

TABLE 1: BASE YEAR (2015) POPULATION & PROJECTIONS (to 2030)

ZONE:	2015	2020	2025	2031
Zone 1	33,817	35,377	36,639	37,789
Zone 2	8,804	9,060	9,280	9,487
Zone 3	28,282	29,002	29,664	30,294
Zone 4	13,000	13,248	13,497	13,743
Zone 5	17,772	18,156	18,510	18,853
Zone 6	29,864	30,554	31,198	31,814
Zone 7	28,037	28,947	29,698	30,365
Zone 8	36,004	37,315	38,382	39,295
Zone 9	16,565	17,151	17,624	18,011
Zone 10	12,826	13,312	13,703	14,035
Zone 11	21,753	22,939	23,855	24,596
TOTAL STUDY AREA:	246,724	255,061	262,050	268,282

GROWTH 2015 to 2031:

%	2015-31
11.7%	3,972
7.8%	683
7.1%	2,012
5.7%	743
6.1%	1,081
6.5%	1,950
8.3%	2,328
9.1%	3,291
8.7%	1,446
9.4%	1,209
13.1%	2,843
8.7%	21,558

BABERGH DISTRICT AREA:	(Zones 2-6)	97,722	100,020	102,149	104,191
MID SUFFOLK DISTRICT AREA:	(Zones 7-11)	115,185	119,664	123,262	126,302
OTHER (RESIDUAL) AREA:	(Zone 1)	33,817	35,377	36,639	37,789
TOTAL STUDY AREA:		246,724	255,061	262,050	268,282

6.6%	6,469
9.7%	11,117
11.7%	3,972
8.7%	21,558

Source: EXPERIAN BUSINESS STRATEGIES - The base year (2015) population and projections to 2031 have been sourced directly from Experian's latest 'Retail Area Planner' Reports for each study zone using SP's (Experian-based) MMG3 Geographic Information System (GIS). The base year population estimates are based on 2012 ONS (mid-year) population figures. The population projections for each Study Zone draw on Experian's revised 'demographic component model'. This takes into account 2012 mid-year age and gender estimates and projects the population forward year-on-year based on Government population projections for local authority areas in England. The yearly components of population change that are taken into account are the birth rate (0-4 age band); ageing; net migration; and death rate.

TABLE 2: COMPARISON GOODS EXPENDITURE PER CAPITA FORECASTS (excluding SFT)

ZONE:	2015 (incl SFT)	2015	2020	2025	2031
EXPERIAN - NATIONAL AVERAGE SFT SHARE (%):		12.5%	15.7%	15.9%	15.6%
REVISED LOCAL SFT SHARE (%):		13.0%	16.4%	16.6%	16.3%
Zone 1	£4,427	£3,852	£4,310	£5,050	£6,165
Zone 2	£4,547	£3,957	£4,427	£5,187	£6,332
Zone 3	£3,959	£3,445	£3,854	£4,516	£5,513
Zone 4	£2,995	£2,606	£2,916	£3,416	£4,171
Zone 5	£3,978	£3,461	£3,872	£4,537	£5,539
Zone 6	£4,190	£3,645	£4,079	£4,779	£5,834
Zone 7	£4,161	£3,620	£4,051	£4,746	£5,794
Zone 8	£3,552	£3,090	£3,458	£4,052	£4,946
Zone 9	£4,313	£3,753	£4,199	£4,920	£6,006
Zone 10	£4,387	£3,817	£4,270	£5,004	£6,109
Zone 11	£3,893	£3,387	£3,790	£4,441	£5,421
TOTAL STUDY AREA:	£4,036	£3,512	£3,929	£4,604	£5,621

Source: Average spend per capita estimates (2013 prices) are derived from Experian 'Retail Area Planner' Reports using the MMG3 GIS and the year-on-year expenditure growth forecasts have been informed by the latest Retail Planner Briefing Note 12.1 published by Experian Business Strategies (October 2014).

Notes: An allowance has been made for the market share of retail expenditure per capita on non-store sales (SFT - including mail order and internet shopping) at the base year using the household survey market shares for SFT. Forecast growth in SFT is based on the year-on-year forecasts published by Experian Business Strategies in the most recent Retail Planner Briefing Note 12.1.

TABLE 3: TOTAL AVAILABLE COMPARISON GOODS EXPENDITURE, 2015 - 2031 (£m)

ZONE:	2015 (incl SFT)	EXCLUDING SPECIAL FORMS OF TRADING			
		2015	2020	2025	2031
Zone 1	£149.7	£130.3	£152.5	£185.0	£233.0
Zone 2	£40.0	£34.8	£40.1	£48.1	£60.1
Zone 3	£112.0	£97.4	£111.8	£134.0	£167.0
Zone 4	£38.9	£33.9	£38.6	£46.1	£57.3
Zone 5	£70.7	£61.5	£70.3	£84.0	£104.4
Zone 6	£125.1	£108.9	£124.6	£149.1	£185.6
Zone 7	£116.7	£101.5	£117.3	£141.0	£175.9
Zone 8	£127.9	£111.3	£129.0	£155.5	£194.4
Zone 9	£71.4	£62.2	£72.0	£86.7	£108.2
Zone 10	£56.3	£49.0	£56.8	£68.6	£85.7
Zone 11	£84.7	£73.7	£86.9	£105.9	£133.3
TOTAL STUDY AREA:	£993.4	£864.4	£1,000.0	£1,204.0	£1,505.0

BABERGH DISTRICT AREA:	(Zones 2-6)	£336.5	£385.4	£461.3	£574.4
MID SUFFOLK DISTRICT AREA:	(Zones 7-11)	£397.6	£462.1	£557.7	£697.6
OTHER (RESIDUAL) AREA:	(Zone 1)	£130.3	£152.5	£185.0	£233.0
TOTAL STUDY AREA:		£864.4	£1,000.0	£1,204.0	£1,505.0

GROWTH: 2015-31

%	£m
78.8%	£102.7
72.5%	£25.2
71.4%	£69.6
69.2%	£23.4
69.8%	£42.9
70.5%	£76.7
73.3%	£74.4
74.7%	£83.1
74.0%	£46.0
75.1%	£36.8
81.0%	£59.7
74.1%	£640.6

70.7%	£237.9
75.4%	£300.0
78.8%	£102.7
74.1%	£640.6

Source: Tables 1 and 2

TABLE 4: ALL COMPARISON GOODS - ALL COMPARISON GOODS - 2015 MARKET SHARE ANALYSIS (%): EXCLUDING EXPENDITURE ON SPECIAL FORMS OF TRADING

		ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5	ZONE 6	ZONE 7	ZONE 8	ZONE 9	ZONE 10	ZONE 11	TOTAL STUDY AREA	Babergh District Area (Zones 2-6)	Mid Suffolk Area (Zones 7-11)	
BABERGH	Sudbury Town Centre	27.1%	4.3%	33.8%	49.0%	3.0%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	10.4%	16.2%	0.0%	
	Hadleigh Town Centre	0.0%	0.2%	0.5%	0.0%	26.3%	1.5%	0.9%	0.0%	0.0%	0.0%	0.0%	2.1%	5.2%	0.2%	
	Core Villages	0.8%	0.9%	1.5%	0.3%	0.1%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.6%	1.2%	0.0%	
	Other local centres and shops	0.0%	0.2%	0.2%	0.1%	0.0%	2.5%	0.0%	0.0%	0.0%	0.1%	0.0%	0.1%	0.9%	0.0%	
	Out of Centre:															
	<i>Shawlands Retail Park</i>	1.9%	0.2%	4.5%	5.8%	0.3%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	1.1%	2.0%	0.0%
	<i>Copdock Mill Retail Park</i>	0.0%	0.2%	1.4%	0.7%	9.0%	7.3%	6.5%	2.8%	0.7%	3.1%	0.7%	0.0%	3.1%	4.5%	3.1%
	<i>Tesco, Copdock Interchange</i>	0.0%	0.0%	0.0%	0.0%	1.0%	6.6%	2.1%	0.0%	0.0%	0.4%	0.0%	0.0%	1.2%	2.3%	0.6%
<i>Other Out of Centre (1)</i>	2.7%	0.9%	11.1%	8.4%	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.1%	4.4%	0.0%	
SUB-TOTAL: BABERGH DISTRICT		32.5%	6.9%	53.2%	64.2%	40.4%	20.2%	9.6%	2.8%	0.7%	3.5%	0.7%	21.0%	36.7%	3.9%	
MID SUFFOLK	Stowmarket Town Centre	0.0%	4.0%	0.0%	0.0%	3.3%	0.0%	7.3%	43.4%	8.8%	3.4%	0.0%	7.5%	1.0%	15.6%	
	Needham Market	0.0%	0.1%	0.0%	0.0%	0.1%	0.3%	3.3%	0.0%	0.0%	0.0%	0.0%	0.4%	0.1%	0.9%	
	Debenham	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.2%	0.0%	0.0%	0.1%	0.0%	0.2%	0.0%	0.3%	
	Eye	0.0%	0.0%	0.0%	0.1%	0.0%	0.0%	0.2%	0.0%	0.0%	4.0%	0.3%	0.3%	0.0%	0.6%	
	Other local centres and shops	0.4%	0.3%	0.2%	0.0%	0.0%	0.2%	0.8%	0.8%	2.0%	1.3%	0.9%	0.6%	0.1%	1.1%	
	SUB-TOTAL: MID SUFFOLK DISTRICT	0.4%	4.4%	0.2%	0.1%	3.4%	0.5%	12.8%	44.2%	10.8%	8.8%	1.2%	9.0%	1.3%	18.4%	
OTHER CENTRES	Bury St Edmunds	22.0%	81.4%	21.7%	13.8%	3.5%	0.9%	4.7%	16.8%	81.1%	18.3%	1.6%	19.6%	17.2%	20.8%	
	Colchester	27.7%	0.0%	15.6%	14.4%	2.5%	12.3%	1.2%	0.4%	0.0%	0.0%	0.2%	8.5%	10.5%	0.4%	
	Diss	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.5%	1.1%	0.3%	31.8%	26.9%	4.4%	0.0%	9.7%	
	Ipswich	0.2%	0.7%	5.6%	4.0%	48.5%	56.4%	61.6%	33.0%	1.6%	16.8%	5.1%	24.2%	28.8%	28.3%	
	Harleston	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	9.9%	0.9%	0.0%	1.9%	
	Norwich	0.2%	0.3%	0.0%	0.0%	0.1%	0.7%	2.9%	1.0%	2.4%	18.9%	46.9%	6.0%	0.3%	12.7%	
	Other Centres	16.9%	6.2%	3.6%	3.5%	1.6%	9.1%	5.7%	0.7%	3.0%	1.8%	7.5%	6.4%	5.3%	3.8%	
	SUB-TOTAL: OTHER CENTRES	67.0%	88.7%	46.6%	35.6%	56.2%	79.3%	77.6%	52.9%	88.4%	87.7%	98.1%	70.0%	62.0%	77.7%	
TOTAL MARKET SHARE		100.000%	100.000%	100.000%	100.000%	100.000%	100.000%	100.000%	100.000%	100.000%	100.000%	100.000%	100.0%	100.0%	100.0%	
Check		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	

TABLE 5: ALL COMPARISON GOODS - 2015 MARKET SHARE ANALYSIS OF EXPENDITURE FLOWS (£M)

		ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5	ZONE 6	ZONE 7	ZONE 8	ZONE 9	ZONE 10	ZONE 11	TOTAL STUDY AREA	Babergh District Area (Zones 2-6)	Mid Suffolk Area (Zones 7-11)
TOTAL AVAILABLE EXPENDITURE(£m):		£130.3	£34.8	£97.4	£33.9	£61.5	£108.9	£101.5	£111.3	£62.2	£49.0	£73.7	£864.4	£336.5	£397.6
BABERGH	Sudbury Town Centre	£35.33	£1.5	£33.0	£16.6	£1.9	£0.3	£0.0	£0.0	£0.0	£0.0	£0.0	£88.5	£53.17	£0.00
	Hadleigh Town Centre	£0.00	£0.1	£0.5	£0.0	£16.2	£1.6	£0.9	£0.0	£0.0	£0.0	£0.0	£19.3	£18.31	£0.95
	Core Villages	£1.08	£0.3	£1.5	£0.1	£0.1	£2.2	£0.0	£0.0	£0.0	£0.0	£0.0	£5.3	£4.17	£0.00
	Other local centres and shops	£0.00	£0.1	£0.2	£0.0	£0.0	£2.8	£0.0	£0.0	£0.0	£0.0	£0.0	£3.2	£3.12	£0.08
	Out of Centre: <i>Shawlands Retail Park</i>	£2.42	£0.1	£4.4	£2.0	£0.2	£0.0	£0.1	£0.0	£0.0	£0.0	£0.0	£9.1	£6.62	£0.09
	<i>Copdock Mill Retail Park</i>	£0.04	£0.1	£1.4	£0.2	£5.6	£8.0	£6.6	£3.1	£0.4	£1.5	£0.5	£27.5	£15.29	£12.18
	<i>Tesco, Copdock Interchange</i>	£0.00	£0.0	£0.0	£0.0	£0.6	£7.2	£2.1	£0.0	£0.0	£0.2	£0.0	£10.1	£7.82	£2.30
<i>Other Out of Centre (1)</i>	£3.5	£0.3	£10.9	£2.8	£0.3	£0.0	£0.0	£0.0	£0.0	£0.0	£0.0	£17.9	£14.3	£0.0	
SUB-TOTAL: BABERGH DISTRICT		£42.4	£2.4	£51.8	£21.8	£24.8	£22.0	£9.7	£3.1	£0.5	£1.7	£0.5	£180.8	£122.8	£15.6
MID SUFFOLK	Stowmarket Town Centre	£0.0	£1.4	£0.0	£0.0	£2.0	£0.0	£7.4	£48.3	£5.5	£1.7	£0.0	£66.3	£3.4	£62.8
	Needham Market	£0.0	£0.0	£0.0	£0.0	£0.1	£0.3	£3.3	£0.0	£0.0	£0.0	£0.0	£3.8	£0.4	£3.4
	Debenham	£0.0	£0.0	£0.0	£0.0	£0.0	£0.0	£1.2	£0.0	£0.0	£0.1	£0.0	£1.3	£0.0	£1.3
	Eye	£0.0	£0.0	£0.0	£0.0	£0.0	£0.0	£0.2	£0.0	£0.0	£2.0	£0.2	£2.5	£0.0	£2.4
	Other local centres and shops	£0.5	£0.1	£0.2	£0.0	£0.0	£0.2	£0.8	£0.9	£1.3	£0.6	£0.7	£5.2	£0.5	£4.3
SUB-TOTAL: MID SUFFOLK DISTRICT		£0.5	£1.5	£0.2	£0.0	£2.1	£0.5	£13.0	£49.2	£6.7	£4.3	£0.9	£79.1	£4.4	£74.2
OTHER CENTRES	Bury St Edmunds	£28.7	£28.4	£21.2	£4.7	£2.2	£0.9	£4.7	£18.7	£50.4	£9.0	£1.2	£170.0	£57.3	£84.0
	Colchester	£36.1	£0.0	£15.2	£4.9	£1.5	£13.4	£1.2	£0.4	£0.0	£0.0	£0.1	£72.9	£35.0	£1.8
	Diss	£0.0	£0.0	£0.0	£0.0	£0.0	£0.0	£1.6	£1.2	£0.2	£15.6	£19.8	£38.4	£0.0	£38.4
	Ipswich	£0.3	£0.2	£5.4	£1.3	£29.8	£61.4	£62.5	£36.7	£1.0	£8.2	£3.7	£210.7	£98.3	£112.2
	Harleston	£0.0	£0.0	£0.0	£0.0	£0.0	£0.0	£0.0	£0.0	£0.0	£0.0	£7.3	£7.3	£0.0	£7.3
	Norwich	£0.2	£0.1	£0.0	£0.0	£0.1	£0.7	£2.9	£1.1	£1.5	£9.2	£34.6	£50.6	£0.9	£49.4
	Other Centres	£22.1	£2.2	£3.5	£1.2	£1.0	£9.9	£5.8	£0.7	£1.9	£0.9	£5.5	£54.6	£17.7	£14.8
SUB-TOTAL: OTHER CENTRES		£87.3	£30.9	£45.4	£12.1	£34.6	£86.3	£78.8	£58.9	£55.0	£42.9	£72.3	£604.4	£209.3	£307.8
TOTAL MARKET SHARE		£130.3	£34.8	£97.4	£33.9	£61.5	£108.9	£101.5	£111.3	£62.2	£49.0	£73.7	£864.4	£336.5	£397.6
Check		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

TABLE 6: ALL COMPARISON GOODS - 2020 MARKET SHARE ANALYSIS OF EXPENDITURE FLOWS (£M)

		ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5	ZONE 6	ZONE 7	ZONE 8	ZONE 9	ZONE 10	ZONE 11	TOTAL STUDY AREA	Babergh District Area (Zones 2-6)	Mid Suffolk Area (Zones 7-11)
TOTAL AVAILABLE EXPENDITURE(£m):		£152.5	£40.1	£111.8	£38.6	£70.3	£124.6	£117.3	£129.0	£72.0	£56.8	£86.9	£1,000.0	£385.4	£462.1
BABERGH	Sudbury Town Centre	£41.4	£1.7	£37.8	£18.9	£2.1	£0.3	£0.0	£0.0	£0.0	£0.0	£0.0	£102.2	£60.88	£0.00
	Hadleigh Town Centre	£0.0	£0.1	£0.6	£0.0	£18.5	£1.8	£1.1	£0.0	£0.0	£0.0	£0.0	£22.0	£20.9	£1.1
	Core Villages	£1.3	£0.4	£1.7	£0.1	£0.1	£2.5	£0.0	£0.0	£0.0	£0.0	£0.0	£6.0	£4.8	£0.0
	Other local centres and shops	£0.0	£0.1	£0.3	£0.1	£0.0	£3.2	£0.0	£0.0	£0.0	£0.0	£0.0	£3.7	£3.6	£0.1
	Out of Centre: <i>Shawlands Retail Park</i>	£2.8	£0.1	£5.1	£2.2	£0.2	£0.0	£0.1	£0.0	£0.0	£0.0	£0.0	£10.5	£7.6	£0.1
	<i>Copdock Mill Retail Park</i>	£0.1	£0.1	£1.6	£0.3	£6.4	£9.1	£7.6	£3.6	£0.5	£1.8	£0.6	£31.6	£17.5	£14.1
	<i>Tesco, Copdock Interchange</i>	£0.0	£0.0	£0.0	£0.0	£0.7	£8.2	£2.4	£0.0	£0.0	£0.2	£0.0	£11.6	£8.9	£2.7
	<i>Other Out of Centre (1)</i>	£4.1	£0.4	£12.5	£3.2	£0.4	£0.0	£0.0	£0.0	£0.0	£0.0	£0.0	£20.6	£16.4	£0.0
SUB-TOTAL: BABERGH DISTRICT		£49.6	£2.8	£59.5	£24.8	£28.4	£25.2	£11.3	£3.6	£0.5	£2.0	£0.6	£208.3	£140.6	£18.1
MID SUFFOLK	Stowmarket Town Centre	£0.1	£1.6	£0.0	£0.0	£2.3	£0.0	£8.5	£56.0	£6.3	£1.9	£0.0	£76.8	£3.9	£72.8
	Needham Market	£0.0	£0.0	£0.0	£0.0	£0.1	£0.4	£3.8	£0.0	£0.0	£0.0	£0.0	£4.4	£0.5	£3.9
	Debenham	£0.0	£0.0	£0.0	£0.0	£0.0	£0.0	£1.4	£0.0	£0.0	£0.1	£0.0	£1.5	£0.0	£1.5
	Eye	£0.0	£0.0	£0.0	£0.1	£0.0	£0.0	£0.3	£0.0	£0.0	£2.3	£0.2	£2.9	£0.1	£2.8
	Other local centres and shops	£0.6	£0.1	£0.2	£0.0	£0.0	£0.2	£1.0	£1.0	£1.5	£0.7	£0.8	£6.1	£0.6	£5.0
	SUB-TOTAL: MID SUFFOLK DISTRICT		£0.6	£1.8	£0.2	£0.1	£2.4	£0.6	£15.0	£57.1	£7.8	£5.0	£1.1	£91.6	£5.1
OTHER CENTRES	Bury St Edmunds	£33.6	£32.7	£24.3	£5.3	£2.5	£1.1	£5.5	£21.7	£58.4	£10.4	£1.4	£196.8	£65.8	£97.4
	Colchester	£42.2	£0.0	£17.5	£5.6	£1.8	£15.3	£1.4	£0.5	£0.0	£0.0	£0.1	£84.4	£40.1	£2.0
	Diss	£0.0	£0.0	£0.0	£0.0	£0.0	£0.0	£1.8	£1.4	£0.2	£18.1	£23.4	£44.9	£0.0	£44.9
	Ipswich	£0.3	£0.3	£6.2	£1.5	£34.1	£70.3	£72.2	£42.6	£1.1	£9.6	£4.4	£242.7	£112.4	£129.9
	Harleston	£0.0	£0.0	£0.0	£0.0	£0.0	£0.0	£0.0	£0.0	£0.0	£0.0	£8.6	£8.6	£0.0	£8.6
	Norwich	£0.3	£0.1	£0.0	£0.0	£0.1	£0.8	£3.4	£1.3	£1.7	£10.7	£40.8	£59.4	£1.1	£58.0
	Other Centres	£25.8	£2.5	£4.0	£1.4	£1.1	£11.3	£6.7	£0.9	£2.2	£1.0	£6.5	£63.3	£20.3	£17.2
	SUB-TOTAL: OTHER CENTRES		£102.2	£35.6	£52.1	£13.8	£39.5	£98.8	£91.0	£68.3	£63.7	£49.8	£85.2	£700.0	£239.7
TOTAL MARKET SHARE		£152.5	£40.1	£111.8	£38.6	£70.3	£124.6	£117.3	£129.0	£72.0	£56.8	£86.9	£1,000.0	£385.4	£462.1
Check		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

TABLE 7: ALL COMPARISON GOODS - 2025 MARKET SHARE ANALYSIS OF EXPENDITURE FLOWS (£M)

		ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5	ZONE 6	ZONE 7	ZONE 8	ZONE 9	ZONE 10	ZONE 11	TOTAL STUDY AREA	Babergh District Area (Zones 2-6)	Mid Suffolk Area (Zones 7-11)
TOTAL AVAILABLE EXPENDITURE (£m):		£185.0	£48.1	£134.0	£46.1	£84.0	£149.1	£141.0	£155.5	£86.7	£68.6	£105.9	£1,204.0	£461.3	£557.7
BABERGH	Sudbury Town Centre	£50.2	£2.1	£45.3	£22.6	£2.5	£0.4	£0.0	£0.0	£0.0	£0.0	£0.0	£123.1	£72.87	£0.00
	Hadleigh Town Centre	£0.0	£0.1	£0.7	£0.0	£22.1	£2.2	£1.3	£0.0	£0.0	£0.0	£0.0	£26.3	£25.0	£1.3
	Core Villages	£1.5	£0.5	£2.0	£0.1	£0.1	£3.0	£0.0	£0.0	£0.0	£0.0	£0.0	£7.3	£5.7	£0.0
	Other local centres and shops	£0.0	£0.1	£0.3	£0.1	£0.0	£3.8	£0.0	£0.0	£0.0	£0.1	£0.0	£4.4	£4.3	£0.1
	Out of Centre: <i>Shawlands Retail Park</i>	£3.4	£0.1	£6.1	£2.7	£0.3	£0.0	£0.1	£0.0	£0.0	£0.0	£0.0	£12.6	£9.1	£0.1
	<i>Copdock Mill Retail Park</i>	£0.1	£0.1	£1.9	£0.3	£7.6	£10.9	£9.2	£4.4	£0.6	£2.1	£0.7	£38.0	£20.9	£17.0
	<i>Tesco, Copdock Interchange</i>	£0.0	£0.0	£0.0	£0.0	£0.8	£9.9	£2.9	£0.0	£0.0	£0.3	£0.0	£13.9	£10.7	£3.2
<i>Other Out of Centre (1)</i>	£5.0	£0.4	£14.9	£3.9	£0.5	£0.0	£0.0	£0.0	£0.0	£0.0	£0.0	£24.7	£19.7	£0.0	
SUB-TOTAL: BABERGH DISTRICT		£60.2	£3.3	£71.3	£29.6	£33.9	£30.1	£13.5	£4.4	£0.6	£2.4	£0.8	£250.2	£168.3	£21.7
MID SUFFOLK	Stowmarket Town Centre	£0.1	£1.9	£0.0	£0.0	£2.8	£0.0	£10.3	£67.5	£7.6	£2.3	£0.0	£92.5	£4.7	£87.7
	Needham Market	£0.0	£0.1	£0.0	£0.0	£0.1	£0.5	£4.6	£0.1	£0.0	£0.0	£0.0	£5.3	£0.6	£4.7
	Debenham	£0.0	£0.0	£0.0	£0.0	£0.0	£0.0	£1.7	£0.0	£0.0	£0.1	£0.0	£1.8	£0.0	£1.8
	Eye	£0.0	£0.0	£0.0	£0.1	£0.0	£0.0	£0.3	£0.0	£0.0	£2.8	£0.3	£3.5	£0.1	£3.4
	Other local centres and shops	£0.7	£0.1	£0.3	£0.0	£0.0	£0.2	£1.2	£1.2	£1.8	£0.9	£1.0	£7.3	£0.7	£6.0
SUB-TOTAL: MID SUFFOLK DISTRICT		£0.8	£2.1	£0.3	£0.1	£2.9	£0.7	£18.0	£68.8	£9.4	£6.0	£1.3	£110.4	£6.1	£103.6
OTHER CENTRES	Bury St Edmunds	£40.8	£39.2	£29.1	£6.3	£3.0	£1.3	£6.6	£26.1	£70.4	£12.5	£1.7	£237.0	£78.9	£117.3
	Colchester	£51.2	£0.0	£20.9	£6.6	£2.1	£18.3	£1.7	£0.6	£0.0	£0.0	£0.2	£101.7	£48.0	£2.4
	Diss	£0.0	£0.0	£0.0	£0.0	£0.0	£0.0	£2.2	£1.7	£0.3	£21.8	£28.5	£54.4	£0.0	£54.4
	Ipswich	£0.4	£0.3	£7.5	£1.8	£40.7	£84.1	£86.8	£51.3	£1.4	£11.6	£5.4	£291.3	£134.5	£156.4
	Harleston	£0.0	£0.0	£0.0	£0.0	£0.0	£0.0	£0.0	£0.0	£0.0	£0.0	£10.5	£10.5	£0.0	£10.5
	Norwich	£0.3	£0.2	£0.0	£0.0	£0.1	£1.0	£4.1	£1.6	£2.1	£12.9	£49.7	£72.1	£1.3	£70.5
	Other Centres	£31.3	£3.0	£4.8	£1.6	£1.3	£13.5	£8.0	£1.0	£2.6	£1.2	£7.9	£76.5	£24.3	£20.8
SUB-TOTAL: OTHER CENTRES		£124.1	£42.7	£62.4	£16.4	£47.2	£118.3	£109.4	£82.3	£76.7	£60.1	£103.9	£843.4	£287.0	£432.4
TOTAL MARKET SHARE		£185.0	£48.1	£134.0	£46.1	£84.0	£149.1	£141.0	£155.5	£86.7	£68.6	£105.9	£1,204.0	£461.3	£557.7
Check		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

TABLE 8: ALL COMPARISON GOODS - 2031 MARKET SHARE ANALYSIS OF EXPENDITURE FLOWS (£M)

		ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5	ZONE 6	ZONE 7	ZONE 8	ZONE 9	ZONE 10	ZONE 11	TOTAL STUDY AREA	Babergh District Area (Zones 2-6)	Mid Suffolk Area (Zones 7-11)
TOTAL AVAILABLE EXPENDITURE (£m):		£233.0	£60.1	£167.0	£57.3	£104.4	£185.6	£175.9	£194.4	£108.2	£85.7	£133.3	£1,505.0	£574.4	£697.6
BABERGH	Sudbury Town Centre	£63.2	£2.6	£56.5	£28.1	£3.2	£0.4	£0.0	£0.0	£0.0	£0.0	£0.0	£154.0	£90.76	£0.00
	Hadleigh Town Centre	£0.0	£0.1	£0.8	£0.0	£27.4	£2.7	£1.6	£0.0	£0.0	£0.0	£0.0	£32.8	£31.1	£1.6
	Core Villages	£1.9	£0.6	£2.6	£0.2	£0.1	£3.8	£0.0	£0.0	£0.0	£0.0	£0.0	£9.1	£7.1	£0.0
	Other local centres and shops	£0.0	£0.1	£0.4	£0.1	£0.0	£4.7	£0.0	£0.0	£0.0	£0.1	£0.0	£5.5	£5.3	£0.1
	Out of Centre: <i>Shawlands Retail Park</i>	£4.3	£0.1	£7.6	£3.3	£0.3	£0.0	£0.2	£0.0	£0.0	£0.0	£0.0	£15.8	£11.3	£0.2
	<i>Copdock Mill Retail Park</i>	£0.1	£0.1	£2.4	£0.4	£9.4	£13.6	£11.4	£5.5	£0.7	£2.6	£0.9	£47.3	£26.0	£21.2
	<i>Tesco, Copdock Interchange</i>	£0.0	£0.0	£0.0	£0.0	£1.1	£12.3	£3.6	£0.0	£0.0	£0.4	£0.0	£17.3	£13.3	£4.0
	<i>Other Out of Centre (1)</i>	£6.3	£0.5	£18.6	£4.8	£0.6	£0.0	£0.0	£0.0	£0.0	£0.0	£0.0	£30.8	£24.5	£0.0
SUB-TOTAL: BABERGH DISTRICT		£75.8	£4.1	£88.9	£36.8	£42.1	£37.5	£16.9	£5.5	£0.8	£3.0	£1.0	£312.5	£209.5	£27.2
MID SUFFOLK	Stowmarket Town Centre	£0.1	£2.4	£0.0	£0.0	£3.5	£0.0	£12.8	£84.4	£9.5	£2.9	£0.0	£115.6	£5.9	£109.6
	Needham Market	£0.0	£0.1	£0.0	£0.0	£0.1	£0.6	£5.7	£0.1	£0.0	£0.0	£0.0	£6.6	£0.8	£5.8
	Debenham	£0.0	£0.0	£0.0	£0.0	£0.0	£0.0	£2.1	£0.0	£0.0	£0.1	£0.0	£2.2	£0.0	£2.2
	Eye	£0.0	£0.0	£0.0	£0.1	£0.0	£0.0	£0.4	£0.0	£0.0	£3.5	£0.4	£4.3	£0.1	£4.2
	Other local centres and shops	£0.9	£0.2	£0.4	£0.0	£0.0	£0.3	£1.5	£1.5	£2.2	£1.1	£1.2	£9.2	£0.8	£7.5
SUB-TOTAL: MID SUFFOLK DISTRICT		£1.0	£2.6	£0.4	£0.1	£3.6	£0.9	£22.5	£86.0	£11.7	£7.6	£1.6	£137.9	£7.5	£129.4
OTHER CENTRES	Bury St Edmunds	£51.4	£48.9	£36.3	£7.9	£3.7	£1.6	£8.2	£32.6	£87.8	£15.7	£2.1	£296.2	£98.4	£146.4
	Colchester	£64.5	£0.0	£26.1	£8.2	£2.6	£22.8	£2.1	£0.7	£0.0	£0.0	£0.2	£127.4	£59.8	£3.1
	Diss	£0.0	£0.0	£0.0	£0.0	£0.0	£0.0	£2.7	£2.1	£0.3	£27.3	£35.9	£68.3	£0.0	£68.3
	Ipswich	£0.5	£0.4	£9.3	£2.3	£50.6	£104.7	£108.4	£64.1	£1.7	£14.4	£6.8	£363.3	£167.4	£195.4
	Harleston	£0.0	£0.0	£0.0	£0.0	£0.0	£0.0	£0.0	£0.0	£0.0	£0.0	£13.2	£13.2	£0.0	£13.2
	Norwich	£0.4	£0.2	£0.0	£0.0	£0.2	£1.3	£5.1	£2.0	£2.6	£16.2	£62.6	£90.5	£1.6	£88.5
	Other Centres	£39.4	£3.7	£6.0	£2.0	£1.6	£16.8	£10.0	£1.3	£3.3	£1.6	£10.0	£95.8	£30.3	£26.1
	SUB-TOTAL: OTHER CENTRES		£156.2	£53.3	£77.8	£20.4	£58.7	£147.2	£136.5	£102.9	£95.7	£75.2	£130.7	£1,054.6	£357.4
TOTAL MARKET SHARE		£233.0	£60.1	£167.0	£57.3	£104.4	£185.6	£175.9	£194.4	£108.2	£85.7	£133.3	£1,505.0	£574.4	£697.6
Check		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

TABLE 9: ESTIMATED 'INFLOW' (TRADE DRAW) FROM OUTSIDE STUDY AREA & TOTAL FORECAST TURNOVERS

		Estimated 'Inflow' from Outside Study Area	2015	2020	2025	2031
BABERGH DISTRICT	Sudbury Town Centre	10%	£98.3	£113.6	£136.7	£171.1
	Hadleigh Town Centre	5%	£20.3	£23.2	£27.7	£34.5
	Core Villages	0%	£5.3	£6.0	£7.3	£9.1
	Other Centres and Shops	0%	£3.2	£3.7	£4.4	£5.5
	Copdock Mill Retail Park & Tesco	40%	£62.7	£72.1	£86.5	£107.7
	Shawlands Retail Park and other Out of Centre	15%	£45.0	£51.8	£62.2	£77.7
SUB TOTAL: BABERGH DISTRICT:			£234.8	£270.4	£324.8	£405.5
MID SUFFOLK DISTRICT	Stowmarket Town Centre	5%	£69.8	£80.9	£97.4	£121.7
	Needham Market	0%	£3.8	£4.4	£5.3	£6.6
	Debenham	0%	£1.3	£1.5	£1.8	£2.2
	Eye	0%	£2.5	£2.9	£3.5	£4.3
	Other Centres and Shops	0%	£5.2	£6.1	£7.3	£9.2
SUB TOTAL: MID SUFFOLK DISTRICT:			£82.6	£95.7	£115.2	£144.0
TOTAL:			£317.4	£366.1	£440.0	£549.5

Notes: ¹Inflow (trade draw) represents the potential expenditure from commuters, tourists and visitors to the Districts' main centres, shops and stores who live outside the defined study area (i.e. beyond Zones 1-11).

TABLE 10: NEW RETAIL COMMITMENTS - ESTIMATED COMPARISON GOODS SALES AREAS & BENCHMARK TURNOVERS

		LPA Planning Ref	Estimated Sales Area (m ² net)	Average Sales (£ per m ²)	2015	2020	2025	2031
BABERGH DISTRICT								
	⁽¹⁾ ALDI Foodstore, on land at Scrivener Drive, Pinewood, IPSWICH:	15/00124	251	£7,452	£1.9	£2.1	£2.3	£2.6
TOTAL TURNOVER OF COMMITTED RETAIL FLOORSPACE (£m):					£1.9	£2.1	£2.3	£2.6
MID SUFFOLK DISTRICT								
	⁽²⁾ WICKES DIY Store, Gipping Way, STOWMARKET:	0885/15	1,858	£2,250	£4.2	£4.6	£5.2	£5.9
TOTAL TURNOVER OF COMMITTED RETAIL FLOORSPACE (£m):					£4.2	£4.6	£5.2	£5.9

Notes: ⁽¹⁾ The permitted Aldi comprises a gross floor area of 1,820 sqm and a net sales area of 1,254 sqm. In the absence of a detailed retail impact assessment submitted in support of the discounter we have assumed that 80% of the sales area will be set aside for convenience goods and the remaining 20% for comparison goods. The assumed average sales densities of £8,952 per sqm for convenience goods and £7,452 per sqm for comparison goods have been informed by a review and appraisal of similar applications/permissions for Aldi stores in the UK.

⁽²⁾ Permission granted in September 2015 for a Wickes retail store, a sui generis builder's merchants with open storage, an extension to the existing access road, parking, servicing and landscaping on land at Suffolk Works (former Bosch) site, at Gipping Way, Stowmarket. The Wickes store is for 2,323 sqm gross of Class A1 (DIY) floorspace on the south eastern part of the site, facing south west across a 50 space surface level car park towards Gipping Way.

TABLE 11: BABERGH DISTRICT - COMPARISON GOODS CAPACITY ASSESSMENT
Assume Equilibrium at Base Year and Constant Market Shares

	2015	2020	2025	2031
STEP 1: TOTAL FORECAST 'CURRENT' TURNOVER OF ALL FLOORSPACE IN BABERGH DISTRICT (£m):	£234.8	£270.4	£324.8	£405.5
STEP 2: TOTAL FORECAST 'BENCHMARK' TURNOVER OF ALL FLOORSPACE IN BABERGH DISTRICT (£m) ⁽¹⁾ :	£234.8	£260.0	£289.3	£329.6
STEP 3: NET RESIDUAL EXPENDITURE - EXCLUDING ANY COMMITMENTS (£m):	£0.0	£10.4	£35.5	£75.9
STEP 4: COMPARISON GOODS TURNOVER OF ALL COMMITTED FLOORSPACE (£m)	-	£2.1	£2.3	£2.6
STEP 5: NET RESIDUAL EXPENDITURE AFTER COMMITMENTS:	£0.0	£8.3	£33.2	£73.2
STEP 6: FORECAST CAPACITY FOR NEW COMPARISON GOODS FLOORSPACE:				
(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	£5,000	£5,537	£6,161	£7,020
(ii) Net Floorspace Capacity (sq m):	0	1,507	5,384	10,432
(iii) Assumed Net / Gross Floorspace Ratio:	70%	70%	70%	70%
(iv) Gross Floorspace Capacity (sq m):	-	2,153	7,691	14,903

- STEP 1: The (survey-derived) 'current' turnovers assume constant market shares over the forecast period (derived from Table 9).
- STEP 2: An allowance has been made for the growth in 'productivity' ('efficiency') of all existing and new comparison goods floorspace based on the most recent annual growth rates published by Experian Business Strategies in Retail Planner Briefing Note 12: Addendum (October 2014).
- STEP 3: The forecast residual expenditure capacity (pre commitments) has been derived from Steps 1 and 2.
- STEP 4: The turnover of all known commitments has been derived from Table 10. It is assumed for the purpose of this assessment that all commitments will be opened by 2019 and will have reached 'mature' trading conditions.
- STEP 5: The 'net' residual expenditure capacity makes an allowance for the forecast turnover of all known commitments (Step 4).
- STEP 6: The 'net' residual expenditure is converted into a net/gross floorspace capacity estimate based on the assumed average sales performance of new (prime) retail floorspace. It should be noted that different comparison goods retailers trade at different average sales levels and this will need to be taken into account when assessing the relative merits and need for different types of retail floorspace.

TABLE 12: SUDBURY TOWN CENTRE - COMPARISON GOODS CAPACITY ASSESSMENT
Assume Equilibrium at Base Year and Constant Market Shares

	2015	2020	2025	2031
STEP 1: TOTAL FORECAST 'CURRENT' TURNOVER OF ALL FLOORSPACE IN SUDBURY TC (£m):	£98.3	£113.6	£136.7	£171.1
STEP 2: TOTAL FORECAST 'BENCHMARK' TURNOVER OF ALL FLOORSPACE IN SUDBURY TC (£m):	£98.3	£108.9	£121.2	£138.1
STEP 3: NET RESIDUAL EXPENDITURE - EXCLUDING ANY COMMITMENTS (£m):		£4.7	£15.6	£33.0
STEP 4: COMPARISON GOODS TURNOVER OF ALL COMMITTED FLOORSPACE (£m)		£0.0	£0.0	£0.0
STEP 5: NET RESIDUAL EXPENDITURE AFTER COMMITMENTS:		£4.7	£15.6	£33.0
STEP 6: FORECAST CAPACITY FOR NEW COMPARISON GOODS FLOORSPACE:				
(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	£5,000	£5,537	£6,161	£7,020
(ii) Net Floorspace Capacity (sq m):	0	850	2,526	4,699
(iii) Assumed Net / Gross Floorspace Ratio:	70%	70%	70%	70%
(iv) Gross Floorspace Capacity (sq m):	-	1,214	3,609	6,712

TABLE 13: HADLEIGH TOWN CENTRE - COMPARISON GOODS CAPACITY ASSESSMENT
Assume Equilibrium at Base Year and Constant Market Shares

	2015	2020	2025	2031
STEP 1: TOTAL FORECAST 'CURRENT' TURNOVER OF ALL FLOORSPACE IN HADLEIGH TC (£m):	£20.3	£23.2	£27.7	£34.5
STEP 2: TOTAL FORECAST 'BENCHMARK' TURNOVER OF ALL FLOORSPACE IN HADLEIGH TC (£m):	£20.3	£22.4	£25.0	£28.5
STEP 3: NET RESIDUAL EXPENDITURE - EXCLUDING ANY COMMITMENTS (£m):	£0.0	£0.7	£2.7	£6.0
STEP 4: COMPARISON GOODS TURNOVER OF ALL COMMITTED FLOORSPACE (£m)		£0.0	£0.0	£0.0
STEP 5: NET RESIDUAL EXPENDITURE AFTER COMMITMENTS:		£0.7	£2.7	£6.0
STEP 6: FORECAST CAPACITY FOR NEW COMPARISON GOODS FLOORSPACE:				
(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	£5,000	£5,537	£6,161	£7,020
(ii) Net Floorspace Capacity (sq m):	0	134	444	856
(iii) Assumed Net / Gross Floorspace Ratio:	70%	70%	70%	70%
(iv) Gross Floorspace Capacity (sq m):	-	191	635	1,223

TABLE 14: BABERGH DISTRICT: CORE VILLAGES - COMPARISON GOODS CAPACITY ASSESSMENT
Assume Equilibrium at Base Year and Constant Market Shares

	2015	2020	2025	2031
STEP 1: TOTAL FORECAST 'CURRENT' TURNOVER OF ALL FLOORSPACE IN CORE VILLAGES (£m):	£5.3	£6.0	£7.3	£9.1
STEP 2: TOTAL FORECAST 'BENCHMARK' TURNOVER OF ALL FLOORSPACE IN CORE VILLAGES (£m):	£5.3	£5.8	£6.5	£7.4
STEP 3: NET RESIDUAL EXPENDITURE - EXCLUDING ANY COMMITMENTS (£m):	£0.0	£0.2	£0.8	£1.7
STEP 4: COMPARISON GOODS TURNOVER OF ALL COMMITTED FLOORSPACE (£m)		£0.0	£0.0	£0.0
STEP 5: NET RESIDUAL EXPENDITURE AFTER COMMITMENTS:		£0.2	£0.8	£1.7
STEP 6: FORECAST CAPACITY FOR NEW COMPARISON GOODS FLOORSPACE:				
(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	£5,000	£5,537	£6,161	£7,020
(ii) Net Floorspace Capacity (sq m):	0	41	128	241
(iii) Assumed Net / Gross Floorspace Ratio:	70%	70%	70%	70%
(iv) Gross Floorspace Capacity (sq m):	-	59	183	344

TABLE 15: BABERGH DISTRICT: OTHER LOCAL CENTRES AND SHOPS - COMPARISON GOODS CAPACITY ASSESSMENT
Assume Equilibrium at Base Year and Constant Market Shares

	2015	2020	2025	2031
STEP 1: TOTAL FORECAST 'CURRENT' TURNOVER OF ALL FLOORSPACE IN LOCAL CENTRES (£m):	£3.2	£3.7	£4.4	£5.5
STEP 2: TOTAL FORECAST 'BENCHMARK' TURNOVER OF ALL FLOORSPACE IN LOCAL CENTRES (£m):	£3.2	£3.5	£3.9	£4.5
STEP 3: NET RESIDUAL EXPENDITURE - EXCLUDING ANY COMMITMENTS (£m):	£0.0	£0.1	£0.4	£1.0
STEP 4: COMPARISON GOODS TURNOVER OF ALL COMMITTED FLOORSPACE (£m)		£0.0	£0.0	£0.0
STEP 5: NET RESIDUAL EXPENDITURE AFTER COMMITMENTS:		£0.1	£0.4	£1.0
STEP 6: FORECAST CAPACITY FOR NEW COMPARISON GOODS FLOORSPACE:				
(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	£5,000	£5,537	£6,161	£7,020
(ii) Net Floorspace Capacity (sq m):	0	22	72	138
(iii) Assumed Net / Gross Floorspace Ratio:	70%	70%	70%	70%
(iv) Gross Floorspace Capacity (sq m):	-	31	103	197

TABLE 16: BABERGH DISTRICT: COPDOCK MILL RETAIL PARK & TESCO - COMPARISON GOODS CAPACITY ASSESSMENT
Assume Equilibrium at Base Year and Constant Market Shares

	2015	2020	2025	2031
STEP 1: TOTAL FORECAST 'CURRENT' TURNOVER OF ALL FLOORSPACE IN REST OF DISTRICT (£m):	£62.7	£72.1	£86.5	£107.7
STEP 2: TOTAL FORECAST 'BENCHMARK' TURNOVER OF ALL FLOORSPACE IN REST OF DISTRICT (£m):	£62.7	£69.4	£77.3	£88.1
STEP 3: NET RESIDUAL EXPENDITURE - EXCLUDING ANY COMMITMENTS (£m):		£2.6	£9.2	£19.7
STEP 4: COMPARISON GOODS TURNOVER OF ALL COMMITTED FLOORSPACE (£m)		£2.1	£2.3	£2.6
STEP 5: NET RESIDUAL EXPENDITURE AFTER COMMITMENTS:	£0.0	£0.6	£6.9	£17.1
STEP 6: FORECAST CAPACITY FOR NEW COMPARISON GOODS FLOORSPACE:				
(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	£5,000	£5,537	£6,161	£7,020
(ii) Net Floorspace Capacity (sq m):	0	104	1,115	2,432
(iii) Assumed Net / Gross Floorspace Ratio:	70%	70%	70%	70%
(iv) Gross Floorspace Capacity (sq m):	-	149	1,593	3,474

TABLE 17: BABERGH DISTRICT: SHAWLANDS RETAIL PARK & OTHER OUT OF CENTRE NON-FOOD RETAIL - COMPARISON GOODS CAPACITY ASSESSMENT
Assume Equilibrium at Base Year and Constant Market Shares

	2015	2020	2025	2031
STEP 1: TOTAL FORECAST 'CURRENT' TURNOVER OF ALL FLOORSPACE IN REST OF DISTRICT (£m):	£45.0	£51.8	£62.2	£77.7
STEP 2: TOTAL FORECAST 'BENCHMARK' TURNOVER OF ALL FLOORSPACE IN REST OF DISTRICT (£m):	£45.0	£49.8	£55.4	£63.2
STEP 3: NET RESIDUAL EXPENDITURE - EXCLUDING ANY COMMITMENTS (£m):		£2.0	£6.8	£14.5
STEP 4: COMPARISON GOODS TURNOVER OF ALL COMMITTED FLOORSPACE (£m)		£0.0	£0.0	£0.0
STEP 5: NET RESIDUAL EXPENDITURE AFTER COMMITMENTS:	£0.0	£2.0	£6.8	£14.5
STEP 6: FORECAST CAPACITY FOR NEW COMPARISON GOODS FLOORSPACE:				
(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	£5,000	£5,537	£6,161	£7,020
(ii) Net Floorspace Capacity (sq m):	0	356	1,098	2,067
(iii) Assumed Net / Gross Floorspace Ratio:	70%	70%	70%	70%
(iv) Gross Floorspace Capacity (sq m):	-	508	1,569	2,953

TABLE 18: BABERGH DISTRICT: COMPARISON GOODS CAPACITY ASSESSMENT - SUMMARY TABLE
Assume Equilibrium at Base Year and Constant Market Shares

	2015	2020	2025	2031
SUDBURY TOWN CENTRE:	-	850	2,526	4,699
HADLEIGH TOWN CENTRE:	-	134	444	856
CORE VILLAGES:	-	41	128	241
OTHER LOCAL CENTRES & SHOPS:	-	22	72	138
COPDOCK MILL RETAIL PARK & TESCO:	-	104	1,115	2,432
SHAWLANDS RETAIL PARK & OTHER OUT-OF-CENTRE FLOORSPACE:	-	356	1,098	2,067
BABERGH DISTRICT: TOTAL COMPARISON GOODS CAPACITY	-	1,507	5,384	10,432

Source: Tables 12-17.

1,507

5,384

10,432

TABLE 19: MID SUFFOLK DISTRICT - COMPARISON GOODS CAPACITY ASSESSMENT
Assume Equilibrium at Base Year and Constant Market Shares

	2015	2020	2025	2030
STEP 1: TOTAL FORECAST 'CURRENT' TURNOVER OF ALL FLOORSPACE IN MID SUFFOLK DISTRICT (£m):	£82.6	£95.7	£115.2	£144.0
STEP 2: TOTAL FORECAST 'BENCHMARK' TURNOVER OF ALL FLOORSPACE IN MID SUFFOLK DISTRICT (£m) ⁽¹⁾ :	£82.6	£91.5	£101.8	£116.0
STEP 3: NET RESIDUAL EXPENDITURE - EXCLUDING ANY COMMITMENTS (£m):	£0.0	£4.2	£13.5	£28.0
STEP 4: COMPARISON GOODS TURNOVER OF ALL COMMITTED FLOORSPACE (£m)	-	£4.6	£5.2	£5.9
STEP 5: NET RESIDUAL EXPENDITURE AFTER COMMITMENTS:	£0.0	-£0.4	£8.3	£22.1
STEP 6: FORECAST CAPACITY FOR NEW COMPARISON GOODS FLOORSPACE:				
(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	£5,000	£5,537	£6,161	£7,020
(ii) Net Floorspace Capacity (sq m):	0	-75	1,349	3,152
(iii) Assumed Net / Gross Floorspace Ratio:	70%	70%	70%	70%
(iv) Gross Floorspace Capacity (sq m):	-	-107	1,928	4,503

TABLE 20: STOWMARKET TOWN CENTRE - COMPARISON GOODS CAPACITY ASSESSMENT
Assume Equilibrium at Base Year and Constant Market Shares

	2015	2020	2025	2031
STEP 1: TOTAL FORECAST 'CURRENT' TURNOVER OF ALL FLOORSPACE IN NEEDHAM MARKET DC (£m):	£69.8	£80.9	£97.4	£121.7
STEP 2: TOTAL FORECAST 'BENCHMARK' TURNOVER OF ALL FLOORSPACE IN NEEDHAM MARKET DC (£m):	£69.8	£77.3	£86.0	£98.0
STEP 3: NET RESIDUAL EXPENDITURE - EXCLUDING ANY COMMITMENTS (£m):		£3.6	£11.4	£23.7
STEP 4: COMPARISON GOODS TURNOVER OF ALL COMMITTED FLOORSPACE (£m)		£4.6	£5.2	£5.9
STEP 5: NET RESIDUAL EXPENDITURE AFTER COMMITMENTS:		-£1.1	£6.2	£17.8
STEP 6: FORECAST CAPACITY FOR NEW COMPARISON GOODS FLOORSPACE:				
(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	£5,000	£5,537	£6,161	£7,020
(ii) Net Floorspace Capacity (sq m):	0	-193	1,010	2,533
(iii) Assumed Net / Gross Floorspace Ratio:	70%	70%	70%	70%
(iv) Gross Floorspace Capacity (sq m):	-	-276	1,443	3,618

TABLE 21: NEEDHAM MARKET DISTRICT CENTRE - COMPARISON GOODS CAPACITY ASSESSMENT
Assume Equilibrium at Base Year and Constant Market Shares

	2015	2020	2025	2031
STEP 1: TOTAL FORECAST 'CURRENT' TURNOVER OF ALL FLOORSPACE IN NEEDHAM MARKET DC (£m):	£3.8	£4.4	£5.3	£6.6
STEP 2: TOTAL FORECAST 'BENCHMARK' TURNOVER OF ALL FLOORSPACE IN NEEDHAM MARKET DC (£m):	£3.8	£4.2	£4.7	£5.3
STEP 3: NET RESIDUAL EXPENDITURE - EXCLUDING ANY COMMITMENTS (£m):		£0.2	£0.6	£1.2
STEP 4: COMPARISON GOODS TURNOVER OF ALL COMMITTED FLOORSPACE (£m)		£0.0	£0.0	£0.0
STEP 5: NET RESIDUAL EXPENDITURE AFTER COMMITMENTS:		£0.2	£0.6	£1.2
STEP 6: FORECAST CAPACITY FOR NEW COMPARISON GOODS FLOORSPACE:				
(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	£5,000	£5,537	£6,161	£7,020
(ii) Net Floorspace Capacity (sq m):	0	32	95	177
(iii) Assumed Net / Gross Floorspace Ratio:	70%	70%	70%	70%
(iv) Gross Floorspace Capacity (sq m):	-	46	136	252

TABLE 22: DEBENHAM & EYE - COMPARISON GOODS CAPACITY ASSESSMENT
Assume Equilibrium at Base Year and Constant Market Shares

	2015	2020	2025	2031
STEP 1: TOTAL FORECAST 'CURRENT' TURNOVER OF ALL FLOORSPACE IN LOCAL CENTRES (£m):	£3.7	£4.3	£5.2	£6.5
STEP 2: TOTAL FORECAST 'BENCHMARK' TURNOVER OF ALL FLOORSPACE IN LOCAL CENTRES (£m):	£3.7	£4.1	£4.6	£5.3
STEP 3: NET RESIDUAL EXPENDITURE - EXCLUDING ANY COMMITMENTS (£m):	£0.0	£0.2	£0.6	£1.3
STEP 4: COMPARISON GOODS TURNOVER OF ALL COMMITTED FLOORSPACE (£m)		£0.0	£0.0	£0.0
STEP 5: NET RESIDUAL EXPENDITURE AFTER COMMITMENTS:		£0.2	£0.6	£1.3
STEP 6: FORECAST CAPACITY FOR NEW COMPARISON GOODS FLOORSPACE:				
(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	£5,000	£5,537	£6,161	£7,020
(ii) Net Floorspace Capacity (sq m):	0	35	101	183
(iii) Assumed Net / Gross Floorspace Ratio:	70%	70%	70%	70%
(iv) Gross Floorspace Capacity (sq m):	-	51	144	261

TABLE 23: OTHER LOCAL CENTRE AND VILLAGES - COMPARISON GOODS CAPACITY ASSESSMENT
Assume Equilibrium at Base Year and Constant Market Shares

	2015	2020	2025	2031
STEP 1: TOTAL FORECAST 'CURRENT' TURNOVER OF ALL FLOORSPACE IN LOCAL CENTRES (£m):	£5.2	£6.1	£7.3	£9.2
STEP 2: TOTAL FORECAST 'BENCHMARK' TURNOVER OF ALL FLOORSPACE IN LOCAL CENTRES (£m):	£5.2	£5.8	£6.5	£7.3
STEP 3: NET RESIDUAL EXPENDITURE - EXCLUDING ANY COMMITMENTS (£m):	£0.0	£0.3	£0.9	£1.8
STEP 4: COMPARISON GOODS TURNOVER OF ALL COMMITTED FLOORSPACE (£m)		£0.0	£0.0	£0.0
STEP 5: NET RESIDUAL EXPENDITURE AFTER COMMITMENTS:		£0.3	£0.9	£1.8
STEP 6: FORECAST CAPACITY FOR NEW COMPARISON GOODS FLOORSPACE:				
(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	£5,000	£5,537	£6,161	£7,020
(ii) Net Floorspace Capacity (sq m):	0	51	143	260
(iii) Assumed Net / Gross Floorspace Ratio:	70%	70%	70%	70%
(iv) Gross Floorspace Capacity (sq m):	-	73	205	371

TABLE 24: MID SUFFOLK DISTRICT: COMPARISON GOODS CAPACITY ASSESSMENT - SUMMARY TABLE
Assume Equilibrium at Base Year and Constant Market Shares

	2015	2020	2025	2031
STOWMARKET TOWN CENTRE:	-	-193	1,010	2,533
NEEDHAM MARKET DISTRICT CENTRE:	-	32	95	177
DEBENHAM & EYE:	-	35	101	183
OTHER LOCAL CENTRES & VILLAGES:	-	51	143	260
BABERGH DISTRICT: TOTAL COMPARISON GOODS CAPACITY	-	-75	1,349	3,152

Source: Tables 19-23.

0 -75 1,349 3,152