



Stansted Mountfitchet	2011	2016	2021	2026	2031	2033
<b>Total Available Spend in Zone 3</b>	<b>£64.69</b>	<b>£80.83</b>	<b>£98.67</b>	<b>£121.28</b>	<b>£151.04</b>	<b>£326.38</b>
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
<b>Benchmark Turnover (£/sqm net)</b>	<b>£5,500</b>	<b>£5,896</b>	<b>£6,320</b>	<b>£6,775</b>	<b>£7,263</b>	<b>£7,786</b>
Supportable Town Centre Floorspace (sq m net)	-435	-427	-419	-410	-398	-397
<b>Town Centre Floorspace Requirement (sq m net)</b>	<b>-435</b>	<b>-427</b>	<b>-419</b>	<b>-410</b>	<b>-398</b>	<b>-397</b>
<b>Stansted Mountfitchet out of centre floorspace</b>						
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)						
<b>Total Turnover of Major Out of Centre Floorspace (£m)</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£0.00</b>
Surplus Expenditure (out of centre) (£m)	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
<b>Benchmark Turnover (£/sqm)</b>	<b>£2,500</b>	<b>£2,680</b>	<b>£2,873</b>	<b>£3,080</b>	<b>£3,301</b>	<b>£3,539</b>
Supportable Out of centre Floorspace (sq m net)	0	0	0	0	0	0
<b>Out of Centre Floorspace Requirement (sq m net)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Haverhill	2011	2016	2021	2026	2031	2033
<b>Total Available Spend in Zone 4</b>	<b>£128.57</b>	<b>£160.65</b>	<b>£196.10</b>	<b>£241.04</b>	<b>£300.20</b>	<b>£326.38</b>
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
<b>Benchmark Turnover (£/sqm)</b>	<b>£5,500</b>	<b>£5,896</b>	<b>£6,320</b>	<b>£6,775</b>	<b>£7,263</b>	<b>£7,786</b>
Supportable Town Centre Floorspace (sq m net)	5398	6213	7165	8215	9545	9680
<b>Town Centre Floorspace Requirement (sq m net)</b>	<b>5398</b>	<b>6213</b>	<b>7165</b>	<b>8215</b>	<b>9545</b>	<b>9680</b>
<b>Haverhill Out of Centre Floorspace</b>						
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)						
<b>Total Turnover of Major Out of Centre Floorspace (£m)</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£0.00</b>	<b>£0.00</b>
Surplus Expenditure (out of centre) (£m)	£11.66	£0.00	£0.00	£0.00	£0.00	£0.00
<b>Benchmark Turnover (£/sqm)</b>	<b>£2,500</b>	<b>£2,680</b>	<b>£2,873</b>	<b>£3,080</b>	<b>£3,301</b>	<b>£3,539</b>
Supportable Out of centre Floorspace (sq m net)	4662	0	0	0	0	0
<b>Out of Centre Floorspace Requirement (sq m net)</b>	<b>4662</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

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