Table 22 Comparison Floorspace Capacity

Saffron Walden	2011	2016	2021	2026	2031	2033
Total Available Spend in Zone 1a (£m)	£90.93	£113.62	£138.69	£170.48	£212.31	£230.83
		211111				
Comparison Goods Expenditure into Town Centre Shops						
(Saffron Walden) (£mpa)	£44.26	£55.24	£67.50	£82.97	£103.34	£112.35
Existing Town Centre Benchmark turnover (£mpa)	£41.57	£44.56	£47.77	£51.21	£54.89	£58.84
Commitments turnover (£mpa)						
Surplus Expenditure (in town centre) (£mpa)	£2.69	£10.68	£19.74	£31.77	£48.44	£53.51
Benchmark Turnover (£/sqm net pa)	£5,500	£5,896	£6,320	£6,775	£7,263	£7,786
Supportable Town Centre Floorspace (sq m net)	489	1811	3123	4689	6670	6872
Town Centre Floorspace Requirement (sq m net)	489	1811	3123	4689	6670	6872
Saffron Walden Out of Centre Floorspace						
Homebase / Argos / Ridgeons / Tesco (£m)	£6.28	£7.73	£9.57	£11.76	£14.65	£15.93
Benchmark Turnover of Out of Centre Floorspace	+			1		
Total Benchmark turnover of out of centre floorspace (£m)	£6.49	£6.95	£7.45	£7.99	£8.57	£9.18
Commitments turnover (£m)		£6.97	£7.47	£8.01	£8.58	£8.83
Total Turnover of Major Out of Centre Floorspace (£m)	£6.49	£13.92	£14.92	£16.00	£17.15	£18.01
Surplus Expenditure (out of centre) (£m)	-£0.21	-£6.19	-£5.35	-£4.24	-£2.50	-£2.08
Benchmark Turnover (£/sqm)	£2,500	£2,680	£2,873	£3,080	£3,301	£3,539
Supportable out-of-centre Floorspace (sq m net)	-85	-2311	-1864	-1376	-756	-589
Out of Centre Floorspace Requirement (sq m net)	-85	-2311	-1864	-1376	-756	-589

Great Dunmow	2011	2016	2021	2026	2031	2033
Total Available Spend in Zone 2a	£69.62	£86.98	£106.18	£130.51	£162.54	£176.72
Comparison Goods Expenditure into Town Centre Shops (Great Dunmow) (£m)	£8.33	£10.41	£12.71	£15.62	£19.45	£21.15
Existing Town Centre Benchmark turnover (£m)	£7.72	£8.28	£8.87	£9.51	£10.20	£10.93
Commitments turnover (£m)						
Surplus Expenditure (in town centre) (£m)	£0.61	£2.13	£3.83	£6.11	£9.25	£10.22
Benchmark Turnover (£/per sqm)	£5,500	£5,896	£6,320	£6,775	£7,263	£7,786
Supportable Town Centre Floorspace (sq m net)	111	362	606	901	1274	1312
Town Centre Floorspace Requirement (sq m net)	111	362	606	901	1274	1312
Great Dunmow out of centre Floorspace (sq m net)						
Total Great Dunmow Retail Parks (£m)						
Benchmark Turnover of Out of Centre Floorspace						
Total Benchmark turnover of out of centre floorspace (£m)	0.00	£0.00	0.00	0.00	0.00	0.00
Commitments turnover (£m)						
Total Turnover of Major Out of Centre Floorspace (£m)	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
Surplus Expenditure (out of centre) (£m)	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
Benchmark Turnover (£/sqm net)	£2,500	£2,680	£2,873	£3,080	£3,301	£3,539
Supportable out-of-centre floorspace (sq m net)	0	0	0	0	0	0
Out of Centre Floorspace Requirement (sq m net)	0	0	0	0	0	0

Stansted Mountfitchet	2011	2016	2021	2026	2031	2033
Total Available Spend in Zone 3	£64.69	£80.83	£98.67	£121.28	£151.04	£326.38
Comparison Goods Expenditure into Town Centre Shops (Stansted Mountfitchet) (£m)	£0.27	£0.33	£0.40	£0.50	£0.62	£0.67
Existing Town Centre Benchmark turnover (£m)	£2.66	£2.85	£3.05	£3.27	£3.51	£3.76
Commitments turnover (£m)						
Surplus Expenditure (in town centre) (£m)	-£2.39	-£2.52	-£2.65	-£2.78	-£2.89	-£3.09
Benchmark Turnover (£/sqm net)	£5,500	£5,896	£6,320	£6,775	£7,263	£7,786
Supportable Town Centre Floorspace (sq m net)	-435	-427	-419	-410	-398	-397
Town Centre Floorspace Requirement (sq m net)	-435	-427	-419	-410	-398	-397
Stansted Mountfitchet out of centre floorspace						
Total Stansted Mountfitchet Retail Parks (£m)	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
Benchmark Turnover of Out of Centre Floorspace Total Benchmark turnover of out of centre floorspace (£m)	0.00	£0.00	0.00	0.00	0.00	0.00
Commitments turnover (£m)						
Total Turnover of Major Out of Centre Floorspace(£m)	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
Surplus Expenditure (out of centre) (£m)	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
Benchmark Turnover (£/sqm)	£2,500	£2,680	£2,873	£3,080	£3,301	£3,539
Supportable Out of centre Floorspace (sq m net)	0	0	0	0	0	(
Out of Centre Floorspace Requirement (sq m net)	0	0	0	0	0	- (

Haverhill	2011	2016	2021	2026	2031	2033
Total Available Spend in Zone 4	£128.57	£160.65	£196.10	£241.04	£300.20	£326.38
Comparison Goods Expenditure into Town Centre Shops						
(Haverhill) (£m)	£29.69	£36.63	£45.28	£55.66	£69.32	£75.37
Existing Town Centre Benchmark turnover (£m)	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
Commitments turnover (£m)						
Surplus Expenditure (in town centre) (£m)	£29.69	£36.63	£45.28	£55.66	£69.32	£75.37
Benchmark Turnover (£/sqm)	£5,500	£5,896	£6,320	£6,775	£7,263	£7,786
Supportable Town Centre Floorspace (sq m net)	5398	6213	7165	8215	9545	9680
Town Centre Floorspace Requirement (sq m net)	5398	6213	7165	8215	9545	9680
Haverhill Out of Centre Floorspace						
Total Haverhill Retail Parks (£m)	£11.66	£0.00	£0.00	£0.00	£0.00	£0.00
Benchmark Turnover of Out of Centre Floorspace		+				
Total Benchmark turnover of out of centre floorspace (£m)	0.00	£0.00	0.00	0.00	0.00	0.00
Commitments turnover (£m)						
Total Turnover of Major Out of Centre Floorspace (£m)	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
Surplus Expenditure (out of centre) (£m)	£11.66	£0.00	£0.00	£0.00	£0.00	£0.00
Benchmark Turnover (£/sqm)	£2,500	£2,680	£2,873	£3,080	£3,301	£3,539
Supportable Out of centre Floorspace (sq m net)	4662	0	0	0	0	0
Out of Centre Floorspace Requirement (sq m net)	4662	0	0	0	0	0

Source: Tables 3 and 14 - 20 inclusive 2014 Prices
Notes:
Floorspace data taken from GOAD Centre Report and assumed 75% gross to net ratio.
Benchmark turnover increased by 1.4% pa to take account of increases in floorspace efficiency Benchmark turnover derived from 2015 Retail Rankings (Mintel) and Verdict