

MANSFIELD DISTRICT RETAIL & LEISURE STUDY — 2011 UPDATE

APPENDIX 5 — Quantitative need data tables

Table 1: Population in Mansfield Study Area, 2009-2026

		Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Zone 9	Total	MDC Area total*
2009	(Actual)	50,009	29,290	35,671	14,823	21,485	12,178	28,305	40,890	73,038	305,689	99,703
2011	(Estimated)	50,359	29,495	35,920	14,929	21,807	12,361	28,730	41,452	74,041	309,094	100,400
2016	(Estimated)	51,508	30,168	36,740	15,261	22,680	12,855	29,879	42,996	76,800	318,886	102,691
2021	(Estimated)	52,857	30,958	37,702	15,686	23,628	13,393	31,128	44,681	79,809	329,840	105,380
2026	(Estimated)	54,106	31,689	38,593	16,084	24,538	13,909	32,327	46,260	82,630	340,136	107,870
Change, 2009-2026		4,097	2,399	2,922	1,261	3,053	1,731	4,022	5,370	9,592	34,447	8,167

Notes:

Populations for 2009 are bespoke to survey zones and sourced from MapInfo

Populations for 2011-2016 are calculated on the basis of the forecast for the majority of the administrative area which covers each survey zone, as follows:

Zones 1, 2, 3: Mansfield District

Zone 4: Bassetlaw District

Zones 5, 6, 7: Newark & Sherwood Borough

Zones 8, 9: Ashfield District

Population projections are based on District-wide Subnational Population Projections (May 2010), provided by the Office of National Statistics.

*Mansfield District Council area represents Zones 1 and 2 in their entirety, plus 57% of the population of Zone 3.

Table 2a: Comparison goods expenditure (per capita) for Mansfield Study Area, 2009-2026

		Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Zone 9	Mean average
2009	(Actual)	2,447	2,352	2,192	2,382	2,315	2,768	2,543	2,556	2,320	2,431
2011	(Estimated)	2,459	2,364	2,203	2,394	2,327	2,782	2,556	2,569	2,332	2,443
2016	(Estimated)	2,933	2,820	2,627	2,856	2,775	3,318	3,049	3,064	2,781	2,914
2021	(Estimated)	3,504	3,368	3,139	3,411	3,315	3,964	3,642	3,660	3,323	3,481
2026	(Estimated)	4,062	3,905	3,638	3,955	3,843	4,595	4,222	4,243	3,852	4,035

Notes:

Comparison goods expenditure to 2026 is grown at the following rates:

2009-2011	0.25%	(per annum)
2011-2016	3.59%	(per annum)
2016-2021	3.62%	(per annum)
2021-2026	3.00%	(per annum)

Source: RTP forecast derived from Experian and MapInfo/OE projections.

Table 2b: Convenience goods expenditure (per capita) for Mansfield Study Area, 2009-2026

		Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Zone 9	Mean average
2009	(Actual)	1,714	1,710	1,620	1,688	1,668	1,843	1,739	1,781	1,680	1,716
2011	(Estimated)	1,724	1,721	1,630	1,699	1,678	1,854	1,749	1,792	1,690	1,726
2016	(Estimated)	1,766	1,762	1,669	1,740	1,718	1,899	1,792	1,835	1,731	1,768
2021	(Estimated)	1,807	1,803	1,708	1,780	1,758	1,943	1,833	1,878	1,771	1,809
2026	(Estimated)	1,862	1,858	1,760	1,834	1,811	2,002	1,889	1,935	1,825	1,864

Notes:

Convenience goods expenditure to 2026 is grown at the following rates:

2009-2011	0.30%	(per annum)
2011-2016	0.48%	(per annum)
2016-2021	0.46%	(per annum)
2021-2026	0.60%	(per annum)

Source: RTP forecast derived from Experian and MapInfo/OE projections.

Table 3a: Total comparison goods expenditure for Mansfield Study Area, 2009-2026

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Zone 9	Total	MDC area total*
Expenditure, 2009	122.36	68.89	78.18	35.31	49.74	33.71	71.98	104.51	169.47	734.17	235.97
Less SFT at 7.50%	9.18	5.17	5.86	2.65	3.73	2.53	5.40	7.84	12.71	55.06	17.70
Total expenditure, 2009	113.18	63.73	72.32	32.66	46.01	31.18	66.59	96.67	156.76	679.10	218.28
Expenditure, 2011	123.83	69.72	79.12	35.74	50.74	34.39	73.43	106.48	172.66	746.11	238.81
Less SFT at 10.00%	12.38	6.97	7.91	3.57	5.07	3.44	7.34	10.65	17.27	74.61	23.88
Total expenditure, 2011	111.45	62.75	71.21	32.17	45.67	30.95	66.09	95.83	155.39	671.50	214.93
Expenditure, 2016	151.07	85.06	96.53	43.58	62.94	42.66	91.09	131.73	213.61	918.26	291.34
Less SFT at 12.70%	19.19	10.80	12.26	5.53	7.99	5.42	11.57	16.73	27.13	116.62	37.00
Total expenditure, 2016	131.88	74.26	84.27	38.04	54.95	37.24	79.52	115.00	186.48	801.64	254.34
Expenditure, 2021	185.19	104.27	118.33	53.51	78.33	53.09	113.36	163.53	265.17	1,134.78	357.15
Less SFT at 12.40%	22.96	12.93	14.67	6.63	9.71	6.58	14.06	20.28	32.88	140.71	44.29
Total expenditure, 2021	162.23	91.34	103.66	46.87	68.62	46.50	99.30	143.25	232.29	994.07	312.86
Expenditure, 2026	219.76	123.73	140.42	63.60	94.30	63.91	136.48	196.28	318.28	1,356.77	423.82
Less SFT at 12.10%	26.59	14.97	16.99	7.70	11.41	7.73	16.51	23.75	38.51	164.17	51.28
Total expenditure, 2026	193.17	108.76	123.43	55.91	82.89	56.18	119.96	172.53	279.76	1,192.60	372.53
Change, 2011-2026	81.72	46.01	52.22	23.74	37.23	25.23	53.88	76.70	124.37	521.10	157.60

Notes:

SFT = Special Forms of Trading (e.g. online/ catalogue shopping)

SFT deductions are sourced from Experian Retail Planner 9 (September 2011), Appendix 3 ('adjusted' figures to take into account SFT sales from stores).

*Mansfield District Council area represents Zones 1 and 2 in their entirety, plus 57.2% of the population of Zone 3.

Table 3b: Total convenience goods expenditure for Mansfield Study Area, 2009-26

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Zone 9	Total	MDC area total*
Expenditure, 2009	85.71	50.10	57.79	25.03	35.83	22.45	49.22	72.82	122.69	521.63	168.86
Less SFT at 3.20%	2.74	1.60	1.85	0.80	1.15	0.72	1.58	2.33	3.93	16.69	5.40
Total expenditure, 2009	82.97	48.49	55.94	24.23	34.68	21.73	47.65	70.49	118.76	504.94	163.46
Expenditure, 2011	86.83	50.75	58.54	25.36	36.58	22.92	50.26	74.26	125.12	530.62	171.06
Less SFT at 4.20%	3.65	2.13	2.46	1.07	1.54	0.96	2.11	3.12	5.26	22.29	7.18
Total expenditure, 2011	83.18	48.62	56.08	24.29	35.05	21.96	48.15	71.14	119.86	508.34	163.88
Expenditure, 2016	90.96	53.16	61.32	26.55	38.97	24.42	53.53	78.89	132.92	560.73	179.20
Less SFT at 5.90%	5.37	3.14	3.62	1.57	2.30	1.44	3.16	4.65	7.84	33.08	10.57
Total expenditure, 2016	85.59	50.03	57.71	24.98	36.67	22.97	50.38	74.24	125.08	527.65	168.63
Expenditure, 2021	95.51	55.82	64.39	27.92	41.54	26.03	57.07	83.89	141.34	593.50	188.16
Less SFT at 6.30%	6.02	3.52	4.06	1.76	2.62	1.64	3.60	5.28	8.90	37.39	11.85
Total expenditure, 2021	89.49	52.31	60.33	26.16	38.92	24.39	53.47	78.60	132.43	556.11	176.31
Expenditure, 2026	100.73	58.88	67.91	29.50	44.45	27.85	61.06	89.49	150.77	630.65	198.46
Less SFT at 6.80%	6.85	4.00	4.62	2.01	3.02	1.89	4.15	6.09	10.25	42.88	13.50
Total expenditure, 2026	93.88	54.87	63.29	27.49	41.43	25.96	56.91	83.41	140.52	587.77	184.96
Change, 2011-2026	10.70	6.25	7.21	3.20	6.38	4.00	8.76	12.26	20.66	79.43	21.08

Notes:

SFT = Special Forms of Trading (e.g. online/ catalogue shopping)

SFT deductions are sourced from Experian Retail Planner 9 (September 2011), Appendix 3 ("adjusted" figures to take into account SFT sales from stores).

*Mansfield District Council area represents Zones 1 and 2 in their entirety, plus 57.2% of the population of Zone 3.

Table 4: Comparison goods market shares, 2011.

Destinations within Mansfield Study Area									
	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Zone 9
	%	%	%	%	%	%	%	%	%
Survey Zone 1									
Oak Tree district centre	6.12%	1.59%	2.83%	0.00%	3.60%	0.75%	14.12%	0.10%	0.86%
— <i>Tesco Extra</i>	3.81%	0.62%	1.48%	0.00%	1.73%	0.75%	8.19%	0.00%	0.60%
— <i>All other stores</i>	2.31%	0.97%	1.35%	0.00%	1.87%	0.00%	5.93%	0.10%	0.26%
Asda, Old Mill Lane, Forest Town	3.33%	0.66%	3.56%	0.90%	4.67%	0.00%	3.01%	0.00%	0.71%
Retail warehouses, Zone 1	4.64%	3.32%	5.22%	0.00%	4.92%	0.66%	3.81%	1.29%	1.05%
Sub-total, Survey Zone 1	14.09%	5.57%	11.60%	0.90%	13.19%	1.41%	20.94%	1.40%	2.61%
Survey Zone 2									
Mansfield town centre	51.20%	49.96%	41.64%	4.10%	33.79%	3.40%	32.80%	10.56%	15.46%
Retail parks, Mansfield	8.47%	9.81%	3.72%	0.24%	10.25%	0.31%	9.06%	1.22%	7.14%
— <i>Portland Retail Park, Midland Way, Mansfield</i>	3.53%	4.56%	2.41%	0.24%	6.65%	0.31%	5.84%	0.80%	3.26%
— <i>St Peter's Retail Park, Station Street, Mansfield</i>	4.94%	5.25%	1.30%	0.00%	3.61%	0.00%	3.22%	0.42%	3.88%
Tesco Extra, Chesterfield Road Sth, Mansfield	0.74%	3.69%	1.12%	0.00%	0.63%	0.00%	1.17%	0.28%	0.09%
All other centres and stores, Survey Zone 2	1.09%	1.82%	1.25%	0.00%	0.31%	0.00%	1.17%	0.05%	0.33%
Sub-total, Survey Zone 2	61.50%	65.28%	47.72%	4.34%	44.98%	3.71%	44.20%	12.11%	23.02%
Survey Zone 3									
Mansfield Woodhouse district centre	0.61%	1.23%	11.41%	0.00%	2.62%	0.24%	0.88%	0.26%	0.00%
— <i>District centre stores</i>	0.56%	1.07%	11.03%	0.00%	2.62%	0.24%	0.88%	0.26%	0.00%
— <i>Morrisons, Woodhouse Centre</i>	0.05%	0.16%	0.38%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Shirebrook town centre	1.55%	0.72%	3.56%	1.99%	2.82%	0.00%	1.40%	0.19%	2.17%
Market Warsop district centre	0.00%	0.00%	0.79%	0.00%	0.42%	0.00%	0.00%	0.00%	0.00%
Sub-total, Survey Zone 3	2.16%	1.95%	15.76%	1.99%	5.86%	0.24%	2.27%	0.45%	2.17%
Survey Zone 4									
Sainsbury's, High Grounds Road, Worksop	0.00%	0.00%	0.00%	3.57%	0.00%	0.00%	0.00%	0.00%	0.00%
All other centres, Survey Zone 4	0.00%	0.00%	0.00%	0.63%	0.00%	0.00%	0.00%	0.00%	0.00%
Sub-total, Survey Zone 4	0.00%	0.00%	0.00%	4.19%	0.00%	0.00%	0.00%	0.00%	0.00%
Survey Zone 5									
New Ollerton	0.00%	0.00%	0.44%	0.00%	3.75%	4.93%	0.15%	0.00%	0.00%
— <i>New Ollerton town centre</i>	0.00%	0.00%	0.00%	0.00%	2.37%	3.85%	0.15%	0.00%	0.00%
— <i>Tesco, Forest Road, New Ollerton</i>	0.00%	0.00%	0.44%	0.00%	1.38%	1.08%	0.00%	0.00%	0.00%
All other centres, Survey Zone 5	0.30%	0.26%	0.00%	0.00%	3.78%	0.00%	0.32%	0.12%	0.00%
Sub-total, Survey Zone 5	0.30%	0.26%	0.44%	0.00%	7.53%	4.93%	0.47%	0.12%	0.00%
Survey Zone 6									
All centres, Survey Zone 6	0.00%	0.00%	0.00%	0.00%	0.11%	2.88%	0.00%	0.00%	0.00%
Sub-total, Survey Zone 6	0.00%	0.00%	0.00%	0.00%	0.11%	2.88%	0.00%	0.00%	0.00%

Survey Zone 7

All centres, Survey Zone 7	0.16%	0.00%	0.13%	0.00%	0.13%	0.18%	3.89%	0.00%	0.00%
Sub-total, Survey Zone 7	0.16%	0.00%	0.13%	0.00%	0.13%	0.18%	3.89%	0.00%	0.00%

Survey Zone 8

East Mids' Designer Outlet, South Normanton	0.70%	1.83%	0.77%	0.35%	1.94%	0.00%	2.33%	3.84%	6.51%
All other centres, Survey Zone 8	0.00%	0.41%	0.00%	0.00%	0.00%	0.00%	0.00%	0.61%	0.28%
Sub-total, Survey Zone 8	0.70%	2.24%	0.77%	0.35%	1.94%	0.00%	2.33%	4.45%	6.78%

Survey Zone 9

Sutton-in-Ashfield	5.03%	7.61%	6.46%	0.00%	5.97%	0.84%	9.75%	6.07%	29.89%
— Sutton-in-Ashfield town centre	2.55%	2.96%	2.93%	0.00%	2.11%	0.00%	4.03%	4.39%	17.36%
— B&Q, Ashfield Gateway, Sutton-in-Ashfield	2.16%	3.58%	3.27%	0.00%	3.20%	0.66%	4.55%	1.63%	4.41%
— Asda, Priestic Road, Sutton-in-Ashfield	0.27%	0.08%	0.00%	0.00%	0.28%	0.00%	0.11%	0.00%	5.77%
— Other retail warehouses, Survey Zone 9	0.04%	0.99%	0.26%	0.00%	0.39%	0.18%	1.05%	0.05%	2.35%
All other centres, Survey Zone 9	0.11%	0.37%	0.51%	0.00%	0.22%	0.00%	0.29%	1.72%	1.61%
Sub-total, Survey Zone 9	5.14%	7.98%	6.97%	0.00%	6.20%	0.84%	10.04%	7.79%	31.50%

Total catchment area market share	84.04%	83.27%	83.40%	11.77%	79.94%	14.19%	84.13%	26.31%	66.08%
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Destinations outside Mansfield Study Area

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Zone 9
	%	%	%	%	%	%	%	%	%
Nottingham (including Bulwell, Arnold)	10.18%	8.82%	7.20%	1.45%	7.23%	8.76%	7.26%	33.52%	3.39%
— Nottingham city centre	9.47%	8.31%	6.74%	1.45%	6.01%	8.76%	6.12%	27.62%	2.87%
— Retail parks/retail warehouses, Nottingham	0.36%	0.31%	0.46%	0.00%	1.07%	0.00%	1.02%	2.23%	0.52%
— Foodstores, Nottingham	0.19%	0.11%	0.00%	0.00%	0.15%	0.00%	0.00%	0.41%	0.00%
— Bulwell and Arnold town centres	0.16%	0.09%	0.00%	0.00%	0.00%	0.00%	0.12%	3.25%	0.00%
Alfreton (including Somercotes)	0.26%	0.12%	0.00%	0.00%	0.54%	0.00%	0.19%	4.09%	11.26%
— Alfreton town centre (including Tesco)	0.00%	0.00%	0.00%	0.00%	0.54%	0.00%	0.06%	3.94%	10.54%
— B&Q, Nottingham Road, Somercotes	0.26%	0.12%	0.00%	0.00%	0.00%	0.00%	0.13%	0.16%	0.72%
Sheffield	1.24%	1.29%	4.31%	23.74%	1.56%	2.15%	1.66%	0.56%	2.32%
— Meadowhall	0.73%	0.82%	3.72%	13.60%	1.06%	1.73%	0.70%	0.11%	1.99%
— Sheffield city centre	0.51%	0.47%	0.59%	9.56%	0.50%	0.42%	0.96%	0.45%	0.33%
— Other destinations, Sheffield	0.00%	0.00%	0.00%	0.59%	0.00%	0.00%	0.00%	0.00%	0.00%
Giltbrook Retail Park, Giltbrook	1.88%	1.63%	0.34%	0.24%	1.65%	0.32%	1.59%	9.02%	2.85%
Chesterfield (all centres/stores)	0.50%	2.23%	1.26%	3.48%	0.14%	0.00%	1.45%	0.26%	6.60%
Hucknall	0.08%	0.26%	0.00%	0.00%	0.00%	0.00%	0.10%	20.05%	0.09%
— Hucknall town centre	0.08%	0.26%	0.00%	0.00%	0.00%	0.00%	0.00%	16.46%	0.09%

— Tesco Extra, Ashgate Road, Hucknall	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.10%	3.05%	0.00%
— Ashgate Retail Park, Hucknall	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.54%	0.00%
Worksop (all centres/stores)	0.07%	0.10%	0.22%	49.64%	0.74%	4.00%	0.14%	0.00%	0.00%
Derby (all centres/stores)	0.11%	0.60%	0.41%	0.00%	0.00%	0.00%	0.52%	1.94%	4.12%
Retford (all centres/stores)	0.00%	0.00%	0.69%	0.96%	2.45%	29.11%	0.10%	0.00%	0.00%
Newark-on-Trent (all centres/stores)	0.09%	0.56%	0.11%	0.35%	2.24%	19.44%	1.05%	0.00%	0.13%
Lincoln (all centres/stores)	0.26%	0.21%	0.19%	0.00%	1.07%	13.67%	0.00%	0.00%	0.00%
Other centres outside catchment area	1.28%	0.90%	1.86%	8.38%	2.44%	8.35%	1.84%	4.25%	3.16%
Total outside catchment area	15.96%	16.73%	16.60%	88.23%	20.06%	85.81%	15.87%	73.69%	33.92%
Overall total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%


 denotes destinations in Mansfield District.

Table 5: Comparison goods spending patterns, 2011.

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Zone 9	Total	Total
	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	%
Total comparison goods spending, 2011	111.45	62.75	71.21	32.17	45.67	30.95	66.09	95.83	155.39	671.50	-

Destinations within Mansfield Study Area

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Zone 9	Total	Total
	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	%
Survey Zone 1											
Oak Tree district centre	6.82	1.00	2.02	0.00	1.64	0.23	9.33	0.10	1.33	22.47	3.35%
— Tesco Extra	4.25	0.39	1.05	0.00	0.79	0.23	5.41	0.00	0.93	13.06	1.94%
— All other stores	2.57	0.61	0.96	0.00	0.85	0.00	3.92	0.10	0.40	9.41	1.40%
Asda, Old Mill Lane, Forest Town	3.71	0.41	2.53	0.29	2.13	0.00	1.99	0.00	1.10	12.17	1.81%
Retail warehouses, Zone 1	5.17	2.09	3.72	0.00	2.25	0.20	2.52	1.24	1.62	18.80	2.80%
Sub-total, Survey Zone 1	15.70	3.49	8.26	0.29	6.02	0.44	13.84	1.34	4.06	53.44	7.96%

Survey Zone 2

Mansfield town centre	57.06	31.35	29.65	1.32	15.43	1.05	21.68	10.12	24.02	191.68	28.55%
Retail parks, Mansfield	9.44	6.16	2.65	0.08	4.68	0.10	5.99	1.17	11.10	41.35	6.16%
— Portland Retail Park, Midland Way, Mansfield	3.94	2.86	1.72	0.08	3.04	0.10	3.86	0.77	5.06	21.41	3.19%
— St Peter's Retail Park, Station Street, Mansfield	5.50	3.30	0.93	0.00	1.65	0.00	2.13	0.41	6.03	19.94	2.97%
Tesco Extra, Chesterfield Road Sth, Mansfield	0.83	2.32	0.80	0.00	0.29	0.00	0.77	0.27	0.14	5.41	0.81%
All other centres and stores, Survey Zone 2	1.21	1.14	0.89	0.00	0.14	0.00	0.77	0.05	0.51	4.71	0.70%
Sub-total, Survey Zone 2	68.54	40.97	33.98	1.40	20.54	1.15	29.21	11.60	35.77	243.16	36.21%

Survey Zone 3

Mansfield Woodhouse district centre	0.68	0.77	8.13	0.00	1.20	0.07	0.58	0.24	0.00	11.67	1.74%
— District centre stores	0.63	0.67	7.86	0.00	1.20	0.07	0.58	0.24	0.00	11.25	1.67%
— Morrisons, Woodhouse Centre	0.05	0.10	0.27	0.00	0.00	0.00	0.00	0.00	0.00	0.42	0.06%
Shirebrook town centre	1.73	0.45	2.54	0.64	1.29	0.00	0.92	0.18	3.37	11.11	1.66%
Market Warsop district centre	0.00	0.00	0.56	0.00	0.19	0.00	0.00	0.00	0.00	0.75	0.11%
Sub-total, Survey Zone 3	2.40	1.22	11.22	0.64	2.68	0.07	1.50	0.43	3.37	23.54	3.51%

Survey Zone 4

Sainsbury's, High Grounds Road, Worksop	0.00	0.00	0.00	1.15	0.00	0.00	0.00	0.00	0.00	1.15	0.17%
All other centres, Survey Zone 4	0.00	0.00	0.00	0.20	0.00	0.00	0.00	0.00	0.00	0.20	0.03%
Sub-total, Survey Zone 4	0.00	0.00	0.00	1.35	0.00	0.00	0.00	0.00	0.00	1.35	0.20%

Survey Zone 5

New Ollerton	0.00	0.00	0.31	0.00	1.71	1.53	0.10	0.00	0.00	3.65	0.54%
— New Ollerton town centre	0.00	0.00	0.00	0.00	1.08	1.19	0.10	0.00	0.00	2.37	0.35%
— Tesco, Forest Road, New Ollerton	0.00	0.00	0.31	0.00	0.63	0.33	0.00	0.00	0.00	1.28	0.19%
All other centres, Survey Zone 5	0.34	0.16	0.00	0.00	1.72	0.00	0.21	0.11	0.00	2.54	0.38%
Sub-total, Survey Zone 5	0.34	0.16	0.31	0.00	3.44	1.53	0.31	0.11	0.00	6.19	0.92%

Survey Zone 6

All centres, Survey Zone 6	0.00	0.00	0.00	0.00	0.05	0.89	0.00	0.00	0.00	0.94	0.14%
Sub-total, Survey Zone 6	0.00	0.00	0.00	0.00	0.05	0.89	0.00	0.00	0.00	0.94	0.14%

Survey Zone 7

All centres, Survey Zone 7	0.18	0.00	0.09	0.00	0.06	0.06	2.57	0.00	0.00	2.95	0.44%
Sub-total, Survey Zone 7	0.18	0.00	0.09	0.00	0.06	0.06	2.57	0.00	0.00	2.95	0.44%

Survey Zone 8

East Mids' Designer Outlet, South Normanton	0.78	1.15	0.55	0.11	0.89	0.00	1.54	3.68	10.11	18.81	2.80%
All other centres, Survey Zone 8	0.00	0.26	0.00	0.00	0.00	0.00	0.00	0.58	0.43	1.27	0.19%
Sub-total, Survey Zone 8	0.78	1.40	0.55	0.11	0.89	0.00	1.54	4.26	10.54	20.08	2.99%

Survey Zone 9

Sutton-in-Ashfield	5.60	4.78	4.60	0.00	2.73	0.26	6.44	5.82	46.45	76.67	11.42%
— Sutton-in-Ashfield town centre	2.85	1.86	2.09	0.00	0.96	0.00	2.67	4.20	26.97	41.60	6.19%
— B&Q, Ashfield Gateway, Sutton-in-Ashfield	2.41	2.24	2.33	0.00	1.46	0.20	3.01	1.56	6.85	20.07	2.99%
— Asda, Priestic Road, Sutton-in-Ashfield	0.30	0.05	0.00	0.00	0.13	0.00	0.08	0.00	8.96	9.52	1.42%
— Other retail warehouses, Survey Zone 9	0.04	0.62	0.19	0.00	0.18	0.06	0.69	0.05	3.66	5.49	0.82%
All other centres, Survey Zone 9	0.12	0.23	0.36	0.00	0.10	0.00	0.19	1.65	2.50	5.16	0.77%
Sub-total, Survey Zone 9	5.73	5.01	4.96	0.00	2.83	0.26	6.63	7.47	48.95	81.83	12.19%

Total catchment area spending	93.67	52.25	59.39	3.79	36.50	4.39	55.60	25.21	102.68	433.48	64.55%
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Destinations outside Mansfield Study Area

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Zone 9	Total	Total
	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	%
Nottingham (including Bulwell, Arnold)	11.35	5.54	5.13	0.47	3.30	2.71	4.80	32.12	5.27	70.67	10.52%
— Nottingham city centre	10.56	5.22	4.80	0.47	2.75	2.71	4.04	26.47	4.45	61.46	9.15%
— Retail parks/retail warehouses, Nottingham	0.40	0.19	0.33	0.00	0.49	0.00	0.67	2.14	0.81	5.03	0.75%
— Foodstores, Nottingham	0.22	0.07	0.00	0.00	0.07	0.00	0.00	0.40	0.00	0.75	0.11%
— Bulwell and Arnold town centres	0.17	0.06	0.00	0.00	0.00	0.00	0.08	3.12	0.00	3.43	0.51%
Alfreton (including Somercotes)	0.29	0.08	0.00	0.00	0.25	0.00	0.12	3.92	17.49	22.15	3.30%
— Alfreton town centre (including Tesco)	0.00	0.00	0.00	0.00	0.25	0.00	0.04	3.77	16.37	20.43	3.04%
— B&Q, Nottingham Road, Somercotes	0.29	0.08	0.00	0.00	0.00	0.00	0.08	0.15	1.12	1.71	0.26%
Sheffield	1.38	0.81	3.07	7.64	0.71	0.67	1.10	0.54	3.60	19.51	2.91%
— Meadowhall	0.81	0.52	2.65	4.37	0.48	0.54	0.46	0.11	3.09	13.03	1.94%
— Sheffield city centre	0.57	0.30	0.42	3.07	0.23	0.13	0.63	0.43	0.51	6.30	0.94%
— Other destinations, Sheffield	0.00	0.00	0.00	0.19	0.00	0.00	0.00	0.00	0.00	0.19	0.03%
Giltbrook Retail Park, Giltbrook	2.09	1.02	0.24	0.08	0.75	0.10	1.05	8.65	4.43	18.41	2.74%

Chesterfield (all centres/stores)	0.56	1.40	0.90	1.12	0.06	0.00	0.96	0.24	10.26	15.50	2.31%
Hucknall	0.09	0.16	0.00	0.00	0.00	0.00	0.06	19.21	0.15	19.68	2.93%
— Hucknall town centre	0.09	0.16	0.00	0.00	0.00	0.00	0.00	15.78	0.15	16.18	2.41%
— Tesco Extra, Ashgate Road, Hucknall	0.00	0.00	0.00	0.00	0.00	0.00	0.06	2.92	0.00	2.99	0.44%
— Ashgate Retail Park, Hucknall	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.52	0.00	0.52	0.08%
Worksop (all centres/stores)	0.08	0.06	0.16	15.97	0.34	1.24	0.09	0.00	0.00	17.94	2.67%
Derby (all centres/stores)	0.12	0.38	0.29	0.00	0.00	0.00	0.34	1.86	6.41	9.41	1.40%
Retford (all centres/stores)	0.00	0.00	0.49	0.31	1.12	9.01	0.06	0.00	0.00	11.00	1.64%
Newark-on-Trent (all centres/stores)	0.10	0.35	0.08	0.11	1.02	6.02	0.69	0.00	0.20	8.57	1.28%
Lincoln (all centres/stores)	0.29	0.13	0.13	0.00	0.49	4.23	0.00	0.00	0.00	5.27	0.79%
Other centres outside catchment area	1.42	0.57	1.33	2.70	1.12	2.58	1.22	4.07	4.91	19.91	2.97%
Total spending outside catchment area	17.78	10.50	11.82	28.38	9.16	26.56	10.49	70.62	52.71	238.02	35.45%
Overall total	111.45	62.75	71.21	32.17	45.67	30.95	66.09	95.83	155.39	671.50	100.00%

denotes destinations in Mansfield District.

Summary of spending - Mansfield District											
	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Zone 9	Total	Total
	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	%
Spending within District	84.91	45.23	50.93	1.69	27.95	1.66	43.62	13.19	39.82	309.01	46.02%
Spending outside District	26.53	17.52	20.28	30.48	17.72	29.29	22.46	82.64	115.57	362.49	53.98%

Table 6a: Summary of comparison goods capacity to 2026 (Mansfield District Council zones only - static retention scenario)

	2011	2016	2021	2026	Change			
					2011-16	2016-21	2021-26	2011-2026
A. Total population	309,094	318,886	329,840	340,136	9,792	10,954	10,295	31,042
B. Total expenditure	671.50	801.64	994.07	1192.60	130.14	192.43	198.53	521.10
C. Retained expenditure (£m)	309.01	368.90	457.45	548.81	59.89	88.55	91.36	239.80
D. Retained expenditure (%)	46.0%	46.0%	46.0%	46.0%	-	-	-	-
E. Expenditure leakage (£m)	362.49	432.74	536.62	643.79	70.25	103.88	107.17	281.30
F. Inflow into catchment area (%)	0%	0%	0%	0%	-	-	-	-
G. Inflow into catchment area (£m)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
H. Total comparison goods turnover	309.01	309.01	309.01	309.01	0.00	0.00	0.00	0.00
I. Initial surplus (growth in expenditure)	0.00	59.89	148.44	239.80	59.89	88.55	91.36	239.80
Claims on expenditure								
J. Trading efficiency of existing traders	0.00	27.84	58.36	91.65	27.84	30.52	33.29	91.65
K. Commitments	8.71	16.44	17.93	19.55	-	-	-	-
L. Total impact on capacity, £m	8.71	44.27	76.29	111.20	35.57	32.01	34.91	102.50
Summary of capacity								
M. Initial surplus, £m	0.00	59.89	148.44	239.80	59.89	88.55	91.36	239.80
N. Claims on capacity, £m	8.71	44.27	76.29	111.20	35.57	32.01	34.91	102.50
O. Residual, £m	-8.71	15.62	72.15	128.60	24.32	56.54	56.45	137.30
Conversion to floorspace								
P. Turnover per sq.m (assumed)	5,000	5,450	5,944	6,483				
Q. Floorspace requirement for MSA, sq.m net	-1741	2,865	12,138	19,837				
R. Floorspace requirement for MSA, sq.m gross	-2,487	4,093	17,341	28,338				

Please see notes overleaf.

Notes

- This shows the estimated comparison goods floorspace requirements for Mansfield District only.
- The table makes allowance for the following comparison goods floorspace commitments:

Name	Floorspace sq.m net	Total turnover (£m)	Notes
Commitments at 2011			
Former Queens Head PH, Mansfield Town Ctr	311	1.56	
Sainsbury's, Nottingham Road, Mansfield	915	2.20	turnover over and above existing floorspace
Aldi, Nottingham Road, Mansfield	148	0.70	
Extension to Tesco, Oak Tree District Ctr	1,407	4.25	
Sub-total commitments at 2011	2,781	8.71	
Commitments at 2016			
Stockwell Gate, Mansfield Town Centre	1,390	6.95	
Sub-total new commitments at 2016	1,390	6.95	
Plus commitments at 2011		8.71	
Allowance for sales efficiency growth of 2011 commitments		0.78	
Total commitments at 2016		16.44	

- The following growth rates are used for existing traders and productivity growth:

2011-2016	1.74%
2016-2021	1.75%
2021-2026	1.75%
- Net to gross ratio used for floorspace conversion: 70%

Table 6b: Summary of comparison goods capacity to 2026 (Mansfield District Council zones only - increasing retention scenario)

	2011	2016	2021	2026	Change			
					2011-16	2016-21	2021-26	2011-2026
A. Total population	309,094	318,886	329,840	340,136	9,792	10,954	10,295	31,042
B. Total expenditure	671.50	801.64	994.07	1192.60	130.14	192.43	198.53	521.10
C. Retained expenditure (£m)	309.01	380.78	477.15	584.37	71.77	96.37	107.22	275.36
D. Retained expenditure (%)	46.0%	47.5%	48.0%	49.0%	-	-	-	-
E. Expenditure leakage (£m)	362.49	420.86	516.92	608.23	58.37	96.05	91.31	245.74
F. Inflow into catchment area (%)	0%	0%	0%	0%	-	-	-	-
G. Inflow into catchment area (£m)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
H. Total comparison goods turnover	309.01	309.01	309.01	309.01	0.00	0.00	0.00	0.00
I. Initial surplus (growth in expenditure)	0.00	71.77	168.14	275.36	71.77	96.37	107.22	275.36
Claims on expenditure								
J. Trading efficiency of existing traders	0.00	27.84	58.36	91.65	27.84	30.52	33.29	91.65
K. Commitments	8.71	16.44	17.93	19.55	-	-	-	-
L. Total impact on capacity, £m	8.71	44.27	76.29	111.20	35.57	32.01	34.91	102.50
Summary of capacity								
M. Initial surplus, £m	0.00	71.77	168.14	275.36	71.77	96.37	107.22	275.36
N. Claims on capacity, £m	8.71	44.27	76.29	111.20	35.57	32.01	34.91	102.50
O. Residual, £m	-8.71	27.49	91.85	164.16	36.20	64.36	72.31	172.87
Conversion to floorspace								
P. Turnover per sq.m (assumed)	5,000	5,450	5,944	6,483				
Q. Floorspace requirement for MSA, sq.m net	-1741	5,045	15,453	25,322				
R. Floorspace requirement for MSA, sq.m gross	-2,487	7,207	22,075	36,174				

Please see notes overleaf.

Notes

- This shows the estimated comparison goods floorspace requirements for Mansfield District only.
- The table makes allowance for the following comparison goods floorspace commitments:

Name	Floorspace sq.m net	Total turnover (£m)	Notes
Commitments at 2011			
Former Queens Head PH, Mansfield Town Ctr	311	1.56	
Sainsbury's, Nottingham Road, Mansfield	915	2.20	turnover over and above existing floorspace
Aldi, Nottingham Road, Mansfield	148	0.70	
Extension to Tesco, Oak Tree District Ctr	1,407	4.25	
Sub-total commitments at 2011	2,781	8.71	
Commitments at 2016			
Stockwell Gate, Mansfield Town Centre	1,390	6.95	
Sub-total new commitments at 2016	1,390	6.95	
Plus commitments at 2011		8.71	
Allowance for sales efficiency growth of 2011 commitments		0.78	
Total commitments at 2016		16.44	

- The following growth rates are used for existing traders and productivity growth:

2011-2016	1.74%
2016-2021	1.75%
2021-2026	1.75%

- Net to gross ratio used for floorspace conversion: 70%

Table 7: Convenience goods market shares, 2011.

Destinations within Mansfield Study Area									
	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Zone 9
	%	%	%	%	%	%	%	%	%
Survey Zone 1									
Asda, Old Mill Lane, Forest Town, Mansfield	23.38%	5.74%	22.04%	3.22%	36.76%	0.00%	14.36%	0.00%	1.55%
Tesco Extra, Oak Tree district centre, Mansfield	26.20%	2.07%	4.01%	0.00%	9.17%	3.69%	39.07%	0.00%	0.87%
Other foodstores/local shops, Survey Zone 1	8.50%	8.13%	1.85%	0.00%	2.75%	0.00%	4.26%	0.30%	0.20%
Sub-total for Survey Zone 1	58.08%	15.94%	27.89%	3.22%	48.67%	3.69%	57.70%	0.30%	2.63%
Survey Zone 2									
Tesco Extra, Chesterfield Road Sth, Mansfield	12.62%	25.19%	11.34%	0.00%	1.43%	0.00%	4.14%	0.71%	2.73%
Morrisons, Sutton Road, Mansfield	4.84%	17.96%	5.36%	0.00%	1.89%	1.20%	8.37%	3.17%	9.21%
Sainsbury's, Nottingham Road, Mansfield	9.43%	20.40%	2.37%	0.00%	1.89%	0.00%	3.38%	3.13%	1.94%
Iceland, The Rosemary Centre, Mansfield	0.94%	4.02%	0.00%	0.00%	1.42%	0.00%	0.90%	0.00%	0.00%
Other foodstores/local shops, Survey Zone 2	1.96%	6.17%	1.24%	0.00%	0.32%	0.00%	3.27%	0.00%	0.39%
Sub-total for Survey Zone 2	29.79%	73.74%	20.31%	0.00%	6.94%	1.20%	20.06%	7.00%	14.27%
Survey Zone 3									
Morrisons, Woodhouse Ctr, Mansfield W'house	2.01%	2.54%	39.04%	0.00%	3.15%	0.33%	1.53%	0.71%	0.77%
Other foodstores/local shops, Mansfield W'house	0.10%	0.23%	6.20%	0.00%	0.22%	0.00%	0.00%	0.00%	0.00%
Foodstores/local shops, Market Warsop	0.00%	0.00%	1.53%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Other foodstores/local shops, Survey Zone 3	0.18%	0.00%	1.51%	0.00%	0.22%	0.00%	0.26%	0.10%	0.00%
Sub-total for Survey Zone 3	2.28%	2.77%	48.28%	0.00%	3.60%	0.33%	1.79%	0.81%	0.77%
Survey Zone 4									
Sainsbury's, High Grounds Road, Worksop	0.00%	0.00%	0.00%	40.06%	0.16%	0.33%	0.00%	0.00%	0.00%
Other foodstores/local shops, Survey Zone 4	0.00%	0.00%	0.00%	2.48%	0.00%	0.00%	0.00%	0.00%	0.00%
Sub-total for Survey Zone 4	0.00%	0.00%	0.00%	42.53%	0.16%	0.33%	0.00%	0.00%	0.00%
Survey Zone 5									
Tesco, Forest Road, New Ollerton	0.00%	0.00%	0.41%	0.00%	15.81%	23.60%	0.00%	0.00%	0.00%
Netto, Forest Road, New Ollerton	0.00%	0.00%	0.00%	0.00%	1.58%	4.35%	0.00%	0.00%	0.00%
Co-Operative, Mansfield Road, Clipstone	0.08%	0.00%	0.00%	0.00%	3.71%	0.00%	0.00%	0.00%	0.00%
Co-Operative, High Street, Edwinstowe	0.00%	0.00%	0.11%	0.00%	3.37%	0.00%	0.00%	0.00%	0.00%
Other foodstores/local shops, Survey Zone 5	0.18%	0.00%	0.00%	0.00%	4.80%	0.67%	0.00%	0.00%	0.00%
Sub-total for Survey Zone 5	0.26%	0.00%	0.52%	0.00%	29.27%	28.61%	0.00%	0.00%	0.00%
Survey Zone 6									
Co-Operative, Newcastle Street, Tuxford	0.16%	0.00%	0.00%	0.00%	0.00%	7.25%	0.00%	0.00%	0.00%
Other foodstores/local shops, Tuxford	0.00%	0.00%	0.00%	0.00%	0.00%	3.99%	0.00%	0.00%	0.00%
Other foodstores/local shops, Survey Zone 6	0.00%	0.00%	0.00%	0.00%	0.22%	1.33%	0.00%	0.00%	0.00%
Sub-total for Survey Zone 6	0.16%	0.00%	0.00%	0.00%	0.22%	12.57%	0.00%	0.00%	0.00%
Survey Zone 7									

Co-Operative, Southwell Road East, Rainworth	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	7.08%	0.00%	0.00%
Other foodstores/local shops, Survey Zone 7	0.66%	0.70%	0.00%	0.00%	0.17%	1.00%	5.42%	0.00%	0.00%
Sub-total for Survey Zone 7	0.66%	0.70%	0.00%	0.00%	0.17%	1.00%	12.50%	0.00%	0.00%
Survey Zone 8									
All foodstores/local shops, Survey Zone 8	0.26%	0.19%	0.41%	0.00%	0.00%	0.00%	0.00%	5.68%	0.10%
Sub-total for Survey Zone 8	0.26%	0.19%	0.41%	0.00%	0.00%	0.00%	0.00%	5.68%	0.10%
Survey Zone 9									
Asda, Priestic Road, Sutton-in-Ashfield	1.84%	1.50%	0.41%	0.00%	1.26%	0.00%	1.49%	5.72%	35.96%
Aldi, Station Road, Sutton-in-Ashfield	3.02%	1.38%	0.41%	0.00%	0.63%	0.00%	1.64%	0.00%	2.73%
Other foodstores/local shops, Sutton-in-Afld	1.07%	0.11%	0.00%	0.00%	1.26%	0.00%	2.52%	1.00%	5.89%
Other foodstores/local shops, Tibshelf	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3.33%
Other foodstores/local shops, Stanton Hill	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	2.12%
Other foodstores/local shops, Survey Zone 9	0.08%	0.00%	0.14%	0.00%	0.38%	0.00%	0.26%	1.46%	2.78%
Sub-total for Survey Zone 9	6.01%	3.00%	0.97%	0.00%	3.53%	0.00%	5.92%	8.18%	52.80%
Total catchment area market share	97.49%	96.32%	98.38%	45.76%	92.56%	47.74%	97.97%	21.98%	70.58%

Destinations outside Mansfield Study Area

All destinations with aggregate market share of 0.5% or more shown

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Zone 9
	%	%	%	%	%	%	%	%	%
Tesco Extra, Ashgate Road, Hucknall	0.61%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	22.57%	0.00%
Tesco, Hall Street, Alfreton	0.00%	0.00%	0.00%	0.00%	2.22%	0.00%	0.00%	3.19%	10.02%
Tesco Express, Annesley Road, Hucknall	0.00%	0.57%	0.41%	0.00%	0.00%	0.00%	0.00%	13.38%	0.00%
Tesco Extra, Bridge Street North, Clay Cross	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	5.73%
Morrisons, Derby Road, Eastwood	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3.89%	1.75%
Morrisons, Leen Drive, Bulwell	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	6.49%	0.00%
Morrisons, Idle Valley Road, Retford	0.00%	0.00%	0.00%	2.18%	1.43%	16.77%	0.00%	0.00%	0.00%
Asda, Wharf Road, East Retford	0.00%	0.00%	0.00%	0.00%	0.00%	19.87%	0.00%	0.00%	0.00%
Sainsbury's, Nottingham Road, Ripley	0.77%	0.23%	0.00%	0.00%	0.00%	0.00%	0.00%	1.07%	1.17%
Aldi, Ashgate Road, Hucknall	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	5.03%	0.00%
Tesco, Gateford Road, Worksop	0.00%	0.00%	0.00%	14.70%	0.00%	0.00%	0.00%	0.00%	0.00%
Asda, Wesley Street, Langley Mill	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	3.91%	0.00%
Other foodstores outside catchment area	1.12%	2.88%	1.20%	37.37%	3.80%	15.62%	2.03%	18.50%	10.75%
Total outside catchment area	2.51%	3.68%	1.62%	54.24%	7.44%	52.26%	2.03%	78.02%	29.42%
Overall total	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

 denotes destinations in Mansfield District.

Table 8: Convenience goods spending patterns, 2011.

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Zone 9	Total	Total
	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	%
Total convenience goods spending, 2011	83.18	48.62	56.08	24.29	35.05	21.96	48.15	71.14	119.86	508.34	-

Destinations within Mansfield Study Area

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Zone 9	Total	Total
	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	%

Survey Zone 1

Asda, Old Mill Lane, Forest Town, Mansfield	19.45	2.79	12.36	0.78	12.88	0.00	6.91	0.00	1.86	57.04	11.22%
Tesco Extra, Oak Tree district centre, Mansfield	21.79	1.01	2.25	0.00	3.21	0.81	18.81	0.00	1.05	48.93	9.63%
Other foodstores/local shops, Survey Zone 1	7.07	3.95	1.03	0.00	0.96	0.00	2.05	0.22	0.24	15.53	3.05%
Sub-total for Survey Zone 1	48.31	7.75	15.64	0.78	17.06	0.81	27.78	0.22	3.15	121.50	23.90%

Survey Zone 2

Tesco Extra, Chesterfield Road Sth, Mansfield	10.50	12.25	6.36	0.00	0.50	0.00	1.99	0.50	3.28	35.38	6.96%
Morrisons, Sutton Road, Mansfield	4.03	8.73	3.01	0.00	0.66	0.26	4.03	2.26	11.04	34.02	6.69%
Sainsbury's, Nottingham Road, Mansfield	7.85	9.92	1.33	0.00	0.66	0.00	1.63	2.23	2.32	25.93	5.10%
Iceland, The Rosemary Centre, Mansfield	0.78	1.95	0.00	0.00	0.50	0.00	0.43	0.00	0.00	3.66	0.72%
Other foodstores/local shops, Survey Zone 2	1.63	3.00	0.70	0.00	0.11	0.00	1.57	0.00	0.47	7.48	1.47%
Sub-total for Survey Zone 2	24.78	35.85	11.39	0.00	2.43	0.26	9.66	4.98	17.11	106.48	20.95%

Survey Zone 3

Morrisons, Woodhouse Ctr, Mansfield W'house	1.67	1.24	21.89	0.00	1.10	0.07	0.74	0.50	0.93	28.15	5.54%
Other foodstores/local shops, Mansfield W'house	0.08	0.11	3.48	0.00	0.08	0.00	0.00	0.00	0.00	3.74	0.74%
Foodstores/local shops, Market Warsop	0.00	0.00	0.86	0.00	0.00	0.00	0.00	0.00	0.00	0.86	0.17%
Other foodstores/local shops, Survey Zone 3	0.15	0.00	0.85	0.00	0.08	0.00	0.13	0.07	0.00	1.27	0.25%
Sub-total for Survey Zone 3	1.90	1.35	27.07	0.00	1.26	0.07	0.86	0.58	0.93	34.02	6.69%

Survey Zone 4

Sainsbury's, High Grounds Road, Worksop	0.00	0.00	0.00	9.73	0.06	0.07	0.00	0.00	0.00	9.86	1.94%
Other foodstores/local shops, Survey Zone 4	0.00	0.00	0.00	0.60	0.00	0.00	0.00	0.00	0.00	0.60	0.12%
Sub-total for Survey Zone 4	0.00	0.00	0.00	10.33	0.06	0.07	0.00	0.00	0.00	10.46	2.06%

Survey Zone 5

Tesco, Forest Road, New Ollerton	0.00	0.00	0.23	0.00	5.54	5.18	0.00	0.00	0.00	10.96	2.16%
Netto, Forest Road, New Ollerton	0.00	0.00	0.00	0.00	0.56	0.96	0.00	0.00	0.00	1.51	0.30%
Co-Operative, Mansfield Road, Clipstone	0.07	0.00	0.00	0.00	1.30	0.00	0.00	0.00	0.00	1.36	0.27%
Co-Operative, High Street, Edwinstowe	0.00	0.00	0.06	0.00	1.18	0.00	0.00	0.00	0.00	1.24	0.24%
Other foodstores/local shops, Survey Zone 5	0.15	0.00	0.00	0.00	1.68	0.15	0.00	0.00	0.00	1.97	0.39%
Sub-total for Survey Zone 5	0.21	0.00	0.29	0.00	10.26	6.28	0.00	0.00	0.00	17.05	3.35%

Survey Zone 6

Co-Operative, Newcastle Street, Tuxford	0.13	0.00	0.00	0.00	0.00	1.59	0.00	0.00	0.00	1.73	0.34%
Other foodstores/local shops, Tuxford	0.00	0.00	0.00	0.00	0.00	0.88	0.00	0.00	0.00	0.88	0.17%

Other foodstores/local shops, Survey Zone 6	0.00	0.00	0.00	0.00	0.08	0.29	0.00	0.00	0.00	0.37	0.07%
Sub-total for Survey Zone 6	0.13	0.00	0.00	0.00	0.08	2.76	0.00	0.00	0.00	2.97	0.58%
Survey Zone 7											
Co-Operative, Southwell Road East, Rainworth	0.00	0.00	0.00	0.00	0.00	0.00	3.41	0.00	0.00	3.41	0.67%
Other foodstores/local shops, Survey Zone 7	0.55	0.34	0.00	0.00	0.06	0.22	2.61	0.00	0.00	3.77	0.74%
Sub-total for Survey Zone 7	0.55	0.34	0.00	0.00	0.06	0.22	6.02	0.00	0.00	7.18	1.41%
Survey Zone 8											
All foodstores/local shops, Survey Zone 8	0.21	0.09	0.23	0.00	0.00	0.00	0.00	4.04	0.12	4.70	0.92%
Sub-total for Survey Zone 8	0.21	0.09	0.23	0.00	0.00	0.00	0.00	4.04	0.12	4.70	0.92%
Survey Zone 9											
Asda, Priestic Road, Sutton-in-Ashfield	1.53	0.73	0.23	0.00	0.44	0.00	0.72	4.07	43.10	50.82	10.00%
Aldi, Station Road, Sutton-in-Ashfield	2.51	0.67	0.23	0.00	0.22	0.00	0.79	0.00	3.27	7.70	1.51%
Other foodstores/local shops, Sutton-in-Afld	0.89	0.05	0.00	0.00	0.44	0.00	1.21	0.71	7.07	10.38	2.04%
Other foodstores/local shops, Tibshelf	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.99	3.99	0.78%
Other foodstores/local shops, Stanton Hill	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.54	2.54	0.50%
Other foodstores/local shops, Survey Zone 9	0.07	0.00	0.08	0.00	0.13	0.00	0.13	1.04	3.33	4.77	0.94%
Sub-total for Survey Zone 9	5.00	1.46	0.54	0.00	1.24	0.00	2.85	5.82	63.29	80.19	15.78%
Total catchment area spending	81.09	46.83	55.17	11.12	32.44	10.48	47.17	15.64	84.60	384.54	75.65%

Destinations outside Mansfield Study Area

All destinations with aggregate market share of 0.5% or more shown

	Zone									Total £m	Total %
	1 £m	Zone 2 £m	Zone 3 £m	Zone 4 £m	Zone 5 £m	Zone 6 £m	Zone 7 £m	Zone 8 £m	Zone 9 £m		
Tesco Extra, Ashgate Road, Hucknall	0.51	0.00	0.00	0.00	0.00	0.00	0.00	16.06	0.00	16.57	3.26%
Tesco, Hall Street, Alfreton	0.00	0.00	0.00	0.00	0.78	0.00	0.00	2.27	12.01	15.06	2.96%
Tesco Express, Annesley Road, Hucknall	0.00	0.28	0.23	0.00	0.00	0.00	0.00	9.52	0.00	10.03	1.97%
Tesco Extra, Bridge Street North, Clay Cross	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.87	6.87	1.35%
Morrisons, Derby Road, Eastwood	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.77	2.10	4.87	0.96%
Morrisons, Leen Drive, Bulwell	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.62	0.00	4.62	0.91%
Morrisons, Idle Valley Road, Retford	0.00	0.00	0.00	0.53	0.50	3.68	0.00	0.00	0.00	4.71	0.93%
Asda, Wharf Road, East Retford	0.00	0.00	0.00	0.00	0.00	4.36	0.00	0.00	0.00	4.36	0.86%
Sainsbury's, Nottingham Road, Ripley	0.64	0.11	0.00	0.00	0.00	0.00	0.00	0.76	1.40	2.91	0.57%
Aldi, Ashgate Road, Hucknall	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.58	0.00	3.58	0.70%
Tesco, Gateford Road, Worksop	0.00	0.00	0.00	3.57	0.00	0.00	0.00	0.00	0.00	3.57	0.70%
Asda, Wesley Street, Langley Mill	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.78	0.00	2.78	0.55%
Other foodstores outside catchment area	0.94	1.40	0.67	9.08	1.33	3.43	0.98	13.16	12.88	43.87	8.63%
Total outside catchment area	2.09	1.79	0.91	13.18	2.61	11.48	0.98	55.51	35.26	123.79	24.35%

Overall total	83.18	48.62	56.08	24.29	35.05	21.96	48.15	71.14	119.86	508.34	100.00%
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 denotes destinations in Mansfield District.

Summary of spending - Mansfield District	Zone									Total	Total
	1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Zone 9		
	£m	£m	£m	£m	£m	£m	£m	£m	£m	£m	%
Spending within District	74.84	44.95	53.26	0.78	20.68	1.15	38.17	5.70	21.19	260.72	51.29%
Spending outside District	8.34	3.67	2.82	23.51	14.37	20.81	9.97	65.44	98.68	247.62	48.71%

Table 9a: Summary of convenience goods capacity to 2026 (Mansfield District Council zones only - static retention scenario)

	2011	2016	2021	2026	Change			
					2011-16	2016-21	2021-26	2011-2026
A. Total population	309,094	318,886	329,840	340,136	9,792	10,954	10,295	31,042
B. Total expenditure	508.34	527.65	556.11	587.77	19.31	28.46	31.66	79.43
C. Retained expenditure (£m)	260.72	270.62	285.22	301.46	9.90	14.60	16.24	40.74
D. Retained expenditure (%)	51.3%	51.3%	51.3%	51.3%	-	-	-	-
E. Expenditure leakage (£m)	247.62	257.02	270.89	286.31	9.41	13.86	15.42	38.69
F. Inflow into catchment area (%)	0%	0%	0%	0%	-	-	-	-
G. Inflow into catchment area (£m)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
H. Total convenience goods turnover	260.72	260.72	260.72	260.72	0.00	0.00	0.00	0.00
I. Initial surplus (growth in expenditure)	0.00	9.90	24.50	40.74	9.90	14.60	16.24	40.74
Claims on expenditure								
J. Trading efficiency of existing traders	0.00	1.82	5.65	8.99	1.82	3.83	3.35	8.99
K. Commitments	20.25	34.29	34.79	35.22	-	-	-	-
L. Total impact on capacity, £m	20.25	36.10	40.43	44.22	15.85	4.33	3.78	23.97
Summary of capacity								
M. Initial surplus, £m	0.00	9.90	24.50	40.74	9.90	14.60	16.24	40.74
N. Claims on capacity, £m	20.25	36.10	40.43	44.22	15.85	4.33	3.78	23.97
O. Trading above company benchmarks	20.49	0.00	0.00	0.00	-	-	-	-
P. Residual, £m	0.24	-26.20	-15.93	-3.48	-5.95	10.27	12.45	16.77
Conversion to floorspace								
P. Turnover per sq.m (assumed)	13,000	13,091	13,282	13,448				
Q. Floorspace requirement for SA, sq.m net	19	-2,002	-1,200	-259				
R. Floorspace requirement for SA, sq.m gross	29	-3,079	-1,846	-398				

Please refer to notes overleaf

Notes

- This shows the estimated convenience goods floorspace requirements for Mansfield District only.
- The table makes allowance for the following convenience goods floorspace commitments:

Name	Floorspace sq.m net	Total turnover (£m)	Notes
Commitments at 2011:			
Sainsbury's, Nottingham Road, Mansfield	738	3.60	turnover over and above existing floorspace
Aldi, Nottingham Road, Mansfield	842	4.00	
Extension to Tesco, Oak Tree District Ctr	1,556	5.30	
Redevelopment of Flamingo PH, Oak Tree Lane	735	7.35	
Sub-total commitments at 2011	3,871	20.25	
Commitments at 2016:			
Stockwell Gate, Mansfield	1,390	13.90	
Sub-total commitments at 2016	1,390	13.90	
Plus commitments at 2011		20.25	
Allowance for sales efficiency growth of 2011 commitments		0.14	
Total convenience goods commitments at 2016		34.29	
• The following growth rates are used for existing traders and productivity growth:			
		2011-2016	0.14%
		2016-2021	0.29%
		2021-2026	0.25%

• Net to gross ratio used for floorspace conversion: 65%

Table 9b: Summary of convenience goods capacity to 2026 (Mansfield District Council zones only - increasing retention scenario)

	2011	2016	2021	2026	Change			
					2011-16	2016-21	2021-26	2011-2026
A. Total population	309,094	318,886	329,840	340,136	9,792	10,954	10,295	31,042
B. Total expenditure	508.34	527.65	556.11	587.77	19.31	28.46	31.66	79.43
C. Retained expenditure (£m)	260.72	277.01	297.52	317.39	16.29	20.50	19.88	56.67
D. Retained expenditure (%)	51.3%	52.5%	53.5%	54.0%	-	-	-	-
E. Expenditure leakage (£m)	247.62	250.63	258.59	270.37	3.01	7.96	11.78	22.75
F. Inflow into catchment area (%)	0%	0%	0%	0%	-	-	-	-
G. Inflow into catchment area (£m)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
H. Total convenience goods turnover	260.72	260.72	260.72	260.72	0.00	0.00	0.00	0.00
I. Initial surplus (growth in expenditure)	0.00	16.29	36.80	56.67	16.29	20.50	19.88	56.67
Claims on expenditure								
J. Trading efficiency of existing traders	0.00	1.82	5.65	8.99	1.82	3.83	3.35	8.99
K. Commitments	20.25	34.29	34.79	35.22	-	-	-	-
L. Total impact on capacity, £m	20.25	36.10	40.43	44.22	15.85	4.33	3.78	23.97
Summary of capacity								
M. Initial surplus, £m	0.00	16.29	36.80	56.67	16.29	20.50	19.88	56.67
N. Claims on capacity, £m	20.25	36.10	40.43	44.22	15.85	4.33	3.78	23.97
O. Trading above company benchmarks	20.49	0.00	0.00	0.00	-	-	-	-
P. Residual, £m	0.24	-19.81	-3.64	12.46	0.44	16.18	16.09	32.71
Conversion to floorspace								
P. Turnover per sq.m (assumed)	13,000	13,091	13,282	13,448				
Q. Floorspace requirement for SA, sq.m net	19	-1,513	-274	926				
R. Floorspace requirement for SA, sq.m gross	29	-2,328	-421	1,425				

Please refer to notes overleaf

Table 10: Leisure goods expenditure (per capita) for Mansfield Study Area, 2009-2026

		Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Zone 9	Mean average
2009	Recreational & cultural services - per capita	414	393	366	400	389	474	432	433	389	410
	Restaurants - per capita	960	905	836	924	889	1,089	997	998	897	944
	Hotels - per capita	68	64	59	65	63	77	70	71	63	67
	Hair & personal grooming - per capita	61	59	54	60	58	70	64	64	58	61
	Total leisure services expenditure	1,503	1,421	1,315	1,449	1,398	1,710	1,564	1,566	1,407	1,481
2011	Recreational & cultural services - per capita	416	395	368	403	391	477	435	436	392	413
	Restaurants - per capita	966	911	841	929	894	1,095	1,003	1,004	902	950
	Hotels - per capita	68	64	59	65	63	77	71	71	64	67
	Hair & personal grooming - per capita	62	59	54	61	58	70	64	65	58	61
	Total leisure services expenditure	1,512	1,430	1,323	1,458	1,407	1,720	1,574	1,575	1,416	1,490
2016	Recreational & cultural services - per capita	435	414	385	421	409	499	455	456	410	431
	Restaurants - per capita	1,010	952	880	972	935	1,146	1,049	1,050	943	993
	Hotels - per capita	71	67	62	68	66	81	74	74	67	70
	Hair & personal grooming - per capita	64	62	57	63	61	73	67	68	61	64
	Total leisure services expenditure	1,581	1,495	1,383	1,525	1,471	1,799	1,646	1,647	1,480	1,559
2021	Recreational & cultural services - per capita	455	433	402	440	428	522	476	476	429	451
	Restaurants - per capita	1,056	996	920	1,017	978	1,198	1,098	1,098	987	1,039
	Hotels - per capita	75	70	65	71	69	85	78	78	70	73
	Hair & personal grooming - per capita	67	65	60	66	63	77	70	71	63	67
	Total leisure services expenditure	1,653	1,564	1,447	1,594	1,538	1,881	1,721	1,723	1,548	1,630
2026	Recreational & cultural services - per capita	476	452	421	460	448	546	498	498	448	472
	Restaurants - per capita	1,105	1,042	962	1,063	1,023	1,253	1,148	1,148	1,032	1,086
	Hotels - per capita	78	74	68	74	72	89	81	81	73	77
	Hair & personal grooming - per capita	71	68	62	69	66	80	74	74	66	70
	Total leisure services expenditure	1,729	1,636	1,513	1,667	1,609	1,968	1,800	1,802	1,619	1,705

Please see notes overleaf

Notes:

2009 expenditure is based on data category by zone (supplied by MapInfo).

The following expenditure growth rates are used:

2009-12	0.30%	per annum	(Experian Retail Planner Briefing Note 9, September 2011, Figure 1a, Spend per head 1990-2010)
2012-26	0.90%	per annum	(Experian Retail Planner Briefing Note 9, September 2011, Figure 2)

All monetary values held constant at 2009 prices.

Table 11: Total leisure goods expenditure for Mansfield Study Area, 2009-2026

		Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Zone 9	Total	MDC area total*
2009	Recreational & cultural services	20.68	11.51	13.04	5.93	8.36	5.78	12.24	17.71	28.45	123.69	39.66
	Restaurants	48.00	26.51	29.83	13.70	19.10	13.26	28.23	40.81	65.49	284.93	91.57
	Hotels	3.39	1.87	2.11	0.96	1.35	0.94	1.99	2.88	4.63	20.12	6.47
	Hair & personal grooming	3.07	1.73	1.93	0.89	1.24	0.85	1.81	2.63	4.21	18.35	5.90
	Total leisure services expenditure	75.14	41.63	46.90	21.48	30.04	20.82	44.28	64.02	102.78	447.09	143.60
2011	Recreational & cultural services	20.95	11.66	13.21	6.01	8.53	5.90	12.50	18.06	29.01	125.83	40.17
	Restaurants	48.63	26.86	30.21	13.88	19.50	13.54	28.83	41.62	66.79	289.86	92.77
	Hotels	3.44	1.90	2.13	0.97	1.38	0.96	2.04	2.94	4.72	20.47	6.55
	Hair & personal grooming	3.11	1.75	1.96	0.91	1.26	0.87	1.85	2.68	4.29	18.67	5.98
	Total leisure services expenditure	76.12	42.17	47.51	21.76	30.67	21.26	45.21	65.29	104.81	454.82	145.47
2016	Recreational & cultural services	22.41	12.48	14.13	6.43	9.28	6.41	13.59	19.59	31.47	135.79	42.97
	Restaurants	52.02	28.73	32.32	14.83	21.21	14.73	31.36	45.15	72.46	312.79	99.23
	Hotels	3.67	2.03	2.28	1.04	1.50	1.04	2.21	3.19	5.12	22.09	7.01
	Hair & personal grooming	3.32	1.88	2.09	0.97	1.37	0.94	2.01	2.91	4.66	20.15	6.39
	Total leisure services expenditure	81.43	45.11	50.82	23.27	33.36	23.13	49.17	70.83	113.70	490.82	155.61
2021	Recreational & cultural services	24.06	13.39	15.16	6.91	10.11	6.99	14.81	21.29	34.20	146.92	46.12
	Restaurants	55.82	30.83	34.69	15.95	23.11	16.04	34.16	49.07	78.74	338.41	106.50
	Hotels	3.94	2.18	2.45	1.12	1.63	1.13	2.41	3.47	5.56	23.89	7.52
	Hair & personal grooming	3.56	2.01	2.25	1.04	1.50	1.03	2.19	3.16	5.06	21.80	6.86
	Total leisure services expenditure	87.39	48.41	54.54	25.01	36.35	25.20	53.58	76.98	123.57	531.02	167.00
2026	Recreational & cultural services	25.75	14.34	16.23	7.41	10.98	7.59	16.08	23.05	37.03	158.47	49.37
	Restaurants	59.76	33.01	37.13	17.10	25.10	17.43	37.10	53.13	85.26	365.02	114.01
	Hotels	4.22	2.33	2.62	1.20	1.77	1.23	2.62	3.75	6.02	25.77	8.05
	Hair & personal grooming	3.82	2.15	2.40	1.12	1.63	1.12	2.38	3.42	5.48	23.51	7.35
	Total leisure services expenditure	93.55	51.83	58.39	26.82	39.48	27.37	58.19	83.35	133.80	572.77	178.78
2011-26	Total growth in leisure expenditure	17.43	9.66	10.88	5.06	8.81	6.10	12.98	18.06	28.98	117.95	33.31

Notes:

These figures are the product of the population of the study zones (Table 1) and the per capita leisure expenditure data presented in Table 10.

Table 12: Summary of growth in leisure expenditure for Mansfield Study Area, 2011-2026

		Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Zone 9	Total	MDC area total*
2011-16	Recreational & cultural services	1.46	0.81	0.92	0.42	0.75	0.52	1.10	1.53	2.46	9.96	2.80
	Restaurants	3.39	1.87	2.11	0.96	1.71	1.19	2.53	3.53	5.66	22.94	6.46
	Hotels	0.24	0.13	0.15	0.07	0.12	0.08	0.18	0.25	0.40	1.62	0.46
	Hair & personal grooming	0.22	0.12	0.14	0.06	0.11	0.08	0.16	0.23	0.36	1.48	0.42
	Total leisure services	5.30	2.94	3.31	1.50	2.69	1.86	3.96	5.54	8.89	35.99	10.14
2016-21	Recreational & cultural services	1.64	0.91	1.03	0.48	0.83	0.57	1.22	1.70	2.73	11.12	3.15
	Restaurants	3.81	2.10	2.37	1.11	1.90	1.32	2.81	3.92	6.29	25.62	7.26
	Hotels	0.27	0.15	0.17	0.08	0.13	0.09	0.20	0.28	0.44	1.81	0.51
	Hair & personal grooming	0.24	0.14	0.15	0.07	0.12	0.08	0.18	0.25	0.40	1.65	0.47
	Total leisure services	5.96	3.30	3.72	1.74	2.99	2.07	4.40	6.15	9.87	40.20	11.39
2021-26	Recreational & cultural services	1.70	0.94	1.07	0.50	0.87	0.60	1.28	1.76	2.83	11.55	3.25
	Restaurants	3.94	2.17	2.45	1.15	1.99	1.38	2.94	4.06	6.52	26.61	7.51
	Hotels	0.28	0.15	0.17	0.08	0.14	0.10	0.21	0.29	0.46	1.88	0.53
	Hair & personal grooming	0.25	0.14	0.16	0.08	0.13	0.09	0.19	0.26	0.42	1.71	0.48
	Total leisure services	6.16	3.41	3.85	1.81	3.13	2.17	4.61	6.37	10.23	41.75	11.78
2010-26	Recreational & cultural services	4.80	2.67	3.02	1.40	2.45	1.69	3.59	4.99	8.02	32.63	9.20
	Restaurants	11.13	6.15	6.92	3.22	5.60	3.89	8.28	11.51	18.47	75.16	21.24
	Hotels	0.79	0.43	0.49	0.23	0.40	0.27	0.58	0.81	1.30	5.31	1.50
	Hair & personal grooming	0.71	0.40	0.45	0.21	0.36	0.25	0.53	0.74	1.19	4.84	1.37
	Total leisure services	17.43	9.66	10.88	5.06	8.81	6.10	12.98	18.06	28.98	117.95	33.31

Notes:

This represents the growth in leisure expenditure, by category, in between each of the forecast years and is derived from Table 12.

Table 13: Summary of leisure expenditure growth in Mansfield Study Area by COICOP sub-category

COICOP Category	Expenditure Category ⁽¹⁾	2011	2016	2021	2026	2011-2016	2016-2021	2021-2026	2011-2026
9.4.1	Recreation and sporting services	28.35	30.60	33.11	35.71	2.24	2.51	2.60	7.35
9.4.2	Cultural Services	60.15	64.91	70.23	75.75	4.76	5.32	5.52	15.60
09.4.2(pt)	Cinema admissions (sub part of cultur	1.86	2.00	2.17	2.34	0.15	0.16	0.17	0.48
09.4.2(pt)	Theatre admissions (sub part of cultur	3.32	3.58	3.88	4.18	0.26	0.29	0.30	0.86
09.4.2(pt)	Television and video rentals (sub part	0.95	1.02	1.11	1.19	0.07	0.08	0.09	0.25
09.4.2(pt)	Social subscriptions (sub part of cultu	1.93	2.08	2.25	2.43	0.15	0.17	0.18	0.50
09.4.2(pt)	Photographic processing (sub part of c	1.86	2.00	2.17	2.34	0.15	0.16	0.17	0.48
09.4.2(pt)	Other (sub part of cultural services)	18.84	20.33	22.00	23.73	1.49	1.67	1.73	4.89
09.4.3	Games of chance	37.33	40.28	43.58	47.01	2.95	3.30	3.43	9.68
11.1.1	Restaurants, Cafes, Etc	259.33	279.85	302.77	326.58	20.52	22.92	23.80	67.25
11.1.2	Canteens	30.53	32.94	35.64	38.44	2.42	2.70	2.80	7.92
11.2	Accommodation Services	20.47	22.09	23.89	25.77	1.62	1.81	1.88	5.31
12.1.1	Hairdressing Salons & personal groomir	18.67	20.15	21.80	23.51	1.48	1.65	1.71	4.84
Total	Leisure Services	454.82	490.82	531.02	572.77	35.99	40.20	41.75	117.95

Notes:

This represents the growth in leisure expenditure, by category, in between each of the forecast years and is derived from Table 12.

Expenditure splits are provided by MapInfo.

Table 14: Summary of food and drink market shares for Mansfield District centres, 2011

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Zone 8	Zone 9
Restaurants									
Mansfield town centre	20.00%	14.00%	10.00%	1.00%	5.00%	1.00%	10.00%	2.00%	5.00%
Mansfield - local public ho	16.00%	23.00%	17.00%	0.00%	15.80%	0.00%	8.00%	4.00%	6.00%
Mansfield Woodhouse	0.00%	0.00%	12.00%	0.00%	0.00%	0.00%	2.00%	1.00%	0.00%
Retail parks, Market Wars	3.00%	0.00%	1.00%	0.00%	3.00%	0.00%	3.00%	0.00%	0.00%
Total	39.00%	37.00%	40.00%	1.00%	23.80%	1.00%	23.00%	7.00%	11.00%
Cafes, Pubs and bars									
Mansfield town centre	35.00%	22.00%	16.00%	1.00%	18.80%	1.00%	14.00%	3.00%	12.00%
Mansfield - local public ho	18.00%	31.00%	12.00%	1.00%	7.90%	0.00%	4.00%	0.00%	8.00%
Mansfield Woodhouse	0.00%	1.00%	16.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Retail parks, Market Wars	4.00%	0.00%	1.00%	0.00%	3.00%	0.00%	2.00%	0.00%	1.00%
Total	57.00%	54.00%	45.00%	2.00%	29.70%	1.00%	20.00%	3.00%	21.00%

Notes:

Market shares derived from weighted household survey results for survey questions 32 and 33.

Table 15: Food and drink capacity and indicative floorspace requirements for Mansfield District

Available Expenditure and Expenditure Retention by Mansfield District		2011	2016	2021	2026	2011-2016	2016-2021	2021-2026	2011-2026
A	Total Study Area Expenditure on Food and Drink (£m)	289.86	312.79	338.41	365.02	22.94	25.62	26.61	75.16
B	Current Market Share for Centres in Mansfield District (%)	39.81%	39.81%	39.81%	39.81%	-	-	-	-
C	Retained Expenditure in Mansfield District (£m) (=A*B)	115.38	124.51	134.71	145.30	9.13	10.20	10.59	29.92
D	Inflow Expenditure to Mansfield District (£m)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Claim on Expenditure from Turnover of Centres in Mansfield District ⁽²⁾									
E	Turnover of Centres in Mansfield District (£m) (=C+D in 2009)	115.38	115.38	115.38	115.38	0.00	0.00	0.00	0.00
F	Growth in Turnover of Existing Centres (£m)	0.00	2.33	4.70	7.12	2.33	2.37	2.42	7.12
Claim on Expenditure from Commitments to New Floorspace ⁽³⁾									
G	None	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Residual Expenditure Available to Support New Floorspace ⁽⁴⁾									
H	Residual Expenditure (£m) (=C+D-E-F-G)	0.00	6.80	14.63	22.80	6.80	7.83	8.17	22.80
Food and Drink Floorspace Requirements for Mansfield District ⁽⁵⁾									
I	Assumed Gross Sales Density for New Food and Drink Floorspace	6,200	6,325	6,453	6,583	-	-	-	-
J	Gross Food and Drink Floorspace Requirement for Mansfield District	0	1,076	2,267	3,464	1,076	1,192	1,196	3,464

Notes:

- Row A is taken from Table 12 ('total' column, 'restaurants' row for 2011, 2016, 2021 and 2026).
Row B is the market share of the main centres in Mansfield District for food and drink, derived from Table 14.
Row C is the product of the current market share and the total study area expenditure.
Row D is expenditure spent in centres in Mansfield District from outside the MSA and is assumed to be zero for the purposes of this assessment.
- Row E is the turnover of centres in Mansfield District incorporating expenditure from the MSA and inflow.
Row F is the growth of turnover of centres in Mansfield District, which we have forecast to increase by 0.4%pa over the period to 2026.
- Row G represents the turnover of commitments to new food and drink floorspace in the study area. This row is left blank as we are not aware of any commitments.
- Row H represents the product of the retail expenditure and expenditure inflow, less the deductions for existing centres turnover, turnover growth and commitments.
- Row J represents the indicative assumed sales density to calculate a food and drink floorspace requirement, which increased by the same level of sales density growth described at (2). Only a gross requirement is shown.

All monetary values are held constant at 2009 prices.

Alternative floorspace scenario for Stockwell Gate South (comparison goods)

Table SG1: Summary of comparison goods capacity to 2026 (Mansfield District Council zones only - static retention scenario)

	2011	2016	2021	2026	Change			
					2011-16	2016-21	2021-26	2011-2026
A. Total population	309,094	318,886	329,840	340,136	9,792	10,954	10,295	31,042
B. Total expenditure	671.50	801.64	994.07	1192.60	130.14	192.43	198.53	521.10
C. Retained expenditure (£m)	309.01	368.90	457.45	548.81	59.89	88.55	91.36	239.80
D. Retained expenditure (%)	46.0%	46.0%	46.0%	46.0%	-	-	-	-
E. Expenditure leakage (£m)	362.49	432.74	536.62	643.79	70.25	103.88	107.17	281.30
F. Inflow into catchment area (%)	0%	0%	0%	0%	-	-	-	-
G. Inflow into catchment area (£m)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
H. Total comparison goods turnover	309.01	309.01	309.01	309.01	0.00	0.00	0.00	0.00
I. Initial surplus (growth in expenditure)	0.00	59.89	148.44	239.80	59.89	88.55	91.36	239.80
Claims on expenditure								
J. Trading efficiency of existing traders	0.00	27.84	58.36	91.65	27.84	30.52	33.29	91.65
K. Commitments	8.71	23.38	25.50	27.81	-	-	-	-
L. Total impact on capacity, £m	8.71	51.22	83.86	119.46	42.52	32.64	35.60	110.76
Summary of capacity								
M. Initial surplus, £m	0.00	59.89	148.44	239.80	59.89	88.55	91.36	239.80
N. Claims on capacity, £m	8.71	51.22	83.86	119.46	42.52	32.64	35.60	110.76
O. Residual, £m	-8.71	8.67	64.58	120.34	17.37	55.91	55.76	129.04
Conversion to floorspace								
P. Turnover per sq.m (assumed)	5,000	5,450	5,944	6,483				
Q. Floorspace requirement for MSA, sq.m net	-1741	1,591	10,864	18,562				
R. Floorspace requirement for MSA, sq.m gross	-2,487	2,272	15,520	26,517				

Please refer to notes overleaf

Notes

- This shows the estimated comparison goods floorspace requirements for Mansfield District only.
- The table makes allowance for the following comparison goods floorspace commitments:

Name	Floorspace sq.m net	Total turnover (£m)	Notes
Commitments at 2011			
Former Queens Head PH, Mansfield Town Ctr	311	1.56	
Sainsbury's, Nottingham Road, Mansfield	915	2.20	turnover over and above existing floorspace
Aldi, Nottingham Road, Mansfield	148	0.70	
Extension to Tesco, Oak Tree District Ctr	1,407	4.25	
Sub-total commitments at 2011	2,781	8.71	
Commitments at 2016			
Stockwell Gate, Mansfield Town Centre	2,779	13.90	
Sub-total new commitments at 2016	2,779	13.90	
Plus commitments at 2011		8.71	
Allowance for sales efficiency growth of 2011 commitments		0.78	
Total commitments at 2016		23.38	

- The following growth rates are used for existing traders and productivity growth:

2011-2016	1.74%
2016-2021	1.75%
2021-2026	1.75%
- Net to gross ratio used for floorspace conversion: 70%

Alternative floorspace scenario for Stockwell Gate South (comparison goods)

Table SG2: Summary of comparison goods capacity to 2026 (Mansfield District Council zones only - increasing retention scenario)

	2011	2016	2021	2026	Change			
					2011-16	2016-21	2021-26	2011-2026
A. Total population	309,094	318,886	329,840	340,136	9,792	10,954	10,295	31,042
B. Total expenditure	671.50	801.64	994.07	1192.60	130.14	192.43	198.53	521.10
C. Retained expenditure (£m)	309.01	380.78	477.15	584.37	71.77	96.37	107.22	275.36
D. Retained expenditure (%)	46.0%	47.5%	48.0%	49.0%	-	-	-	-
E. Expenditure leakage (£m)	362.49	420.86	516.92	608.23	58.37	96.05	91.31	245.74
F. Inflow into catchment area (%)	0%	0%	0%	0%	-	-	-	-
G. Inflow into catchment area (£m)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
H. Total comparison goods turnover	309.01	309.01	309.01	309.01	0.00	0.00	0.00	0.00
I. Initial surplus (growth in expenditure)	0.00	71.77	168.14	275.36	71.77	96.37	107.22	275.36
Claims on expenditure								
J. Trading efficiency of existing traders	0.00	27.84	58.36	91.65	27.84	30.52	33.29	91.65
K. Commitments	8.71	23.38	25.50	27.81	-	-	-	-
L. Total impact on capacity, £m	8.71	51.22	83.86	119.46	42.52	32.64	35.60	110.76
Summary of capacity								
M. Initial surplus, £m	0.00	71.77	168.14	275.36	71.77	96.37	107.22	275.36
N. Claims on capacity, £m	8.71	51.22	83.86	119.46	42.52	32.64	35.60	110.76
O. Residual, £m	-8.71	20.55	84.28	155.90	29.25	63.73	71.62	164.60
Conversion to floorspace								
P. Turnover per sq.m (assumed)	5,000	5,450	5,944	6,483				
Q. Floorspace requirement for MSA, sq.m net	-1741	3,770	14,178	24,047				
R. Floorspace requirement for MSA, sq.m gross	-2,487	5,386	20,254	34,353				

Please refer to notes overleaf

Notes

- This shows the estimated comparison goods floorspace requirements for Mansfield District only.
- The table makes allowance for the following comparison goods floorspace commitments:

Name	Floorspace sq.m net	Total turnover (£m)	Notes
Commitments at 2011			
Former Queens Head PH, Mansfield Town Ctr	311	1.56	
Sainsbury's, Nottingham Road, Mansfield	915	2.20	turnover over and above existing floorspace
Aldi, Nottingham Road, Mansfield	148	0.70	
Extension to Tesco, Oak Tree District Ctr	1,407	4.25	
Sub-total commitments at 2011	2,781	8.71	
Commitments at 2016			
Stockwell Gate, Mansfield Town Centre	2,779	13.90	
Sub-total new commitments at 2016	2,779	13.90	
Plus commitments at 2011		8.71	
Allowance for sales efficiency growth of 2011 commitments		0.78	
Total commitments at 2016		23.38	

- The following growth rates are used for existing traders and productivity growth:

2011-2016	1.74%
2016-2021	1.75%
2021-2026	1.75%
- Net to gross ratio used for floorspace conversion: 70%

Alternative floorspace scenario for Stockwell Gate South (convenience goods)

Table SG3: Summary of convenience goods capacity to 2026 (Mansfield District Council zones only - static retention scenario)

	2011	2016	2021	2026	Change			
					2011-16	2016-21	2021-26	2011-2026
A. Total population	309,094	318,886	329,840	340,136	9,792	10,954	10,295	31,042
B. Total expenditure	508.34	527.65	556.11	587.77	19.31	28.46	31.66	79.43
C. Retained expenditure (£m)	260.72	270.62	285.22	301.46	9.90	14.60	16.24	40.74
D. Retained expenditure (%)	51.3%	51.3%	51.3%	51.3%	-	-	-	-
E. Expenditure leakage (£m)	247.62	257.02	270.89	286.31	9.41	13.86	15.42	38.69
F. Inflow into catchment area (%)	0%	0%	0%	0%	-	-	-	-
G. Inflow into catchment area (£m)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
H. Total comparison goods turnover	260.72	260.72	260.72	260.72	0.00	0.00	0.00	0.00
I. Initial surplus (growth in expenditure)	0.00	9.90	24.50	40.74	9.90	14.60	16.24	40.74
Claims on expenditure								
J. Trading efficiency of existing traders	0.00	1.82	5.65	8.99	1.82	3.83	3.35	8.99
K. Commitments	20.25	20.39	20.69	20.95	-	-	-	-
L. Total impact on capacity, £m	20.25	22.21	26.34	29.94	1.96	4.13	3.61	9.69
Summary of capacity								
M. Initial surplus, £m	0.00	9.90	24.50	40.74	9.90	14.60	16.24	40.74
N. Claims on capacity, £m	20.25	22.21	26.34	29.94	1.96	4.13	3.61	9.69
O. Trading above company benchmarks	20.49	0.00	0.00	0.00	-	-	-	-
P. Residual, £m	0.24	-12.31	-1.84	10.80	7.94	10.47	12.63	31.05
Conversion to floorspace								
P. Turnover per sq.m (assumed)	13,000	13,091	13,282	13,448				
Q. Floorspace requirement for MSA, sq.m net	19	-940	-138	803				
R. Floorspace requirement for MSA, sq.m gross	29	-1,446	-213	1,235				

Please refer to notes overleaf

Notes

- This shows the estimated convenience goods floorspace requirements for Mansfield District only.
- The table makes allowance for the following convenience goods floorspace commitments:

Name	Floorspace sq.m net	Total turnover (£m)	Notes
Commitments at 2011:			
Sainsbury's, Nottingham Road, Mansfield	9,765	3.60	turnover over and above existing floorspace
Aldi, Nottingham Road, Mansfield	4,708	4.00	
Extension to Tesco, Oak Tree District Ctr	1,556	5.30	
Redevelopment of Flamingo PH, Oak Tree Lane	735	7.35	
Sub-total commitments at 2011	16,764	20.25	
Commitments at 2016:			
Stockwell Gate, Mansfield	0	0.00	
Sub-total commitments at 2016	0	0.00	
Plus commitments at 2011		20.25	
Allowance for sales efficiency growth of 2011 commitments		0.14	
Total convenience goods commitments at 2016		20.39	

- The following growth rates are used for existing traders and productivity growth:

2011-2016	0.14%
2016-2021	0.29%
2021-2026	0.25%
- Net to gross ratio used for floorspace conversion 65%

Alternative floorspace scenario for Stockwell Gate South (convenience goods)

Table SG4: Summary of convenience goods capacity to 2026 (Mansfield District Council zones only - increasing retention scenario)

	2011	2016	2021	2026	Change			
					2011-16	2016-21	2021-26	2011-2026
A. Total population	309,094	318,886	329,840	340,136	9,792	10,954	10,295	31,042
B. Total expenditure	508.34	527.65	556.11	587.77	19.31	28.46	31.66	79.43
C. Retained expenditure (£m)	260.72	277.01	297.52	317.39	16.29	20.50	19.88	56.67
D. Retained expenditure (%)	51.3%	52.5%	53.5%	54.0%	-	-	-	-
E. Expenditure leakage (£m)	247.62	250.63	258.59	270.37	3.01	7.96	11.78	22.75
F. Inflow into catchment area (%)	0%	0%	0%	0%	-	-	-	-
G. Inflow into catchment area (£m)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
H. Total comparison goods turnover	260.72	260.72	260.72	260.72	0.00	0.00	0.00	0.00
I. Initial surplus (growth in expenditure)	0.00	16.29	36.80	56.67	16.29	20.50	19.88	56.67
Claims on expenditure								
J. Trading efficiency of existing traders	0.00	1.82	5.65	8.99	1.82	3.83	3.35	8.99
K. Commitments	20.25	20.39	20.69	20.95	-	-	-	-
L. Total impact on capacity, £m	20.25	22.21	26.34	29.94	1.96	4.13	3.61	9.69
Summary of capacity								
M. Initial surplus, £m	0.00	16.29	36.80	56.67	16.29	20.50	19.88	56.67
N. Claims on capacity, £m	20.25	22.21	26.34	29.94	1.96	4.13	3.61	9.69
O. Trading above company benchmarks	20.49	0.00	0.00	0.00	-	-	-	-
P. Residual, £m	0.24	-5.92	10.46	26.73	14.33	16.38	16.27	46.98
Conversion to floorspace								
P. Turnover per sq.m (assumed)	13,000	13,091	13,282	13,448				
Q. Floorspace requirement for MSA, sq.m net	19	-452	788	1,988				
R. Floorspace requirement for MSA, sq.m gross	29	-695	1,212	3,058				

Please refer to notes overleaf

Notes

- This shows the estimated convenience goods floorspace requirements for Mansfield District only.
- The table makes allowance for the following convenience goods floorspace commitments:

Name	Floorspace sq.m net	Total turnover (£m)	Notes
Commitments at 2011:			
Sainsbury's, Nottingham Road, Mansfield	9,765	3.60	turnover over and above existing floorspace
Aldi, Nottingham Road, Mansfield	4,708	4.00	
Extension to Tesco, Oak Tree District Ctr	1,556	5.30	
Redevelopment of Flamingo PH, Oak Tree Lane	735	7.35	
Sub-total commitments at 2011	16,764	20.25	
Commitments at 2016:			
Stockwell Gate, Mansfield	0	0.00	
Sub-total commitments at 2016	0	0.00	
Plus commitments at 2011		20.25	
Allowance for sales efficiency growth of 2011 commitments		0.14	
Total convenience goods commitments at 2016		20.39	

- The following growth rates are used for existing traders and productivity growth:

2011-2016	0.14%
2016-2021	0.29%
2021-2026	0.25%
- Net to gross ratio used for floorspace conversion: 65%

