

## **APPENDIX 3**

Alternative capacity projections

- 1.1 In this appendix to the North Northamptonshire Retail Capacity Update we set out the quantitative comparison and convenience floorspace which are likely to arise for the North Northamptonshire Catchment Area (NNCA) under alternative population growth forecasts supplied by the NNJPU.
- 1.2 As set out in Section 5 of the main report, the NNJPU have modelled for four different population growth scenarios over the period to 2031, in light of the economic downturn (which is slowing the pace of new housing being constructed), as well as the abolition of targets set out in the East Midlands Regional Plan, following the commitment by the new government to allow local planning authorities to have greater influence over the level of development which will come forward in their area.
- 1.3 The four housing growth scenarios which have been tested are:
- **High growth scenario** – this is a trajectory-based forecast to meet the housing targets set out in the adopted Core Spatial Strategy, assuming that annual completions will level out from 2021 onwards, then be maintained until 2031;
  - **Medium growth scenario A** – this is based on the high growth scenario applied to Kettering, Corby and East Northamptonshire, but with a lower rate of growth for Wellingborough (reflecting the current aspirations of the Council)
  - **Medium growth scenario B** – this is a trajectory-based forecast to meet current Core Spatial Strategy forecasts by 2031 (i.e rather than 2026 as assumed under the ‘high growth’ scenario), again with completions levelling out from 2021 onwards;
  - **Low growth scenario** – is based on rolling forward a trajectory based on existing planning permissions and annual completions data for 2001 to 2009.
- 1.4 The main report uses, following the advice of the NNJPU, the ‘Medium growth scenario B’ as the default baseline model on which to base assessment of comparison and convenience expenditure capacity. The main report identified the following floorspace requirements for the NNCA over the period 2010-2031 using the ‘Medium growth scenario B’ model:

<b>Comparison goods – Static retention</b> (current retention rate of 62% unchanged to 2031)	76,416 sq.m net
<b>Comparison goods – Increasing retention</b> (current retention rate of 62% improves to 65% by 2031)	86,035 sq.m net
<b>Convenience goods – Static retention</b> (current retention rate of 88% unchanged to 2031)	18,561 sq.m net

- 1.5 In this appendix we set out the floorspace requirements arising under each of the three remaining alternative growth scenarios. For the comparison goods scenarios, we again provide floorspace figures for both **static** and **increasing** retention rates. We also provide an additional set of floorspace figures which are based on the assumption that the Evolution Corby development will not come forward, which will result in additional floorspace capacity arising in the NNCA.
- 1.6 As highlighted in the main report, it is recommended that capacity forecasts are regularly refreshed throughout the study period in order to take account of the latest forecasts of

population and expenditure growth, plus other influencing factors such as special forms of trading.

- 1.7 The findings set out below should be read in conjunction with the summary tables (A1 to C3) attached to this appendix:
- **Tables A1 to A3** set out summaries of capacity arising under the high growth scenario.
  - **Tables B1 to B3** set out summaries of capacity arising under the ‘Medium A’ growth scenario.
  - **Tables C1 to C3** set out summaries of capacity arising under the low growth scenario.
- 1.8 The tables follow the same format as Table 5a of Appendix 2, which sets out a summary of the baseline comparison goods floorspace capacity as referred to in the main report. A description of the summary tabulations is set out in full at **Section 7** (‘Step 5: Quantitative Need’) of the main report.
- 1.9 We set out our summary findings for each of the three growth scenarios below.

### High growth scenario

- 1.10 Under the high growth scenario, the population of the NNCA will increase to 428,610 persons by 2021, and 490,989 persons by 2031. This represents a substantial increase on the baseline position of 16,765 persons by 2021, and 37,296 persons by 2031 (**Table 1**)

**Table 1 – Population of NNCA under high population growth scenario**

Year	High growth	Baseline scenario (Medium B)	Difference to baseline
2010	369,122	368,689	433
2016	400,365	392,406	7,959
2021	428,610	411,845	16,765
2026	460,211	433,058	27,154
2031	490,989	453,694	37,296

Source: based on NNJPU population projections, October 2010

- 1.11 **Table 2** below summarises the comparison and convenience floorspace requirements arising under the high population growth scenario. It can be seen that an additional circa 19,300 sq.m net comparison goods floorspace will be required over and above the capacity requirements set out under the baseline scenario. The total comparison goods floorspace requirement ranges from 96,200 sq.m net (static retention) to 105,400 sq.m net (increasing retention).
- 1.12 There is a requirement for an additional 5,000 sq.m net convenience goods floorspace under this scenario, bringing the total requirement to circa 23,300 sq.m net for the Plan period to 2031.

**Table 2 – Capacity requirements under high growth scenario**

	2010-16 sq.m net	2016-21 sq.m net	2021-26 sq.m net	2026-31 sq.m net	Total 2010- 31 sq.m net	Difference to benchmark total sq.m net
<b>Comparison goods</b>						
Static retention	4,106	26,552	32,990	32,561	<b>96,209</b>	<b>+19,793</b>
Increasing retention	4,458	28,648	35,787	36,510	<b>105,402</b>	<b>+19,367</b>
<b>Convenience goods</b>						
Static retention	9,599*	4,391	5,021	4,606	<b>23,617</b>	<b>+5,056</b>

Source: Tables A1-A3, Appendix 3. \*Note: Convenience goods requirement to 2016 includes allowance for over-trading of existing foodstores in the NNCA.

## Medium A growth scenario

- 1.13 This scenario is based on the high growth scenario set out above, but with the Borough of Wellingborough adopting a lower rate of population growth compared to the levels of growth expected to come forward in Kettering and Corby Boroughs.
- 1.14 The population of the NNCA under this scenario will increase to 415,794 persons by 2021, and 464,435 persons by 2031. This represents an increase in population of 3,949 persons by 2021 compared to the baseline population growth model, and by 2031 the population growth equates to an additional 10,741 persons above the baseline position (**Table 3**).

**Table 3 – Population of NNCA under Medium A population growth scenario**

Year	Medium A growth	Baseline scenario (Medium B)	Difference to baseline
2010	368,713	368,689	24
2016	393,670	392,406	1,264
2021	415,794	411,845	3,949
2026	440,451	433,058	7,393
2031	464,435	453,694	10,741

- 1.15 The changes to the floorspace requirements under this scenario are summarised at **Table 4**. If this scenario of population growth is followed there will be a requirement for an extra circa 5,800 sq.m net additional comparison goods floorspace, over and above the baseline requirement. The total comparison goods requirement accordingly ranges from 82,200 sq.m net (static retention) to 91,800 sq.m net (increasing retention). Under this scenario there is a requirement for just under 20,000 sq.m net convenience floorspace, an increase of 1,400 sq.m net from the baseline position.

**Table 4 – Capacity requirements under Medium A scenario**

	2010-16 sq.m net	2016-21 sq.m net	2021-26 sq.m net	2026-31 sq.m net	Total 2010- 31 sq.m net	Difference to benchmark total sq.m net
<b>Comparison goods</b>						
Static retention	1,827	23,683	28,978	27,704	<b>82,192</b>	<b>+5,776</b>
Increasing retention	2,252	25,877	31,947	31,760	<b>91,836</b>	<b>+5,801</b>
<b>Convenience goods</b>						
Static retention	8,803*	3,551	4,015	3,570	<b>19,940</b>	<b>+1,379</b>

Source: Tables B1-B3, Appendix 3. \*Note: Convenience goods requirement to 2016 includes allowance for over-trading of existing foodstores in the NNCA.

### Low growth scenario

- 1.16 This is a trend-based scenario which is based on past levels of housing completions in the NNJPU area. Accordingly the levels of housebuilding (and therefore population) growth are much more limited under this scenario than in the baseline, or the two scenarios set out above. Therefore this is the only scenario which makes provision for a lower level of population growth than set out in the baseline scenario.
- 1.17 Under this scenario the population of the NNCA will increase to 439,995 persons by 2031. This represents a reduction of 18,739 persons compared to the baseline scenario population growth (**Table 5**).

**Table 5 – Population of NNCA under low population growth scenario**

Year	Low growth	Baseline scenario (Medium B)	Difference to baseline
2010	368,766	368,689	78
2016	391,423	392,406	-983
2021	406,243	411,845	-5,601
2026	420,806	433,058	-12,252
2031	434,955	453,694	-18,739

- 1.18 The lower population growth translates into lower capacity requirements for convenience and comparison goods floorspace. These are set out in **Table 6**. Under this scenario there will be a requirement for between 66,000 sq.m net (static retention) and 76,800 sq.m net (increasing retention) comparison goods floorspace, which is between 9,200 and 10,400 sq.m net lower than the baseline comparison goods capacity forecast. For convenience goods, a requirement of 15,900 sq.m net arises under this scenario, circa 2,700 sq.m net lower than the baseline scenario.

**Table 6 – Capacity requirements under low population growth scenario**

	2010-16 sq.m net	2016-21 sq.m net	2021-26 sq.m net	2026-31 sq.m net	Total 2010- 31 sq.m net	Difference to benchmark total sq.m net
<b>Comparison goods</b>						
Static retention	920	20,441	23,579	21,106	<b>66,047</b>	<b>-10,369</b>
Increasing retention	1,472	22,940	26,934	25,480	<b>76,826</b>	<b>--9,209</b>
<b>Convenience goods</b>						
Static retention	8,511*	2,579	2,624	2,144	<b>15,857</b>	<b>-2,703</b>

Source: Tables B1-B3, Appendix 3. \*Note: Convenience goods requirement to 2016 includes allowance for over-trading of existing foodstores in the NNCA.

*Removal of Evolution Corby planning commitment*

- 1.19 The tables set out in the main report and above all make allowance for a series of comparison and convenience goods planning commitments, which act as a 'claim' on the overall amount of expenditure available to support new retail floorspace. The commitments are set out at Tables 7.2 (for comparison goods) and 8.2 (for convenience goods) in the main report.
- 1.20 It can be seen from Table 7.2 that by some distance the largest comparison goods commitment in the NNCA is for Phase II of the Willow Place development in Corby, named 'Evolution Corby'. This development benefits from planning consent (subject to section 106 agreement), however the withdrawal of developer support for the scheme in its current form in 2010 means it is prudent to consider the comparison goods capacity forecasts which arise should planning consent for this development lapse.
- 1.21 On this basis in **Table 7** we set out the comparison goods capacity forecasts arising for the NNCA removing the Evolution Corby commitment.

**Table 7 – Comparison goods floorspace requirement, excluding Evolution Corby**

Study period	Requirement under static retention scenario, sq.m net	Requirement under increasing retention scenario, sq.m net
2010-2016	14,540	14,983
2016-2021	23,462	25,677
2021-2026	28,769	31,735
2026-2031	26,288	30,283
Total	93,059	102,679

- 1.22 Therefore, removing the Evolution Corby commitment brings about a total comparison goods floorspace requirement for the NNCA of between 93,100 and 102,700 sq.m net. This represents an uplift on the requirements set out in Table 1 above of approximately 16,600 sq.m net on the baseline scenarios set out in the main report.

**Table A1 – Comparison goods capacity forecast (static retention) –**

**HIGH GROWTH SCENARIO**

Please refer to Note 1 at rear of document

	2010	2016	2021	2026	2031	Change 2010-16	Change 2016-21	Change 2021-26	Change 2026-31	Change 2010-31	
a	Total Population	369,122	400,365	428,610	460,211	490,989	31,243	28,245	31,602	30,778	121,867
b	Total Expenditure £m	950.7	1,223.5	1,543.8	1,948.4	2,438.2	272.7	320.4	404.5	489.8	1487.44
c	Retained Expenditure £m	585.4	756.6	958.7	1216.0	1528.2	171.2	202.0	257.3	312.3	942.82
d	Retained Expenditure %	62	62	62	62	62					
e	Leakage £m	365.3	466.8	585.1	732.4	910.0	101.5	118.3	147.3	177.6	544.62
f	Inflow £m										
g	Total Turnover of Comparison Stores in OCA £m	585.4	756.6	958.7	1216.0	1528.2	171.2	202.0	257.3	312.3	942.82
h	<b>Initial Surplus £m/annum (Growth in Retained Expenditure)</b>						<b>171.2</b>	<b>202.0</b>	<b>257.3</b>	<b>312.3</b>	<b>942.82</b>
	<b>Claims on Expenditure</b>										
i	Existing Traders	0	45.9	86.5	128.9	222.0	45.9	40.5	42.4	93.1	222.0
j	Commitments	0	103.2	112.3	125.9	133.8	103.2	9.2	13.6	8.0	133.8
k	<b>Impact on capacity £m</b>	0	149.1	198.8	254.8	355.8	149.1	49.7	56.0	101.1	355.8
	<b>SUMMARY</b>						<b>2010-16</b>	<b>2016-21</b>	<b>2021-26</b>	<b>2026-31</b>	<b>2010-31</b>
l	Initial surplus £m						171.2	202.0	257.3	312.3	942.8
m	Claims on capacity £m						149.1	49.7	56.0	101.1	355.8
n	Allowance for overtrading										
o	<b>RESIDUAL £m</b>						<b>22.1</b>	<b>152.4</b>	<b>201.3</b>	<b>211.2</b>	<b>587.0</b>
p	<b>Conversion to floorspace sq m net</b>										
q	Turnover per sq m	5,000					5392	5738	6101	6486	
r	Floorspace requirement sq m						<b>4,106</b>	<b>26,552</b>	<b>32,990</b>	<b>32,561</b>	<b>96,209</b>



**Table A2 – Comparison goods capacity forecast (increasing retention) –  
HIGH GROWTH SCENARIO**

Please refer to Note 1 at rear of document

	2010	2016	2021	2026	2031	Change 2010-16	Change 2016-21	Change 2021-26	Change 2026-31	Change 2010-31	
a	Total Population	369,122	400,365	428,610	460,211	490,989	31,243	28,245	31,602	30,778	121,867
b	Total Expenditure £m	950.7	1,223.5	1,543.8	1,948.4	2,438.2	272.7	320.4	404.5	489.8	1487.44
c	Retained Expenditure £m	585.4	758.5	972.6	1246.9	1584.8	173.1	214.1	274.3	337.9	999.42
d	Retained Expenditure %	62	62	63	64	65					
e	Leakage £m	365.3	464.9	571.2	701.4	853.4	99.6	106.3	130.2	152.0	488.02
f	Inflow £m										
g	Total Turnover of Comparison Stores in OCA £m	585.4	758.5	972.6	1246.9	1584.8	173.1	214.1	274.3	337.9	999.42
h	<b>Initial Surplus £m/annum (Growth in Retained Expenditure)</b>						<b>173.1</b>	<b>214.1</b>	<b>274.3</b>	<b>337.9</b>	<b>999.42</b>
	<b>Claims on Expenditure</b>										
i	Existing Traders	0	45.9	86.5	128.9	222.0	45.9	40.5	42.4	93.1	222.0
j	Commitments	0	103.2	112.3	125.9	133.8	103.2	9.2	13.6	8.0	133.8
k	<b>Impact on capacity £m</b>	0	149.1	198.8	254.8	355.8	149.1	49.7	56.0	101.1	355.8
	<b>SUMMARY</b>						<b>2010-16</b>	<b>2016-21</b>	<b>2021-26</b>	<b>2026-31</b>	<b>2010-31</b>
l	Initial surplus £m						173.1	214.1	274.3	337.9	999.4
m	Claims on capacity £m						149.1	49.7	56.0	101.1	355.8
n	Allowance for overtrading										
o	<b>RESIDUAL £m</b>						<b>24.0</b>	<b>164.4</b>	<b>218.3</b>	<b>236.8</b>	<b>643.6</b>
p	<b>Conversion to floorspace sq m net</b>										
q	Turnover per sq m	5,000					5392	5738	6101	6486	
r	Floorspace requirement sq m						<b>4,458</b>	<b>28,648</b>	<b>35,787</b>	<b>36,510</b>	<b>105,402</b>

**Table A3 – Convenience goods capacity forecast –  
HIGH GROWTH SCENARIO**

Please refer to Note 2 at rear of document

	2010	2016	2021	2026	2031	Change 2010-16	Change 2016-21	Change 2021-26	Change 2026-31	Change 2010-31	
a	Total Population	369,122	400,365	428,610	460,211	490,989	31,243	28,245	31,602	30,778	121,867
b	Total Expenditure £m	608.5	674.3	743.3	821.3	904.1	65.9	69.0	78.0	82.8	295.61
c	Retained Expenditure £m	532.6	591.4	653.7	724.7	800.2	58.8	62.3	71.0	75.4	267.58
d	Retained Expenditure %	88	88	88	88	88					
e	Leakage £m	75.9	82.9	89.6	96.6	103.9	7.0	6.7	6.9	7.4	28.03
f	Inflow £m										
g	Total Turnover of Comparison Stores in OCA £m	532.6	591.4	653.7	724.7	800.2	58.8	62.3	71.0	75.4	267.58
h	<b>Initial Surplus £m/annum (Growth in Retained Expenditure)</b>						<b>58.8</b>	<b>62.3</b>	<b>71.0</b>	<b>75.4</b>	<b>267.58</b>
	<b>Claims on Expenditure</b>										
i	Existing Traders	0	8.3	16.4	24.7	41.7	8.3	8.2	8.3	16.9	41.7
j	Commitments	0	36.6	37.2	37.7	38.3	36.6	0.6	0.6	0.6	38.3
k	<b>Impact on capacity £m</b>	0	44.9	53.6	62.5	80.0	44.9	8.7	8.8	17.5	80.0
	<b>SUMMARY</b>						<b>2010-16</b>	<b>2016-21</b>	<b>2021-26</b>	<b>2026-31</b>	<b>2010-31</b>
l	Initial surplus £m						58.8	62.3	71.0	75.4	267.6
m	Claims on capacity £m						44.9	8.7	8.8	17.5	80.0
n	Allowance for overtrading						101.5				101.5
o	<b>RESIDUAL £m</b>						<b>115.4</b>	<b>53.6</b>	<b>62.2</b>	<b>57.9</b>	<b>289.1</b>
p	<b>Conversion to floorspace sq m net</b>										
q	Turnover per sq m	11,837					12021	12202	12387	12574	
r	Floorspace requirement sq m						<b>9,599</b>	<b>4,391</b>	<b>5,021</b>	<b>4,606</b>	<b>23,617</b>

**Table B1 – Comparison goods capacity forecast (static retention) –  
‘MEDIUM A’ GROWTH SCENARIO**

Please refer to Note 1 at rear of document

	2010	2016	2021	2026	2031	Change 2010-16	Change 2016-21	Change 2021-26	Change 2026-31	Change 2010-31	
a	Total Population	368,713	393,670	415,794	440,451	464,435	24,957	22,124	24,657	23,984	95,722
b	Total Expenditure £m	949.7	1,203.1	1,498.5	1,867.1	2,310.6	253.5	295.4	368.6	443.5	1360.94
c	Retained Expenditure £m	584.8	743.7	929.2	1161.9	1442.6	158.9	185.5	232.7	280.7	857.84
d	Retained Expenditure %	62	62	62	62	62					
e	Leakage £m	364.9	459.5	569.3	705.2	868.0	94.6	109.9	135.8	162.9	503.10
f	Inflow £m										
g	Total Turnover of Comparison Stores in OCA £m	584.8	743.7	929.2	1161.9	1442.6	158.9	185.5	232.7	280.7	857.84
h	<b>Initial Surplus £m/annum (Growth in Retained Expenditure)</b>						<b>158.9</b>	<b>185.5</b>	<b>232.7</b>	<b>280.7</b>	<b>857.84</b>
	<b>Claims on Expenditure</b>										
i	Existing Traders	0	45.9	86.4	128.8	221.8	45.9	40.5	42.4	93.0	221.8
j	Commitments	0	103.2	112.3	125.9	133.8	103.2	9.2	13.6	8.0	133.8
k	<b>Impact on capacity £m</b>	0	149.1	198.7	254.6	355.6	149.1	49.6	56.0	101.0	355.6
	<b>SUMMARY</b>						<b>2010-16</b>	<b>2016-21</b>	<b>2021-26</b>	<b>2026-31</b>	<b>2010-31</b>
l	Initial surplus £m						158.9	185.5	232.7	280.7	857.8
m	Claims on capacity £m						149.1	49.6	56.0	101.0	355.6
n	Allowance for overtrading										
o	<b>RESIDUAL £m</b>						<b>9.9</b>	<b>135.9</b>	<b>176.8</b>	<b>179.7</b>	<b>502.2</b>
p	<b>Conversion to floorspace sq m net</b>										
q	Turnover per sq m	5,000					5392	5738	6101	6486	
r	Floorspace requirement sq m						<b>1,827</b>	<b>23,683</b>	<b>28,978</b>	<b>27,704</b>	<b>82,192</b>

**Table B2– Comparison goods capacity forecast (increasing retention) –  
‘MEDIUM A’ GROWTH SCENARIO**

Please refer to Note 1 at rear of document

	2010	2016	2021	2026	2031	Change 2010-16	Change 2016-21	Change 2021-26	Change 2026-31	Change 2010-31	
a	Total Population	368,713	393,670	415,794	440,451	464,435	24,957	22,124	24,657	23,984	95,722
b	Total Expenditure £m	949.7	1,203.1	1,498.5	1,867.1	2,310.6	253.5	295.4	368.6	443.5	1360.94
c	Retained Expenditure £m	584.8	745.9	944.1	1194.9	1501.9	161.2	198.1	250.9	307.0	917.15
d	Retained Expenditure %	62	62	63	64	65					
e	Leakage £m	364.9	457.2	554.5	672.2	808.7	92.3	97.3	117.7	136.6	443.79
f	Inflow £m										
g	Total Turnover of Comparison Stores in OCA £m	584.8	745.9	944.1	1194.9	1501.9	161.2	198.1	250.9	307.0	917.15
h	<b>Initial Surplus £m/annum (Growth in Retained Expenditure)</b>						<b>161.2</b>	<b>198.1</b>	<b>250.9</b>	<b>307.0</b>	<b>917.15</b>
	<b>Claims on Expenditure</b>										
i	Existing Traders	0	45.9	86.4	128.8	221.8	45.9	40.5	42.4	93.0	221.8
j	Commitments	0	103.2	112.3	125.9	133.8	103.2	9.2	13.6	8.0	133.8
k	<b>Impact on capacity £m</b>	0	149.1	198.7	254.6	355.6	149.1	49.6	56.0	101.0	355.6
	<b>SUMMARY</b>						<b>2010-16</b>	<b>2016-21</b>	<b>2021-26</b>	<b>2026-31</b>	<b>2010-31</b>
l	Initial surplus £m						161.2	198.1	250.9	307.0	917.1
m	Claims on capacity £m						149.1	49.6	56.0	101.0	355.6
n	Allowance for overtrading										
o	<b>RESIDUAL £m</b>						<b>12.1</b>	<b>148.5</b>	<b>194.9</b>	<b>206.0</b>	<b>561.6</b>
p	<b>Conversion to floorspace sq m net</b>										
q	Turnover per sq m	5,000					5392	5738	6101	6486	
r	Floorspace requirement sq m						<b>2,252</b>	<b>25,877</b>	<b>31,947</b>	<b>31,760</b>	<b>91,836</b>

**Table B3 – Convenience goods capacity forecast –  
‘MEDIUM A’ GROWTH SCENARIO**

Please refer to Note 2 at rear of document

	2010	2016	2021	2026	2031	Change 2010-16	Change 2016-21	Change 2021-26	Change 2026-31	Change 2010-31	
a	Total Population	368,713	393,670	415,794	440,451	464,435	24,957	22,124	24,657	23,984	95,722
b	Total Expenditure £m	607.8	663.1	721.3	786.4	855.7	55.3	58.2	65.1	69.4	247.96
c	Retained Expenditure £m	532.0	581.2	633.3	691.8	754.2	49.2	52.0	58.6	62.4	222.24
d	Retained Expenditure %	88	88	88	88	88					
e	Leakage £m	75.8	81.8	88.0	94.5	101.5	6.0	6.1	6.5	7.0	25.72
f	Inflow £m										
g	Total Turnover of Comparison Stores in OCA £m	532.0	581.2	633.3	691.8	754.2	49.2	52.0	58.6	62.4	222.24
h	<b>Initial Surplus £m/annum (Growth in Retained Expenditure)</b>						<b>49.2</b>	<b>52.0</b>	<b>58.6</b>	<b>62.4</b>	<b>222.24</b>
	<b>Claims on Expenditure</b>										
i	Existing Traders	0	8.3	16.4	24.7	41.6	8.3	8.2	8.3	16.9	41.6
j	Commitments	0	36.6	37.2	37.7	38.3	36.6	0.6	0.6	0.6	38.3
k	<b>Impact on capacity £m</b>	0	44.9	53.6	62.4	79.9	44.9	8.7	8.8	17.5	79.9
	<b>SUMMARY</b>						<b>2010-16</b>	<b>2016-21</b>	<b>2021-26</b>	<b>2026-31</b>	<b>2010-31</b>
l	Initial surplus £m						49.2	52.0	58.6	62.4	222.2
m	Claims on capacity £m						44.9	8.7	8.8	17.5	79.9
n	Allowance for overtrading						101.5				101.5
o	<b>RESIDUAL £m</b>						<b>105.8</b>	<b>43.3</b>	<b>49.7</b>	<b>44.9</b>	<b>243.8</b>
p	<b>Conversion to floorspace sq m net</b>										
q	Turnover per sq m	11,837					12021	12202	12387	12574	
r	Floorspace requirement sq m						<b>8,803</b>	<b>3,551</b>	<b>4,015</b>	<b>3,570</b>	<b>19,940</b>

**Table C1 – Comparison goods capacity forecast (static retention) –**

**LOW GROWTH SCENARIO**

Please refer to Note 1 at rear of document

	2010	2016	2021	2026	2031	Change 2010-16	Change 2016-21	Change 2021-26	Change 2026-31	Change 2010-31	
a	Total Population	368,766	391,423	406,243	420,806	434,955	22,656	14,821	14,563	14,149	66,189
b	Total Expenditure £m	949.8	1,196.5	1,465.2	1,786.5	2,168.6	246.7	268.7	321.3	382.1	1218.85
c	Retained Expenditure £m	584.8	738.8	905.8	1105.6	1343.5	154.0	166.9	199.8	237.9	758.64
d	Retained Expenditure %	62	62	62	62	62					
e	Leakage £m	365.0	457.6	559.5	680.9	825.2	92.7	101.8	121.5	144.2	460.20
f	Inflow £m										
g	Total Turnover of Comparison Stores in OCA £m	584.8	738.8	905.8	1105.6	1343.5	154.0	166.9	199.8	237.9	758.64
h	<b>Initial Surplus £m/annum (Growth in Retained Expenditure)</b>						<b>154.0</b>	<b>166.9</b>	<b>199.8</b>	<b>237.9</b>	<b>758.64</b>
	<b>Claims on Expenditure</b>										
i	Existing Traders	0	45.9	86.4	128.8	221.8	45.9	40.5	42.4	93.0	221.8
j	Commitments	0	103.2	112.3	125.9	133.8	103.2	9.2	13.6	8.0	133.8
k	<b>Impact on capacity £m</b>	0	149.1	198.7	254.7	355.6	149.1	49.6	56.0	101.0	355.6
	<b>SUMMARY</b>						<b>2010-16</b>	<b>2016-21</b>	<b>2021-26</b>	<b>2026-31</b>	<b>2010-31</b>
l	Initial surplus £m						154.0	166.9	199.8	237.9	758.6
m	Claims on capacity £m						149.1	49.6	56.0	101.0	355.6
n	Allowance for overtrading										
o	<b>RESIDUAL £m</b>						<b>5.0</b>	<b>117.3</b>	<b>143.9</b>	<b>136.9</b>	<b>403.0</b>
p	<b>Conversion to floorspace sq m net</b>										
q	Turnover per sq m	5,000					5392	5738	6101	6486	
r	Floorspace requirement sq m						<b>920</b>	<b>20,441</b>	<b>23,579</b>	<b>21,106</b>	<b>66,047</b>

**Table C2 – Comparison goods capacity forecast (increasing retention) –  
LOW GROWTH SCENARIO**

Please refer to Note 1 at rear of document

	2010	2016	2021	2026	2031	Change 2010-16	Change 2016-21	Change 2021-26	Change 2026-31	Change 2010-31	
a	Total Population	368,766	391,423	406,243	420,806	434,955	22,656	14,821	14,563	14,149	66,189
b	Total Expenditure £m	949.8	1,196.5	1,465.2	1,786.5	2,168.6	246.7	268.7	321.3	382.1	1218.85
c	Retained Expenditure £m	584.8	741.8	923.1	1143.4	1409.6	157.0	181.3	220.3	266.2	824.80
d	Retained Expenditure %	62	62	63	64	65					
e	Leakage £m	365.0	454.7	542.1	643.2	759.0	89.7	87.5	101.0	115.9	394.05
f	Inflow £m										
g	Total Turnover of Comparison Stores in OCA £m	584.8	741.8	923.1	1143.4	1409.6	157.0	181.3	220.3	266.2	824.80
h	<b>Initial Surplus £m/annum (Growth in Retained Expenditure)</b>						<b>157.0</b>	<b>181.3</b>	<b>220.3</b>	<b>266.2</b>	<b>824.80</b>
	<b>Claims on Expenditure</b>										
i	Existing Traders	0	45.9	86.4	128.8	221.8	45.9	40.5	42.4	93.0	221.8
j	Commitments	0	103.2	112.3	125.9	133.8	103.2	9.2	13.6	8.0	133.8
k	<b>Impact on capacity £m</b>	0	149.1	198.7	254.7	355.6	149.1	49.6	56.0	101.0	355.6
	<b>SUMMARY</b>						<b>2010-16</b>	<b>2016-21</b>	<b>2021-26</b>	<b>2026-31</b>	<b>2010-31</b>
l	Initial surplus £m						157.0	181.3	220.3	266.2	824.8
m	Claims on capacity £m						149.1	49.6	56.0	101.0	355.6
n	Allowance for overtrading										
o	<b>RESIDUAL £m</b>						<b>7.9</b>	<b>131.6</b>	<b>164.3</b>	<b>165.3</b>	<b>469.2</b>
p	<b>Conversion to floorspace sq m net</b>										
q	Turnover per sq m	5,000					5392	5738	6101	6486	
r	Floorspace requirement sq m						<b>1,472</b>	<b>22,940</b>	<b>26,934</b>	<b>25,480</b>	<b>76,826</b>

**Table C3 – Convenience goods capacity forecast –**

**LOW GROWTH SCENARIO**

Please refer to Note 2 at rear of document

	2010	2016	2021	2026	2031	Change 2010-16	Change 2016-21	Change 2021-26	Change 2026-31	Change 2010-31	
a	Total Population	368,766	391,423	406,243	420,806	434,955	22,656	14,821	14,563	14,149	66,189
b	Total Expenditure £m	607.9	659.3	704.9	751.8	802.1	51.5	45.6	46.8	50.4	194.25
c	Retained Expenditure £m	532.1	577.8	618.0	659.3	703.8	45.7	40.2	41.3	44.5	171.70
d	Retained Expenditure %	88	88	88	88	88					
e	Leakage £m	75.8	81.5	86.9	92.4	98.3	5.7	5.4	5.5	5.9	22.55
f	Inflow £m										
g	Total Turnover of Comparison Stores in OCA £m	532.1	577.8	618.0	659.3	703.8	45.7	40.2	41.3	44.5	171.70
h	<b>Initial Surplus £m/annum (Growth in Retained Expenditure)</b>						<b>45.7</b>	<b>40.2</b>	<b>41.3</b>	<b>44.5</b>	<b>171.70</b>
	<b>Claims on Expenditure</b>										
i	Existing Traders	0	8.3	16.4	24.7	41.6	8.3	8.2	8.3	16.9	41.6
j	Commitments	0	36.6	37.2	37.7	38.3	36.6	0.6	0.6	0.6	38.3
k	<b>Impact on capacity £m</b>	0	44.9	53.6	62.4	79.9	44.9	8.7	8.8	17.5	79.9
	<b>SUMMARY</b>						<b>2010-16</b>	<b>2016-21</b>	<b>2021-26</b>	<b>2026-31</b>	<b>2010-31</b>
l	Initial surplus £m						45.7	40.2	41.3	44.5	171.7
m	Claims on capacity £m						44.9	8.7	8.8	17.5	79.9
n	Allowance for overtrading						101.5				101.5
o	<b>RESIDUAL £m</b>						<b>102.3</b>	<b>31.5</b>	<b>32.5</b>	<b>27.0</b>	<b>193.2</b>
p	<b>Conversion to floorspace sq m net</b>										
q	Turnover per sq m	11,837					12021	12202	12387	12574	
r	Floorspace requirement sq m						<b>8,511</b>	<b>2,579</b>	<b>2,624</b>	<b>2,144</b>	<b>15,857</b>



**NOTE 1 – to be read in conjunction with Tables A1, A2, B1, B2, C1 and C2**

Allowance is made for existing traders to improve their floorspace efficiency, at the following rates:

2010-2016:	1.27%
2016-2021:	1.25%
2021-2026:	1.23%
2026-2031:	1.23%

These rates are also applies to the turnover per sq.m sales density in Row R.

Allowance is made for the following commitments:

	Turnover per sq.m	Sales area sq.m net	Total turnover £m
DIY store adjacent to Tesco, Carina Way, Kettering	1,130	2,927	3.31
Stanier Close, Kettering	2,300	4,843	11.14
Extension to Willow Place, Corby	5,000	14,211	71.06
Priors Hall, Corby	2,500	2,450	6.13
Former Knapp site, Wellingborough (pp for bulky goods retail)	2,300	3,385	7.78
Extension to Sainsbury's, Wellingborough	7,052	185	1.31
Rushden Lakes, near Rushden	1,500	1,316	1.97
Land south of Mill Marina, Midland Road, Thrapston	1,500	316	0.47
<b>Total commitments</b>		<b>29,633</b>	<b>103.17</b>

**NOTE 2 – to be read in conjunction with Tables A3, B3 and C3**

Allowance is made for existing traders to improve their floorspace efficiency, at the following rates:

2010-2016:	0.26%
2016-2021:	0.30%
2021-2026:	0.30%
2026-2031:	0.30%

These rates also apply to the turnover per sq.m sales density in Row R.

Allowance is made for the following commitments:

	Turnover per sq.m	Sales area sq.m net	Total turnover £m
Land west of Stanion, Corby	7,000	711	4.98
Priors Hall urban extension, Corby	10,000	2,450	24.50
Extension to Sainsbury's, Wellingborough	10,942	378	4.14
Denington Road, Wellingborough (discount foodstore)	3,353	904	3.00
<b>Total commitments</b>		<b>4,443</b>	<b>36.61</b>