

Retail & Centres Study

Volume 3: Technical Appendices

Prepared for:

DERBY CITY COUNCIL

July 2026

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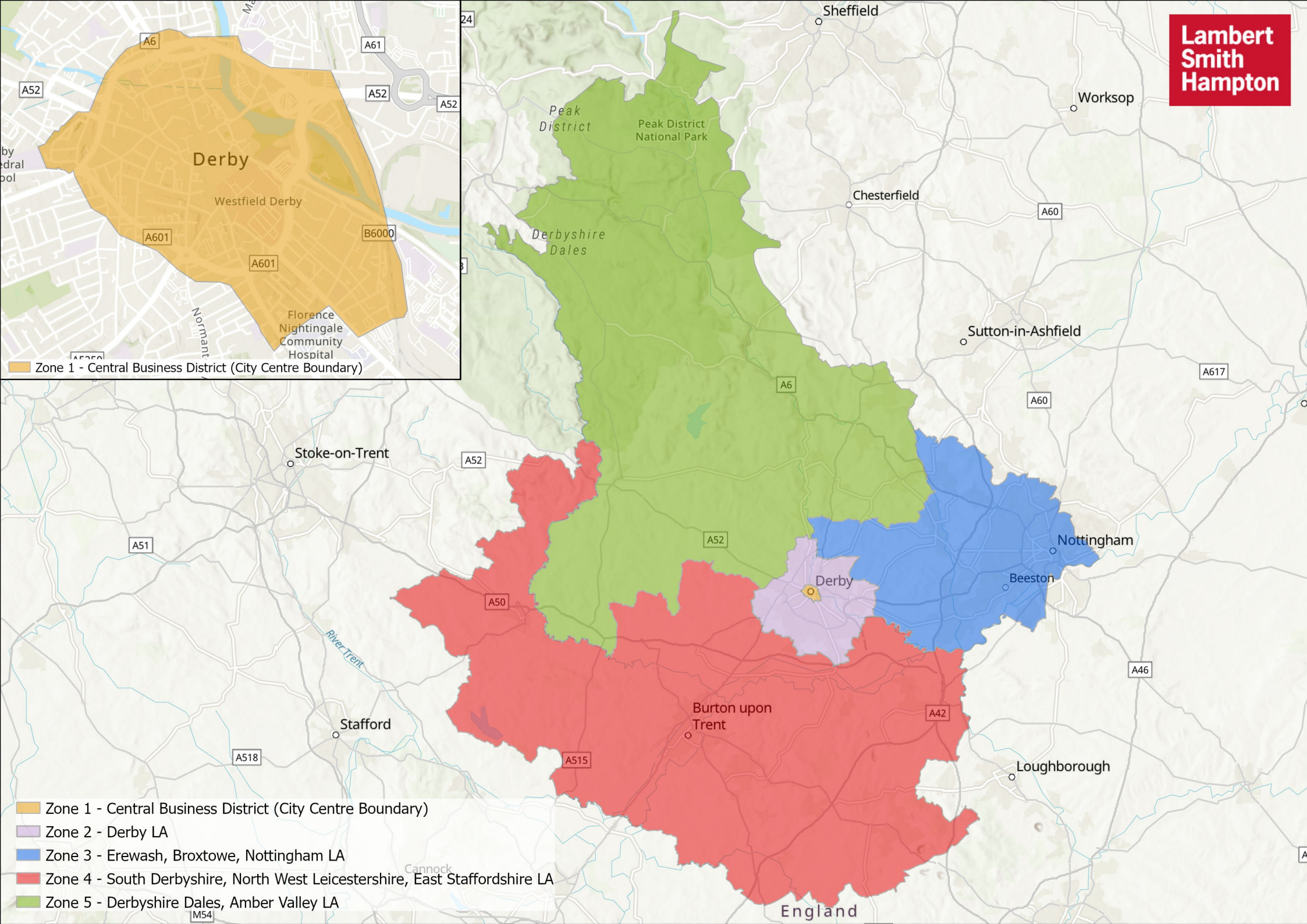


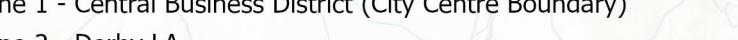
Volume 3: Appendices

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Appendix 1:

Study Area & Zones



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- Zone 1 - Central Business District (City Centre Boundary)
 Zone 2 - Derby LA
 Zone 3 - Erewash, Broxtowe, Nottingham LA
 Zone 4 - South Derbyshire, North West Leicestershire, East Staffordshire LA
 Zone 5 - Derbyshire Dales, Amber Valley LA

Appendix 2:

Population And Expenditure: Baseline

TABLE 1: BASE YEAR POPULATION & PROJECTIONS (2026 - 2043)

Zone	2026	2030	2035	2040	2043
Zone 1	6,243	6,333	6,491	6,655	6,743
Zone 2	260,208	261,711	264,220	266,774	268,300
Zone 3	562,959	567,077	569,768	571,321	572,186
Zone 4	366,224	384,691	405,407	423,462	433,270
Zone 5	203,491	207,803	212,908	217,798	220,751
Total	1,399,125	1,427,615	1,458,794	1,486,010	1,501,250

Notes: Population Projections from Experian Location Analyst (based on ONS)

Growth 2026 to 2035:		Growth 2026 to 2043:	
%	No.	%	No.
4.0%	248	8.0%	500
1.5%	4,012	3.1%	8,092
1.2%	6,809	1.6%	9,227
10.7%	39,183	18.3%	67,046
4.6%	9,417	8.5%	17,260
4.3%	59,669	7.3%	102,125

TABLE 2: CONVENIENCE GOODS EXPENDITURE PER CAPITA (2026 to 2043) (£)

Zone	Including SFT (£)	Expenditure per Capita Excluding SFT and Sales in Non Food Outlets (£)				
	2026	2026	2030	2035	2040	2043
Zone 1	£3,087	£2,872	£2,828	£2,785	£2,744	£2,724
Zone 2	£2,635	£2,452	£2,414	£2,377	£2,343	£2,325
Zone 3	£2,704	£2,515	£2,477	£2,439	£2,404	£2,386
Zone 4	£2,931	£2,727	£2,685	£2,644	£2,606	£2,586
Zone 5	£3,217	£2,992	£2,946	£2,901	£2,859	£2,838

Notes: Average spend per capita estimates (2024 prices) are derived from Experian Location Analyst 'Retail Area Planner' Reports. The year-on-year expenditure growth forecasts have been informed by the latest Retail Planner Briefing Note 23 published by Experian Business Strategies (March 2026).

TABLE 3: TOTAL CONVENIENCE GOODS EXPENDITURE FORECASTS ADJUSTED FOR SFT AND SALES IN NON-FOOD OUTLETS (2026 to 2043) (£m)

Zone	Including SFT (£)	Total Expenditure Adjusted (£m)				
	2026	2026	2030	2035	2040	2043
Zone 1	£19.3	£17.9	£17.9	£18.1	£18.3	£18.4
Zone 2	£685.8	£637.9	£631.7	£628.1	£625.0	£623.8
Zone 3	£1,522.3	£1,416.1	£1,404.5	£1,389.7	£1,373.3	£1,365.1
Zone 4	£1,073.6	£998.7	£1,032.9	£1,071.9	£1,103.5	£1,120.6
Zone 5	£654.6	£608.9	£612.2	£617.7	£622.8	£626.5
Total Available Expenditure (£m)	£3,955.4	£3,679.5	£3,699.2	£3,725.5	£3,742.8	£3,754.3

Notes: Forecast growth in SFT is informed by Experian Business Strategies Retail Planner Briefing Note 23 (March 2026).
Available convenience spend adjusted to account for Special Forms of Trading and non-food sales in convenience foodstores.

Growth 2026 to 2035:		Growth 2026 to 2043:	
%	£m	%	£m
0.8%	0.1	2.4%	0.4
-1.5%	-9.8	-2.2%	-14.1
-1.9%	-26.4	-3.6%	-51.0
7.3%	73.3	12.2%	121.9
1.4%	8.8	2.9%	17.6
1.3%	£46.0	2.0%	£74.8

TABLE 4: COMPARISON GOODS EXPENDITURE PER CAPITA (2026 to 2043) (£)

Zone	Including SFT (£)	Expenditure per Capita Excluding SFT and Sales in Food Outlets (£)				
	2026	2026	2030	2035	2040	2043
Zone 1	£4,338	£2,633	£2,798	£3,074	£3,373	£3,612
Zone 2	£3,586	£2,176	£2,312	£2,541	£2,788	£2,985
Zone 3	£3,684	£2,236	£2,376	£2,611	£2,864	£3,067
Zone 4	£4,104	£2,491	£2,647	£2,908	£3,191	£3,417
Zone 5	£4,566	£2,772	£2,945	£3,236	£3,550	£3,802

Notes: Average spend per capita estimates (2024 prices) are derived from Experian Location Analyst 'Retail Area Planner' Reports. The year-on-year expenditure growth forecasts have been informed by the latest Retail Planner Briefing Note 23 published by Experian Business Strategies (March 2026).

TABLE 5: TOTAL COMPARISON GOODS EXPENDITURE FORECASTS ADJUSTED FOR SFT AND SALES IN FOOD OUTLETS (2026 to 2043) (£m)

Zone	Including SFT (£)	Total Expenditure Adjusted (£m)				
	2026	2026	2030	2035	2040	2043
Zone 1	£27.1	£16.4	£17.7	£20.0	£22.4	£24.4
Zone 2	£933.0	£566.3	£605.2	£671.3	£743.7	£801.0
Zone 3	£2,074.2	£1,259.0	£1,347.4	£1,487.4	£1,636.5	£1,755.2
Zone 4	£1,503.1	£912.3	£1,018.2	£1,178.9	£1,351.2	£1,480.5
Zone 5	£929.2	£564.0	£612.0	£688.9	£773.2	£839.3

Growth 2026 to 2035:		Growth 2026 to 2043:	
%	£m	%	£m
21.4%	3.5	48.2%	7.9
18.5%	105.0	41.4%	234.6
18.1%	228.4	39.4%	496.2
29.2%	266.6	62.3%	568.2
22.1%	124.8	48.8%	275.2
22.0%	£728.3	47.7%	£1,582.1

Available comparison goods spend adjusted to account for Special Forms of Trading and food sales in non-food and variety stores.

Appendix 3:

Convenience Goods Capacity: Baseline

TABLE 1: STUDY AREA: EXPERIAN INSIGHTS CONVENIENCE GOODS TRANSACTIONS INCLUDING ONLINE (£m)

ASSESSMENT YEAR: 2026

Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Other Inflow (Beyond Zones 1-5)	From Within LPA Area (Zones 1 & 2)	From Outside LPA Area (Zones 3, 4, 5 & Out of Area)	Total	% Inflow Uplift
Within LPA Area: Zone 1	Sainsbury's, Derby City Centre	£0.03	£0.24	£0.02	£0.03	£0.05	£0.02	£0.28	£0.13	£0.40	46.0%
Within LPA Area: Zone 1	Tesco Express, Derby City Centre	£0.03	£0.14	£0.01	£0.01	£0.01	£0.02	£0.16	£0.06	£0.22	34.7%
Within LPA Area: Zone 1	M&S Food, Derby City Centre	£0.02	£0.74	£0.16	£0.31	£0.31	£0.12	£0.76	£0.89	£1.65	117.0%
Within LPA Area: Zone 1	Lidl, Derby City Centre	£0.02	£0.43	£0.02	£0.03	£0.03	£0.02	£0.45	£0.10	£0.56	22.8%
Within LPA Area: Zone 1	Other Zone 1	£0.06	£0.53	£0.07	£0.09	£0.09	£0.09	£0.59	£0.35	£0.93	59.0%
Subtotal: From Zone 1		£0.16	£2.09	£0.28	£0.48	£0.49	£0.28	£2.24	£1.52	£3.77	67.9%
Within LPA Area: Zone 2	Allenton District Centre	£0.00	£0.20	£0.00	£0.01	£0.00	£0.00	£0.20	£0.02	£0.22	11.3%
Within LPA Area: Zone 2	Co-op, Allestree District Centre	£0.00	£0.23	£0.00	£0.00	£0.03	£0.01	£0.23	£0.05	£0.28	20.7%
Within LPA Area: Zone 2	Allestree District Centre	£0.00	£0.14	£0.01	£0.00	£0.03	£0.00	£0.14	£0.04	£0.18	28.8%
Within LPA Area: Zone 2	Alvaston District Centre	£0.00	£0.31	£0.01	£0.02	£0.00	£0.01	£0.31	£0.05	£0.36	15.1%
Within LPA Area: Zone 2	Cavendish District Centre	£0.00	£0.13	£0.00	£0.01	£0.00	£0.00	£0.13	£0.01	£0.14	8.7%
Within LPA Area: Zone 2	Aldi, Chaddesden District Centre	£0.00	£0.86	£0.09	£0.01	£0.01	£0.02	£0.87	£0.13	£1.00	15.6%
Within LPA Area: Zone 2	Chaddesden District Centre	£0.00	£0.40	£0.01	£0.01	£0.01	£0.02	£0.40	£0.04	£0.45	11.1%
Within LPA Area: Zone 2	Lidl, Chellaston District Centre	£0.00	£0.52	£0.01	£0.17	£0.00	£0.01	£0.52	£0.19	£0.71	37.1%
Within LPA Area: Zone 2	Chellaston District Centre	£0.00	£0.05	£0.00	£0.01	£0.00	£0.00	£0.05	£0.01	£0.07	26.3%
Within LPA Area: Zone 2	Co-op, Littleover District Centre	£0.00	£0.15	£0.00	£0.01	£0.01	£0.01	£0.15	£0.03	£0.17	19.3%
Within LPA Area: Zone 2	Littleover District Centre	£0.00	£0.09	£0.00	£0.01	£0.00	£0.00	£0.09	£0.01	£0.10	15.4%
Within LPA Area: Zone 2	Mackworth District Centre	£0.00	£0.18	£0.00	£0.01	£0.03	£0.00	£0.19	£0.04	£0.23	22.7%
Within LPA Area: Zone 2	Tesco, Mickleover District Centre	£0.00	£2.12	£0.02	£1.09	£0.27	£0.08	£2.12	£1.45	£3.57	68.5%
Within LPA Area: Zone 2	Mickleover District Centre	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.01	40.3%
Within LPA Area: Zone 2	Lidl, Normanton Road District Centre	£0.01	£0.23	£0.00	£0.01	£0.01	£0.01	£0.24	£0.03	£0.27	11.8%
Within LPA Area: Zone 2	Normanton Road District Centre	£0.01	£0.71	£0.02	£0.07	£0.02	£0.03	£0.72	£0.13	£0.85	18.3%
Within LPA Area: Zone 2	Co-op Oakwood District Centre	£0.00	£0.34	£0.02	£0.00	£0.01	£0.01	£0.34	£0.03	£0.36	8.6%
Within LPA Area: Zone 2	Oakwood District Centre	£0.00	£0.02	£0.00	£0.00	£0.00	£0.00	£0.02	£0.00	£0.02	8.5%
Within LPA Area: Zone 2	Asda, Sinfen District Centre	£0.00	£1.51	£0.01	£0.79	£0.01	£0.04	£1.51	£0.86	£2.36	56.7%
Within LPA Area: Zone 2	Sinfen District Centre	£0.00	£0.01	£0.00	£0.00	£0.00	£0.00	£0.01	£0.00	£0.01	57.2%
Within LPA Area: Zone 2	Spondon District Centre	£0.00	£0.34	£0.01	£0.00	£0.00	£0.01	£0.34	£0.02	£0.37	7.1%
Within LPA Area: Zone 2	Aldi, Manor Park Way O-o-C RP	£0.00	£0.76	£0.03	£0.14	£0.07	£0.03	£0.76	£0.27	£1.03	36.2%
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	0.0%
Within LPA Area: Zone 2	Morrisons, The Meteor Centre O-o-C RP	£0.01	£2.34	£0.51	£0.15	£0.82	£0.19	£2.36	£1.67	£4.03	70.8%
Within LPA Area: Zone 2	Aldi, The Meteor Centre O-o-C RP	£0.00	£1.30	£0.19	£0.04	£0.28	£0.03	£1.30	£0.53	£1.83	41.0%
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	£0.00	£0.02	£0.01	£0.00	£0.01	£0.04	£0.02	£0.06	£0.08	265.7%
Within LPA Area: Zone 2	Sainsbury's, Kingsway Retail Park O-o-C RP	£0.01	£1.59	£0.04	£0.56	£0.28	£0.12	£1.60	£1.00	£2.60	62.4%
Within LPA Area: Zone 2	The Food Warehouse, Kingsway Retail Park O-o-C RP	£0.00	£0.12	£0.00	£0.05	£0.02	£0.01	£0.12	£0.08	£0.20	66.4%
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	£0.00	£0.29	£0.01	£0.17	£0.10	£0.03	£0.29	£0.31	£0.60	107.0%
Within LPA Area: Zone 2	Sainsbury's, The Wyvern Centre O-o-C RP	£0.04	£1.89	£0.69	£0.43	£0.23	£0.13	£1.92	£1.49	£3.41	77.8%
Within LPA Area: Zone 2	The Food Warehouse, The Wyvern Centre O-o-C RP	£0.00	£0.23	£0.06	£0.03	£0.02	£0.01	£0.23	£0.12	£0.35	50.8%
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	0.4%
Within LPA Area: Zone 2	Asda, Asda Spondon O-o-C RP	£0.01	£3.89	£0.81	£0.41	£0.26	£0.15	£3.90	£1.64	£5.53	42.0%
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	0.0%
Within LPA Area: Zone 2	Sainsbury's, Osmaston Park Road O-o-C RP	£0.01	£2.93	£0.05	£0.52	£0.09	£0.09	£2.95	£0.75	£3.70	25.4%
Within LPA Area: Zone 2	Osmaston Park Road O-o-C RP, Other	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	0.0%
Within LPA Area: Zone 2	Aldi, Allenton	£0.00	£0.96	£0.02	£0.09	£0.01	£0.01	£0.96	£0.13	£1.09	13.4%
Within LPA Area: Zone 2	Lidl, Normanton	£0.00	£0.42	£0.01	£0.07	£0.01	£0.01	£0.42	£0.09	£0.52	21.5%
Within LPA Area: Zone 2	Aldi, Normanton	£0.02	£0.49	£0.01	£0.02	£0.01	£0.01	£0.51	£0.06	£0.57	11.2%
Within LPA Area: Zone 2	Aldi, Littleover	£0.00	£0.73	£0.01	£0.41	£0.04	£0.02	£0.73	£0.48	£1.21	65.3%
Within LPA Area: Zone 2	Lidl, Chaddesden	£0.00	£0.66	£0.06	£0.01	£0.02	£0.01	£0.66	£0.10	£0.76	14.5%
Within LPA Area: Zone 2	M&S Food, Chaddesden	£0.01	£0.61	£0.21	£0.18	£0.21	£0.09	£0.62	£0.69	£1.30	111.7%
Within LPA Area: Zone 2	Lidl, Alvaston	£0.00	£0.56	£0.04	£0.08	£0.01	£0.02	£0.56	£0.15	£0.71	26.4%
Within LPA Area: Zone 2	Other Zone 2	£0.02	£6.12	£0.21	£0.65	£0.43	£0.62	£6.15	£1.91	£8.06	31.1%
Subtotal: From Zone 2		£0.18	£34.44	£3.19	£6.28	£3.34	£1.87	£34.62	£14.68	£49.31	42.4%
DERBY CITY COUNCIL AREA (Zones 1 & 2)		£0.33	£36.53	£3.46	£6.76	£3.83	£2.15	£36.87	£16.21	£53.07	44.0%
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA											
Outside LPA Area: Zone 3	Nottingham City Centre	£0.00	£0.03	£1.43	£0.03	£0.04		£0.03			
Outside LPA Area: Zone 3	Ilkeston Town Centre	£0.01	£0.11	£4.33	£0.01	£0.43		£0.11			
Outside LPA Area: Zone 3	Other Zone 3	£0.01	£0.92	£56.98	£0.76	£1.07		£0.93			
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	£0.00	£0.05	£0.01	£4.40	£0.02		£0.05			
Outside LPA Area: Zone 4	Swadlincote Town Centre	£0.00	£0.03	£0.02	£3.45	£0.01		£0.03			
Outside LPA Area: Zone 4	Other Zone 4	£0.00	£1.49	£0.51	£29.68	£1.11		£1.50			
Outside LPA Area: Zone 5	Other Zone 5	£0.00	£0.77	£2.11	£0.77	£32.47		£0.78			
Outside LPA Area: Other Centres	Leicester City Centre	£0.00	£0.00	£0.01	£0.01	£0.00		£0.00			
Outside LPA Area: Other Centres	Birmingham City Centre	£0.00	£0.01	£0.01	£0.02	£0.01		£0.01			
Outside LPA Area: Other Centres	Other Out of Area	£0.03	£2.35	£11.56	£6.80	£6.69		£2.38			
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA		£0.06	£5.77	£76.98	£45.93	£41.84		£5.83			
Online Expenditure		£0.07	£6.31	£13.86	£11.29	£9.28		£6.38			
OVERALL TOTAL		£0.46	£48.61	£94.30	£63.98	£54.96	£2.15	£49.07			

TABLE 2:

STUDY AREA: CONVENIENCE GOODS RETAIL TRADE DRAW (%)

ASSESSMENT YEAR: 2026

Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Out of Area	Council Area (Zones 1 & 2)	Outside Council Area (Zones 3, 4, 5 & Out of Area)	Total
Within LPA Area: Zone 1	Sainsbury's, Derby City Centre	8.5%	60.0%	6.2%	8.3%	11.4%	5.5%	68.5%	31.5%	100.0%
Within LPA Area: Zone 1	Tesco Express, Derby City Centre	11.3%	62.9%	4.6%	5.8%	4.6%	10.8%	74.2%	25.8%	100.0%
Within LPA Area: Zone 1	M&S Food, Derby City Centre	1.2%	44.9%	9.5%	18.7%	18.6%	7.2%	46.1%	53.9%	100.0%
Within LPA Area: Zone 1	Lidl, Derby City Centre	3.6%	77.8%	2.8%	6.0%	5.9%	4.0%	81.4%	18.6%	100.0%
Within LPA Area: Zone 1	Other Zone 1	6.1%	56.8%	7.4%	9.6%	10.1%	10.0%	62.9%	37.1%	100.0%
Subtotal: From Zone 1		4.1%	55.4%	7.4%	12.7%	13.0%	7.4%	59.5%	40.5%	100.0%
Within LPA Area: Zone 2	Allenton District Centre	0.3%	89.6%	1.7%	6.7%	0.5%	1.2%	89.9%	10.1%	100.0%
Within LPA Area: Zone 2	Co-op, Allestree District Centre	0.1%	82.7%	1.5%	1.5%	12.1%	2.1%	82.9%	17.1%	100.0%
Within LPA Area: Zone 2	Allestree District Centre	0.1%	77.6%	3.0%	2.7%	15.5%	1.2%	77.7%	22.3%	100.0%
Within LPA Area: Zone 2	Alvaston District Centre	0.5%	86.3%	2.5%	6.1%	0.8%	3.7%	86.8%	13.2%	100.0%
Within LPA Area: Zone 2	Cavendish District Centre	0.2%	91.8%	0.5%	5.8%	0.2%	1.5%	92.0%	8.0%	100.0%
Within LPA Area: Zone 2	Aldi, Chaddesden District Centre	0.1%	86.5%	9.5%	1.3%	0.9%	1.8%	86.5%	13.5%	100.0%
Within LPA Area: Zone 2	Chaddesden District Centre	0.1%	89.9%	2.6%	1.9%	1.7%	3.8%	90.0%	10.0%	100.0%
Within LPA Area: Zone 2	Lidl, Chellaston District Centre	0.1%	72.9%	1.6%	23.6%	0.6%	1.3%	72.9%	27.1%	100.0%
Within LPA Area: Zone 2	Chellaston District Centre	0.2%	79.0%	0.9%	16.8%	0.9%	2.2%	79.2%	20.8%	100.0%
Within LPA Area: Zone 2	Co-op, Littleover District Centre	0.1%	83.8%	1.0%	7.2%	3.0%	4.9%	83.8%	16.2%	100.0%
Within LPA Area: Zone 2	Littleover District Centre	0.0%	86.6%	0.2%	9.1%	1.1%	2.9%	86.7%	13.3%	100.0%
Within LPA Area: Zone 2	Mackworth District Centre	0.9%	80.6%	1.7%	2.7%	12.2%	1.9%	81.5%	18.5%	100.0%
Within LPA Area: Zone 2	Tesco, Mickleover District Centre	0.1%	59.3%	0.5%	30.6%	7.4%	2.2%	59.3%	40.7%	100.0%
Within LPA Area: Zone 2	Mickleover District Centre	0.0%	71.3%	0.9%	22.7%	3.6%	1.6%	71.3%	28.7%	100.0%
Within LPA Area: Zone 2	Lidl, Normanton Road District Centre	3.9%	85.6%	1.2%	3.9%	3.0%	2.4%	89.5%	10.5%	100.0%
Within LPA Area: Zone 2	Normanton Road District Centre	1.3%	83.2%	2.2%	8.1%	2.2%	3.0%	84.5%	15.5%	100.0%
Within LPA Area: Zone 2	Co-op Oakwood District Centre	0.0%	92.1%	4.1%	0.8%	1.5%	1.4%	92.1%	7.9%	100.0%
Within LPA Area: Zone 2	Oakwood District Centre	0.0%	92.2%	4.4%	1.1%	1.3%	1.0%	92.2%	7.8%	100.0%
Within LPA Area: Zone 2	Asda, Sinfirn District Centre	0.1%	63.7%	0.5%	33.6%	0.5%	1.6%	63.8%	36.2%	100.0%
Within LPA Area: Zone 2	Sinfirn District Centre	0.0%	63.6%	1.0%	32.6%	1.2%	1.6%	63.6%	36.4%	100.0%
Within LPA Area: Zone 2	Spondon District Centre	0.0%	93.3%	3.3%	0.6%	1.1%	1.6%	93.4%	6.6%	100.0%
Within LPA Area: Zone 2	Aldi, Manor Park Way O-o-C RP	0.3%	73.1%	3.1%	13.2%	7.0%	3.2%	73.4%	26.6%	100.0%
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Within LPA Area: Zone 2	Morrisons, The Meteor Centre O-o-C RP	0.4%	58.2%	12.7%	3.8%	20.3%	4.7%	58.6%	41.4%	100.0%
Within LPA Area: Zone 2	Aldi, The Meteor Centre O-o-C RP	0.2%	70.8%	10.2%	2.0%	15.2%	1.7%	70.9%	29.1%	100.0%
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	0.0%	27.3%	6.9%	3.9%	9.7%	52.1%	27.3%	72.7%	100.0%
Within LPA Area: Zone 2	Sainsbury's, Kingsway Retail Park O-o-C RP	0.3%	61.3%	1.4%	21.7%	10.9%	4.5%	61.6%	38.4%	100.0%
Within LPA Area: Zone 2	The Food Warehouse, Kingsway Retail Park O-o-C RP	0.2%	59.9%	1.6%	25.8%	9.8%	2.7%	60.1%	39.9%	100.0%
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	0.1%	48.2%	2.2%	28.9%	16.2%	4.4%	48.3%	51.7%	100.0%
Within LPA Area: Zone 2	Sainsbury's, The Wyvern Centre O-o-C RP	1.0%	55.2%	20.3%	12.7%	6.9%	3.9%	56.3%	43.7%	100.0%
Within LPA Area: Zone 2	The Food Warehouse, The Wyvern Centre O-o-C RP	0.1%	66.2%	16.0%	9.9%	5.1%	2.7%	66.3%	33.7%	100.0%
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	0.0%	99.6%	0.3%	0.0%	0.1%	0.0%	99.6%	0.4%	100.0%
Within LPA Area: Zone 2	Asda, Asda Spondon O-o-C RP	0.2%	70.2%	14.7%	7.4%	4.7%	2.8%	70.4%	29.6%	100.0%
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Within LPA Area: Zone 2	Sainsbury's, Osmaston Park Road O-o-C RP	0.4%	79.3%	1.3%	14.2%	2.3%	2.4%	79.7%	20.3%	100.0%
Within LPA Area: Zone 2	Osmaston Park Road O-o-C RP, Other	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Within LPA Area: Zone 2	Aldi, Allenton	0.1%	88.1%	2.1%	7.9%	0.5%	1.3%	88.2%	11.8%	100.0%
Within LPA Area: Zone 2	Lidl, Normanton	0.1%	82.3%	1.0%	12.9%	1.2%	2.5%	82.3%	17.7%	100.0%
Within LPA Area: Zone 2	Aldi, Normanton	4.0%	86.0%	1.3%	3.8%	2.6%	2.4%	89.9%	10.1%	100.0%
Within LPA Area: Zone 2	Aldi, Littleover	0.0%	60.5%	0.5%	34.0%	3.2%	1.7%	60.5%	39.5%	100.0%
Within LPA Area: Zone 2	Lidl, Chaddesden	0.2%	87.1%	7.4%	1.5%	2.8%	1.0%	87.3%	12.7%	100.0%
Within LPA Area: Zone 2	M&S Food, Chaddesden	0.4%	46.8%	16.0%	13.8%	16.1%	6.9%	47.2%	52.8%	100.0%
Within LPA Area: Zone 2	Lidl, Alvaston	0.2%	78.9%	5.9%	10.7%	1.7%	2.5%	79.1%	20.9%	100.0%
Within LPA Area: Zone 2	Other Zone 2	0.3%	76.0%	2.6%	8.1%	5.3%	7.7%	76.3%	23.7%	100.0%
Subtotal: From Zone 2		0.4%	69.9%	6.5%	12.7%	6.8%	3.8%	70.2%	29.8%	100.0%

TABLE 3: DERBY CITY COUNCIL AREA:
CONVENIENCE GOODS TRANSACTION-BASED MARKET SHARES AND INFLOWS (INCLUDING SFT) (%)

				ASSESSMENT YEAR:	2026
Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Council Area (Zones 1 & 2)	% Inflow Uplift
Within LPA Area: Zone 1	Sainsbury's, Derby City Centre	7.5%	0.5%	0.6%	46.0%
Within LPA Area: Zone 1	Tesco Express, Derby City Centre	5.4%	0.3%	0.3%	34.7%
Within LPA Area: Zone 1	M&S Food, Derby City Centre	4.3%	1.5%	1.5%	117.0%
Within LPA Area: Zone 1	Lidl, Derby City Centre	4.4%	0.9%	0.9%	22.8%
Within LPA Area: Zone 1	Other Zone 1	12.3%	1.1%	1.2%	59.0%
Subtotal: From Zone 1		33.9%	4.3%	4.6%	67.9%
Within LPA Area: Zone 2	Allenton District Centre	0.1%	0.4%	0.4%	11.3%
Within LPA Area: Zone 2	Co-op, Allestree District Centre	0.1%	0.5%	0.5%	20.7%
Within LPA Area: Zone 2	Allestree District Centre	0.0%	0.3%	0.3%	28.8%
Within LPA Area: Zone 2	Alvaston District Centre	0.4%	0.6%	0.6%	15.1%
Within LPA Area: Zone 2	Cavendish District Centre	0.1%	0.3%	0.3%	8.7%
Within LPA Area: Zone 2	Aldi, Chaddesden District Centre	0.1%	1.8%	1.8%	15.6%
Within LPA Area: Zone 2	Chaddesden District Centre	0.1%	0.8%	0.8%	11.1%
Within LPA Area: Zone 2	Lidl, Chellaston District Centre	0.1%	1.1%	1.1%	37.1%
Within LPA Area: Zone 2	Chellaston District Centre	0.0%	0.1%	0.1%	26.3%
Within LPA Area: Zone 2	Co-op, Littleover District Centre	0.0%	0.3%	0.3%	19.3%
Within LPA Area: Zone 2	Littleover District Centre	0.0%	0.2%	0.2%	15.4%
Within LPA Area: Zone 2	Mackworth District Centre	0.4%	0.4%	0.4%	22.7%
Within LPA Area: Zone 2	Tesco, Mickleover District Centre	0.6%	4.4%	4.3%	68.5%
Within LPA Area: Zone 2	Mickleover District Centre	0.0%	0.0%	0.0%	40.3%
Within LPA Area: Zone 2	Lidl, Normanton Road District Centre	2.3%	0.5%	0.5%	11.8%
Within LPA Area: Zone 2	Normanton Road District Centre	2.4%	1.5%	1.5%	18.3%
Within LPA Area: Zone 2	Co-op Oakwood District Centre	0.0%	0.7%	0.7%	8.6%
Within LPA Area: Zone 2	Oakwood District Centre	0.0%	0.0%	0.0%	8.5%
Within LPA Area: Zone 2	Asda, Sinfyn District Centre	0.5%	3.1%	3.1%	56.7%
Within LPA Area: Zone 2	Sinfyn District Centre	0.0%	0.0%	0.0%	57.2%
Within LPA Area: Zone 2	Spondon District Centre	0.0%	0.7%	0.7%	7.1%
Within LPA Area: Zone 2	Aldi, Manor Park Way O-o-C RP	0.7%	1.6%	1.5%	36.2%
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	0.0%	0.0%	0.0%	0.0%
Within LPA Area: Zone 2	Morrisons, The Meteor Centre O-o-C RP	3.2%	4.8%	4.8%	70.8%
Within LPA Area: Zone 2	Aldi, The Meteor Centre O-o-C RP	0.7%	2.7%	2.7%	41.0%
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	0.0%	0.0%	0.0%	265.7%
Within LPA Area: Zone 2	Sainsbury's, Kingsway Retail Park O-o-C RP	1.7%	3.3%	3.3%	62.4%
Within LPA Area: Zone 2	The Food Warehouse, Kingsway Retail Park O-o-C RP	0.1%	0.2%	0.2%	66.4%
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	0.2%	0.6%	0.6%	107.0%
Within LPA Area: Zone 2	Sainsbury's, The Wyvern Centre O-o-C RP	7.7%	3.9%	3.9%	77.8%
Within LPA Area: Zone 2	The Food Warehouse, The Wyvern Centre O-o-C RP	0.1%	0.5%	0.5%	50.8%
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	0.0%	0.0%	0.0%	0.4%
Within LPA Area: Zone 2	Asda, Asda Spondon O-o-C RP	2.1%	8.0%	7.9%	42.0%
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	0.0%	0.0%	0.0%	0.0%
Within LPA Area: Zone 2	Sainsbury's, Osmaston Park Road O-o-C RP	3.1%	6.0%	6.0%	25.4%
Within LPA Area: Zone 2	Osmaston Park Road O-o-C RP, Other	0.0%	0.0%	0.0%	0.0%
Within LPA Area: Zone 2	Aldi, Allenton	0.2%	2.0%	2.0%	13.4%
Within LPA Area: Zone 2	Lidl, Normanton	0.1%	0.9%	0.9%	21.5%
Within LPA Area: Zone 2	Aldi, Normanton	4.9%	1.0%	1.0%	11.2%
Within LPA Area: Zone 2	Aldi, Littleover	0.0%	1.5%	1.5%	65.3%
Within LPA Area: Zone 2	Lidl, Chaddesden	0.3%	1.4%	1.4%	14.5%
Within LPA Area: Zone 2	M&S Food, Chaddesden	1.1%	1.3%	1.3%	111.7%
Within LPA Area: Zone 2	Lidl, Alvaston	0.3%	1.2%	1.1%	26.4%
Within LPA Area: Zone 2	Other Zone 2	5.1%	12.6%	12.5%	31.1%
Subtotal: From Zone 2		38.8%	70.9%	70.6%	42.4%
DERBY CITY COUNCIL AREA		72.7%	75.1%	75.1%	44.0%
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA					
Outside LPA Area: Zone 3	Nottingham City Centre	0.2%	0.1%	0.1%	
Outside LPA Area: Zone 3	Ilkeston Town Centre	1.1%	0.2%	0.2%	
Outside LPA Area: Zone 3	Other Zone 3	2.1%	1.9%	1.9%	
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	0.2%	0.1%	0.1%	
Outside LPA Area: Zone 4	Swadlincote Town Centre	0.0%	0.1%	0.1%	
Outside LPA Area: Zone 4	Other Zone 4	0.9%	3.1%	3.1%	
Outside LPA Area: Zone 5	Other Zone 5	1.0%	1.6%	1.6%	
Outside LPA Area: Other Centres	Leicester City Centre	0.0%	0.0%	0.0%	
Outside LPA Area: Other Centres	Birmingham City Centre	0.0%	0.0%	0.0%	
Outside LPA Area: Other Centres	Other Out of Area	6.9%	4.8%	4.9%	
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA		12.6%	11.9%	11.9%	
Online Expenditure		14.7%	13.0%	13.0%	
OVERALL TOTAL		100.0%	100.0%	100.0%	

Source: Experian Insights (2026)

TABLE 4: DERBY CITY COUNCIL AREA:
CONVENIENCE GOODS TRANSACTION-BASED MARKET SHARES AND INFLOWS (EXCLUDING SFT) (%)
ASSESSMENT YEAR: 2026

Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Council Area (Zones 1 & 2)	% Inflow Uplift
Within LPA Area: Zone 1	Sainsbury's, Derby City Centre	8.8%	0.6%	0.6%	46.0%
Within LPA Area: Zone 1	Tesco Express, Derby City Centre	6.4%	0.3%	0.4%	34.7%
Within LPA Area: Zone 1	M&S Food, Derby City Centre	5.0%	1.7%	1.8%	117.0%
Within LPA Area: Zone 1	Lidl, Derby City Centre	5.2%	1.0%	1.1%	22.8%
Within LPA Area: Zone 1	Other Zone 1	14.4%	1.3%	1.4%	59.0%
Subtotal: From Zone 1		39.8%	4.9%	5.3%	67.9%
Within LPA Area: Zone 2	Allenton District Centre	0.2%	0.5%	0.5%	11.3%
Within LPA Area: Zone 2	Co-op, Allestree District Centre	0.1%	0.5%	0.5%	20.7%
Within LPA Area: Zone 2	Allestree District Centre	0.0%	0.3%	0.3%	28.8%
Within LPA Area: Zone 2	Alvaston District Centre	0.5%	0.7%	0.7%	15.1%
Within LPA Area: Zone 2	Cavendish District Centre	0.1%	0.3%	0.3%	8.7%
Within LPA Area: Zone 2	Aldi, Chaddesden District Centre	0.1%	2.0%	2.0%	15.6%
Within LPA Area: Zone 2	Chaddesden District Centre	0.1%	1.0%	0.9%	11.1%
Within LPA Area: Zone 2	Lidl, Chellaston District Centre	0.1%	1.2%	1.2%	37.1%
Within LPA Area: Zone 2	Chellaston District Centre	0.0%	0.1%	0.1%	26.3%
Within LPA Area: Zone 2	Co-op, Littleover District Centre	0.0%	0.3%	0.3%	19.3%
Within LPA Area: Zone 2	Littleover District Centre	0.0%	0.2%	0.2%	15.4%
Within LPA Area: Zone 2	Mackworth District Centre	0.5%	0.4%	0.4%	22.7%
Within LPA Area: Zone 2	Tesco, Mickleover District Centre	0.7%	5.0%	5.0%	68.5%
Within LPA Area: Zone 2	Mickleover District Centre	0.0%	0.0%	0.0%	40.3%
Within LPA Area: Zone 2	Lidl, Normanton Road District Centre	2.7%	0.6%	0.6%	11.8%
Within LPA Area: Zone 2	Normanton Road District Centre	2.8%	1.7%	1.7%	18.3%
Within LPA Area: Zone 2	Co-op Oakwood District Centre	0.0%	0.8%	0.8%	8.6%
Within LPA Area: Zone 2	Oakwood District Centre	0.0%	0.0%	0.0%	8.5%
Within LPA Area: Zone 2	Asda, Sinfyn District Centre	0.6%	3.6%	3.5%	56.7%
Within LPA Area: Zone 2	Sinfyn District Centre	0.0%	0.0%	0.0%	57.2%
Within LPA Area: Zone 2	Spondon District Centre	0.0%	0.8%	0.8%	7.1%
Within LPA Area: Zone 2	Aldi, Manor Park Way O-o-C RP	0.8%	1.8%	1.8%	36.2%
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	0.0%	0.0%	0.0%	0.0%
Within LPA Area: Zone 2	Morrisons, The Meteor Centre O-o-C RP	3.8%	5.5%	5.5%	70.8%
Within LPA Area: Zone 2	Aldi, The Meteor Centre O-o-C RP	0.8%	3.1%	3.0%	41.0%
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	0.0%	0.1%	0.1%	265.7%
Within LPA Area: Zone 2	Sainsbury's, Kingsway Retail Park O-o-C RP	2.0%	3.8%	3.8%	62.4%
Within LPA Area: Zone 2	The Food Warehouse, Kingsway Retail Park O-o-C RP	0.1%	0.3%	0.3%	66.4%
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	0.2%	0.7%	0.7%	107.0%
Within LPA Area: Zone 2	Sainsbury's, The Wyvern Centre O-o-C RP	9.0%	4.5%	4.5%	77.8%
Within LPA Area: Zone 2	The Food Warehouse, The Wyvern Centre O-o-C RP	0.1%	0.5%	0.5%	50.8%
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	0.0%	0.0%	0.0%	0.4%
Within LPA Area: Zone 2	Asda, Asda Spondon O-o-C RP	2.4%	9.2%	9.1%	42.0%
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	0.0%	0.0%	0.0%	0.0%
Within LPA Area: Zone 2	Sainsbury's, Osmaston Park Road O-o-C RP	3.7%	6.9%	6.9%	25.4%
Within LPA Area: Zone 2	Osmaston Park Road O-o-C RP, Other	0.0%	0.0%	0.0%	0.0%
Within LPA Area: Zone 2	Aldi, Allenton	0.2%	2.3%	2.3%	13.4%
Within LPA Area: Zone 2	Lidl, Normanton	0.1%	1.0%	1.0%	21.5%
Within LPA Area: Zone 2	Aldi, Normanton	5.7%	1.1%	1.2%	11.2%
Within LPA Area: Zone 2	Aldi, Littleover	0.0%	1.7%	1.7%	65.3%
Within LPA Area: Zone 2	Lidl, Chaddesden	0.3%	1.6%	1.6%	14.5%
Within LPA Area: Zone 2	M&S Food, Chaddesden	1.3%	1.4%	1.4%	111.7%
Within LPA Area: Zone 2	Lidl, Alvaston	0.3%	1.3%	1.3%	26.4%
Within LPA Area: Zone 2	Other Zone 2	6.0%	14.5%	14.4%	31.1%
Subtotal: From Zone 2		45.5%	81.4%	81.1%	42.4%
DERBY CITY COUNCIL AREA		85.3%	86.4%	86.3%	44.0%
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA					
Outside LPA Area: Zone 3	Nottingham City Centre	0.3%	0.1%	0.1%	
Outside LPA Area: Zone 3	Ilkeston Town Centre	1.3%	0.2%	0.3%	
Outside LPA Area: Zone 3	Other Zone 3	2.5%	2.2%	2.2%	
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	0.2%	0.1%	0.1%	
Outside LPA Area: Zone 4	Swadincote Town Centre	0.1%	0.1%	0.1%	
Outside LPA Area: Zone 4	Other Zone 4	1.1%	3.5%	3.5%	
Outside LPA Area: Zone 5	Other Zone 5	1.2%	1.8%	1.8%	
Outside LPA Area: Other Centres	Leicester City Centre	0.0%	0.0%	0.0%	
Outside LPA Area: Other Centres	Birmingham City Centre	0.0%	0.0%	0.0%	
Outside LPA Area: Other Centres	Other Out of Area	8.1%	5.6%	5.6%	
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA		14.7%	13.6%	13.7%	
OVERALL TOTAL		100.0%	100.0%	100.0%	

TABLE 5:

DERBY CITY COUNCIL AREA:
CONVENIENCE GOODS: EXPENDITURE ALLOCATED TO EXISTING CENTRES AND STORES (£m)

ASSESSMENT YEAR: 2026

Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Total Council Area (Zones 1 & 2)	% Inflow Uplift	Total Convenience Spend (£m)
Available Convenience Spend 2026		£17.9	£637.9	£655.9		
Within LPA Area: Zone 1	Sainsbury's, Derby City Centre	£1.6	£3.7	£5.2	46.0%	£7.6
Within LPA Area: Zone 1	Tesco Express, Derby City Centre	£1.1	£2.1	£3.3	34.7%	£4.4
Within LPA Area: Zone 1	M&S Food, Derby City Centre	£0.9	£11.2	£12.1	117.0%	£26.2
Within LPA Area: Zone 1	Lidl, Derby City Centre	£0.9	£6.5	£7.5	22.8%	£9.2
Within LPA Area: Zone 1	Other Zone 1	£2.6	£8.0	£10.6	59.0%	£16.8
	Subtotal: From Zone 1	£7.1	£31.5	£38.6	67.9%	£64.2
Within LPA Area: Zone 2	Allenton District Centre	£0.0	£3.0	£3.0	11.3%	£3.3
Within LPA Area: Zone 2	Co-op, Allestree District Centre	£0.0	£3.5	£3.5	20.7%	£4.2
Within LPA Area: Zone 2	Allestree District Centre	£0.0	£2.1	£2.1	28.8%	£2.8
Within LPA Area: Zone 2	Alvaston District Centre	£0.1	£4.6	£4.7	15.1%	£5.4
Within LPA Area: Zone 2	Cavendish District Centre	£0.0	£1.9	£1.9	8.7%	£2.1
Within LPA Area: Zone 2	Aldi, Chaddesden District Centre	£0.0	£13.0	£13.1	15.6%	£15.1
Within LPA Area: Zone 2	Chaddesden District Centre	£0.0	£6.1	£6.1	11.1%	£6.8
Within LPA Area: Zone 2	Lidl, Chellaston District Centre	£0.0	£7.8	£7.8	37.1%	£10.7
Within LPA Area: Zone 2	Chellaston District Centre	£0.0	£0.8	£0.8	26.3%	£1.0
Within LPA Area: Zone 2	Co-op, Litteover District Centre	£0.0	£2.2	£2.2	19.3%	£2.6
Within LPA Area: Zone 2	Littleover District Centre	£0.0	£1.3	£1.3	15.4%	£1.5
Within LPA Area: Zone 2	Mackworth District Centre	£0.1	£2.8	£2.9	22.7%	£3.5
Within LPA Area: Zone 2	Tesco, Mickleover District Centre	£0.1	£31.9	£32.0	68.5%	£54.0
Within LPA Area: Zone 2	Mickleover District Centre	£0.0	£0.1	£0.1	40.3%	£0.1
Within LPA Area: Zone 2	Lidl, Normanton Road District Centre	£0.5	£3.5	£4.0	11.8%	£4.5
Within LPA Area: Zone 2	Normanton Road District Centre	£0.5	£10.7	£11.2	18.3%	£13.3
Within LPA Area: Zone 2	Co-op Oakwood District Centre	£0.0	£5.1	£5.1	8.6%	£5.5
Within LPA Area: Zone 2	Oakwood District Centre	£0.0	£0.3	£0.3	8.5%	£0.3
Within LPA Area: Zone 2	Asda, Sinfyn District Centre	£0.1	£22.7	£22.8	56.7%	£35.8
Within LPA Area: Zone 2	Sinfyn District Centre	£0.0	£0.1	£0.1	57.2%	£0.1
Within LPA Area: Zone 2	Spondon District Centre	£0.0	£5.2	£5.2	7.1%	£5.6
Within LPA Area: Zone 2	Aldi, Manor Park Way O-o-C RP	£0.1	£11.4	£11.5	36.2%	£15.7
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Morrisons, The Meteor Centre O-o-C RP	£0.7	£35.4	£36.0	70.8%	£61.6
Within LPA Area: Zone 2	Aldi, The Meteor Centre O-o-C RP	£0.1	£19.6	£19.7	41.0%	£27.8
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	£0.0	£0.3	£0.3	265.7%	£1.2
Within LPA Area: Zone 2	Sainsbury's, Kingsway Retail Park O-o-C RP	£0.4	£24.0	£24.4	62.4%	£39.6
Within LPA Area: Zone 2	The Food Warehouse, Kingsway Retail Park O-o-C RP	£0.0	£1.8	£1.8	66.4%	£3.0
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	£0.0	£4.3	£4.4	107.0%	£9.0
Within LPA Area: Zone 2	Sainsbury's, The Wyvern Centre O-o-C RP	£1.6	£28.4	£30.1	77.8%	£53.4
Within LPA Area: Zone 2	The Food Warehouse, The Wyvern Centre O-o-C RP	£0.0	£3.5	£3.5	50.8%	£5.2
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	£0.0	£0.0	£0.0	0.4%	£0.0
Within LPA Area: Zone 2	Asda, Asda Spondon O-o-C RP	£0.4	£58.6	£59.0	42.0%	£83.9
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Sainsbury's, Osaston Park Road O-o-C RP	£0.7	£44.2	£44.9	25.4%	£56.3
Within LPA Area: Zone 2	Osaston Park Road O-o-C RP, Other	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Aldi, Allenton	£0.0	£14.5	£14.6	13.4%	£16.5
Within LPA Area: Zone 2	Lidl, Normanton	£0.0	£6.4	£6.4	21.5%	£7.8
Within LPA Area: Zone 2	Aldi, Normanton	£1.0	£7.3	£8.4	11.2%	£9.3
Within LPA Area: Zone 2	Aldi, Littleover	£0.0	£11.0	£11.0	65.3%	£18.3
Within LPA Area: Zone 2	Lidl, Chaddesden	£0.1	£10.0	£10.0	14.5%	£11.5
Within LPA Area: Zone 2	M&S Food, Chaddesden	£0.2	£9.2	£9.5	111.7%	£20.0
Within LPA Area: Zone 2	Lidl, Alvaston	£0.1	£8.4	£8.5	26.4%	£10.7
Within LPA Area: Zone 2	Other Zone 2	£1.1	£92.4	£93.4	31.1%	£122.5
	Subtotal: From Zone 2	£8.2	£519.4	£527.6	42.4%	£751.4
DERBY CITY COUNCIL AREA						
		£15.3	£550.9	£566.2	44.0%	£815.6
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA						
Outside LPA Area: Zone 3	Nottingham City Centre	£0.0	£0.4	£0.5		
Outside LPA Area: Zone 3	Ilkeston Town Centre	£0.2	£1.6	£1.8		
Outside LPA Area: Zone 3	Other Zone 3	£0.4	£13.9	£14.4		
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	£0.0	£0.8	£0.8		
Outside LPA Area: Zone 4	Swadlincote Town Centre	£0.0	£0.5	£0.5		
Outside LPA Area: Zone 4	Other Zone 4	£0.2	£22.5	£22.7		
Outside LPA Area: Zone 5	Other Zone 5	£0.2	£11.7	£11.9		
Outside LPA Area: Other Centres	Leicester City Centre	£0.0	£0.0	£0.0		
Outside LPA Area: Other Centres	Birmingham City Centre	£0.0	£0.1	£0.1		
Outside LPA Area: Other Centres	Other Out of Area	£1.4	£35.4	£36.9		
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA						
		£2.6	£87.0	£89.7		
OVERALL TOTAL						
		£17.9	£637.9	£655.9		

TABLE 6:

DERBY CITY COUNCIL AREA:
CONVENIENCE GOODS: EXPENDITURE ALLOCATED TO EXISTING CENTRES AND STORES (£m)

ASSESSMENT YEAR: 2030

Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Total Council Area (Zones 1 & 2)	% Inflow Uplift	Total Convenience Spend (£m)
Available Convenience Spend 2030		£17.9	£631.7	£649.6		
Within LPA Area: Zone 1	Sainsbury's, Derby City Centre	£1.6	£3.6	£5.2	46.0%	£7.6
Within LPA Area: Zone 1	Tesco Express, Derby City Centre	£1.1	£2.1	£3.2	34.7%	£4.4
Within LPA Area: Zone 1	M&S Food, Derby City Centre	£0.9	£11.1	£11.9	117.0%	£25.9
Within LPA Area: Zone 1	Lidl, Derby City Centre	£0.9	£6.5	£7.4	22.8%	£9.1
Within LPA Area: Zone 1	Other Zone 1	£2.6	£7.9	£10.5	59.0%	£16.7
	Subtotal: From Zone 1	£7.1	£31.2	£38.3	67.9%	£69.7
Within LPA Area: Zone 2	Allenton District Centre	£0.0	£2.9	£3.0	11.3%	£3.3
Within LPA Area: Zone 2	Co-op, Allestree District Centre	£0.0	£3.4	£3.4	20.7%	£4.1
Within LPA Area: Zone 2	Allestree District Centre	£0.0	£2.1	£2.1	28.8%	£2.7
Within LPA Area: Zone 2	Alvaston District Centre	£0.1	£4.6	£4.7	15.1%	£5.4
Within LPA Area: Zone 2	Cavendish District Centre	£0.0	£1.9	£1.9	8.7%	£2.1
Within LPA Area: Zone 2	Aldi, Chaddesden District Centre	£0.0	£12.9	£12.9	15.6%	£15.0
Within LPA Area: Zone 2	Chaddesden District Centre	£0.0	£6.0	£6.0	11.1%	£6.7
Within LPA Area: Zone 2	Lidl, Chellaston District Centre	£0.0	£7.7	£7.7	37.1%	£10.6
Within LPA Area: Zone 2	Chellaston District Centre	£0.0	£0.8	£0.8	26.3%	£1.0
Within LPA Area: Zone 2	Co-op, Litteover District Centre	£0.0	£2.2	£2.2	19.3%	£2.6
Within LPA Area: Zone 2	Littleover District Centre	£0.0	£1.3	£1.3	15.4%	£1.5
Within LPA Area: Zone 2	Mackworth District Centre	£0.1	£2.8	£2.8	22.7%	£3.5
Within LPA Area: Zone 2	Tesco, Mickleover District Centre	£0.1	£31.6	£31.7	68.5%	£53.4
Within LPA Area: Zone 2	Mickleover District Centre	£0.0	£0.1	£0.1	40.3%	£0.1
Within LPA Area: Zone 2	Lidl, Normanton Road District Centre	£0.5	£3.5	£4.0	11.8%	£4.4
Within LPA Area: Zone 2	Normanton Road District Centre	£0.5	£10.6	£11.1	18.3%	£13.1
Within LPA Area: Zone 2	Co-op Oakwood District Centre	£0.0	£5.0	£5.0	8.6%	£5.4
Within LPA Area: Zone 2	Oakwood District Centre	£0.0	£0.3	£0.3	8.5%	£0.3
Within LPA Area: Zone 2	Asda, Sinfon District Centre	£0.1	£22.5	£22.6	56.7%	£35.4
Within LPA Area: Zone 2	Sinfon District Centre	£0.0	£0.1	£0.1	57.2%	£0.1
Within LPA Area: Zone 2	Spondon District Centre	£0.0	£5.1	£5.1	7.1%	£5.5
Within LPA Area: Zone 2	Aldi, Manor Park Way O-o-C RP	£0.1	£11.3	£11.4	36.2%	£15.6
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Morrisons, The Meteor Centre O-o-C RP	£0.7	£35.0	£35.7	70.8%	£61.0
Within LPA Area: Zone 2	Aldi, The Meteor Centre O-o-C RP	£0.1	£19.4	£19.5	41.0%	£27.5
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	£0.0	£0.3	£0.3	265.7%	£1.2
Within LPA Area: Zone 2	Sainsbury's, Kingsway Retail Park O-o-C RP	£0.4	£23.8	£24.2	62.4%	£39.3
Within LPA Area: Zone 2	The Food Warehouse, Kingsway Retail Park O-o-C RP	£0.0	£1.8	£1.8	66.4%	£3.0
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	£0.0	£4.3	£4.3	107.0%	£9.0
Within LPA Area: Zone 2	Sainsbury's, The Wyvern Centre O-o-C RP	£1.6	£28.2	£29.8	77.8%	£52.9
Within LPA Area: Zone 2	The Food Warehouse, The Wyvern Centre O-o-C RP	£0.0	£3.4	£3.4	50.8%	£5.2
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	£0.0	£0.0	£0.0	0.4%	£0.0
Within LPA Area: Zone 2	Asda, Asda Spondon O-o-C RP	£0.4	£58.0	£58.5	42.0%	£83.0
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Sainsbury's, Osaston Park Road O-o-C RP	£0.7	£43.8	£44.4	25.4%	£55.7
Within LPA Area: Zone 2	Osaston Park Road O-o-C RP, Other	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Aldi, Allenton	£0.0	£14.4	£14.4	13.4%	£16.4
Within LPA Area: Zone 2	Lidl, Normanton	£0.0	£6.3	£6.3	21.5%	£7.7
Within LPA Area: Zone 2	Aldi, Normanton	£1.0	£7.3	£8.3	11.2%	£9.2
Within LPA Area: Zone 2	Aldi, Littleover	£0.0	£10.9	£10.9	65.3%	£18.1
Within LPA Area: Zone 2	Lidl, Chaddesden	£0.1	£9.9	£9.9	14.5%	£11.4
Within LPA Area: Zone 2	M&S Food, Chaddesden	£0.2	£9.1	£9.4	111.7%	£19.8
Within LPA Area: Zone 2	Lidl, Alvaston	£0.1	£8.3	£8.4	26.4%	£10.6
Within LPA Area: Zone 2	Other Zone 2	£1.1	£91.5	£92.5	31.1%	£121.3
	Subtotal: From Zone 2	£8.1	£514.4	£522.5	42.4%	£744.2
DERBY CITY COUNCIL AREA		£15.3	£545.5	£560.8	44.0%	£807.9
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA						
Outside LPA Area: Zone 3	Nottingham City Centre	£0.0	£0.4	£0.5		
Outside LPA Area: Zone 3	Ilkeston Town Centre	£0.2	£1.6	£1.8		
Outside LPA Area: Zone 3	Other Zone 3	£0.4	£13.8	£14.3		
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	£0.0	£0.7	£0.8		
Outside LPA Area: Zone 4	Swadlincote Town Centre	£0.0	£0.5	£0.5		
Outside LPA Area: Zone 4	Other Zone 4	£0.2	£22.3	£22.5		
Outside LPA Area: Zone 5	Other Zone 5	£0.2	£11.6	£11.8		
Outside LPA Area: Other Centres	Leicester City Centre	£0.0	£0.0	£0.0		
Outside LPA Area: Other Centres	Birmingham City Centre	£0.0	£0.1	£0.1		
Outside LPA Area: Other Centres	Other Out of Area	£1.4	£35.1	£36.5		
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA		£2.6	£86.2	£88.8		
OVERALL TOTAL		£17.9	£631.7	£649.6		

TABLE 7:

DERBY CITY COUNCIL AREA:
CONVENIENCE GOODS: EXPENDITURE ALLOCATED TO EXISTING CENTRES AND STORES (£m)

ASSESSMENT YEAR: 2035

Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Total Council Area (Zones 1 & 2)	% Inflow Uplift	Total Convenience Spend (£m)
Available Convenience Spend 2035		£18.1	£628.1	£646.2		
Within LPA Area: Zone 1	Sainsbury's, Derby City Centre	£1.6	£3.6	£5.2	46.0%	£7.6
Within LPA Area: Zone 1	Tesco Express, Derby City Centre	£1.2	£2.1	£3.2	34.7%	£4.4
Within LPA Area: Zone 1	M&S Food, Derby City Centre	£0.9	£11.0	£11.9	117.0%	£25.8
Within LPA Area: Zone 1	Lidl, Derby City Centre	£0.9	£6.4	£7.4	22.8%	£9.1
Within LPA Area: Zone 1	Other Zone 1	£2.6	£7.9	£10.5	59.0%	£16.7
	Subtotal: From Zone 1	£7.2	£31.0	£38.2	67.9%	£69.5
Within LPA Area: Zone 2	Allenton District Centre	£0.0	£2.9	£3.0	11.3%	£3.3
Within LPA Area: Zone 2	Co-op, Allestree District Centre	£0.0	£3.4	£3.4	20.7%	£4.1
Within LPA Area: Zone 2	Allestree District Centre	£0.0	£2.1	£2.1	28.8%	£2.7
Within LPA Area: Zone 2	Alvaston District Centre	£0.1	£4.6	£4.6	15.1%	£5.3
Within LPA Area: Zone 2	Cavendish District Centre	£0.0	£1.9	£1.9	8.7%	£2.1
Within LPA Area: Zone 2	Aldi, Chaddesden District Centre	£0.0	£12.8	£12.9	15.6%	£14.9
Within LPA Area: Zone 2	Chaddesden District Centre	£0.0	£6.0	£6.0	11.1%	£6.7
Within LPA Area: Zone 2	Lidl, Chellaston District Centre	£0.0	£7.7	£7.7	37.1%	£10.6
Within LPA Area: Zone 2	Chellaston District Centre	£0.0	£0.8	£0.8	26.3%	£1.0
Within LPA Area: Zone 2	Co-op, Littleover District Centre	£0.0	£2.2	£2.2	19.3%	£2.6
Within LPA Area: Zone 2	Littleover District Centre	£0.0	£1.3	£1.3	15.4%	£1.5
Within LPA Area: Zone 2	Mackworth District Centre	£0.1	£2.7	£2.8	22.7%	£3.5
Within LPA Area: Zone 2	Tesco, Mickleover District Centre	£0.1	£31.4	£31.5	68.5%	£53.1
Within LPA Area: Zone 2	Mickleover District Centre	£0.0	£0.1	£0.1	40.3%	£0.1
Within LPA Area: Zone 2	Lidl, Normanton Road District Centre	£0.5	£3.5	£3.9	11.8%	£4.4
Within LPA Area: Zone 2	Normanton Road District Centre	£0.5	£10.6	£11.0	18.3%	£13.1
Within LPA Area: Zone 2	Co-op Oakwood District Centre	£0.0	£5.0	£5.0	8.6%	£5.4
Within LPA Area: Zone 2	Oakwood District Centre	£0.0	£0.3	£0.3	8.5%	£0.3
Within LPA Area: Zone 2	Asda, Sinfyn District Centre	£0.1	£22.4	£22.5	56.7%	£35.2
Within LPA Area: Zone 2	Sinfyn District Centre	£0.0	£0.1	£0.1	57.2%	£0.1
Within LPA Area: Zone 2	Spondon District Centre	£0.0	£5.1	£5.1	7.1%	£5.5
Within LPA Area: Zone 2	Aldi, Manor Park Way O-o-C RP	£0.1	£11.2	£11.4	36.2%	£15.5
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Morrisons, The Meteor Centre O-o-C RP	£0.7	£34.8	£35.5	70.8%	£60.6
Within LPA Area: Zone 2	Aldi, The Meteor Centre O-o-C RP	£0.1	£19.3	£19.4	41.0%	£27.4
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	£0.0	£0.3	£0.3	265.7%	£1.2
Within LPA Area: Zone 2	Sainsbury's, Kingsway Retail Park O-o-C RP	£0.4	£23.7	£24.0	62.4%	£39.0
Within LPA Area: Zone 2	The Food Warehouse, Kingsway Retail Park O-o-C RP	£0.0	£1.8	£1.8	66.4%	£2.9
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	£0.0	£4.3	£4.3	107.0%	£8.9
Within LPA Area: Zone 2	Sainsbury's, The Wyvern Centre O-o-C RP	£1.6	£28.0	£29.6	77.8%	£52.7
Within LPA Area: Zone 2	The Food Warehouse, The Wyvern Centre O-o-C RP	£0.0	£3.4	£3.4	50.8%	£5.2
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	£0.0	£0.0	£0.0	0.4%	£0.0
Within LPA Area: Zone 2	Asda, Asda Spondon O-o-C RP	£0.4	£57.7	£58.1	42.0%	£82.6
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Sainsbury's, Osaston Park Road O-o-C RP	£0.7	£43.5	£44.2	25.4%	£55.4
Within LPA Area: Zone 2	Osaston Park Road O-o-C RP, Other	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Aldi, Allenton	£0.0	£14.3	£14.3	13.4%	£16.3
Within LPA Area: Zone 2	Lidl, Normanton	£0.0	£6.3	£6.3	21.5%	£7.7
Within LPA Area: Zone 2	Aldi, Normanton	£1.0	£7.2	£8.3	11.2%	£9.2
Within LPA Area: Zone 2	Aldi, Littleover	£0.0	£10.9	£10.9	65.3%	£18.0
Within LPA Area: Zone 2	Lidl, Chaddesden	£0.1	£9.8	£9.9	14.5%	£11.3
Within LPA Area: Zone 2	M&S Food, Chaddesden	£0.2	£9.1	£9.3	111.7%	£19.7
Within LPA Area: Zone 2	Lidl, Alvaston	£0.1	£8.3	£8.4	26.4%	£10.6
Within LPA Area: Zone 2	Other Zone 2	£1.1	£90.9	£92.0	31.1%	£120.6
	Subtotal: From Zone 2	£8.2	£511.4	£519.6	42.4%	£740.1
DERBY CITY COUNCIL AREA		£15.4	£542.4	£557.8	44.0%	£803.6
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA						
Outside LPA Area: Zone 3	Nottingham City Centre	£0.0	£0.4	£0.5		
Outside LPA Area: Zone 3	Ilkeston Town Centre	£0.2	£1.6	£1.8		
Outside LPA Area: Zone 3	Other Zone 3	£0.5	£13.7	£14.2		
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	£0.0	£0.7	£0.8		
Outside LPA Area: Zone 4	Swadlincote Town Centre	£0.0	£0.5	£0.5		
Outside LPA Area: Zone 4	Other Zone 4	£0.2	£22.2	£22.4		
Outside LPA Area: Zone 5	Other Zone 5	£0.2	£11.5	£11.7		
Outside LPA Area: Other Centres	Leicester City Centre	£0.0	£0.0	£0.0		
Outside LPA Area: Other Centres	Birmingham City Centre	£0.0	£0.1	£0.1		
Outside LPA Area: Other Centres	Other Out of Area	£1.5	£34.9	£36.4		
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA		£2.7	£85.7	£88.4		
OVERALL TOTAL		£18.1	£628.1	£646.2		

TABLE 8:

DERBY CITY COUNCIL AREA:
CONVENIENCE GOODS: EXPENDITURE ALLOCATED TO EXISTING CENTRES AND STORES (£m)

ASSESSMENT YEAR: 2040

Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Total Council Area (Zones 1 & 2)	% Inflow Uplift	Total Convenience Spend (£m)
Available Convenience Spend 2040		£18.3	£625.0	£643.3		
Within LPA Area: Zone 1	Sainsbury's, Derby City Centre	£1.6	£3.6	£5.2	46.0%	£7.6
Within LPA Area: Zone 1	Tesco Express, Derby City Centre	£1.2	£2.1	£3.2	34.7%	£4.4
Within LPA Area: Zone 1	M&S Food, Derby City Centre	£0.9	£10.9	£11.8	117.0%	£25.7
Within LPA Area: Zone 1	Lidl, Derby City Centre	£0.9	£6.4	£7.4	22.8%	£9.0
Within LPA Area: Zone 1	Other Zone 1	£2.6	£7.8	£10.5	59.0%	£16.6
	Subtotal: From Zone 1	£7.3	£30.8	£38.1	67.9%	£63.3
Within LPA Area: Zone 2	Allenton District Centre	£0.0	£2.9	£2.9	11.3%	£3.3
Within LPA Area: Zone 2	Co-op, Allestree District Centre	£0.0	£3.4	£3.4	20.7%	£4.1
Within LPA Area: Zone 2	Allestree District Centre	£0.0	£2.1	£2.1	28.8%	£2.7
Within LPA Area: Zone 2	Alvaston District Centre	£0.1	£4.5	£4.6	15.1%	£5.3
Within LPA Area: Zone 2	Cavendish District Centre	£0.0	£1.9	£1.9	8.7%	£2.0
Within LPA Area: Zone 2	Aldi, Chaddesden District Centre	£0.0	£12.8	£12.8	15.6%	£14.8
Within LPA Area: Zone 2	Chaddesden District Centre	£0.0	£5.9	£6.0	11.1%	£6.6
Within LPA Area: Zone 2	Lidl, Chellaston District Centre	£0.0	£7.6	£7.7	37.1%	£10.5
Within LPA Area: Zone 2	Chellaston District Centre	£0.0	£0.8	£0.8	26.3%	£1.0
Within LPA Area: Zone 2	Co-op, Litteover District Centre	£0.0	£2.2	£2.2	19.3%	£2.6
Within LPA Area: Zone 2	Littleover District Centre	£0.0	£1.3	£1.3	15.4%	£1.5
Within LPA Area: Zone 2	Mackworth District Centre	£0.1	£2.7	£2.8	22.7%	£3.5
Within LPA Area: Zone 2	Tesco, Mickleover District Centre	£0.1	£31.2	£31.4	68.5%	£52.9
Within LPA Area: Zone 2	Mickleover District Centre	£0.0	£0.1	£0.1	40.3%	£0.1
Within LPA Area: Zone 2	Lidl, Normanton Road District Centre	£0.5	£3.4	£3.9	11.8%	£4.4
Within LPA Area: Zone 2	Normanton Road District Centre	£0.5	£10.5	£11.0	18.3%	£13.0
Within LPA Area: Zone 2	Co-op Oakwood District Centre	£0.0	£5.0	£5.0	8.6%	£5.4
Within LPA Area: Zone 2	Oakwood District Centre	£0.0	£0.3	£0.3	8.5%	£0.3
Within LPA Area: Zone 2	Asda, Sinfon District Centre	£0.1	£22.3	£22.4	56.7%	£35.0
Within LPA Area: Zone 2	Sinfon District Centre	£0.0	£0.1	£0.1	57.2%	£0.1
Within LPA Area: Zone 2	Spondon District Centre	£0.0	£5.1	£5.1	7.1%	£5.4
Within LPA Area: Zone 2	Aldi, Manor Park Way O-o-C RP	£0.2	£11.2	£11.3	36.2%	£15.4
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Morrisons, The Meteor Centre O-o-C RP	£0.7	£34.6	£35.3	70.8%	£60.4
Within LPA Area: Zone 2	Aldi, The Meteor Centre O-o-C RP	£0.1	£19.2	£19.3	41.0%	£27.2
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	£0.0	£0.3	£0.3	265.7%	£1.2
Within LPA Area: Zone 2	Sainsbury's, Kingsway Retail Park O-o-C RP	£0.4	£23.6	£23.9	62.4%	£38.9
Within LPA Area: Zone 2	The Food Warehouse, Kingsway Retail Park O-o-C RP	£0.0	£1.7	£1.8	66.4%	£2.9
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	£0.0	£4.2	£4.3	107.0%	£8.9
Within LPA Area: Zone 2	Sainsbury's, The Wyvern Centre O-o-C RP	£1.7	£27.9	£29.5	77.8%	£52.5
Within LPA Area: Zone 2	The Food Warehouse, The Wyvern Centre O-o-C RP	£0.0	£3.4	£3.4	50.8%	£5.1
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	£0.0	£0.0	£0.0	0.4%	£0.0
Within LPA Area: Zone 2	Asda, Asda Spondon O-o-C RP	£0.4	£57.4	£57.9	42.0%	£82.2
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Sainsbury's, Osmaston Park Road O-o-C RP	£0.7	£43.3	£44.0	25.4%	£55.2
Within LPA Area: Zone 2	Osmaston Park Road O-o-C RP, Other	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Aldi, Allenton	£0.0	£14.2	£14.3	13.4%	£16.2
Within LPA Area: Zone 2	Lidl, Normanton	£0.0	£6.3	£6.3	21.5%	£7.6
Within LPA Area: Zone 2	Aldi, Normanton	£1.0	£7.2	£8.2	11.2%	£9.1
Within LPA Area: Zone 2	Aldi, Littleover	£0.0	£10.8	£10.8	65.3%	£17.9
Within LPA Area: Zone 2	Lidl, Chaddesden	£0.1	£9.8	£9.8	14.5%	£11.3
Within LPA Area: Zone 2	M&S Food, Chaddesden	£0.2	£9.0	£9.3	111.7%	£19.6
Within LPA Area: Zone 2	Lidl, Alvaston	£0.1	£8.3	£8.3	26.4%	£10.5
Within LPA Area: Zone 2	Other Zone 2	£1.1	£90.5	£91.6	31.1%	£120.0
	Subtotal: From Zone 2	£8.3	£508.9	£517.2	42.4%	£736.6
DERBY CITY COUNCIL AREA		£15.6	£539.7	£555.3	44.0%	£799.9
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA						
Outside LPA Area: Zone 3	Nottingham City Centre	£0.0	£0.4	£0.5		
Outside LPA Area: Zone 3	Ilkeston Town Centre	£0.2	£1.6	£1.8		
Outside LPA Area: Zone 3	Other Zone 3	£0.5	£13.7	£14.1		
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	£0.0	£0.7	£0.8		
Outside LPA Area: Zone 4	Swadlincote Town Centre	£0.0	£0.5	£0.5		
Outside LPA Area: Zone 4	Other Zone 4	£0.2	£22.1	£22.3		
Outside LPA Area: Zone 5	Other Zone 5	£0.2	£11.4	£11.7		
Outside LPA Area: Other Centres	Leicester City Centre	£0.0	£0.0	£0.0		
Outside LPA Area: Other Centres	Birmingham City Centre	£0.0	£0.1	£0.1		
Outside LPA Area: Other Centres	Other Out of Area	£1.5	£34.7	£36.2		
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA		£2.7	£85.3	£88.0		
OVERALL TOTAL		£18.3	£625.0	£643.3		

TABLE 9:

DERBY CITY COUNCIL AREA:
CONVENIENCE GOODS: EXPENDITURE ALLOCATED TO EXISTING CENTRES AND STORES (£m)

ASSESSMENT YEAR: 2043

Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Total Council Area (Zones 1 & 2)	% Inflow Uplift	Total Convenience Spend (£m)
Available Convenience Spend 2043		£18.4	£623.8	£642.2		
Within LPA Area: Zone 1	Sainsbury's, Derby City Centre	£1.6	£3.6	£5.2	46.0%	£7.6
Within LPA Area: Zone 1	Tesco Express, Derby City Centre	£1.2	£2.1	£3.2	34.7%	£4.4
Within LPA Area: Zone 1	M&S Food, Derby City Centre	£0.9	£10.9	£11.8	117.0%	£25.7
Within LPA Area: Zone 1	Lidl, Derby City Centre	£1.0	£6.4	£7.3	22.8%	£9.0
Within LPA Area: Zone 1	Other Zone 1	£2.6	£7.8	£10.5	59.0%	£16.6
	Subtotal: From Zone 1	£7.3	£30.8	£38.1	67.9%	£63.3
Within LPA Area: Zone 2	Allenton District Centre	£0.0	£2.9	£2.9	11.3%	£3.3
Within LPA Area: Zone 2	Co-op, Allestree District Centre	£0.0	£3.4	£3.4	20.7%	£4.1
Within LPA Area: Zone 2	Allestree District Centre	£0.0	£2.1	£2.1	28.8%	£2.7
Within LPA Area: Zone 2	Alvaston District Centre	£0.1	£4.5	£4.6	15.1%	£5.3
Within LPA Area: Zone 2	Cavendish District Centre	£0.0	£1.9	£1.9	8.7%	£2.0
Within LPA Area: Zone 2	Aldi, Chaddesden District Centre	£0.0	£12.7	£12.8	15.6%	£14.8
Within LPA Area: Zone 2	Chaddesden District Centre	£0.0	£5.9	£6.0	11.1%	£6.6
Within LPA Area: Zone 2	Lidl, Chellaston District Centre	£0.0	£7.6	£7.6	37.1%	£10.5
Within LPA Area: Zone 2	Chellaston District Centre	£0.0	£0.8	£0.8	26.3%	£1.0
Within LPA Area: Zone 2	Co-op, Litteover District Centre	£0.0	£2.2	£2.2	19.3%	£2.6
Within LPA Area: Zone 2	Littleover District Centre	£0.0	£1.3	£1.3	15.4%	£1.4
Within LPA Area: Zone 2	Mackworth District Centre	£0.1	£2.7	£2.8	22.7%	£3.4
Within LPA Area: Zone 2	Tesco, Mickleover District Centre	£0.1	£31.2	£31.3	68.5%	£52.8
Within LPA Area: Zone 2	Mickleover District Centre	£0.0	£0.1	£0.1	40.3%	£0.1
Within LPA Area: Zone 2	Lidl, Normanton Road District Centre	£0.5	£3.4	£3.9	11.8%	£4.4
Within LPA Area: Zone 2	Normanton Road District Centre	£0.5	£10.5	£11.0	18.3%	£13.0
Within LPA Area: Zone 2	Co-op Oakwood District Centre	£0.0	£4.9	£4.9	8.6%	£5.4
Within LPA Area: Zone 2	Oakwood District Centre	£0.0	£0.3	£0.3	8.5%	£0.3
Within LPA Area: Zone 2	Asda, Sinfyn District Centre	£0.1	£22.2	£22.3	56.7%	£35.0
Within LPA Area: Zone 2	Sinfyn District Centre	£0.0	£0.1	£0.1	57.2%	£0.1
Within LPA Area: Zone 2	Spondon District Centre	£0.0	£5.1	£5.1	7.1%	£5.4
Within LPA Area: Zone 2	Aldi, Manor Park Way O-o-C RP	£0.2	£11.1	£11.3	36.2%	£15.4
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Morrisons, The Meteor Centre O-o-C RP	£0.7	£34.6	£35.3	70.8%	£60.2
Within LPA Area: Zone 2	Aldi, The Meteor Centre O-o-C RP	£0.1	£19.1	£19.3	41.0%	£27.2
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	£0.0	£0.3	£0.3	265.7%	£1.2
Within LPA Area: Zone 2	Sainsbury's, Kingsway Retail Park O-o-C RP	£0.4	£23.5	£23.9	62.4%	£38.8
Within LPA Area: Zone 2	The Food Warehouse, Kingsway Retail Park O-o-C RP	£0.0	£1.7	£1.8	66.4%	£2.9
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	£0.0	£4.2	£4.3	107.0%	£8.8
Within LPA Area: Zone 2	Sainsbury's, The Wyvern Centre O-o-C RP	£1.7	£27.8	£29.5	77.8%	£52.4
Within LPA Area: Zone 2	The Food Warehouse, The Wyvern Centre O-o-C RP	£0.0	£3.4	£3.4	50.8%	£5.1
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	£0.0	£0.0	£0.0	0.4%	£0.0
Within LPA Area: Zone 2	Asda, Asda Spondon O-o-C RP	£0.4	£57.3	£57.8	42.0%	£82.0
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Sainsbury's, Osaston Park Road O-o-C RP	£0.7	£43.2	£43.9	25.4%	£55.1
Within LPA Area: Zone 2	Osaston Park Road O-o-C RP, Other	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Aldi, Allenton	£0.0	£14.2	£14.2	13.4%	£16.2
Within LPA Area: Zone 2	Lidl, Normanton	£0.0	£6.2	£6.3	21.5%	£7.6
Within LPA Area: Zone 2	Aldi, Normanton	£1.0	£7.2	£8.2	11.2%	£9.1
Within LPA Area: Zone 2	Aldi, Littleover	£0.0	£10.8	£10.8	65.3%	£17.9
Within LPA Area: Zone 2	Lidl, Chaddesden	£0.1	£9.8	£9.8	14.5%	£11.3
Within LPA Area: Zone 2	M&S Food, Chaddesden	£0.2	£9.0	£9.3	111.7%	£19.6
Within LPA Area: Zone 2	Lidl, Alvaston	£0.1	£8.2	£8.3	26.4%	£10.5
Within LPA Area: Zone 2	Other Zone 2	£1.1	£90.3	£91.4	31.1%	£119.8
	Subtotal: From Zone 2	£8.4	£508.0	£516.3	42.4%	£735.4
DERBY CITY COUNCIL AREA		£15.7	£538.7	£554.4	44.0%	£798.7
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA						
Outside LPA Area: Zone 3	Nottingham City Centre	£0.0	£0.4	£0.5		
Outside LPA Area: Zone 3	Ilkeston Town Centre	£0.2	£1.6	£1.8		
Outside LPA Area: Zone 3	Other Zone 3	£0.5	£13.6	£14.1		
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	£0.0	£0.7	£0.8		
Outside LPA Area: Zone 4	Swadlincote Town Centre	£0.0	£0.5	£0.5		
Outside LPA Area: Zone 4	Other Zone 4	£0.2	£22.0	£22.2		
Outside LPA Area: Zone 5	Other Zone 5	£0.2	£11.4	£11.6		
Outside LPA Area: Other Centres	Leicester City Centre	£0.0	£0.0	£0.0		
Outside LPA Area: Other Centres	Birmingham City Centre	£0.0	£0.1	£0.1		
Outside LPA Area: Other Centres	Other Out of Area	£1.5	£34.7	£36.1		
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA		£2.7	£85.1	£87.8		
OVERALL TOTAL		£18.4	£623.8	£642.2		

TABLE 10: SUMMARY OF AVAILABLE CONVENIENCE GOODS SPEND 2026 - 2043 (EXCLUDING SFT) (£M)

Within / Outside LPA Area	Retail Location	2026	2030	2035	2040	2043
Within LPA Area: Zone 1	Sainsbury's, Derby City Centre	£7.6	£7.6	£7.6	£7.6	£7.6
Within LPA Area: Zone 1	Tesco Express, Derby City Centre	£4.4	£4.4	£4.4	£4.4	£4.4
Within LPA Area: Zone 1	M&S Food, Derby City Centre	£26.2	£25.9	£25.8	£25.7	£25.7
Within LPA Area: Zone 1	Lidl, Derby City Centre	£9.2	£9.1	£9.1	£9.0	£9.0
Within LPA Area: Zone 1	Other Zone 1	£16.8	£16.7	£16.7	£16.6	£16.6
	Subtotal	£64.2	£63.7	£63.5	£63.3	£63.3
Within LPA Area: Zone 2	Allenton District Centre	£3.3	£3.3	£3.3	£3.3	£3.3
Within LPA Area: Zone 2	Co-op, Allestree District Centre	£4.2	£4.1	£4.1	£4.1	£4.1
Within LPA Area: Zone 2	Allestree District Centre	£2.8	£2.7	£2.7	£2.7	£2.7
Within LPA Area: Zone 2	Alvaston District Centre	£5.4	£5.4	£5.3	£5.3	£5.3
Within LPA Area: Zone 2	Cavendish District Centre	£2.1	£2.1	£2.1	£2.0	£2.0
Within LPA Area: Zone 2	Aldi, Chaddesden District Centre	£15.1	£15.0	£14.9	£14.8	£14.8
Within LPA Area: Zone 2	Chaddesden District Centre	£6.8	£6.7	£6.7	£6.6	£6.6
Within LPA Area: Zone 2	Lidl, Chellaston District Centre	£10.7	£10.6	£10.6	£10.5	£10.5
Within LPA Area: Zone 2	Chellaston District Centre	£1.0	£1.0	£1.0	£1.0	£1.0
Within LPA Area: Zone 2	Co-op, Littleover District Centre	£2.6	£2.6	£2.6	£2.6	£2.6
Within LPA Area: Zone 2	Littleover District Centre	£1.5	£1.5	£1.5	£1.5	£1.4
Within LPA Area: Zone 2	Mackworth District Centre	£3.5	£3.5	£3.5	£3.5	£3.4
Within LPA Area: Zone 2	Tesco, Mickleover District Centre	£54.0	£53.4	£53.1	£52.9	£52.8
Within LPA Area: Zone 2	Mickleover District Centre	£0.1	£0.1	£0.1	£0.1	£0.1
Within LPA Area: Zone 2	Lidl, Normanton Road District Centre	£4.5	£4.4	£4.4	£4.4	£4.4
Within LPA Area: Zone 2	Normanton Road District Centre	£13.3	£13.1	£13.1	£13.0	£13.0
Within LPA Area: Zone 2	Co-op Oakwood District Centre	£5.5	£5.4	£5.4	£5.4	£5.4
Within LPA Area: Zone 2	Oakwood District Centre	£0.3	£0.3	£0.3	£0.3	£0.3
Within LPA Area: Zone 2	Asda, Sinfyn District Centre	£35.8	£35.4	£35.2	£35.0	£35.0
Within LPA Area: Zone 2	Sinfyn District Centre	£0.1	£0.1	£0.1	£0.1	£0.1
Within LPA Area: Zone 2	Spondon District Centre	£5.6	£5.5	£5.5	£5.4	£5.4
Within LPA Area: Zone 2	Aldi, Manor Park Way O-o-C RP	£15.7	£15.6	£15.5	£15.4	£15.4
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	£0.0	£0.0	£0.0	£0.0	£0.0
Within LPA Area: Zone 2	Morrisons, The Meteor Centre O-o-C RP	£61.6	£61.0	£60.6	£60.4	£60.2
Within LPA Area: Zone 2	Aldi, The Meteor Centre O-o-C RP	£27.8	£27.5	£27.4	£27.2	£27.2
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	£1.2	£1.2	£1.2	£1.2	£1.2
Within LPA Area: Zone 2	Sainsbury's, Kingsway Retail Park O-o-C RP	£39.6	£39.3	£39.0	£38.9	£38.8
Within LPA Area: Zone 2	The Food Warehouse, Kingsway Retail Park O-o-C RP	£3.0	£3.0	£2.9	£2.9	£2.9
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	£9.0	£9.0	£8.9	£8.9	£8.8
Within LPA Area: Zone 2	Sainsbury's, The Wyvern Centre O-o-C RP	£53.4	£52.9	£52.7	£52.5	£52.4
Within LPA Area: Zone 2	The Food Warehouse, The Wyvern Centre O-o-C RP	£5.2	£5.2	£5.2	£5.1	£5.1
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	£0.0	£0.0	£0.0	£0.0	£0.0
Within LPA Area: Zone 2	Asda, Asda Spondon O-o-C RP	£83.9	£83.0	£82.6	£82.2	£82.0
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	£0.0	£0.0	£0.0	£0.0	£0.0
Within LPA Area: Zone 2	Sainsbury's, Osmaston Park Road O-o-C RP	£56.3	£55.7	£55.4	£55.2	£55.1
Within LPA Area: Zone 2	Osmaston Park Road O-o-C RP, Other	£0.0	£0.0	£0.0	£0.0	£0.0
Within LPA Area: Zone 2	Aldi, Allenton	£16.5	£16.4	£16.3	£16.2	£16.2
Within LPA Area: Zone 2	Lidl, Normanton	£7.8	£7.7	£7.7	£7.6	£7.6
Within LPA Area: Zone 2	Aldi, Normanton	£9.3	£9.2	£9.2	£9.1	£9.1
Within LPA Area: Zone 2	Aldi, Littleover	£18.3	£18.1	£18.0	£17.9	£17.9
Within LPA Area: Zone 2	Lidl, Chaddesden	£11.5	£11.4	£11.3	£11.3	£11.3
Within LPA Area: Zone 2	M&S Food, Chaddesden	£20.0	£19.8	£19.7	£19.6	£19.6
Within LPA Area: Zone 2	Lidl, Alvaston	£10.7	£10.6	£10.6	£10.5	£10.5
Within LPA Area: Zone 2	Other Zone 2	£122.5	£121.3	£120.6	£120.0	£119.8
	Subtotal	£751.4	£744.2	£740.1	£736.6	£735.4
	TOTAL	£815.6	£807.9	£803.6	£799.9	£798.7

TABLE 11: COMMITTED CONVENIENCE GOODS FLOORSPACE

Centre	Planning Ref	Location	Gross Floorspace (sq m)	Net Floorspace (sq m)	2026 Average Sales Density (£ per sqm)	FORECAST TURNOVER (£M)				
						2026	2030	2035	2040	2043
1 Derby-Eagle Market Site, Derby DE1 2AZ	25/01315/OUT	Derby - In-Centre	3,066	715	£10,500	-	£7.5	£7.6	£7.6	£7.6
2 Bradshaw Retail Park, Bradshaw Way, Derby DE1 3QB	24/01738/OUT	Derby - In-Centre	528	123	£10,500	-	£1.3	£1.3	£1.3	£1.3
3 And Engine House Former Friar Gate Goods Yard Friar Gate, Stafford Street Becketwell, Land Off Victoria Street, Green Lane, Macklin Street, Becket Street, Colyear Street And Becketwell Lane, Derby	23/01102/FUL	Derby - In-Centre	1,000	700	£10,500	-	£7.4	£7.4	£7.4	£7.5
4	19/01245/OUT	Derby - In-Centre	1,000	700	£10,500	-	£7.4	£7.4	£7.4	£7.5
DERBY CITY COUNCIL AREA TOTAL						-	£23.6	£23.7	£23.8	£23.9

Notes

- Planning Ref No. 25/01315/OUT. Demolition of existing Eagle Market building and erection of a mixed-use development (comprising of up to 674 homes, up to 3,066 sqm GIA of commercial space and up to 145 car parking spaces), including residential and commercial floor space (Use Classes C3 and E); public square; servicing; car and cycle parking provision; hard and soft landscaping works; provision of new pedestrian routes; and other associated works. Assumptions: the gross floorspace of 3,066sqm is netted down to 2,146sqm (assuming a gross to net ratio of 70%) and is further assumed that this new space will be split equally between comparison, convenience and leisure space (i.e. 715 sqm net each).
- Planning Ref No. 24/01738/OUT. Demolition of existing buildings and erection of a mixed-use development (comprising of up to 478 homes, up to 528 sqm GEA of commercial space and up to 94 car parking spaces), to be delivered in a phased and severable manner, including residential and commercial floor space (Use Classes C3 and E); servicing; car and cycle parking provision; hard and soft landscaping works; and other associated works. Assumptions: the gross floorspace of 528sqm is netted down to 370sqm (assuming a gross to net ratio of 70%) and is further assumed that this new space will be split equally between comparison, convenience and leisure space (i.e. 123 sqm net each).
- Planning Ref No. 23/01102/FUL. Restoration and Change of Use of the Bonded Warehouse (Use Class E), Restoration and Change of use of the Engine House (Use Class E) and the erection of up to 280 dwellings (Use Class C3), landscaping, access and cycle provision, sustainable drainage, public and private open space, earthworks, and the partial demolition of existing railway arches. The Council has stated that retail uses is limited to 1,000 sqm gross and range of goods limited to convenience only. On this basis (assuming a gross to net ratio of 70%) the new convenience goods floorspace is estimated at 700 sqm net.

TABLE 12: DERBY CITY COUNCIL AREA - FORECAST CAPACITY FOR CONVENIENCE GOODS FLOORSPACE **EXCLUDING** COMMITMENTS

	2026	2030	2035	2040	2043
STEP 1: TOTAL FORECAST 'CURRENT' TURNOVER OF ALL FLOORSPACE (£m):	£815.6	£807.9	£803.6	£799.9	£798.7
STEP 2: TOTAL FORECAST 'BENCHMARK' TURNOVER OF ALL FLOORSPACE (£m):	£815.6	£818.1	£822.2	£826.3	£828.8
STEP 3: NET RESIDUAL EXPENDITURE - EXCLUDING ANY COMMITMENTS (£m):	-	-£10.2	-£18.6	-£26.3	-£30.1
STEP 4: FORECAST CAPACITY FOR NEW CONVENIENCE FLOORSPACE:					
(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	£10,500	£10,532	£10,584	£10,637	£10,669
(ii) Net Floorspace Capacity (sq m):	-	-968	-1,756	-2,475	-2,821
(iii) Assumed Net / Gross Floorspace Ratio:	70%	70%	70%	70%	70%
(iv) Gross Floorspace Capacity (sq m):	-1,382	-2,509	-3,536	-4,030	-4,030

Notes:

- STEP 1: The (transaction-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 convenience 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 (2026) 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 'net' residual expenditure is converted into a net/gross floorspace capacity estimated based on average sales performance of convenience goods retailers.

TABLE 13: DERBY CITY COUNCIL AREA - FORECAST CAPACITY FOR CONVENIENCE GOODS FLOORSPACE **INCLUDING** COMMITMENTS

	2026	2030	2035	2040	2043
STEP 1: TOTAL FORECAST 'CURRENT' TURNOVER OF ALL FLOORSPACE (£m):	£815.6	£807.9	£803.6	£799.9	£798.7
STEP 2: TOTAL FORECAST 'BENCHMARK' TURNOVER OF ALL FLOORSPACE (£m):	£815.6	£818.1	£822.2	£826.3	£828.8
STEP 3: NET RESIDUAL EXPENDITURE - EXCLUDING ANY COMMITMENTS (£m):	-	-£10.2	-£18.6	-£26.3	-£30.1
STEP 4: TURNOVER OF ALL COMMITTED FLOORSPACE (£m)	-	£23.6	£23.7	£23.8	£23.9
STEP 5: NET RESIDUAL EXPENDITURE AFTER COMMITMENTS:	-	-£33.8	-£42.3	-£50.1	-£54.0
STEP 6: FORECAST CAPACITY FOR NEW CONVENIENCE FLOORSPACE:					
(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	£10,500	£10,532	£10,584	£10,637	£10,669
(ii) Net Floorspace Capacity (sq m):	-	-3,206	-3,995	-4,714	-5,059
(iii) Assumed Net / Gross Floorspace Ratio:	70%	70%	70%	70%	70%
(iv) Gross Floorspace Capacity (sq m):	-4,580	-5,707	-6,734	-7,228	-7,228

Notes:

- STEP 1: The (transaction-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 convenience 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 (2026) 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 11. It is assumed for the purpose of this assessment that all commitments will be opened and will have reached 'mature' trading conditions by 2030.
- STEP 5: The 'net' residual expenditure capacity makes an allowance for the forecast turnover of all commitments (Step 4).
- STEP 6: 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 Limited Assortment Discount (LAD) operators.

Appendix 4:

Comparison Goods Capacity: Baseline

TABLE 1: STUDY AREA: EXPERIAN INSIGHTS COMPARISON GOODS TRANSACTIONS INCLUDING ONLINE (£m)

ASSESSMENT YEAR: 2026

Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Other Inflow (Beyond Zones 1-5)	From Within LPA Area (Zones 1 & 2)	From Outside LPA Area (Zones 3, 4, 5 & Out of Area)	Total	% Inflow Uplift
Within LPA Area: Zone 1	Derby City Centre	£0.09	£4.73	£1.10	£1.65	£1.71	£0.92	£4.83	£5.38	£10.20	111.4%
	Subtotal: From Zone 1	£0.09	£4.73	£1.10	£1.65	£1.71	£0.92	£4.83	£5.38	£10.20	111.4%
Within LPA Area: Zone 2	Allenton District Centre	£0.00	£0.10	£0.00	£0.01	£0.00	£0.00	£0.10	£0.02	£0.12	21.9%
Within LPA Area: Zone 2	Allestree District Centre	£0.00	£0.42	£0.01	£0.03	£0.08	£0.01	£0.42	£0.12	£0.55	29.3%
Within LPA Area: Zone 2	Alvaston District Centre	£0.00	£0.21	£0.01	£0.04	£0.01	£0.00	£0.21	£0.06	£0.27	31.2%
Within LPA Area: Zone 2	Cavendish District Centre	£0.00	£0.18	£0.00	£0.01	£0.00	£0.01	£0.18	£0.02	£0.21	12.6%
Within LPA Area: Zone 2	Chaddesden District Centre	£0.00	£0.17	£0.02	£0.02	£0.01	£0.00	£0.17	£0.05	£0.22	31.8%
Within LPA Area: Zone 2	Chellaston District Centre	£0.00	£0.06	£0.00	£0.02	£0.00	£0.00	£0.06	£0.02	£0.08	41.0%
Within LPA Area: Zone 2	Littleover District Centre	£0.00	£0.02	£0.00	£0.01	£0.00	£0.00	£0.02	£0.01	£0.02	40.6%
Within LPA Area: Zone 2	Mackworth District Centre	£0.00	£0.01	£0.00	£0.00	£0.00	£0.00	£0.01	£0.00	£0.01	22.9%
Within LPA Area: Zone 2	Mickleover District Centre	£0.00	£0.14	£0.00	£0.07	£0.02	£0.01	£0.14	£0.10	£0.24	68.4%
Within LPA Area: Zone 2	Normanton Road District Centre	£0.00	£0.26	£0.01	£0.02	£0.01	£0.02	£0.26	£0.05	£0.31	19.0%
Within LPA Area: Zone 2	Oakwood District Centre	£0.00	£0.10	£0.02	£0.01	£0.02	£0.00	£0.10	£0.05	£0.15	49.2%
Within LPA Area: Zone 2	Sinfin District Centre	£0.00	£0.01	£0.00	£0.01	£0.00	£0.00	£0.01	£0.01	£0.02	46.8%
Within LPA Area: Zone 2	Spondon District Centre	£0.00	£0.03	£0.00	£0.00	£0.00	£0.00	£0.03	£0.01	£0.04	29.0%
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	0.0%
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	£0.01	£1.32	£0.38	£0.25	£0.62	£0.13	£1.33	£1.39	£2.72	104.5%
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	£0.01	£1.35	£0.13	£0.65	£0.45	£0.13	£1.35	£1.36	£2.71	100.7%
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	£0.00	£1.02	£0.36	£0.28	£0.22	£0.11	£1.03	£0.97	£1.99	94.5%
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	0.0%
Within LPA Area: Zone 2	Osaston Park Road O-o-C RP, Other	£0.00	£0.91	£0.10	£0.25	£0.13	£0.05	£0.91	£0.53	£1.44	57.7%
Within LPA Area: Zone 2	Other Zone 2	£0.04	£5.10	£1.07	£1.41	£1.21	£0.90	£5.13	£4.59	£9.72	89.3%
	Subtotal: From Zone 2	£0.06	£11.39	£2.12	£3.08	£2.79	£1.36	£11.46	£9.36	£20.82	81.7%
DERBY CITY COUNCIL AREA		£0.16	£16.13	£3.22	£4.73	£4.50	£2.29	£16.28	£14.74	£31.02	90.5%
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA											
Outside LPA Area: Zone 3	Nottingham City Centre	£0.00	£0.25	£6.67	£0.34	£0.37					
Outside LPA Area: Zone 3	Ilkeston Town Centre	£0.00	£0.04	£1.22	£0.01	£0.22					
Outside LPA Area: Zone 3	Other Zone 3	£0.01	£1.45	£22.03	£1.21	£2.47					
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	£0.00	£0.12	£0.02	£3.51	£0.05					
Outside LPA Area: Zone 4	Swadincote Town Centre	£0.00	£0.01	£0.00	£0.72	£0.00					
Outside LPA Area: Zone 4	Other Zone 4	£0.00	£0.91	£0.42	£10.80	£0.55					
Outside LPA Area: Zone 5	Other Zone 5	£0.00	£0.70	£0.98	£0.65	£10.26					
Outside LPA Area: Other Centres	Leicester City Centre	£0.00	£0.02	£0.11	£0.26	£0.02					
Outside LPA Area: Other Centres	Birmingham City Centre	£0.01	£0.13	£0.15	£0.35	£0.10					
Outside LPA Area: Other Centres	Other Out of Area	£0.03	£3.59	£10.90	£9.89	£9.07					
	OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA	£0.06	£7.22	£42.49	£27.75	£23.11		£7.29			
	Online Expenditure	£0.16	£18.82	£37.69	£29.19	£23.79					
OVERALL TOTAL		£0.38	£42.17	£83.40	£61.67	£51.40	£2.29	£42.55			

TABLE 2: STUDY AREA: COMPARISON GOODS RETAIL TRADE DRAW (%)

ASSESSMENT YEAR: 2026

Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Out of Area	Council Area (Zones 1 & 2)	Outside Council Area (Zones 3, 4, 5 & Out of Area)	Total
Within LPA Area: Zone 1	Derby City Centre	0.9%	46.4%	10.8%	16.1%	16.7%	9.1%	47.3%	52.7%	100.0%
	Subtotal: From Zone 1	0.9%	46.4%	10.8%	16.1%	16.7%	9.1%	47.3%	52.7%	100.0%
Within LPA Area: Zone 2	Allenton District Centre	0.1%	81.9%	2.3%	12.3%	1.4%	1.9%	82.1%	17.9%	100.0%
Within LPA Area: Zone 2	Allestree District Centre	0.1%	77.3%	2.3%	5.0%	13.8%	1.5%	77.4%	22.6%	100.0%
Within LPA Area: Zone 2	Alvaston District Centre	0.1%	76.1%	3.6%	13.6%	4.9%	1.8%	76.2%	23.8%	100.0%
Within LPA Area: Zone 2	Cavendish District Centre	0.5%	88.3%	0.7%	6.9%	1.1%	2.6%	88.8%	11.2%	100.0%
Within LPA Area: Zone 2	Chaddesden District Centre	0.0%	75.9%	11.0%	7.1%	5.2%	0.8%	75.9%	24.1%	100.0%
Within LPA Area: Zone 2	Chellaston District Centre	0.1%	70.8%	1.9%	24.7%	1.3%	1.2%	70.9%	29.1%	100.0%
Within LPA Area: Zone 2	Littleover District Centre	0.0%	71.1%	1.9%	21.2%	2.7%	3.1%	71.1%	28.9%	100.0%
Within LPA Area: Zone 2	Mackworth District Centre	0.1%	81.3%	1.5%	7.0%	8.4%	1.7%	81.4%	18.6%	100.0%
Within LPA Area: Zone 2	Mickleover District Centre	0.1%	59.3%	0.9%	28.3%	8.8%	2.6%	59.4%	40.6%	100.0%
Within LPA Area: Zone 2	Normanton Road District Centre	0.9%	83.1%	2.7%	6.4%	1.8%	5.0%	84.1%	15.9%	100.0%
Within LPA Area: Zone 2	Oakwood District Centre	0.0%	67.0%	11.2%	4.0%	16.6%	1.3%	67.0%	33.0%	100.0%
Within LPA Area: Zone 2	Sinfin District Centre	0.0%	68.1%	0.1%	27.8%	2.8%	1.2%	68.1%	31.9%	100.0%
Within LPA Area: Zone 2	Spondon District Centre	0.0%	77.5%	10.8%	1.0%	8.5%	2.2%	77.5%	22.5%	100.0%
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	0.3%	48.6%	13.9%	9.2%	23.0%	4.9%	48.9%	51.1%	100.0%
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	0.2%	49.6%	4.8%	24.1%	16.5%	4.7%	49.8%	50.2%	100.0%
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	0.2%	51.2%	18.2%	14.2%	10.8%	5.3%	51.4%	48.6%	100.0%
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Within LPA Area: Zone 2	Osaston Park Road O-o-C RP, Other	0.2%	63.2%	6.8%	17.3%	8.9%	3.5%	63.4%	36.6%	100.0%
Within LPA Area: Zone 2	Other Zone 2	0.4%	52.4%	11.0%	14.5%	12.5%	9.2%	52.8%	47.2%	100.0%
	Subtotal: From Zone 2	0.3%	54.7%	10.2%	14.8%	13.4%	6.6%	55.0%	45.0%	100.0%

TABLE 3: DERBY CITY COUNCIL AREA:
COMPARISON GOODS TRANSACTION-BASED MARKET SHARES AND INFLOWS (INCLUDING SFT) (%)

ASSESSMENT YEAR: 2026					
Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Council Area (Zones 1 & 2)	% Inflow Uplift
Within LPA Area: Zone 1	Derby City Centre	24.7%	11.2%	11.3%	111.4%
	Subtotal: From Zone 1	24.7%	11.2%	11.3%	111.4%
Within LPA Area: Zone 2	Allenton District Centre	0.0%	0.2%	0.2%	21.9%
Within LPA Area: Zone 2	Allestree District Centre	0.1%	1.0%	1.0%	29.3%
Within LPA Area: Zone 2	Alvaston District Centre	0.1%	0.5%	0.5%	31.2%
Within LPA Area: Zone 2	Cavendish District Centre	0.2%	0.4%	0.4%	12.6%
Within LPA Area: Zone 2	Chaddesden District Centre	0.0%	0.4%	0.4%	31.8%
Within LPA Area: Zone 2	Chellaston District Centre	0.0%	0.1%	0.1%	41.0%
Within LPA Area: Zone 2	Littleover District Centre	0.0%	0.0%	0.0%	40.6%
Within LPA Area: Zone 2	Mackworth District Centre	0.0%	0.0%	0.0%	22.9%
Within LPA Area: Zone 2	Mickleover District Centre	0.1%	0.3%	0.3%	68.4%
Within LPA Area: Zone 2	Normanton Road District Centre	0.8%	0.5%	0.5%	19.0%
Within LPA Area: Zone 2	Oakwood District Centre	0.0%	0.2%	0.2%	49.2%
Within LPA Area: Zone 2	Sinfin District Centre	0.0%	0.0%	0.0%	46.8%
Within LPA Area: Zone 2	Spondon District Centre	0.0%	0.1%	0.1%	29.0%
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	0.0%	0.0%	0.0%	0.0%
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	2.1%	3.1%	3.1%	104.5%
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	1.8%	3.2%	3.2%	100.7%
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	1.0%	2.4%	2.4%	94.5%
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	0.0%	0.0%	0.0%	0.0%
Within LPA Area: Zone 2	Osaston Park Road O-o-C RP, Other	0.8%	2.2%	2.1%	57.7%
Within LPA Area: Zone 2	Other Zone 2	10.0%	12.1%	12.1%	89.3%
	Subtotal: From Zone 2	16.9%	27.0%	26.9%	81.7%
DERBY CITY COUNCIL AREA		41.7%	38.2%	38.3%	90.5%
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA					
Outside LPA Area: Zone 3	Nottingham City Centre	0.7%	0.6%	0.6%	
Outside LPA Area: Zone 3	Ilkeston Town Centre	0.1%	0.1%	0.1%	
Outside LPA Area: Zone 3	Other Zone 3	2.9%	3.4%	3.4%	
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	0.2%	0.3%	0.3%	
Outside LPA Area: Zone 4	Swadlincote Town Centre	0.0%	0.0%	0.0%	
Outside LPA Area: Zone 4	Other Zone 4	0.6%	2.2%	2.1%	
Outside LPA Area: Zone 5	Other Zone 5	0.9%	1.7%	1.6%	
Outside LPA Area: Other Centres	Leicester City Centre	0.0%	0.1%	0.1%	
Outside LPA Area: Other Centres	Birmingham City Centre	3.1%	0.3%	0.3%	
Outside LPA Area: Other Centres	Other Out of Area	8.6%	8.5%	8.5%	
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA		17.0%	17.1%	17.1%	
Online Expenditure		41.3%	44.6%	44.6%	
OVERALL TOTAL		100.0%	100.0%	100.0%	

COMPARISON GOODS TRANSACTION-BASED MARKET SHARES AND INFLOWS (EXCLUDING SFT) (%)

ASSESSMENT YEAR: 2026					
Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Council Area (Zones 1 & 2)	% Inflow Uplift
Within LPA Area: Zone 1	Derby City Centre	42.2%	20.3%	20.5%	111.4%
	Subtotal: From Zone 1	42.2%	20.3%	20.5%	111.4%
Within LPA Area: Zone 2	Allenton District Centre	0.1%	0.4%	0.4%	21.9%
Within LPA Area: Zone 2	Allestree District Centre	0.2%	1.8%	1.8%	29.3%
Within LPA Area: Zone 2	Alvaston District Centre	0.1%	0.9%	0.9%	31.2%
Within LPA Area: Zone 2	Cavendish District Centre	0.4%	0.8%	0.8%	12.6%
Within LPA Area: Zone 2	Chaddesden District Centre	0.0%	0.7%	0.7%	31.8%
Within LPA Area: Zone 2	Chellaston District Centre	0.0%	0.2%	0.2%	41.0%
Within LPA Area: Zone 2	Littleover District Centre	0.0%	0.1%	0.1%	40.6%
Within LPA Area: Zone 2	Mackworth District Centre	0.0%	0.0%	0.0%	22.9%
Within LPA Area: Zone 2	Mickleover District Centre	0.1%	0.6%	0.6%	68.4%
Within LPA Area: Zone 2	Normanton Road District Centre	1.3%	1.1%	1.1%	19.0%
Within LPA Area: Zone 2	Oakwood District Centre	0.0%	0.4%	0.4%	49.2%
Within LPA Area: Zone 2	Sinfin District Centre	0.0%	0.1%	0.1%	46.8%
Within LPA Area: Zone 2	Spondon District Centre	0.0%	0.1%	0.1%	29.0%
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	0.0%	0.0%	0.0%	0.0%
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	3.6%	5.7%	5.6%	104.5%
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	3.0%	5.8%	5.7%	100.7%
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	1.7%	4.4%	4.4%	94.5%
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	0.0%	0.0%	0.0%	0.0%
Within LPA Area: Zone 2	Osaston Park Road O-o-C RP, Other	1.4%	3.9%	3.9%	57.7%
Within LPA Area: Zone 2	Other Zone 2	17.0%	21.8%	21.8%	89.3%
	Subtotal: From Zone 2	28.9%	48.8%	48.6%	81.7%
DERBY CITY COUNCIL AREA		71.0%	69.1%	69.1%	90.5%
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA					
Outside LPA Area: Zone 3	Nottingham City Centre	1.1%	1.1%	1.1%	
Outside LPA Area: Zone 3	Ilkeston Town Centre	0.1%	0.2%	0.2%	
Outside LPA Area: Zone 3	Other Zone 3	4.9%	6.2%	6.2%	
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	0.3%	0.5%	0.5%	
Outside LPA Area: Zone 4	Swadlincote Town Centre	0.0%	0.1%	0.1%	
Outside LPA Area: Zone 4	Other Zone 4	1.0%	3.9%	3.9%	
Outside LPA Area: Zone 5	Other Zone 5	1.5%	3.0%	3.0%	
Outside LPA Area: Other Centres	Leicester City Centre	0.1%	0.1%	0.1%	
Outside LPA Area: Other Centres	Birmingham City Centre	5.2%	0.6%	0.6%	
Outside LPA Area: Other Centres	Other Out of Area	14.7%	15.4%	15.4%	
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA		29.0%	30.9%	30.9%	
OVERALL TOTAL		100.0%	100.0%	100.0%	

TABLE 5:

DERBY CITY COUNCIL AREA:
COMPARISON GOODS: EXPENDITURE ALLOCATED TO EXISTING CENTRES AND STORES (£m)

ASSESSMENT YEAR: 2026

Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Total Council Area (Zones 1 & 2)	% Inflow Uplift	Total Comparison Spend (£m)
Available Comparison Spend 2026		£16.4	£566.3	£582.8		
Within LPA Area: Zone 1	Derby City Centre	£6.9	£114.8	£121.7	111.4%	£257.3
	Subtotal: From Zone 1	£6.93	£114.81	£121.74	111.4%	£257.30
Within LPA Area: Zone 2	Allenton District Centre	£0.0	£2.3	£2.4	21.9%	£2.9
Within LPA Area: Zone 2	Allestree District Centre	£0.0	£10.2	£10.3	29.3%	£13.3
Within LPA Area: Zone 2	Alvaston District Centre	£0.0	£5.0	£5.1	31.2%	£6.6
Within LPA Area: Zone 2	Cavendish District Centre	£0.1	£4.4	£4.5	12.6%	£5.0
Within LPA Area: Zone 2	Chaddesden District Centre	£0.0	£4.1	£4.1	31.8%	£5.4
Within LPA Area: Zone 2	Chellaston District Centre	£0.0	£1.4	£1.4	41.0%	£1.9
Within LPA Area: Zone 2	Littleover District Centre	£0.0	£0.4	£0.4	40.6%	£0.6
Within LPA Area: Zone 2	Mackworth District Centre	£0.0	£0.2	£0.2	22.9%	£0.2
Within LPA Area: Zone 2	Mickleover District Centre	£0.0	£3.4	£3.4	68.4%	£5.8
Within LPA Area: Zone 2	Normanton Road District Centre	£0.2	£6.2	£6.4	19.0%	£7.6
Within LPA Area: Zone 2	Oakwood District Centre	£0.0	£2.4	£2.4	49.2%	£3.5
Within LPA Area: Zone 2	Sinfin District Centre	£0.0	£0.4	£0.4	46.8%	£0.5
Within LPA Area: Zone 2	Spondon District Centre	£0.0	£0.8	£0.8	29.0%	£1.0
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	£0.6	£32.0	£32.6	104.5%	£66.7
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	£0.5	£32.6	£33.1	100.7%	£66.5
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	£0.3	£24.8	£25.1	94.5%	£48.7
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Osaston Park Road O-o-C RP, Other	£0.2	£22.1	£22.3	57.7%	£35.1
Within LPA Area: Zone 2	Other Zone 2	£2.8	£123.6	£126.4	89.3%	£239.3
	Subtotal: From Zone 2	£4.74	£276.31	£281.05	81.7%	£510.81
	DERBY CITY COUNCIL AREA	£11.7	£391.1	£402.8	90.5%	£768.11
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA						
Outside LPA Area: Zone 3	Nottingham City Centre	£0.2	£6.1	£6.3		
Outside LPA Area: Zone 3	Ilkeston Town Centre	£0.0	£0.9	£0.9		
Outside LPA Area: Zone 3	Other Zone 3	£0.8	£35.2	£36.0		
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	£0.1	£3.0	£3.0		
Outside LPA Area: Zone 4	Swadincote Town Centre	£0.0	£0.3	£0.3		
Outside LPA Area: Zone 4	Other Zone 4	£0.2	£22.0	£22.2		
Outside LPA Area: Zone 5	Other Zone 5	£0.2	£16.9	£17.2		
Outside LPA Area: Other Centres	Leicester City Centre	£0.0	£0.5	£0.6		
Outside LPA Area: Other Centres	Birmingham City Centre	£0.9	£3.2	£4.0		
Outside LPA Area: Other Centres	Other Out of Area	£2.4	£87.1	£89.5		
	OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA	£4.8	£175.2	£180.0		
	OVERALL TOTAL	£16.4	£566.3	£582.8		

COMPARISON GOODS: EXPENDITURE ALLOCATED TO EXISTING CENTRES AND STORES (£m)

ASSESSMENT YEAR: 2030

Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Total Council Area (Zones 1 & 2)	% Inflow Uplift	Total Comparison Spend (£m)
Available Comparison Spend 2026		£17.7	£605.2	£622.9		
Within LPA Area: Zone 1	Derby City Centre	£7.5	£122.7	£130.2	111.4%	£275.1
	Subtotal: From Zone 1	£7.47	£122.69	£130.16	111.4%	£275.10
Within LPA Area: Zone 2	Allenton District Centre	£0.0	£2.5	£2.5	21.9%	£3.1
Within LPA Area: Zone 2	Allestree District Centre	£0.0	£10.9	£11.0	29.3%	£14.2
Within LPA Area: Zone 2	Alvaston District Centre	£0.0	£5.4	£5.4	31.2%	£7.1
Within LPA Area: Zone 2	Cavendish District Centre	£0.1	£4.7	£4.8	12.6%	£5.4
Within LPA Area: Zone 2	Chaddesden District Centre	£0.0	£4.4	£4.4	31.8%	£5.8
Within LPA Area: Zone 2	Chellaston District Centre	£0.0	£1.5	£1.5	41.0%	£2.1
Within LPA Area: Zone 2	Littleover District Centre	£0.0	£0.4	£0.4	40.6%	£0.6
Within LPA Area: Zone 2	Mackworth District Centre	£0.0	£0.2	£0.2	22.9%	£0.3
Within LPA Area: Zone 2	Mickleover District Centre	£0.0	£3.7	£3.7	68.4%	£6.2
Within LPA Area: Zone 2	Normanton Road District Centre	£0.2	£6.6	£6.9	19.0%	£8.2
Within LPA Area: Zone 2	Oakwood District Centre	£0.0	£2.5	£2.5	49.2%	£3.8
Within LPA Area: Zone 2	Sinfin District Centre	£0.0	£0.4	£0.4	46.8%	£0.6
Within LPA Area: Zone 2	Spondon District Centre	£0.0	£0.8	£0.8	29.0%	£1.0
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	£0.6	£34.2	£34.8	104.5%	£71.2
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	£0.5	£34.9	£35.4	100.7%	£71.1
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	£0.3	£26.5	£26.8	94.5%	£52.1
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Osaston Park Road O-o-C RP, Other	£0.2	£23.6	£23.8	57.7%	£37.6
Within LPA Area: Zone 2	Other Zone 2	£3.0	£132.1	£135.1	89.3%	£255.8
	Subtotal: From Zone 2	£5.11	£295.28	£300.39	81.7%	£545.95
	DERBY CITY COUNCIL AREA	£12.6	£418.0	£430.5	90.5%	£821.05
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA						
Outside LPA Area: Zone 3	Nottingham City Centre	£0.2	£6.5	£6.7		
Outside LPA Area: Zone 3	Ilkeston Town Centre	£0.0	£0.9	£1.0		
Outside LPA Area: Zone 3	Other Zone 3	£0.9	£37.7	£38.5		
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	£0.1	£3.2	£3.2		
Outside LPA Area: Zone 4	Swadincote Town Centre	£0.0	£0.3	£0.3		
Outside LPA Area: Zone 4	Other Zone 4	£0.2	£23.5	£23.7		
Outside LPA Area: Zone 5	Other Zone 5	£0.3	£18.1	£18.3		
Outside LPA Area: Other Centres	Leicester City Centre	£0.0	£0.6	£0.6		
Outside LPA Area: Other Centres	Birmingham City Centre	£0.9	£3.4	£4.3		
Outside LPA Area: Other Centres	Other Out of Area	£2.6	£93.1	£95.7		
	OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA	£5.1	£187.2	£192.4		
	OVERALL TOTAL	£17.7	£605.2	£622.9		

TABLE 7:

DERBY CITY COUNCIL AREA:
COMPARISON GOODS: EXPENDITURE ALLOCATED TO EXISTING CENTRES AND STORES (£m)

ASSESSMENT YEAR: 2035

Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Total Council Area (Zones 1 & 2)	% Inflow Uplift	Total Comparison Spend (£m)
Available Comparison Spend 2026		£20.0	£671.3	£691.2		
Within LPA Area: Zone 1	Derby City Centre	£8.4	£136.1	£144.5	111.4%	£305.4
	Subtotal: From Zone 1	£8.41	£136.08	£144.49	111.4%	£305.40
Within LPA Area: Zone 2	Allenton District Centre	£0.0	£2.8	£2.8	21.9%	£3.4
Within LPA Area: Zone 2	Allestree District Centre	£0.0	£12.1	£12.2	29.3%	£15.7
Within LPA Area: Zone 2	Alvaston District Centre	£0.0	£6.0	£6.0	31.2%	£7.9
Within LPA Area: Zone 2	Cavendish District Centre	£0.1	£5.2	£5.3	12.6%	£6.0
Within LPA Area: Zone 2	Chaddesden District Centre	£0.0	£4.9	£4.9	31.8%	£6.5
Within LPA Area: Zone 2	Chellaston District Centre	£0.0	£1.6	£1.6	41.0%	£2.3
Within LPA Area: Zone 2	Littleover District Centre	£0.0	£0.5	£0.5	40.6%	£0.7
Within LPA Area: Zone 2	Mackworth District Centre	£0.0	£0.2	£0.2	22.9%	£0.3
Within LPA Area: Zone 2	Mickleover District Centre	£0.0	£4.1	£4.1	68.4%	£6.9
Within LPA Area: Zone 2	Normanton Road District Centre	£0.3	£7.4	£7.6	19.0%	£9.1
Within LPA Area: Zone 2	Oakwood District Centre	£0.0	£2.8	£2.8	49.2%	£4.2
Within LPA Area: Zone 2	Sinfin District Centre	£0.0	£0.4	£0.4	46.8%	£0.6
Within LPA Area: Zone 2	Spondon District Centre	£0.0	£0.9	£0.9	29.0%	£1.2
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	£0.7	£37.9	£38.7	104.5%	£79.1
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	£0.6	£38.7	£39.3	100.7%	£78.9
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	£0.3	£29.4	£29.7	94.5%	£57.8
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Osaston Park Road O-o-C RP, Other	£0.3	£26.2	£26.4	57.7%	£41.7
Within LPA Area: Zone 2	Other Zone 2	£3.4	£146.5	£149.9	89.3%	£283.8
	Subtotal: From Zone 2	£5.76	£327.52	£333.27	81.7%	£605.72
	DERBY CITY COUNCIL AREA	£14.2	£463.6	£477.8	90.5%	£911.12
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA						
Outside LPA Area: Zone 3	Nottingham City Centre	£0.2	£7.2	£7.4		
Outside LPA Area: Zone 3	Ilkeston Town Centre	£0.0	£1.0	£1.1		
Outside LPA Area: Zone 3	Other Zone 3	£1.0	£41.8	£42.7		
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	£0.1	£3.5	£3.6		
Outside LPA Area: Zone 4	Swadincote Town Centre	£0.0	£0.4	£0.4		
Outside LPA Area: Zone 4	Other Zone 4	£0.2	£26.1	£26.3		
Outside LPA Area: Zone 5	Other Zone 5	£0.3	£20.0	£20.3		
Outside LPA Area: Other Centres	Leicester City Centre	£0.0	£0.7	£0.7		
Outside LPA Area: Other Centres	Birmingham City Centre	£1.0	£3.7	£4.8		
Outside LPA Area: Other Centres	Other Out of Area	£2.9	£103.3	£106.2		
	OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA	£5.8	£207.7	£213.5		
	OVERALL TOTAL	£20.0	£671.3	£691.2		

COMPARISON GOODS: EXPENDITURE ALLOCATED TO EXISTING CENTRES AND STORES (£m)

ASSESSMENT YEAR: 2040

Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Total Council Area (Zones 1 & 2)	% Inflow Uplift	Total Comparison Spend (£m)
Available Comparison Spend 2026		£22.4	£743.7	£766.1		
Within LPA Area: Zone 1	Derby City Centre	£9.5	£150.8	£160.2	111.4%	£338.7
	Subtotal: From Zone 1	£9.46	£150.76	£160.23	111.4%	£338.66
Within LPA Area: Zone 2	Allenton District Centre	£0.0	£3.1	£3.1	21.9%	£3.8
Within LPA Area: Zone 2	Allestree District Centre	£0.0	£13.4	£13.5	29.3%	£17.4
Within LPA Area: Zone 2	Alvaston District Centre	£0.0	£6.6	£6.6	31.2%	£8.7
Within LPA Area: Zone 2	Cavendish District Centre	£0.1	£5.8	£5.9	12.6%	£6.6
Within LPA Area: Zone 2	Chaddesden District Centre	£0.0	£5.4	£5.4	31.8%	£7.2
Within LPA Area: Zone 2	Chellaston District Centre	£0.0	£1.8	£1.8	41.0%	£2.5
Within LPA Area: Zone 2	Littleover District Centre	£0.0	£0.5	£0.5	40.6%	£0.8
Within LPA Area: Zone 2	Mackworth District Centre	£0.0	£0.3	£0.3	22.9%	£0.3
Within LPA Area: Zone 2	Mickleover District Centre	£0.0	£4.5	£4.5	68.4%	£7.6
Within LPA Area: Zone 2	Normanton Road District Centre	£0.3	£8.1	£8.4	19.0%	£10.0
Within LPA Area: Zone 2	Oakwood District Centre	£0.0	£3.1	£3.1	49.2%	£4.6
Within LPA Area: Zone 2	Sinfin District Centre	£0.0	£0.5	£0.5	46.8%	£0.7
Within LPA Area: Zone 2	Spondon District Centre	£0.0	£1.0	£1.0	29.0%	£1.3
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	£0.8	£42.0	£42.8	104.5%	£87.6
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	£0.7	£42.9	£43.5	100.7%	£87.4
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	£0.4	£32.5	£32.9	94.5%	£64.0
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Osaston Park Road O-o-C RP, Other	£0.3	£29.0	£29.3	57.7%	£46.2
Within LPA Area: Zone 2	Other Zone 2	£3.8	£162.3	£166.1	89.3%	£314.5
	Subtotal: From Zone 2	£6.48	£362.85	£369.33	81.7%	£671.25
	DERBY CITY COUNCIL AREA	£15.9	£513.6	£529.6	90.5%	£1,009.91
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA						
Outside LPA Area: Zone 3	Nottingham City Centre	£0.3	£8.0	£8.2		
Outside LPA Area: Zone 3	Ilkeston Town Centre	£0.0	£1.1	£1.2		
Outside LPA Area: Zone 3	Other Zone 3	£1.1	£46.3	£47.4		
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	£0.1	£3.9	£3.9		
Outside LPA Area: Zone 4	Swadincote Town Centre	£0.0	£0.4	£0.4		
Outside LPA Area: Zone 4	Other Zone 4	£0.2	£28.9	£29.2		
Outside LPA Area: Zone 5	Other Zone 5	£0.3	£22.2	£22.5		
Outside LPA Area: Other Centres	Leicester City Centre	£0.0	£0.7	£0.7		
Outside LPA Area: Other Centres	Birmingham City Centre	£1.2	£4.1	£5.3		
Outside LPA Area: Other Centres	Other Out of Area	£3.3	£114.4	£117.7		
	OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA	£6.5	£230.1	£236.6		
	OVERALL TOTAL	£22.4	£743.7	£766.1		

TABLE 9:

DERBY CITY COUNCIL AREA:
COMPARISON GOODS: EXPENDITURE ALLOCATED TO EXISTING CENTRES AND STORES (£m)

ASSESSMENT YEAR: 2043

Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Total Council Area (Zones 1 & 2)	% Inflow Uplift	Total Comparison Spend (£m)
Available Comparison Spend 2026		£24.4	£801.0	£825.3		
Within LPA Area: Zone 1	Derby City Centre	£10.3	£162.4	£172.6	111.4%	£364.9
	Subtotal: From Zone 1	£10.27	£162.37	£172.64	111.4%	£364.89
Within LPA Area: Zone 2	Allenton District Centre	£0.0	£3.3	£3.3	21.9%	£4.1
Within LPA Area: Zone 2	Allestree District Centre	£0.0	£14.5	£14.5	29.3%	£18.8
Within LPA Area: Zone 2	Alvaston District Centre	£0.0	£7.1	£7.1	31.2%	£9.4
Within LPA Area: Zone 2	Cavendish District Centre	£0.1	£6.2	£6.3	12.6%	£7.1
Within LPA Area: Zone 2	Chaddesden District Centre	£0.0	£5.8	£5.8	31.8%	£7.7
Within LPA Area: Zone 2	Chellaston District Centre	£0.0	£1.9	£1.9	41.0%	£2.7
Within LPA Area: Zone 2	Littleover District Centre	£0.0	£0.6	£0.6	40.6%	£0.8
Within LPA Area: Zone 2	Mackworth District Centre	£0.0	£0.3	£0.3	22.9%	£0.3
Within LPA Area: Zone 2	Mickleover District Centre	£0.0	£4.8	£4.9	68.4%	£8.2
Within LPA Area: Zone 2	Normanton Road District Centre	£0.3	£8.8	£9.1	19.0%	£10.8
Within LPA Area: Zone 2	Oakwood District Centre	£0.0	£3.4	£3.4	49.2%	£5.0
Within LPA Area: Zone 2	Sinfin District Centre	£0.0	£0.5	£0.5	46.8%	£0.7
Within LPA Area: Zone 2	Spondon District Centre	£0.0	£1.1	£1.1	29.0%	£1.4
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	£0.9	£45.3	£46.1	104.5%	£94.4
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	£0.7	£46.2	£46.9	100.7%	£94.1
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	£0.4	£35.0	£35.5	94.5%	£69.0
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Osaston Park Road O-o-C RP, Other	£0.3	£31.2	£31.5	57.7%	£49.7
Within LPA Area: Zone 2	Other Zone 2	£4.1	£174.8	£178.9	89.3%	£338.8
	Subtotal: From Zone 2	£7.03	£390.79	£397.81	81.7%	£723.03
DERBY CITY COUNCIL AREA		£17.3	£553.2	£570.5	90.5%	£1,087.91
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA						
Outside LPA Area: Zone 3	Nottingham City Centre	£0.3	£8.6	£8.9		
Outside LPA Area: Zone 3	Ilkeston Town Centre	£0.0	£1.2	£1.3		
Outside LPA Area: Zone 3	Other Zone 3	£1.2	£49.8	£51.0		
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	£0.1	£4.2	£4.3		
Outside LPA Area: Zone 4	Swadlincote Town Centre	£0.0	£0.4	£0.4		
Outside LPA Area: Zone 4	Other Zone 4	£0.3	£31.2	£31.4		
Outside LPA Area: Zone 5	Other Zone 5	£0.4	£23.9	£24.3		
Outside LPA Area: Other Centres	Leicester City Centre	£0.0	£0.8	£0.8		
Outside LPA Area: Other Centres	Birmingham City Centre	£1.3	£4.5	£5.7		
Outside LPA Area: Other Centres	Other Out of Area	£3.6	£123.2	£126.8		
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA		£7.1	£247.8	£254.9		
OVERALL TOTAL		£24.4	£801.0	£825.3		

Within / Outside LPA Area	Retail Location	2026	2030	2035	2040	2043
Within LPA Area: Zone 1	Derby City Centre	£257.3	£275.1	£305.4	£338.7	£364.9
	Subtotal: From Zone 1	£257.30	£275.10	£305.40	£338.66	£364.89
Within LPA Area: Zone 2	Allenton District Centre	£2.9	£3.1	£3.4	£3.8	£4.1
Within LPA Area: Zone 2	Allestree District Centre	£13.3	£14.2	£15.7	£17.4	£18.8
Within LPA Area: Zone 2	Alvaston District Centre	£6.6	£7.1	£7.9	£8.7	£9.4
Within LPA Area: Zone 2	Cavendish District Centre	£5.0	£5.4	£6.0	£6.6	£7.1
Within LPA Area: Zone 2	Chaddesden District Centre	£5.4	£5.8	£6.5	£7.2	£7.7
Within LPA Area: Zone 2	Chellaston District Centre	£1.9	£2.1	£2.3	£2.5	£2.7
Within LPA Area: Zone 2	Littleover District Centre	£0.6	£0.6	£0.7	£0.8	£0.8
Within LPA Area: Zone 2	Mackworth District Centre	£0.2	£0.3	£0.3	£0.3	£0.3
Within LPA Area: Zone 2	Mickleover District Centre	£5.8	£6.2	£6.9	£7.6	£8.2
Within LPA Area: Zone 2	Normanton Road District Centre	£7.6	£8.2	£9.1	£10.0	£10.8
Within LPA Area: Zone 2	Oakwood District Centre	£3.5	£3.8	£4.2	£4.6	£5.0
Within LPA Area: Zone 2	Sinfin District Centre	£0.5	£0.6	£0.6	£0.7	£0.7
Within LPA Area: Zone 2	Spondon District Centre	£1.0	£1.0	£1.2	£1.3	£1.4
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	£0.0	£0.0	£0.0	£0.0	£0.0
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	£66.7	£71.2	£79.1	£87.6	£94.4
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	£66.5	£71.1	£78.9	£87.4	£94.1
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	£48.7	£52.1	£57.8	£64.0	£69.0
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	£0.0	£0.0	£0.0	£0.0	£0.0
Within LPA Area: Zone 2	Osaston Park Road O-o-C RP, Other	£35.1	£37.6	£41.7	£46.2	£49.7
Within LPA Area: Zone 2	Other Zone 2	£239.3	£255.8	£283.8	£314.5	£338.8
	Subtotal: From Zone 2	£510.81	£545.95	£605.72	£671.25	£723.03
DERBY CITY COUNCIL AREA		£768.1	£821.0	£911.1	£1,009.9	£1,087.9

TABLE 11: COMMITTED COMPARISON GOODS FLOORSPACE

Centre	Planning Ref	Location	Gross Floorspace (sq m)	Net Floorspace (sq m)	2026 Average Sales Density (£ per sqm)	FORECAST TURNOVER (£M)				
						2026	2030	2035	2040	2043
1 Derby-Eagle Market Site, Derby DE1 2AZ	25/01315/OUT	Derby - In-Centre	3,066	715	£6,000	-	£4.7	£5.3	£6.0	£6.5
2 Bradshaw Retail Park, Bradshaw Way, Derby DE1 2QB	24/01738/OUT	Derby - In-Centre	528	123	£6,000	-	£0.8	£0.9	£1.0	£1.1
DERBY CITY COUNCIL AREA TOTAL						-	£5.5	£6.2	£7.1	£7.6

Notes:

- 1 Planning Ref No. 25/01315/OUT. Demolition of existing Eagle Market building and erection of a mixed-use development (comprising of up to 674 homes, up to 3,066 sqm GIA of commercial space and up to 145 car parking spaces), including residential and commercial floor space (Use Classes C3 and E); public square; servicing; car and cycle parking provision; hard and soft landscaping works; provision of new pedestrian routes; and other associated works. Assumptions: the gross floorspace of 3,066sqm is netted down to 2,146sqm (assuming a gross to net ratio of 70%) and is further assumed that this new space will be split equally between comparison, convenience and leisure space (i.e. 715 sqm net each).
- 2 Planning Ref No. 24/01738/OUT. Demolition of existing buildings and erection of a mixed-use development (comprising of up to 478 homes, up to 528 sqm GEA of commercial space and up to 94 car parking spaces), to be delivered in a phased and severable manner, including residential and commercial floor space (Use Classes C3 and E); servicing; car and cycle parking provision; hard and soft landscaping works; and other associated works. Assumptions: the gross floorspace of 528sqm is netted down to 370sqm (assuming a gross to net ratio of 70%) and is further assumed that this new space will be split equally between comparison, convenience and leisure space (i.e. 123 sqm net each).

TABLE 12: DERBY CITY COUNCIL AREA - FORECAST CAPACITY FOR COMPARISON GOODS FLOORSPACE **EXCLUDING** COMMITMENTS

	2026	2030	2035	2040	2043
STEP 1: TOTAL FORECAST 'CURRENT' TURNOVER OF ALL FLOORSPACE (£m):	£768.1	£821.0	£911.1	£1,009.9	£1,087.9
STEP 2: TOTAL FORECAST 'BENCHMARK' TURNOVER OF ALL FLOORSPACE (£m):	£768.1	£842.9	£953.6	£1,079.0	£1,161.9
STEP 3: NET RESIDUAL EXPENDITURE - EXCLUDING ANY COMMITMENTS (£m):	-	-£21.8	-£42.5	-£69.1	-£74.0
STEP 4: FORECAST CAPACITY FOR NEW COMPARISON FLOORSPACE:					
(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	£6,000	£6,584	£7,449	£8,428	£9,076
(ii) Net Floorspace Capacity (sq m):	-	-3,317	-5,709	-8,193	-8,154
(iii) Assumed Net / Gross Floorspace Ratio:		80%	80%	80%	80%
(iv) Gross Floorspace Capacity (sq m):		-4,146	-7,136	-10,242	-10,193

Notes:

- STEP 1: The (transaction-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 comparison 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 (2026) 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 'net' residual expenditure is converted into a net/gross floorspace capacity estimated based on the average sales performance for comparison operators

TABLE 13: DERBY CITY COUNCIL AREA - FORECAST CAPACITY FOR COMPARISON GOODS FLOORSPACE **INCLUDING** COMMITMENTS

	2026	2030	2035	2040	2043
STEP 1: TOTAL FORECAST 'CURRENT' TURNOVER OF ALL FLOORSPACE (£m):	£768.1	£821.0	£911.1	£1,009.9	£1,087.9
STEP 2: TOTAL FORECAST 'BENCHMARK' TURNOVER OF ALL FLOORSPACE (£m):	£768.1	£842.9	£953.6	£1,079.0	£1,161.9
STEP 3: NET RESIDUAL EXPENDITURE - EXCLUDING ANY COMMITMENTS (£m):	-	-£21.8	-£42.5	-£69.1	-£74.0
STEP 4: TURNOVER OF ALL COMMITTED FLOORSPACE (£m):	-	£5.5	£6.2	£7.1	£7.6
STEP 5: NET RESIDUAL EXPENDITURE AFTER COMMITMENTS:	-	-£27.4	-£48.8	-£76.1	-£81.6
STEP 6: FORECAST CAPACITY FOR NEW COMPARISON FLOORSPACE:					
(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	£6,000	£6,584	£7,449	£8,428	£9,076
(ii) Net Floorspace Capacity (sq m):	-	-4,155	-6,547	-9,032	-8,993
(iii) Assumed Net / Gross Floorspace Ratio:		80%	80%	80%	80%
(iv) Gross Floorspace Capacity (sq m):		-5,194	-8,184	-11,290	-11,241

Notes:

- STEP 1: The (transaction-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 comparison 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 (2026) 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 11. It is assumed for the purpose of this assessment that all commitments will be opened and will have reached 'mature' trading conditions by 2030.
- STEP 5: The 'net' residual expenditure capacity makes an allowance for the forecast turnover of all commitments (Step 4).
- STEP 6: The 'net' residual expenditure is converted into a net/gross floorspace capacity estimated based on the average sales performance for comparison operators

Appendix 5:

Population And Expenditure: Sensitivity

TABLE 1: BASE YEAR POPULATION & PROJECTIONS (2026 - 2043)

Zone	2026	2030	2035	2040	2043
Zone 1	6,243	6,333	6,491	6,655	6,743
Zone 2	261,865	271,184	283,029	289,461	293,595
Zone 3	562,959	567,077	569,768	571,321	572,186
Zone 4	366,224	384,691	405,407	423,462	433,270
Zone 5	203,491	207,803	212,908	217,798	220,751
Total	1,400,782	1,437,088	1,477,603	1,508,697	1,526,545

Notes: Population Projections from Experian Location Analyst (based on ONS)

Growth 2026 to 2035:		Growth 2026 to 2043:	
%	No.	%	No.
4.0%	248	8.0%	500
8.1%	21,165	12.1%	31,731
1.2%	6,809	1.6%	9,227
10.7%	39,183	18.3%	67,046
4.6%	9,417	8.5%	17,260
5.5%	76,822	9.0%	125,764

TABLE 2: CONVENIENCE GOODS EXPENDITURE PER CAPITA (2026 to 2043) (£)

Zone	Including SFT (£)	Expenditure per Capita Excluding SFT and Sales in Non Food Outlets (£)				
	2026	2026	2030	2035	2040	2043
Zone 1	£3,087	£2,872	£2,828	£2,785	£2,744	£2,724
Zone 2	£2,635	£2,452	£2,414	£2,377	£2,343	£2,325
Zone 3	£2,704	£2,515	£2,477	£2,439	£2,404	£2,386
Zone 4	£2,931	£2,727	£2,685	£2,644	£2,606	£2,586
Zone 5	£3,217	£2,992	£2,946	£2,901	£2,859	£2,838

Notes: Average spend per capita estimates (2024 prices) are derived from Experian Location Analyst 'Retail Area Planner' Reports. The year-on-year expenditure growth forecasts have been informed by the latest Retail Planner Briefing Note 23 published by Experian Business Strategies (March 2026).

TABLE 3: TOTAL CONVENIENCE GOODS EXPENDITURE FORECASTS ADJUSTED FOR SFT AND SALES IN NON-FOOD OUTLETS (2026 to 2043) (£m)

Zone	Including SFT (£)	Total Expenditure Adjusted (£m)				
	2026	2026	2030	2035	2040	2043
Zone 1	£19.3	£17.9	£17.9	£18.1	£18.3	£18.4
Zone 2	£690.1	£642.0	£654.6	£672.8	£678.1	£682.7
Zone 3	£1,522.3	£1,416.1	£1,404.5	£1,389.7	£1,373.3	£1,365.1
Zone 4	£1,073.6	£998.7	£1,032.9	£1,071.9	£1,103.5	£1,120.6
Zone 5	£654.6	£608.9	£612.2	£617.7	£622.8	£626.5
Total Available Expenditure (£m)	£3,959.8	£3,683.6	£3,722.0	£3,770.2	£3,796.0	£3,813.2

Notes: Forecast growth in SFT is informed by Experian Business Strategies Retail Planner Briefing Note 23 (March 2026).
Available convenience spend adjusted to account for Special Forms of Trading and non-food sales in convenience foodstores.

Growth 2026 to 2035:		Growth 2026 to 2043:	
%	£m	%	£m
0.8%	0.1	2.4%	0.4
4.8%	30.8	6.3%	40.7
-1.9%	-26.4	-3.6%	-51.0
7.3%	73.3	12.2%	121.9
1.4%	8.8	2.9%	17.6
2.4%	£86.7	3.5%	£129.6

TABLE 4: COMPARISON GOODS EXPENDITURE PER CAPITA (2026 to 2043) (£)

Zone	Including SFT (£)	Expenditure per Capita Excluding SFT and Sales in Food Outlets (£)				
	2026	2026	2030	2035	2040	2043
Zone 1	£4,338	£2,633	£2,798	£3,074	£3,373	£3,612
Zone 2	£3,586	£2,176	£2,312	£2,541	£2,788	£2,985
Zone 3	£3,684	£2,236	£2,376	£2,611	£2,864	£3,067
Zone 4	£4,104	£2,491	£2,647	£2,908	£3,191	£3,417
Zone 5	£4,566	£2,772	£2,945	£3,236	£3,550	£3,802

Notes: Average spend per capita estimates (2024 prices) are derived from Experian Location Analyst 'Retail Area Planner' Reports. The year-on-year expenditure growth forecasts have been informed by the latest Retail Planner Briefing Note 23 published by Experian Business Strategies (March 2026).

TABLE 5: TOTAL COMPARISON GOODS EXPENDITURE FORECASTS ADJUSTED FOR SFT AND SALES IN FOOD OUTLETS (2026 to 2043) (£m)

Zone	Including SFT (£)	Total Expenditure Adjusted (£m)				
	2026	2026	2030	2035	2040	2043
Zone 1	£27.1	£16.4	£17.7	£20.0	£22.4	£24.4
Zone 2	£939.0	£569.9	£627.1	£719.1	£807.0	£876.5
Zone 3	£2,074.2	£1,259.0	£1,347.4	£1,487.4	£1,636.5	£1,755.2
Zone 4	£1,503.1	£912.3	£1,018.2	£1,178.9	£1,351.2	£1,480.5
Zone 5	£929.2	£564.0	£612.0	£688.9	£773.2	£839.3

Growth 2026 to 2035:		Growth 2026 to 2043:	
%	£m	%	£m
21.4%	3.5	48.2%	7.9
26.2%	149.1	53.8%	306.5
18.1%	228.4	39.4%	496.2
29.2%	266.6	62.3%	568.2
22.1%	124.8	48.8%	275.2
23.3%	£772.5	49.8%	£1,654.1

Available comparison goods spend adjusted to account for Special Forms of Trading and food sales in non-food and variety stores.

Appendix 6:

Convenience Goods Capacity: Sensitivity

TABLE 1: STUDY AREA: EXPERIAN INSIGHTS CONVENIENCE GOODS TRANSACTIONS INCLUDING ONLINE (£m)

ASSESSMENT YEAR: 2026

Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Other Inflow (Beyond Zones 1-5)	From Within LPA Area (Zones 1 & 2)	From Outside LPA Area (Zones 3, 4, 5 & Out of Area)	Total	% Inflow Uplift
Within LPA Area: Zone 1	Sainsbury's, Derby City Centre	£0.03	£0.24	£0.02	£0.03	£0.05	£0.02	£0.28	£0.13	£0.40	46.0%
Within LPA Area: Zone 1	Tesco Express, Derby City Centre	£0.03	£0.14	£0.01	£0.01	£0.01	£0.02	£0.16	£0.06	£0.22	34.7%
Within LPA Area: Zone 1	M&S Food, Derby City Centre	£0.02	£0.74	£0.16	£0.31	£0.31	£0.12	£0.76	£0.89	£1.65	117.0%
Within LPA Area: Zone 1	Lidl, Derby City Centre	£0.02	£0.43	£0.02	£0.03	£0.03	£0.02	£0.45	£0.10	£0.56	22.8%
Within LPA Area: Zone 1	Other Zone 1	£0.06	£0.53	£0.07	£0.09	£0.09	£0.09	£0.59	£0.35	£0.93	59.0%
Subtotal: From Zone 1		£0.16	£2.09	£0.28	£0.48	£0.49	£0.28	£2.24	£1.52	£3.77	67.9%
Within LPA Area: Zone 2	Allenton District Centre	£0.00	£0.20	£0.00	£0.01	£0.00	£0.00	£0.20	£0.02	£0.22	11.3%
Within LPA Area: Zone 2	Co-op, Allestree District Centre	£0.00	£0.23	£0.00	£0.00	£0.03	£0.01	£0.23	£0.05	£0.28	20.7%
Within LPA Area: Zone 2	Allestree District Centre	£0.00	£0.14	£0.01	£0.00	£0.03	£0.00	£0.14	£0.04	£0.18	28.8%
Within LPA Area: Zone 2	Alvaston District Centre	£0.00	£0.31	£0.01	£0.02	£0.00	£0.01	£0.31	£0.05	£0.36	15.1%
Within LPA Area: Zone 2	Cavendish District Centre	£0.00	£0.13	£0.00	£0.01	£0.00	£0.00	£0.13	£0.01	£0.14	8.7%
Within LPA Area: Zone 2	Aldi, Chaddesden District Centre	£0.00	£0.86	£0.09	£0.01	£0.01	£0.02	£0.87	£0.13	£1.00	15.6%
Within LPA Area: Zone 2	Chaddesden District Centre	£0.00	£0.40	£0.01	£0.01	£0.01	£0.02	£0.40	£0.04	£0.45	11.1%
Within LPA Area: Zone 2	Lidl, Chellaston District Centre	£0.00	£0.52	£0.01	£0.17	£0.00	£0.01	£0.52	£0.19	£0.71	37.1%
Within LPA Area: Zone 2	Chellaston District Centre	£0.00	£0.05	£0.00	£0.01	£0.00	£0.00	£0.05	£0.01	£0.07	26.3%
Within LPA Area: Zone 2	Co-op, Littleover District Centre	£0.00	£0.15	£0.00	£0.01	£0.01	£0.01	£0.15	£0.03	£0.17	19.3%
Within LPA Area: Zone 2	Littleover District Centre	£0.00	£0.09	£0.00	£0.01	£0.00	£0.00	£0.09	£0.01	£0.10	15.4%
Within LPA Area: Zone 2	Mackworth District Centre	£0.00	£0.18	£0.00	£0.01	£0.03	£0.00	£0.19	£0.04	£0.23	22.7%
Within LPA Area: Zone 2	Tesco, Mickleover District Centre	£0.00	£2.12	£0.02	£1.09	£0.27	£0.08	£2.12	£1.45	£3.57	68.5%
Within LPA Area: Zone 2	Mickleover District Centre	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.01	40.3%
Within LPA Area: Zone 2	Lidl, Normanton Road District Centre	£0.01	£0.23	£0.00	£0.01	£0.01	£0.01	£0.24	£0.03	£0.27	11.8%
Within LPA Area: Zone 2	Normanton Road District Centre	£0.01	£0.71	£0.02	£0.07	£0.02	£0.03	£0.72	£0.13	£0.85	18.3%
Within LPA Area: Zone 2	Co-op Oakwood District Centre	£0.00	£0.34	£0.02	£0.00	£0.01	£0.01	£0.34	£0.03	£0.36	8.6%
Within LPA Area: Zone 2	Oakwood District Centre	£0.00	£0.02	£0.00	£0.00	£0.00	£0.00	£0.02	£0.00	£0.02	8.5%
Within LPA Area: Zone 2	Asda, Sinfyn District Centre	£0.00	£1.51	£0.01	£0.79	£0.01	£0.04	£1.51	£0.86	£2.36	56.7%
Within LPA Area: Zone 2	Sinfyn District Centre	£0.00	£0.01	£0.00	£0.00	£0.00	£0.00	£0.01	£0.00	£0.01	57.2%
Within LPA Area: Zone 2	Spondon District Centre	£0.00	£0.34	£0.01	£0.00	£0.00	£0.01	£0.34	£0.02	£0.37	7.1%
Within LPA Area: Zone 2	Aldi, Manor Park Way O-o-C RP	£0.00	£0.76	£0.03	£0.14	£0.07	£0.03	£0.76	£0.27	£1.03	36.2%
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	0.0%
Within LPA Area: Zone 2	Morrisons, The Meteor Centre O-o-C RP	£0.01	£2.34	£0.51	£0.15	£0.82	£0.19	£2.36	£1.67	£4.03	70.8%
Within LPA Area: Zone 2	Aldi, The Meteor Centre O-o-C RP	£0.00	£1.30	£0.19	£0.04	£0.28	£0.03	£1.30	£0.53	£1.83	41.0%
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	£0.00	£0.02	£0.01	£0.00	£0.01	£0.04	£0.02	£0.06	£0.08	265.7%
Within LPA Area: Zone 2	Sainsbury's, Kingsway Retail Park O-o-C RP	£0.01	£1.59	£0.04	£0.56	£0.28	£0.12	£1.60	£1.00	£2.60	62.4%
Within LPA Area: Zone 2	The Food Warehouse, Kingsway Retail Park O-o-C RP	£0.00	£0.12	£0.00	£0.05	£0.02	£0.01	£0.12	£0.08	£0.20	66.4%
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	£0.00	£0.29	£0.01	£0.17	£0.10	£0.03	£0.29	£0.31	£0.60	107.0%
Within LPA Area: Zone 2	Sainsbury's, The Wyvern Centre O-o-C RP	£0.04	£1.89	£0.69	£0.43	£0.23	£0.13	£1.92	£1.49	£3.41	77.8%
Within LPA Area: Zone 2	The Food Warehouse, The Wyvern Centre O-o-C RP	£0.00	£0.23	£0.06	£0.03	£0.02	£0.01	£0.23	£0.12	£0.35	50.8%
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	0.4%
Within LPA Area: Zone 2	Asda, Asda Spondon O-o-C RP	£0.01	£3.89	£0.81	£0.41	£0.26	£0.15	£3.90	£1.64	£5.53	42.0%
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	0.0%
Within LPA Area: Zone 2	Sainsbury's, Osmaston Park Road O-o-C RP	£0.01	£2.93	£0.05	£0.52	£0.09	£0.09	£2.95	£0.75	£3.70	25.4%
Within LPA Area: Zone 2	Osmaston Park Road O-o-C RP, Other	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	0.0%
Within LPA Area: Zone 2	Aldi, Allenton	£0.00	£0.96	£0.02	£0.09	£0.01	£0.01	£0.96	£0.13	£1.09	13.4%
Within LPA Area: Zone 2	Lidl, Normanton	£0.00	£0.42	£0.01	£0.07	£0.01	£0.01	£0.42	£0.09	£0.52	21.5%
Within LPA Area: Zone 2	Aldi, Normanton	£0.02	£0.49	£0.01	£0.02	£0.01	£0.01	£0.51	£0.06	£0.57	11.2%
Within LPA Area: Zone 2	Aldi, Littleover	£0.00	£0.73	£0.01	£0.41	£0.04	£0.02	£0.73	£0.48	£1.21	65.3%
Within LPA Area: Zone 2	Lidl, Chaddesden	£0.00	£0.66	£0.06	£0.01	£0.02	£0.01	£0.66	£0.10	£0.76	14.5%
Within LPA Area: Zone 2	M&S Food, Chaddesden	£0.01	£0.61	£0.21	£0.18	£0.21	£0.09	£0.62	£0.69	£1.30	111.7%
Within LPA Area: Zone 2	Lidl, Alvaston	£0.00	£0.56	£0.04	£0.08	£0.01	£0.02	£0.56	£0.15	£0.71	26.4%
Within LPA Area: Zone 2	Other Zone 2	£0.02	£6.12	£0.21	£0.65	£0.43	£0.62	£6.15	£1.91	£8.06	31.1%
Subtotal: From Zone 2		£0.18	£34.44	£3.19	£6.28	£3.34	£1.87	£34.62	£14.68	£49.31	42.4%
DERBY CITY COUNCIL AREA (Zones 1 & 2)		£0.33	£36.53	£3.46	£6.76	£3.83	£2.15	£36.87	£16.21	£53.07	44.0%
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA											
Outside LPA Area: Zone 3	Nottingham City Centre	£0.00	£0.03	£1.43	£0.03	£0.04		£0.03			
Outside LPA Area: Zone 3	Ilkeston Town Centre	£0.01	£0.11	£4.33	£0.01	£0.43		£0.11			
Outside LPA Area: Zone 3	Other Zone 3	£0.01	£0.92	£56.98	£0.76	£1.07		£0.93			
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	£0.00	£0.05	£0.01	£4.40	£0.02		£0.05			
Outside LPA Area: Zone 4	Swadlincote Town Centre	£0.00	£0.03	£0.02	£3.45	£0.01		£0.03			
Outside LPA Area: Zone 4	Other Zone 4	£0.00	£1.49	£0.51	£29.68	£1.11		£1.50			
Outside LPA Area: Zone 5	Other Zone 5	£0.00	£0.77	£2.11	£0.77	£32.47		£0.78			
Outside LPA Area: Other Centres	Leicester City Centre	£0.00	£0.00	£0.01	£0.01	£0.00		£0.00			
Outside LPA Area: Other Centres	Birmingham City Centre	£0.00	£0.01	£0.01	£0.02	£0.01		£0.01			
Outside LPA Area: Other Centres	Other Out of Area	£0.03	£2.35	£11.56	£6.80	£6.69		£2.38			
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA		£0.06	£5.77	£76.98	£45.93	£41.84		£5.83			
Online Expenditure		£0.07	£6.31	£13.86	£11.29	£9.28		£6.38			
OVERALL TOTAL		£0.46	£48.61	£94.30	£63.98	£54.96	£2.15	£49.07			

TABLE 2:

STUDY AREA: CONVENIENCE GOODS RETAIL TRADE DRAW (%)

ASSESSMENT YEAR: 2026

Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Out of Area	Council Area (Zones 1 & 2)	Outside Council Area (Zones 3, 4, 5 & Out of Area)	Total
Within LPA Area: Zone 1	Sainsbury's, Derby City Centre	8.5%	60.0%	6.2%	8.3%	11.4%	5.5%	68.5%	31.5%	100.0%
Within LPA Area: Zone 1	Tesco Express, Derby City Centre	11.3%	62.9%	4.6%	5.8%	4.6%	10.8%	74.2%	25.8%	100.0%
Within LPA Area: Zone 1	M&S Food, Derby City Centre	1.2%	44.9%	9.5%	18.7%	18.6%	7.2%	46.1%	53.9%	100.0%
Within LPA Area: Zone 1	Lidl, Derby City Centre	3.6%	77.8%	2.8%	6.0%	5.9%	4.0%	81.4%	18.6%	100.0%
Within LPA Area: Zone 1	Other Zone 1	6.1%	56.8%	7.4%	9.6%	10.1%	10.0%	62.9%	37.1%	100.0%
Subtotal: From Zone 1		4.1%	55.4%	7.4%	12.7%	13.0%	7.4%	59.5%	40.5%	100.0%
Within LPA Area: Zone 2	Allenton District Centre	0.3%	89.6%	1.7%	6.7%	0.5%	1.2%	89.9%	10.1%	100.0%
Within LPA Area: Zone 2	Co-op, Allestree District Centre	0.1%	82.7%	1.5%	1.5%	12.1%	2.1%	82.9%	17.1%	100.0%
Within LPA Area: Zone 2	Allestree District Centre	0.1%	77.6%	3.0%	2.7%	15.5%	1.2%	77.7%	22.3%	100.0%
Within LPA Area: Zone 2	Alvaston District Centre	0.5%	86.3%	2.5%	6.1%	0.8%	3.7%	86.8%	13.2%	100.0%
Within LPA Area: Zone 2	Cavendish District Centre	0.2%	91.8%	0.5%	5.8%	0.2%	1.5%	92.0%	8.0%	100.0%
Within LPA Area: Zone 2	Aldi, Chaddesden District Centre	0.1%	86.5%	9.5%	1.3%	0.9%	1.8%	86.5%	13.5%	100.0%
Within LPA Area: Zone 2	Chaddesden District Centre	0.1%	89.9%	2.6%	1.9%	1.7%	3.8%	90.0%	10.0%	100.0%
Within LPA Area: Zone 2	Lidl, Chellaston District Centre	0.1%	72.9%	1.6%	23.6%	0.6%	1.3%	72.9%	27.1%	100.0%
Within LPA Area: Zone 2	Chellaston District Centre	0.2%	79.0%	0.9%	16.8%	0.9%	2.2%	79.2%	20.8%	100.0%
Within LPA Area: Zone 2	Co-op, Littleover District Centre	0.1%	83.8%	1.0%	7.2%	3.0%	4.9%	83.8%	16.2%	100.0%
Within LPA Area: Zone 2	Littleover District Centre	0.0%	86.6%	0.2%	9.1%	1.1%	2.9%	86.7%	13.3%	100.0%
Within LPA Area: Zone 2	Mackworth District Centre	0.9%	80.6%	1.7%	2.7%	12.2%	1.9%	81.5%	18.5%	100.0%
Within LPA Area: Zone 2	Tesco, Mickleover District Centre	0.1%	59.3%	0.5%	30.6%	7.4%	2.2%	59.3%	40.7%	100.0%
Within LPA Area: Zone 2	Mickleover District Centre	0.0%	71.3%	0.9%	22.7%	3.6%	1.6%	71.3%	28.7%	100.0%
Within LPA Area: Zone 2	Lidl, Normanton Road District Centre	3.9%	85.6%	1.2%	3.9%	3.0%	2.4%	89.5%	10.5%	100.0%
Within LPA Area: Zone 2	Normanton Road District Centre	1.3%	83.2%	2.2%	8.1%	2.2%	3.0%	84.5%	15.5%	100.0%
Within LPA Area: Zone 2	Co-op Oakwood District Centre	0.0%	92.1%	4.1%	0.8%	1.5%	1.4%	92.1%	7.9%	100.0%
Within LPA Area: Zone 2	Oakwood District Centre	0.0%	92.2%	4.4%	1.1%	1.3%	1.0%	92.2%	7.8%	100.0%
Within LPA Area: Zone 2	Asda, Sinfyn District Centre	0.1%	63.7%	0.5%	33.6%	0.5%	1.6%	63.8%	36.2%	100.0%
Within LPA Area: Zone 2	Sinfyn District Centre	0.0%	63.6%	1.0%	32.6%	1.2%	1.6%	63.6%	36.4%	100.0%
Within LPA Area: Zone 2	Spondon District Centre	0.0%	93.3%	3.3%	0.6%	1.1%	1.6%	93.4%	6.6%	100.0%
Within LPA Area: Zone 2	Aldi, Manor Park Way O-o-C RP	0.3%	73.1%	3.1%	13.2%	7.0%	3.2%	73.4%	26.6%	100.0%
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Within LPA Area: Zone 2	Morrisons, The Meteor Centre O-o-C RP	0.4%	58.2%	12.7%	3.8%	20.3%	4.7%	58.6%	41.4%	100.0%
Within LPA Area: Zone 2	Aldi, The Meteor Centre O-o-C RP	0.2%	70.8%	10.2%	2.0%	15.2%	1.7%	70.9%	29.1%	100.0%
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	0.0%	27.3%	6.9%	3.9%	9.7%	52.1%	27.3%	72.7%	100.0%
Within LPA Area: Zone 2	Sainsbury's, Kingsway Retail Park O-o-C RP	0.3%	61.3%	1.4%	21.7%	10.9%	4.5%	61.6%	38.4%	100.0%
Within LPA Area: Zone 2	The Food Warehouse, Kingsway Retail Park O-o-C RP	0.2%	59.9%	1.6%	25.8%	9.8%	2.7%	60.1%	39.9%	100.0%
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	0.1%	48.2%	2.2%	28.9%	16.2%	4.4%	48.3%	51.7%	100.0%
Within LPA Area: Zone 2	Sainsbury's, The Wyvern Centre O-o-C RP	1.0%	55.2%	20.3%	12.7%	6.9%	3.9%	56.3%	43.7%	100.0%
Within LPA Area: Zone 2	The Food Warehouse, The Wyvern Centre O-o-C RP	0.1%	66.2%	16.0%	9.9%	5.1%	2.7%	66.3%	33.7%	100.0%
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	0.0%	99.6%	0.3%	0.0%	0.1%	0.0%	99.6%	0.4%	100.0%
Within LPA Area: Zone 2	Asda, Asda Spondon O-o-C RP	0.2%	70.2%	14.7%	7.4%	4.7%	2.8%	70.4%	29.6%	100.0%
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Within LPA Area: Zone 2	Sainsbury's, Osmaston Park Road O-o-C RP	0.4%	79.3%	1.3%	14.2%	2.3%	2.4%	79.7%	20.3%	100.0%
Within LPA Area: Zone 2	Osmaston Park Road O-o-C RP, Other	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Within LPA Area: Zone 2	Aldi, Allenton	0.1%	88.1%	2.1%	7.9%	0.5%	1.3%	88.2%	11.8%	100.0%
Within LPA Area: Zone 2	Lidl, Normanton	0.1%	82.3%	1.0%	12.9%	1.2%	2.5%	82.3%	17.7%	100.0%
Within LPA Area: Zone 2	Aldi, Normanton	4.0%	86.0%	1.3%	3.8%	2.6%	2.4%	89.9%	10.1%	100.0%
Within LPA Area: Zone 2	Aldi, Littleover	0.0%	60.5%	0.5%	34.0%	3.2%	1.7%	60.5%	39.5%	100.0%
Within LPA Area: Zone 2	Lidl, Chaddesden	0.2%	87.1%	7.4%	1.5%	2.8%	1.0%	87.3%	12.7%	100.0%
Within LPA Area: Zone 2	M&S Food, Chaddesden	0.4%	46.8%	16.0%	13.8%	16.1%	6.9%	47.2%	52.8%	100.0%
Within LPA Area: Zone 2	Lidl, Alvaston	0.2%	78.9%	5.9%	10.7%	1.7%	2.5%	79.1%	20.9%	100.0%
Within LPA Area: Zone 2	Other Zone 2	0.3%	76.0%	2.6%	8.1%	5.3%	7.7%	76.3%	23.7%	100.0%
Subtotal: From Zone 2		0.4%	69.9%	6.5%	12.7%	6.8%	3.8%	70.2%	29.8%	100.0%

TABLE 3: DERBY CITY COUNCIL AREA:
CONVENIENCE GOODS TRANSACTION-BASED MARKET SHARES AND INFLOWS (INCLUDING SFT) (%)

ASSESSMENT YEAR:					2026
Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Council Area (Zones 1 & 2)	% Inflow Uplift
Within LPA Area: Zone 1	Sainsbury's, Derby City Centre	7.5%	0.5%	0.6%	46.0%
Within LPA Area: Zone 1	Tesco Express, Derby City Centre	5.4%	0.3%	0.3%	34.7%
Within LPA Area: Zone 1	M&S Food, Derby City Centre	4.3%	1.5%	1.5%	117.0%
Within LPA Area: Zone 1	Lidl, Derby City Centre	4.4%	0.9%	0.9%	22.8%
Within LPA Area: Zone 1	Other Zone 1	12.3%	1.1%	1.2%	59.0%
Subtotal: From Zone 1		33.9%	4.3%	4.6%	67.9%
Within LPA Area: Zone 2	Allenton District Centre	0.1%	0.4%	0.4%	11.3%
Within LPA Area: Zone 2	Co-op, Allestree District Centre	0.1%	0.5%	0.5%	20.7%
Within LPA Area: Zone 2	Allestree District Centre	0.0%	0.3%	0.3%	28.8%
Within LPA Area: Zone 2	Alvaston District Centre	0.4%	0.6%	0.6%	15.1%
Within LPA Area: Zone 2	Cavendish District Centre	0.1%	0.3%	0.3%	8.7%
Within LPA Area: Zone 2	Aldi, Chaddesden District Centre	0.1%	1.8%	1.8%	15.6%
Within LPA Area: Zone 2	Chaddesden District Centre	0.1%	0.8%	0.8%	11.1%
Within LPA Area: Zone 2	Lidl, Chellaston District Centre	0.1%	1.1%	1.1%	37.1%
Within LPA Area: Zone 2	Chellaston District Centre	0.0%	0.1%	0.1%	26.3%
Within LPA Area: Zone 2	Co-op, Littleover District Centre	0.0%	0.3%	0.3%	19.3%
Within LPA Area: Zone 2	Littleover District Centre	0.0%	0.2%	0.2%	15.4%
Within LPA Area: Zone 2	Mackworth District Centre	0.4%	0.4%	0.4%	22.7%
Within LPA Area: Zone 2	Tesco, Mickleover District Centre	0.6%	4.4%	4.3%	68.5%
Within LPA Area: Zone 2	Mickleover District Centre	0.0%	0.0%	0.0%	40.3%
Within LPA Area: Zone 2	Lidl, Normanton Road District Centre	2.3%	0.5%	0.5%	11.8%
Within LPA Area: Zone 2	Normanton Road District Centre	2.4%	1.5%	1.5%	18.3%
Within LPA Area: Zone 2	Co-op Oakwood District Centre	0.0%	0.7%	0.7%	8.6%
Within LPA Area: Zone 2	Oakwood District Centre	0.0%	0.0%	0.0%	8.5%
Within LPA Area: Zone 2	Asda, Sinfyn District Centre	0.5%	3.1%	3.1%	56.7%
Within LPA Area: Zone 2	Sinfyn District Centre	0.0%	0.0%	0.0%	57.2%
Within LPA Area: Zone 2	Spondon District Centre	0.0%	0.7%	0.7%	7.1%
Within LPA Area: Zone 2	Aldi, Manor Park Way O-o-C RP	0.7%	1.6%	1.5%	36.2%
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	0.0%	0.0%	0.0%	0.0%
Within LPA Area: Zone 2	Morrisons, The Meteor Centre O-o-C RP	3.2%	4.8%	4.8%	70.8%
Within LPA Area: Zone 2	Aldi, The Meteor Centre O-o-C RP	0.7%	2.7%	2.7%	41.0%
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	0.0%	0.0%	0.0%	265.7%
Within LPA Area: Zone 2	Sainsbury's, Kingsway Retail Park O-o-C RP	1.7%	3.3%	3.3%	62.4%
Within LPA Area: Zone 2	The Food Warehouse, Kingsway Retail Park O-o-C RP	0.1%	0.2%	0.2%	66.4%
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	0.2%	0.6%	0.6%	107.0%
Within LPA Area: Zone 2	Sainsbury's, The Wyvern Centre O-o-C RP	7.7%	3.9%	3.9%	77.8%
Within LPA Area: Zone 2	The Food Warehouse, The Wyvern Centre O-o-C RP	0.1%	0.5%	0.5%	50.8%
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	0.0%	0.0%	0.0%	0.4%
Within LPA Area: Zone 2	Asda, Asda Spondon O-o-C RP	2.1%	8.0%	7.9%	42.0%
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	0.0%	0.0%	0.0%	0.0%
Within LPA Area: Zone 2	Sainsbury's, Osmaston Park Road O-o-C RP	3.1%	6.0%	6.0%	25.4%
Within LPA Area: Zone 2	Osmaston Park Road O-o-C RP, Other	0.0%	0.0%	0.0%	0.0%
Within LPA Area: Zone 2	Aldi, Allenton	0.2%	2.0%	2.0%	13.4%
Within LPA Area: Zone 2	Lidl, Normanton	0.1%	0.9%	0.9%	21.5%
Within LPA Area: Zone 2	Aldi, Normanton	4.9%	1.0%	1.0%	11.2%
Within LPA Area: Zone 2	Aldi, Littleover	0.0%	1.5%	1.5%	65.3%
Within LPA Area: Zone 2	Lidl, Chaddesden	0.3%	1.4%	1.4%	14.5%
Within LPA Area: Zone 2	M&S Food, Chaddesden	1.1%	1.3%	1.3%	111.7%
Within LPA Area: Zone 2	Lidl, Alvaston	0.3%	1.2%	1.1%	26.4%
Within LPA Area: Zone 2	Other Zone 2	5.1%	12.6%	12.5%	31.1%
Subtotal: From Zone 2		38.8%	70.9%	70.6%	42.4%
DERBY CITY COUNCIL AREA		72.7%	75.1%	75.1%	44.0%
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA					
Outside LPA Area: Zone 3	Nottingham City Centre	0.2%	0.1%	0.1%	
Outside LPA Area: Zone 3	Ilkeston Town Centre	1.1%	0.2%	0.2%	
Outside LPA Area: Zone 3	Other Zone 3	2.1%	1.9%	1.9%	
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	0.2%	0.1%	0.1%	
Outside LPA Area: Zone 4	Swadlincote Town Centre	0.0%	0.1%	0.1%	
Outside LPA Area: Zone 4	Other Zone 4	0.9%	3.1%	3.1%	
Outside LPA Area: Zone 5	Other Zone 5	1.0%	1.6%	1.6%	
Outside LPA Area: Other Centres	Leicester City Centre	0.0%	0.0%	0.0%	
Outside LPA Area: Other Centres	Birmingham City Centre	0.0%	0.0%	0.0%	
Outside LPA Area: Other Centres	Other Out of Area	6.9%	4.8%	4.9%	
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA		12.6%	11.9%	11.9%	
Online Expenditure		14.7%	13.0%	13.0%	
OVERALL TOTAL		100.0%	100.0%	100.0%	

Source: Experian Insights (2026)

TABLE 4:		DERBY CITY COUNCIL AREA: CONVENIENCE GOODS TRANSACTION-BASED MARKET SHARES AND INFLOWS (EXCLUDING SFT) (%)			
		ASSESSMENT YEAR:		2026	
Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Council Area (Zones 1 & 2)	% Inflow Uplift
Within LPA Area: Zone 1	Sainsbury's, Derby City Centre	8.8%	0.6%	0.6%	46.0%
Within LPA Area: Zone 1	Tesco Express, Derby City Centre	6.4%	0.3%	0.4%	34.7%
Within LPA Area: Zone 1	M&S Food, Derby City Centre	5.0%	1.7%	1.8%	117.0%
Within LPA Area: Zone 1	Lidl, Derby City Centre	5.2%	1.0%	1.1%	22.8%
Within LPA Area: Zone 1	Other Zone 1	14.4%	1.3%	1.4%	59.0%
Subtotal: From Zone 1		39.8%	4.9%	5.3%	67.9%
Within LPA Area: Zone 2	Allenton District Centre	0.2%	0.5%	0.5%	11.3%
Within LPA Area: Zone 2	Co-op, Allestree District Centre	0.1%	0.5%	0.5%	20.7%
Within LPA Area: Zone 2	Allestree District Centre	0.0%	0.3%	0.3%	28.8%
Within LPA Area: Zone 2	Alvaston District Centre	0.5%	0.7%	0.7%	15.1%
Within LPA Area: Zone 2	Cavendish District Centre	0.1%	0.3%	0.3%	8.7%
Within LPA Area: Zone 2	Aldi, Chaddesden District Centre	0.1%	2.0%	2.0%	15.6%
Within LPA Area: Zone 2	Chaddesden District Centre	0.1%	1.0%	0.9%	11.1%
Within LPA Area: Zone 2	Lidl, Chellaston District Centre	0.1%	1.2%	1.2%	37.1%
Within LPA Area: Zone 2	Chellaston District Centre	0.0%	0.1%	0.1%	26.3%
Within LPA Area: Zone 2	Co-op, Littleover District Centre	0.0%	0.3%	0.3%	19.3%
Within LPA Area: Zone 2	Littleover District Centre	0.0%	0.2%	0.2%	15.4%
Within LPA Area: Zone 2	Mackworth District Centre	0.5%	0.4%	0.4%	22.7%
Within LPA Area: Zone 2	Tesco, Mickleover District Centre	0.7%	5.0%	5.0%	68.5%
Within LPA Area: Zone 2	Mickleover District Centre	0.0%	0.0%	0.0%	40.3%
Within LPA Area: Zone 2	Lidl, Normanton Road District Centre	2.7%	0.6%	0.6%	11.8%
Within LPA Area: Zone 2	Normanton Road District Centre	2.8%	1.7%	1.7%	18.3%
Within LPA Area: Zone 2	Co-op Oakwood District Centre	0.0%	0.8%	0.8%	8.6%
Within LPA Area: Zone 2	Oakwood District Centre	0.0%	0.0%	0.0%	8.5%
Within LPA Area: Zone 2	Asda, Sinfyn District Centre	0.6%	3.6%	3.5%	56.7%
Within LPA Area: Zone 2	Sinfyn District Centre	0.0%	0.0%	0.0%	57.2%
Within LPA Area: Zone 2	Spondon District Centre	0.0%	0.8%	0.8%	7.1%
Within LPA Area: Zone 2	Aldi, Manor Park Way O-o-C RP	0.8%	1.8%	1.8%	36.2%
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	0.0%	0.0%	0.0%	0.0%
Within LPA Area: Zone 2	Morrisons, The Meteor Centre O-o-C RP	3.8%	5.5%	5.5%	70.8%
Within LPA Area: Zone 2	Aldi, The Meteor Centre O-o-C RP	0.8%	3.1%	3.0%	41.0%
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	0.0%	0.1%	0.1%	265.7%
Within LPA Area: Zone 2	Sainsbury's, Kingsway Retail Park O-o-C RP	2.0%	3.8%	3.8%	62.4%
Within LPA Area: Zone 2	The Food Warehouse, Kingsway Retail Park O-o-C RP	0.1%	0.3%	0.3%	66.4%
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	0.2%	0.7%	0.7%	107.0%
Within LPA Area: Zone 2	Sainsbury's, The Wyvern Centre O-o-C RP	9.0%	4.5%	4.5%	77.8%
Within LPA Area: Zone 2	The Food Warehouse, The Wyvern Centre O-o-C RP	0.1%	0.5%	0.5%	50.8%
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	0.0%	0.0%	0.0%	0.4%
Within LPA Area: Zone 2	Asda, Asda Spondon O-o-C RP	2.4%	9.2%	9.1%	42.0%
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	0.0%	0.0%	0.0%	0.0%
Within LPA Area: Zone 2	Sainsbury's, Osmaston Park Road O-o-C RP	3.7%	6.9%	6.9%	25.4%
Within LPA Area: Zone 2	Osmaston Park Road O-o-C RP, Other	0.0%	0.0%	0.0%	0.0%
Within LPA Area: Zone 2	Aldi, Allenton	0.2%	2.3%	2.3%	13.4%
Within LPA Area: Zone 2	Lidl, Normanton	0.1%	1.0%	1.0%	21.5%
Within LPA Area: Zone 2	Aldi, Normanton	5.7%	1.1%	1.2%	11.2%
Within LPA Area: Zone 2	Aldi, Littleover	0.0%	1.7%	1.7%	65.3%
Within LPA Area: Zone 2	Lidl, Chaddesden	0.3%	1.6%	1.6%	14.5%
Within LPA Area: Zone 2	M&S Food, Chaddesden	1.3%	1.4%	1.4%	111.7%
Within LPA Area: Zone 2	Lidl, Alvaston	0.3%	1.3%	1.3%	26.4%
Within LPA Area: Zone 2	Other Zone 2	6.0%	14.5%	14.4%	31.1%
Subtotal: From Zone 2		45.5%	81.4%	81.1%	42.4%
DERBY CITY COUNCIL AREA		85.3%	86.4%	86.3%	44.0%
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA					
Outside LPA Area: Zone 3	Nottingham City Centre	0.3%	0.1%	0.1%	
Outside LPA Area: Zone 3	Ilkeston Town Centre	1.3%	0.2%	0.3%	
Outside LPA Area: Zone 3	Other Zone 3	2.5%	2.2%	2.2%	
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	0.2%	0.1%	0.1%	
Outside LPA Area: Zone 4	Swadlincote Town Centre	0.1%	0.1%	0.1%	
Outside LPA Area: Zone 4	Other Zone 4	1.1%	3.5%	3.5%	
Outside LPA Area: Zone 5	Other Zone 5	1.2%	1.8%	1.8%	
Outside LPA Area: Other Centres	Leicester City Centre	0.0%	0.0%	0.0%	
Outside LPA Area: Other Centres	Birmingham City Centre	0.0%	0.0%	0.0%	
Outside LPA Area: Other Centres	Other Out of Area	8.1%	5.6%	5.6%	
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA		14.7%	13.6%	13.7%	
OVERALL TOTAL		100.0%	100.0%	100.0%	

TABLE 5:

DERBY CITY COUNCIL AREA:
CONVENIENCE GOODS: EXPENDITURE ALLOCATED TO EXISTING CENTRES AND STORES (£m)

ASSESSMENT YEAR: 2026

Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Total Council Area (Zones 1 & 2)	% Inflow Uplift	Total Convenience Spend (£m)
Available Convenience Spend 2026		£17.9	£642.0	£659.9		
Within LPA Area: Zone 1	Sainsbury's, Derby City Centre	£1.6	£3.7	£5.3	46.0%	£7.7
Within LPA Area: Zone 1	Tesco Express, Derby City Centre	£1.1	£2.1	£3.3	34.7%	£4.4
Within LPA Area: Zone 1	M&S Food, Derby City Centre	£0.9	£11.2	£12.1	117.0%	£26.3
Within LPA Area: Zone 1	Lidl, Derby City Centre	£0.9	£6.6	£7.5	22.8%	£9.2
Within LPA Area: Zone 1	Other Zone 1	£2.6	£8.0	£10.6	59.0%	£16.9
	Subtotal: From Zone 1	£7.1	£31.7	£38.8	67.9%	£64.5
Within LPA Area: Zone 2	Allenton District Centre	£0.0	£3.0	£3.0	11.3%	£3.4
Within LPA Area: Zone 2	Co-op, Allestree District Centre	£0.0	£3.5	£3.5	20.7%	£4.2
Within LPA Area: Zone 2	Allestree District Centre	£0.0	£2.2	£2.2	28.8%	£2.8
Within LPA Area: Zone 2	Alvaston District Centre	£0.1	£4.7	£4.7	15.1%	£5.5
Within LPA Area: Zone 2	Cavendish District Centre	£0.0	£1.9	£1.9	8.7%	£2.1
Within LPA Area: Zone 2	Aldi, Chaddesden District Centre	£0.0	£13.1	£13.1	15.6%	£15.2
Within LPA Area: Zone 2	Chaddesden District Centre	£0.0	£6.1	£6.1	11.1%	£6.8
Within LPA Area: Zone 2	Lidl, Chellaston District Centre	£0.0	£7.8	£7.9	37.1%	£10.8
Within LPA Area: Zone 2	Chellaston District Centre	£0.0	£0.8	£0.8	26.3%	£1.0
Within LPA Area: Zone 2	Co-op, Litteover District Centre	£0.0	£2.2	£2.2	19.3%	£2.6
Within LPA Area: Zone 2	Littleover District Centre	£0.0	£1.3	£1.3	15.4%	£1.5
Within LPA Area: Zone 2	Mackworth District Centre	£0.1	£2.8	£2.9	22.7%	£3.5
Within LPA Area: Zone 2	Tesco, Mickleover District Centre	£0.1	£32.1	£32.2	68.5%	£54.3
Within LPA Area: Zone 2	Mickleover District Centre	£0.0	£0.1	£0.1	40.3%	£0.1
Within LPA Area: Zone 2	Lidl, Normanton Road District Centre	£0.5	£3.5	£4.0	11.8%	£4.5
Within LPA Area: Zone 2	Normanton Road District Centre	£0.5	£10.8	£11.3	18.3%	£13.3
Within LPA Area: Zone 2	Co-op Oakwood District Centre	£0.0	£5.1	£5.1	8.6%	£5.5
Within LPA Area: Zone 2	Oakwood District Centre	£0.0	£0.3	£0.3	8.5%	£0.3
Within LPA Area: Zone 2	Asda, Sinfon District Centre	£0.1	£22.9	£23.0	56.7%	£36.0
Within LPA Area: Zone 2	Sinfon District Centre	£0.0	£0.1	£0.1	57.2%	£0.1
Within LPA Area: Zone 2	Spondon District Centre	£0.0	£5.2	£5.2	7.1%	£5.6
Within LPA Area: Zone 2	Aldi, Manor Park Way O-o-C RP	£0.1	£11.5	£11.6	36.2%	£15.8
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Morrisons, The Meteor Centre O-o-C RP	£0.7	£35.6	£36.3	70.8%	£61.9
Within LPA Area: Zone 2	Aldi, The Meteor Centre O-o-C RP	£0.1	£19.7	£19.8	41.0%	£28.0
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	£0.0	£0.3	£0.3	265.7%	£1.2
Within LPA Area: Zone 2	Sainsbury's, Kingsway Retail Park O-o-C RP	£0.4	£24.2	£24.6	62.4%	£39.9
Within LPA Area: Zone 2	The Food Warehouse, Kingsway Retail Park O-o-C RP	£0.0	£1.8	£1.8	66.4%	£3.0
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	£0.0	£4.4	£4.4	107.0%	£9.1
Within LPA Area: Zone 2	Sainsbury's, The Wyvern Centre O-o-C RP	£1.6	£28.6	£30.2	77.8%	£53.7
Within LPA Area: Zone 2	The Food Warehouse, The Wyvern Centre O-o-C RP	£0.0	£3.5	£3.5	50.8%	£5.3
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	£0.0	£0.0	£0.0	0.4%	£0.0
Within LPA Area: Zone 2	Asda, Asda Spondon O-o-C RP	£0.4	£59.0	£59.4	42.0%	£84.4
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Sainsbury's, Osaston Park Road O-o-C RP	£0.7	£44.5	£45.2	25.4%	£56.6
Within LPA Area: Zone 2	Osaston Park Road O-o-C RP, Other	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Aldi, Allenton	£0.0	£14.6	£14.7	13.4%	£16.6
Within LPA Area: Zone 2	Lidl, Normanton	£0.0	£6.4	£6.4	21.5%	£7.8
Within LPA Area: Zone 2	Aldi, Normanton	£1.0	£7.4	£8.4	11.2%	£9.3
Within LPA Area: Zone 2	Aldi, Littleover	£0.0	£11.1	£11.1	65.3%	£18.4
Within LPA Area: Zone 2	Lidl, Chaddesden	£0.1	£10.1	£10.1	14.5%	£11.6
Within LPA Area: Zone 2	M&S Food, Chaddesden	£0.2	£9.3	£9.5	111.7%	£20.1
Within LPA Area: Zone 2	Lidl, Alvaston	£0.1	£8.5	£8.5	26.4%	£10.8
Within LPA Area: Zone 2	Other Zone 2	£1.1	£92.9	£94.0	31.1%	£123.2
	Subtotal: From Zone 2	£8.2	£522.7	£530.9	42.4%	£756.1
	DERBY CITY COUNCIL AREA	£15.3	£554.4	£569.7	44.0%	£820.7
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA						
Outside LPA Area: Zone 3	Nottingham City Centre	£0.0	£0.4	£0.5		
Outside LPA Area: Zone 3	Ilkeston Town Centre	£0.2	£1.6	£1.8		
Outside LPA Area: Zone 3	Other Zone 3	£0.4	£14.0	£14.5		
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	£0.0	£0.8	£0.8		
Outside LPA Area: Zone 4	Swadlincote Town Centre	£0.0	£0.5	£0.5		
Outside LPA Area: Zone 4	Other Zone 4	£0.2	£22.7	£22.9		
Outside LPA Area: Zone 5	Other Zone 5	£0.2	£11.7	£12.0		
Outside LPA Area: Other Centres	Leicester City Centre	£0.0	£0.0	£0.0		
Outside LPA Area: Other Centres	Birmingham City Centre	£0.0	£0.1	£0.1		
Outside LPA Area: Other Centres	Other Out of Area	£1.4	£35.7	£37.1		
	OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA	£2.6	£87.6	£90.2		
	OVERALL TOTAL	£17.9	£642.0	£659.9		

TABLE 6:

DERBY CITY COUNCIL AREA:
CONVENIENCE GOODS: EXPENDITURE ALLOCATED TO EXISTING CENTRES AND STORES (£m)

ASSESSMENT YEAR: 2030

Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Total Council Area (Zones 1 & 2)	% Inflow Uplift	Total Convenience Spend (£m)
Available Convenience Spend 2030		£17.9	£654.6	£672.5		
Within LPA Area: Zone 1	Sainsbury's, Derby City Centre	£1.6	£3.8	£5.3	46.0%	£7.8
Within LPA Area: Zone 1	Tesco Express, Derby City Centre	£1.1	£2.2	£3.3	34.7%	£4.5
Within LPA Area: Zone 1	M&S Food, Derby City Centre	£0.9	£11.5	£12.3	117.0%	£26.8
Within LPA Area: Zone 1	Lidl, Derby City Centre	£0.9	£6.7	£7.6	22.8%	£9.4
Within LPA Area: Zone 1	Other Zone 1	£2.6	£8.2	£10.8	59.0%	£17.2
	Subtotal: From Zone 1	£7.1	£32.3	£39.4	67.9%	£65.6
Within LPA Area: Zone 2	Allenton District Centre	£0.0	£3.1	£3.1	11.3%	£3.4
Within LPA Area: Zone 2	Co-op, Allestree District Centre	£0.0	£3.5	£3.6	20.7%	£4.3
Within LPA Area: Zone 2	Allestree District Centre	£0.0	£2.2	£2.2	28.8%	£2.8
Within LPA Area: Zone 2	Alvaston District Centre	£0.1	£4.8	£4.8	15.1%	£5.6
Within LPA Area: Zone 2	Cavendish District Centre	£0.0	£2.0	£2.0	8.7%	£2.1
Within LPA Area: Zone 2	Aldi, Chaddesden District Centre	£0.0	£13.4	£13.4	15.6%	£15.5
Within LPA Area: Zone 2	Chaddesden District Centre	£0.0	£6.2	£6.2	11.1%	£6.9
Within LPA Area: Zone 2	Lidl, Chellaston District Centre	£0.0	£8.0	£8.0	37.1%	£11.0
Within LPA Area: Zone 2	Chellaston District Centre	£0.0	£0.8	£0.8	26.3%	£1.0
Within LPA Area: Zone 2	Co-op, Litteover District Centre	£0.0	£2.3	£2.3	19.3%	£2.7
Within LPA Area: Zone 2	Littleover District Centre	£0.0	£1.3	£1.3	15.4%	£1.5
Within LPA Area: Zone 2	Mackworth District Centre	£0.1	£2.9	£2.9	22.7%	£3.6
Within LPA Area: Zone 2	Tesco, Mickleover District Centre	£0.1	£32.7	£32.9	68.5%	£55.4
Within LPA Area: Zone 2	Mickleover District Centre	£0.0	£0.1	£0.1	40.3%	£0.1
Within LPA Area: Zone 2	Lidl, Normanton Road District Centre	£0.5	£3.6	£4.1	11.8%	£4.6
Within LPA Area: Zone 2	Normanton Road District Centre	£0.5	£11.0	£11.5	18.3%	£13.6
Within LPA Area: Zone 2	Co-op Oakwood District Centre	£0.0	£5.2	£5.2	8.6%	£5.6
Within LPA Area: Zone 2	Oakwood District Centre	£0.0	£0.3	£0.3	8.5%	£0.3
Within LPA Area: Zone 2	Asda, Sinfyn District Centre	£0.1	£23.3	£23.4	56.7%	£36.7
Within LPA Area: Zone 2	Sinfyn District Centre	£0.0	£0.1	£0.1	57.2%	£0.1
Within LPA Area: Zone 2	Spondon District Centre	£0.0	£5.3	£5.3	7.1%	£5.7
Within LPA Area: Zone 2	Aldi, Manor Park Way O-o-C RP	£0.1	£11.7	£11.8	36.2%	£16.1
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Morrisons, The Meteor Centre O-o-C RP	£0.7	£36.3	£37.0	70.8%	£63.1
Within LPA Area: Zone 2	Aldi, The Meteor Centre O-o-C RP	£0.1	£20.1	£20.2	41.0%	£28.5
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	£0.0	£0.3	£0.3	265.7%	£1.3
Within LPA Area: Zone 2	Sainsbury's, Kingsway Retail Park O-o-C RP	£0.4	£24.7	£25.0	62.4%	£40.7
Within LPA Area: Zone 2	The Food Warehouse, Kingsway Retail Park O-o-C RP	£0.0	£1.8	£1.8	66.4%	£3.1
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	£0.0	£4.4	£4.5	107.0%	£9.3
Within LPA Area: Zone 2	Sainsbury's, The Wyvern Centre O-o-C RP	£1.6	£29.2	£30.8	77.8%	£54.7
Within LPA Area: Zone 2	The Food Warehouse, The Wyvern Centre O-o-C RP	£0.0	£3.5	£3.6	50.8%	£5.4
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	£0.0	£0.0	£0.0	0.4%	£0.0
Within LPA Area: Zone 2	Asda, Asda Spondon O-o-C RP	£0.4	£60.1	£60.6	42.0%	£86.0
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Sainsbury's, Osaston Park Road O-o-C RP	£0.7	£45.4	£46.0	25.4%	£57.7
Within LPA Area: Zone 2	Osaston Park Road O-o-C RP, Other	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Aldi, Allenton	£0.0	£14.9	£14.9	13.4%	£16.9
Within LPA Area: Zone 2	Lidl, Normanton	£0.0	£6.6	£6.6	21.5%	£8.0
Within LPA Area: Zone 2	Aldi, Normanton	£1.0	£7.5	£8.5	11.2%	£9.5
Within LPA Area: Zone 2	Aldi, Littleover	£0.0	£11.3	£11.3	65.3%	£18.7
Within LPA Area: Zone 2	Lidl, Chaddesden	£0.1	£10.2	£10.3	14.5%	£11.8
Within LPA Area: Zone 2	M&S Food, Chaddesden	£0.2	£9.5	£9.7	111.7%	£20.5
Within LPA Area: Zone 2	Lidl, Alvaston	£0.1	£8.7	£8.7	26.4%	£11.0
Within LPA Area: Zone 2	Other Zone 2	£1.1	£94.8	£95.8	31.1%	£125.6
	Subtotal: From Zone 2	£8.1	£533.0	£541.1	42.4%	£770.7
DERBY CITY COUNCIL AREA		£15.3	£565.3	£580.5	44.0%	£836.3
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA						
Outside LPA Area: Zone 3	Nottingham City Centre	£0.0	£0.4	£0.5		
Outside LPA Area: Zone 3	Ilkeston Town Centre	£0.2	£1.6	£1.9		
Outside LPA Area: Zone 3	Other Zone 3	£0.4	£14.3	£14.8		
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	£0.0	£0.8	£0.8		
Outside LPA Area: Zone 4	Swadlincote Town Centre	£0.0	£0.5	£0.5		
Outside LPA Area: Zone 4	Other Zone 4	£0.2	£23.1	£23.3		
Outside LPA Area: Zone 5	Other Zone 5	£0.2	£12.0	£12.2		
Outside LPA Area: Other Centres	Leicester City Centre	£0.0	£0.0	£0.0		
Outside LPA Area: Other Centres	Birmingham City Centre	£0.0	£0.1	£0.1		
Outside LPA Area: Other Centres	Other Out of Area	£1.4	£36.4	£37.8		
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA		£2.6	£89.3	£92.0		
OVERALL TOTAL		£17.9	£654.6	£672.5		

TABLE 7:

DERBY CITY COUNCIL AREA:
CONVENIENCE GOODS: EXPENDITURE ALLOCATED TO EXISTING CENTRES AND STORES (£m)

ASSESSMENT YEAR: 2035

Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Total Council Area (Zones 1 & 2)	% Inflow Uplift	Total Convenience Spend (£m)
Available Convenience Spend 2035		£18.1	£672.8	£690.9		
Within LPA Area: Zone 1	Sainsbury's, Derby City Centre	£1.6	£3.9	£5.5	46.0%	£8.0
Within LPA Area: Zone 1	Tesco Express, Derby City Centre	£1.2	£2.2	£3.4	34.7%	£4.5
Within LPA Area: Zone 1	M&S Food, Derby City Centre	£0.9	£11.8	£12.7	117.0%	£27.5
Within LPA Area: Zone 1	Lidl, Derby City Centre	£0.9	£6.9	£7.8	22.8%	£9.6
Within LPA Area: Zone 1	Other Zone 1	£2.6	£8.4	£11.0	59.0%	£17.6
	Subtotal: From Zone 1	£7.2	£32.2	£40.4	67.9%	£67.2
Within LPA Area: Zone 2	Allenton District Centre	£0.0	£3.1	£3.2	11.3%	£3.5
Within LPA Area: Zone 2	Co-op, Allestree District Centre	£0.0	£3.6	£3.7	20.7%	£4.4
Within LPA Area: Zone 2	Allestree District Centre	£0.0	£2.3	£2.3	28.8%	£2.9
Within LPA Area: Zone 2	Alvaston District Centre	£0.1	£4.9	£5.0	15.1%	£5.7
Within LPA Area: Zone 2	Cavendish District Centre	£0.0	£2.0	£2.0	8.7%	£2.2
Within LPA Area: Zone 2	Aldi, Chaddesden District Centre	£0.0	£13.7	£13.8	15.6%	£15.9
Within LPA Area: Zone 2	Chaddesden District Centre	£0.0	£6.4	£6.4	11.1%	£7.1
Within LPA Area: Zone 2	Lidl, Chellaston District Centre	£0.0	£8.2	£8.2	37.1%	£11.3
Within LPA Area: Zone 2	Chellaston District Centre	£0.0	£0.8	£0.8	26.3%	£1.0
Within LPA Area: Zone 2	Co-op, Littleover District Centre	£0.0	£2.3	£2.3	19.3%	£2.8
Within LPA Area: Zone 2	Littleover District Centre	£0.0	£1.4	£1.4	15.4%	£1.6
Within LPA Area: Zone 2	Mackworth District Centre	£0.1	£2.9	£3.0	22.7%	£3.7
Within LPA Area: Zone 2	Tesco, Mickleover District Centre	£0.1	£33.6	£33.8	68.5%	£56.9
Within LPA Area: Zone 2	Mickleover District Centre	£0.0	£0.1	£0.1	40.3%	£0.1
Within LPA Area: Zone 2	Lidl, Normanton Road District Centre	£0.5	£3.7	£4.2	11.8%	£4.7
Within LPA Area: Zone 2	Normanton Road District Centre	£0.5	£11.3	£11.8	18.3%	£14.0
Within LPA Area: Zone 2	Co-op Oakwood District Centre	£0.0	£5.3	£5.3	8.6%	£5.8
Within LPA Area: Zone 2	Oakwood District Centre	£0.0	£0.3	£0.3	8.5%	£0.3
Within LPA Area: Zone 2	Asda, Sinfyn District Centre	£0.1	£24.0	£24.1	56.7%	£37.7
Within LPA Area: Zone 2	Sinfyn District Centre	£0.0	£0.1	£0.1	57.2%	£0.1
Within LPA Area: Zone 2	Spondon District Centre	£0.0	£5.5	£5.5	7.1%	£5.9
Within LPA Area: Zone 2	Aldi, Manor Park Way O-o-C RP	£0.1	£12.0	£12.2	36.2%	£16.6
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Morrisons, The Meteor Centre O-o-C RP	£0.7	£37.3	£38.0	70.8%	£64.9
Within LPA Area: Zone 2	Aldi, The Meteor Centre O-o-C RP	£0.1	£20.6	£20.8	41.0%	£29.3
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	£0.0	£0.4	£0.4	265.7%	£1.3
Within LPA Area: Zone 2	Sainsbury's, Kingsway Retail Park O-o-C RP	£0.4	£25.4	£25.7	62.4%	£41.8
Within LPA Area: Zone 2	The Food Warehouse, Kingsway Retail Park O-o-C RP	£0.0	£1.9	£1.9	66.4%	£3.2
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	£0.0	£4.6	£4.6	107.0%	£9.5
Within LPA Area: Zone 2	Sainsbury's, The Wyvern Centre O-o-C RP	£1.6	£30.0	£31.6	77.8%	£56.2
Within LPA Area: Zone 2	The Food Warehouse, The Wyvern Centre O-o-C RP	£0.0	£3.6	£3.7	50.8%	£5.5
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	£0.0	£0.0	£0.0	0.4%	£0.0
Within LPA Area: Zone 2	Asda, Asda Spondon O-o-C RP	£0.4	£61.8	£62.2	42.0%	£88.4
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Sainsbury's, Osaston Park Road O-o-C RP	£0.7	£46.6	£47.3	25.4%	£59.3
Within LPA Area: Zone 2	Osaston Park Road O-o-C RP, Other	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Aldi, Allenton	£0.0	£15.3	£15.4	13.4%	£17.4
Within LPA Area: Zone 2	Lidl, Normanton	£0.0	£6.7	£6.8	21.5%	£8.2
Within LPA Area: Zone 2	Aldi, Normanton	£1.0	£7.7	£8.8	11.2%	£9.7
Within LPA Area: Zone 2	Aldi, Littleover	£0.0	£11.6	£11.6	65.3%	£19.3
Within LPA Area: Zone 2	Lidl, Chaddesden	£0.1	£10.5	£10.6	14.5%	£12.1
Within LPA Area: Zone 2	M&S Food, Chaddesden	£0.2	£9.7	£10.0	111.7%	£21.1
Within LPA Area: Zone 2	Lidl, Alvaston	£0.1	£8.9	£8.9	26.4%	£11.3
Within LPA Area: Zone 2	Other Zone 2	£1.1	£97.4	£98.5	31.1%	£129.1
	Subtotal: From Zone 2	£8.2	£547.8	£556.0	42.4%	£791.9
DERBY CITY COUNCIL AREA		£15.4	£581.0	£596.4	44.0%	£859.1
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA						
Outside LPA Area: Zone 3	Nottingham City Centre	£0.0	£0.5	£0.5		
Outside LPA Area: Zone 3	Ilkeston Town Centre	£0.2	£1.7	£1.9		
Outside LPA Area: Zone 3	Other Zone 3	£0.5	£14.7	£15.2		
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	£0.0	£0.8	£0.8		
Outside LPA Area: Zone 4	Swadlincote Town Centre	£0.0	£0.5	£0.5		
Outside LPA Area: Zone 4	Other Zone 4	£0.2	£23.8	£24.0		
Outside LPA Area: Zone 5	Other Zone 5	£0.2	£12.3	£12.5		
Outside LPA Area: Other Centres	Leicester City Centre	£0.0	£0.0	£0.0		
Outside LPA Area: Other Centres	Birmingham City Centre	£0.0	£0.1	£0.1		
Outside LPA Area: Other Centres	Other Out of Area	£1.5	£37.4	£38.8		
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA		£2.7	£91.8	£94.5		
OVERALL TOTAL		£18.1	£672.8	£690.9		

TABLE 8:

DERBY CITY COUNCIL AREA:
CONVENIENCE GOODS: EXPENDITURE ALLOCATED TO EXISTING CENTRES AND STORES (£m)

ASSESSMENT YEAR: 2040

Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Total Council Area (Zones 1 & 2)	% Inflow Uplift	Total Convenience Spend (£m)
Available Convenience Spend 2040		£18.3	£678.1	£696.4		
Within LPA Area: Zone 1	Sainsbury's, Derby City Centre	£1.6	£3.9	£5.5	46.0%	£8.0
Within LPA Area: Zone 1	Tesco Express, Derby City Centre	£1.2	£2.2	£3.4	34.7%	£4.6
Within LPA Area: Zone 1	M&S Food, Derby City Centre	£0.9	£11.9	£12.8	117.0%	£27.7
Within LPA Area: Zone 1	Lidl, Derby City Centre	£0.9	£7.0	£7.9	22.8%	£9.7
Within LPA Area: Zone 1	Other Zone 1	£2.6	£8.5	£11.1	59.0%	£17.7
	Subtotal: From Zone 1	£7.3	£32.5	£40.7	67.9%	£67.8
Within LPA Area: Zone 2	Allenton District Centre	£0.0	£3.2	£3.2	11.3%	£3.6
Within LPA Area: Zone 2	Co-op, Allestree District Centre	£0.0	£3.7	£3.7	20.7%	£4.5
Within LPA Area: Zone 2	Allestree District Centre	£0.0	£2.3	£2.3	28.8%	£2.9
Within LPA Area: Zone 2	Alvaston District Centre	£0.1	£4.9	£5.0	15.1%	£5.8
Within LPA Area: Zone 2	Cavendish District Centre	£0.0	£2.0	£2.0	8.7%	£2.2
Within LPA Area: Zone 2	Aldi, Chaddesden District Centre	£0.0	£13.9	£13.9	15.6%	£16.0
Within LPA Area: Zone 2	Chaddesden District Centre	£0.0	£6.5	£6.5	11.1%	£7.2
Within LPA Area: Zone 2	Lidl, Chellaston District Centre	£0.0	£8.3	£8.3	37.1%	£11.4
Within LPA Area: Zone 2	Chellaston District Centre	£0.0	£0.8	£0.8	26.3%	£1.0
Within LPA Area: Zone 2	Co-op, Littleover District Centre	£0.0	£2.3	£2.3	19.3%	£2.8
Within LPA Area: Zone 2	Littleover District Centre	£0.0	£1.4	£1.4	15.4%	£1.6
Within LPA Area: Zone 2	Mackworth District Centre	£0.1	£3.0	£3.0	22.7%	£3.7
Within LPA Area: Zone 2	Tesco, Mickleover District Centre	£0.1	£33.9	£34.0	68.5%	£57.4
Within LPA Area: Zone 2	Mickleover District Centre	£0.0	£0.1	£0.1	40.3%	£0.1
Within LPA Area: Zone 2	Lidl, Normanton Road District Centre	£0.5	£3.7	£4.2	11.8%	£4.7
Within LPA Area: Zone 2	Normanton Road District Centre	£0.5	£11.4	£11.9	18.3%	£14.1
Within LPA Area: Zone 2	Co-op Oakwood District Centre	£0.0	£5.4	£5.4	8.6%	£5.8
Within LPA Area: Zone 2	Oakwood District Centre	£0.0	£0.3	£0.3	8.5%	£0.3
Within LPA Area: Zone 2	Asda, Sinfyn District Centre	£0.1	£24.1	£24.3	56.7%	£38.0
Within LPA Area: Zone 2	Sinfyn District Centre	£0.0	£0.1	£0.1	57.2%	£0.1
Within LPA Area: Zone 2	Spondon District Centre	£0.0	£5.5	£5.5	7.1%	£5.9
Within LPA Area: Zone 2	Aldi, Manor Park Way O-o-C RP	£0.2	£12.1	£12.3	36.2%	£16.7
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Morrisons, The Meteor Centre O-o-C RP	£0.7	£37.6	£38.3	70.8%	£65.4
Within LPA Area: Zone 2	Aldi, The Meteor Centre O-o-C RP	£0.1	£20.8	£20.9	41.0%	£29.5
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	£0.0	£0.4	£0.4	265.7%	£1.3
Within LPA Area: Zone 2	Sainsbury's, Kingsway Retail Park O-o-C RP	£0.4	£25.6	£25.9	62.4%	£42.1
Within LPA Area: Zone 2	The Food Warehouse, Kingsway Retail Park O-o-C RP	£0.0	£1.9	£1.9	66.4%	£3.2
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	£0.0	£4.6	£4.6	107.0%	£9.6
Within LPA Area: Zone 2	Sainsbury's, The Wyvern Centre O-o-C RP	£1.7	£30.2	£31.9	77.8%	£56.7
Within LPA Area: Zone 2	The Food Warehouse, The Wyvern Centre O-o-C RP	£0.0	£3.7	£3.7	50.8%	£5.6
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	£0.0	£0.0	£0.0	0.4%	£0.0
Within LPA Area: Zone 2	Asda, Asda Spondon O-o-C RP	£0.4	£62.3	£62.7	42.0%	£89.1
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Sainsbury's, Osaston Park Road O-o-C RP	£0.7	£47.0	£47.7	25.4%	£59.8
Within LPA Area: Zone 2	Osaston Park Road O-o-C RP, Other	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Aldi, Allenton	£0.0	£15.4	£15.5	13.4%	£17.6
Within LPA Area: Zone 2	Lidl, Normanton	£0.0	£6.8	£6.8	21.5%	£8.3
Within LPA Area: Zone 2	Aldi, Normanton	£1.0	£7.8	£8.8	11.2%	£9.8
Within LPA Area: Zone 2	Aldi, Littleover	£0.0	£11.7	£11.7	65.3%	£19.4
Within LPA Area: Zone 2	Lidl, Chaddesden	£0.1	£10.6	£10.7	14.5%	£12.2
Within LPA Area: Zone 2	M&S Food, Chaddesden	£0.2	£9.8	£10.0	111.7%	£21.3
Within LPA Area: Zone 2	Lidl, Alvaston	£0.1	£9.0	£9.0	26.4%	£11.4
Within LPA Area: Zone 2	Other Zone 2	£1.1	£98.2	£99.3	31.1%	£130.1
	Subtotal: From Zone 2	£8.3	£352.2	£360.5	42.4%	£798.3
DERBY CITY COUNCIL AREA		£15.6	£585.6	£601.2	44.0%	£866.0
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA						
Outside LPA Area: Zone 3	Nottingham City Centre	£0.0	£0.5	£0.5		
Outside LPA Area: Zone 3	Ilkeston Town Centre	£0.2	£1.7	£1.9		
Outside LPA Area: Zone 3	Other Zone 3	£0.5	£14.8	£15.3		
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	£0.0	£0.8	£0.8		
Outside LPA Area: Zone 4	Swadlincote Town Centre	£0.0	£0.5	£0.5		
Outside LPA Area: Zone 4	Other Zone 4	£0.2	£24.0	£24.2		
Outside LPA Area: Zone 5	Other Zone 5	£0.2	£12.4	£12.6		
Outside LPA Area: Other Centres	Leicester City Centre	£0.0	£0.0	£0.0		
Outside LPA Area: Other Centres	Birmingham City Centre	£0.0	£0.1	£0.1		
Outside LPA Area: Other Centres	Other Out of Area	£1.5	£37.7	£39.1		
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA		£2.7	£92.5	£95.2		
OVERALL TOTAL		£18.3	£678.1	£696.4		

TABLE 9:

DERBY CITY COUNCIL AREA:
CONVENIENCE GOODS: EXPENDITURE ALLOCATED TO EXISTING CENTRES AND STORES (£m)

ASSESSMENT YEAR: 2043

Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Total Council Area (Zones 1 & 2)	% Inflow Uplift	Total Convenience Spend (£m)
Available Convenience Spend 2043		£18.4	£682.7	£701.0		
Within LPA Area: Zone 1	Sainsbury's, Derby City Centre	£1.6	£3.9	£5.5	46.0%	£8.1
Within LPA Area: Zone 1	Tesco Express, Derby City Centre	£1.2	£2.3	£3.4	34.7%	£4.6
Within LPA Area: Zone 1	M&S Food, Derby City Centre	£0.9	£11.9	£12.9	117.0%	£27.9
Within LPA Area: Zone 1	Lidl, Derby City Centre	£1.0	£7.0	£7.9	22.8%	£9.8
Within LPA Area: Zone 1	Other Zone 1	£2.6	£8.6	£11.2	59.0%	£17.8
	Subtotal: From Zone 1	£7.3	£32.7	£41.0	67.9%	£68.2
Within LPA Area: Zone 2	Allenton District Centre	£0.0	£3.2	£3.2	11.3%	£3.6
Within LPA Area: Zone 2	Co-op, Allestree District Centre	£0.0	£3.7	£3.7	20.7%	£4.5
Within LPA Area: Zone 2	Allestree District Centre	£0.0	£2.3	£2.3	28.8%	£3.0
Within LPA Area: Zone 2	Alvaston District Centre	£0.1	£5.0	£5.0	15.1%	£5.8
Within LPA Area: Zone 2	Cavendish District Centre	£0.0	£2.0	£2.1	8.7%	£2.2
Within LPA Area: Zone 2	Aldi, Chaddesden District Centre	£0.0	£14.0	£14.0	15.6%	£16.2
Within LPA Area: Zone 2	Chaddesden District Centre	£0.0	£6.5	£6.5	11.1%	£7.2
Within LPA Area: Zone 2	Lidl, Chellaston District Centre	£0.0	£8.3	£8.4	37.1%	£11.5
Within LPA Area: Zone 2	Chellaston District Centre	£0.0	£0.8	£0.8	26.3%	£1.1
Within LPA Area: Zone 2	Co-op, Littleover District Centre	£0.0	£2.4	£2.4	19.3%	£2.8
Within LPA Area: Zone 2	Littleover District Centre	£0.0	£1.4	£1.4	15.4%	£1.6
Within LPA Area: Zone 2	Mackworth District Centre	£0.1	£3.0	£3.1	22.7%	£3.8
Within LPA Area: Zone 2	Tesco, Mickleover District Centre	£0.1	£34.1	£34.3	68.5%	£57.7
Within LPA Area: Zone 2	Mickleover District Centre	£0.0	£0.1	£0.1	40.3%	£0.1
Within LPA Area: Zone 2	Lidl, Normanton Road District Centre	£0.5	£3.8	£4.3	11.8%	£4.8
Within LPA Area: Zone 2	Normanton Road District Centre	£0.5	£11.5	£12.0	18.3%	£14.2
Within LPA Area: Zone 2	Co-op Oakwood District Centre	£0.0	£5.4	£5.4	8.6%	£5.9
Within LPA Area: Zone 2	Oakwood District Centre	£0.0	£0.3	£0.3	8.5%	£0.4
Within LPA Area: Zone 2	Asda, Sinfyn District Centre	£0.1	£24.3	£24.4	56.7%	£38.3
Within LPA Area: Zone 2	Sinfyn District Centre	£0.0	£0.1	£0.1	57.2%	£0.1
Within LPA Area: Zone 2	Spondon District Centre	£0.0	£5.6	£5.6	7.1%	£6.0
Within LPA Area: Zone 2	Aldi, Manor Park Way O-o-C RP	£0.2	£12.2	£12.3	36.2%	£16.8
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Morrisons, The Meteor Centre O-o-C RP	£0.7	£37.8	£38.5	70.8%	£65.8
Within LPA Area: Zone 2	Aldi, The Meteor Centre O-o-C RP	£0.1	£20.9	£21.1	41.0%	£29.7
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	£0.0	£0.4	£0.4	265.7%	£1.3
Within LPA Area: Zone 2	Sainsbury's, Kingsway Retail Park O-o-C RP	£0.4	£25.7	£26.1	62.4%	£42.4
Within LPA Area: Zone 2	The Food Warehouse, Kingsway Retail Park O-o-C RP	£0.0	£1.9	£1.9	66.4%	£3.2
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	£0.0	£4.6	£4.7	107.0%	£9.7
Within LPA Area: Zone 2	Sainsbury's, The Wyvern Centre O-o-C RP	£1.7	£30.4	£32.1	77.8%	£57.0
Within LPA Area: Zone 2	The Food Warehouse, The Wyvern Centre O-o-C RP	£0.0	£3.7	£3.7	50.8%	£5.6
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	£0.0	£0.0	£0.0	0.4%	£0.0
Within LPA Area: Zone 2	Asda, Asda Spondon O-o-C RP	£0.4	£62.7	£63.2	42.0%	£89.7
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Sainsbury's, Osaston Park Road O-o-C RP	£0.7	£47.3	£48.0	25.4%	£60.2
Within LPA Area: Zone 2	Osaston Park Road O-o-C RP, Other	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Aldi, Allenton	£0.0	£15.5	£15.6	13.4%	£17.7
Within LPA Area: Zone 2	Lidl, Normanton	£0.0	£6.8	£6.9	21.5%	£8.3
Within LPA Area: Zone 2	Aldi, Normanton	£1.0	£7.8	£8.9	11.2%	£9.9
Within LPA Area: Zone 2	Aldi, Littleover	£0.0	£11.8	£11.8	65.3%	£19.5
Within LPA Area: Zone 2	Lidl, Chaddesden	£0.1	£10.7	£10.7	14.5%	£12.3
Within LPA Area: Zone 2	M&S Food, Chaddesden	£0.2	£9.9	£10.1	111.7%	£21.4
Within LPA Area: Zone 2	Lidl, Alvaston	£0.1	£9.0	£9.1	26.4%	£11.5
Within LPA Area: Zone 2	Other Zone 2	£1.1	£98.8	£99.9	31.1%	£131.0
	Subtotal: From Zone 2	£8.4	£555.8	£564.2	42.4%	£803.6
DERBY CITY COUNCIL AREA		£15.7	£589.5	£605.2	44.0%	£871.8
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA						
Outside LPA Area: Zone 3	Nottingham City Centre	£0.0	£0.5	£0.5		
Outside LPA Area: Zone 3	Ilkeston Town Centre	£0.2	£1.7	£1.9		
Outside LPA Area: Zone 3	Other Zone 3	£0.5	£14.9	£15.4		
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	£0.0	£0.8	£0.8		
Outside LPA Area: Zone 4	Swadlincote Town Centre	£0.0	£0.5	£0.5		
Outside LPA Area: Zone 4	Other Zone 4	£0.2	£24.1	£24.3		
Outside LPA Area: Zone 5	Other Zone 5	£0.2	£12.5	£12.7		
Outside LPA Area: Other Centres	Leicester City Centre	£0.0	£0.0	£0.0		
Outside LPA Area: Other Centres	Birmingham City Centre	£0.0	£0.1	£0.1		
Outside LPA Area: Other Centres	Other Out of Area	£1.5	£37.9	£39.4		
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA		£2.7	£93.1	£95.9		
OVERALL TOTAL		£18.4	£682.7	£701.0		

TABLE 10: SUMMARY OF AVAILABLE CONVENIENCE GOODS SPEND 2026 - 2043 (EXCLUDING SFT) (EM)

Within / Outside LPA Area	Retail Location	2026	2030	2035	2040	2043
Within LPA Area: Zone 1	Sainsbury's, Derby City Centre	£7.7	£7.8	£8.0	£8.0	£8.1
Within LPA Area: Zone 1	Tesco Express, Derby City Centre	£4.4	£4.5	£4.5	£4.6	£4.6
Within LPA Area: Zone 1	M&S Food, Derby City Centre	£26.3	£26.8	£27.5	£27.7	£27.9
Within LPA Area: Zone 1	Lidl, Derby City Centre	£9.2	£9.4	£9.6	£9.7	£9.8
Within LPA Area: Zone 1	Other Zone 1	£16.9	£17.2	£17.6	£17.7	£17.8
	Subtotal	£64.5	£65.6	£67.2	£67.8	£68.2
Within LPA Area: Zone 2	Allenton District Centre	£3.4	£3.4	£3.5	£3.6	£3.6
Within LPA Area: Zone 2	Co-op, Allestree District Centre	£4.2	£4.3	£4.4	£4.5	£4.5
Within LPA Area: Zone 2	Allestree District Centre	£2.8	£2.8	£2.9	£2.9	£3.0
Within LPA Area: Zone 2	Alvaston District Centre	£5.5	£5.6	£5.7	£5.8	£5.8
Within LPA Area: Zone 2	Cavendish District Centre	£2.1	£2.1	£2.2	£2.2	£2.2
Within LPA Area: Zone 2	Aldi, Chaddesden District Centre	£15.2	£15.5	£15.9	£16.0	£16.2
Within LPA Area: Zone 2	Chaddesden District Centre	£6.8	£6.9	£7.1	£7.2	£7.2
Within LPA Area: Zone 2	Lidl, Chellaston District Centre	£10.8	£11.0	£11.3	£11.4	£11.5
Within LPA Area: Zone 2	Chellaston District Centre	£1.0	£1.0	£1.0	£1.0	£1.1
Within LPA Area: Zone 2	Co-op, Littleover District Centre	£2.6	£2.7	£2.8	£2.8	£2.8
Within LPA Area: Zone 2	Littleover District Centre	£1.5	£1.5	£1.6	£1.6	£1.6
Within LPA Area: Zone 2	Mackworth District Centre	£3.5	£3.6	£3.7	£3.7	£3.8
Within LPA Area: Zone 2	Tesco, Mickleover District Centre	£54.3	£55.4	£56.9	£57.4	£57.7
Within LPA Area: Zone 2	Mickleover District Centre	£0.1	£0.1	£0.1	£0.1	£0.1
Within LPA Area: Zone 2	Lidl, Normanton Road District Centre	£4.5	£4.6	£4.7	£4.7	£4.8
Within LPA Area: Zone 2	Normanton Road District Centre	£13.3	£13.6	£14.0	£14.1	£14.2
Within LPA Area: Zone 2	Co-op Oakwood District Centre	£5.5	£5.6	£5.8	£5.8	£5.9
Within LPA Area: Zone 2	Oakwood District Centre	£0.3	£0.3	£0.3	£0.3	£0.4
Within LPA Area: Zone 2	Asda, Sinfyn District Centre	£36.0	£36.7	£37.7	£38.0	£38.3
Within LPA Area: Zone 2	Sinfyn District Centre	£0.1	£0.1	£0.1	£0.1	£0.1
Within LPA Area: Zone 2	Spondon District Centre	£5.6	£5.7	£5.9	£5.9	£6.0
Within LPA Area: Zone 2	Aldi, Manor Park Way O-o-C RP	£15.8	£16.1	£16.6	£16.7	£16.8
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	£0.0	£0.0	£0.0	£0.0	£0.0
Within LPA Area: Zone 2	Morrisons, The Meteor Centre O-o-C RP	£61.9	£63.1	£64.9	£65.4	£65.8
Within LPA Area: Zone 2	Aldi, The Meteor Centre O-o-C RP	£28.0	£28.5	£29.3	£29.5	£29.7
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	£1.2	£1.3	£1.3	£1.3	£1.3
Within LPA Area: Zone 2	Sainsbury's, Kingsway Retail Park O-o-C RP	£39.9	£40.7	£41.8	£42.1	£42.4
Within LPA Area: Zone 2	The Food Warehouse, Kingsway Retail Park O-o-C RP	£3.0	£3.1	£3.2	£3.2	£3.2
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	£9.1	£9.3	£9.5	£9.6	£9.7
Within LPA Area: Zone 2	Sainsbury's, The Wyvern Centre O-o-C RP	£53.7	£54.7	£56.2	£56.7	£57.0
Within LPA Area: Zone 2	The Food Warehouse, The Wyvern Centre O-o-C RP	£5.3	£5.4	£5.5	£5.6	£5.6
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	£0.0	£0.0	£0.0	£0.0	£0.0
Within LPA Area: Zone 2	Asda, Asda Spondon O-o-C RP	£84.4	£86.0	£88.4	£89.1	£89.7
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	£0.0	£0.0	£0.0	£0.0	£0.0
Within LPA Area: Zone 2	Sainsbury's, Osmaston Park Road O-o-C RP	£56.6	£57.7	£59.3	£59.8	£60.2
Within LPA Area: Zone 2	Osmaston Park Road O-o-C RP, Other	£0.0	£0.0	£0.0	£0.0	£0.0
Within LPA Area: Zone 2	Aldi, Allenton	£16.6	£16.9	£17.4	£17.6	£17.7
Within LPA Area: Zone 2	Lidl, Normanton	£7.8	£8.0	£8.2	£8.3	£8.3
Within LPA Area: Zone 2	Aldi, Normanton	£9.3	£9.5	£9.7	£9.8	£9.9
Within LPA Area: Zone 2	Aldi, Littleover	£18.4	£18.7	£19.3	£19.4	£19.5
Within LPA Area: Zone 2	Lidl, Chaddesden	£11.6	£11.8	£12.1	£12.2	£12.3
Within LPA Area: Zone 2	M&S Food, Chaddesden	£20.1	£20.5	£21.1	£21.3	£21.4
Within LPA Area: Zone 2	Lidl, Alvaston	£10.8	£11.0	£11.3	£11.4	£11.5
Within LPA Area: Zone 2	Other Zone 2	£123.2	£125.6	£129.1	£130.1	£131.0
	Subtotal	£756.1	£770.7	£791.9	£798.3	£803.6
	TOTAL	£820.7	£836.3	£859.1	£866.0	£871.8

TABLE 11: COMMITTED CONVENIENCE GOODS FLOORSPACE

Centre	Planning Ref	Location	Gross Floorspace (sq m)	Net Floorspace (sq m)	2026 Average Sales Density (£ per sqm)	FORECAST TURNOVER (£M)				
						2026	2030	2035	2040	2043
1 Derby-Eagle Market Site, Derby DE1 2AZ	25/01315/OUT	Derby - In-Centre	3,066	715	£10,500	-	£7.5	£7.6	£7.6	£7.6
2 Bradshaw Retail Park, Bradshaw Way, Derby DE1 2QB	24/01738/OUT	Derby - In-Centre	528	123	£10,500	-	£1.3	£1.3	£1.3	£1.3
3 And Engine House Former Friar Gate Goods Yard Friar Gate, Stafford Street Becketwell, Land Off Victoria Street, Green Lane, Macklin Street, Becket Street, Colyear Street And Becketwell Lane, Derby	23/01102/FUL	Derby - In-Centre	1,000	700	£10,500	-	£7.4	£7.4	£7.4	£7.5
4	19/01245/OUT	Derby - In-Centre	1,000	700	£10,500	-	£7.4	£7.4	£7.4	£7.5
DERBY CITY COUNCIL AREA TOTAL						-	£23.6	£23.7	£23.8	£23.9

Notes

- Planning Ref No. 25/01315/OUT. Demolition of existing Eagle Market building and erection of a mixed-use development (comprising of up to 674 homes, up to 3,066 sqm GIA of commercial space and up to 145 car parking spaces), including residential and commercial floor space (Use Classes C3 and E); public square; servicing; car and cycle parking provision; hard and soft landscaping works; provision of new pedestrian routes; and other associated works. Assumptions: the gross floorspace of 3,066sqm is netted down to 2,146sqm (assuming a gross to net ratio of 70%) and is further assumed that this new space will be split equally between comparison, convenience and leisure space (i.e. 715 sqm net each).
- Planning Ref No. 24/01738/OUT. Demolition of existing buildings and erection of a mixed-use development (comprising of up to 478 homes, up to 528 sqm GEA of commercial space and up to 94 car parking spaces), to be delivered in a phased and severable manner, including residential and commercial floor space (Use Classes C3 and E); servicing; car and cycle parking provision; hard and soft landscaping works; and other associated works. Assumptions: the gross floorspace of 528sqm is netted down to 370sqm (assuming a gross to net ratio of 70%) and is further assumed that this new space will be split equally between comparison, convenience and leisure space (i.e. 123 sqm net each).
- Planning Ref No. 23/01102/FUL. Restoration and Change of Use of the Bonded Warehouse (Use Class E), Restoration and Change of use of the Engine House (Use Class E) and the erection of up to 280 dwellings (Use Class C3), landscaping, access and cycle provision, sustainable drainage, public and private open space, earthworks, and the partial demolition of existing railway arches. The Council has stated that retail uses is limited to 1,000 sqm gross and range of goods limited to convenience only. On this basis (assuming a gross to net ratio of 70%) the new convenience goods floorspace is estimated at 700 sqm net.
- Planning Ref No.19/01245/OUT. Demolition of United Reform Church and associated ground floor units and the creation of a new public square with associated works. Full Planning permission - Demolition of United Reform Church and associated ground floor units and the creation of a new public square with associated works. Outline Planning Permission - Phased demolition of remaining buildings and structures (with the exception of those fronting Green Lane and the former stable block to the rear of Green Lane). Erection of a phased mixed-use development (Use Classes A1, A2, A3, A4, A5,B1, C1, C3,D1, D2 - or equivalent Uses Classes, for any Uses that have been re-classified under the Use Classes Order 2020), with all matters reserved for future consideration with the exception of access. The Outline Planning Permission has flexible permission and limited to convenience goods only. It has been assumed for the purposes of this assessment that the maximum convenience floorspace will be 1,000 sqm gross 700 sqm net (assuming a gross to net ratio of 70%).

TABLE 12: DERBY CITY COUNCIL AREA - FORECAST CAPACITY FOR CONVENIENCE GOODS FLOORSPACE EXCLUDING COMMITMENTS

	2026	2030	2035	2040	2043
STEP 1: TOTAL FORECAST 'CURRENT' TURNOVER OF ALL FLOORSPACE (£m):	£820.7	£836.3	£859.1	£866.0	£871.8
STEP 2: TOTAL FORECAST 'BENCHMARK' TURNOVER OF ALL FLOORSPACE (£m):	£820.7	£823.1	£827.2	£831.4	£833.9
STEP 3: NET RESIDUAL EXPENDITURE - EXCLUDING ANY COMMITMENTS (£m):	-	£13.2	£31.9	£34.6	£37.9
STEP 4: FORECAST CAPACITY FOR NEW CONVENIENCE FLOORSPACE:					
(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	£10,500	£10,532	£10,584	£10,637	£10,669
(ii) Net Floorspace Capacity (sq m):	-	1,250	3,013	3,254	3,550
(iii) Assumed Net / Gross Floorspace Ratio:		70%	70%	70%	70%
(iv) Gross Floorspace Capacity (sq m):		1,786	4,304	4,649	5,071

Notes:

- STEP 1: The (transaction-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 convenience 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 (2026) 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 'net' residual expenditure is converted into a net/gross floorspace capacity estimated based on average sales performance of convenience goods retailers.

TABLE 13: DERBY CITY COUNCIL AREA - FORECAST CAPACITY FOR CONVENIENCE GOODS FLOORSPACE INCLUDING COMMITMENTS

	2026	2030	2035	2040	2043
STEP 1: TOTAL FORECAST 'CURRENT' TURNOVER OF ALL FLOORSPACE (£m):	£820.7	£836.3	£859.1	£866.0	£871.8
STEP 2: TOTAL FORECAST 'BENCHMARK' TURNOVER OF ALL FLOORSPACE (£m):	£820.7	£823.1	£827.2	£831.4	£833.9
STEP 3: NET RESIDUAL EXPENDITURE - EXCLUDING ANY COMMITMENTS (£m):	-	£13.2	£31.9	£34.6	£37.9
STEP 4: TURNOVER OF ALL COMMITTED FLOORSPACE (£m)	-	£23.6	£23.7	£23.8	£23.9
STEP 5: NET RESIDUAL EXPENDITURE AFTER COMMITMENTS:	-	£10.4	£8.2	£10.8	£14.0
STEP 6: FORECAST CAPACITY FOR NEW CONVENIENCE FLOORSPACE:					
(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	£10,500	£10,532	£10,584	£10,637	£10,669
(ii) Net Floorspace Capacity (sq m):	-	989	774	1,015	1,311
(iii) Assumed Net / Gross Floorspace Ratio:		70%	70%	70%	70%
(iv) Gross Floorspace Capacity (sq m):		1,412	1,106	1,451	1,873

Notes:

- STEP 1: The (transaction-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 convenience 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 (2026) 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 11. It is assumed for the purpose of this assessment that all commitments will be opened and will have reached 'mature' trading conditions by 2030.
- STEP 5: The 'net' residual expenditure capacity makes an allowance for the forecast turnover of all commitments (Step 4).
- STEP 6: 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 Limited Assortment Discount (LAD) operators.

Appendix 7:

Comparison Goods Capacity: Sensitivity

TABLE 1: STUDY AREA: EXPERIAN INSIGHTS COMPARISON GOODS TRANSACTIONS INCLUDING ONLINE (£m)

ASSESSMENT YEAR: 2026

Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Other Inflow (Beyond Zones 1 & 5)	From Within LPA Area (Zones 1 & 2)	From Outside LPA Area (Zones 3, 4, 5 & Out of Area)	Total	% Inflow Uplift
Within LPA Area: Zone 1	Derby City Centre	£0.09	£4.73	£1.10	£1.65	£1.71	£0.92	£4.83	£5.38	£10.20	111.4%
	Subtotal: From Zone 1	£0.09	£4.73	£1.10	£1.65	£1.71	£0.92	£4.83	£5.38	£10.20	111.4%
Within LPA Area: Zone 2	Allenton District Centre	£0.00	£0.10	£0.00	£0.01	£0.00	£0.00	£0.10	£0.02	£0.12	21.9%
Within LPA Area: Zone 2	Allestree District Centre	£0.00	£0.42	£0.01	£0.03	£0.08	£0.01	£0.42	£0.12	£0.55	29.3%
Within LPA Area: Zone 2	Alvaston District Centre	£0.00	£0.21	£0.01	£0.04	£0.01	£0.00	£0.21	£0.06	£0.27	31.2%
Within LPA Area: Zone 2	Cavendish District Centre	£0.00	£0.18	£0.00	£0.01	£0.00	£0.01	£0.18	£0.02	£0.21	12.6%
Within LPA Area: Zone 2	Chaddesden District Centre	£0.00	£0.17	£0.02	£0.02	£0.01	£0.00	£0.17	£0.05	£0.22	31.8%
Within LPA Area: Zone 2	Chellaston District Centre	£0.00	£0.06	£0.00	£0.02	£0.00	£0.00	£0.06	£0.02	£0.08	41.0%
Within LPA Area: Zone 2	Littleover District Centre	£0.00	£0.02	£0.00	£0.01	£0.00	£0.00	£0.02	£0.01	£0.02	40.6%
Within LPA Area: Zone 2	Mackworth District Centre	£0.00	£0.01	£0.00	£0.00	£0.00	£0.00	£0.01	£0.00	£0.01	22.9%
Within LPA Area: Zone 2	Mickleover District Centre	£0.00	£0.14	£0.00	£0.07	£0.02	£0.01	£0.14	£0.10	£0.24	68.4%
Within LPA Area: Zone 2	Normanton Road District Centre	£0.00	£0.26	£0.01	£0.02	£0.01	£0.02	£0.26	£0.05	£0.31	19.0%
Within LPA Area: Zone 2	Oakwood District Centre	£0.00	£0.10	£0.02	£0.01	£0.02	£0.00	£0.10	£0.05	£0.15	49.2%
Within LPA Area: Zone 2	Sinfin District Centre	£0.00	£0.01	£0.00	£0.01	£0.00	£0.00	£0.01	£0.01	£0.02	46.8%
Within LPA Area: Zone 2	Spondon District Centre	£0.00	£0.03	£0.00	£0.00	£0.00	£0.00	£0.03	£0.01	£0.04	29.0%
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	0.0%
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	£0.01	£1.32	£0.38	£0.25	£0.62	£0.13	£1.33	£1.39	£2.72	104.5%
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	£0.01	£1.35	£0.13	£0.65	£0.45	£0.13	£1.35	£1.36	£2.71	100.7%
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	£0.00	£1.02	£0.36	£0.28	£0.22	£0.11	£1.03	£0.97	£1.99	94.5%
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	0.0%
Within LPA Area: Zone 2	Osaston Park Road O-o-C RP, Other	£0.00	£0.91	£0.10	£0.25	£0.13	£0.05	£0.91	£0.53	£1.44	57.7%
Within LPA Area: Zone 2	Other Zone 2	£0.04	£5.10	£1.07	£1.41	£1.21	£0.90	£5.13	£4.59	£9.72	89.3%
	Subtotal: From Zone 2	£0.06	£11.39	£2.12	£3.08	£2.79	£1.36	£11.46	£9.36	£20.82	81.7%
DERBY CITY COUNCIL AREA		£0.16	£16.13	£3.22	£4.73	£4.50	£2.29	£16.28	£14.74	£31.02	90.5%
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA											
Outside LPA Area: Zone 3	Nottingham City Centre	£0.00	£0.25	£6.67	£0.34	£0.37					
Outside LPA Area: Zone 3	Ilkeston Town Centre	£0.00	£0.04	£1.22	£0.01	£0.22					
Outside LPA Area: Zone 3	Other Zone 3	£0.01	£1.45	£22.03	£1.21	£2.47					
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	£0.00	£0.12	£0.02	£3.51	£0.05					
Outside LPA Area: Zone 4	Swadlincote Town Centre	£0.00	£0.01	£0.00	£0.72	£0.00					
Outside LPA Area: Zone 4	Other Zone 4	£0.00	£0.91	£0.42	£10.80	£0.55					
Outside LPA Area: Zone 5	Other Zone 5	£0.00	£0.70	£0.98	£0.65	£10.26					
Outside LPA Area: Other Centres	Leicester City Centre	£0.00	£0.02	£0.11	£0.26	£0.02					
Outside LPA Area: Other Centres	Birmingham City Centre	£0.01	£0.13	£0.15	£0.35	£0.10					
Outside LPA Area: Other Centres	Other Out of Area	£0.03	£3.59	£10.90	£9.89	£9.07					
	OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA	£0.06	£7.22	£42.49	£27.75	£23.11		£7.29			
	Online Expenditure	£0.16	£18.82	£37.69	£29.19	£23.79					
OVERALL TOTAL		£0.38	£42.17	£83.40	£61.67	£51.40	£2.29	£42.55			

TABLE 2: STUDY AREA: COMPARISON GOODS RETAIL TRADE DRAW (%)

ASSESSMENT YEAR: 2026

Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Out of Area	Council Area (Zones 1 & 2)	Outside Council Area (Zones 3, 4, 5 & Out of Area)	Total
Within LPA Area: Zone 1	Derby City Centre	0.9%	46.4%	10.8%	16.1%	16.7%	9.1%	47.3%	52.7%	100.0%
	Subtotal: From Zone 1	0.9%	46.4%	10.8%	16.1%	16.7%	9.1%	47.3%	52.7%	100.0%
Within LPA Area: Zone 2	Allenton District Centre	0.1%	81.9%	2.3%	12.3%	1.4%	1.9%	82.1%	17.9%	100.0%
Within LPA Area: Zone 2	Allestree District Centre	0.1%	77.3%	2.3%	5.0%	13.8%	1.5%	77.4%	22.6%	100.0%
Within LPA Area: Zone 2	Alvaston District Centre	0.1%	76.1%	3.6%	13.6%	4.9%	1.8%	76.2%	23.8%	100.0%
Within LPA Area: Zone 2	Cavendish District Centre	0.5%	88.3%	0.7%	6.9%	1.1%	2.6%	88.8%	11.2%	100.0%
Within LPA Area: Zone 2	Chaddesden District Centre	0.0%	75.9%	11.0%	7.1%	5.2%	0.8%	75.9%	24.1%	100.0%
Within LPA Area: Zone 2	Chellaston District Centre	0.1%	70.8%	1.9%	24.7%	1.3%	1.2%	70.9%	29.1%	100.0%
Within LPA Area: Zone 2	Littleover District Centre	0.0%	71.1%	1.9%	21.2%	2.7%	3.1%	71.1%	28.9%	100.0%
Within LPA Area: Zone 2	Mackworth District Centre	0.1%	81.3%	1.5%	7.0%	8.4%	1.7%	81.4%	18.6%	100.0%
Within LPA Area: Zone 2	Mickleover District Centre	0.1%	59.3%	0.9%	28.3%	8.8%	2.6%	59.4%	40.6%	100.0%
Within LPA Area: Zone 2	Normanton Road District Centre	0.9%	83.1%	2.7%	6.4%	1.8%	5.0%	84.1%	15.9%	100.0%
Within LPA Area: Zone 2	Oakwood District Centre	0.0%	67.0%	11.2%	4.0%	16.6%	1.3%	67.0%	33.0%	100.0%
Within LPA Area: Zone 2	Sinfin District Centre	0.0%	68.1%	0.1%	27.8%	2.8%	1.2%	68.1%	31.9%	100.0%
Within LPA Area: Zone 2	Spondon District Centre	0.0%	77.5%	10.8%	1.0%	8.5%	2.2%	77.5%	22.5%	100.0%
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	0.3%	48.6%	13.9%	9.2%	23.0%	4.9%	48.9%	51.1%	100.0%
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	0.2%	49.6%	4.8%	24.1%	16.5%	4.7%	49.8%	50.2%	100.0%
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	0.2%	51.2%	18.2%	14.2%	10.8%	5.3%	51.4%	48.6%	100.0%
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Within LPA Area: Zone 2	Osaston Park Road O-o-C RP, Other	0.2%	63.2%	6.8%	17.3%	8.9%	3.5%	63.4%	36.6%	100.0%
Within LPA Area: Zone 2	Other Zone 2	0.4%	52.4%	11.0%	14.5%	12.5%	9.2%	52.8%	47.2%	100.0%
	Subtotal: From Zone 2	0.3%	54.7%	10.2%	14.8%	13.4%	6.6%	55.0%	45.0%	100.0%

TABLE 3: DERBY CITY COUNCIL AREA:
COMPARISON GOODS TRANSACTION-BASED MARKET SHARES AND INFLOWS (INCLUDING SFT) (%)

ASSESSMENT YEAR: 2026					
Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Council Area (Zones 1 & 2)	% Inflow Uplift
Within LPA Area: Zone 1	Derby City Centre	24.7%	11.2%	11.3%	111.4%
	Subtotal: From Zone 1	24.7%	11.2%	11.3%	111.4%
Within LPA Area: Zone 2	Allenton District Centre	0.0%	0.2%	0.2%	21.9%
Within LPA Area: Zone 2	Allestree District Centre	0.1%	1.0%	1.0%	29.3%
Within LPA Area: Zone 2	Alvaston District Centre	0.1%	0.5%	0.5%	31.2%
Within LPA Area: Zone 2	Cavendish District Centre	0.2%	0.4%	0.4%	12.6%
Within LPA Area: Zone 2	Chaddesden District Centre	0.0%	0.4%	0.4%	31.8%
Within LPA Area: Zone 2	Chellaston District Centre	0.0%	0.1%	0.1%	41.0%
Within LPA Area: Zone 2	Littleover District Centre	0.0%	0.0%	0.0%	40.6%
Within LPA Area: Zone 2	Mackworth District Centre	0.0%	0.0%	0.0%	22.9%
Within LPA Area: Zone 2	Mickleover District Centre	0.1%	0.3%	0.3%	68.4%
Within LPA Area: Zone 2	Normanton Road District Centre	0.8%	0.5%	0.5%	19.0%
Within LPA Area: Zone 2	Oakwood District Centre	0.0%	0.2%	0.2%	49.2%
Within LPA Area: Zone 2	Sinfin District Centre	0.0%	0.0%	0.0%	46.8%
Within LPA Area: Zone 2	Spondon District Centre	0.0%	0.1%	0.1%	29.0%
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	0.0%	0.0%	0.0%	0.0%
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	2.1%	3.1%	3.1%	104.5%
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	1.8%	3.2%	3.2%	100.7%
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	1.0%	2.4%	2.4%	94.5%
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	0.0%	0.0%	0.0%	0.0%
Within LPA Area: Zone 2	Osaston Park Road O-o-C RP, Other	0.8%	2.2%	2.1%	57.7%
Within LPA Area: Zone 2	Other Zone 2	10.0%	12.1%	12.1%	89.3%
	Subtotal: From Zone 2	16.9%	27.0%	26.9%	81.7%
DERBY CITY COUNCIL AREA		41.7%	38.2%	38.3%	90.5%
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA					
Outside LPA Area: Zone 3	Nottingham City Centre	0.7%	0.6%	0.6%	
Outside LPA Area: Zone 3	Ilkeston Town Centre	0.1%	0.1%	0.1%	
Outside LPA Area: Zone 3	Other Zone 3	2.9%	3.4%	3.4%	
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	0.2%	0.3%	0.3%	
Outside LPA Area: Zone 4	Swadlincote Town Centre	0.0%	0.0%	0.0%	
Outside LPA Area: Zone 4	Other Zone 4	0.6%	2.2%	2.1%	
Outside LPA Area: Zone 5	Other Zone 5	0.9%	1.7%	1.6%	
Outside LPA Area: Other Centres	Leicester City Centre	0.0%	0.1%	0.1%	
Outside LPA Area: Other Centres	Birmingham City Centre	3.1%	0.3%	0.3%	
Outside LPA Area: Other Centres	Other Out of Area	8.6%	8.5%	8.5%	
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA		17.0%	17.1%	17.1%	
Online Expenditure		41.3%	44.6%	44.6%	
OVERALL TOTAL		100.0%	100.0%	100.0%	

COMPARISON GOODS TRANSACTION-BASED MARKET SHARES AND INFLOWS (EXCLUDING SFT) (%)

ASSESSMENT YEAR: 2026					
Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Council Area (Zones 1 & 2)	% Inflow Uplift
Within LPA Area: Zone 1	Derby City Centre	42.2%	20.3%	20.5%	111.4%
	Subtotal: From Zone 1	42.2%	20.3%	20.5%	111.4%
Within LPA Area: Zone 2	Allenton District Centre	0.1%	0.4%	0.4%	21.9%
Within LPA Area: Zone 2	Allestree District Centre	0.2%	1.8%	1.8%	29.3%
Within LPA Area: Zone 2	Alvaston District Centre	0.1%	0.9%	0.9%	31.2%
Within LPA Area: Zone 2	Cavendish District Centre	0.4%	0.8%	0.8%	12.6%
Within LPA Area: Zone 2	Chaddesden District Centre	0.0%	0.7%	0.7%	31.8%
Within LPA Area: Zone 2	Chellaston District Centre	0.0%	0.2%	0.2%	41.0%
Within LPA Area: Zone 2	Littleover District Centre	0.0%	0.1%	0.1%	40.6%
Within LPA Area: Zone 2	Mackworth District Centre	0.0%	0.0%	0.0%	22.9%
Within LPA Area: Zone 2	Mickleover District Centre	0.1%	0.6%	0.6%	68.4%
Within LPA Area: Zone 2	Normanton Road District Centre	1.3%	1.1%	1.1%	19.0%
Within LPA Area: Zone 2	Oakwood District Centre	0.0%	0.4%	0.4%	49.2%
Within LPA Area: Zone 2	Sinfin District Centre	0.0%	0.1%	0.1%	46.8%
Within LPA Area: Zone 2	Spondon District Centre	0.0%	0.1%	0.1%	29.0%
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	0.0%	0.0%	0.0%	0.0%
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	3.6%	5.7%	5.6%	104.5%
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	3.0%	5.8%	5.7%	100.7%
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	1.7%	4.4%	4.4%	94.5%
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	0.0%	0.0%	0.0%	0.0%
Within LPA Area: Zone 2	Osaston Park Road O-o-C RP, Other	1.4%	3.9%	3.9%	57.7%
Within LPA Area: Zone 2	Other Zone 2	17.0%	21.8%	21.8%	89.3%
	Subtotal: From Zone 2	28.9%	48.8%	48.6%	81.7%
DERBY CITY COUNCIL AREA		71.0%	69.1%	69.1%	90.5%
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA					
Outside LPA Area: Zone 3	Nottingham City Centre	1.1%	1.1%	1.1%	
Outside LPA Area: Zone 3	Ilkeston Town Centre	0.1%	0.2%	0.2%	
Outside LPA Area: Zone 3	Other Zone 3	4.9%	6.2%	6.2%	
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	0.3%	0.5%	0.5%	
Outside LPA Area: Zone 4	Swadlincote Town Centre	0.0%	0.1%	0.1%	
Outside LPA Area: Zone 4	Other Zone 4	1.0%	3.9%	3.9%	
Outside LPA Area: Zone 5	Other Zone 5	1.5%	3.0%	3.0%	
Outside LPA Area: Other Centres	Leicester City Centre	0.1%	0.1%	0.1%	
Outside LPA Area: Other Centres	Birmingham City Centre	5.2%	0.6%	0.6%	
Outside LPA Area: Other Centres	Other Out of Area	14.7%	15.4%	15.4%	
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA		29.0%	30.9%	30.9%	
OVERALL TOTAL		100.0%	100.0%	100.0%	

TABLE 5:

DERBY CITY COUNCIL AREA:
COMPARISON GOODS: EXPENDITURE ALLOCATED TO EXISTING CENTRES AND STORES (£m)

ASSESSMENT YEAR: 2026

Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Total Council Area (Zones 1 & 2)	% Inflow Uplift	Total Comparison Spend (£m)
Available Comparison Spend 2026		£16.4	£569.9	£586.4		
Within LPA Area: Zone 1	Derby City Centre	£6.9	£115.5	£122.5	111.4%	£258.8
	Subtotal: From Zone 1	£6.93	£115.54	£122.47	111.4%	£258.85
Within LPA Area: Zone 2	Allenton District Centre	£0.0	£2.4	£2.4	21.9%	£2.9
Within LPA Area: Zone 2	Allestree District Centre	£0.0	£10.3	£10.3	29.3%	£13.3
Within LPA Area: Zone 2	Alvaston District Centre	£0.0	£5.1	£5.1	31.2%	£6.7
Within LPA Area: Zone 2	Cavendish District Centre	£0.1	£4.4	£4.5	12.6%	£5.1
Within LPA Area: Zone 2	Chaddesden District Centre	£0.0	£4.2	£4.2	31.8%	£5.5
Within LPA Area: Zone 2	Chellaston District Centre	£0.0	£1.4	£1.4	41.0%	£2.0
Within LPA Area: Zone 2	Littleover District Centre	£0.0	£0.4	£0.4	40.6%	£0.6
Within LPA Area: Zone 2	Mackworth District Centre	£0.0	£0.2	£0.2	22.9%	£0.2
Within LPA Area: Zone 2	Mickleover District Centre	£0.0	£3.4	£3.5	68.4%	£5.8
Within LPA Area: Zone 2	Normanton Road District Centre	£0.2	£6.2	£6.5	19.0%	£7.7
Within LPA Area: Zone 2	Oakwood District Centre	£0.0	£2.4	£2.4	49.2%	£3.6
Within LPA Area: Zone 2	Sinfin District Centre	£0.0	£0.4	£0.4	46.8%	£0.5
Within LPA Area: Zone 2	Spondon District Centre	£0.0	£0.8	£0.8	29.0%	£1.0
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	£0.6	£32.2	£32.8	104.5%	£67.1
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	£0.5	£32.9	£33.3	100.7%	£66.9
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	£0.3	£24.9	£25.2	94.5%	£49.0
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Osaston Park Road O-o-C RP, Other	£0.2	£22.2	£22.4	57.7%	£35.4
Within LPA Area: Zone 2	Other Zone 2	£2.8	£124.4	£127.2	89.3%	£240.8
	Subtotal: From Zone 2	£4.74	£278.07	£282.81	81.7%	£514.00
	DERBY CITY COUNCIL AREA	£11.7	£393.6	£405.3	90.5%	£772.85
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA						
Outside LPA Area: Zone 3	Nottingham City Centre	£0.2	£6.1	£6.3		
Outside LPA Area: Zone 3	Ilkeston Town Centre	£0.0	£0.9	£0.9		
Outside LPA Area: Zone 3	Other Zone 3	£0.8	£35.5	£36.3		
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	£0.1	£3.0	£3.0		
Outside LPA Area: Zone 4	Swadincote Town Centre	£0.0	£0.3	£0.3		
Outside LPA Area: Zone 4	Other Zone 4	£0.2	£22.2	£22.3		
Outside LPA Area: Zone 5	Other Zone 5	£0.2	£17.0	£17.3		
Outside LPA Area: Other Centres	Leicester City Centre	£0.0	£0.6	£0.6		
Outside LPA Area: Other Centres	Birmingham City Centre	£0.9	£3.2	£4.0		
Outside LPA Area: Other Centres	Other Out of Area	£2.4	£87.7	£90.1		
	OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA	£4.8	£176.3	£181.1		
	OVERALL TOTAL	£16.4	£569.9	£586.4		

COMPARISON GOODS: EXPENDITURE ALLOCATED TO EXISTING CENTRES AND STORES (£m)

ASSESSMENT YEAR: 2030

Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Total Council Area (Zones 1 & 2)	% Inflow Uplift	Total Comparison Spend (£m)
Available Comparison Spend 2026		£17.7	£627.1	£644.8		
Within LPA Area: Zone 1	Derby City Centre	£7.5	£127.1	£134.6	111.4%	£284.5
	Subtotal: From Zone 1	£7.47	£127.13	£134.60	111.4%	£284.48
Within LPA Area: Zone 2	Allenton District Centre	£0.0	£2.6	£2.6	21.9%	£3.2
Within LPA Area: Zone 2	Allestree District Centre	£0.0	£11.3	£11.4	29.3%	£14.7
Within LPA Area: Zone 2	Alvaston District Centre	£0.0	£5.6	£5.6	31.2%	£7.3
Within LPA Area: Zone 2	Cavendish District Centre	£0.1	£4.9	£4.9	12.6%	£5.6
Within LPA Area: Zone 2	Chaddesden District Centre	£0.0	£4.6	£4.6	31.8%	£6.0
Within LPA Area: Zone 2	Chellaston District Centre	£0.0	£1.5	£1.5	41.0%	£2.1
Within LPA Area: Zone 2	Littleover District Centre	£0.0	£0.5	£0.5	40.6%	£0.6
Within LPA Area: Zone 2	Mackworth District Centre	£0.0	£0.2	£0.2	22.9%	£0.3
Within LPA Area: Zone 2	Mickleover District Centre	£0.0	£3.8	£3.8	68.4%	£6.4
Within LPA Area: Zone 2	Normanton Road District Centre	£0.2	£6.9	£7.1	19.0%	£8.4
Within LPA Area: Zone 2	Oakwood District Centre	£0.0	£2.6	£2.6	49.2%	£3.9
Within LPA Area: Zone 2	Sinfin District Centre	£0.0	£0.4	£0.4	46.8%	£0.6
Within LPA Area: Zone 2	Spondon District Centre	£0.0	£0.8	£0.8	29.0%	£1.1
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	£0.6	£35.4	£36.1	104.5%	£73.8
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	£0.5	£36.2	£36.7	100.7%	£73.6
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	£0.3	£27.4	£27.7	94.5%	£54.0
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Osaston Park Road O-o-C RP, Other	£0.2	£24.4	£24.7	57.7%	£38.9
Within LPA Area: Zone 2	Other Zone 2	£3.0	£136.9	£139.9	89.3%	£264.8
	Subtotal: From Zone 2	£5.11	£305.96	£311.08	81.7%	£565.37
	DERBY CITY COUNCIL AREA	£12.6	£433.1	£445.7	90.5%	£849.85
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA						
Outside LPA Area: Zone 3	Nottingham City Centre	£0.2	£6.7	£6.9		
Outside LPA Area: Zone 3	Ilkeston Town Centre	£0.0	£1.0	£1.0		
Outside LPA Area: Zone 3	Other Zone 3	£0.9	£39.0	£39.9		
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	£0.1	£3.3	£3.3		
Outside LPA Area: Zone 4	Swadincote Town Centre	£0.0	£0.3	£0.3		
Outside LPA Area: Zone 4	Other Zone 4	£0.2	£24.4	£24.6		
Outside LPA Area: Zone 5	Other Zone 5	£0.3	£18.7	£19.0		
Outside LPA Area: Other Centres	Leicester City Centre	£0.0	£0.6	£0.6		
Outside LPA Area: Other Centres	Birmingham City Centre	£0.9	£3.5	£4.4		
Outside LPA Area: Other Centres	Other Out of Area	£2.6	£96.5	£99.1		
	OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA	£5.1	£194.0	£199.2		
	OVERALL TOTAL	£17.7	£627.1	£644.8		

TABLE 7:

DERBY CITY COUNCIL AREA:
COMPARISON GOODS: EXPENDITURE ALLOCATED TO EXISTING CENTRES AND STORES (£m)

ASSESSMENT YEAR: 2035

Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Total Council Area (Zones 1 & 2)	% Inflow Uplift	Total Comparison Spend (£m)
Available Comparison Spend 2026		£20.0	£719.1	£739.0		
Within LPA Area: Zone 1	Derby City Centre	£8.4	£145.8	£154.2	111.4%	£325.9
Subtotal: From Zone 1		£8.41	£145.77	£154.18	111.4%	£325.88
Within LPA Area: Zone 2	Allenton District Centre	£0.0	£3.0	£3.0	21.9%	£3.6
Within LPA Area: Zone 2	Allestree District Centre	£0.0	£13.0	£13.0	29.3%	£16.8
Within LPA Area: Zone 2	Alvaston District Centre	£0.0	£6.4	£6.4	31.2%	£8.4
Within LPA Area: Zone 2	Cavendish District Centre	£0.1	£5.6	£5.7	12.6%	£6.4
Within LPA Area: Zone 2	Chaddesden District Centre	£0.0	£5.2	£5.2	31.8%	£6.9
Within LPA Area: Zone 2	Chellaston District Centre	£0.0	£1.7	£1.7	41.0%	£2.5
Within LPA Area: Zone 2	Littleover District Centre	£0.0	£0.5	£0.5	40.6%	£0.7
Within LPA Area: Zone 2	Mackworth District Centre	£0.0	£0.2	£0.2	22.9%	£0.3
Within LPA Area: Zone 2	Mickleover District Centre	£0.0	£4.3	£4.4	68.4%	£7.4
Within LPA Area: Zone 2	Normanton Road District Centre	£0.3	£7.9	£8.1	19.0%	£9.7
Within LPA Area: Zone 2	Oakwood District Centre	£0.0	£3.0	£3.0	49.2%	£4.5
Within LPA Area: Zone 2	Sinfin District Centre	£0.0	£0.5	£0.5	46.8%	£0.7
Within LPA Area: Zone 2	Spondon District Centre	£0.0	£1.0	£1.0	29.0%	£1.2
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	£0.7	£40.6	£41.4	104.5%	£84.6
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	£0.6	£41.5	£42.1	100.7%	£84.4
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	£0.3	£31.5	£31.8	94.5%	£61.9
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Osaston Park Road O-o-C RP, Other	£0.3	£28.0	£28.3	57.7%	£44.6
Within LPA Area: Zone 2	Other Zone 2	£3.4	£156.9	£160.3	89.3%	£303.5
Subtotal: From Zone 2		£5.76	£350.83	£356.59	81.7%	£648.1
DERBY CITY COUNCIL AREA		£14.2	£496.6	£510.8	90.5%	£974.0
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA						
Outside LPA Area: Zone 3	Nottingham City Centre	£0.2	£7.7	£7.9		
Outside LPA Area: Zone 3	Ilkeston Town Centre	£0.0	£1.1	£1.1		
Outside LPA Area: Zone 3	Other Zone 3	£1.0	£44.8	£45.7		
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	£0.1	£3.7	£3.8		
Outside LPA Area: Zone 4	Swadincote Town Centre	£0.0	£0.4	£0.4		
Outside LPA Area: Zone 4	Other Zone 4	£0.2	£28.0	£28.2		
Outside LPA Area: Zone 5	Other Zone 5	£0.3	£21.5	£21.8		
Outside LPA Area: Other Centres	Leicester City Centre	£0.0	£0.7	£0.7		
Outside LPA Area: Other Centres	Birmingham City Centre	£1.0	£4.0	£5.0		
Outside LPA Area: Other Centres	Other Out of Area	£2.9	£110.6	£113.5		
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA		£5.8	£222.5	£228.3		
OVERALL TOTAL		£20.0	£719.1	£739.0		

COMPARISON GOODS: EXPENDITURE ALLOCATED TO EXISTING CENTRES AND STORES (£m)

ASSESSMENT YEAR: 2040

Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Total Council Area (Zones 1 & 2)	% Inflow Uplift	Total Comparison Spend (£m)
Available Comparison Spend 2026		£22.4	£807.0	£829.4		
Within LPA Area: Zone 1	Derby City Centre	£9.5	£163.6	£173.0	111.4%	£365.8
Subtotal: From Zone 1		£9.46	£163.58	£173.05	111.4%	£365.75
Within LPA Area: Zone 2	Allenton District Centre	£0.0	£3.0	£3.0	21.9%	£4.1
Within LPA Area: Zone 2	Allestree District Centre	£0.0	£14.6	£14.6	29.3%	£18.9
Within LPA Area: Zone 2	Alvaston District Centre	£0.0	£7.2	£7.2	31.2%	£9.4
Within LPA Area: Zone 2	Cavendish District Centre	£0.1	£6.3	£6.4	12.6%	£7.2
Within LPA Area: Zone 2	Chaddesden District Centre	£0.0	£5.9	£5.9	31.8%	£7.8
Within LPA Area: Zone 2	Chellaston District Centre	£0.0	£2.0	£2.0	41.0%	£2.8
Within LPA Area: Zone 2	Littleover District Centre	£0.0	£0.6	£0.6	40.6%	£0.8
Within LPA Area: Zone 2	Mackworth District Centre	£0.0	£0.3	£0.3	22.9%	£0.3
Within LPA Area: Zone 2	Mickleover District Centre	£0.0	£4.9	£4.9	68.4%	£8.2
Within LPA Area: Zone 2	Normanton Road District Centre	£0.3	£8.8	£9.1	19.0%	£10.9
Within LPA Area: Zone 2	Oakwood District Centre	£0.0	£3.4	£3.4	49.2%	£5.0
Within LPA Area: Zone 2	Sinfin District Centre	£0.0	£0.5	£0.5	46.8%	£0.8
Within LPA Area: Zone 2	Spondon District Centre	£0.0	£1.1	£1.1	29.0%	£1.4
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	£0.8	£46.6	£46.4	104.5%	£94.9
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	£0.7	£46.5	£47.2	100.7%	£94.7
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	£0.4	£35.3	£35.7	94.5%	£69.4
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Osaston Park Road O-o-C RP, Other	£0.3	£31.4	£31.7	57.7%	£50.1
Within LPA Area: Zone 2	Other Zone 2	£3.8	£176.1	£179.9	89.3%	£340.6
Subtotal: From Zone 2		£6.48	£393.71	£400.19	81.7%	£727.3
DERBY CITY COUNCIL AREA		£15.9	£557.3	£573.2	90.5%	£1,093.1
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA						
Outside LPA Area: Zone 3	Nottingham City Centre	£0.3	£8.7	£8.9		
Outside LPA Area: Zone 3	Ilkeston Town Centre	£0.0	£1.2	£1.3		
Outside LPA Area: Zone 3	Other Zone 3	£1.1	£50.2	£51.3		
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	£0.1	£4.2	£4.3		
Outside LPA Area: Zone 4	Swadincote Town Centre	£0.0	£0.4	£0.4		
Outside LPA Area: Zone 4	Other Zone 4	£0.2	£31.4	£31.6		
Outside LPA Area: Zone 5	Other Zone 5	£0.3	£24.1	£24.4		
Outside LPA Area: Other Centres	Leicester City Centre	£0.0	£0.8	£0.8		
Outside LPA Area: Other Centres	Birmingham City Centre	£1.2	£4.5	£5.7		
Outside LPA Area: Other Centres	Other Out of Area	£3.3	£124.1	£127.4		
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA		£6.5	£249.7	£256.2		
OVERALL TOTAL		£22.4	£807.0	£829.4		

TABLE 9:

DERBY CITY COUNCIL AREA:
COMPARISON GOODS: EXPENDITURE ALLOCATED TO EXISTING CENTRES AND STORES (£m)

ASSESSMENT YEAR: 2043

Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Total Council Area (Zones 1 & 2)	% Inflow Uplift	Total Comparison Spend (£m)
Available Comparison Spend 2026		£24.4	£876.5	£900.8		
Within LPA Area: Zone 1	Derby City Centre	£10.3	£177.7	£187.9	111.4%	£397.2
	Subtotal: From Zone 1	£10.27	£177.68	£187.95	111.4%	£397.24
Within LPA Area: Zone 2	Allenton District Centre	£0.0	£3.6	£3.6	21.9%	£4.4
Within LPA Area: Zone 2	Allestree District Centre	£0.0	£15.8	£15.9	29.3%	£20.5
Within LPA Area: Zone 2	Alvaston District Centre	£0.0	£7.8	£7.8	31.2%	£10.3
Within LPA Area: Zone 2	Cavendish District Centre	£0.1	£6.8	£6.9	12.6%	£7.8
Within LPA Area: Zone 2	Chaddesden District Centre	£0.0	£6.4	£6.4	31.8%	£8.4
Within LPA Area: Zone 2	Chellaston District Centre	£0.0	£2.1	£2.1	41.0%	£3.0
Within LPA Area: Zone 2	Littleover District Centre	£0.0	£0.6	£0.6	40.6%	£0.9
Within LPA Area: Zone 2	Mackworth District Centre	£0.0	£0.3	£0.3	22.9%	£0.4
Within LPA Area: Zone 2	Mickleover District Centre	£0.0	£5.3	£5.3	68.4%	£9.0
Within LPA Area: Zone 2	Normanton Road District Centre	£0.3	£9.6	£9.9	19.0%	£11.8
Within LPA Area: Zone 2	Oakwood District Centre	£0.0	£3.7	£3.7	49.2%	£5.5
Within LPA Area: Zone 2	Sinfin District Centre	£0.0	£0.6	£0.6	46.8%	£0.8
Within LPA Area: Zone 2	Spondon District Centre	£0.0	£1.2	£1.2	29.0%	£1.5
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	£0.9	£49.5	£50.4	104.5%	£103.1
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	£0.7	£50.5	£51.3	100.7%	£102.9
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	£0.4	£38.4	£38.8	94.5%	£75.4
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Osaston Park Road O-o-C RP, Other	£0.3	£34.1	£34.5	57.7%	£54.4
Within LPA Area: Zone 2	Other Zone 2	£4.1	£191.3	£195.4	89.3%	£370.0
	Subtotal: From Zone 2	£7.03	£427.63	£434.66	81.7%	£790.0
DERBY CITY COUNCIL AREA		£17.3	£605.3	£622.6	90.5%	£1,187.2
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA						
Outside LPA Area: Zone 3	Nottingham City Centre	£0.3	£9.4	£9.7		
Outside LPA Area: Zone 3	Ilkeston Town Centre	£0.0	£1.4	£1.4		
Outside LPA Area: Zone 3	Other Zone 3	£1.2	£54.5	£55.7		
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	£0.1	£4.6	£4.6		
Outside LPA Area: Zone 4	Swadlincote Town Centre	£0.0	£0.5	£0.5		
Outside LPA Area: Zone 4	Other Zone 4	£0.3	£34.1	£34.3		
Outside LPA Area: Zone 5	Other Zone 5	£0.4	£26.2	£26.5		
Outside LPA Area: Other Centres	Leicester City Centre	£0.0	£0.9	£0.9		
Outside LPA Area: Other Centres	Birmingham City Centre	£1.3	£4.9	£6.2		
Outside LPA Area: Other Centres	Other Out of Area	£3.6	£134.8	£138.4		
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA		£7.1	£271.2	£278.2		
OVERALL TOTAL		£24.4	£876.5	£900.8		

Within / Outside LPA Area	Retail Location	2026	2030	2035	2040	2043
Within LPA Area: Zone 1	Derby City Centre	£258.8	£284.5	£325.9	£365.8	£397.2
	Subtotal: From Zone 1	£258.85	£284.48	£325.88	£365.75	£397.24
Within LPA Area: Zone 2	Allenton District Centre	£2.9	£3.2	£3.6	£4.1	£4.4
Within LPA Area: Zone 2	Allestree District Centre	£13.3	£14.7	£16.8	£18.9	£20.5
Within LPA Area: Zone 2	Alvaston District Centre	£6.7	£7.3	£8.4	£9.4	£10.3
Within LPA Area: Zone 2	Cavendish District Centre	£5.1	£5.6	£6.4	£7.2	£7.8
Within LPA Area: Zone 2	Chaddesden District Centre	£5.5	£6.0	£6.9	£7.8	£8.4
Within LPA Area: Zone 2	Chellaston District Centre	£2.0	£2.1	£2.5	£2.8	£3.0
Within LPA Area: Zone 2	Littleover District Centre	£0.6	£0.6	£0.7	£0.8	£0.9
Within LPA Area: Zone 2	Mackworth District Centre	£0.2	£0.3	£0.3	£0.3	£0.4
Within LPA Area: Zone 2	Mickleover District Centre	£5.8	£6.4	£7.4	£8.2	£9.0
Within LPA Area: Zone 2	Normanton Road District Centre	£7.7	£8.4	£9.7	£10.9	£11.8
Within LPA Area: Zone 2	Oakwood District Centre	£3.6	£3.9	£4.5	£5.0	£5.5
Within LPA Area: Zone 2	Sinfin District Centre	£0.5	£0.6	£0.7	£0.8	£0.8
Within LPA Area: Zone 2	Spondon District Centre	£1.0	£1.1	£1.2	£1.4	£1.5
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	£0.0	£0.0	£0.0	£0.0	£0.0
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	£67.1	£73.8	£84.6	£94.9	£103.1
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	£66.9	£73.6	£84.4	£94.7	£102.9
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	£49.0	£54.0	£61.9	£69.4	£75.4
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	£0.0	£0.0	£0.0	£0.0	£0.0
Within LPA Area: Zone 2	Osaston Park Road O-o-C RP, Other	£35.4	£38.9	£44.6	£50.1	£54.4
Within LPA Area: Zone 2	Other Zone 2	£240.8	£264.8	£303.5	£340.6	£370.0
	Subtotal: From Zone 2	£514.0	£565.4	£648.1	£727.3	£790.0
DERBY CITY COUNCIL AREA		£772.8	£849.8	£974.0	£1,093.1	£1,187.2

TABLE 11: COMMITTED COMPARISON GOODS FLOORSPACE

Centre	Planning Ref	Location	Gross Floorspace (sq m)	Net Floorspace (sq m)	2026 Average Sales Density (£ per sqm)	FORECAST TURNOVER (£M)				
						2026	2030	2035	2040	2043
1 Derby-Eagle Market Site, Derby DE1 2AZ	25/01315/OUT	Derby - In-Centre	3,066	715	£6,000	-	£4.7	£5.3	£6.0	£6.5
2 Bradshaw Retail Park, Bradshaw Way, Derby DE1 2QB	24/01738/OUT	Derby - In-Centre	528	123	£6,000	-	£0.8	£0.9	£1.0	£1.1
DERBY CITY COUNCIL AREA TOTAL						-	£5.5	£6.2	£7.1	£7.6

Notes:

- 1 Planning Ref No. 25/01315/OUT. Demolition of existing Eagle Market building and erection of a mixed-use development (comprising of up to 674 homes, up to 3,066 sqm GIA of commercial space and up to 145 car parking spaces), including residential and commercial floor space (Use Classes C3 and E); public square; servicing; car and cycle parking provision; hard and soft landscaping works; provision of new pedestrian routes; and other associated works. Assumptions: the gross floorspace of 3,066sqm is netted down to 2,146sqm (assuming a gross to net ratio of 70%) and is further assumed that this new space will be split equally between comparison, convenience and leisure space (i.e. 715 sqm net each).
- 2 Planning Ref No. 24/01738/OUT. Demolition of existing buildings and erection of a mixed-use development (comprising of up to 478 homes, up to 528 sqm GEA of commercial space and up to 94 car parking spaces), to be delivered in a phased and severable manner, including residential and commercial floor space (Use Classes C3 and E); servicing; car and cycle parking provision; hard and soft landscaping works; and other associated works. Assumptions: the gross floorspace of 528sqm is netted down to 370sqm (assuming a gross to net ratio of 70%) and is further assumed that this new space will be split equally between comparison, convenience and leisure space (i.e. 123 sqm net each).

TABLE 12: DERBY CITY COUNCIL AREA - FORECAST CAPACITY FOR COMPARISON GOODS FLOORSPACE **EXCLUDING** COMMITMENTS

	2026	2030	2035	2040	2043
STEP 1: TOTAL FORECAST 'CURRENT' TURNOVER OF ALL FLOORSPACE (£m):	£772.8	£849.8	£974.0	£1,093.1	£1,187.2
STEP 2: TOTAL FORECAST 'BENCHMARK' TURNOVER OF ALL FLOORSPACE (£m):	£772.8	£848.1	£959.5	£1,085.6	£1,169.1
STEP 3: NET RESIDUAL EXPENDITURE - EXCLUDING ANY COMMITMENTS (£m):	-	£1.8	£14.4	£7.4	£18.1
STEP 4: FORECAST CAPACITY FOR NEW COMPARISON FLOORSPACE:					
(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	£6,000	£6,584	£7,449	£8,428	£9,076
(ii) Net Floorspace Capacity (sq m):	-	268	1,936	883	1,995
(iii) Assumed Net / Gross Floorspace Ratio:		80%	80%	80%	80%
(iv) Gross Floorspace Capacity (sq m):		335	2,420	1,104	2,494

Notes:

- STEP 1: The (transaction-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 comparison 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 (2026) 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 'net' residual expenditure is converted into a net/gross floorspace capacity estimated based on the average sales performance for comparison operators

TABLE 13: DERBY CITY COUNCIL AREA - FORECAST CAPACITY FOR COMPARISON GOODS FLOORSPACE **INCLUDING** COMMITMENTS

	2026	2030	2035	2040	2043
STEP 1: TOTAL FORECAST 'CURRENT' TURNOVER OF ALL FLOORSPACE (£m):	£772.8	£849.8	£974.0	£1,093.1	£1,187.2
STEP 2: TOTAL FORECAST 'BENCHMARK' TURNOVER OF ALL FLOORSPACE (£m):	£772.8	£848.1	£959.5	£1,085.6	£1,169.1
STEP 3: NET RESIDUAL EXPENDITURE - EXCLUDING ANY COMMITMENTS (£m):	-	£1.8	£14.4	£7.4	£18.1
STEP 4: TURNOVER OF ALL COMMITTED FLOORSPACE (£m):	-	£5.5	£6.2	£7.1	£7.6
STEP 5: NET RESIDUAL EXPENDITURE AFTER COMMITMENTS:	-	£3.8	£8.2	£0.4	£10.5
STEP 6: FORECAST CAPACITY FOR NEW COMPARISON FLOORSPACE:					
(i) Estimated Average Sales Density of New Floorspace (£ per sq m):	£6,000	£6,584	£7,449	£8,428	£9,076
(ii) Net Floorspace Capacity (sq m):	-	-571	1,097	45	1,156
(iii) Assumed Net / Gross Floorspace Ratio:		80%	80%	80%	80%
(iv) Gross Floorspace Capacity (sq m):		-714	1,372	56	1,446

Notes:

- STEP 1: The (transaction-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 comparison 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 (2026) 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 11. It is assumed for the purpose of this assessment that all commitments will be opened and will have reached 'mature' trading conditions by 2030.
- STEP 5: The 'net' residual expenditure capacity makes an allowance for the forecast turnover of all commitments (Step 4).
- STEP 6: The 'net' residual expenditure is converted into a net/gross floorspace capacity estimated based on the average sales performance for comparison operators

Appendix 8:

Food & Beverage Market Share: Baseline

ASSESSMENT YEAR: 2026

TABLE 2:	STUDY AREA: EXPERIAN INSIGHTS FOOD & BEVERAGE TRANSACTIONS INCLUDING ONLINE (%)								ASSESSMENT YEAR:	2026
Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Other Inflow (Beyond Zones 1 5)	From Within LPA Area (Zones 1 & 2)	From Outside LPA Area (Zones 3, 4, 5 & Out of Area)	Total
Within LPA Area: Zone 1	Derby City Centre	30.1%	10.5%	1.1%	2.4%	2.5%	37.5%	10.8%	35.9%	30.6%
	Subtotal: From Zone 1	30.1%	10.5%	1.1%	2.4%	2.5%	37.5%	10.8%	35.9%	30.6%
Within LPA Area: Zone 2	Allenton District Centre	0.1%	0.5%	0.0%	0.1%	0.0%	0.5%	0.5%	0.6%	1.0%
Within LPA Area: Zone 2	Allestree District Centre	0.1%	0.8%	0.0%	0.0%	0.2%	0.4%	0.7%	0.9%	1.5%
Within LPA Area: Zone 2	Alvaston District Centre	0.1%	0.4%	0.0%	0.0%	0.0%	0.3%	0.4%	0.4%	0.7%
Within LPA Area: Zone 2	Cavendish District Centre	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.1%
Within LPA Area: Zone 2	Chaddesden District Centre	0.2%	1.0%	0.1%	0.1%	0.1%	1.2%	1.0%	1.3%	2.0%
Within LPA Area: Zone 2	Chellaston District Centre	0.0%	0.5%	0.0%	0.1%	0.0%	0.2%	0.5%	0.4%	0.8%
Within LPA Area: Zone 2	Littleover District Centre	0.1%	0.6%	0.0%	0.1%	0.0%	0.8%	0.6%	0.6%	1.1%
Within LPA Area: Zone 2	Mackworth District Centre	0.0%	0.2%	0.0%	0.0%	0.1%	0.2%	0.2%	0.4%	0.5%
Within LPA Area: Zone 2	Mickleover District Centre	0.1%	0.9%	0.0%	0.3%	0.1%	1.2%	0.9%	1.8%	2.0%
Within LPA Area: Zone 2	Norrmanton Road District Centre	1.1%	1.2%	0.0%	0.1%	0.1%	4.9%	1.2%	2.5%	2.7%
Within LPA Area: Zone 2	Oakwood District Centre	0.0%	0.7%	0.0%	0.0%	0.0%	0.2%	0.7%	0.3%	1.0%
Within LPA Area: Zone 2	Sinfin District Centre	0.1%	0.5%	0.0%	0.2%	0.0%	0.4%	0.5%	1.2%	1.3%
Within LPA Area: Zone 2	Spondon District Centre	0.0%	1.0%	0.0%	0.0%	0.0%	1.0%	1.0%	0.4%	1.5%
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	0.6%	1.2%	0.1%	0.1%	0.5%	1.9%	1.2%	3.5%	3.2%
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	0.2%	0.2%	0.0%	0.1%	0.1%	0.5%	0.2%	0.7%	0.6%
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	0.7%	0.9%	0.2%	0.1%	0.1%	2.1%	0.9%	3.1%	2.6%
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	0.1%	0.3%	0.0%	0.0%	0.0%	0.3%	0.3%	0.5%	0.7%
Within LPA Area: Zone 2	Osmanston Park Road O-o-C RP, Other	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Within LPA Area: Zone 2	Other Zone 2	10.9%	18.9%	1.3%	3.4%	3.0%	47.3%	18.8%	45.6%	46.0%
	Subtotal: From Zone 2	14.4%	29.9%	1.9%	4.8%	4.3%	62.5%	29.7%	64.1%	69.4%
DERBY CITY COUNCIL AREA		44.4%	40.4%	3.0%	7.2%	6.9%	100.0%	40.4%	100.0%	100.0%
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA										
Outside LPA Area: Zone 3	Nottingham City Centre	2.5%	1.5%	10.3%	1.0%	1.4%				
Outside LPA Area: Zone 3	Ilkeston Town Centre	0.1%	0.1%	2.0%	0.0%	0.3%				
Outside LPA Area: Zone 3	Other Zone 3	3.0%	4.0%	31.5%	1.7%	3.5%				
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	0.1%	0.2%	0.0%	2.5%	0.1%				
Outside LPA Area: Zone 4	Swadincote Town Centre	0.0%	0.0%	0.0%	1.0%	0.0%				
Outside LPA Area: Zone 4	Other Zone 4	2.2%	6.1%	1.7%	34.7%	2.6%				
Outside LPA Area: Zone 5	Other Zone 5	2.6%	5.0%	2.5%	2.2%	40.6%				
Outside LPA Area: Other Centres	Leicester City Centre	0.1%	0.1%	0.1%	0.4%	0.1%				
Outside LPA Area: Other Centres	Birmingham City Centre	0.5%	0.5%	0.3%	0.9%	0.3%				
Outside LPA Area: Other Centres	Other Out of Area	18.2%	18.0%	25.5%	28.9%	29.0%				
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA							29.4%	35.7%	73.8%	73.3%
Online Expenditure							26.2%	23.9%	23.2%	19.5%
OVERALL TOTAL							100.0%	100.0%	100.0%	100.0%
							100.0%	100.0%		

TABLE 3:

DERBY CITY COUNCIL AREA:
EXPERIAN INSIGHTS FOOD & BEVERAGE TRANSACTIONS: MARKET SHARES AND INFLOWS (INCLUDING ONLINE) (%)

ASSESSMENT YEAR: 2026

Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Council Area (Zones 1 & 2)	% Inflow Uplift
Within LPA Area: Zone 1	Derby City Centre	30.1%	10.5%	10.8%	103.3%
Subtotal: From Zone 1		30.1%	10.5%	10.8%	103.3%
Within LPA Area: Zone 2	Allenton District Centre	0.1%	0.5%	0.5%	0.0%
Within LPA Area: Zone 2	Allestree District Centre	0.1%	0.8%	0.7%	0.0%
Within LPA Area: Zone 2	Alvaston District Centre	0.1%	0.4%	0.4%	0.0%
Within LPA Area: Zone 2	Cavendish District Centre	0.0%	0.1%	0.1%	0.0%
Within LPA Area: Zone 2	Chaddesden District Centre	0.2%	1.0%	1.0%	0.0%
Within LPA Area: Zone 2	Chellaston District Centre	0.0%	0.5%	0.5%	0.0%
Within LPA Area: Zone 2	Littleover District Centre	0.1%	0.6%	0.6%	0.0%
Within LPA Area: Zone 2	Mackworth District Centre	0.0%	0.2%	0.2%	0.0%
Within LPA Area: Zone 2	Mickleover District Centre	0.1%	0.9%	0.9%	0.0%
Within LPA Area: Zone 2	Normanton Road District Centre	1.1%	1.2%	1.2%	66.8%
Within LPA Area: Zone 2	Oakwood District Centre	0.0%	0.7%	0.7%	0.0%
Within LPA Area: Zone 2	Sirfin District Centre	0.1%	0.5%	0.5%	0.0%
Within LPA Area: Zone 2	Spondon District Centre	0.0%	1.0%	1.0%	0.0%
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	0.0%	0.0%	0.0%	0.0%
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	0.6%	1.2%	1.2%	87.1%
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	0.2%	0.2%	0.2%	0.0%
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	0.7%	0.9%	0.9%	0.0%
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	0.1%	0.3%	0.3%	0.0%
Within LPA Area: Zone 2	Osmaston Park Road O-o-C RP, Other	0.0%	0.0%	0.0%	0.0%
Within LPA Area: Zone 2	Other Zone 2	10.9%	18.9%	18.8%	75.3%
Subtotal: From Zone 2		14.4%	29.9%	29.7%	67.0%
					0.0%
DERBY CITY COUNCIL AREA		44.4%	40.4%	40.4%	76.7%
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA					
Outside LPA Area: Zone 3	Nottingham City Centre	2.5%	1.5%	1.5%	
Outside LPA Area: Zone 3	Ilkeston Town Centre	0.1%	0.1%	0.1%	
Outside LPA Area: Zone 3	Other Zone 3	3.0%	4.0%	4.0%	
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	0.1%	0.2%	0.2%	
Outside LPA Area: Zone 4	Swadlincote Town Centre	0.0%	0.0%	0.0%	
Outside LPA Area: Zone 4	Other Zone 4	2.2%	6.1%	6.1%	
Outside LPA Area: Zone 5	Other Zone 5	2.6%	5.0%	5.0%	
Outside LPA Area: Other Centres	Leicester City Centre	0.1%	0.1%	0.1%	
Outside LPA Area: Other Centres	Birmingham City Centre	0.5%	0.5%	0.5%	
Outside LPA Area: Other Centres	Other Out of Area	18.2%	18.0%	18.0%	
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA		29.4%	35.7%	35.6%	
Online Expenditure		26.2%	23.9%	24.0%	
OVERALL TOTAL		100.0%	100.0%	100.0%	

EXPERIAN INSIGHTS FOOD & BEVERAGE TRANSACTIONS: MARKET SHARES AND INFLOWS (EXCLUDING ONLINE) (%)

ASSESSMENT YEAR: 2026

Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Council Area (Zones 1 & 2)	% Inflow Uplift
Within LPA Area: Zone 1	Derby City Centre	40.7%	13.8%	14.2%	103.3%
Subtotal: From Zone 1		40.7%	13.8%	14.2%	103.3%
Within LPA Area: Zone 2	Allenton District Centre	0.2%	0.7%	0.7%	0.0%
Within LPA Area: Zone 2	Allestree District Centre	0.2%	1.0%	1.0%	0.0%
Within LPA Area: Zone 2	Alvaston District Centre	0.1%	0.5%	0.5%	0.0%
Within LPA Area: Zone 2	Cavendish District Centre	0.0%	0.1%	0.1%	0.0%
Within LPA Area: Zone 2	Chaddesden District Centre	0.3%	1.4%	1.3%	0.0%
Within LPA Area: Zone 2	Chellaston District Centre	0.0%	0.6%	0.6%	0.0%
Within LPA Area: Zone 2	Littleover District Centre	0.1%	0.8%	0.8%	0.0%
Within LPA Area: Zone 2	Mackworth District Centre	0.0%	0.3%	0.3%	0.0%
Within LPA Area: Zone 2	Mickleover District Centre	0.1%	1.1%	1.1%	0.0%
Within LPA Area: Zone 2	Normanton Road District Centre	1.4%	1.5%	1.5%	66.8%
Within LPA Area: Zone 2	Oakwood District Centre	0.0%	0.9%	0.9%	0.0%
Within LPA Area: Zone 2	Sirfin District Centre	0.2%	0.7%	0.7%	0.0%
Within LPA Area: Zone 2	Spondon District Centre	0.1%	1.3%	1.3%	0.0%
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	0.0%	0.0%	0.0%	0.0%
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	0.8%	1.6%	1.6%	87.1%
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	0.2%	0.2%	0.2%	0.0%
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	0.9%	1.2%	1.2%	0.0%
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	0.1%	0.4%	0.4%	0.0%
Within LPA Area: Zone 2	Osmaston Park Road O-o-C RP, Other	0.0%	0.0%	0.0%	0.0%
Within LPA Area: Zone 2	Other Zone 2	14.8%	24.8%	24.7%	75.3%
Subtotal: From Zone 2		19.5%	39.3%	39.0%	67.0%
DERBY CITY COUNCIL AREA		60.2%	53.1%	53.2%	76.7%
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA					
Outside LPA Area: Zone 3	Nottingham City Centre	3.4%	2.0%	2.0%	
Outside LPA Area: Zone 3	Ilkeston Town Centre	0.1%	0.2%	0.2%	
Outside LPA Area: Zone 3	Other Zone 3	4.1%	5.3%	5.3%	
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	0.1%	0.3%	0.3%	
Outside LPA Area: Zone 4	Swadlincote Town Centre	0.0%	0.1%	0.1%	
Outside LPA Area: Zone 4	Other Zone 4	3.0%	8.1%	8.0%	
Outside LPA Area: Zone 5	Other Zone 5	3.5%	6.6%	6.6%	
Outside LPA Area: Other Centres	Leicester City Centre	0.2%	0.1%	0.1%	
Outside LPA Area: Other Centres	Birmingham City Centre	0.6%	0.6%	0.6%	
Outside LPA Area: Other Centres	Other Out of Area	24.7%	23.7%	23.7%	
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA		39.8%	46.9%	46.8%	
OVERALL TOTAL		100.0%	100.0%	100.0%	

TABLE 5: DERBY CITY COUNCIL AREA:
FOOD & BEVERAGE SPEND EXCLUDING ONLINE (£m)

ASSESSMENT YEAR: 2026

Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Total Council Area (Zones 1 & 2)	% Inflow Uplift	Total Convenience Spend (£m)
Available Food & Beverage Spend 2026		£15.1	£406.8	£421.8		
Within LPA Area: Zone 1	Derby City Centre	£6.1	£56.3	£62.4	103.3%	£126.9
	Subtotal: From Zone 1	£6.1	£56.3	£62.4	103.3%	£126.9
Within LPA Area: Zone 2	Allenton District Centre	£0.0	£2.9	£2.9	0.0%	£2.9
Within LPA Area: Zone 2	Allestree District Centre	£0.0	£4.0	£4.0	0.0%	£4.0
Within LPA Area: Zone 2	Alvaston District Centre	£0.0	£2.2	£2.2	0.0%	£2.2
Within LPA Area: Zone 2	Cavendish District Centre	£0.0	£0.4	£0.4	0.0%	£0.4
Within LPA Area: Zone 2	Chaddesden District Centre	£0.0	£5.5	£5.5	0.0%	£5.5
Within LPA Area: Zone 2	Chellaston District Centre	£0.0	£2.6	£2.6	0.0%	£2.6
Within LPA Area: Zone 2	Littleover District Centre	£0.0	£3.1	£3.2	0.0%	£3.2
Within LPA Area: Zone 2	Mackworth District Centre	£0.0	£1.3	£1.3	0.0%	£1.3
Within LPA Area: Zone 2	Mickleover District Centre	£0.0	£4.6	£4.6	0.0%	£4.6
Within LPA Area: Zone 2	Normanton Road District Centre	£0.2	£6.2	£6.4	66.8%	£10.7
Within LPA Area: Zone 2	Oakwood District Centre	£0.0	£3.5	£3.5	0.0%	£3.5
Within LPA Area: Zone 2	Sinfin District Centre	£0.0	£2.9	£2.9	0.0%	£2.9
Within LPA Area: Zone 2	Spondon District Centre	£0.0	£5.3	£5.3	0.0%	£5.3
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	£0.0	£0.1	£0.1	0.0%	£0.1
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	£0.1	£6.7	£6.8	87.1%	£12.7
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	£0.0	£1.0	£1.0	0.0%	£1.0
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	£0.1	£4.8	£5.0	0.0%	£5.0
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	£0.0	£1.7	£1.7	0.0%	£1.7
Within LPA Area: Zone 2	Osmaston Park Road O-o-C RP, Other	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Other Zone 2	£2.2	£100.9	£103.1	75.3%	£180.7
	Subtotal: From Zone 2	£2.9	£159.7	£162.6	67.0%	£250.4
DERBY CITY COUNCIL AREA		£9.1	£216.0	£225.1	76.7%	£377.4
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA						
Outside LPA Area: Zone 3	Nottingham City Centre	£0.5	£8.0	£8.5		
Outside LPA Area: Zone 3	Ilkeston Town Centre	£0.0	£0.7	£0.7		
Outside LPA Area: Zone 3	Other Zone 3	£0.6	£21.7	£22.3		
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	£0.0	£1.1	£1.1		
Outside LPA Area: Zone 4	Swadincote Town Centre	£0.0	£0.2	£0.2		
Outside LPA Area: Zone 4	Other Zone 4	£0.5	£32.8	£33.2		
Outside LPA Area: Zone 5	Other Zone 5	£0.5	£26.9	£27.4		
Outside LPA Area: Other Centres	Leicester City Centre	£0.0	£0.6	£0.6		
Outside LPA Area: Other Centres	Birmingham City Centre	£0.1	£2.6	£2.6		
Outside LPA Area: Other Centres	Other Out of Area	£3.7	£96.3	£100.0		
	OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA	£6.0	£190.7	£196.7		
OVERALL TOTAL		£15.1	£406.8	£421.8		

FOOD & BEVERAGE SPEND EXCLUDING ONLINE (£m)

ASSESSMENT YEAR: 2030

Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Total Council Area (Zones 1 & 2)	% Inflow Uplift	Total Convenience Spend (£m)
Available Food & Beverage Spend 2026		£15.9	£425.3	£441.2		
Within LPA Area: Zone 1	Derby City Centre	£6.5	£58.9	£65.3	103.3%	£132.8
	Subtotal: From Zone 1	£6.5	£58.9	£65.3	103.3%	£132.8
Within LPA Area: Zone 2	Allenton District Centre	£0.0	£3.0	£3.0	0.0%	£3.0
Within LPA Area: Zone 2	Allestree District Centre	£0.0	£4.2	£4.2	0.0%	£4.2
Within LPA Area: Zone 2	Alvaston District Centre	£0.0	£2.3	£2.3	0.0%	£2.3
Within LPA Area: Zone 2	Cavendish District Centre	£0.0	£0.4	£0.4	0.0%	£0.4
Within LPA Area: Zone 2	Chaddesden District Centre	£0.0	£5.8	£5.8	0.0%	£5.8
Within LPA Area: Zone 2	Chellaston District Centre	£0.0	£2.7	£2.7	0.0%	£2.7
Within LPA Area: Zone 2	Littleover District Centre	£0.0	£3.3	£3.3	0.0%	£3.3
Within LPA Area: Zone 2	Mackworth District Centre	£0.0	£1.4	£1.4	0.0%	£1.4
Within LPA Area: Zone 2	Mickleover District Centre	£0.0	£4.8	£4.9	0.0%	£4.9
Within LPA Area: Zone 2	Normanton Road District Centre	£0.2	£6.5	£6.7	66.8%	£11.2
Within LPA Area: Zone 2	Oakwood District Centre	£0.0	£3.7	£3.7	0.0%	£3.7
Within LPA Area: Zone 2	Sinfin District Centre	£0.0	£3.0	£3.0	0.0%	£3.0
Within LPA Area: Zone 2	Spondon District Centre	£0.0	£5.5	£5.5	0.0%	£5.5
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	£0.0	£0.1	£0.1	0.0%	£0.1
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	£0.1	£7.0	£7.1	87.1%	£13.3
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	£0.0	£1.1	£1.1	0.0%	£1.1
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	£0.1	£5.0	£5.2	0.0%	£5.2
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	£0.0	£1.8	£1.8	0.0%	£1.8
Within LPA Area: Zone 2	Osmaston Park Road O-o-C RP, Other	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Other Zone 2	£2.3	£105.5	£107.8	75.3%	£189.0
	Subtotal: From Zone 2	£3.1	£167.0	£170.1	67.0%	£261.9
DERBY CITY COUNCIL AREA		£9.6	£225.9	£235.4	76.7%	£394.7
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA						
Outside LPA Area: Zone 3	Nottingham City Centre	£0.5	£8.4	£8.9		
Outside LPA Area: Zone 3	Ilkeston Town Centre	£0.0	£0.7	£0.7		
Outside LPA Area: Zone 3	Other Zone 3	£0.7	£22.6	£23.3		
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	£0.0	£1.2	£1.2		
Outside LPA Area: Zone 4	Swadincote Town Centre	£0.0	£0.3	£0.3		
Outside LPA Area: Zone 4	Other Zone 4	£0.5	£34.3	£34.7		
Outside LPA Area: Zone 5	Other Zone 5	£0.6	£28.1	£28.7		
Outside LPA Area: Other Centres	Leicester City Centre	£0.0	£0.6	£0.6		
Outside LPA Area: Other Centres	Birmingham City Centre	£0.1	£2.7	£2.8		
Outside LPA Area: Other Centres	Other Out of Area	£3.9	£100.7	£104.6		
	OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA	£6.3	£199.4	£205.8		
OVERALL TOTAL		£15.9	£425.3	£441.2		

TABLE 7: DERBY CITY COUNCIL AREA:
FOOD & BEVERAGE SPEND EXCLUDING ONLINE (£m)

ASSESSMENT YEAR: 2035

Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Total Council Area (Zones 1 & 2)	% Inflow Uplift	Total Convenience Spend (£m)
Available Food & Beverage Spend 2026		£17.1	£479.8	£497.0		
Within LPA Area: Zone 1	Derby City Centre	£7.0	£66.4	£73.4	103.3%	£149.2
	Subtotal: From Zone 1	£7.0	£66.4	£73.4	103.3%	£149.2
Within LPA Area: Zone 2	Allenton District Centre	£0.0	£3.4	£3.4	0.0%	£3.4
Within LPA Area: Zone 2	Allestree District Centre	£0.0	£4.7	£4.8	0.0%	£4.8
Within LPA Area: Zone 2	Alvaston District Centre	£0.0	£2.6	£2.6	0.0%	£2.6
Within LPA Area: Zone 2	Cavendish District Centre	£0.0	£0.5	£0.5	0.0%	£0.5
Within LPA Area: Zone 2	Chaddesden District Centre	£0.0	£6.5	£6.5	0.0%	£6.5
Within LPA Area: Zone 2	Chellaston District Centre	£0.0	£3.1	£3.1	0.0%	£3.1
Within LPA Area: Zone 2	Littleover District Centre	£0.0	£3.7	£3.7	0.0%	£3.7
Within LPA Area: Zone 2	Mackworth District Centre	£0.0	£1.5	£1.5	0.0%	£1.5
Within LPA Area: Zone 2	Mickleover District Centre	£0.0	£5.5	£5.5	0.0%	£5.5
Within LPA Area: Zone 2	Normanton Road District Centre	£0.2	£7.3	£7.6	66.8%	£12.6
Within LPA Area: Zone 2	Oakwood District Centre	£0.0	£4.2	£4.2	0.0%	£4.2
Within LPA Area: Zone 2	Sirfin District Centre	£0.0	£3.4	£3.4	0.0%	£3.4
Within LPA Area: Zone 2	Spondon District Centre	£0.0	£6.2	£6.2	0.0%	£6.2
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	£0.0	£0.1	£0.1	0.0%	£0.1
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	£0.1	£7.9	£8.0	87.1%	£15.0
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	£0.0	£1.2	£1.2	0.0%	£1.2
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	£0.2	£5.7	£5.9	0.0%	£5.9
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	£0.0	£2.0	£2.0	0.0%	£2.0
Within LPA Area: Zone 2	Osmaston Park Road O-o-C RP, Other	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Other Zone 2	£2.5	£119.0	£121.5	75.3%	£213.0
	Subtotal: From Zone 2	£3.3	£188.4	£191.7	67.0%	£295.2
DERBY CITY COUNCIL AREA		£10.3	£254.8	£265.1	76.7%	£444.5
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA						
Outside LPA Area: Zone 3	Nottingham City Centre	£0.6	£9.4	£10.0		
Outside LPA Area: Zone 3	Ilkeston Town Centre	£0.0	£0.8	£0.8		
Outside LPA Area: Zone 3	Other Zone 3	£0.7	£25.5	£26.2		
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	£0.0	£1.3	£1.3		
Outside LPA Area: Zone 4	Swadlincote Town Centre	£0.0	£0.3	£0.3		
Outside LPA Area: Zone 4	Other Zone 4	£0.5	£38.7	£39.2		
Outside LPA Area: Zone 5	Other Zone 5	£0.6	£31.7	£32.3		
Outside LPA Area: Other Centres	Leicester City Centre	£0.0	£0.7	£0.7		
Outside LPA Area: Other Centres	Birmingham City Centre	£0.1	£3.0	£3.1		
Outside LPA Area: Other Centres	Other Out of Area	£4.2	£113.6	£117.8		
	OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA	£6.8	£225.0	£231.8		
OVERALL TOTAL		£17.1	£479.8	£497.0		

FOOD & BEVERAGE SPEND EXCLUDING ONLINE (£m)

ASSESSMENT YEAR: 2040

Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Total Council Area (Zones 1 & 2)	% Inflow Uplift	Total Convenience Spend (£m)
Available Food & Beverage Spend 2026		£18.5	£479.8	£498.3		
Within LPA Area: Zone 1	Derby City Centre	£7.5	£66.4	£74.0	103.3%	£150.3
	Subtotal: From Zone 1	£7.5	£66.4	£74.0	103.3%	£150.3
Within LPA Area: Zone 2	Allenton District Centre	£0.0	£3.4	£3.4	0.0%	£3.4
Within LPA Area: Zone 2	Allestree District Centre	£0.0	£4.7	£4.8	0.0%	£4.8
Within LPA Area: Zone 2	Alvaston District Centre	£0.0	£2.6	£2.6	0.0%	£2.6
Within LPA Area: Zone 2	Cavendish District Centre	£0.0	£0.5	£0.5	0.0%	£0.5
Within LPA Area: Zone 2	Chaddesden District Centre	£0.0	£6.5	£6.5	0.0%	£6.5
Within LPA Area: Zone 2	Chellaston District Centre	£0.0	£3.1	£3.1	0.0%	£3.1
Within LPA Area: Zone 2	Littleover District Centre	£0.0	£3.7	£3.7	0.0%	£3.7
Within LPA Area: Zone 2	Mackworth District Centre	£0.0	£1.5	£1.5	0.0%	£1.5
Within LPA Area: Zone 2	Mickleover District Centre	£0.0	£5.5	£5.5	0.0%	£5.5
Within LPA Area: Zone 2	Normanton Road District Centre	£0.3	£7.3	£7.6	66.8%	£12.6
Within LPA Area: Zone 2	Oakwood District Centre	£0.0	£4.2	£4.2	0.0%	£4.2
Within LPA Area: Zone 2	Sirfin District Centre	£0.0	£3.4	£3.4	0.0%	£3.4
Within LPA Area: Zone 2	Spondon District Centre	£0.0	£6.2	£6.2	0.0%	£6.2
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	£0.0	£0.1	£0.1	0.0%	£0.1
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	£0.2	£7.9	£8.0	87.1%	£15.0
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	£0.0	£1.2	£1.2	0.0%	£1.2
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	£0.2	£5.7	£5.9	0.0%	£5.9
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	£0.0	£2.0	£2.0	0.0%	£2.0
Within LPA Area: Zone 2	Osmaston Park Road O-o-C RP, Other	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Other Zone 2	£2.7	£119.0	£121.7	75.3%	£213.4
	Subtotal: From Zone 2	£3.6	£188.4	£192.0	67.0%	£295.7
DERBY CITY COUNCIL AREA		£11.1	£254.8	£265.9	76.7%	£446.0
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA						
Outside LPA Area: Zone 3	Nottingham City Centre	£0.6	£9.4	£10.1		
Outside LPA Area: Zone 3	Ilkeston Town Centre	£0.0	£0.8	£0.8		
Outside LPA Area: Zone 3	Other Zone 3	£0.8	£25.5	£26.3		
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	£0.0	£1.3	£1.3		
Outside LPA Area: Zone 4	Swadlincote Town Centre	£0.0	£0.3	£0.3		
Outside LPA Area: Zone 4	Other Zone 4	£0.6	£38.7	£39.2		
Outside LPA Area: Zone 5	Other Zone 5	£0.6	£31.7	£32.4		
Outside LPA Area: Other Centres	Leicester City Centre	£0.0	£0.7	£0.7		
Outside LPA Area: Other Centres	Birmingham City Centre	£0.1	£3.0	£3.1		
Outside LPA Area: Other Centres	Other Out of Area	£4.6	£113.6	£118.1		
	OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA	£7.4	£225.0	£232.4		
OVERALL TOTAL		£18.5	£479.8	£498.3		

TABLE 9: DERBY CITY COUNCIL AREA:
FOOD & BEVERAGE SPEND EXCLUDING ONLINE (£m)

ASSESSMENT YEAR: 2043

Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Total Council Area (Zones 1 & 2)	% Inflow Uplift	Total Convenience Spend (£m)
Available Food & Beverage Spend 2026		£19.3	£497.2	£516.5		
Within LPA Area: Zone 1	Derby City Centre	£7.9	£68.8	£76.7	103.3%	£155.9
	Subtotal: From Zone 1	£7.9	£68.8	£76.7	103.3%	£155.9
Within LPA Area: Zone 2	Allenton District Centre	£0.0	£3.5	£3.5	0.0%	£3.5
Within LPA Area: Zone 2	Allestree District Centre	£0.0	£4.9	£4.9	0.0%	£4.9
Within LPA Area: Zone 2	Alvaston District Centre	£0.0	£2.7	£2.7	0.0%	£2.7
Within LPA Area: Zone 2	Cavendish District Centre	£0.0	£0.5	£0.5	0.0%	£0.5
Within LPA Area: Zone 2	Chaddesden District Centre	£0.0	£6.7	£6.8	0.0%	£6.8
Within LPA Area: Zone 2	Chellaston District Centre	£0.0	£3.2	£3.2	0.0%	£3.2
Within LPA Area: Zone 2	Littleover District Centre	£0.0	£3.8	£3.9	0.0%	£3.9
Within LPA Area: Zone 2	Mackworth District Centre	£0.0	£1.6	£1.6	0.0%	£1.6
Within LPA Area: Zone 2	Mickleover District Centre	£0.0	£5.7	£5.7	0.0%	£5.7
Within LPA Area: Zone 2	Normanton Road District Centre	£0.3	£7.6	£7.8	66.8%	£13.1
Within LPA Area: Zone 2	Oakwood District Centre	£0.0	£4.3	£4.3	0.0%	£4.3
Within LPA Area: Zone 2	Sinfin District Centre	£0.0	£3.5	£3.6	0.0%	£3.6
Within LPA Area: Zone 2	Spondon District Centre	£0.0	£6.5	£6.5	0.0%	£6.5
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	£0.0	£0.1	£0.1	0.0%	£0.1
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	£0.2	£8.2	£8.3	87.1%	£15.6
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	£0.0	£1.2	£1.2	0.0%	£1.2
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	£0.2	£5.9	£6.1	0.0%	£6.1
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	£0.0	£2.1	£2.1	0.0%	£2.1
Within LPA Area: Zone 2	Osmaston Park Road O-o-C RP, Other	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Other Zone 2	£2.8	£123.3	£126.2	75.3%	£221.1
	Subtotal: From Zone 2	£3.8	£195.2	£199.0	67.0%	£306.4
DERBY CITY COUNCIL AREA		£11.6	£264.0	£275.6	76.7%	£462.3
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA						
Outside LPA Area: Zone 3	Nottingham City Centre	£0.7	£9.8	£10.4		
Outside LPA Area: Zone 3	Ilkeston Town Centre	£0.0	£0.8	£0.9		
Outside LPA Area: Zone 3	Other Zone 3	£0.8	£26.5	£27.3		
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	£0.0	£1.4	£1.4		
Outside LPA Area: Zone 4	Swadlincote Town Centre	£0.0	£0.3	£0.3		
Outside LPA Area: Zone 4	Other Zone 4	£0.6	£40.1	£40.6		
Outside LPA Area: Zone 5	Other Zone 5	£0.7	£32.9	£33.5		
Outside LPA Area: Other Centres	Leicester City Centre	£0.0	£0.7	£0.7		
Outside LPA Area: Other Centres	Birmingham City Centre	£0.1	£3.1	£3.2		
Outside LPA Area: Other Centres	Other Out of Area	£4.8	£117.7	£122.4		
	OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA	£7.7	£233.1	£240.8		
OVERALL TOTAL		£19.3	£497.2	£516.5		

TABLE 10: DERBY CITY COUNCIL AREA:
RETAINED FOOD & BEVERAGE EXPENDITURE INCLUDING EXPENDITURE INFLOW FROM OUTSIDE THE STUDY AREA (£m)

Within / Outside LPA Area	Retail Location	2026	2030	2035	2040	2043
Within LPA Area: Zone 1	Derby City Centre	£126.9	£132.8	£149.2	£150.3	£155.9
	Subtotal: From Zone 1	£126.94	£132.84	£149.23	£150.33	£155.89
Within LPA Area: Zone 2	Allenton District Centre	£2.9	£3.0	£3.4	£3.4	£3.5
Within LPA Area: Zone 2	Allestree District Centre	£4.0	£4.2	£4.8	£4.8	£4.9
Within LPA Area: Zone 2	Alvaston District Centre	£2.2	£2.3	£2.6	£2.6	£2.7
Within LPA Area: Zone 2	Cavendish District Centre	£0.4	£0.4	£0.5	£0.5	£0.5
Within LPA Area: Zone 2	Chaddesden District Centre	£5.5	£5.8	£6.5	£6.5	£6.8
Within LPA Area: Zone 2	Chellaston District Centre	£2.6	£2.7	£3.1	£3.1	£3.2
Within LPA Area: Zone 2	Littleover District Centre	£3.2	£3.3	£3.7	£3.7	£3.9
Within LPA Area: Zone 2	Mackworth District Centre	£1.3	£1.4	£1.5	£1.5	£1.6
Within LPA Area: Zone 2	Mickleover District Centre	£4.6	£4.9	£5.5	£5.5	£5.7
Within LPA Area: Zone 2	Normanton Road District Centre	£10.7	£11.2	£12.6	£12.6	£13.1
Within LPA Area: Zone 2	Oakwood District Centre	£3.5	£3.7	£4.2	£4.2	£4.3
Within LPA Area: Zone 2	Sinfin District Centre	£2.9	£3.0	£3.4	£3.4	£3.6
Within LPA Area: Zone 2	Spondon District Centre	£5.3	£5.5	£6.2	£6.2	£6.5
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	£0.1	£0.1	£0.1	£0.1	£0.1
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	£12.7	£13.3	£15.0	£15.0	£15.6
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	£1.0	£1.1	£1.2	£1.2	£1.2
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	£5.0	£5.2	£5.9	£5.9	£6.1
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	£1.7	£1.8	£2.0	£2.0	£2.1
Within LPA Area: Zone 2	Osmaston Park Road O-o-C RP, Other	£0.0	£0.0	£0.0	£0.0	£0.0
Within LPA Area: Zone 2	Other Zone 2	£180.7	£189.0	£213.0	£213.4	£221.1
	Subtotal: From Zone 2	£250.45	£261.91	£295.24	£295.67	£306.41
DERBY CITY COUNCIL AREA		£377.4	£394.7	£444.5	£446.0	£462.3

Appendix 9:

Food & Beverage Market Share: Sensitivity

ASSESSMENT YEAR: 2026

Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Other Inflow (Beyond Zones 1 5)	From Within LPA Area (Zones 1 & 2)	From Outside LPA Area (Zones 3, 4, 5 & Out of Area)	Total
Within LPA Area: Zone 1	Derby City Centre	30.1%	10.5%	1.1%	2.4%	2.5%	37.5%	10.8%	35.9%	30.6%
	Subtotal: From Zone 1	30.1%	10.5%	1.1%	2.4%	2.5%	37.5%	10.8%	35.9%	30.6%
Within LPA Area: Zone 2	Allenton District Centre	0.1%	0.5%	0.0%	0.1%	0.0%	0.5%	0.5%	0.6%	1.0%
Within LPA Area: Zone 2	Allestree District Centre	0.1%	0.8%	0.0%	0.0%	0.2%	0.4%	0.7%	0.9%	1.5%
Within LPA Area: Zone 2	Alvaston District Centre	0.1%	0.4%	0.0%	0.0%	0.0%	0.3%	0.4%	0.4%	0.7%
Within LPA Area: Zone 2	Cavendish District Centre	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.1%
Within LPA Area: Zone 2	Chaddesden District Centre	0.2%	1.0%	0.1%	0.1%	0.1%	1.2%	1.0%	1.3%	2.0%
Within LPA Area: Zone 2	Chellaston District Centre	0.0%	0.5%	0.0%	0.1%	0.0%	0.2%	0.5%	0.4%	0.8%
Within LPA Area: Zone 2	Littleover District Centre	0.1%	0.6%	0.0%	0.1%	0.0%	0.8%	0.6%	0.6%	1.1%
Within LPA Area: Zone 2	Mackworth District Centre	0.0%	0.2%	0.0%	0.0%	0.1%	0.2%	0.2%	0.4%	0.5%
Within LPA Area: Zone 2	Mickleover District Centre	0.1%	0.9%	0.0%	0.3%	0.1%	1.2%	1.9%	1.8%	2.0%
Within LPA Area: Zone 2	Normanton Road District Centre	1.1%	1.2%	0.0%	0.1%	0.1%	4.9%	0.2%	2.5%	2.7%
Within LPA Area: Zone 2	Oakwood District Centre	0.0%	0.7%	0.0%	0.0%	0.0%	0.2%	0.7%	0.3%	1.0%
Within LPA Area: Zone 2	Sinfin District Centre	0.1%	0.5%	0.0%	0.2%	0.0%	0.4%	0.5%	1.2%	1.3%
Within LPA Area: Zone 2	Spondon District Centre	0.0%	1.0%	0.0%	0.0%	0.0%	0.2%	1.0%	0.4%	1.5%
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	0.6%	1.2%	0.1%	0.1%	0.5%	1.9%	1.2%	3.5%	3.2%
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	0.2%	0.2%	0.0%	0.1%	0.1%	0.5%	0.2%	0.7%	0.6%
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	0.7%	0.9%	0.2%	0.1%	0.1%	2.1%	0.9%	3.1%	2.6%
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	0.1%	0.3%	0.0%	0.0%	0.0%	0.3%	0.3%	0.5%	0.7%
Within LPA Area: Zone 2	Osmaaston Park Road O-o-C RP, Other	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Within LPA Area: Zone 2	Other Zone 2	10.9%	18.9%	1.3%	3.4%	3.0%	47.3%	18.8%	45.6%	46.0%
	Subtotal: From Zone 2	14.4%	29.9%	1.9%	4.8%	4.3%	62.5%	29.7%	64.1%	69.4%
DERBY CITY COUNCIL AREA		44.4%	40.4%	3.0%	7.2%	6.9%	100.0%	40.4%	100.0%	100.0%
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA										
Outside LPA Area: Zone 3	Nottingham City Centre	2.5%	1.5%	10.3%	1.0%	1.4%				
Outside LPA Area: Zone 3	Ilkeston Town Centre	0.1%	1.1%	2.0%	0.0%	0.3%				
Outside LPA Area: Zone 3	Other Zone 3	3.0%	4.0%	31.5%	1.7%	3.5%				
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	0.1%	0.2%	0.0%	2.5%	0.1%				
Outside LPA Area: Zone 4	Swadincote Town Centre	0.0%	0.0%	0.0%	1.0%	0.0%				
Outside LPA Area: Zone 4	Other Zone 4	2.2%	6.1%	1.7%	34.7%	2.6%				
Outside LPA Area: Zone 5	Other Zone 5	2.6%	5.0%	2.5%	2.2%	40.6%				
Outside LPA Area: Other Centres	Leicester City Centre	0.1%	0.1%	0.1%	0.4%	0.1%				
Outside LPA Area: Other Centres	Birmingham City Centre	0.5%	0.5%	0.3%	0.9%	0.3%				
Outside LPA Area: Other Centres	Other Out of Area	18.2%	18.0%	25.5%	28.9%	29.0%				
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA		29.4%	35.7%	73.8%	73.3%	77.9%		35.6%		
Online Expenditure		26.2%	23.9%	23.2%	19.5%	15.2%				
OVERALL TOTAL		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%		

TABLE 3: DERBY CITY COUNCIL AREA:
EXPERIAN INSIGHTS FOOD & BEVERAGE TRANSACTIONS: MARKET SHARES AND INFLOWS (INCLUDING ONLINE) (%)
ASSESSMENT YEAR: 2026

Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Council Area (Zones 1 & 2)	% Inflow Uplift
Within LPA Area: Zone 1	Derby City Centre	30.1%	10.5%	10.8%	103.3%
Subtotal: From Zone 1		30.1%	10.5%	10.8%	103.3%
Within LPA Area: Zone 2	Allenton District Centre	0.1%	0.5%	0.5%	0.0%
Within LPA Area: Zone 2	Alleestree District Centre	0.1%	0.8%	0.7%	0.0%
Within LPA Area: Zone 2	Alvaston District Centre	0.1%	0.4%	0.4%	0.0%
Within LPA Area: Zone 2	Cavendish District Centre	0.0%	0.1%	0.1%	0.0%
Within LPA Area: Zone 2	Chaddesden District Centre	0.2%	1.0%	1.0%	0.0%
Within LPA Area: Zone 2	Chellaston District Centre	0.0%	0.5%	0.5%	0.0%
Within LPA Area: Zone 2	Littleover District Centre	0.1%	0.6%	0.6%	0.0%
Within LPA Area: Zone 2	Mackworth District Centre	0.0%	0.2%	0.2%	0.0%
Within LPA Area: Zone 2	Mickleover District Centre	0.1%	0.9%	0.9%	0.0%
Within LPA Area: Zone 2	Normanton Road District Centre	1.1%	1.2%	1.2%	66.8%
Within LPA Area: Zone 2	Oakwood District Centre	0.0%	0.7%	0.7%	0.0%
Within LPA Area: Zone 2	Sirfin District Centre	0.1%	0.5%	0.5%	0.0%
Within LPA Area: Zone 2	Spondon District Centre	0.0%	1.0%	1.0%	0.0%
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	0.0%	0.0%	0.0%	0.0%
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	0.6%	1.2%	1.2%	87.1%
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	0.2%	0.2%	0.2%	0.0%
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	0.7%	0.9%	0.9%	0.0%
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	0.1%	0.3%	0.3%	0.0%
Within LPA Area: Zone 2	Osmaston Park Road O-o-C RP, Other	0.0%	0.0%	0.0%	0.0%
Within LPA Area: Zone 2	Other Zone 2	10.9%	18.9%	18.8%	75.3%
Subtotal: From Zone 2		14.4%	29.9%	29.7%	67.0%
					0.0%
DERBY CITY COUNCIL AREA		44.4%	40.4%	40.4%	76.7%
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA					
Outside LPA Area: Zone 3	Nottingham City Centre	2.5%	1.5%	1.5%	
Outside LPA Area: Zone 3	Ilkeston Town Centre	0.1%	0.1%	0.1%	
Outside LPA Area: Zone 3	Other Zone 3	3.0%	4.0%	4.0%	
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	0.1%	0.2%	0.2%	
Outside LPA Area: Zone 4	Swadlincote Town Centre	0.0%	0.0%	0.0%	
Outside LPA Area: Zone 4	Other Zone 4	2.2%	6.1%	6.1%	
Outside LPA Area: Zone 5	Other Zone 5	2.6%	5.0%	5.0%	
Outside LPA Area: Other Centres	Leicester City Centre	0.1%	0.1%	0.1%	
Outside LPA Area: Other Centres	Birmingham City Centre	0.5%	0.5%	0.5%	
Outside LPA Area: Other Centres	Other Out of Area	18.2%	18.0%	18.0%	
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA		29.4%	35.7%	35.6%	
Online Expenditure		26.2%	23.9%	24.0%	
OVERALL TOTAL		100.0%	100.0%	100.0%	

EXPERIAN INSIGHTS FOOD & BEVERAGE TRANSACTIONS: MARKET SHARES AND INFLOWS (EXCLUDING ONLINE) (%)
ASSESSMENT YEAR: 2026

Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Council Area (Zones 1 & 2)	% Inflow Uplift
Within LPA Area: Zone 1	Derby City Centre	40.7%	13.8%	14.2%	103.3%
Subtotal: From Zone 1		40.7%	13.8%	14.2%	103.3%
Within LPA Area: Zone 2	Allenton District Centre	0.2%	0.7%	0.7%	0.0%
Within LPA Area: Zone 2	Alleestree District Centre	0.2%	1.0%	1.0%	0.0%
Within LPA Area: Zone 2	Alvaston District Centre	0.1%	0.5%	0.5%	0.0%
Within LPA Area: Zone 2	Cavendish District Centre	0.0%	0.1%	0.1%	0.0%
Within LPA Area: Zone 2	Chaddesden District Centre	0.3%	1.4%	1.3%	0.0%
Within LPA Area: Zone 2	Chellaston District Centre	0.0%	0.6%	0.6%	0.0%
Within LPA Area: Zone 2	Littleover District Centre	0.1%	0.8%	0.8%	0.0%
Within LPA Area: Zone 2	Mackworth District Centre	0.0%	0.3%	0.3%	0.0%
Within LPA Area: Zone 2	Mickleover District Centre	0.1%	1.1%	1.1%	0.0%
Within LPA Area: Zone 2	Normanton Road District Centre	1.4%	1.5%	1.5%	66.8%
Within LPA Area: Zone 2	Oakwood District Centre	0.0%	0.9%	0.9%	0.0%
Within LPA Area: Zone 2	Sirfin District Centre	0.2%	0.7%	0.7%	0.0%
Within LPA Area: Zone 2	Spondon District Centre	0.1%	1.3%	1.3%	0.0%
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	0.0%	0.0%	0.0%	0.0%
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	0.8%	1.6%	1.6%	87.1%
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	0.2%	0.2%	0.2%	0.0%
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	0.9%	1.2%	1.2%	0.0%
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	0.1%	0.4%	0.4%	0.0%
Within LPA Area: Zone 2	Osmaston Park Road O-o-C RP, Other	0.0%	0.0%	0.0%	0.0%
Within LPA Area: Zone 2	Other Zone 2	14.8%	24.8%	24.7%	75.3%
Subtotal: From Zone 2		19.5%	39.3%	39.0%	67.0%
DERBY CITY COUNCIL AREA		60.2%	53.1%	53.2%	76.7%
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA					
Outside LPA Area: Zone 3	Nottingham City Centre	3.4%	2.0%	2.0%	
Outside LPA Area: Zone 3	Ilkeston Town Centre	0.1%	0.2%	0.2%	
Outside LPA Area: Zone 3	Other Zone 3	4.1%	5.3%	5.3%	
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	0.1%	0.3%	0.3%	
Outside LPA Area: Zone 4	Swadlincote Town Centre	0.0%	0.1%	0.1%	
Outside LPA Area: Zone 4	Other Zone 4	3.0%	8.1%	8.0%	
Outside LPA Area: Zone 5	Other Zone 5	3.5%	6.6%	6.6%	
Outside LPA Area: Other Centres	Leicester City Centre	0.2%	0.1%	0.1%	
Outside LPA Area: Other Centres	Birmingham City Centre	0.6%	0.6%	0.6%	
Outside LPA Area: Other Centres	Other Out of Area	24.7%	23.7%	23.7%	
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA		39.8%	46.9%	46.8%	
OVERALL TOTAL		100.0%	100.0%	100.0%	

TABLE 5: DERBY CITY COUNCIL AREA:
FOOD & BEVERAGE SPEND EXCLUDING ONLINE (£m)

ASSESSMENT YEAR: 2026

Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Total Council Area (Zones 1 & 2)	% Inflow Uplift	Total Convenience Spend (£m)
Available Food & Beverage Spend 2026		£15.1	£409.3	£424.4		
Within LPA Area: Zone 1	Derby City Centre	£6.1	£56.7	£62.8	103.3%	£127.7
	Subtotal: From Zone 1	£6.1	£56.7	£62.8	103.3%	£127.7
Within LPA Area: Zone 2	Allenton District Centre	£0.0	£2.9	£2.9	0.0%	£2.9
Within LPA Area: Zone 2	Allestree District Centre	£0.0	£4.0	£4.1	0.0%	£4.1
Within LPA Area: Zone 2	Alvaston District Centre	£0.0	£2.2	£2.2	0.0%	£2.2
Within LPA Area: Zone 2	Cavendish District Centre	£0.0	£0.4	£0.4	0.0%	£0.4
Within LPA Area: Zone 2	Chaddesden District Centre	£0.0	£5.5	£5.6	0.0%	£5.6
Within LPA Area: Zone 2	Chellaston District Centre	£0.0	£2.6	£2.6	0.0%	£2.6
Within LPA Area: Zone 2	Littleover District Centre	£0.0	£3.2	£3.2	0.0%	£3.2
Within LPA Area: Zone 2	Mackworth District Centre	£0.0	£1.3	£1.3	0.0%	£1.3
Within LPA Area: Zone 2	Mickleover District Centre	£0.0	£4.7	£4.7	0.0%	£4.7
Within LPA Area: Zone 2	Normanton Road District Centre	£0.2	£6.2	£6.4	66.8%	£10.8
Within LPA Area: Zone 2	Oakwood District Centre	£0.0	£3.5	£3.6	0.0%	£3.6
Within LPA Area: Zone 2	Sinfin District Centre	£0.0	£2.9	£2.9	0.0%	£2.9
Within LPA Area: Zone 2	Spondon District Centre	£0.0	£5.3	£5.3	0.0%	£5.3
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	£0.0	£0.1	£0.1	0.0%	£0.1
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	£0.1	£6.7	£6.8	87.1%	£12.8
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	£0.0	£1.0	£1.0	0.0%	£1.0
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	£0.1	£4.9	£5.0	0.0%	£5.0
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	£0.0	£1.7	£1.7	0.0%	£1.7
Within LPA Area: Zone 2	Osmaston Park Road O-o-C RP, Other	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Other Zone 2	£2.2	£101.5	£103.7	75.3%	£181.9
	Subtotal: From Zone 2	£2.9	£160.7	£163.6	67.0%	£252.0
DERBY CITY COUNCIL AREA		£9.1	£217.4	£226.5	76.7%	£379.7
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA						
Outside LPA Area: Zone 3	Nottingham City Centre	£0.5	£8.1	£8.6		
Outside LPA Area: Zone 3	Ilkeston Town Centre	£0.0	£0.7	£0.7		
Outside LPA Area: Zone 3	Other Zone 3	£0.6	£21.8	£22.4		
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	£0.0	£1.1	£1.1		
Outside LPA Area: Zone 4	Swadincote Town Centre	£0.0	£0.2	£0.2		
Outside LPA Area: Zone 4	Other Zone 4	£0.5	£33.0	£33.4		
Outside LPA Area: Zone 5	Other Zone 5	£0.5	£27.1	£27.6		
Outside LPA Area: Other Centres	Leicester City Centre	£0.0	£0.6	£0.6		
Outside LPA Area: Other Centres	Birmingham City Centre	£0.1	£2.6	£2.7		
Outside LPA Area: Other Centres	Other Out of Area	£3.7	£96.9	£100.6		
	OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA	£6.0	£192.0	£197.9		
OVERALL TOTAL		£15.1	£409.3	£424.4		

FOOD & BEVERAGE SPEND EXCLUDING ONLINE (£m)

ASSESSMENT YEAR: 2030

Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Total Council Area (Zones 1 & 2)	% Inflow Uplift	Total Convenience Spend (£m)
Available Food & Beverage Spend 2026		£15.9	£440.7	£456.6		
Within LPA Area: Zone 1	Derby City Centre	£6.5	£61.0	£67.5	103.3%	£137.2
	Subtotal: From Zone 1	£6.5	£61.0	£67.5	103.3%	£137.2
Within LPA Area: Zone 2	Allenton District Centre	£0.0	£3.1	£3.1	0.0%	£3.1
Within LPA Area: Zone 2	Allestree District Centre	£0.0	£4.4	£4.4	0.0%	£4.4
Within LPA Area: Zone 2	Alvaston District Centre	£0.0	£2.4	£2.4	0.0%	£2.4
Within LPA Area: Zone 2	Cavendish District Centre	£0.0	£0.4	£0.4	0.0%	£0.4
Within LPA Area: Zone 2	Chaddesden District Centre	£0.0	£6.0	£6.0	0.0%	£6.0
Within LPA Area: Zone 2	Chellaston District Centre	£0.0	£2.8	£2.8	0.0%	£2.8
Within LPA Area: Zone 2	Littleover District Centre	£0.0	£3.4	£3.4	0.0%	£3.4
Within LPA Area: Zone 2	Mackworth District Centre	£0.0	£1.4	£1.4	0.0%	£1.4
Within LPA Area: Zone 2	Mickleover District Centre	£0.0	£5.0	£5.0	0.0%	£5.0
Within LPA Area: Zone 2	Normanton Road District Centre	£0.2	£6.7	£6.9	66.8%	£11.6
Within LPA Area: Zone 2	Oakwood District Centre	£0.0	£3.8	£3.8	0.0%	£3.8
Within LPA Area: Zone 2	Sinfin District Centre	£0.0	£3.1	£3.1	0.0%	£3.1
Within LPA Area: Zone 2	Spondon District Centre	£0.0	£5.7	£5.7	0.0%	£5.7
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	£0.0	£0.1	£0.1	0.0%	£0.1
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	£0.1	£7.2	£7.4	87.1%	£13.8
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	£0.0	£1.1	£1.1	0.0%	£1.1
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	£0.1	£5.2	£5.4	0.0%	£5.4
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	£0.0	£1.8	£1.8	0.0%	£1.8
Within LPA Area: Zone 2	Osmaston Park Road O-o-C RP, Other	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Other Zone 2	£2.3	£109.3	£111.6	75.3%	£195.7
	Subtotal: From Zone 2	£3.1	£173.0	£176.1	67.0%	£271.2
DERBY CITY COUNCIL AREA		£9.6	£234.0	£243.6	76.7%	£408.4
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA						
Outside LPA Area: Zone 3	Nottingham City Centre	£0.5	£8.7	£9.2		
Outside LPA Area: Zone 3	Ilkeston Town Centre	£0.0	£0.7	£0.8		
Outside LPA Area: Zone 3	Other Zone 3	£0.7	£23.5	£24.1		
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	£0.0	£1.2	£1.2		
Outside LPA Area: Zone 4	Swadincote Town Centre	£0.0	£0.3	£0.3		
Outside LPA Area: Zone 4	Other Zone 4	£0.5	£35.5	£36.0		
Outside LPA Area: Zone 5	Other Zone 5	£0.6	£29.1	£29.7		
Outside LPA Area: Other Centres	Leicester City Centre	£0.0	£0.6	£0.6		
Outside LPA Area: Other Centres	Birmingham City Centre	£0.1	£2.8	£2.9		
Outside LPA Area: Other Centres	Other Out of Area	£3.9	£104.3	£108.2		
	OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA	£6.3	£206.6	£213.0		
OVERALL TOTAL		£15.9	£440.7	£456.6		

TABLE 7: DERBY CITY COUNCIL AREA:
FOOD & BEVERAGE SPEND EXCLUDING ONLINE (£m)

ASSESSMENT YEAR: 2035

Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Total Council Area (Zones 1 & 2)	% Inflow Uplift	Total Convenience Spend (£m)
Available Food & Beverage Spend 2026		£17.1	£520.6	£537.8		
Within LPA Area: Zone 1	Derby City Centre	£7.0	£72.1	£79.1	103.3%	£160.7
	Subtotal: From Zone 1	£7.0	£72.1	£79.1	103.3%	£160.7
Within LPA Area: Zone 2	Allenton District Centre	£0.0	£3.7	£3.7	0.0%	£3.7
Within LPA Area: Zone 2	Allestree District Centre	£0.0	£5.1	£5.2	0.0%	£5.2
Within LPA Area: Zone 2	Alvaston District Centre	£0.0	£2.8	£2.8	0.0%	£2.8
Within LPA Area: Zone 2	Cavendish District Centre	£0.0	£0.5	£0.5	0.0%	£0.5
Within LPA Area: Zone 2	Chaddesden District Centre	£0.0	£7.1	£7.1	0.0%	£7.1
Within LPA Area: Zone 2	Chellaston District Centre	£0.0	£3.3	£3.3	0.0%	£3.3
Within LPA Area: Zone 2	Littleover District Centre	£0.0	£4.0	£4.0	0.0%	£4.0
Within LPA Area: Zone 2	Mackworth District Centre	£0.0	£1.7	£1.7	0.0%	£1.7
Within LPA Area: Zone 2	Mickleover District Centre	£0.0	£5.9	£5.9	0.0%	£5.9
Within LPA Area: Zone 2	Normanton Road District Centre	£0.2	£7.9	£8.2	66.8%	£13.6
Within LPA Area: Zone 2	Oakwood District Centre	£0.0	£4.5	£4.5	0.0%	£4.5
Within LPA Area: Zone 2	Sirfin District Centre	£0.0	£3.7	£3.7	0.0%	£3.7
Within LPA Area: Zone 2	Spondon District Centre	£0.0	£6.8	£6.8	0.0%	£6.8
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	£0.0	£0.1	£0.1	0.0%	£0.1
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	£0.1	£8.5	£8.7	87.1%	£16.2
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	£0.0	£1.3	£1.3	0.0%	£1.3
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	£0.2	£6.2	£6.3	0.0%	£6.3
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	£0.0	£2.2	£2.2	0.0%	£2.2
Within LPA Area: Zone 2	Osmaston Park Road O-o-C RP, Other	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Other Zone 2	£2.5	£129.1	£131.7	75.3%	£230.8
	Subtotal: From Zone 2	£3.3	£204.4	£207.7	67.0%	£319.9
DERBY CITY COUNCIL AREA		£10.3	£276.5	£286.8	76.7%	£480.6
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA						
Outside LPA Area: Zone 3	Nottingham City Centre	£0.6	£10.2	£10.8		
Outside LPA Area: Zone 3	Ilkeston Town Centre	£0.0	£0.9	£0.9		
Outside LPA Area: Zone 3	Other Zone 3	£0.7	£27.7	£28.4		
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	£0.0	£1.4	£1.4		
Outside LPA Area: Zone 4	Swadincote Town Centre	£0.0	£0.3	£0.3		
Outside LPA Area: Zone 4	Other Zone 4	£0.5	£41.9	£42.5		
Outside LPA Area: Zone 5	Other Zone 5	£0.6	£34.4	£35.0		
Outside LPA Area: Other Centres	Leicester City Centre	£0.0	£0.7	£0.8		
Outside LPA Area: Other Centres	Birmingham City Centre	£0.1	£3.3	£3.4		
Outside LPA Area: Other Centres	Other Out of Area	£4.2	£123.2	£127.5		
	OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA	£6.8	£244.1	£251.0		
OVERALL TOTAL		£17.1	£520.6	£537.8		

FOOD & BEVERAGE SPEND EXCLUDING ONLINE (£m)

ASSESSMENT YEAR: 2040

Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Total Council Area (Zones 1 & 2)	% Inflow Uplift	Total Convenience Spend (£m)
Available Food & Beverage Spend 2026		£18.5	£520.6	£539.1		
Within LPA Area: Zone 1	Derby City Centre	£7.5	£72.1	£79.6	103.3%	£161.8
	Subtotal: From Zone 1	£7.5	£72.1	£79.6	103.3%	£161.8
Within LPA Area: Zone 2	Allenton District Centre	£0.0	£3.7	£3.7	0.0%	£3.7
Within LPA Area: Zone 2	Allestree District Centre	£0.0	£5.1	£5.2	0.0%	£5.2
Within LPA Area: Zone 2	Alvaston District Centre	£0.0	£2.8	£2.8	0.0%	£2.8
Within LPA Area: Zone 2	Cavendish District Centre	£0.0	£0.5	£0.5	0.0%	£0.5
Within LPA Area: Zone 2	Chaddesden District Centre	£0.0	£7.1	£7.1	0.0%	£7.1
Within LPA Area: Zone 2	Chellaston District Centre	£0.0	£3.3	£3.3	0.0%	£3.3
Within LPA Area: Zone 2	Littleover District Centre	£0.0	£4.0	£4.0	0.0%	£4.0
Within LPA Area: Zone 2	Mackworth District Centre	£0.0	£1.7	£1.7	0.0%	£1.7
Within LPA Area: Zone 2	Mickleover District Centre	£0.0	£5.9	£5.9	0.0%	£5.9
Within LPA Area: Zone 2	Normanton Road District Centre	£0.3	£7.9	£8.2	66.8%	£13.7
Within LPA Area: Zone 2	Oakwood District Centre	£0.0	£4.5	£4.5	0.0%	£4.5
Within LPA Area: Zone 2	Sirfin District Centre	£0.0	£3.7	£3.7	0.0%	£3.7
Within LPA Area: Zone 2	Spondon District Centre	£0.0	£6.8	£6.8	0.0%	£6.8
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	£0.0	£0.1	£0.1	0.0%	£0.1
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	£0.2	£8.5	£8.7	87.1%	£16.3
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	£0.0	£1.3	£1.3	0.0%	£1.3
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	£0.2	£6.2	£6.3	0.0%	£6.3
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	£0.0	£2.2	£2.2	0.0%	£2.2
Within LPA Area: Zone 2	Osmaston Park Road O-o-C RP, Other	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Other Zone 2	£2.7	£129.1	£131.9	75.3%	£231.1
	Subtotal: From Zone 2	£3.6	£204.4	£208.0	67.0%	£320.3
DERBY CITY COUNCIL AREA		£11.1	£276.5	£287.6	76.7%	£482.1
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA						
Outside LPA Area: Zone 3	Nottingham City Centre	£0.6	£10.2	£10.9		
Outside LPA Area: Zone 3	Ilkeston Town Centre	£0.0	£0.9	£0.9		
Outside LPA Area: Zone 3	Other Zone 3	£0.8	£27.7	£28.5		
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	£0.0	£1.4	£1.4		
Outside LPA Area: Zone 4	Swadincote Town Centre	£0.0	£0.3	£0.3		
Outside LPA Area: Zone 4	Other Zone 4	£0.6	£41.9	£42.5		
Outside LPA Area: Zone 5	Other Zone 5	£0.6	£34.4	£35.1		
Outside LPA Area: Other Centres	Leicester City Centre	£0.0	£0.7	£0.8		
Outside LPA Area: Other Centres	Birmingham City Centre	£0.1	£3.3	£3.4		
Outside LPA Area: Other Centres	Other Out of Area	£4.6	£123.2	£127.8		
	OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA	£7.4	£244.1	£251.5		
OVERALL TOTAL		£18.5	£520.6	£539.1		

TABLE 9: DERBY CITY COUNCIL AREA:
FOOD & BEVERAGE SPEND EXCLUDING ONLINE (£m)

ASSESSMENT YEAR: 2043

Within / Outside LPA Area	Retail Location	Zone 1	Zone 2	Total Council Area (Zones 1 & 2)	% Inflow Uplift	Total Convenience Spend (£m)
Available Food & Beverage Spend 2026		£19.3	£544.1	£563.3		
Within LPA Area: Zone 1	Derby City Centre	£7.9	£75.3	£83.2	103.3%	£169.1
	Subtotal: From Zone 1	£7.9	£75.3	£83.2	103.3%	£169.1
Within LPA Area: Zone 2	Allenton District Centre	£0.0	£3.8	£3.9	0.0%	£3.9
Within LPA Area: Zone 2	Allestree District Centre	£0.0	£5.4	£5.4	0.0%	£5.4
Within LPA Area: Zone 2	Alvaston District Centre	£0.0	£2.9	£3.0	0.0%	£3.0
Within LPA Area: Zone 2	Cavendish District Centre	£0.0	£0.5	£0.5	0.0%	£0.5
Within LPA Area: Zone 2	Chaddesden District Centre	£0.0	£7.4	£7.4	0.0%	£7.4
Within LPA Area: Zone 2	Chellaston District Centre	£0.0	£3.5	£3.5	0.0%	£3.5
Within LPA Area: Zone 2	Littleover District Centre	£0.0	£4.2	£4.2	0.0%	£4.2
Within LPA Area: Zone 2	Mackworth District Centre	£0.0	£1.7	£1.7	0.0%	£1.7
Within LPA Area: Zone 2	Mickleover District Centre	£0.0	£6.2	£6.2	0.0%	£6.2
Within LPA Area: Zone 2	Normanton Road District Centre	£0.3	£8.3	£8.6	66.8%	£14.3
Within LPA Area: Zone 2	Oakwood District Centre	£0.0	£4.7	£4.7	0.0%	£4.7
Within LPA Area: Zone 2	Sinfin District Centre	£0.0	£3.9	£3.9	0.0%	£3.9
Within LPA Area: Zone 2	Spondon District Centre	£0.0	£7.1	£7.1	0.0%	£7.1
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	£0.0	£0.1	£0.1	0.0%	£0.1
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	£0.2	£8.9	£9.1	87.1%	£17.0
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	£0.0	£1.3	£1.4	0.0%	£1.4
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	£0.2	£6.5	£6.6	0.0%	£6.6
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	£0.0	£2.3	£2.3	0.0%	£2.3
Within LPA Area: Zone 2	Osmaston Park Road O-o-C RP, Other	£0.0	£0.0	£0.0	0.0%	£0.0
Within LPA Area: Zone 2	Other Zone 2	£2.8	£134.9	£137.8	75.3%	£241.5
	Subtotal: From Zone 2	£3.8	£213.6	£217.4	67.0%	£334.7
DERBY CITY COUNCIL AREA		£11.6	£288.9	£300.5	76.7%	£503.8
OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA						
Outside LPA Area: Zone 3	Nottingham City Centre	£0.7	£10.7	£11.4		
Outside LPA Area: Zone 3	Ilkeston Town Centre	£0.0	£0.9	£0.9		
Outside LPA Area: Zone 3	Other Zone 3	£0.8	£29.0	£29.8		
Outside LPA Area: Zone 4	Burton-upon-Trent Town Centre	£0.0	£1.5	£1.5		
Outside LPA Area: Zone 4	Swadlincote Town Centre	£0.0	£0.3	£0.3		
Outside LPA Area: Zone 4	Other Zone 4	£0.6	£43.8	£44.4		
Outside LPA Area: Zone 5	Other Zone 5	£0.7	£36.0	£36.6		
Outside LPA Area: Other Centres	Leicester City Centre	£0.0	£0.8	£0.8		
Outside LPA Area: Other Centres	Birmingham City Centre	£0.1	£3.4	£3.5		
Outside LPA Area: Other Centres	Other Out of Area	£4.8	£128.8	£133.5		
	OTHER CENTRES/STORES OUTSIDE DERBY CITY COUNCIL AREA	£7.7	£255.1	£262.8		
OVERALL TOTAL		£19.3	£544.1	£563.3		

TABLE 10: DERBY CITY COUNCIL AREA:
RETAINED FOOD & BEVERAGE EXPENDITURE INCLUDING EXPENDITURE INFLOW FROM OUTSIDE THE STUDY AREA (£m)

Within / Outside LPA Area	Retail Location	2026	2030	2035	2040	2043
Within LPA Area: Zone 1	Derby City Centre	£127.7	£137.2	£160.7	£161.8	£169.1
	Subtotal: From Zone 1	£127.7	£137.2	£160.7	£161.8	£169.1
Within LPA Area: Zone 2	Allenton District Centre	£2.9	£3.1	£3.7	£3.7	£3.9
Within LPA Area: Zone 2	Allestree District Centre	£4.1	£4.4	£5.2	£5.2	£5.4
Within LPA Area: Zone 2	Alvaston District Centre	£2.2	£2.4	£2.8	£2.8	£3.0
Within LPA Area: Zone 2	Cavendish District Centre	£0.4	£0.4	£0.5	£0.5	£0.5
Within LPA Area: Zone 2	Chaddesden District Centre	£5.6	£6.0	£7.1	£7.1	£7.4
Within LPA Area: Zone 2	Chellaston District Centre	£2.6	£2.8	£3.3	£3.3	£3.5
Within LPA Area: Zone 2	Littleover District Centre	£3.2	£3.4	£4.0	£4.0	£4.2
Within LPA Area: Zone 2	Mackworth District Centre	£1.3	£1.4	£1.7	£1.7	£1.7
Within LPA Area: Zone 2	Mickleover District Centre	£4.7	£5.0	£5.9	£5.9	£6.2
Within LPA Area: Zone 2	Normanton Road District Centre	£10.8	£11.6	£13.6	£13.7	£14.3
Within LPA Area: Zone 2	Oakwood District Centre	£3.6	£3.8	£4.5	£4.5	£4.7
Within LPA Area: Zone 2	Sinfin District Centre	£2.9	£3.1	£3.7	£3.7	£3.9
Within LPA Area: Zone 2	Spondon District Centre	£5.3	£5.7	£6.8	£6.8	£7.1
Within LPA Area: Zone 2	Manor Park Way O-o-C RP	£0.1	£0.1	£0.1	£0.1	£0.1
Within LPA Area: Zone 2	The Meteor Centre O-o-C RP	£12.8	£13.8	£16.2	£16.3	£17.0
Within LPA Area: Zone 2	Kingsway Retail Park O-o-C RP	£1.0	£1.1	£1.3	£1.3	£1.4
Within LPA Area: Zone 2	The Wyvern Centre O-o-C RP	£5.0	£5.4	£6.3	£6.3	£6.6
Within LPA Area: Zone 2	Asda Spondon O-o-C RP Other	£1.7	£1.8	£2.2	£2.2	£2.3
Within LPA Area: Zone 2	Osmaston Park Road O-o-C RP, Other	£0.0	£0.0	£0.0	£0.0	£0.0
Within LPA Area: Zone 2	Other Zone 2	£181.9	£195.7	£230.8	£231.1	£241.5
	Subtotal: From Zone 2	£252.01	£271.20	£319.88	£320.30	£334.72
DERBY CITY COUNCIL AREA		£379.7	£408.4	£480.6	£482.1	£503.8