£0.0	£0.1		
Outside Study Area	Worksop Retail Parks	£0.1	£0.0	£0.0	£0.1	£0.2		
Outside Study Area	Sheffield - Central	£0.0	£0.0	£0.0	£0.0	£0.1		
Outside Study Area	Sheffield - Meadowhall Retail Park	£0.2	£0.1	£0.0	£0.1	£0.4		
Outside Study Area	Sheffield Retail Parks	£0.2	£0.1	£0.0	£0.1	£0.4		
Outside Study Area	Chesterfield	£0.1	£0.1	£0.0	£0.1	£0.2		
Outside Study Area	Chesterfield Retail Parks	£0.1	£0.1	£0.0	£0.3	£0.4		
Outside Study Area	Lincoln (all)	£0.1	£0.0	£0.0	£0.0	£0.1		
Outside Study Area	Nottingham Central	£0.5	£0.5	£0.2	£0.1	£1.2		
Outside Study Area	Nottingham Retail Parks	£0.6	£0.9	£0.2	£0.1	£1.8		
Outside Study Area	Elsewhere in UK	£28.2	£24.4	£9.5	£10.5	£72.7		
TOTAL MARKET SHARE		£311.4	£205.1	£69.3	£61.0	£646.8	£102.25	£644.06
SUMMARY:								
	Mansfield District (Retention)	£255.5	£42.8	£37.2	£16.8	£352.4	£56.9	£409.3
	Outside of District (Leakage)	£56.0	£162.2	£32.1	£44.1	£294.4	£45.7	£238.0
	Total Market Share Excluding Online	£311.4	£205.1	£69.3	£61.0	£646.8	£102.7	£647.3

TABLE 8: CONVENIENCE EXPENDITURE MARKET SHARES 2043 (EXCLUDING ONLINE TRANSACTIONS) (£m)

		Zone 1	Zone 2	Zone 3	Zone 4	Total Study Area	Inflow	Total
Zone 1	Mansfield Town Centre	£2.1	£0.4	£0.1	£0.2	£2.8	£0.41	£3.2
Zone 1	Woodhouse District Centre	£18.6	£0.4	£0.7	£0.9	£20.6	£1.57	£22.2
Zone 1	Market Warsop District Centre	£1.5	£0.0	£0.1	£0.1	£1.6	£0.08	£1.7
Zone 1	Clipstone Road West	£0.1	£0.0	£0.0	£0.0	£0.1	£0.00	£0.1
Zone 1	Fulmar Close, Mansfield	£34.3	£1.5	£5.6	£2.5	£43.9	£4.84	£48.8
Zone 1	Ladybrook Lane, Mansfield	£1.2	£0.1	£0.0	£0.0	£1.3	£0.05	£1.4
Zone 1	Newgate Lane, Mansfield	£0.2	£0.0	£0.0	£0.0	£0.2	£0.01	£0.2
Zone 1	Nottingham Road, Mansfield	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	Ratcliffe Gate, Mansfield	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	Neighbourhood Parades (Combined)	£8.5	£0.2	£0.8	£0.2	£9.7	£0.91	£10.7
Zone 1	Tesco Extra Chesterfield Rd S, Mansfield NG19 7TS	£33.3	£4.5	£0.9	£6.2	£44.9	£3.57	£48.5
Zone 1	Asda, Bancroft Lane, Mansfield	£2.6	£0.2	£0.0	£0.0	£2.8	£0.25	£3.1
Zone 1	Mansfield - St Peters Retail Park	£2.7	£0.6	£0.4	£0.4	£4.1	£0.59	£4.7
Zone 1	Mansfield - Portland Retail Park	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	Jubilee Way South	£37.3	£4.9	£11.7	£0.7	£54.6	£11.93	£66.6
Zone 1	Oakleaf Close/ Southwell Road West	£9.2	£1.2	£6.3	£0.1	£16.7	£7.09	£23.8
Zone 1	Mansfield Leisure Park	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	Nottingham Road/ Talbot Street (west)	£36.3	£13.3	£3.6	£1.8	£54.9	£9.71	£64.6
Zone 1	Morrisons, Sutton Rd, Mansfield	£13.7	£12.6	£0.9	£2.0	£29.2	£7.69	£36.9
Zone 1	Baum Lane & Nottingham Road Retail Park	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	A60 /Leeming Lane & Old Mill Industrial Estate	£23.5	£1.2	£5.0	£0.8	£30.4	£3.04	£33.5
Zone 1	Elsewhere Zone 1	£32.6	£1.9	£1.6	£1.1	£37.1	£5.63	£42.8
Zone 2	Sutton in Ashfield Town Centre (Including The Broad Centre Retail Park)	£3.2	£42.0	£0.3	£0.8	£46.3	£11.84	£58.2
Zone 2	Sutton in Ashfield Retail Parks (The Range, Aldi, Wickes)	£5.3	£21.2	£0.4	£0.8	£27.7	£4.54	£32.2
Zone 2	Kirkby in Ashfield (all)	£1.5	£41.3	£0.4	£0.1	£43.4	£17.28	£60.7
Zone 2	Elsewhere Zone 2	£2.6	£28.3	£0.4	£0.6	£31.9	£6.38	£38.3
Zone 3	Clipstone	£1.0	£0.0	£1.4	£0.0	£2.4	£0.20	£2.6
Zone 3	Rainworth	£0.6	£0.1	£2.1	£0.0	£2.7	£0.56	£3.3
Zone 3	Blidworth	£0.1	£0.1	£0.5	£0.0	£0.6	£0.14	£0.8
Zone 3	Elsewhere Zone 3	£0.6	£0.1	£7.0	£0.0	£7.7	£1.15	£8.8
Zone 4	Shirebrook	£6.6	£0.2	£0.3	£19.8	£27.0	£3.34	£30.3
Zone 4	Pleasley & New Houghton	£0.1	£0.0	£0.0	£0.4	£0.5	£0.06	£0.6
Zone 4	Elsewhere Zone 4	£0.2	£0.0	£0.0	£2.6	£2.9	£0.42	£3.3
Outside Study Area	Hucknall	£0.4	£1.9	£0.2	£0.0	£2.6		
Outside Study Area	Mansfield - East Midlands Designer Outlet Village	£0.1	£0.1	£0.0	£0.0	£0.2		
Outside Study Area	Bolsover	£0.3	£0.1	£0.0	£3.4	£3.9		
Outside Study Area	Clowne	£0.7	£0.1	£0.0	£4.1	£5.0		
Outside Study Area	Balborough (all)	£0.0	£0.0	£0.0	£0.0	£0.1		
Outside Study Area	Ollerton & New Ollerton	£2.3	£0.2	£9.0	£0.3	£11.9		
Outside Study Area	Southwell	£0.1	£0.0	£0.0	£0.0	£0.1		
Outside Study Area	Newark On Trent	£0.1	£0.0	£0.1	£0.0	£0.3		
Outside Study Area	Newark On Trent Retail Parks	£0.0	£0.0	£0.0	£0.0	£0.0		
Outside Study Area	Derby	£0.0	£0.0	£0.0	£0.0	£0.0		
Outside Study Area	Derby City Retail Parks	£0.2	£0.5	£0.0	£0.1	£0.8		
Outside Study Area	Worksop	£0.1	£0.0	£0.0	£0.0	£0.1		
Outside Study Area	Worksop Retail Parks	£0.1	£0.0	£0.0	£0.1	£0.2		
Outside Study Area	Sheffield - Central	£0.0	£0.0	£0.0	£0.0	£0.1		
Outside Study Area	Sheffield - Meadowhall Retail Park	£0.2	£0.1	£0.0	£0.1	£0.4		
Outside Study Area	Sheffield Retail Parks	£0.2	£0.1	£0.0	£0.1	£0.4		
Outside Study Area	Chesterfield	£0.1	£0.1	£0.0	£0.1	£0.2		
Outside Study Area	Chesterfield Retail Parks	£0.1	£0.1	£0.0	£0.3	£0.4		
Outside Study Area	Lincoln (all)	£0.1	£0.0	£0.0	£0.0	£0.1		
Outside Study Area	Nottingham Central	£0.5	£0.5	£0.2	£0.1	£1.2		
Outside Study Area	Nottingham Retail Parks	£0.6	£0.9	£0.2	£0.1	£1.8		
Outside Study Area	Elsewhere in UK	£28.5	£24.4	£9.7	£10.6	£73.2		
TOTAL MARKET SHARE		£314.2	£205.4	£70.1	£61.6	£651.3	£102.86	£648.38
SUMMARY:								
	Mansfield District (Retention)	£257.7	£42.9	£37.7	£17.0	£355.3	£57.4	£412.7
	Outside of District (Leakage)	£56.4	£162.5	£32.5	£44.6	£296.0	£45.9	£239.0
	Total Market Share Excluding Online	£314.2	£205.4	£70.1	£61.6	£651.3	£103.3	£651.7

TABLE 8: SUMMARY OF AVAILABLE CONVENIENCE EXPENDITURE 2025 - 2043 (EXCLUDING ONLINE TRANSACTIONS) (£m)

		2025	2030	2035	2040	2043
	Mansfield Town Centre	£3.1	£3.1	£3.2	£3.2	£3.2
	Woodhouse District Centre	£21.2	£21.4	£21.7	£22.0	£22.2
	Market Warsop District Centre	£1.6	£1.6	£1.7	£1.7	£1.7
	Clipstone Road West	£0.1	£0.1	£0.1	£0.1	£0.1
	Fulmar Close, Mansfield	£46.4	£47.0	£47.7	£48.3	£48.8
	Ladybrook Lane, Mansfield	£1.3	£1.4	£1.4	£1.4	£1.4
	Newgate Lane, Mansfield	£0.2	£0.2	£0.2	£0.2	£0.2
	Nottingham Road, Mansfield	£0.0	£0.0	£0.0	£0.0	£0.0
	Ratcliffe Gate, Mansfield	£0.0	£0.0	£0.0	£0.0	£0.0
	Neighbourhood Parades (Combined)	£10.2	£10.3	£10.4	£10.6	£10.7
	Tesco Extra Chesterfield Rd S, Mansfield NG19 7TS	£46.3	£46.9	£47.5	£48.1	£48.5
	Asda, Bancroft Lane, Mansfield	£2.9	£3.0	£3.0	£3.0	£3.1
	Mansfield - St Peters Retail Park	£4.5	£4.5	£4.6	£4.6	£4.7
	Mansfield - Portland Retail Park	£0.0	£0.0	£0.0	£0.0	£0.0
	Jubilee Way South	£63.4	£64.3	£65.2	£66.0	£66.6
	Oakleaf Close/ Southwell Road West	£22.6	£22.9	£23.3	£23.6	£23.8
	Mansfield Leisure Park	£0.0	£0.0	£0.0	£0.0	£0.0
	Nottingham Road/ Talbot Street (west)	£62.3	£62.9	£63.6	£64.2	£64.6
	Morrisons, Sutton Rd, Mansfield	£35.9	£36.1	£36.4	£36.7	£36.9
	Baum Lane & Nottingham Road Retail Park	£0.0	£0.0	£0.0	£0.0	£0.0
	A60 /Leeming Lane & Old Mill Industrial Estate	£31.8	£32.3	£32.7	£33.2	£33.5
	Elsewhere Zone 1	£40.8	£41.4	£41.9	£42.4	£42.8
	TOTAL RETENTION	£394.7	£399.5	£404.7	£409.3	£412.7

TABLE 9: MANSFIELD DISTRICT - CONVENIENCE GOODS CAPACITY 2030-2043 - EXCLUDING COMMITMENTS

		2025	2030	2035	2040	2043
STEP 1:	TOTAL FORECAST 'CURRENT' TURNOVER OF ALL FLOORSPACE (£m):	£394.7	£399.5	£404.7	£409.3	£412.7
STEP 2:	TOTAL FORECAST 'BENCHMARK' TURNOVER OF ALL FLOORSPACE (£m):	£394.7	£396.3	£398.3	£400.3	£401.5
STEP 3:	RESIDUAL EXPENDITURE BEFORE COMMITMENTS (£m):	-	£3.2	£6.4	£9.0	£11.2
STEP 4:	CAPACITY FOR CONVENIENCE FLOORSPACE:					
	(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	£11,273	£12,556	£14,206	£16,073	£16,121
	(ii) Net Floorspace Capacity (sq m):	-	252	448	560	694
	(iii) Assumed Net / Gross Floorspace Ratio:		70%	70%	70%	70%
	(iv) Gross Floorspace Capacity (sq m):		359	641	800	991

Notes:

STEP 1: The (transaction-derived) 'current' (or 'potential') turnovers assume constant market shares over the forecast period (derived from Table 1).

STEP 2: It has been assumed for the purpose of this assessment that Mansfield's convenience retail market is in 'equilibrium' at the base year (i.e. 'benchmark' turnovers are equivalent to the transaction-derived 'current' turnover levels). The growth in the base year (2025) and other research evidence.

STEP 3: The forecast residual expenditure capacity (pre commitments) has been derived from Steps 1 and 2.

STEP 4: The 'net' residual expenditure is converted into a net/gross floorspace capacity estimated based on the average sales performance of superstore operators (i.e. Tesco, Asda, Sainsbury's, and Morrisons), supermarket (e.g. Co-op, Waitrose, Marks & Spencer, etc) and limited assortment discount (LAD) operators (e.g. Aldi and Lidl). The average sales density is derived from GlobalData's 2025 dataset.

TABLE 10: COMMITTED CONVENIENCE RETAIL FLOORSPACE 2025-2043 - FORECAST TURNOVER (£m)

	Net Trading Floorspace: Convenience sqm	Sales Density 2025 (£/sqm)	Turnover (£m)				
			2025	2030	2035	2040	2043
Berry Hill Local Centre (Planning reference: 2023/0209/RES): Convenience store (Unit 3) to be occupied by a national convenience retailer.	280	£11,273	£3.16	£3.17	£3.19	£3.20	£3.21
Demolition of Rosemary Centre (2021/0488/FUL): Unit 2 Lidl foodstore (1,900 sqm gross) including a net trading area of 1,296 sqm including 1,037 sqm for the sale of convenience goods.	1,037	£8,508	£8.82	£8.87	£8.91	£8.95	£8.98
Demolition of Rosemary Centre (2021/0488/FUL): Unit 1 Convenience store (976 sqm gross), with an assumed net trading area of 683 sqm for convenience goods only.	683	£11,273	£7.70	£7.74	£7.78	£7.82	£7.84
Total			£19.68	£19.78	£19.88	£19.98	£20.04

1. Berry Hill Local Centre - Consent for a new local centre to serve the wider Berry Hill urban extension. The centre includes consent for a convenience store (Unit 3) to be occupied by a national convenience retailer.

2. Redevelopment of the Rosemary Centre - consent to demolish the existing centre and develop three units. Unit 2 will accommodate a 1,900 sqm GIA Lidl foodstore (Unit 2), including 1,296 sqm net trading area of which 80% is for the sale of convenience goods. Unit 1 comprises a 976 sqm GIA unit and it is assumed for the purpose of this assessment that the unit will support a convenience retailer (including trading area and 100% for convenience goods). Unit 3 (92.5 sqm GIA) will accommodate a takeaway use. The sales density for the Lidl store is derived from GlobalData's 2025 dataset. The sales density for the assumed convenience store unit is based on the average sales density for the UK's national grocery retailers (applied in Table 9) and is also derived from GlobalData.

TABLE 11: MANSFIELD DISTRICT - CONVENIENCE RETAIL FLOORSPACE CAPACITY 2030-2043

		2025	2030	2035	2040	2043
STEP 1:	RESIDUAL EXPENDITURE BEFORE COMMITMENTS (£m):	-	£3.2	£6.4	£9.0	£11.2
STEP 2:	TOTAL FORECAST TURNOVER OF COMMITTED FLOORSPACE (£m):	-	£19.8	£19.9	£20.0	£20.0
STEP 3:	NET RESIDUAL EXPENDITURE AFTER COMMITMENTS (£m):	-	-£16.6	-£13.5	-£11.0	-£8.8
STEP 4:	CAPACITY FOR CONVENIENCE RETAIL FLOORSPACE:					
	(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	£11,273	£12,556	£14,206	£16,073	£16,121
	(ii) Net Floorspace Capacity (sq m):	-	-1,324	-951	-683	-549
	(iii) Assumed Net / Gross Floorspace Ratio:		70%	70%	70%	70%
	(iv) Gross Floorspace Capacity (sq m):		-1,891	-1,358	-976	-784

Notes:

STEP 1: Residual expenditure before commitments is carried over from Table 9.

STEP 2: Total forecast turnover of commitments is calculated in Table 10.

STEP 3: It is assumed for the purpose of this assessment that all extant commitments will be opened and will have reached 'mature' trading conditions by 2030.

STEP 4: The 'net' residual expenditure capacity makes an allowance for the forecast turnover of all commitments (Step 3).

APPENDIX 5 COMPARISON RETAIL CAPACITY ASSESSMENT TABLES

TABLE 1: COMPARISON MARKET SHARES 2025 (INCLUDING ONLINE TRANSACTIONS) (%)

		Zone 1	Zone 2	Zone 3	Zone 4	Total Study Area	Inflow	Total
Zone 1	Mansfield Town Centre	7.2%	2.7%	4.4%	4.2%	5.1%	0.4%	1.6%
Zone 1	Woodhouse District Centre	0.2%	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%
Zone 1	Market Warsop District Centre	0.7%	0.1%	0.4%	0.5%	0.5%	0.0%	0.1%
Zone 1	Clipstone Road West	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Fulmar Close, Mansfield	0.8%	0.1%	0.4%	0.2%	0.4%	0.0%	0.1%
Zone 1	Ladybrook Lane, Mansfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Newgate Lane, Mansfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Nottingham Road, Mansfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Ratcliffe Gate, Mansfield	0.1%	0.0%	0.1%	0.0%	0.1%	0.0%	0.0%
Zone 1	Neighbourhood Parades (Combined)	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%
Zone 1	Tesco Extra Chesterfield Rd S, Mansfield NG19 7TS	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Asda, Bancroft Lane, Mansfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Mansfield - St Peters Retail Park	3.9%	1.7%	2.7%	1.7%	2.8%	0.2%	0.8%
Zone 1	Mansfield - Portland Retail Park	3.5%	2.6%	3.4%	2.9%	3.1%	0.5%	1.1%
Zone 1	Jubilee Way South	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Oakleaf Close/ Southwell Road West	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Mansfield Leisure Park	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Nottingham Road/ Talbot Street (west)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Morrisons, Sutton Rd, Mansfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Baum Lane & Nottingham Road Retail Park	4.0%	2.3%	3.6%	2.2%	3.2%	0.3%	1.0%
Zone 1	A60 /Leeming Lane & Old Mill Industrial Estate	1.1%	0.1%	0.8%	0.6%	0.7%	0.1%	0.2%
Zone 1	Elsewhere Zone 1	6.5%	2.8%	5.2%	2.6%	4.7%	0.6%	1.6%
Zone 2	Sutton in Ashfield Town Centre (Including The Broad Centre Retail Park)	0.5%	4.8%	0.3%	0.3%	1.9%	0.2%	0.6%
Zone 2	Sutton in Ashfield Retail Parks (The Range, Aldi, Wickes)	3.7%	7.4%	3.2%	2.8%	4.8%	0.5%	1.6%
Zone 2	Kirkby in Ashfield (all)	0.2%	2.8%	0.2%	0.1%	1.0%	0.2%	0.4%
Zone 2	Elsewhere Zone 2	1.1%	4.8%	0.8%	0.7%	2.2%	0.4%	0.9%
Zone 3	Clipstone	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%
Zone 3	Rainworth	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 3	Blidworth	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%
Zone 3	Elsewhere Zone 3	0.3%	0.1%	1.2%	0.1%	0.3%	0.3%	0.3%
Zone 4	Shirebrook	0.2%	0.1%	0.1%	3.0%	0.5%	0.0%	0.1%
Zone 4	Pleasley & New Houghton	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 4	Elsewhere Zone 4	1.6%	0.8%	1.0%	5.0%	1.7%	0.9%	1.1%
Outside Study Area	Hucknall	0.0%	0.2%	0.1%	0.0%	0.1%	0.7%	0.5%
Outside Study Area	Mansfield - East Midlands Designer Outlet Village	1.8%	2.9%	1.6%	1.3%	2.1%	3.2%	2.9%
Outside Study Area	Bolsover	0.1%	0.1%	0.0%	1.7%	0.3%	0.7%	0.6%
Outside Study Area	Clowne	0.1%	0.0%	0.0%	0.6%	0.1%	0.2%	0.2%
Outside Study Area	Balborough (all)	0.3%	0.1%	0.2%	0.5%	0.2%	0.6%	0.5%
Outside Study Area	Ollerton & New Ollerton	0.1%	0.0%	1.2%	0.1%	0.2%	0.3%	0.3%
Outside Study Area	Southwell	0.0%	0.1%	0.1%	0.0%	0.1%	0.4%	0.3%
Outside Study Area	Newark On Trent	0.1%	0.0%	0.1%	0.2%	0.1%	1.3%	1.0%
Outside Study Area	Newark On Trent Retail Parks	0.1%	0.0%	0.3%	0.0%	0.1%	1.4%	1.1%
Outside Study Area	Derby	0.1%	0.3%	0.1%	0.1%	0.2%	8.0%	6.1%
Outside Study Area	Derby City Retail Parks	0.0%	0.1%	0.0%	0.1%	0.1%	6.6%	5.0%
Outside Study Area	Worksop	0.1%	0.0%	0.3%	0.2%	0.1%	0.7%	0.6%
Outside Study Area	Worksop Retail Parks	0.1%	0.0%	0.3%	0.3%	0.1%	0.8%	0.6%
Outside Study Area	Sheffield - Central	0.0%	0.1%	0.1%	0.1%	0.1%	4.1%	3.1%
Outside Study Area	Sheffield - Meadowhall Retail Park	1.9%	1.6%	1.6%	3.3%	1.9%	16.9%	13.2%
Outside Study Area	Sheffield Retail Parks	0.1%	0.1%	0.1%	0.4%	0.1%	9.8%	7.4%
Outside Study Area	Chesterfield	0.1%	0.1%	0.0%	0.7%	0.2%	1.9%	1.5%
Outside Study Area	Chesterfield Retail Parks	0.6%	0.4%	0.2%	3.0%	0.8%	5.6%	4.4%
Outside Study Area	Lincoln (all)	0.1%	0.1%	0.2%	0.1%	0.1%	8.3%	6.3%
Outside Study Area	Nottingham Central	1.6%	2.2%	2.0%	0.6%	1.8%	12.7%	10.0%
Outside Study Area	Nottingham Retail Parks	0.4%	0.7%	0.9%	0.1%	0.5%	11.3%	8.6%
Outside Study Area	Elsewhere in UK	12.4%	15.1%	15.3%	14.0%	13.8%	0.0%	3.4%
ONLINE		43.8%	42.5%	47.1%	45.5%	43.9%	0.0%	10.9%
TOTAL MARKET SHARE		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
SUMMARY:	Mansfield District (Retention)	28.1%	12.5%	21.2%	14.9%	20.7%	2.1%	6.7%
	Outside of District (Leakage)	28.1%	44.9%	31.7%	39.6%	35.4%	97.9%	82.4%
	Online	43.8%	42.5%	47.1%	45.5%	43.9%	0.0%	10.9%
	Total Market Share	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

TABLE 2: COMPARISON EXPENDITURE MARKET SHARES 2025 (INCLUDING ONLINE TRANSACTIONS) (£m)

		Zone 1	Zone 2	Zone 3	Zone 4	Total Study Area	Inflow	Total
Zone 1	Mansfield Town Centre	£27.77	£7.24	£3.76	£3.09	£41.86	£10.09	£51.95
Zone 1	Woodhouse District Centre	£0.63	£0.07	£0.02	£0.02	£0.74	£0.10	£0.84
Zone 1	Market Warsop District Centre	£2.84	£0.21	£0.34	£0.38	£3.77	£0.79	£4.56
Zone 1	Clipstone Road West	£0.04	£0.00	£0.00	£0.00	£0.04	£0.00	£0.04
Zone 1	Fulmar Close, Mansfield	£2.89	£0.19	£0.38	£0.12	£3.59	£0.79	£4.37
Zone 1	Ladybrook Lane, Mansfield	£0.02	£0.00	£0.00	£0.00	£0.02	£0.00	£0.02
Zone 1	Newgate Lane, Mansfield	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
Zone 1	Nottingham Road, Mansfield	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
Zone 1	Ratcliffe Gate, Mansfield	£0.44	£0.09	£0.05	£0.01	£0.59	£0.08	£0.66
Zone 1	Neighbourhood Parades (Combined)	£0.01	£0.00	£0.07	£0.00	£0.08	£0.06	£0.14
Zone 1	Tesco Extra Chesterfield Rd S, Mansfield NG19 7TS	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
Zone 1	Asda, Bancroft Lane, Mansfield	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
Zone 1	Mansfield - St Peters Retail Park	£14.92	£4.60	£2.28	£1.25	£23.05	£4.96	£28.00
Zone 1	Mansfield - Portland Retail Park	£13.63	£6.98	£2.87	£2.12	£25.61	£11.29	£36.90
Zone 1	Jubilee Way South	£0.20	£0.00	£0.01	£0.00	£0.21	£0.01	£0.22
Zone 1	Oakleaf Close/ Southwell Road West	£0.08	£0.01	£0.02	£0.00	£0.11	£0.05	£0.16
Zone 1	Mansfield Leisure Park	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
Zone 1	Nottingham Road/ Talbot Street (west)	£0.19	£0.10	£0.04	£0.00	£0.33	£0.09	£0.41
Zone 1	Morrisons, Sutton Rd, Mansfield	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
Zone 1	Baum Lane & Nottingham Road Retail Park	£15.34	£6.17	£3.03	£1.59	£26.12	£6.77	£32.90
Zone 1	A60 /Leeming Lane & Old Mill Industrial Estate	£4.30	£0.32	£0.71	£0.41	£5.74	£1.87	£7.61
Zone 1	Elsewhere Zone 1	£24.96	£7.50	£4.45	£1.87	£38.78	£14.30	£53.07
Zone 2	Sutton in Ashfield Town Centre (Including The Broad Centre Retail Park)	£1.97	£12.93	£0.28	£0.24	£15.43	£4.54	£19.97
Zone 2	Sutton in Ashfield Retail Parks (The Range, Aldi, Wickes)	£14.33	£19.61	£2.68	£2.05	£38.68	£13.43	£52.11
Zone 2	Kirkby in Ashfield (all)	£0.68	£7.35	£0.18	£0.05	£8.26	£4.08	£12.34
Zone 2	Elsewhere Zone 2	£4.28	£12.73	£0.66	£0.51	£18.18	£9.99	£28.17
Zone 3	Clipstone	£0.09	£0.00	£0.08	£0.00	£0.17	£0.01	£0.18
Zone 3	Rainworth	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
Zone 3	Blidworth	£0.02	£0.02	£0.10	£0.00	£0.14	£0.03	£0.17
Zone 3	Elsewhere Zone 3	£1.15	£0.32	£0.98	£0.11	£2.55	£8.13	£10.69
Zone 4	Shirebrook	£0.89	£0.25	£0.05	£2.23	£3.42	£0.75	£4.16
Zone 4	Pleasley & New Houghton	£0.00	£0.00	£0.00	£0.00	£0.00	£0.02	£0.02
Zone 4	Elsewhere Zone 4	£6.29	£2.05	£0.82	£3.63	£12.80	£21.24	£34.04
Outside Study Area	Hucknall	£0.16	£0.54	£0.11	£0.01	£0.82		
Outside Study Area	Mansfield - East Midlands Designer Outlet Village	£6.95	£7.66	£1.33	£0.93	£16.87		
Outside Study Area	Bolsover	£0.31	£0.17	£0.03	£1.27	£1.77		
Outside Study Area	Clowne	£0.54	£0.04	£0.03	£0.43	£1.05		
Outside Study Area	Balborough (all)	£1.03	£0.24	£0.19	£0.40	£1.86		
Outside Study Area	Ollerton & New Ollerton	£0.57	£0.07	£1.05	£0.08	£1.76		
Outside Study Area	Southwell	£0.17	£0.18	£0.09	£0.01	£0.45		
Outside Study Area	Newark On Trent	£0.37	£0.11	£0.12	£0.14	£0.74		
Outside Study Area	Newark On Trent Retail Parks	£0.29	£0.07	£0.22	£0.02	£0.60		
Outside Study Area	Derby	£0.48	£0.71	£0.11	£0.07	£1.37		
Outside Study Area	Derby City Retail Parks	£0.19	£0.37	£0.04	£0.04	£0.63		
Outside Study Area	Worksop	£0.48	£0.04	£0.23	£0.16	£0.91		
Outside Study Area	Worksop Retail Parks	£0.48	£0.02	£0.22	£0.20	£0.91		
Outside Study Area	Sheffield - Central	£0.19	£0.35	£0.05	£0.05	£0.64		
Outside Study Area	Sheffield - Meadowhall Retail Park	£7.30	£4.29	£1.36	£2.38	£15.33		
Outside Study Area	Sheffield Retail Parks	£0.39	£0.17	£0.10	£0.32	£0.98		
Outside Study Area	Chesterfield	£0.48	£0.31	£0.03	£0.52	£1.34		
Outside Study Area	Chesterfield Retail Parks	£2.13	£1.11	£0.21	£2.23	£5.68		
Outside Study Area	Lincoln (all)	£0.52	£0.14	£0.14	£0.06	£0.86		
Outside Study Area	Nottingham Central	£6.31	£5.90	£1.69	£0.45	£14.35		
Outside Study Area	Nottingham Retail Parks	£1.60	£1.85	£0.79	£0.10	£4.35		
Outside Study Area	Elsewhere in UK	£47.58	£40.30	£12.97	£10.26	£111.11		
ONLINE		£168.48	£113.45	£39.99	£33.27	£355.20		
TOTAL MARKET SHARE		£385.0	£266.8	£84.9	£73.1	£809.8	£113.45	£383.73
SUMMARY:								
	Mansfield District (Retention)	£108.3	£33.5	£18.0	£10.9	£170.6	£51.2	£221.9
	Outside of District (Leakage)	£108.2	£119.9	£26.9	£28.9	£284.0	£62.2	£161.9
	Online	£168.5	£113.5	£40.0	£33.3	£355.2		
	Total Market Share	£385.0	£266.8	£84.9	£73.1	£809.8	£113.5	£383.7
	Total Market Share Excl Online	£216.5	£153.4	£44.9	£39.8	£454.6		

TABLE 3: COMPARISON EXPENDITURE MARKET SHARES 2025 (EXCLUDING ONLINE TRANSACTIONS) (£m)

		Zone 1	Zone 2	Zone 3	Zone 4	Total Study Area	Inflow	Total
Zone 1	Mansfield Town Centre	13%	5%	8%	8%	9%		
Zone 1	Woodhouse District Centre	0%	0%	0%	0%	0%		
Zone 1	Market Warsop District Centre	1%	0%	1%	1%	1%		
Zone 1	Clipstone Road West	0%	0%	0%	0%	0%		
Zone 1	Fulmar Close, Mansfield	1%	0%	1%	0%	1%		
Zone 1	Ladybrook Lane, Mansfield	0%	0%	0%	0%	0%		
Zone 1	Newgate Lane, Mansfield	0%	0%	0%	0%	0%		
Zone 1	Nottingham Road, Mansfield	0%	0%	0%	0%	0%		
Zone 1	Ratcliffe Gate, Mansfield	0%	0%	0%	0%	0%		
Zone 1	Neighbourhood Parades (Combined)	0%	0%	0%	0%	0%		
Zone 1	Tesco Extra Chesterfield Rd S, Mansfield NG19 7TS	0%	0%	0%	0%	0%		
Zone 1	Asda, Bancroft Lane, Mansfield	0%	0%	0%	0%	0%		
Zone 1	Mansfield - St Peters Retail Park	7%	3%	5%	3%	5%		
Zone 1	Mansfield - Portland Retail Park	6%	5%	6%	5%	6%		
Zone 1	Jubilee Way South	0%	0%	0%	0%	0%		
Zone 1	Oakleaf Close/ Southwell Road West	0%	0%	0%	0%	0%		
Zone 1	Mansfield Leisure Park	0%	0%	0%	0%	0%		
Zone 1	Nottingham Road/ Talbot Street (west)	0%	0%	0%	0%	0%		
Zone 1	Morrisons, Sutton Rd, Mansfield	0%	0%	0%	0%	0%		
Zone 1	Baum Lane & Nottingham Road Retail Park	7%	4%	7%	4%	6%		
Zone 1	A60 /Leeming Lane & Old Mill Industrial Estate	2%	0%	2%	1%	1%		
Zone 1	Elsewhere Zone 1	12%	5%	10%	5%	9%		
Zone 2	Sutton in Ashfield Town Centre (Including The Broad Centre Retail Park)	1%	8%	1%	1%	3%		
Zone 2	Sutton in Ashfield Retail Parks (The Range, Aldi, Wickes)	7%	13%	6%	5%	9%		
Zone 2	Kirkby in Ashfield (all)	0%	5%	0%	0%	2%		
Zone 2	Elsewhere Zone 2	2%	8%	1%	1%	4%		
Zone 3	Clipstone	0%	0%	0%	0%	0%		
Zone 3	Rainworth	0%	0%	0%	0%	0%		
Zone 3	Blidworth	0%	0%	0%	0%	0%		
Zone 3	Elsewhere Zone 3	1%	0%	2%	0%	1%		
Zone 4	Shirebrook	0%	0%	0%	6%	1%		
Zone 4	Pleasley & New Houghton	0%	0%	0%	0%	0%		
Zone 4	Elsewhere Zone 4	3%	1%	2%	9%	3%		
Outside Study Area	Hucknall	0%	0%	0%	0%	0%		
Outside Study Area	Mansfield - East Midlands Designer Outlet Village	3%	5%	3%	2%	4%		
Outside Study Area	Bolsover	0%	0%	0%	3%	0%		
Outside Study Area	Clowne	0%	0%	0%	1%	0%		
Outside Study Area	Balborough (all)	0%	0%	0%	1%	0%		
Outside Study Area	Ollerton & New Ollerton	0%	0%	2%	0%	0%		
Outside Study Area	Southwell	0%	0%	0%	0%	0%		
Outside Study Area	Newark On Trent	0%	0%	0%	0%	0%		
Outside Study Area	Newark On Trent Retail Parks	0%	0%	0%	0%	0%		
Outside Study Area	Derby	0%	0%	0%	0%	0%		
Outside Study Area	Derby City Retail Parks	0%	0%	0%	0%	0%		
Outside Study Area	Worksop	0%	0%	1%	0%	0%		
Outside Study Area	Worksop Retail Parks	0%	0%	1%	0%	0%		
Outside Study Area	Sheffield - Central	0%	0%	0%	0%	0%		
Outside Study Area	Sheffield - Meadowhall Retail Park	3%	3%	3%	6%	3%		
Outside Study Area	Sheffield Retail Parks	0%	0%	0%	1%	0%		
Outside Study Area	Chesterfield	0%	0%	0%	1%	0%		
Outside Study Area	Chesterfield Retail Parks	1%	1%	0%	6%	1%		
Outside Study Area	Lincoln (all)	0%	0%	0%	0%	0%		
Outside Study Area	Nottingham Central	3%	4%	4%	1%	3%		
Outside Study Area	Nottingham Retail Parks	1%	1%	2%	0%	1%		
Outside Study Area	Elsewhere in UK	22%	26%	29%	26%	24%		
TOTAL MARKET SHARE			£0.0	£0.0	£0.0	£0.0		
SUMMARY:								
	Mansfield District (Retention)	50%	22%	40%	27%	38%	£0.0	£0.0
	Outside of District (Leakage)	50%	78%	60%	73%	62%	£0.0	£0.0
	Total Market Share	100%	100%	100%	100%	100%	£0.0	£0.0

TABLE 4: COMPARISON EXPENDITURE MARKET SHARES 2025 (EXCLUDING ONLINE TRANSACTIONS) (£m)

		Zone 1	Zone 2	Zone 3	Zone 4	Total Study Area	Inflow	Total
Zone 1	Mansfield Town Centre	£33.1	£8.4	£4.8	£3.8	£50.1	£12.09	£62.22
Zone 1	Woodhouse District Centre	£0.8	£0.1	£0.0	£0.0	£0.9	£0.11	£1.00
Zone 1	Market Warsop District Centre	£3.4	£0.2	£0.4	£0.5	£4.5	£0.94	£5.47
Zone 1	Clipstone Road West	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.05
Zone 1	Fulmar Close, Mansfield	£3.4	£0.2	£0.5	£0.1	£4.3	£0.95	£5.25
Zone 1	Ladybrook Lane, Mansfield	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.03
Zone 1	Newgate Lane, Mansfield	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.00
Zone 1	Nottingham Road, Mansfield	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.00
Zone 1	Ratcliffe Gate, Mansfield	£0.5	£0.1	£0.1	£0.0	£0.7	£0.09	£0.79
Zone 1	Neighbourhood Parades (Combined)	£0.0	£0.0	£0.1	£0.0	£0.1	£0.07	£0.17
Zone 1	Tesco Extra Chesterfield Rd S, Mansfield NG19 7TS	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.00
Zone 1	Asda, Bancroft Lane, Mansfield	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.00
Zone 1	Mansfield - St Peters Retail Park	£17.8	£5.4	£2.9	£1.5	£27.6	£5.93	£33.52
Zone 1	Mansfield - Portland Retail Park	£16.3	£8.1	£3.6	£2.6	£30.7	£13.52	£44.17
Zone 1	Jubilee Way South	£0.2	£0.0	£0.0	£0.0	£0.3	£0.01	£0.26
Zone 1	Oakleaf Close/ Southwell Road West	£0.1	£0.0	£0.0	£0.0	£0.1	£0.06	£0.19
Zone 1	Mansfield Leisure Park	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.00
Zone 1	Nottingham Road/ Talbot Street (west)	£0.2	£0.1	£0.0	£0.0	£0.4	£0.11	£0.49
Zone 1	Morrisons, Sutton Rd, Mansfield	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.00
Zone 1	Baum Lane & Nottingham Road Retail Park	£18.3	£7.2	£3.8	£2.0	£31.3	£8.11	£39.40
Zone 1	A60 /Leeming Lane & Old Mill Industrial Estate	£5.1	£0.4	£0.9	£0.5	£6.9	£2.26	£9.16
Zone 1	Elsewhere Zone 1	£29.8	£8.7	£5.6	£2.3	£46.5	£17.13	£63.58
Zone 2	Sutton in Ashfield Town Centre (Including The Broad Centre Retail Park)	£2.4	£15.1	£0.4	£0.3	£18.1	£5.33	£23.43
Zone 2	Sutton in Ashfield Retail Parks (The Range, Aldi, Wickes)	£17.1	£22.9	£3.4	£2.5	£45.9	£15.94	£61.83
Zone 2	Kirkby in Ashfield (all)	£0.8	£8.6	£0.2	£0.1	£9.7	£4.78	£14.46
Zone 2	Elsewhere Zone 2	£5.1	£14.9	£0.8	£0.6	£21.4	£11.77	£33.19
Zone 3	Clipstone	£0.1	£0.0	£0.1	£0.0	£0.2	£0.02	£0.23
Zone 3	Rainworth	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.00
Zone 3	Blidworth	£0.0	£0.0	£0.1	£0.0	£0.2	£0.03	£0.21
Zone 3	Elsewhere Zone 3	£1.4	£0.4	£1.2	£0.1	£3.1	£9.92	£13.03
Zone 4	Shirebrook	£1.1	£0.3	£0.1	£2.7	£4.2	£0.91	£5.06
Zone 4	Pleasley & New Houghton	£0.0	£0.0	£0.0	£0.0	£0.0	£0.02	£0.02
Zone 4	Elsewhere Zone 4	£7.5	£2.4	£1.0	£4.5	£15.4	£25.58	£40.98
Outside Study Area	Hucknall	£0.2	£0.6	£0.1	£0.0	£1.0		
Outside Study Area	Mansfield - East Midlands Designer Outlet Village	£8.3	£8.9	£1.7	£1.1	£20.1		
Outside Study Area	Bolsover	£0.4	£0.2	£0.0	£1.6	£2.2		
Outside Study Area	Clowne	£0.6	£0.0	£0.0	£0.5	£1.3		
Outside Study Area	Balborough (all)	£1.2	£0.3	£0.2	£0.5	£2.2		
Outside Study Area	Ollerton & New Ollerton	£0.7	£0.1	£1.3	£0.1	£2.2		
Outside Study Area	Southwell	£0.2	£0.2	£0.1	£0.0	£0.5		
Outside Study Area	Newark On Trent	£0.4	£0.1	£0.2	£0.2	£0.9		
Outside Study Area	Newark On Trent Retail Parks	£0.3	£0.1	£0.3	£0.0	£0.7		
Outside Study Area	Derby	£0.6	£0.8	£0.1	£0.1	£1.6		
Outside Study Area	Derby City Retail Parks	£0.2	£0.4	£0.0	£0.0	£0.7		
Outside Study Area	Worksop	£0.6	£0.0	£0.3	£0.2	£1.1		
Outside Study Area	Worksop Retail Parks	£0.6	£0.0	£0.3	£0.2	£1.1		
Outside Study Area	Sheffield - Central	£0.2	£0.4	£0.1	£0.1	£0.8		
Outside Study Area	Sheffield - Meadowhall Retail Park	£8.7	£5.0	£1.7	£2.9	£18.4		
Outside Study Area	Sheffield Retail Parks	£0.5	£0.2	£0.1	£0.4	£1.2		
Outside Study Area	Chesterfield	£0.6	£0.4	£0.0	£0.6	£1.6		
Outside Study Area	Chesterfield Retail Parks	£2.5	£1.3	£0.3	£2.7	£6.8		
Outside Study Area	Lincoln (all)	£0.6	£0.2	£0.2	£0.1	£1.0		
Outside Study Area	Nottingham Central	£7.5	£6.9	£2.1	£0.6	£17.1		
Outside Study Area	Nottingham Retail Parks	£1.9	£2.2	£1.0	£0.1	£5.2		
Outside Study Area	Elsewhere in UK	£56.7	£47.0	£16.4	£12.6	£132.8		
TOTAL MARKET SHARE		£258.2	£178.9	£57.0	£49.0	£543.1	£110.08	£417.23
SUMMARY:								
	Mansfield District (Retention)	£129.1	£39.1	£22.8	£13.4	£204.4	£61.4	£265.8
	Outside of District (Leakage)	£129.1	£139.9	£34.1	£35.6	£338.7	£74.3	£192.4
	Total Market Share Excluding Online	£258.2	£178.9	£57.0	£49.0	£543.1	£135.7	£458.2

TABLE 5: COMPARISON EXPENDITURE MARKET SHARES 2030 (EXCLUDING ONLINE TRANSACTIONS) (£m)

		Zone 1	Zone 2	Zone 3	Zone 4	Total Study Area	Inflow	Total
Zone 1	Mansfield Town Centre	£36.7	£9.2	£5.3	£4.2	£55.4	£13.37	£68.80
Zone 1	Woodhouse District Centre	£0.8	£0.1	£0.0	£0.0	£1.0	£0.13	£1.1
Zone 1	Market Warsop District Centre	£3.7	£0.3	£0.5	£0.5	£5.0	£1.05	£6.1
Zone 1	Clipstone Road West	£0.1	£0.0	£0.0	£0.0	£0.1	£0.00	£0.1
Zone 1	Fulmar Close, Mansfield	£3.8	£0.2	£0.5	£0.2	£4.8	£1.05	£5.8
Zone 1	Ladybrook Lane, Mansfield	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	Newgate Lane, Mansfield	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	Nottingham Road, Mansfield	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	Ratcliffe Gate, Mansfield	£0.6	£0.1	£0.1	£0.0	£0.8	£0.10	£0.9
Zone 1	Neighbourhood Parades (Combined)	£0.0	£0.0	£0.1	£0.0	£0.1	£0.08	£0.2
Zone 1	Tesco Extra Chesterfield Rd S, Mansfield NG19 7TS	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	Asda, Bancroft Lane, Mansfield	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	Mansfield - St Peters Retail Park	£19.7	£5.8	£3.2	£1.7	£30.5	£6.56	£37.0
Zone 1	Mansfield - Portland Retail Park	£18.0	£8.9	£4.1	£2.9	£33.8	£14.92	£48.8
Zone 1	Jubilee Way South	£0.3	£0.0	£0.0	£0.0	£0.3	£0.01	£0.3
Zone 1	Oakleaf Close/ Southwell Road West	£0.1	£0.0	£0.0	£0.0	£0.2	£0.06	£0.2
Zone 1	Mansfield Leisure Park	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	Nottingham Road/ Talbot Street (west)	£0.3	£0.1	£0.1	£0.0	£0.4	£0.12	£0.5
Zone 1	Morrisons, Sutton Rd, Mansfield	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	Baum Lane & Nottingham Road Retail Park	£20.3	£7.8	£4.3	£2.2	£34.6	£8.96	£43.5
Zone 1	A60 /Leeming Lane & Old Mill Industrial Estate	£5.7	£0.4	£1.0	£0.6	£7.7	£2.50	£10.2
Zone 1	Elsewhere Zone 1	£33.0	£9.5	£6.3	£2.6	£51.4	£18.93	£70.3
Zone 2	Sutton in Ashfield Town Centre (Including The Broad Centre Retail Park)	£2.6	£16.4	£0.4	£0.3	£19.8	£5.81	£25.6
Zone 2	Sutton in Ashfield Retail Parks (The Range, Aldi, Wickes)	£18.9	£24.9	£3.8	£2.8	£50.4	£17.51	£67.9
Zone 2	Kirkby in Ashfield (all)	£0.9	£9.3	£0.3	£0.1	£10.6	£5.21	£15.8
Zone 2	Elsewhere Zone 2	£5.7	£16.2	£0.9	£0.7	£23.4	£12.88	£36.3
Zone 3	Clipstone	£0.1	£0.0	£0.1	£0.0	£0.2	£0.02	£0.3
Zone 3	Rainworth	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 3	Blidworth	£0.0	£0.0	£0.1	£0.0	£0.2	£0.04	£0.2
Zone 3	Elsewhere Zone 3	£1.5	£0.4	£1.4	£0.1	£3.5	£11.00	£14.5
Zone 4	Shirebrook	£1.2	£0.3	£0.1	£3.1	£4.6	£1.01	£5.6
Zone 4	Pleasley & New Houghton	£0.0	£0.0	£0.0	£0.0	£0.0	£0.02	£0.0
Zone 4	Elsewhere Zone 4	£8.3	£2.6	£1.2	£5.0	£17.1	£28.31	£45.4
Outside Study Area	Hucknall	£0.2	£0.7	£0.2	£0.0	£1.1		
Outside Study Area	Mansfield - East Midlands Designer Outlet Village	£9.2	£9.7	£1.9	£1.3	£22.1		
Outside Study Area	Bolsover	£0.4	£0.2	£0.0	£1.7	£2.4		
Outside Study Area	Clowne	£0.7	£0.1	£0.0	£0.6	£1.4		
Outside Study Area	Balborough (all)	£1.4	£0.3	£0.3	£0.5	£2.5		
Outside Study Area	Ollerton & New Ollerton	£0.8	£0.1	£1.5	£0.1	£2.4		
Outside Study Area	Southwell	£0.2	£0.2	£0.1	£0.0	£0.6		
Outside Study Area	Newark On Trent	£0.5	£0.1	£0.2	£0.2	£1.0		
Outside Study Area	Newark On Trent Retail Parks	£0.4	£0.1	£0.3	£0.0	£0.8		
Outside Study Area	Derby	£0.6	£0.9	£0.2	£0.1	£1.8		
Outside Study Area	Derby City Retail Parks	£0.2	£0.5	£0.1	£0.1	£0.8		
Outside Study Area	Worksop	£0.6	£0.0	£0.3	£0.2	£1.2		
Outside Study Area	Worksop Retail Parks	£0.6	£0.0	£0.3	£0.3	£1.2		
Outside Study Area	Sheffield - Central	£0.3	£0.4	£0.1	£0.1	£0.8		
Outside Study Area	Sheffield - Meadowhall Retail Park	£9.7	£5.4	£1.9	£3.3	£20.3		
Outside Study Area	Sheffield Retail Parks	£0.5	£0.2	£0.1	£0.4	£1.3		
Outside Study Area	Chesterfield	£0.6	£0.4	£0.0	£0.7	£1.8		
Outside Study Area	Chesterfield Retail Parks	£2.8	£1.4	£0.3	£3.1	£7.6		
Outside Study Area	Lincoln (all)	£0.7	£0.2	£0.2	£0.1	£1.1		
Outside Study Area	Nottingham Central	£8.3	£7.5	£2.4	£0.6	£18.8		
Outside Study Area	Nottingham Retail Parks	£2.1	£2.3	£1.1	£0.1	£5.7		
Outside Study Area	Elsewhere in UK	£62.9	£51.1	£18.3	£14.1	£146.4		
TOTAL MARKET SHARE		£286.1	£194.6	£63.6	£54.6	£598.9	£121.33	£459.94
SUMMARY:								
	Mansfield District (Retention)	£143.1	£42.5	£25.5	£14.9	£225.9	£67.8	£293.8
	Outside of District (Leakage)	£143.0	£152.1	£38.1	£39.7	£372.9	£81.8	£211.5
	Total Market Share Excluding Online	£286.1	£194.6	£63.6	£54.6	£598.9	£149.6	£505.3

TABLE 6: COMPARISON EXPENDITURE MARKET SHARES 2035 (EXCLUDING ONLINE TRANSACTIONS) (£m)

		Zone 1	Zone 2	Zone 3	Zone 4	Total Study Area	Inflow	Total
Zone 1	Mansfield Town Centre	£41.5	£10.2	£6.1	£4.8	£62.7	£15.12	£77.8
Zone 1	Woodhouse District Centre	£0.9	£0.1	£0.0	£0.0	£1.1	£0.14	£1.3
Zone 1	Market Warsop District Centre	£4.2	£0.3	£0.5	£0.6	£5.7	£1.19	£6.9
Zone 1	Clipstone Road West	£0.1	£0.0	£0.0	£0.0	£0.1	£0.00	£0.1
Zone 1	Fulmar Close, Mansfield	£4.3	£0.3	£0.6	£0.2	£5.4	£1.19	£6.6
Zone 1	Ladybrook Lane, Mansfield	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	Newgate Lane, Mansfield	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	Nottingham Road, Mansfield	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	Ratcliffe Gate, Mansfield	£0.7	£0.1	£0.1	£0.0	£0.9	£0.12	£1.0
Zone 1	Neighbourhood Parades (Combined)	£0.0	£0.0	£0.1	£0.0	£0.1	£0.09	£0.2
Zone 1	Tesco Extra Chesterfield Rd S, Mansfield NG19 7TS	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	Asda, Bancroft Lane, Mansfield	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	Mansfield - St Peters Retail Park	£22.3	£6.5	£3.7	£2.0	£34.5	£7.41	£41.9
Zone 1	Mansfield - Portland Retail Park	£20.4	£9.9	£4.6	£3.3	£38.2	£16.86	£55.1
Zone 1	Jubilee Way South	£0.3	£0.0	£0.0	£0.0	£0.3	£0.02	£0.3
Zone 1	Oakleaf Close/ Southwell Road West	£0.1	£0.0	£0.0	£0.0	£0.2	£0.07	£0.2
Zone 1	Mansfield Leisure Park	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	Nottingham Road/ Talbot Street (west)	£0.3	£0.1	£0.1	£0.0	£0.5	£0.13	£0.6
Zone 1	Morrisons, Sutton Rd, Mansfield	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	Baum Lane & Nottingham Road Retail Park	£22.9	£8.7	£4.9	£2.5	£39.1	£10.13	£49.2
Zone 1	A60 /Leeming Lane & Old Mill Industrial Estate	£6.4	£0.5	£1.1	£0.6	£8.7	£2.83	£11.5
Zone 1	Elsewhere Zone 1	£37.3	£10.6	£7.2	£2.9	£58.1	£21.41	£79.5
Zone 2	Sutton in Ashfield Town Centre (Including The Broad Centre Retail Park)	£3.0	£18.3	£0.5	£0.4	£22.1	£6.50	£28.6
Zone 2	Sutton in Ashfield Retail Parks (The Range, Aldi, Wickes)	£21.4	£27.8	£4.3	£3.2	£56.7	£19.70	£76.4
Zone 2	Kirkby in Ashfield (all)	£1.0	£10.4	£0.3	£0.1	£11.8	£5.82	£17.6
Zone 2	Elsewhere Zone 2	£6.4	£18.0	£1.1	£0.8	£26.3	£14.44	£40.7
Zone 3	Clipstone	£0.1	£0.0	£0.1	£0.0	£0.3	£0.02	£0.3
Zone 3	Rainworth	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 3	Blidworth	£0.0	£0.0	£0.2	£0.0	£0.2	£0.04	£0.3
Zone 3	Elsewhere Zone 3	£1.7	£0.4	£1.6	£0.2	£3.9	£12.48	£16.4
Zone 4	Shirebrook	£1.3	£0.4	£0.1	£3.5	£5.2	£1.15	£6.4
Zone 4	Pleasley & New Houghton	£0.0	£0.0	£0.0	£0.0	£0.0	£0.02	£0.0
Zone 4	Elsewhere Zone 4	£9.4	£2.9	£1.3	£5.7	£19.3	£32.07	£51.4
Outside Study Area	Hucknall	£0.2	£0.8	£0.2	£0.0	£1.2		
Outside Study Area	Mansfield - East Midlands Designer Outlet Village	£10.4	£10.8	£2.1	£1.5	£24.8		
Outside Study Area	Bolsover	£0.5	£0.2	£0.0	£2.0	£2.7		
Outside Study Area	Clowne	£0.8	£0.1	£0.0	£0.7	£1.6		
Outside Study Area	Balborough (all)	£1.5	£0.3	£0.3	£0.6	£2.8		
Outside Study Area	Ollerton & New Ollerton	£0.9	£0.1	£1.7	£0.1	£2.8		
Outside Study Area	Southwell	£0.3	£0.3	£0.2	£0.0	£0.7		
Outside Study Area	Newark On Trent	£0.6	£0.2	£0.2	£0.2	£1.1		
Outside Study Area	Newark On Trent Retail Parks	£0.4	£0.1	£0.4	£0.0	£0.9		
Outside Study Area	Derby	£0.7	£1.0	£0.2	£0.1	£2.0		
Outside Study Area	Derby City Retail Parks	£0.3	£0.5	£0.1	£0.1	£0.9		
Outside Study Area	Worksop	£0.7	£0.0	£0.4	£0.2	£1.4		
Outside Study Area	Worksop Retail Parks	£0.7	£0.0	£0.4	£0.3	£1.4		
Outside Study Area	Sheffield - Central	£0.3	£0.5	£0.1	£0.1	£0.9		
Outside Study Area	Sheffield - Meadowhall Retail Park	£10.9	£6.1	£2.2	£3.7	£22.9		
Outside Study Area	Sheffield Retail Parks	£0.6	£0.2	£0.2	£0.5	£1.5		
Outside Study Area	Chesterfield	£0.7	£0.4	£0.0	£0.8	£2.0		
Outside Study Area	Chesterfield Retail Parks	£3.2	£1.6	£0.3	£3.5	£8.6		
Outside Study Area	Lincoln (all)	£0.8	£0.2	£0.2	£0.1	£1.3		
Outside Study Area	Nottingham Central	£9.4	£8.4	£2.7	£0.7	£21.2		
Outside Study Area	Nottingham Retail Parks	£2.4	£2.6	£1.3	£0.2	£6.5		
Outside Study Area	Elsewhere in UK	£71.2	£57.0	£20.9	£16.0	£165.2		
TOTAL MARKET SHARE		£323.9	£217.1	£72.6	£62.2	£675.8	£136.88	£518.92
SUMMARY:								
	Mansfield District (Retention)	£162.0	£47.4	£29.1	£17.0	£255.5	£76.7	£332.2
	Outside of District (Leakage)	£161.9	£169.7	£43.5	£45.2	£420.4	£92.2	£238.1
	Total Market Share Excluding Online	£323.9	£217.1	£72.6	£62.2	£675.8	£169.0	£570.3

TABLE 7: COMPARISON EXPENDITURE MARKET SHARES 2040 (EXCLUDING ONLINE TRANSACTIONS) (£m)

		Zone 1	Zone 2	Zone 3	Zone 4	Total Study Area	Inflow	Total
Zone 1	Mansfield Town Centre	£46.8	£11.4	£6.9	£5.5	£70.7	£17.04	£87.7
Zone 1	Woodhouse District Centre	£1.1	£0.1	£0.0	£0.0	£1.2	£0.16	£1.4
Zone 1	Market Warsop District Centre	£4.8	£0.3	£0.6	£0.7	£6.4	£1.34	£7.8
Zone 1	Clipstone Road West	£0.1	£0.0	£0.0	£0.0	£0.1	£0.00	£0.1
Zone 1	Fulmar Close, Mansfield	£4.9	£0.3	£0.7	£0.2	£6.1	£1.34	£7.4
Zone 1	Ladybrook Lane, Mansfield	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	Newgate Lane, Mansfield	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	Nottingham Road, Mansfield	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	Ratcliffe Gate, Mansfield	£0.7	£0.1	£0.1	£0.0	£1.0	£0.13	£1.1
Zone 1	Neighbourhood Parades (Combined)	£0.0	£0.0	£0.1	£0.0	£0.1	£0.10	£0.3
Zone 1	Tesco Extra Chesterfield Rd S, Mansfield NG19 7TS	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	Asda, Bancroft Lane, Mansfield	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	Mansfield - St Peters Retail Park	£25.2	£7.3	£4.2	£2.2	£38.8	£8.35	£47.2
Zone 1	Mansfield - Portland Retail Park	£23.0	£11.0	£5.3	£3.8	£43.1	£18.99	£62.0
Zone 1	Jubilee Way South	£0.3	£0.0	£0.0	£0.0	£0.4	£0.02	£0.4
Zone 1	Oakleaf Close/ Southwell Road West	£0.1	£0.0	£0.0	£0.0	£0.2	£0.08	£0.3
Zone 1	Mansfield Leisure Park	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	Nottingham Road/ Talbot Street (west)	£0.3	£0.2	£0.1	£0.0	£0.5	£0.15	£0.7
Zone 1	Morrisons, Sutton Rd, Mansfield	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	Baum Lane & Nottingham Road Retail Park	£25.9	£9.7	£5.6	£2.8	£44.0	£11.41	£55.4
Zone 1	A60 /Leeming Lane & Old Mill Industrial Estate	£7.3	£0.5	£1.3	£0.7	£9.8	£3.20	£13.0
Zone 1	Elsewhere Zone 1	£42.1	£11.8	£8.2	£3.3	£65.4	£24.12	£89.6
Zone 2	Sutton in Ashfield Town Centre (Including The Broad Centre Retail Park)	£3.3	£20.4	£0.5	£0.4	£24.7	£7.26	£32.0
Zone 2	Sutton in Ashfield Retail Parks (The Range, Aldi, Wickes)	£24.2	£30.9	£4.9	£3.7	£63.7	£22.11	£85.8
Zone 2	Kirkby in Ashfield (all)	£1.2	£11.6	£0.3	£0.1	£13.2	£6.50	£19.7
Zone 2	Elsewhere Zone 2	£7.2	£20.1	£1.2	£0.9	£29.4	£16.17	£45.6
Zone 3	Clipstone	£0.1	£0.0	£0.1	£0.0	£0.3	£0.02	£0.3
Zone 3	Rainworth	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 3	Blidworth	£0.0	£0.0	£0.2	£0.0	£0.3	£0.05	£0.3
Zone 3	Elsewhere Zone 3	£1.9	£0.5	£1.8	£0.2	£4.4	£14.10	£18.5
Zone 4	Shirebrook	£1.5	£0.4	£0.1	£4.0	£5.9	£1.30	£7.3
Zone 4	Pleasley & New Houghton	£0.0	£0.0	£0.0	£0.0	£0.0	£0.03	£0.0
Zone 4	Elsewhere Zone 4	£10.6	£3.2	£1.5	£6.5	£21.8	£36.23	£58.0
Outside Study Area	Hucknall	£0.3	£0.8	£0.2	£0.0	£1.3		
Outside Study Area	Mansfield - East Midlands Designer Outlet Village	£11.7	£12.1	£2.4	£1.7	£27.9		
Outside Study Area	Bolsover	£0.5	£0.3	£0.0	£2.3	£3.1		
Outside Study Area	Clowne	£0.9	£0.1	£0.1	£0.8	£1.8		
Outside Study Area	Balborough (all)	£1.7	£0.4	£0.3	£0.7	£3.2		
Outside Study Area	Ollerton & New Ollerton	£1.0	£0.1	£1.9	£0.1	£3.1		
Outside Study Area	Southwell	£0.3	£0.3	£0.2	£0.0	£0.8		
Outside Study Area	Newark On Trent	£0.6	£0.2	£0.2	£0.2	£1.3		
Outside Study Area	Newark On Trent Retail Parks	£0.5	£0.1	£0.4	£0.0	£1.0		
Outside Study Area	Derby	£0.8	£1.1	£0.2	£0.1	£2.3		
Outside Study Area	Derby City Retail Parks	£0.3	£0.6	£0.1	£0.1	£1.0		
Outside Study Area	Worksop	£0.8	£0.1	£0.4	£0.3	£1.6		
Outside Study Area	Worksop Retail Parks	£0.8	£0.0	£0.4	£0.4	£1.6		
Outside Study Area	Sheffield - Central	£0.3	£0.6	£0.1	£0.1	£1.1		
Outside Study Area	Sheffield - Meadowhall Retail Park	£12.3	£6.8	£2.5	£4.2	£25.8		
Outside Study Area	Sheffield Retail Parks	£0.7	£0.3	£0.2	£0.6	£1.7		
Outside Study Area	Chesterfield	£0.8	£0.5	£0.0	£0.9	£2.3		
Outside Study Area	Chesterfield Retail Parks	£3.6	£1.8	£0.4	£4.0	£9.7		
Outside Study Area	Lincoln (all)	£0.9	£0.2	£0.3	£0.1	£1.5		
Outside Study Area	Nottingham Central	£10.6	£9.3	£3.1	£0.8	£23.8		
Outside Study Area	Nottingham Retail Parks	£2.7	£2.9	£1.5	£0.2	£7.3		
Outside Study Area	Elsewhere in UK	£80.3	£63.6	£23.8	£18.3	£185.9		
TOTAL MARKET SHARE		£365.2	£242.0	£82.4	£70.9	£760.6	£153.97	£583.76
SUMMARY:								
	Mansfield District (Retention)	£182.6	£52.8	£33.0	£19.4	£287.9	£86.4	£374.3
	Outside of District (Leakage)	£182.6	£189.2	£49.4	£51.5	£472.7	£103.8	£267.5
	Total Market Share Excluding Online	£365.2	£242.0	£82.4	£70.9	£760.6	£190.2	£641.8

TABLE 8: COMPARISON EXPENDITURE MARKET SHARES 2043 (EXCLUDING ONLINE TRANSACTIONS) (£m)

		Zone 1	Zone 2	Zone 3	Zone 4	Total Study Area	Inflow	Total
Zone 1	Mansfield Town Centre	£51.0	£12.3	£7.5	£6.0	£76.8	£18.52	£95.3
Zone 1	Woodhouse District Centre	£1.2	£0.1	£0.0	£0.0	£1.4	£0.18	£1.5
Zone 1	Market Warsop District Centre	£5.2	£0.4	£0.7	£0.7	£7.0	£1.46	£8.4
Zone 1	Clipstone Road West	£0.1	£0.0	£0.0	£0.0	£0.1	£0.01	£0.1
Zone 1	Fulmar Close, Mansfield	£5.3	£0.3	£0.8	£0.2	£6.6	£1.46	£8.1
Zone 1	Ladybrook Lane, Mansfield	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	Newgate Lane, Mansfield	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	Nottingham Road, Mansfield	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	Ratcliffe Gate, Mansfield	£0.8	£0.1	£0.1	£0.0	£1.1	£0.14	£1.2
Zone 1	Neighbourhood Parades (Combined)	£0.0	£0.0	£0.1	£0.0	£0.2	£0.11	£0.3
Zone 1	Tesco Extra Chesterfield Rd S, Mansfield NG19 7TS	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	Asda, Bancroft Lane, Mansfield	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	Mansfield - St Peters Retail Park	£27.4	£7.8	£4.6	£2.4	£42.2	£9.07	£51.3
Zone 1	Mansfield - Portland Retail Park	£25.0	£11.9	£5.7	£4.1	£46.8	£20.62	£67.4
Zone 1	Jubilee Way South	£0.4	£0.0	£0.0	£0.0	£0.4	£0.02	£0.4
Zone 1	Oakleaf Close/ Southwell Road West	£0.2	£0.0	£0.0	£0.0	£0.2	£0.09	£0.3
Zone 1	Mansfield Leisure Park	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	Nottingham Road/ Talbot Street (west)	£0.4	£0.2	£0.1	£0.0	£0.6	£0.16	£0.8
Zone 1	Morrisons, Sutton Rd, Mansfield	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 1	Baum Lane & Nottingham Road Retail Park	£28.1	£10.5	£6.1	£3.1	£47.8	£12.40	£60.2
Zone 1	A60 /Leeming Lane & Old Mill Industrial Estate	£7.9	£0.5	£1.4	£0.8	£10.6	£3.48	£14.1
Zone 1	Elsewhere Zone 1	£45.8	£12.8	£8.9	£3.6	£71.1	£26.21	£97.3
Zone 2	Sutton in Ashfield Town Centre (Including The Broad Centre Retail Park)	£3.6	£22.0	£0.6	£0.5	£26.7	£7.86	£34.6
Zone 2	Sutton in Ashfield Retail Parks (The Range, Aldi, Wickes)	£26.3	£33.4	£5.4	£4.0	£69.1	£23.98	£93.0
Zone 2	Kirkby in Ashfield (all)	£1.3	£12.5	£0.4	£0.1	£14.2	£7.02	£21.3
Zone 2	Elsewhere Zone 2	£7.9	£21.7	£1.3	£1.0	£31.9	£17.50	£49.4
Zone 3	Clipstone	£0.2	£0.0	£0.2	£0.0	£0.3	£0.02	£0.4
Zone 3	Rainworth	£0.0	£0.0	£0.0	£0.0	£0.0	£0.00	£0.0
Zone 3	Blidworth	£0.0	£0.0	£0.2	£0.0	£0.3	£0.05	£0.3
Zone 3	Elsewhere Zone 3	£2.1	£0.5	£2.0	£0.2	£4.8	£15.35	£20.2
Zone 4	Shirebrook	£1.6	£0.4	£0.1	£4.3	£6.5	£1.42	£7.9
Zone 4	Pleasley & New Houghton	£0.0	£0.0	£0.0	£0.0	£0.0	£0.03	£0.0
Zone 4	Elsewhere Zone 4	£11.6	£3.5	£1.6	£7.0	£23.7	£39.39	£63.1
Outside Study Area	Hucknall	£0.3	£0.9	£0.2	£0.0	£1.4		
Outside Study Area	Mansfield - East Midlands Designer Outlet Village	£12.8	£13.0	£2.7	£1.8	£30.3		
Outside Study Area	Bolsover	£0.6	£0.3	£0.1	£2.5	£3.4		
Outside Study Area	Clowne	£1.0	£0.1	£0.1	£0.8	£2.0		
Outside Study Area	Balborough (all)	£1.9	£0.4	£0.4	£0.8	£3.5		
Outside Study Area	Ollerton & New Ollerton	£1.0	£0.1	£2.1	£0.2	£3.4		
Outside Study Area	Southwell	£0.3	£0.3	£0.2	£0.0	£0.8		
Outside Study Area	Newark On Trent	£0.7	£0.2	£0.2	£0.3	£1.4		
Outside Study Area	Newark On Trent Retail Parks	£0.5	£0.1	£0.4	£0.0	£1.1		
Outside Study Area	Derby	£0.9	£1.2	£0.2	£0.1	£2.4		
Outside Study Area	Derby City Retail Parks	£0.3	£0.6	£0.1	£0.1	£1.1		
Outside Study Area	Worksop	£0.9	£0.1	£0.5	£0.3	£1.7		
Outside Study Area	Worksop Retail Parks	£0.9	£0.0	£0.4	£0.4	£1.7		
Outside Study Area	Sheffield - Central	£0.4	£0.6	£0.1	£0.1	£1.1		
Outside Study Area	Sheffield - Meadowhall Retail Park	£13.4	£7.3	£2.7	£4.6	£28.1		
Outside Study Area	Sheffield Retail Parks	£0.7	£0.3	£0.2	£0.6	£1.8		
Outside Study Area	Chesterfield	£0.9	£0.5	£0.1	£1.0	£2.5		
Outside Study Area	Chesterfield Retail Parks	£3.9	£1.9	£0.4	£4.3	£10.5		
Outside Study Area	Lincoln (all)	£1.0	£0.2	£0.3	£0.1	£1.6		
Outside Study Area	Nottingham Central	£11.6	£10.1	£3.4	£0.9	£25.9		
Outside Study Area	Nottingham Retail Parks	£2.9	£3.2	£1.6	£0.2	£7.9		
Outside Study Area	Elsewhere in UK	£87.3	£68.7	£25.9	£19.9	£201.8		
TOTAL MARKET SHARE		£397.3	£261.3	£89.9	£77.3	£825.8	£167.16	£633.78
SUMMARY:								
	Mansfield District (Retention)	£198.7	£57.0	£36.0	£21.1	£312.9	£93.9	£406.8
	Outside of District (Leakage)	£198.6	£204.3	£53.9	£56.2	£513.0	£112.6	£290.1
	Total Market Share Excluding Online	£397.3	£261.3	£89.9	£77.3	£825.8	£206.6	£696.9

TABLE 8: SUMMARY OF AVAILABLE COMPARISON EXPENDITURE 2025 - 2043 (EXCLUDING ONLINE TRANSACTIONS) (£m)

		2025	2030	2035	2040	2043
	Mansfield Town Centre	£62.2	£68.8	£77.8	£87.7	£95.3
	Woodhouse District Centre	£1.0	£1.1	£1.3	£1.4	£1.5
	Market Warsop District Centre	£5.5	£6.1	£6.9	£7.8	£8.4
	Clipstone Road West	£0.1	£0.1	£0.1	£0.1	£0.1
	Fulmar Close, Mansfield	£5.2	£5.8	£6.6	£7.4	£8.1
	Ladybrook Lane, Mansfield	£0.0	£0.0	£0.0	£0.0	£0.0
	Newgate Lane, Mansfield	£0.0	£0.0	£0.0	£0.0	£0.0
	Nottingham Road, Mansfield	£0.0	£0.0	£0.0	£0.0	£0.0
	Ratcliffe Gate, Mansfield	£0.8	£0.9	£1.0	£1.1	£1.2
	Neighbourhood Parades (Combined)	£0.2	£0.2	£0.2	£0.3	£0.3
	Tesco Extra Chesterfield Rd S, Mansfield NG19 7TS	£0.0	£0.0	£0.0	£0.0	£0.0
	Asda, Bancroft Lane, Mansfield	£0.0	£0.0	£0.0	£0.0	£0.0
	Mansfield - St Peters Retail Park	£33.5	£37.0	£41.9	£47.2	£51.3
	Mansfield - Portland Retail Park	£44.2	£48.8	£55.1	£62.0	£67.4
	Jubilee Way South	£0.3	£0.3	£0.3	£0.4	£0.4
	Oakleaf Close/ Southwell Road West	£0.2	£0.2	£0.2	£0.3	£0.3
	Mansfield Leisure Park	£0.0	£0.0	£0.0	£0.0	£0.0
	Nottingham Road/ Talbot Street (west)	£0.5	£0.5	£0.6	£0.7	£0.8
	Morrisons, Sutton Rd, Mansfield	£0.0	£0.0	£0.0	£0.0	£0.0
	Baum Lane & Nottingham Road Retail Park	£39.4	£43.5	£49.2	£55.4	£60.2
	A60 /Leeming Lane & Old Mill Industrial Estate	£9.2	£10.2	£11.5	£13.0	£14.1
	Elsewhere Zone 1	£63.6	£70.3	£79.5	£89.6	£97.3
	TOTAL RETENTION	£265.8	£293.8	£332.2	£374.3	£406.8

TABLE 9: MANSFIELD DISTRICT - COMPARISON GOODS CAPACITY 2030-2043 - EXCLUDING COMMITMENTS (£m)

		2025	2030	2035	2040	2043
STEP 1:	TOTAL FORECAST 'CURRENT' TURNOVER OF ALL FLOORSPACE (£m):	£265.8	£293.8	£332.2	£374.3	£406.8
STEP 2:	TOTAL FORECAST 'BENCHMARK' TURNOVER OF ALL FLOORSPACE (£m):	£265.8	£296.0	£334.9	£378.9	£408.1
STEP 3:	NET RESIDUAL EXPENDITURE AFTER COMMITMENTS (£m):	-	-£2.2	-£2.7	-£4.6	-£1.3
STEP 4:	CAPACITY FOR COMPARISON FLOORSPACE:					
	(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	£6,000	£6,683	£7,561	£8,555	£9,212
	(ii) Net Floorspace Capacity (sq m):	-	-334	-363	-540	-137
	(iii) Assumed Net / Gross Floorspace Ratio:		70%	70%	70%	70%
	(iv) Gross Floorspace Capacity (sq m):		-478	-518	-772	-196

Notes:

- STEP 1: The (transaction-derived) 'current' (or 'potential') turnovers assume constant market shares over the forecast period (derived from Table 1).
- STEP 2: It has been assumed for the purpose of this assessment that Mansfield's comparison retail market is in 'equilibrium' at the base year (i.e. 'benchmark' turnovers are equivalent to the transaction-derived 'current' turnover levels). The growth in the base year (2025) and other research evidence.
- STEP 3: The forecast residual expenditure capacity (pre commitments) has been derived from Steps 1 and 2. No account is taken of commitments due to the absence of any residual
- STEP 4: The 'net' residual expenditure is converted into a net/gross floorspace capacity estimated based on assumed average sales performance all comparison retailers.

TABLE 10: COMMITTED COMPARISON RETAIL FLOORSPACE - FORECAST TURNOVER 2025-2043 (£m)

		Net Trading Floorspace: Comparison sqm	Sales Density 2025 (£/sqm)	Turnover (£m)				
				2025	2030	2035	2040	2043
	Demolition of Rosemary Centre (2021/0488/FUL): Unit 2 Lidl foodstore (1,900 sqm gross) including a net trading area of 1,296 sqm including 259 sqm for the sale of comparison goods.	259	£4,715	£1.2	£1.4	£1.6	£1.8	£1.8
	Total			£1.2	£1.4	£1.6	£1.8	£1.8

TABLE 11: MANSFIELD DISTRICT - COMPARISON RETAIL FLOORSPACE CAPACITY 2030-2043

		2025	2030	2035	2040	2043
STEP 1:	RESIDUAL EXPENDITURE BEFORE COMMITMENTS (£m):	-	-£2.2	-£2.7	-£4.6	-£1.3
STEP 2:	TOTAL FORECAST TURNOVER OF COMMITTED FLOORSPACE (£m):	-	£1.4	£1.6	£1.8	£1.8
STEP 3:	NET RESIDUAL EXPENDITURE AFTER COMMITMENTS (£m):	-	-£3.6	-£4.3	-£6.4	-£3.1
STEP 4:	CAPACITY FOR COMPARISON RETAIL FLOORSPACE:					
	(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	£6,000	£6,683	£7,561	£8,555	£9,212
	(ii) Net Floorspace Capacity (sq m):	-	-540	-568	-746	-337
	(iii) Assumed Net / Gross Floorspace Ratio:		70%	70%	70%	70%
	(iv) Gross Floorspace Capacity (sq m):		-771	-812	-1,065	-482

Notes:

- STEP 1: Residual expenditure before commitments is carried over from Table 9.
- STEP 2: Total forecast turnover of commitments is calculated in Table 10.
- STEP 3: It is assumed for the purpose of this assessment that all extant commitments will be opened and will have reached 'mature' trading conditions by 2030.
- STEP 4: The 'net' residual expenditure capacity makes an allowance for the forecast turnover of all commitments (Step 3).

APPENDIX 6 LEISURE EXPENDITURE ANALYSIS

TABLE 1: BASE YEAR POPULATION & PROJECTIONS (2025 - 2043)

		2025	2030	2035	2040	2043
Zone 1	Mansfield District	113,770	117,901	121,477	124,801	126,887
Zone 2	Sutton-in-Ashfield	77,936	79,255	80,465	81,730	82,492
Zone 3	Shirebrook/ South East Bolsover	24,345	25,414	26,405	27,317	27,853
Zone 4	Rainworth/ Ravenshead	22,473	23,403	24,287	25,208	25,685
Total Study Area:		238,524	245,973	252,634	259,056	262,917

Notes: Population Projections for Zone 1 (Mansfield District) based on future housing supply using the Standard Method approach. The forecasts are provided by Mansfield District Council.
Zones 2 to 4 sourced from Experian Location Analyst (ONS' 2022-based Subnational Population Projections, published in June 2025)

TABLE 2: LEISURE SPEND PER HEAD 2024 - SELECTED CATEGORIES

		Hotels, B&B, etc	Games of Chance	Recreation & Sport	Restaurants & cafes etc (F&B)	Personal Grooming	Cultural Services
Zone 1	Mansfield District	£189	£158	£217	£1,564	£122	£451
Zone 2	Sutton-in-Ashfield	£194	£159	£220	£1,558	£123	£452
Zone 3	Shirebrook/ South East Bolsover	£212	£151	£213	£1,563	£138	£458
Zone 4	Rainworth/ Ravenshead	£176	£139	£182	£1,400	£112	£403
Total Study Area:		£189	£158	£217	£1,521	£495	£1,764

Notes: Average spend per capita estimates (2024 prices) are derived from Experian Location Analyst 'Retail Area Planner' Reports.

TABLE 3: LEISURE EXPENDITURE PER CAPITA FORECASTS - RESTAURANTS & CAFES ETC (2024 to 2043)

		2024	2025	2030	2035	2040	2043
Zone 1	Mansfield District	£1,564	£1,575	£1,650	£1,738	£1,827	£1,882
Zone 2	Sutton-in-Ashfield	£1,558	£1,569	£1,644	£1,731	£1,820	£1,875
Zone 3	Shirebrook/ South East Bolsover	£1,563	£1,574	£1,649	£1,737	£1,825	£1,881
Zone 4	Rainworth/ Ravenshead	£1,400	£1,410	£1,477	£1,556	£1,635	£1,685
Total Study Area:		£1,521	£1,532	£1,605	£1,690	£1,777	£1,831

Notes: Derived from Table 2. The year-on-year expenditure growth forecasts have been informed by the latest Retail Planner Briefing Note 23 published by Experian Business Strategies (March 2026).
Experian growth forecasts end at 2041. Therefore, assume no change on forecast rate for 2042 and 2043.

TABLE 4: TOTAL AVAILABLE LEISURE EXPENDITURE - RESTAURANTS & CAFES (£million) (2025 to 2043)

		2025	2030	2035	2040	2043
Zone 1	Mansfield District	£185.69	£200.48	£216.90	£231.78	£238.80
Zone 2	Sutton-in-Ashfield	£124.34	£132.29	£141.50	£150.10	£154.65
Zone 3	Shirebrook/ South East Bolsover	£40.00	£43.55	£47.45	£50.84	£52.39
Zone 4	Rainworth/ Ravenshead	£32.99	£35.88	£39.22	£42.00	£43.27
Total Study Area:		£376.81	£405.54	£437.93	£467.13	£481.28

Notes: Derived from Tables 1 & 3 and expenditure growth forecasts in Retail Planner Briefing Note 23.
Experian growth forecasts end at 2041. Therefore, assume no change on forecast rate for 2042 and 2043.

Growth 2025 to 2035:	
%	£(m)
16.8%	£31.21
13.8%	£17.16
18.6%	£7.45
18.9%	£6.22
16.2%	£61.12

Growth 2025 to 2043:	
%	£m
28.6%	£53.11
24.4%	£30.31
31.0%	£12.39
31.1%	£10.28
27.7%	£104.47

TABLE 5: LEISURE EXPENDITURE PER CAPITA FORECASTS - CULTURAL SERVICES (2023 to 2043)

		2024	2025	2030	2035	2040	2043
Zone 1	Mansfield District	£451	£454	£476	£501	£527	£543
Zone 2	Sutton-in-Ashfield	£452	£455	£477	£502	£528	£544
Zone 3	Shirebrook/ South East Bolsover	£458	£461	£483	£509	£535	£551
Zone 4	Rainworth/ Ravenshead	£403	£406	£425	£448	£471	£485
Total Study Area:		£1,764	£1,776	£1,861	£1,960	£2,060	£2,123

Notes: Derived from Table 2 and expenditure growth forecasts in Retail Planner Briefing Note 23.
Experian growth forecasts end at 2041. Therefore, assume no change on forecast rate for 2042 and 2043.

TABLE 6: TOTAL AVAILABLE LEISURE EXPENDITURE - CULTURAL SERVICES (£million) (2024 to 2043)

		2025	2030	2035	2040	2043
Zone 1	Mansfield District	£51.67	£56.11	£60.88	£65.74	£68.86
Zone 2	Sutton-in-Ashfield	£35.47	£37.80	£40.42	£43.15	£44.87
Zone 3	Shirebrook/ South East Bolsover	£11.23	£12.28	£13.44	£14.61	£15.35
Zone 4	Rainworth/ Ravenshead	£9.12	£9.95	£10.88	£11.86	£12.46
Total Study Area:		£423.70	£457.85	£495.22	£533.71	£558.08

Notes: Derived from Tables 1 & 5.

Growth 2025 to 2035:	
%	£(m)
17.8%	£9.21
13.9%	£4.94
19.7%	£2.21
19.3%	£1.76
16.9%	£71.52

Growth 2025 to 2043:	
%	£m
33.3%	£17.19
26.5%	£9.39
36.7%	£4.12
36.6%	£3.34
31.7%	£134.38

TABLE 7: LEISURE EXPENDITURE PER CAPITA FORECASTS - PERSONAL GROOMING (2023 to 2043)

		2024	2025	2030	2035	2040	2043
Zone 1	Mansfield District	£122	£123	£124	£130	£137	£144
Zone 2	Sutton-in-Ashfield	£123	£124	£125	£131	£138	£145
Zone 3	Shirebrook/ South East Bolsover	£138	£139	£140	£147	£155	£163
Zone 4	Rainworth/ Ravenshead	£112	£113	£114	£119	£126	£132
Total Study Area:		£495	£498	£502	£528	£556	£584

Notes: Derived from Table 2 and expenditure growth forecasts in Retail Planner Briefing Note 23.
Experian growth forecasts end at 2041. Therefore, assume no change on forecast rate for 2042 and 2043.

TABLE 8: TOTAL AVAILABLE LEISURE EXPENDITURE - PERSONAL GROOMING (£million) (2024 to 2043)

		2025	2030	2035	2040	2043
Zone 1	Mansfield District	£13.98	£14.60	£15.81	£17.09	£18.26
Zone 2	Sutton-in-Ashfield	£9.65	£9.90	£10.56	£11.28	£11.97
Zone 3	Shirebrook/ South East Bolsover	£3.38	£3.56	£3.89	£4.23	£4.53
Zone 4	Rainworth/ Ravenshead	£2.53	£2.66	£2.90	£3.17	£3.39
Total Study Area:		£118.90	£123.59	£133.41	£143.92	£153.52

Notes: Derived from Tables 1 & 7.

Growth 2025 to 2035:	
%	£(m)
13.1%	£1.83
9.4%	£0.91
14.9%	£0.50
14.5%	£0.37
12.2%	£14.51

Growth 2025 to 2043:	
%	£m
30.6%	£4.28
24.0%	£2.32
34.0%	£1.15
33.9%	£0.86
29.1%	£34.62

TABLE 9: LEISURE EXPENDITURE PER CAPITA FORECASTS - RECREATION & SPORT (2024 to 2043)

		2024	2025	2030	2035	2040	2043
Zone 1	Mansfield District	£217	£219	£220	£232	£244	£256
Zone 2	Sutton-in-Ashfield	£220	£222	£223	£235	£247	£260
Zone 3	Shirebrook/ South East Bolsover	£213	£214	£216	£227	£239	£251
Zone 4	Rainworth/ Ravenshead	£182	£183	£185	£194	£204	£215
Total Study Area:		£217	£219	£220	£232	£244	£256

Notes: Derived from Table 2 and expenditure growth forecasts in Retail Planner Briefing Note 23.

TABLE 10: TOTAL AVAILABLE LEISURE EXPENDITURE - RECREATION & SPORT (2025 to 2043)

		2025	2030	2035	2040	2043
Zone 1	Mansfield District	£24.86	£25.97	£28.12	£30.40	£32.48
Zone 2	Sutton-in-Ashfield	£17.27	£17.70	£18.89	£20.18	£21.41
Zone 3	Shirebrook/ South East Bolsover	£5.22	£5.49	£6.00	£6.53	£7.00
Zone 4	Rainworth/ Ravenshead	£4.12	£4.32	£4.72	£5.15	£5.51
Total Study Area:		£52.12	£54.18	£58.48	£63.09	£67.30

Notes: Derived from Tables 1 & 9.

Growth 2025 to 2035:	
%	£(m)
13.1%	£3.26
9.4%	£1.62
14.9%	£0.78
14.5%	£0.60
12.2%	£6.36

Growth 2025 to 2043:	
%	£m
30.6%	£7.62
24.0%	£4.14
34.0%	£1.78
33.9%	£1.40
29.1%	£15.18

APPENDIX 7 FOOD & BEVERAGE MARKET SHARE ANALYSIS

TABLE 1: FOOD & BEVERAGE MARKET SHARES 2025 (INCLUDING ONLINE TRANSACTIONS)

		Zone 1	Zone 2	Zone 3	Zone 4	Total Study Area	Out of Area	Total
Zone 1	Mansfield Town Centre	5.5%	2.0%	2.4%	2.8%	3.7%	0.4%	1.3%
Zone 1	Woodhouse District Centre	0.4%	0.0%	0.0%	0.0%	0.2%	0.0%	0.1%
Zone 1	Market Warsop District Centre	0.5%	0.0%	0.1%	0.3%	0.3%	0.0%	0.1%
Zone 1	Clipstone Road West	0.3%	0.0%	0.1%	0.0%	0.2%	0.0%	0.0%
Zone 1	Fulmar Close, Mansfield	0.9%	0.0%	0.7%	0.4%	0.5%	0.0%	0.2%
Zone 1	Ladybrook Lane, Mansfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Newgate Lane, Mansfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Nottingham Road, Mansfield	0.4%	0.1%	0.2%	0.1%	0.3%	0.0%	0.1%
Zone 1	Ratcliffe Gate, Mansfield	0.6%	0.1%	0.2%	0.2%	0.4%	0.0%	0.1%
Zone 1	Neighbourhood Parades (Combined)	1.8%	0.1%	0.3%	0.1%	0.9%	0.0%	0.3%
Zone 1	Tesco Extra Chesterfield Rd 5, Mansfield NG19 7TS	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Asda, Bancroft Lane, Mansfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Mansfield - St Peters Retail Park	0.4%	0.2%	0.3%	0.2%	0.3%	0.0%	0.1%
Zone 1	Mansfield - Portland Retail Park	0.3%	0.2%	0.1%	0.2%	0.2%	0.0%	0.1%
Zone 1	Jubilee Way South	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Oakleaf Close/ Southwell Road West	1.7%	0.5%	3.4%	0.2%	1.4%	0.2%	0.6%
Zone 1	Mansfield Leisure Park	1.8%	0.8%	0.8%	0.9%	1.3%	0.2%	0.5%
Zone 1	Nottingham Road/ Talbot Street (west)	1.1%	0.4%	0.4%	0.2%	0.7%	0.1%	0.3%
Zone 1	Morrisons, Sutton Rd, Mansfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Baum Lane & Nottingham Road Retail Park	0.6%	0.3%	0.4%	0.3%	0.4%	0.1%	0.2%
Zone 1	A60 /Leeming Lane & Old Mill Industrial Estate	0.4%	0.0%	0.2%	0.2%	0.2%	0.0%	0.1%
Zone 1	Elsewhere Zone 1	13.9%	3.3%	6.4%	4.4%	8.7%	0.8%	3.0%
Zone 2	Sutton in Ashfield Town Centre (Including The Broad Centre Retail Park)	0.3%	3.8%	0.2%	0.3%	1.4%	0.1%	0.5%
Zone 2	Sutton in Ashfield Retail Parks (The Range, Aldi, Wickes)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 2	Kirkby in Ashfield (all)	0.2%	3.2%	0.1%	0.1%	1.1%	0.1%	0.4%
Zone 2	Elsewhere Zone 2	5.0%	17.3%	2.9%	4.2%	8.6%	1.8%	3.7%
Zone 3	Clipstone	0.1%	0.0%	0.8%	0.0%	0.2%	0.0%	0.1%
Zone 3	Rainworth	0.0%	0.0%	1.4%	0.0%	0.2%	0.0%	0.1%
Zone 3	Blidworth	0.0%	0.0%	0.3%	0.0%	0.1%	0.0%	0.0%
Zone 3	Elsewhere Zone 3	2.7%	1.2%	17.4%	1.4%	3.8%	2.5%	2.9%
Zone 4	Shirebrook	0.1%	0.0%	0.0%	3.4%	0.4%	0.0%	0.1%
Zone 4	Pleasley & New Houghton	0.1%	0.0%	0.0%	0.5%	0.1%	0.0%	0.0%
Zone 4	Elsewhere Zone 4	1.7%	0.8%	0.6%	11.5%	2.2%	0.9%	1.3%
Outside Study Area	Hucknall	0.1%	0.3%	0.1%	0.0%	0.1%	0.8%	0.6%
Outside Study Area	Mansfield - East Midlands Designer Outlet Village	0.7%	1.8%	0.6%	0.7%	1.0%	1.4%	1.3%
Outside Study Area	Bolsover	0.1%	0.0%	0.0%	1.4%	0.2%	0.3%	0.3%
Outside Study Area	Clowne	0.0%	0.0%	0.0%	0.2%	0.0%	0.2%	0.2%
Outside Study Area	Balborough (all)	0.1%	0.0%	0.0%	0.6%	0.1%	0.8%	0.6%
Outside Study Area	Ollerton & New Ollerton	0.7%	0.1%	3.2%	0.8%	0.8%	0.9%	0.9%
Outside Study Area	Southwell	0.1%	0.1%	0.3%	0.0%	0.1%	0.9%	0.7%
Outside Study Area	Newark On Trent	0.1%	0.1%	0.2%	0.1%	0.1%	2.0%	1.5%
Outside Study Area	Newark On Trent Retail Parks	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Derby	0.1%	0.2%	0.1%	0.1%	0.2%	6.5%	4.7%
Outside Study Area	Derby City Retail Parks	0.1%	0.1%	0.1%	0.1%	0.1%	3.4%	2.4%
Outside Study Area	Worksop	0.0%	0.0%	0.1%	0.1%	0.0%	0.5%	0.3%
Outside Study Area	Worksop Retail Parks	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Sheffield - Central	0.1%	0.1%	0.1%	0.4%	0.1%	7.7%	5.6%
Outside Study Area	Meadowhall Shopping Centre	0.6%	0.5%	0.6%	1.1%	0.6%	6.7%	5.0%
Outside Study Area	Sheffield Retail Parks	0.2%	0.1%	0.1%	0.6%	0.2%	14.5%	10.4%
Outside Study Area	Chesterfield	0.2%	0.2%	0.1%	1.2%	0.3%	2.7%	2.0%
Outside Study Area	Chesterfield Retail Parks	0.1%	0.1%	0.1%	0.6%	0.2%	1.1%	0.9%
Outside Study Area	Lincoln (all)	0.2%	0.1%	0.2%	0.2%	0.1%	7.6%	5.5%
Outside Study Area	Nottingham Central	3.3%	4.1%	3.7%	2.0%	3.5%	27.1%	20.3%
Outside Study Area	Nottingham Retail Parks	0.3%	0.6%	0.5%	0.1%	0.4%	7.3%	5.3%
Outside Study Area	Elsewhere in UK	27.6%	32.6%	30.7%	34.3%	30.2%	0.0%	8.6%
ONLINE		24.3%	24.2%	19.5%	23.7%	23.6%	0.0%	6.7%
TOTAL MARKET SHARE		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
SUMMARY:								
	Mansfield District (Retention)	30.7%	8.2%	16.0%	10.5%	19.8%	2.0%	7.0%
	Outside of District (Leakage)	45.0%	67.6%	64.5%	65.9%	56.6%	98.0%	86.2%
	Online	24.3%	24.2%	19.5%	23.7%	23.6%	0.0%	6.7%
	Total Market Share	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

TABLE 2: FOOD & BEVERAGE MARKET SHARES 2025 (EXCLUDING ONLINE TRANSACTIONS)

Merchant Zone	Merchant Area	Zone 1	Zone 2	Zone 3	Zone 4	Total Study Area	Out of Area	Total
Zone 1	Mansfield Town Centre	7.3%	2.7%	3.0%	3.7%	4.9%	0.4%	1.4%
Zone 1	Woodhouse District Centre	0.5%	0.0%	0.0%	0.0%	0.2%	0.0%	0.1%
Zone 1	Market Warsop District Centre	0.7%	0.0%	0.1%	0.3%	0.4%	0.0%	0.1%
Zone 1	Clipstone Road West	0.4%	0.0%	0.1%	0.0%	0.2%	0.0%	0.1%
Zone 1	Fulmar Close, Mansfield	1.2%	0.1%	0.8%	0.5%	0.7%	0.0%	0.2%
Zone 1	Ladybrook Lane, Mansfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Newgate Lane, Mansfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Nottingham Road, Mansfield	0.6%	0.2%	0.3%	0.1%	0.3%	0.0%	0.1%
Zone 1	Ratcliffe Gate, Mansfield	0.8%	0.2%	0.3%	0.2%	0.5%	0.0%	0.1%
Zone 1	Neighbourhood Parades (Combined)	2.4%	0.2%	0.4%	0.1%	1.2%	0.0%	0.3%
Zone 1	Tesco Extra Chesterfield Rd 5, Mansfield NG19 7TS	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Asda, Bancroft Lane, Mansfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Mansfield - St Peters Retail Park	0.5%	0.2%	0.3%	0.3%	0.4%	0.0%	0.1%
Zone 1	Mansfield - Portland Retail Park	0.3%	0.2%	0.1%	0.3%	0.3%	0.0%	0.1%
Zone 1	Jubilee Way South	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Oakleaf Close/ Southwell Road West	2.3%	0.7%	4.2%	0.3%	1.8%	0.2%	0.6%
Zone 1	Mansfield Leisure Park	2.4%	1.1%	1.0%	1.2%	1.7%	0.2%	0.5%
Zone 1	Nottingham Road/ Talbot Street (west)	1.5%	0.6%	0.5%	0.3%	0.9%	0.1%	0.3%
Zone 1	Morrisons, Sutton Rd, Mansfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Baum Lane & Nottingham Road Retail Park	0.8%	0.4%	0.5%	0.4%	0.6%	0.1%	0.2%
Zone 1	A60 /Leeming Lane & Old Mill Industrial Estate	0.5%	0.1%	0.2%	0.3%	0.3%	0.0%	0.1%
Zone 1	Elsewhere Zone 1	18.4%	4.4%	8.0%	5.8%	11.4%	0.8%	3.3%
Zone 2	Sutton in Ashfield Town Centre (Including The Broad Centre Retail Park)	0.4%	5.1%	0.2%	0.4%	1.9%	0.1%	0.5%
Zone 2	Sutton in Ashfield Retail Parks (The Range, Aldi, Wickes)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 2	Kirkby in Ashfield (all)	0.3%	4.2%	0.1%	0.1%	1.5%	0.1%	0.5%
Zone 2	Elsewhere Zone 2	6.6%	22.8%	3.6%	5.5%	11.2%	1.8%	4.0%
Zone 3	Clipstone	0.2%	0.0%	1.0%	0.0%	0.2%	0.0%	0.1%
Zone 3	Rainworth	0.0%	0.0%	1.8%	0.0%	0.3%	0.0%	0.1%
Zone 3	Blidworth	0.0%	0.0%	0.3%	0.0%	0.1%	0.0%	0.0%
Zone 3	Elsewhere Zone 3	3.5%	1.6%	21.6%	1.9%	5.0%	2.5%	3.1%
Zone 4	Shirebrook	0.1%	0.0%	0.0%	4.4%	0.5%	0.0%	0.1%
Zone 4	Pleasley & New Houghton	0.1%	0.0%	0.0%	0.6%	0.1%	0.0%	0.0%
Zone 4	Elsewhere Zone 4	2.2%	1.1%	0.7%	15.1%	2.9%	0.9%	1.4%
Outside Study Area	Hucknall	0.1%	0.3%	0.1%	0.0%	0.2%	0.8%	0.7%
Outside Study Area	Mansfield - East Midlands Designer Outlet Village	0.9%	2.3%	0.8%	0.9%	1.4%	1.4%	1.4%
Outside Study Area	Bolsover	0.1%	0.1%	0.1%	1.8%	0.2%	0.3%	0.3%
Outside Study Area	Clowne	0.0%	0.0%	0.0%	0.2%	0.0%	0.2%	0.2%
Outside Study Area	Balborough (all)	0.1%	0.1%	0.0%	0.8%	0.2%	0.8%	0.6%
Outside Study Area	Ollerton & New Ollerton	0.9%	0.2%	3.9%	1.0%	1.1%	0.9%	0.9%
Outside Study Area	Southwell	0.2%	0.1%	0.4%	0.0%	0.2%	0.9%	0.7%
Outside Study Area	Newark On Trent	0.1%	0.1%	0.2%	0.1%	0.1%	2.0%	1.6%
Outside Study Area	Newark On Trent Retail Parks	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Derby	0.1%	0.3%	0.2%	0.1%	0.2%	6.5%	5.1%
Outside Study Area	Derby City Retail Parks	0.1%	0.2%	0.1%	0.1%	0.1%	3.4%	2.6%
Outside Study Area	Worksop	0.1%	0.0%	0.1%	0.1%	0.0%	0.5%	0.4%
Outside Study Area	Worksop Retail Parks	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Sheffield - Central	0.2%	0.1%	0.1%	0.5%	0.2%	7.7%	6.0%
Outside Study Area	Meadowhall Shopping Centre	0.8%	0.7%	0.7%	1.5%	0.8%	6.7%	5.4%
Outside Study Area	Sheffield Retail Parks	0.2%	0.2%	0.2%	0.7%	0.3%	14.5%	11.2%
Outside Study Area	Chesterfield	0.3%	0.2%	0.1%	1.5%	0.4%	2.7%	2.2%
Outside Study Area	Chesterfield Retail Parks	0.2%	0.1%	0.1%	0.8%	0.2%	1.1%	0.9%
Outside Study Area	Lincoln (all)	0.2%	0.1%	0.2%	0.2%	0.2%	7.6%	5.9%
Outside Study Area	Nottingham Central	4.4%	5.4%	4.6%	2.6%	4.6%	27.1%	21.8%
Outside Study Area	Nottingham Retail Parks	0.4%	0.8%	0.7%	0.2%	0.5%	7.3%	5.7%
Outside Study Area	Elsewhere in UK	36.4%	43.0%	38.2%	44.9%	39.6%	0.0%	9.2%
TOTAL MARKET SHARE		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
SUMMARY:								
Mansfield District (Retention)		40.6%	10.8%	19.9%	13.7%	25.9%	2.0%	7.5%
Outside of District (Leakage)		59.4%	89.2%	80.1%	86.3%	74.1%	98.0%	92.5%
Total Market Share		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

APPENDIX 8 LEISURE ENTERTAINMENT MARKET SHARE ANALYSIS

TABLE 1: ENTERTAINMENT LEISURE MARKET SHARES 2025 (INCLUDING ONLINE TRANSACTIONS)

		Zone 1	Zone 2	Zone 3	Zone 4	Total Study Area	Out of Area	Total
Zone 1	Mansfield Town Centre	2.3%	1.4%	1.5%	1.2%	1.8%	0.6%	1.1%
Zone 1	Woodhouse District Centre	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Market Warsop District Centre	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Clipstone Road West	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Fulmar Close, Mansfield	0.8%	0.1%	0.8%	0.9%	0.6%	0.1%	0.3%
Zone 1	Ladybrook Lane, Mansfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Newgate Lane, Mansfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Nottingham Road, Mansfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Ratcliffe Gate, Mansfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Neighbourhood Parades (Combined)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Tesco Extra Chesterfield Rd S, Mansfield NG19 7TS	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Asda, Bancroft Lane, Mansfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Mansfield - St Peters Retail Park	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Mansfield - Portland Retail Park	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Jubilee Way South	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Oakleaf Close/ Southwell Road West	0.0%	0.1%	0.0%	0.0%	0.0%	0.2%	0.1%
Zone 1	Mansfield Leisure Park	1.4%	1.1%	1.0%	1.0%	1.2%	0.5%	0.8%
Zone 1	Nottingham Road/ Talbot Street (west)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Morrisons, Sutton Rd, Mansfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Baum Lane & Nottingham Road Retail Park	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	A60 /Leeming Lane & Old Mill Industrial Estate	1.0%	0.5%	1.6%	0.4%	0.9%	0.7%	0.8%
Zone 1	Elsewhere Zone 1	4.1%	1.5%	2.3%	1.7%	2.8%	2.2%	2.4%
Zone 2	Sutton in Ashfield Town Centre (Including The Broad Centre Retail Park)	0.4%	0.3%	0.2%	0.2%	0.3%	0.1%	0.2%
Zone 2	Sutton in Ashfield Retail Parks (The Range, Aldi, Wickes)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 2	Kirkby in Ashfield (all)	0.2%	2.0%	0.2%	0.4%	0.8%	0.5%	0.6%
Zone 2	Elsewhere Zone 2	0.9%	3.3%	0.6%	0.5%	1.6%	1.3%	1.4%
Zone 3	Clipstone	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 3	Rainworth	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 3	Blidworth	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 3	Elsewhere Zone 3	1.1%	0.7%	2.2%	0.7%	1.1%	2.4%	1.8%
Zone 4	Shirebrook	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 4	Pleasley & New Houghton	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 4	Elsewhere Zone 4	0.2%	0.1%	0.1%	6.9%	0.8%	0.1%	0.4%
Outside Study Area	Hucknall	0.0%	0.2%	0.1%	0.0%	0.1%	1.2%	0.7%
Outside Study Area	Mansfield - East Midlands Designer Outlet Village	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Bolsover	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Clowne	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Balborough (all)	0.0%	0.0%	0.0%	0.1%	0.0%	0.2%	0.1%
Outside Study Area	Ollerton & New Ollerton	0.1%	0.1%	0.2%	0.0%	0.1%	0.1%	0.1%
Outside Study Area	Southwell	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.1%
Outside Study Area	Newark On Trent	0.0%	0.0%	0.1%	0.0%	0.0%	3.4%	2.0%
Outside Study Area	Newark On Trent Retail Parks	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Derby	0.0%	0.1%	0.0%	0.0%	0.0%	3.4%	2.0%
Outside Study Area	Derby City Retail Parks	0.0%	0.1%	0.0%	0.0%	0.1%	3.6%	2.1%
Outside Study Area	Worksop	0.3%	0.0%	0.7%	0.7%	0.3%	0.8%	0.6%
Outside Study Area	Worksop Retail Parks	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Sheffield - Central	0.0%	0.0%	0.0%	0.1%	0.0%	6.4%	3.8%
Outside Study Area	Meadowhall Shopping Centre	0.1%	0.1%	0.1%	0.2%	0.1%	4.2%	2.5%
Outside Study Area	Sheffield Retail Parks	0.1%	0.1%	0.1%	0.4%	0.1%	7.0%	4.2%
Outside Study Area	Chesterfield	0.0%	0.1%	0.0%	0.3%	0.1%	1.4%	0.8%
Outside Study Area	Chesterfield Retail Parks	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Lincoln (all)	0.0%	0.0%	0.1%	0.0%	0.0%	3.1%	1.8%
Outside Study Area	Nottingham Central	1.1%	1.4%	1.3%	0.8%	1.2%	18.5%	11.4%
Outside Study Area	Nottingham Retail Parks	0.1%	0.2%	0.2%	0.0%	0.1%	37.9%	22.4%
Outside Study Area	Elsewhere in UK	18.5%	20.4%	22.3%	20.1%	19.7%	0.0%	8.1%
ONLINE		67.1%	65.9%	64.3%	63.2%	66.0%	0.0%	27.1%
TOTAL MARKET SHARE		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
SUMMARY:	Mansfield District (Retention)	9.6%	4.8%	7.2%	5.2%	7.3%	4.3%	5.6%
	Outside of District (Leakage)	23.3%	29.3%	28.5%	31.6%	26.6%	95.7%	67.3%
	Online	67.1%	65.9%	64.3%	63.2%	66.0%	0.0%	27.1%
	Total Market Share	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

TABLE 2: ENTERTAINMENT LEISURE MARKET SHARES 2025 (EXCLUDING ONLINE TRANSACTIONS)

		Zone 1	Zone 2	Zone 3	Zone 4	Total Study Area	Out of Area	Total
Zone 1	Mansfield Town Centre	6.9%	4.2%	4.3%	3.3%	5.3%	0.6%	1.5%
Zone 1	Woodhouse District Centre	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Market Warsop District Centre	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Clipstone Road West	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Fulmar Close, Mansfield	2.4%	0.4%	2.3%	2.4%	1.7%	0.1%	0.4%
Zone 1	Ladybrook Lane, Mansfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Newgate Lane, Mansfield	0.1%	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%
Zone 1	Nottingham Road, Mansfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Ratcliffe Gate, Mansfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Neighbourhood Parades (Combined)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Tesco Extra Chesterfield Rd S, Mansfield NG19 7TS	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Asda, Bancroft Lane, Mansfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Mansfield - St Peters Retail Park	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Mansfield - Portland Retail Park	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Jubilee Way South	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Oakleaf Close/ Southwell Road West	0.0%	0.2%	0.0%	0.0%	0.1%	0.2%	0.2%
Zone 1	Mansfield Leisure Park	4.3%	3.3%	2.8%	2.6%	3.6%	0.5%	1.1%
Zone 1	Nottingham Road/ Talbot Street (west)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Morrisons, Sutton Rd, Mansfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Baum Lane & Nottingham Road Retail Park	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	A60 /Leeming Lane & Old Mill Industrial Estate	3.0%	1.5%	4.4%	1.1%	2.5%	0.7%	1.1%
Zone 1	Elsewhere Zone 1	12.4%	4.3%	6.4%	4.6%	8.2%	2.2%	3.3%
Zone 2	Sutton in Ashfield Town Centre (Including The Broad Centre Retail Park)	1.1%	0.8%	0.4%	0.4%	0.8%	0.1%	0.2%
Zone 2	Sutton in Ashfield Retail Parks (The Range, Aldi, Wickes)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 2	Kirkby in Ashfield (all)	0.7%	5.7%	0.6%	1.0%	2.3%	0.5%	0.8%
Zone 2	Elsewhere Zone 2	2.7%	9.7%	1.8%	1.5%	4.7%	1.3%	2.0%
Zone 3	Clipstone	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 3	Rainworth	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 3	Blidworth	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 3	Elsewhere Zone 3	3.3%	2.1%	6.1%	1.8%	3.1%	2.4%	2.5%
Zone 4	Shirebrook	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 4	Pleasley & New Houghton	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 4	Elsewhere Zone 4	0.6%	0.3%	0.3%	18.9%	2.3%	0.1%	0.6%
Outside Study Area	Hucknall	0.1%	0.7%	0.2%	0.0%	0.3%	1.2%	1.0%
Outside Study Area	Mansfield - East Midlands Designer Outlet Village	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Bolsover	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Clowne	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Balborough (all)	0.0%	0.0%	0.0%	0.4%	0.0%	0.2%	0.2%
Outside Study Area	Ollerton & New Ollerton	0.3%	0.2%	0.6%	0.0%	0.3%	0.1%	0.1%
Outside Study Area	Southwell	0.0%	0.0%	0.1%	0.0%	0.0%	0.2%	0.1%
Outside Study Area	Newark On Trent	0.1%	0.1%	0.2%	0.0%	0.1%	3.4%	2.8%
Outside Study Area	Newark On Trent Retail Parks	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Derby	0.1%	0.2%	0.0%	0.0%	0.1%	3.4%	2.8%
Outside Study Area	Derby City Retail Parks	0.1%	0.4%	0.0%	0.1%	0.2%	3.6%	2.9%
Outside Study Area	Worksop	0.8%	0.1%	1.9%	2.0%	0.8%	0.8%	0.8%
Outside Study Area	Worksop Retail Parks	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Sheffield - Central	0.1%	0.1%	0.0%	0.3%	0.1%	6.4%	5.2%
Outside Study Area	Meadowhall Shopping Centre	0.4%	0.3%	0.3%	0.7%	0.4%	4.2%	3.5%
Outside Study Area	Sheffield Retail Parks	0.3%	0.3%	0.4%	1.0%	0.4%	7.0%	5.7%
Outside Study Area	Chesterfield	0.1%	0.4%	0.0%	0.9%	0.3%	1.4%	1.2%
Outside Study Area	Chesterfield Retail Parks	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Lincoln (all)	0.0%	0.0%	0.2%	0.1%	0.1%	3.1%	2.5%
Outside Study Area	Nottingham Central	3.4%	4.1%	3.7%	2.1%	3.5%	18.5%	15.7%
Outside Study Area	Nottingham Retail Parks	0.4%	0.6%	0.5%	0.1%	0.4%	37.9%	30.7%
Outside Study Area	Elsewhere in UK	56.3%	60.0%	62.4%	54.6%	58.1%	0.0%	11.1%
TOTAL MARKET SHARE		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
SUMMARY:								
	Mansfield District (Retention)	29.1%	14.0%	20.2%	14.0%	21.6%	4.3%	7.6%
	Outside of District (Leakage)	70.9%	86.0%	79.8%	86.0%	78.4%	95.7%	92.4%
	Total Market Share	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

APPENDIX 9 SPORTS, GYMS & ACTIVE LEISURE MARKET SHARE ANALYSIS

TABLE 1: SPORTS, GYMS, & ACTIVE LEISURE MARKET SHARES 2025 (INCLUDING ONLINE TRANSACTIONS)

		Zone 1	Zone 2	Zone 3	Zone 4	Total Study Area	Out of Area	Total
Zone 1	Mansfield Town Centre	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Woodhouse District Centre	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Market Warsop District Centre	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Clipstone Road West	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Fulmar Close, Mansfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Ladybrook Lane, Mansfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Newgate Lane, Mansfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Nottingham Road, Mansfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Ratcliffe Gate, Mansfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Neighbourhood Parades (Combined)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Tesco Extra Chesterfield Rd S, Mansfield NG19 7TS	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Asda, Bancroft Lane, Mansfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Mansfield - St Peters Retail Park	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Mansfield - Portland Retail Park	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Jubilee Way South	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Oakleaf Close/ Southwell Road West	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Mansfield Leisure Park	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Nottingham Road/ Talbot Street (west)	1.4%	0.0%	2.8%	0.0%	0.9%	0.2%	0.8%
Zone 1	Morrisons, Sutton Rd, Mansfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Baum Lane & Nottingham Road Retail Park	2.0%	0.9%	0.2%	0.2%	1.2%	2.8%	1.4%
Zone 1	A60 /Leeming Lane & Old Mill Industrial Estate	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Elsewhere Zone 1	15.9%	2.5%	13.7%	2.0%	9.2%	21.0%	11.3%
Zone 2	Sutton in Ashfield Town Centre (Including The Broad Centre Retail Park)	0.0%	5.2%	0.0%	0.4%	2.2%	1.1%	2.0%
Zone 2	Sutton in Ashfield Retail Parks (The Range, Aldi, Wickes)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 2	Kirkby in Ashfield (all)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 2	Elsewhere Zone 2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 3	Clipstone	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 3	Rainworth	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 3	Blidworth	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 3	Elsewhere Zone 3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 4	Shirebrook	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 4	Pleasley & New Houghton	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 4	Elsewhere Zone 4	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Hucknall	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Mansfield - East Midlands Designer Outlet Village	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Bolsover	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Clowne	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Balborough (all)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Ollerton & New Ollerton	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Southwell	0.0%	0.0%	0.0%	0.0%	0.0%	2.4%	0.4%
Outside Study Area	Newark On Trent	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Newark On Trent Retail Parks	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Derby	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Derby City Retail Parks	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Worksop	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Worksop Retail Parks	0.0%	0.0%	0.0%	0.0%	0.0%	4.2%	0.7%
Outside Study Area	Sheffield - Central	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Meadowhall Shopping Centre	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Sheffield Retail Parks	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Chesterfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Chesterfield Retail Parks	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Lincoln (all)	0.1%	0.0%	0.0%	0.0%	0.0%	56.7%	9.9%
Outside Study Area	Nottingham Central	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%
Outside Study Area	Nottingham Retail Parks	0.0%	0.0%	0.0%	0.0%	0.0%	11.6%	2.0%
Outside Study Area	Elsewhere in UK	12.4%	9.3%	9.2%	26.9%	11.6%	0.0%	9.6%
ONLINE		68.3%	82.0%	74.0%	70.5%	74.9%	0.0%	61.8%
TOTAL MARKET SHARE		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
SUMMARY:								
	Mansfield District (Retention)	19.2%	3.4%	16.8%	2.2%	11.3%	23.9%	13.5%
	Outside of District (Leakage)	12.5%	14.6%	9.2%	27.2%	13.8%	76.1%	24.7%
	Online	68.3%	82.0%	74.0%	70.5%	74.9%	0.0%	61.8%
	Total Market Share	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

TABLE 1: SPORTS, GYMS, & ACTIVE LEISURE MARKET SHARES 2025 (EXCLUDING ONLINE TRANSACTIONS)

		Zone 1	Zone 2	Zone 3	Zone 4	Total Study Area	Out of Area	Total
Zone 1	Mansfield Town Centre	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Woodhouse District Centre	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Market Warsop District Centre	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Clipstone Road West	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Fulmar Close, Mansfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Ladybrook Lane, Mansfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Newgate Lane, Mansfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Nottingham Road, Mansfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Ratcliffe Gate, Mansfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Neighbourhood Parades (Combined)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Tesco Extra Chesterfield Rd S, Mansfield NG19 7TS	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Asda, Bancroft Lane, Mansfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Mansfield - St Peters Retail Park	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Mansfield - Portland Retail Park	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Jubilee Way South	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Oakleaf Close/ Southwell Road West	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Mansfield Leisure Park	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Nottingham Road/ Talbot Street (west)	4.4%	0.1%	10.8%	0.0%	3.7%	0.2%	2.1%
Zone 1	Morrisons, Sutton Rd, Mansfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Baum Lane & Nottingham Road Retail Park	6.2%	4.8%	0.8%	0.6%	4.6%	2.8%	3.8%
Zone 1	A60 /Leeming Lane & Old Mill Industrial Estate	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 1	Elsewhere Zone 1	50.1%	14.0%	52.9%	6.9%	36.7%	21.0%	29.5%
Zone 2	Sutton in Ashfield Town Centre (Including The Broad Centre Retail Park)	0.0%	29.1%	0.0%	1.2%	8.6%	1.1%	5.2%
Zone 2	Sutton in Ashfield Retail Parks (The Range, Aldi, Wickes)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 2	Kirkby in Ashfield (all)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 2	Elsewhere Zone 2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 3	Clipstone	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 3	Rainworth	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 3	Blidworth	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 3	Elsewhere Zone 3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 4	Shirebrook	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 4	Plesley & New Houghton	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Zone 4	Elsewhere Zone 4	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Hucknall	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Mansfield - East Midlands Designer Outlet Village	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Bolsover	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Clowne	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Balborough (all)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Ollerton & New Ollerton	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Southwell	0.00%	0.00%	0.00%	0.00%	0.0%	2.4%	1.1%
Outside Study Area	Newark On Trent	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Newark On Trent Retail Parks	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Derby	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Derby City Retail Parks	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Worksop	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Worksop Retail Parks	0.0%	0.0%	0.0%	0.0%	0.0%	4.2%	1.9%
Outside Study Area	Sheffield - Central	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Meadowhall Shopping Centre	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Sheffield Retail Parks	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Chesterfield	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Chesterfield Retail Parks	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Outside Study Area	Lincoln (all)	0.2%	0.0%	0.0%	0.0%	0.1%	56.7%	25.9%
Outside Study Area	Nottingham Central	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.1%
Outside Study Area	Nottingham Retail Parks	0.0%	0.1%	0.0%	0.0%	0.0%	11.6%	5.3%
Outside Study Area	Elsewhere in UK	39.1%	51.9%	35.5%	91.2%	46.1%	0.0%	25.1%
TOTAL MARKET SHARE		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
SUMMARY:								
	Mansfield District (Retention)	60.7%	18.9%	64.5%	7.6%	45.0%	23.9%	35.4%
	Outside of District (Leakage)	39.3%	81.1%	35.5%	92.4%	55.0%	76.1%	64.6%
	Total Market Share	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%