

TABLE 1: ALL CONVENIENCE GOODS - MARKET SHARE DERIVED TURNOVER
Excluding Internet Shopping and other Special Forms of Trading

	Estimated 'Inflow' from Outside Study Area	2017	2022	2027	2031
Central Milton Keynes	3%	£69.0	£72.5	£76.6	£79.3
District Centres	0%	£232.4	£244.5	£257.7	£266.6
Kingston District Centre	0%	£77.8	£82.3	£86.2	£88.8
Westcroft District Centre	0%	£65.1	£68.6	£72.3	£74.9
Bletchley District Centre	0%	£33.9	£35.8	£37.4	£38.5
Wolverton District Centre	0%	£55.4	£57.9	£61.8	£64.4
Town Centres	0%	£33.8	£35.2	£37.6	£39.2
Newport Pagnell	0%	£6.9	£7.0	£8.0	£8.6
Olney	0%	£9.6	£10.0	£10.5	£10.8
Stony Stratford	0%	£4.5	£4.7	£5.0	£5.1
Woburn Sands	0%	£12.9	£13.5	£14.2	£14.7
Local Centres	0%	£121.7	£128.0	£135.3	£140.3
Out of Centre	3%	£205.4	£216.0	£227.2	£235.0
TOTAL for MK Council Area		£662.3	£696.3	£734.4	£760.4

Note: The inflow figures have been estimated by Carter Jonas - see the main report for more information. For the town centres, local centres and out-of-centre stores the 'inflow' estimates are averages.

TABLE 2: COMMITTED CONVENIENCE GOODS FLOORSPACE

Locality (Name of TC, Retail Park, etc)	Location (In Centre / Out of Centre)	Planning Ref	Gross Space (sqm)		Average Sales Density (£/sqm)	Turnover (£m)			
			Net Sales Area (sqm)			2017	2022	2027	2031
CMK, Exchange House	In centre - CMK	15/00964/FUL	1,000	700	£7,000	£4.9	£4.9	£4.9	£4.9
CMK, Savoy Crescent	In centre - CMK	14/02498/FUL	1,125	788	£7,000	£5.5	£5.5	£5.5	£5.5
Block E2.4 Car Park land to east of John Lewis, Marlborough Gate, CMK	In centre - CMK	14/01628/FULEIS	293	205	£7,000	£1.4	£1.4	£1.4	£1.4
Ashland	In centre - Local Centre	06/01352/REM	438	307	£7,000	£2.1	£2.1	£2.1	£2.2
Brooklands	In centre - Local Centre	06/00220/MKPCO	2,400	1,680	£7,960	£13.4	£13.3	£13.4	£13.4
Brooklands Phase 1 Brooklands Square	In centre - Local Centre	16/00125/REM	663	464	£10,342	£4.8	£4.8	£4.8	£4.8
Broughton Community Reserve Sites	In centre - Local Centre	11/02316/MKPC	946	662	£7,000	£4.6	£4.6	£4.6	£4.6
Kingsmead South, Sites 1 & 2	In centre - Local Centre	15/00699/REM	380	266	£7,000	£1.9	£1.9	£1.9	£1.9
Newton Leys, Land North of Arran Way	In centre - Local Centre	15/01695/FUL	1,724	1,068	£7,000	£7.5	£7.4	£7.5	£7.5
Tattenhoe Park, Snelshall Street H7 to H8	In centre - Local Centre	17/00918/OUT	2,000	1,400	£10,596	£14.8	£14.8	£14.8	£14.9
Land at Glebe Farm, SLA	In centre - Local Centre	13/02382/OUTEIS	750	525	£7,000	£3.7	£3.7	£3.7	£3.7
Land at Eagle Farm, SLA	In centre - Local Centre	13/02381/OUTEIS	350	245	£7,000	£1.7	£1.7	£1.7	£1.7
Eaton Leys	In centre - Local Centre	15/01533/OUTEIS	0	0	£7,000	£0.0	£0.0	£0.0	£0.0
Western Expansion Area (WEA)	In centre - Local Centre	11/01685/MKPCO	9,500	6,650	£7,000	£46.6	£46.4	£46.5	£46.7
Wolverton, The Agora Church Street	In centre - Wolverton DC	15/00913/FUL	2,546	1,782	£7,000	£12.5	£12.4	£12.5	£12.5
Wolverton, Land at Railway Works, Stratford Rd	In centre - Wolverton DC	16/00360/FUL	2,478	1,735	£7,760	£13.5	£13.4	£13.4	£13.5
Glebe Lands	Out of centre	06/00222/MKPCO	2,400	1,680	£11,427	£19.2	£19.1	£19.2	£19.3
Little Brickhill, Hunters Farm Shop, Watling Street	Out of centre	15/01574/FUL	470	329	£7,000	£2.3	£2.3	£2.3	£2.3
Newport Pagnell, Former Aston Martin Site, Tickford Street	Out of centre	13/02658/FUL	1,879	1,315	£10,596	£13.9	£13.9	£13.9	£14.0
TOTAL			31,342	21,801	£7,995	£174.3	£173.6	£174.1	£174.8

Note: where the exact convenience floorspace has not been specified by planning permission, Carter Jonas necessarily estimated the likely gross/net figure. It is assumed for the purpose of this assessment that all commitments will be opened and will have reached 'mature' trading conditions by 2021.

TABLE 3: MILTON KEYNES COUNCIL LOCAL AUTHORITY AREA - CONVENIENCE GOODS CAPACITY ASSESSMENT
Assume Equilibrium at Base Year and Constant Market Shares

		2017	2022	2027	2031
STEP 1:	TOTAL FORECAST 'CURRENT' TURNOVER OF ALL FLOORSPACE IN LOCAL AUTHORITY AREA (£m):	£662.3	£696.3	£734.4	£760.4
STEP 2:	TOTAL FORECAST 'BENCHMARK' TURNOVER OF ALL FLOORSPACE IN LOCAL AUTHORITY AREA (£m) ⁽¹⁾ :	£662.3	£659.7	£661.7	£664.3
STEP 3:	NET RESIDUAL EXPENDITURE - EXCLUDING ANY COMMITMENTS (£m):	£0.0	£36.6	£72.8	£96.1
STEP 4:	TURNOVER OF ALL COMMITTED FLOORSPACE (£m)		£173.6	£174.1	£174.8
STEP 5:	NET RESIDUAL EXPENDITURE AFTER COMMITMENTS:		-£137.0	-£101.3	-£78.7
STEP 6:	FORECAST CAPACITY FOR NEW SUPERSTORE FORMAT FLOORSPACE:				
	(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	£12,500	£12,450	£12,487	£12,537
	(ii) Net Floorspace Capacity (sq m):	0	-11,000	-8,114	-6,278
	(iii) Assumed Net / Gross Floorspace Ratio:	70%	70%	70%	70%
	(iv) Gross Floorspace Capacity (sq m):		-15715	-11591	-8969
STEP 7:	FORECAST CAPACITY FOR NEW SUPERMARKET/DISCOUNT FORMAT FLOORSPACE:				
	(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	£7,000	£6,972	£6,993	£7,021
	(ii) Net Floorspace Capacity (sq m):	0	-19,644	-14,469	-11,211
	(iii) Assumed Net / Gross Floorspace Ratio:	70%	70%	70%	70%
	(iv) Gross Floorspace Capacity (sq m):		-28062	-20698	-16016

STEP 1: The (survey-derived) 'current' (or 'potential') turnovers assume constant market shares over the forecast period (derived from Table 1).

STEP 2: It has been assumed for the purpose of this assessment that the LPA's retail market is in 'equilibrium' at the base year (i.e. 'benchmark' turnovers are equivalent to the survey-derived 'current' turnover levels). The growth in the base year (survey-derived) turnover has been constrained over the forecast period assuming average annual 'productivity' growths rates informed by the latest *Experiential Planner Briefing Note 15* (December 2017) and other research evidence.

STEP 3: The forecast residual expenditure capacity (pre commitments) has been derived from Steps 1 and 2. No account is taken of commitments at this stage.

STEP 4: The turnover of all known commitments has been derived from Table 2. It is assumed for the purpose of this assessment that all commitments will be opened and will have reached 'mature' trading conditions by 2021.

STEP 5: The 'net' residual expenditure capacity makes an allowance for the forecast turnover of all commitments (Step 4).

STEPS 6 & 7: The 'net' residual expenditure is converted into a net/gross floorspace capacity estimated based on the assumed higher average sales performance of superstore operators (i.e. Tesco, Asda, Sainsbury's, Waitrose, Morrisons and Marks & Spencer) and the lower average sales performance of supermarket and discount operators (e.g. Aldi, Lidl, Netto, Co-Op, Budgens, etc.).

TABLE 4: CENTRAL MILTON KEYNES - CONVENIENCE GOODS CAPACITY ASSESSMENT
Assume Equilibrium at Base Year and Constant Market Shares

		2017	2022	2027	2031
STEP 1:	TOTAL FORECAST 'CURRENT' TURNOVER OF ALL FLOORSPACE IN LOCAL AUTHORITY AREA (£m):	£69.0	£72.5	£76.6	£79.3
STEP 2:	TOTAL FORECAST 'BENCHMARK' TURNOVER OF ALL FLOORSPACE IN LOCAL AUTHORITY AREA (£m) ⁽¹⁾ :	£69.0	£68.7	£69.0	£69.2
STEP 3:	NET RESIDUAL EXPENDITURE - EXCLUDING ANY COMMITMENTS (£m):	£0.0	£3.8	£7.6	£10.0
STEP 4:	TURNOVER OF ALL COMMITTED FLOORSPACE (£m)		£11.8	£11.8	£11.9
STEP 5:	NET RESIDUAL EXPENDITURE AFTER COMMITMENTS:		-£8.0	-£4.2	-£1.8
STEP 6:	FORECAST CAPACITY FOR NEW SUPERSTORE FORMAT FLOORSPACE:				
	(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	12500	£12,450	£12,487	£12,537
	(ii) Net Floorspace Capacity (sq m):	0	-642	-339	-146
	(iii) Assumed Net / Gross Floorspace Ratio:	70%	70%	70%	70%
	(iv) Gross Floorspace Capacity (sq m):		-918	-484	-209
STEP 7:	FORECAST CAPACITY FOR NEW SUPERMARKET/DISCOUNT FORMAT FLOORSPACE:				
	(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	7000	£6,972	£6,993	£7,021
	(ii) Net Floorspace Capacity (sq m):	0	-1,147	-605	-261
	(iii) Assumed Net / Gross Floorspace Ratio:	70%	70%	70%	70%
	(iv) Gross Floorspace Capacity (sq m):		-1638	-864	-373

TABLE 5: Kingston District Centre - CONVENIENCE GOODS CAPACITY ASSESSMENT
Assume Equilibrium at Base Year and Constant Market Shares

		2017	2022	2027	2031
STEP 1:	TOTAL FORECAST 'CURRENT' TURNOVER OF ALL FLOORSPACE IN LOCAL AUTHORITY AREA (£m):	£77.8	£82.3	£86.2	£88.8
STEP 2:	TOTAL FORECAST 'BENCHMARK' TURNOVER OF ALL FLOORSPACE IN LOCAL AUTHORITY AREA (£m) ⁽¹⁾ :	£77.8	£77.5	£77.8	£78.1
STEP 3:	NET RESIDUAL EXPENDITURE - EXCLUDING ANY COMMITMENTS (£m):	£0.0	£4.8	£8.4	£10.7
STEP 4:	TURNOVER OF ALL COMMITTED FLOORSPACE (£m)		£0.0	£0.0	£0.0
STEP 5:	NET RESIDUAL EXPENDITURE AFTER COMMITMENTS:		£4.8	£8.4	£10.7
STEP 6:	FORECAST CAPACITY FOR NEW SUPERSTORE FORMAT FLOORSPACE:				
	(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	12500	£12,450	£12,487	£12,537
	(ii) Net Floorspace Capacity (sq m):	0	383	676	851
	(iii) Assumed Net / Gross Floorspace Ratio:	70%	70%	70%	70%
	(iv) Gross Floorspace Capacity (sq m):		547	966	1216
STEP 7:	FORECAST CAPACITY FOR NEW SUPERMARKET/DISCOUNT FORMAT FLOORSPACE:				
	(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	7000	£6,972	£6,993	£7,021
	(ii) Net Floorspace Capacity (sq m):	0	683	1208	1521
	(iii) Assumed Net / Gross Floorspace Ratio:	70%	70%	70%	70%
	(iv) Gross Floorspace Capacity (sq m):		976	1725	2172

TABLE 6: Westcroft District Centre - CONVENIENCE GOODS CAPACITY ASSESSMENT
Assume Equilibrium at Base Year and Constant Market Shares

		2017	2022	2027	2031
STEP 1:	TOTAL FORECAST 'CURRENT' TURNOVER OF ALL FLOORSPACE IN LOCAL AUTHORITY AREA (£m):	£65.1	£68.6	£72.3	£74.9
STEP 2:	TOTAL FORECAST 'BENCHMARK' TURNOVER OF ALL FLOORSPACE IN LOCAL AUTHORITY AREA (£m) ⁽¹⁾ :	£65.1	£64.9	£65.1	£65.3
STEP 3:	NET RESIDUAL EXPENDITURE - EXCLUDING ANY COMMITMENTS (£m):	£0.0	£3.7	£7.2	£9.6
STEP 4:	TURNOVER OF ALL COMMITTED FLOORSPACE (£m)		£0.0	£0.0	£0.0
STEP 5:	NET RESIDUAL EXPENDITURE AFTER COMMITMENTS:		£3.7	£7.2	£9.6
STEP 6:	FORECAST CAPACITY FOR NEW SUPERSTORE FORMAT FLOORSPACE:				
	(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	12500	£12,450	£12,487	£12,537
	(ii) Net Floorspace Capacity (sq m):	0	300	577	765
	(iii) Assumed Net / Gross Floorspace Ratio:	70%	70%	70%	70%
	(iv) Gross Floorspace Capacity (sq m):		428	824	1092
STEP 7:	FORECAST CAPACITY FOR NEW SUPERMARKET/DISCOUNT FORMAT FLOORSPACE:				
	(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	7000	£6,972	£6,993	£7,021
	(ii) Net Floorspace Capacity (sq m):	0	535	1,030	1,365
	(iii) Assumed Net / Gross Floorspace Ratio:	70%	70%	70%	70%
	(iv) Gross Floorspace Capacity (sq m):		765	1472	1950

TABLE 7: Bletchley District Centre - CONVENIENCE GOODS CAPACITY ASSESSMENT
Assume Equilibrium at Base Year and Constant Market Shares

		2017	2022	2027	2031
STEP 1:	TOTAL FORECAST 'CURRENT' TURNOVER OF ALL FLOORSPACE IN LOCAL AUTHORITY AREA (£m):	£33.9	£35.8	£37.4	£38.5
STEP 2:	TOTAL FORECAST 'BENCHMARK' TURNOVER OF ALL FLOORSPACE IN LOCAL AUTHORITY AREA (£m) ⁽¹⁾ :	£33.9	£33.8	£33.9	£34.0
STEP 3:	NET RESIDUAL EXPENDITURE - EXCLUDING ANY COMMITMENTS (£m):	£0.0	£2.0	£3.5	£4.5
STEP 4:	TURNOVER OF ALL COMMITTED FLOORSPACE (£m)		£0.0	£0.0	£0.0
STEP 5:	NET RESIDUAL EXPENDITURE AFTER COMMITMENTS:		£2.0	£3.5	£4.5
STEP 6:	FORECAST CAPACITY FOR NEW SUPERSTORE FORMAT FLOORSPACE:				
	(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	12500	£12,450	£12,487	£12,537
	(ii) Net Floorspace Capacity (sq m):	0	157	279	358
	(iii) Assumed Net / Gross Floorspace Ratio:	70%	70%	70%	70%
	(iv) Gross Floorspace Capacity (sq m):		225	398	512
STEP 7:	FORECAST CAPACITY FOR NEW SUPERMARKET/DISCOUNT FORMAT FLOORSPACE:				
	(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	7000	£6,972	£6,993	£7,021
	(ii) Net Floorspace Capacity (sq m):	0	281	498	640
	(iii) Assumed Net / Gross Floorspace Ratio:	70%	70%	70%	70%
	(iv) Gross Floorspace Capacity (sq m):		402	711	914

TABLE 8: Wolverton District Centre - CONVENIENCE GOODS CAPACITY ASSESSMENT
Assume Equilibrium at Base Year and Constant Market Shares

		2017	2022	2027	2032
STEP 1:	TOTAL FORECAST 'CURRENT' TURNOVER OF ALL FLOORSPACE IN LOCAL AUTHORITY AREA (£m):	£55.4	£57.9	£61.8	£64.4
STEP 2:	TOTAL FORECAST 'BENCHMARK' TURNOVER OF ALL FLOORSPACE IN LOCAL AUTHORITY AREA (£m) ⁽¹⁾ :	£55.4	£55.2	£55.4	£55.6
STEP 3:	NET RESIDUAL EXPENDITURE - EXCLUDING ANY COMMITMENTS (£m):	£0.0	£2.6	£6.4	£8.8
STEP 4:	TURNOVER OF ALL COMMITTED FLOORSPACE (£m)		£25.8	£25.9	£26.0
STEP 5:	NET RESIDUAL EXPENDITURE AFTER COMMITMENTS:		-£23.2	-£19.5	-£17.2
STEP 6:	FORECAST CAPACITY FOR NEW SUPERSTORE FORMAT FLOORSPACE:				
	(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	12500	£12,450	£12,487	£12,537
	(ii) Net Floorspace Capacity (sq m):	0	-1,863	-1,559	-1,371
	(iii) Assumed Net / Gross Floorspace Ratio:	70%	70%	70%	70%
	(iv) Gross Floorspace Capacity (sq m):		-2662	-2226	-1959
STEP 7:	FORECAST CAPACITY FOR NEW SUPERMARKET/DISCOUNT FORMAT FLOORSPACE:				
	(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	7000	£6,972	£6,993	£7,021
	(ii) Net Floorspace Capacity (sq m):	0	-3,327	-2,783	-2,449
	(iii) Assumed Net / Gross Floorspace Ratio:	70%	70%	70%	70%
	(iv) Gross Floorspace Capacity (sq m):		-4753	-3976	-3498

TABLE 9: Newport Pagnell Town Centre - CONVENIENCE GOODS CAPACITY ASSESSMENT
Assume Equilibrium at Base Year and Constant Market Shares

		2017	2022	2027	2031
STEP 1:	TOTAL FORECAST 'CURRENT' TURNOVER OF ALL FLOORSPACE IN LOCAL AUTHORITY AREA (£m):	£6.9	£7.0	£8.0	£8.6
STEP 2:	TOTAL FORECAST 'BENCHMARK' TURNOVER OF ALL FLOORSPACE IN LOCAL AUTHORITY AREA (£m) ⁽¹⁾ :	£6.9	£6.8	£6.8	£6.9
STEP 3:	NET RESIDUAL EXPENDITURE - EXCLUDING ANY COMMITMENTS (£m):	£0.0	£0.2	£1.1	£1.7
STEP 4:	TURNOVER OF ALL COMMITTED FLOORSPACE (£m)		£0.0	£0.0	£0.0
STEP 5:	NET RESIDUAL EXPENDITURE AFTER COMMITMENTS:		£0.2	£1.1	£1.7
STEP 6:	FORECAST CAPACITY FOR NEW SUPERSTORE FORMAT FLOORSPACE:				
	(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	12500	£12,450	£12,487	£12,537
	(ii) Net Floorspace Capacity (sq m):	0	15	89	135
	(iii) Assumed Net / Gross Floorspace Ratio:	70%	70%	70%	70%
	(iv) Gross Floorspace Capacity (sq m):		21	127	192
STEP 7:	FORECAST CAPACITY FOR NEW SUPERMARKET/DISCOUNT FORMAT FLOORSPACE:				
	(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	7000	£6,972	£6,993	£7,021
	(ii) Net Floorspace Capacity (sq m):	0	27	159	240
	(iii) Assumed Net / Gross Floorspace Ratio:	70%	70%	70%	70%
	(iv) Gross Floorspace Capacity (sq m):		38	227	343

TABLE 10: Olney Town Centre - CONVENIENCE GOODS CAPACITY ASSESSMENT
Assume Equilibrium at Base Year and Constant Market Shares

		2017	2022	2027	2031
STEP 1:	TOTAL FORECAST 'CURRENT' TURNOVER OF ALL FLOORSPACE IN LOCAL AUTHORITY AREA (£m):	£9.6	£10.0	£10.5	£10.8
STEP 2:	TOTAL FORECAST 'BENCHMARK' TURNOVER OF ALL FLOORSPACE IN LOCAL AUTHORITY AREA (£m) ⁽¹⁾ :	£9.6	£9.5	£9.6	£9.6
STEP 3:	NET RESIDUAL EXPENDITURE - EXCLUDING ANY COMMITMENTS (£m):	£0.0	£0.5	£0.9	£1.2
STEP 4:	TURNOVER OF ALL COMMITTED FLOORSPACE (£m)		£0.0	£0.0	£0.0
STEP 5:	NET RESIDUAL EXPENDITURE AFTER COMMITMENTS:		£0.5	£0.9	£1.2
STEP 6:	FORECAST CAPACITY FOR NEW SUPERSTORE FORMAT FLOORSPACE:				
	(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	12500	£12,450	£12,487	£12,537
	(ii) Net Floorspace Capacity (sq m):	0	40	76	100
	(iii) Assumed Net / Gross Floorspace Ratio:	70%	70%	70%	70%
	(iv) Gross Floorspace Capacity (sq m):		57	109	142
STEP 7:	FORECAST CAPACITY FOR NEW SUPERMARKET/DISCOUNT FORMAT FLOORSPACE:				
	(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	7000	£6,972	£6,993	£7,021
	(ii) Net Floorspace Capacity (sq m):	0	71	136	178
	(iii) Assumed Net / Gross Floorspace Ratio:	70%	70%	70%	70%
	(iv) Gross Floorspace Capacity (sq m):		102	194	254

TABLE 11: Stony Stratford Town Centre - CONVENIENCE GOODS CAPACITY ASSESSMENT
Assume Equilibrium at Base Year and Constant Market Shares

		2017	2022	2027	2031
STEP 1:	TOTAL FORECAST 'CURRENT' TURNOVER OF ALL FLOORSPACE IN LOCAL AUTHORITY AREA (£m):	£4.5	£4.7	£5.0	£5.1
STEP 2:	TOTAL FORECAST 'BENCHMARK' TURNOVER OF ALL FLOORSPACE IN LOCAL AUTHORITY AREA (£m) ⁽¹⁾ :	£4.5	£4.5	£4.5	£4.5
STEP 3:	NET RESIDUAL EXPENDITURE - EXCLUDING ANY COMMITMENTS (£m):	£0.0	£0.2	£0.5	£0.6
STEP 4:	TURNOVER OF ALL COMMITTED FLOORSPACE (£m)		£0.0	£0.0	£0.0
STEP 5:	NET RESIDUAL EXPENDITURE AFTER COMMITMENTS:		£0.2	£0.5	£0.6
STEP 6:	FORECAST CAPACITY FOR NEW SUPERSTORE FORMAT FLOORSPACE:				
	(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	12500	£12,450	£12,487	£12,537
	(ii) Net Floorspace Capacity (sq m):	0	19	39	52
	(iii) Assumed Net / Gross Floorspace Ratio:	70%	70%	70%	70%
	(iv) Gross Floorspace Capacity (sq m):		27	56	74
STEP 7:	FORECAST CAPACITY FOR NEW SUPERMARKET/DISCOUNT FORMAT FLOORSPACE:				
	(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	7000	£6,972	£6,993	£7,021
	(ii) Net Floorspace Capacity (sq m):	0	34	70	93
	(iii) Assumed Net / Gross Floorspace Ratio:	70%	70%	70%	70%
	(iv) Gross Floorspace Capacity (sq m):		48	100	132

TABLE 12: Woburn Sands Town Centre - CONVENIENCE GOODS CAPACITY ASSESSMENT
Assume Equilibrium at Base Year and Constant Market Shares

		2017	2022	2027	2031
STEP 1:	TOTAL FORECAST 'CURRENT' TURNOVER OF ALL FLOORSPACE IN LOCAL AUTHORITY AREA (£m):	£12.9	£13.5	£14.2	£14.7
STEP 2:	TOTAL FORECAST 'BENCHMARK' TURNOVER OF ALL FLOORSPACE IN LOCAL AUTHORITY AREA (£m) ⁽¹⁾ :	£12.9	£12.8	£12.9	£12.9
STEP 3:	NET RESIDUAL EXPENDITURE - EXCLUDING ANY COMMITMENTS (£m):	£0.0	£0.7	£1.3	£1.7
STEP 4:	TURNOVER OF ALL COMMITTED FLOORSPACE (£m)		£0.0	£0.0	£0.0
STEP 5:	NET RESIDUAL EXPENDITURE AFTER COMMITMENTS:		£0.7	£1.3	£1.7
STEP 6:	FORECAST CAPACITY FOR NEW SUPERSTORE FORMAT FLOORSPACE:				
	(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	12500	£12,450	£12,487	£12,537
	(ii) Net Floorspace Capacity (sq m):	0	53	104	139
	(iii) Assumed Net / Gross Floorspace Ratio:	70%	70%	70%	70%
	(iv) Gross Floorspace Capacity (sq m):		76	149	198
STEP 7:	FORECAST CAPACITY FOR NEW SUPERMARKET/DISCOUNT FORMAT FLOORSPACE:				
	(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	7000	£6,972	£6,993	£7,021
	(ii) Net Floorspace Capacity (sq m):	0	95	186	248
	(iii) Assumed Net / Gross Floorspace Ratio:	70%	70%	70%	70%
	(iv) Gross Floorspace Capacity (sq m):		135	266	354

TABLE 13: LOCAL CENTRES - CONVENIENCE GOODS CAPACITY ASSESSMENT
Assume Equilibrium at Base Year and Constant Market Shares

		2017	2022	2027	2031
STEP 1:	TOTAL FORECAST 'CURRENT' TURNOVER OF ALL FLOORSPACE IN LOCAL AUTHORITY AREA (£m):	£121.7	£128.0	£135.3	£140.3
STEP 2:	TOTAL FORECAST 'BENCHMARK' TURNOVER OF ALL FLOORSPACE IN LOCAL AUTHORITY AREA (£m) ⁽¹⁾ :	£121.7	£121.2	£121.6	£122.1
STEP 3:	NET RESIDUAL EXPENDITURE - EXCLUDING ANY COMMITMENTS (£m):	£0.0	£6.8	£13.7	£18.2
STEP 4:	TURNOVER OF ALL COMMITTED FLOORSPACE (£m)		£100.7	£101.0	£101.4
STEP 5:	NET RESIDUAL EXPENDITURE AFTER COMMITMENTS:		-£93.9	-£87.2	-£83.2
STEP 6:	FORECAST CAPACITY FOR NEW SUPERSTORE FORMAT FLOORSPACE:				
	(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	12500	£12,450	£12,487	£12,537
	(ii) Net Floorspace Capacity (sq m):	0	-7,542	-6,986	-6,633
	(iii) Assumed Net / Gross Floorspace Ratio:	70%	70%	70%	70%
	(iv) Gross Floorspace Capacity (sq m):		-10774	-9980	-9475
STEP 7:	FORECAST CAPACITY FOR NEW SUPERMARKET/DISCOUNT FORMAT FLOORSPACE:				
	(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	7000	£6,972	£6,993	£7,021
	(ii) Net Floorspace Capacity (sq m):	0	-13,467	-12,475	-11,844
	(iii) Assumed Net / Gross Floorspace Ratio:	70%	70%	70%	70%
	(iv) Gross Floorspace Capacity (sq m):		-19239	-17822	-16920

TABLE 14: OUT OF CENTRE - CONVENIENCE GOODS CAPACITY ASSESSMENT
Assume Equilibrium at Base Year and Constant Market Shares

		2017	2022	2027	2031
STEP 1:	TOTAL FORECAST 'CURRENT' TURNOVER OF ALL FLOORSPACE IN LOCAL AUTHORITY AREA (£m):	£205.4	£216.0	£227.2	£235.0
STEP 2:	TOTAL FORECAST 'BENCHMARK' TURNOVER OF ALL FLOORSPACE IN LOCAL AUTHORITY AREA (£m) ⁽¹⁾ :	£205.4	£204.6	£205.2	£206.0
STEP 3:	NET RESIDUAL EXPENDITURE - EXCLUDING ANY COMMITMENTS (£m):	£0.0	£11.4	£22.0	£28.9
STEP 4:	TURNOVER OF ALL COMMITTED FLOORSPACE (£m)		£35.3	£35.4	£35.5
STEP 5:	NET RESIDUAL EXPENDITURE AFTER COMMITMENTS:		-£23.9	-£13.4	-£6.6
STEP 6:	FORECAST CAPACITY FOR NEW SUPERSTORE FORMAT FLOORSPACE:				
	(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	12500	£12,450	£12,487	£12,537
	(ii) Net Floorspace Capacity (sq m):	0	-1,920	-1,071	-527
	(iii) Assumed Net / Gross Floorspace Ratio:	70%	70%	70%	70%
	(iv) Gross Floorspace Capacity (sq m):		-2742	-1530	-753
STEP 7:	FORECAST CAPACITY FOR NEW SUPERMARKET/DISCOUNT FORMAT FLOORSPACE:				
	(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	7000	£6,972	£6,993	£7,021
	(ii) Net Floorspace Capacity (sq m):	0	-3,428	-1,912	-941
	(iii) Assumed Net / Gross Floorspace Ratio:	70%	70%	70%	70%
	(iv) Gross Floorspace Capacity (sq m):		-4897	-2731	-1344

TABLE 15: SUMMARY TABLE - CONVENIENCE GOODS CAPACITY FOR NEW SUPERSTORE-FORMAT FLOORSPACE (NET SQ M)
Assume Equilibrium at 2017 and Constant Market Shares

		2022	2027	2031
CENTRAL MILTON KEYNES		-642	-339	-146
DISTRICT CENTRES				
	Kingston District Centre	383	676	851
	Westcroft District Centre	300	577	765
	Bletchley District Centre	157	279	358
	Wolverton District Centre	-1,863	-1,559	-1,371
	ALL DISTRICT CENTRES	-1,023	-26	603
TOWN CENTRES				
	Newport Pagnell	15	89	135
	Olney	40	76	100
	Stony Stratford	19	39	52
	Woburn Sands	53	104	139
	ALL TOWN CENTRES	127	308	425
LOCAL CENTRES		-7,542	-6,986	-6,633
OUT OF CENTRE		-1,920	-1,071	-527
TOTAL CONVENIENCE GOODS CAPACITY		-11,000	-8,114	-6,278

TABLE 16: SUMMARY TABLE - CONVENIENCE GOODS CAPACITY FOR NEW SUPERMARKET/DISCOUNTER FLOORSPACE (NET SQ M)
 Assume Equilibrium at 2017 and Constant Market Shares

		2022	2027	2031
CENTRAL MILTON KEYNES		-1,147	-605	-261
DISTRICT CENTRES				
	Kingston District Centre	683	1,208	1,521
	Westcroft District Centre	535	1,030	1,365
	Bletchley District Centre	281	498	640
	Wolverton District Centre	-3,327	-2,783	-2,449
	ALL DISTRICT CENTRES	-1,827	-47	1,077
TOWN CENTRES				
	Newport Pagnell	27	159	240
	Olney	71	136	178
	Stony Stratford	34	70	93
	Woburn Sands	95	186	248
	ALL TOWN CENTRES	226	551	759
LOCAL CENTRES		-13,467	-12,475	-11,844
OUT OF CENTRE		-3,428	-1,912	-941
TOTAL CONVENIENCE GOODS CAPACITY		-19,644	-14,489	-11,211