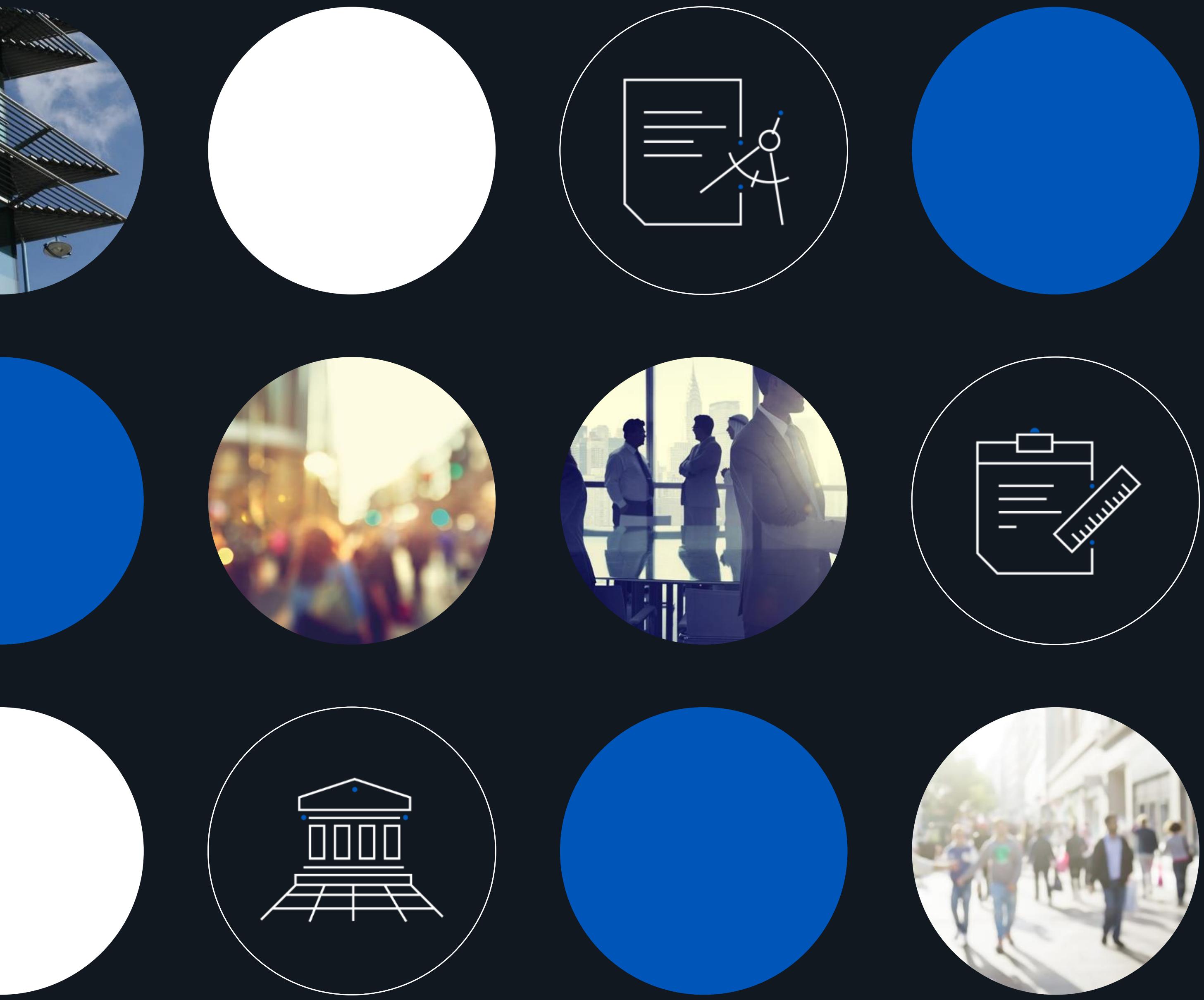

Rutland Retail, Leisure & Town Centres Study (2023 Full Update) — Volume 2: Appendices

Firstplan for Rutland County Council October 2023

DOCUMENT CONTROL

Volume	2 of 2
Client Name	Rutland County Council
Site Address	—
Report Title	Rutland Retail, Leisure & Town Centres Study (2023 Full Update)
Firstplan Ref	23075
Prepared by	Adam Bunn
Version	Final v2
Date	04 October 2023
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Appendices

Appendix 1 – Comparison goods retail need tabulations

Appendix 2 – Convenience goods retail need tabulations

Appendix 3 – Leisure spend tabulations

Appendix 4 – Overview of household telephone survey questions

Appendix 5 – Strategic recommendations – comparative analysis with 2016 Study recommendations.

Appendix 1

Comparison goods retail need tabulations

Table CM1 — Postcode sectors for survey zones

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7
	Oakham	C Rutland	N Rutland	S of Melton	E of Leicester	Uppingham	E Rutland
Postcode sectors	LE15_6	LE15_8	LE15_7	LE14_2	LE7_9 (part)	LE15_9 (part)	PE9_3 (part)
						LE16_7 (part)	PE9_4 (part)
						LE16_8 (part)	
						NN17_3 (part)	

Table CM2 — Population projections

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	TOTAL
	Oakham	C Rutland	N Rutland	S of Melton	E of Leicester	Uppingham	E Rutland	
Population Projection 2021	11,728	6,590	10,510	4,935	4,833	11,369	5,415	**55,380**
Population Projection 2022	11,833	6,595	10,763	4,850	4,774	11,449	5,472	**55,736**
Population Projection 2023	11,920	6,647	10,867	4,867	4,831	11,576	5,517	**56,225**
Population Projection 2024	12,024	6,712	10,977	4,879	4,876	11,678	5,569	**56,715**
Population Projection 2025	12,123	6,781	11,082	4,898	4,926	11,775	5,623	**57,208**
Population Projection 2026	12,213	6,847	11,170	4,917	4,972	11,869	5,664	**57,652**
Population Projection 2027	12,283	6,916	11,258	4,923	5,002	11,963	5,707	**58,052**
Population Projection 2028	12,345	6,971	11,331	4,934	5,037	12,055	5,754	**58,427**
Population Projection 2029	12,393	7,021	11,404	4,945	5,057	12,144	5,801	**58,765**
Population Projection 2030	12,443	7,075	11,475	4,938	5,082	12,213	5,841	**59,067**
Population Projection 2031	12,485	7,128	11,541	4,953	5,110	12,295	5,871	**59,383**
Population Projection 2032	12,521	7,173	11,607	4,956	5,131	12,377	5,898	**59,663**
Population Projection 2033	12,573	7,207	11,658	4,964	5,158	12,450	5,936	**59,946**
Population Projection 2034	12,603	7,253	11,718	4,982	5,176	12,512	5,970	**60,214**
Population Projection 2035	12,633	7,296	11,776	4,993	5,192	12,580	5,997	**60,467**
Population Projection 2036	12,661	7,350	11,838	5,004	5,210	12,644	6,022	**60,729**
Population Projection 2037	12,692	7,396	11,893	5,034	5,227	12,709	6,054	**61,005**
Population Projection 2038	12,741	7,442	11,956	5,051	5,249	12,762	6,084	**61,285**
Population Projection 2039	12,795	7,484	12,018	5,072	5,258	12,818	6,104	**61,549**
Population Projection 2040	12,840	7,536	12,081	5,082	5,264	12,865	6,131	**61,799**
Population Projection 2041	12,892	7,585	12,139	5,093	5,273	12,914	6,157	**62,053**
Poppulation change 2021-26	*485*	*257*	*660*	*-18*	*139*	*500*	*249*	*2,202*
Poppulation change 2021-31	*757*	*538*	*1,031*	*18*	*277*	*926*	*456*	*3,721*
Poppulation change 2021-36	*821*	*795*	*1,089*	*184*	*418*	*1,186*	*567*	*5,060*
Poppulation change 2021-41	*920*	*889*	*1,214*	*215*	*433*	*1,289*	*614*	*5,574*

	Study Interval years

Notes
Population estimates / projections sourced from Experian Micromarketer 2021

Table CM3 — Per capita spend on comparison goods

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7
	Oakham	C Rutland	N Rutland	S of Melton	E of Leicester	Uppingham	E Rutland
2021 Total Expenditure per Person (in 2020 prices)	4,298	4,713	4,330	4,782	4,864	4,665	4,355
Spend estimate 2022	4,586	5,029	4,620	5,103	5,190	4,978	4,646
Spend estimate 2023	4,567	5,009	4,602	5,082	5,170	4,958	4,628
Spend estimate 2024	4,494	4,929	4,528	5,001	5,087	4,879	4,554
Spend estimate 2025	4,508	4,944	4,542	5,016	5,102	4,893	4,568
Spend estimate 2026	4,620	5,067	4,655	5,141	5,230	5,016	4,682
Spend estimate 2027	4,736	5,194	4,771	5,270	5,360	5,141	4,799
Spend estimate 2028	4,854	5,324	4,891	5,402	5,494	5,270	4,919
Spend estimate 2029	4,976	5,457	5,013	5,537	5,632	5,401	5,042
Spend estimate 2030	5,125	5,621	5,163	5,703	5,801	5,563	5,193
Spend estimate 2031	5,279	5,789	5,318	5,874	5,975	5,730	5,349
Spend estimate 2032	5,437	5,963	5,478	6,050	6,154	5,902	5,509
Spend estimate 2033	5,600	6,142	5,642	6,232	6,339	6,079	5,674
Spend estimate 2034	5,768	6,326	5,811	6,419	6,529	6,262	5,845
Spend estimate 2035	5,941	6,516	5,986	6,611	6,725	6,450	6,020
Spend estimate 2036	6,119	6,711	6,165	6,809	6,926	6,643	6,201
Spend estimate 2037	6,303	6,913	6,350	7,014	7,134	6,842	6,387
Spend estimate 2038	6,492	7,120	6,541	7,224	7,348	7,048	6,578
Spend estimate 2039	6,687	7,334	6,737	7,441	7,569	7,259	6,776
Spend estimate 2040	6,887	7,554	6,939	7,664	7,796	7,477	6,979
Spend estimate 2041	7,094	7,780	7,147	7,894	8,030	7,701	7,188

Notes
Expenditure growth rates applied as follows:

	2020-21	-6.80%	
	2021-22	6.70%	
	2022-23	-0.40%	
	2023-24	-1.60%	
	2024-25	0.30%	
	2025-29	2.50%	(per annum)
	2029-41	3.00%	(per annum)

Source: Experian Retail Planner Briefing Note 20, February 2023, Figures 1a & 1b

Table CM4 — Total spend on comparison goods

2023	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Total
Total spend (£m)	54.4	33.3	50.0	24.7	25.0	57.4	25.5	**270.4**
SFT deduction (%)	41.9%	41.9%	41.9%	41.9%	41.9%	41.9%	41.9%	-
SFT deduction (£m)	22.8	14.0	21.0	10.4	10.5	24.0	10.7	**113.3**
Total spend with SFT removed (£m)	**31.6**	**19.3**	**29.1**	**14.4**	**14.5**	**33.3**	**14.8**	**157.1**

2026	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Total
Total spend (£m)	56.4	34.7	52.0	25.3	26.0	59.5	26.5	**280.5**
SFT deduction (%)	44.0%	44.0%	44.0%	44.0%	44.0%	44.0%	44.0%	-
SFT deduction (£m)	24.8	15.3	22.9	11.1	11.4	26.2	11.7	**123.4**
Total spend with SFT removed (£m)	**31.6**	**19.4**	**29.1**	**14.2**	**14.6**	**33.3**	**14.8**	**157.1**

2031	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Total
Total spend (£m)	65.9	41.3	61.4	29.1	30.5	70.5	31.4	**330.0**
SFT deduction (%)	46.0%	46.0%	46.0%	46.0%	46.0%	46.0%	46.0%	-
SFT deduction (£m)	30.3	19.0	28.2	13.4	14.0	32.4	14.4	**151.8**
Total spend with SFT removed (£m)	**35.6**	**22.3**	**33.1**	**15.7**	**16.5**	**38.0**	**17.0**	**178.2**

2036	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Total
Total spend (£m)	77.5	49.3	73.0	34.1	36.1	84.0	37.3	**391.3**
SFT deduction (%)	47.1%	47.1%	47.1%	47.1%	47.1%	47.1%	47.1%	-
SFT deduction (£m)	36.5	23.2	34.4	16.0	17.0	39.6	17.6	**184.3**
Total spend with SFT removed (£m)	**41.0**	**26.1**	**38.6**	**18.0**	**19.1**	**44.4**	**19.8**	**207.0**

2041	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Total
Total spend (£m)	91.5	59.0	86.8	40.2	42.3	99.5	44.3	**463.5**
SFT deduction (%)	47.7%	47.7%	47.7%	47.7%	47.7%	47.7%	47.7%	
SFT deduction (£m)	43.6	28.1	41.4	19.2	20.2	47.4	21.1	**221.1**
Total spend with SFT removed (£m)	**47.8**	**30.9**	**45.4**	**21.0**	**22.1**	**52.0**	**23.1**	**242.4**

Notes
Total spend calculated from applying relevant population figure from Table CM2 to equivalent per capita expenditure figure from Table CM3.
SFT deduction sourced from household survey results.

Table CM5 — Spending growth on comparison goods (excluding SFT)

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Total
2021-26 (£m)	2.3	1.3	2.6	0.7	0.9	2.5	1.1	**11.4**
2021-23 (£m)	2.3	1.4	2.7	0.4	0.9	2.5	1.1	**11.4**
2021-31 (£m)	6.3	4.2	6.7	2.0	2.8	7.2	3.3	**32.6**
2021-36 (£m)	11.7	8.0	12.2	4.3	5.4	13.6	6.1	**61.3**
2021-41 (£m)	**18.5**	**12.8**	**18.9**	**7.3**	**8.5**	**21.2**	**9.4**	**96.7**

Notes
Source: Table CM4

Table CM6 — Baseline comparison goods market shares, 2022

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7
	Oakham	C Rutland	N Rutland	S of Melton	E of Leicester	Uppingham	E Rutland
	%	%	%	%	%	%	%
Comparison goods floorspace in Rutland							
Oakham town centre (zone 1)							
Oakham town centre	41.9%	27.7%	51.1%	12.8%	5.6%	13.0%	1.5%
Tesco, South Street, Oakham	4.8%	1.3%	3.9%	0.3%	0.0%	0.3%	0.4%
Sub-total, Oakham town centre	**46.6%**	**29.0%**	**55.1%**	**13.1%**	**5.6%**	**13.3%**	**1.9%**
Uppingham (zone 6)							
Uppingham town centre	0.5%	1.7%	0.9%	0.1%	2.8%	13.9%	0.0%
Sub-total, Uppingham	**0.5%**	**1.7%**	**0.9%**	**0.1%**	**2.8%**	**13.9%**	**0.0%**
Total - comparison goods floorspace in Rutland	**47.1%**	**30.6%**	**55.9%**	**13.2%**	**8.3%**	**27.2%**	**1.9%**
Comparison goods floorspace outside Rutland (outside survey area)							
Leicester							
Leicester city centre (incl. St George's Retail Park)	3.5%	9.3%	5.9%	8.0%	27.1%	8.8%	1.2%
Thurmaston (incl. Asda, Costco & village centre)	0.6%	0.2%	0.7%	4.0%	16.8%	0.0%	0.6%
Fosse Park (incl. Sainsbury's, Asda)	9.4%	1.0%	3.4%	6.7%	10.9%	4.0%	2.1%
Oadby (town centre & foodstores)	0.0%	0.3%	0.0%	0.9%	2.4%	0.0%	0.0%
Syston town centre	0.0%	0.0%	0.0%	0.7%	0.6%	0.0%	0.0%
Other locations, Leicester	0.1%	0.3%	0.1%	1.8%	15.9%	0.6%	0.0%
Sub-total, Leicester	**13.6%**	**11.3%**	**10.1%**	**22.0%**	**73.7%**	**13.3%**	**3.8%**
Peterborough							
Peterborough city centre	6.6%	6.1%	2.7%	0.2%	0.5%	0.6%	13.4%
Brotherhood Retail Park, Peterborough	1.3%	0.3%	1.7%	0.3%	0.0%	1.4%	5.0%
Other locations, Peterborough	2.5%	3.4%	1.1%	0.3%	0.0%	2.4%	1.5%
Sub-total, Peterborough	**10.4%**	**9.9%**	**5.5%**	**0.8%**	**0.5%**	**4.4%**	**19.9%**
Stamford							
Stamford town centre	1.2%	10.0%	2.9%	0.6%	2.8%	2.1%	42.6%
Retail parks & other locations, Stamford	1.6%	7.9%	3.0%	1.2%	0.2%	0.7%	19.1%
Sub-total, Stamford	**2.9%**	**17.9%**	**5.9%**	**1.8%**	**2.9%**	**2.8%**	**61.7%**
Corby							
Corby town centre (incl. Oasis Retail Park)	7.4%	5.0%	1.1%	0.0%	0.2%	11.3%	0.0%
Retail parks & other locations, Corby	2.0%	1.2%	0.0%	0.1%	0.9%	18.4%	0.2%
Sub-total, Corby	**9.4%**	**6.3%**	**1.1%**	**0.1%**	**1.1%**	**29.7%**	**0.2%**
Melton Mowbray							
Melton Mowbray town centre	1.9%	1.3%	5.2%	37.1%	0.4%	0.0%	0.0%
Retail parks & other locations, Melton Mowbray	0.2%	0.1%	1.7%	7.5%	0.3%	0.0%	0.0%
Sub-total, Melton Mowbray	**2.1%**	**1.4%**	**6.9%**	**44.6%**	**0.7%**	**0.0%**	**0.0%**
Market Harborough							
Market Harborough town centre	3.0%	1.1%	0.6%	0.3%	6.7%	3.4%	0.0%
Retail parks & other locations, Market Harborough	0.7%	0.0%	0.0%	0.0%	0.1%	0.3%	0.0%
Sub-total, Market Harborough	**3.8%**	**1.1%**	**0.6%**	**0.3%**	**6.9%**	**3.7%**	**0.0%**
Grantham							
Grantham town centre	0.9%	0.9%	2.7%	0.9%	0.0%	0.3%	0.4%
Retail parks & other locations, Grantham	2.2%	0.0%	1.1%	2.0%	0.3%	0.4%	1.9%
Sub-total, Grantham	**3.2%**	**0.9%**	**3.8%**	**2.9%**	**0.3%**	**0.7%**	**2.3%**
Nottingham							
Nottingham city centre	0.0%	0.1%	0.7%	1.6%	0.2%	2.6%	0.0%
Retail parks & other locations, Nottingham (incl. IKEA Giltbrook)	1.9%	0.2%	1.4%	3.5%	0.0%	0.8%	0.0%
Sub-total, Nottingham	**1.9%**	**0.3%**	**2.0%**	**5.0%**	**0.2%**	**3.3%**	**0.0%**
All other locations outside survey area	1.3%	8.6%	0.9%	6.4%	2.8%	11.6%	4.2%
Total for locations outside survey area	**48.4%**	**57.7%**	**37.0%**	**83.9%**	**89.0%**	**69.5%**	**92.0%**
Local comparison goods							
Local/other shops in survey area	4.5%	11.7%	7.1%	2.8%	2.6%	3.3%	6.1%
Overall total	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

Notes
Source: NEMS Household Survey results, weighted by current expenditure patterns across survey area

Table CM7a — Baseline comparison goods spending patterns, 2023

Note: all figures in £m

	Zone 1 Oakham	Zone 2 C Rutland	Zone 3 N Rutland	Zone 4 S of Melton	Zone 5 E of Leicester	Zone 6 Uppingham	Zone 7 E Rutland	TOTAL	TOTAL %
TOTAL AVAILABLE COMPARISON GOODS SPEND, 2023	**31.6**	**19.3**	**29.1**	**14.4**	**14.5**	**33.3**	**14.8**	**157.1**	**100%**
Comparison goods floorspace in Rutland									
Oakham town centre (zone 1)									
Oakham town centre	13.2	5.4	14.8	1.8	0.8	4.3	0.2	**40.7**	**25.9%**
Tesco, South Street, Oakham	1.5	0.2	1.1	0.0	0.0	0.1	0.1	**3.1**	**2.0%**
Sub-total, Oakham town centre	**14.8**	**5.6**	**16.0**	**1.9**	**0.8**	**4.4**	**0.3**	**43.7**	**27.8%**
Uppingham (zone 6)									
Uppingham town centre	0.2	0.3	0.3	0.0	0.4	4.6	0.0	**5.8**	**3.7%**
Sub-total, Uppingham	**0.2**	**0.3**	**0.3**	**0.0**	**0.4**	**4.6**	**0.0**	**5.8**	**3.7%**
Total - comparison goods floorspace in Rutland	**14.9**	**5.9**	**16.3**	**1.9**	**1.2**	**9.1**	**0.3**	**49.5**	**31.5%**
Comparison goods floorspace outside Rutland (outside survey area)									
Leicester									
Leicester city centre (incl. St George's Retail Park)	1.1	1.8	1.7	1.2	3.9	2.9	0.2	**12.8**	**8.2%**
Thurmaston (incl. Asda & village centre)	0.2	0.0	0.2	0.6	2.4	0.0	0.1	**3.5**	**2.2%**
Fosse Park (incl. Sainsbury's, Asda)	3.0	0.2	1.0	1.0	1.6	1.3	0.3	**8.3**	**5.3%**
Oadby (town centre & foodstores)	0.0	0.1	0.0	0.1	0.3	0.0	0.0	**0.5**	**0.3%**
Syston town centre	0.0	0.0	0.0	0.1	0.1	0.0	0.0	**0.2**	**0.1%**
Other locations, Leicester	0.0	0.1	0.0	0.3	2.3	0.2	0.0	**2.9**	**1.8%**
Sub-total, Leicester	**4.3**	**2.2**	**2.9**	**3.2**	**10.7**	**4.4**	**0.6**	**28.3**	**18.0%**
Peterborough									
Peterborough city centre	2.1	1.2	0.8	0.0	0.1	0.2	2.0	**6.4**	**4.0%**
Brotherhood Retail Park, Peterborough	0.4	0.1	0.5	0.0	0.0	0.5	0.7	**2.2**	**1.4%**
Other locations, Peterborough	0.8	0.7	0.3	0.0	0.0	0.8	0.2	**2.8**	**1.8%**
Sub-total, Peterborough	**3.3**	**1.9**	**1.6**	**0.1**	**0.1**	**1.5**	**3.0**	**11.4**	**7.3%**
Stamford									
Stamford town centre	0.4	1.9	0.8	0.1	0.4	0.7	6.3	**10.7**	**6.8%**
Retail parks & other locations, Stamford	0.5	1.5	0.9	0.2	0.0	0.2	2.8	**6.2**	**3.9%**
Sub-total, Stamford	**0.9**	**3.5**	**1.7**	**0.3**	**0.4**	**0.9**	**9.1**	**16.8**	**10.7%**
Corby									
Corby town centre (incl. Oasis Retail Park)	2.3	1.0	0.3	0.0	0.0	3.8	0.0	**7.4**	**4.7%**
Retail parks & other locations, Corby	0.6	0.2	0.0	0.0	0.1	6.1	0.0	**7.2**	**4.6%**
Sub-total, Corby	**3.0**	**1.2**	**0.3**	**0.0**	**0.2**	**9.9**	**0.0**	**14.6**	**9.3%**
Melton Mowbray									
Melton Mowbray town centre	0.6	0.2	1.5	5.3	0.1	0.0	0.0	**7.7**	**4.9%**
Retail parks & other locations, Melton Mowbray	0.1	0.0	0.5	1.1	0.0	0.0	0.0	**1.7**	**1.1%**
Sub-total, Melton Mowbray	**0.7**	**0.3**	**2.0**	**6.4**	**0.1**	**0.0**	**0.0**	**9.4**	**6.0%**
Market Harborough									
Market Harborough town centre	1.0	0.2	0.2	0.0	1.0	1.1	0.0	**3.5**	**2.2%**
Retail parks & other locations, Market Harborough	0.2	0.0	0.0	0.0	0.0	0.1	0.0	**0.3**	**0.2%**
Sub-total, Market Harborough	**1.2**	**0.2**	**0.2**	**0.0**	**1.0**	**1.2**	**0.0**	**3.8**	**2.4%**
Grantham									
Grantham town centre	0.3	0.2	0.8	0.1	0.0	0.1	0.1	**1.5**	**1.0%**
Retail parks & other locations, Grantham	0.7	0.0	0.3	0.3	0.0	0.1	0.3	**1.8**	**1.1%**
Sub-total, Grantham	**1.0**	**0.2**	**1.1**	**0.4**	**0.0**	**0.2**	**0.3**	**3.3**	**2.1%**
Nottingham									
Nottingham city centre	0.0	0.0	0.2	0.2	0.0	0.9	0.0	**1.3**	**0.8%**
Retail parks & other locations, Nottingham (incl. IKEA Giltbrook)	0.6	0.0	0.4	0.5	0.0	0.3	0.0	**1.8**	**1.1%**
Sub-total, Nottingham	**0.6**	**0.1**	**0.6**	**0.7**	**0.0**	**1.1**	**0.0**	**3.1**	**2.0%**
All other locations outside survey area	0.4	1.7	0.3	0.9	0.4	3.9	0.6	**8.2**	**5.2%**
Total for locations outside survey area	**15.3**	**11.2**	**10.7**	**12.1**	**12.9**	**23.2**	**13.6**	**99.0**	**63.0%**
Local comparison goods									
Local/other shops in survey area	1.4	2.3	2.1	0.4	0.4	1.1	0.9	**8.5**	**5.4%**
Overall total	**31.6**	**19.3**	**29.1**	**14.4**	**14.5**	**33.3**	**14.8**	**157.1**	**100.0%**

Notes
Source: Table CM4, Table CM6

Table CM7b — Baseline comparison goods spending patterns, 2026

Note: all figures in £m

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	TOTAL	TOTAL %
	Oakham	C Rutland	N Rutland	S of Melton	E of Leicester	Uppingham	E Rutland		
TOTAL AVAILABLE COMPARISON GOODS SPEND, 2026	**31.6**	**19.4**	**29.1**	**14.2**	**14.6**	**33.3**	**14.8**	**157.1**	**100%**
Comparison goods floorspace in Rutland									
Oakham town centre (zone 1)									
Oakham town centre	13.2	5.2	12.2	1.8	0.8	4.3	0.2	**37.8**	**24.0%**
Tesco, South Street, Oakham	1.5	0.4	1.4	0.0	0.0	0.1	0.1	**3.5**	**2.2%**
Sub-total, Oakham town centre	**14.7**	**5.6**	**13.6**	**1.9**	**0.8**	**4.4**	**0.3**	**41.2**	**26.3%**
Uppingham (zone 6)									
Uppingham town centre	0.2	0.7	0.1	0.0	0.4	4.9	0.0	**6.3**	**4.0%**
Sub-total, Uppingham	**0.2**	**0.7**	**0.1**	**0.0**	**0.4**	**4.9**	**0.0**	**6.3**	**4.0%**
Total - comparison goods floorspace in Rutland	**14.9**	**6.2**	**13.7**	**1.9**	**1.2**	**9.3**	**0.3**	**47.5**	**30.3%**
Comparison goods floorspace outside Rutland (outside survey area)									
Leicester									
Leicester city centre (incl. St George's Retail Park)	1.1	1.4	1.0	1.1	3.9	2.9	0.2	**11.7**	**7.5%**
Thurmaston (incl. Asda & village centre)	0.2	0.3	0.2	0.6	2.3	0.0	0.1	**3.7**	**2.3%**
Fosse Park (incl. Sainsbury's, Asda)	3.0	1.0	2.7	1.0	1.6	1.3	0.3	**10.9**	**6.9%**
Oadby (town centre & foodstores)	0.0	0.0	0.0	0.1	0.2	0.0	0.0	**0.4**	**0.3%**
Syston town centre	0.0	0.0	0.0	0.1	0.1	0.0	0.0	**0.2**	**0.1%**
Other locations, Leicester	0.0	0.3	0.0	0.3	2.5	0.2	0.0	**3.2**	**2.1%**
Sub-total, Leicester	**4.3**	**3.1**	**4.0**	**3.1**	**10.7**	**4.4**	**0.6**	**30.1**	**19.2%**
Peterborough									
Peterborough city centre	2.1	0.9	1.9	0.0	0.1	0.2	2.0	**7.2**	**4.6%**
Brotherhood Retail Park, Peterborough	0.4	0.3	0.4	0.0	0.0	0.5	0.7	**2.4**	**1.5%**
Other locations, Peterborough	0.8	0.4	0.7	0.0	0.0	0.8	0.2	**2.9**	**1.9%**
Sub-total, Peterborough	**3.3**	**1.5**	**3.0**	**0.1**	**0.1**	**1.5**	**3.0**	**12.4**	**7.9%**
Stamford									
Stamford town centre	0.4	1.5	0.4	0.1	0.4	0.7	6.3	**9.7**	**6.2%**
Retail parks & other locations, Stamford	0.5	0.8	0.5	0.2	0.0	0.2	2.8	**5.1**	**3.2%**
Sub-total, Stamford	**0.9**	**2.3**	**0.8**	**0.3**	**0.4**	**0.9**	**9.2**	**14.8**	**9.4%**
Corby									
Corby town centre (incl. Oasis Retail Park)	2.3	0.9	2.2	0.0	0.0	3.8	0.0	**9.2**	**5.8%**
Retail parks & other locations, Corby	0.6	0.8	0.6	0.0	0.1	6.1	0.0	**8.2**	**5.2%**
Sub-total, Corby	**3.0**	**1.6**	**2.7**	**0.0**	**0.2**	**9.9**	**0.0**	**17.4**	**11.1%**
Melton Mowbray									
Melton Mowbray town centre	0.6	1.2	0.5	5.3	0.1	0.0	0.0	**7.6**	**4.9%**
Retail parks & other locations, Melton Mowbray	0.1	0.2	0.1	1.0	0.0	0.0	0.0	**1.4**	**0.9%**
Sub-total, Melton Mowbray	**0.7**	**1.4**	**0.6**	**6.3**	**0.1**	**0.0**	**0.0**	**9.0**	**5.8%**
Market Harborough									
Market Harborough town centre	1.0	0.4	0.9	0.0	1.0	1.1	0.0	**4.4**	**2.8%**
Retail parks & other locations, Market Harborough	0.2	0.1	0.2	0.0	0.1	0.2	0.0	**0.7**	**0.5%**
Sub-total, Market Harborough	**1.2**	**0.4**	**1.1**	**0.0**	**1.1**	**1.3**	**0.0**	**5.2**	**3.3%**
Grantham									
Grantham town centre	0.3	0.2	0.3	0.1	0.0	0.1	0.1	**1.1**	**0.7%**
Retail parks & other locations, Grantham	0.7	0.3	0.7	0.3	0.0	0.1	0.3	**2.4**	**1.5%**
Sub-total, Grantham	**1.0**	**0.5**	**0.9**	**0.4**	**0.0**	**0.2**	**0.3**	**3.4**	**2.2%**
Nottingham									
Nottingham city centre	0.0	0.2	0.0	0.2	0.0	0.9	0.0	**1.3**	**0.8%**
Retail parks & other locations, Nottingham (incl. IKEA Giltbrook)	0.6	0.3	0.6	0.5	0.0	0.3	0.0	**2.2**	**1.4%**
Sub-total, Nottingham	**0.6**	**0.4**	**0.6**	**0.7**	**0.0**	**1.1**	**0.0**	**3.5**	**2.2%**
All other locations outside survey area	0.4	0.9	0.4	0.9	0.4	3.8	0.6	**7.4**	**4.7%**
Total for locations outside survey area	**15.3**	**12.2**	**14.1**	**11.9**	**13.0**	**23.2**	**13.7**	**103.2**	**65.7%**
Local comparison goods									
Local/other shops in survey area	1.4	1.0	1.3	0.4	0.4	0.8	0.9	**6.3**	**4.0%**
Overall total	**31.6**	**19.4**	**29.1**	**14.2**	**14.6**	**33.3**	**14.8**	**157.1**	**100.0%**

Notes
Source: Table CM4, Table CM6

Table CM7c — Baseline comparison goods spending patterns, 2031

Note: all figures in £m

	Zone 1 Oakham	Zone 2 C Rutland	Zone 3 N Rutland	Zone 4 S of Melton	Zone 5 E of Leicester	Zone 6 Uppingham	Zone 7 E Rutland	TOTAL	TOTAL %
TOTAL AVAILABLE COMPARISON GOODS SPEND, 2031	**35.6**	**22.3**	**33.1**	**15.7**	**16.5**	**38.0**	**17.0**	**178.2**	**100.0%**
Comparison goods floorspace in Rutland									
Oakham town centre (zone 1)									
Oakham town centre	14.9	5.9	13.9	2.0	0.9	4.9	0.3	**42.8**	**24.0%**
Tesco, South Street, Oakham	1.7	0.5	1.6	0.0	0.0	0.1	0.1	**3.9**	**2.2%**
Sub-total, Oakham town centre	**16.6**	**6.4**	**15.5**	**2.1**	**0.9**	**5.0**	**0.3**	**46.8**	**26.2%**
Uppingham (zone 6)									
Uppingham town centre	0.2	0.8	0.2	0.0	0.5	5.6	0.0	**7.2**	**4.0%**
Sub-total, Uppingham	**0.2**	**0.8**	**0.2**	**0.0**	**0.5**	**5.6**	**0.0**	**7.2**	**4.0%**
Total - comparison goods floorspace in Rutland	**16.8**	**7.2**	**15.6**	**2.1**	**1.4**	**10.6**	**0.3**	**53.9**	**30.3%**
Comparison goods floorspace outside Rutland (outside survey area)									
Leicester									
Leicester city centre (incl. St George's Retail Park)	1.2	1.6	1.2	1.3	4.5	3.3	0.2	**13.3**	**7.5%**
Thurmaston (incl. Asda & village centre)	0.2	0.4	0.2	0.6	2.6	0.0	0.1	**4.2**	**2.3%**
Fosse Park (incl. Sainsbury's, Asda)	3.3	1.2	3.1	1.1	1.8	1.5	0.3	**12.3**	**6.9%**
Oadby (town centre & foodstores)	0.0	0.1	0.0	0.1	0.3	0.0	0.0	**0.5**	**0.3%**
Syston town centre	0.0	0.0	0.0	0.1	0.1	0.0	0.0	**0.2**	**0.1%**
Other locations, Leicester	0.0	0.3	0.0	0.3	2.8	0.2	0.0	**3.7**	**2.0%**
Sub-total, Leicester	**4.8**	**3.6**	**4.5**	**3.5**	**12.1**	**5.1**	**0.7**	**34.1**	**19.2%**
Peterborough									
Peterborough city centre	2.4	1.0	2.2	0.0	0.1	0.2	2.3	**8.2**	**4.6%**
Brotherhood Retail Park, Peterborough	0.5	0.4	0.4	0.0	0.0	0.5	0.9	**2.7**	**1.5%**
Other locations, Peterborough	0.9	0.4	0.8	0.0	0.0	0.9	0.3	**3.3**	**1.9%**
Sub-total, Peterborough	**3.7**	**1.8**	**3.4**	**0.1**	**0.1**	**1.7**	**3.4**	**14.1**	**7.9%**
Stamford									
Stamford town centre	0.4	1.7	0.4	0.1	0.5	0.8	7.2	**11.1**	**6.2%**
Retail parks & other locations, Stamford	0.6	0.9	0.5	0.2	0.0	0.3	3.2	**5.8**	**3.3%**
Sub-total, Stamford	**1.0**	**2.6**	**0.9**	**0.3**	**0.5**	**1.1**	**10.5**	**16.9**	**9.5%**
Corby									
Corby town centre (incl. Oasis Retail Park)	2.6	1.0	2.5	0.0	0.0	4.3	0.0	**10.4**	**5.9%**
Retail parks & other locations, Corby	0.7	0.9	0.6	0.0	0.1	7.0	0.0	**9.4**	**5.3%**
Sub-total, Corby	**3.3**	**1.9**	**3.1**	**0.0**	**0.2**	**11.3**	**0.0**	**19.8**	**11.1%**
Melton Mowbray									
Melton Mowbray town centre	0.7	1.3	0.6	5.9	0.1	0.0	0.0	**8.5**	**4.8%**
Retail parks & other locations, Melton Mowbray	0.1	0.2	0.1	1.1	0.0	0.0	0.0	**1.6**	**0.9%**
Sub-total, Melton Mowbray	**0.7**	**1.6**	**0.7**	**7.0**	**0.1**	**0.0**	**0.0**	**10.1**	**5.7%**
Market Harborough									
Market Harborough town centre	1.1	0.4	1.1	0.0	1.1	1.3	0.0	**5.0**	**2.8%**
Retail parks & other locations, Market Harborough	0.2	0.1	0.2	0.0	0.1	0.2	0.0	**0.8**	**0.5%**
Sub-total, Market Harborough	**1.3**	**0.5**	**1.2**	**0.0**	**1.2**	**1.5**	**0.0**	**5.9**	**3.3%**
Grantham									
Grantham town centre	0.3	0.2	0.3	0.1	0.0	0.1	0.1	**1.2**	**0.7%**
Retail parks & other locations, Grantham	0.8	0.3	0.7	0.3	0.0	0.2	0.3	**2.7**	**1.5%**
Sub-total, Grantham	**1.1**	**0.5**	**1.1**	**0.5**	**0.0**	**0.3**	**0.4**	**3.9**	**2.2%**
Nottingham									
Nottingham city centre	0.0	0.2	0.0	0.2	0.0	1.0	0.0	**1.4**	**0.8%**
Retail parks & other locations, Nottingham (incl. IKEA Giltbrook)	0.7	0.3	0.6	0.6	0.0	0.3	0.0	**2.5**	**1.4%**
Sub-total, Nottingham	**0.7**	**0.5**	**0.6**	**0.8**	**0.0**	**1.3**	**0.0**	**3.9**	**2.2%**
All other locations outside survey area	0.5	1.0	0.4	1.0	0.5	4.3	0.7	**8.4**	**4.7%**
Total for locations outside survey area	**17.2**	**14.0**	**16.0**	**13.2**	**14.7**	**26.5**	**15.6**	**117.1**	**65.7%**
Local comparison goods									
Local/other shops in survey area	1.6	1.2	1.5	0.4	0.4	1.0	1.0	**7.1**	**4.0%**
Overall total	**35.6**	**22.3**	**33.1**	**15.7**	**16.5**	**38.0**	**17.0**	**178.2**	**100.0%**

Notes
Source: Table CM4, Table CM6

Table CM7d — Baseline comparison goods spending patterns, 2036

Note: all figures in £m

	Zone 1 Oakham	Zone 2 C Rutland	Zone 3 N Rutland	Zone 4 S of Melton	Zone 5 E of Leicester	Zone 6 Uppingham	Zone 7 E Rutland	TOTAL	TOTAL %
TOTAL AVAILABLE COMPARISON GOODS SPEND, 2036	**41.0**	**26.1**	**38.6**	**18.0**	**19.1**	**44.4**	**19.8**	**207.0**	**100.0%**
Comparison goods floorspace in Rutland									
Oakham town centre (zone 1)									
Oakham town centre	17.2	6.9	16.2	2.3	1.1	5.8	0.3	**49.7**	**24.0%**
Tesco, South Street, Oakham	2.0	0.5	1.8	0.0	0.0	0.1	0.1	**4.6**	**2.2%**
Sub-total, Oakham town centre	**19.1**	**7.5**	**18.0**	**2.4**	**1.1**	**5.9**	**0.4**	**54.3**	**26.2%**
Uppingham (zone 6)									
Uppingham town centre	0.2	0.9	0.2	0.0	0.5	6.5	0.0	**8.4**	**4.0%**
Sub-total, Uppingham	**0.2**	**0.9**	**0.2**	**0.0**	**0.5**	**6.5**	**0.0**	**8.4**	**4.0%**
Total - comparison goods floorspace in Rutland	**19.3**	**8.4**	**18.2**	**2.4**	**1.6**	**12.4**	**0.4**	**62.7**	**30.3%**
Comparison goods floorspace outside Rutland (outside survey area)									
Leicester									
Leicester city centre (incl. St George's Retail Park)	1.4	1.9	1.4	1.4	5.2	3.9	0.2	**15.4**	**7.5%**
Thurmaston (incl. Asda & village centre)	0.2	0.5	0.2	0.7	3.0	0.0	0.1	**4.8**	**2.3%**
Fosse Park (incl. Sainsbury's, Asda)	3.8	1.4	3.6	1.2	2.1	1.8	0.4	**14.3**	**6.9%**
Oadby (town centre & foodstores)	0.0	0.1	0.0	0.2	0.3	0.0	0.0	**0.5**	**0.3%**
Syston town centre	0.0	0.0	0.0	0.1	0.1	0.0	0.0	**0.3**	**0.1%**
Other locations, Leicester	0.0	0.4	0.0	0.3	3.2	0.2	0.0	**4.2**	**2.0%**
Sub-total, Leicester	**5.6**	**4.2**	**5.2**	**4.0**	**14.0**	**5.9**	**0.8**	**39.6**	**19.1%**
Peterborough									
Peterborough city centre	2.7	1.2	2.6	0.0	0.1	0.3	2.6	**9.5**	**4.6%**
Brotherhood Retail Park, Peterborough	0.5	0.4	0.5	0.1	0.0	0.6	1.0	**3.1**	**1.5%**
Other locations, Peterborough	1.0	0.5	0.9	0.1	0.0	1.1	0.3	**3.9**	**1.9%**
Sub-total, Peterborough	**4.3**	**2.1**	**4.0**	**0.1**	**0.1**	**2.0**	**3.9**	**16.4**	**7.9%**
Stamford									
Stamford town centre	0.5	1.9	0.5	0.1	0.5	0.9	8.4	**12.9**	**6.2%**
Retail parks & other locations, Stamford	0.7	1.1	0.6	0.2	0.0	0.3	3.8	**6.7**	**3.3%**
Sub-total, Stamford	**1.2**	**3.1**	**1.1**	**0.3**	**0.6**	**1.2**	**12.2**	**19.6**	**9.5%**
Corby									
Corby town centre (incl. Oasis Retail Park)	3.0	1.2	2.9	0.0	0.0	5.0	0.0	**12.1**	**5.9%**
Retail parks & other locations, Corby	0.8	1.0	0.8	0.0	0.2	8.2	0.0	**10.9**	**5.3%**
Sub-total, Corby	**3.8**	**2.2**	**3.6**	**0.0**	**0.2**	**13.2**	**0.0**	**23.1**	**11.2%**
Melton Mowbray									
Melton Mowbray town centre	0.8	1.5	0.7	6.7	0.1	0.0	0.0	**9.8**	**4.7%**
Retail parks & other locations, Melton Mowbray	0.1	0.3	0.1	1.3	0.1	0.0	0.0	**1.8**	**0.9%**
Sub-total, Melton Mowbray	**0.8**	**1.8**	**0.8**	**8.0**	**0.1**	**0.0**	**0.0**	**11.6**	**5.6%**
Market Harborough									
Market Harborough town centre	1.3	0.5	1.2	0.0	1.3	1.5	0.0	**5.9**	**2.8%**
Retail parks & other locations, Market Harborough	0.2	0.1	0.2	0.0	0.1	0.3	0.0	**1.0**	**0.5%**
Sub-total, Market Harborough	**1.5**	**0.6**	**1.5**	**0.0**	**1.4**	**1.8**	**0.0**	**6.8**	**3.3%**
Grantham									
Grantham town centre	0.4	0.3	0.4	0.2	0.0	0.1	0.1	**1.4**	**0.7%**
Retail parks & other locations, Grantham	0.9	0.3	0.9	0.4	0.1	0.2	0.4	**3.1**	**1.5%**
Sub-total, Grantham	**1.3**	**0.6**	**1.2**	**0.5**	**0.1**	**0.3**	**0.5**	**4.5**	**2.2%**
Nottingham									
Nottingham city centre	0.0	0.2	0.0	0.3	0.0	1.1	0.0	**1.7**	**0.8%**
Retail parks & other locations, Nottingham (incl. IKEA Giltbrook)	0.8	0.4	0.7	0.7	0.0	0.3	0.0	**2.9**	**1.4%**
Sub-total, Nottingham	**0.8**	**0.6**	**0.7**	**0.9**	**0.0**	**1.5**	**0.0**	**4.6**	**2.2%**
All other locations outside survey area	0.5	1.2	0.5	1.1	0.5	5.0	0.8	**9.8**	**4.7%**
Total for locations outside survey area	**19.8**	**16.4**	**18.7**	**15.1**	**17.0**	**30.9**	**18.2**	**136.1**	**65.7%**
Local comparison goods									
Local/other shops in survey area	1.8	1.4	1.7	0.5	0.5	1.1	1.2	**8.3**	**4.0%**
Overall total	**41.0**	**26.1**	**38.6**	**18.0**	**19.1**	**44.4**	**19.8**	**207.0**	**100.0%**

Notes
Source: Table CM4, Table CM6

Table CM7e — Baseline comparison goods spending patterns, 2041

Note: all figures in £m

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	TOTAL	TOTAL %
	Oakham	C Rutland	N Rutland	S of Melton	E of Leicester	Uppingham	E Rutland		
TOTAL AVAILABLE COMPARISON GOODS SPEND, 2041	**47.8**	**30.9**	**45.4**	**21.0**	**22.1**	**52.0**	**23.1**	**242.4**	**100.0%**
Comparison goods floorspace in Rutland									
Oakham town centre (zone 1)									
Oakham town centre	20.0	8.2	19.0	2.7	1.2	6.7	0.3	**58.3**	**24.0%**
Tesco, South Street, Oakham	2.3	0.6	2.2	0.1	0.0	0.2	0.1	**5.4**	**2.2%**
Sub-total, Oakham town centre	**22.3**	**8.8**	**21.2**	**2.8**	**1.2**	**6.9**	**0.4**	**63.6**	**26.2%**
Uppingham (zone 6)									
Uppingham town centre	0.2	1.1	0.2	0.0	0.6	7.6	0.0	**9.8**	**4.0%**
Sub-total, Uppingham	**0.2**	**1.1**	**0.2**	**0.0**	**0.6**	**7.6**	**0.0**	**9.8**	**4.0%**
Total - comparison goods floorspace in Rutland	**22.5**	**9.9**	**21.4**	**2.8**	**1.8**	**14.5**	**0.4**	**73.4**	**30.3%**
Comparison goods floorspace outside Rutland (outside survey area)									
Leicester									
Leicester city centre (incl. St George's Retail Park)	1.7	2.2	1.6	1.7	6.0	4.6	0.3	**18.0**	**7.4%**
Thurmaston (incl. Asda & village centre)	0.3	0.5	0.3	0.8	3.5	0.0	0.1	**5.6**	**2.3%**
Fosse Park (incl. Sainsbury's, Asda)	4.5	1.6	4.3	1.4	2.4	2.1	0.5	**16.8**	**6.9%**
Oadby (town centre & foodstores)	0.0	0.1	0.0	0.2	0.4	0.0	0.0	**0.6**	**0.3%**
Syston town centre	0.0	0.0	0.0	0.1	0.1	0.0	0.0	**0.3**	**0.1%**
Other locations, Leicester	0.0	0.4	0.0	0.4	3.8	0.3	0.0	**4.9**	**2.0%**
Sub-total, Leicester	**6.5**	**4.9**	**6.2**	**4.6**	**16.2**	**6.9**	**0.9**	**46.2**	**19.1%**
Peterborough									
Peterborough city centre	3.2	1.4	3.0	0.0	0.1	0.3	3.1	**11.1**	**4.6%**
Brotherhood Retail Park, Peterborough	0.6	0.5	0.6	0.1	0.0	0.7	1.2	**3.7**	**1.5%**
Other locations, Peterborough	1.2	0.6	1.1	0.1	0.0	1.3	0.3	**4.5**	**1.9%**
Sub-total, Peterborough	**5.0**	**2.4**	**4.7**	**0.2**	**0.1**	**2.3**	**4.6**	**19.3**	**8.0%**
Stamford									
Stamford town centre	0.6	2.3	0.6	0.1	0.6	1.1	9.9	**15.1**	**6.2%**
Retail parks & other locations, Stamford	0.8	1.3	0.7	0.3	0.0	0.4	4.4	**7.9**	**3.3%**
Sub-total, Stamford	**1.4**	**3.6**	**1.3**	**0.4**	**0.7**	**1.4**	**14.3**	**23.0**	**9.5%**
Corby									
Corby town centre (incl. Oasis Retail Park)	3.5	1.4	3.4	0.0	0.0	5.9	0.0	**14.2**	**5.9%**
Retail parks & other locations, Corby	0.9	1.2	0.9	0.0	0.2	9.6	0.0	**12.8**	**5.3%**
Sub-total, Corby	**4.5**	**2.6**	**4.2**	**0.0**	**0.2**	**15.4**	**0.0**	**27.1**	**11.2%**
Melton Mowbray									
Melton Mowbray town centre	0.9	1.8	0.8	7.8	0.1	0.0	0.0	**11.5**	**4.7%**
Retail parks & other locations, Melton Mowbray	0.1	0.3	0.1	1.5	0.1	0.0	0.0	**2.1**	**0.9%**
Sub-total, Melton Mowbray	**1.0**	**2.2**	**0.9**	**9.4**	**0.1**	**0.0**	**0.0**	**13.6**	**5.6%**
Market Harborough									
Market Harborough town centre	1.5	0.6	1.4	0.1	1.5	1.7	0.0	**6.9**	**2.8%**
Retail parks & other locations, Market Harborough	0.3	0.1	0.3	0.0	0.2	0.3	0.0	**1.1**	**0.5%**
Sub-total, Market Harborough	**1.8**	**0.7**	**1.7**	**0.1**	**1.6**	**2.1**	**0.0**	**8.0**	**3.3%**
Grantham									
Grantham town centre	0.5	0.3	0.4	0.2	0.0	0.2	0.1	**1.6**	**0.7%**
Retail parks & other locations, Grantham	1.1	0.4	1.0	0.4	0.1	0.2	0.4	**3.6**	**1.5%**
Sub-total, Grantham	**1.5**	**0.7**	**1.4**	**0.6**	**0.1**	**0.4**	**0.5**	**5.3**	**2.2%**
Nottingham									
Nottingham city centre	0.0	0.3	0.0	0.3	0.1	1.3	0.0	**2.0**	**0.8%**
Retail parks & other locations, Nottingham (incl. IKEA Giltbrook)	0.9	0.5	0.9	0.8	0.0	0.4	0.0	**3.4**	**1.4%**
Sub-total, Nottingham	**0.9**	**0.7**	**0.9**	**1.1**	**0.1**	**1.7**	**0.0**	**5.4**	**2.2%**
All other locations outside survey area	0.6	1.4	0.6	1.3	0.6	5.9	1.0	**11.4**	**4.7%**
Total for locations outside survey area	**23.1**	**19.3**	**22.0**	**17.6**	**19.7**	**36.2**	**21.3**	**159.3**	**65.7%**
Local comparison goods									
Local/other shops in survey area	2.1	1.6	2.0	0.6	0.6	1.3	1.4	**9.7**	**4.0%**
Overall total	**47.8**	**30.9**	**45.4**	**21.0**	**22.1**	**52.0**	**23.1**	**242.4**	**100.0%**

Notes
Source: Table CM4, Table CM6

Table CM8 — Comparison goods floorspace (main centres)

Centre / location	Sq.m gross (est)	Sq.m net (est.)	Data source / Notes
In-centre floorspace			
Oakham town centre			
Comparison goods floorspace	8,946	7,157	Note 1
Comparison goods floorspace in foodstores	-	256	Note 2
Sub-total	**-**	**7,412**	
Uppingham town centre			
Comparison goods floorspace	4,078	3,262	Note 1
Comparison goods floorspace in foodstores	-	17	Note 2
Sub-total	**-**	**3,279**	
Total in-centre comparison goods floorspace in RCC (estimated)	**-**	**10,692**	
Out of centre floorspace			
Oakham			
Comparison goods floorspace in foodstores	-	1,337	Note 2
Sub-total	**-**	**1,337**	
Total		**12,029**	

Notes
Note 1 — Source: Experian Goad Category Reports
Note 2 — Source: Balance of net floorspace in foodstores from Table CV8, Appenidix 2 (i.e. total estimates net sales area minus estimated convenience goods net sales area)

Table CM9 — Comparison goods floorspace commitments

Address	RCC Planning ref	Gross area (sq.m)	Net sales (sq.m)	Assumed sales density (£)	Estimated turnover 2023 £m)	Estimated turnover 2026 £m)	Estimated turnover 2031 £m)	Estimated turnover 2036 £m)	Estimated turnover 2041 £m)
No commitments identified	-	0	0	0	0.0	0.0	0.0	0.0	0.0
TOTAL		**0**	**0**	**0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**

Notes
Source: review of RCC planning application records

Table CM10 — Comparison goods floorspace capacity for Rutland, 2023-41

	2026	2031	2036**	2040**
A) Total Available Comparison Goods Expenditure (£m)	157.05	178.22	206.99	242.40
B) Market Share from Survey Area (%)	30%	30%	30%	30%
C) Comparison goods spending in Rutland (£m)	47.53	53.95	62.65	73.43
D) Existing comparison goods retail floorspace at 2023 (sq.m net)	12,029	12,029	12,029	12,029
E) Sales per sq.m net (£)	4,268	4,786	5,495	6,308
F) Sales from Existing Floorspace (£m)	51.33	57.57	66.09	75.88
G) Sales from Committed Floorspace (£m)	0.00	0.00	0.00	0.00
H) Residual Spending to support new floorspace (£m)	-3.80	-3.62	-3.44	-2.45
I) Sales per sq.m net in new shops (£)	4,663	5,229	6,004	6,893
J) Capacity for new floorspace (sq.m net)	**-815**	**-693**	**-573**	**-355**
K) Capacity for new floorspace (sq.m net, rounded)	**-800**	**-700**	**-600**	**-400**

Notes
Key to Table CM10:
Row A - the total available comparison goods expenditure available to the study area at the relevant interval year (source: Table CM1)
Row B - the 'market share' claimed by stores in Rutland as a proportion of the total available comparison goods spend (source: Row C divided by Row A)
Row C - the amount in monetary terms spent in stores in Rutland based on the findings of the household telephone survey (source: Table CM7a-CM7e. Figures include non-food turnover in foodstores)
Row D - estimated existing comparison goods floorspace (all locations) based on Experian Goad centre reports / Council information / third party data as applicable - see Table CM9
Row E - the turnover per sq.m of existing comparison goods floorspace in Rutland. Allowance is made for this to improve at the rates shown below, based on Experian Retail Planner 20 Figure 4b - see below*
Row F - Row F multiplied by Row G (divided by 1,000,000 to convert to turnover figure in £m)
Row G - turnover from 'commitments' for new comparison goods retail floorspace (no commitments identified - see Table CM9)
Row H - Row E less Row H and Row I to provide the residual spending which could be used to support the development of new comparison goods retail floorspace
Row I - Assumed turnover per sq.m of new comparison goods floorspace, informed by role and function of centre and performance of existing comparison goods floorspace (as shown in Row G)
Row J - the quantum of comparison goods floorspace required at each interval period (Row H divided by Row I)
Row K - Row J. rounded to the nearest hundred.

*Experian Retail Planner 20 Sales efficiency growth rates:	3.4%	
(Figure 4b)	-0.1%	
	-0.4%	
	2.0%	per annum
	2.8%	per annum

**Note — Figures for 2036 and 2041 should be considered indicative only and subject to future review.

Appendix 2

Convenience goods retail need tabulations

Table CV1 — Postcode sectors for survey zones

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7
	Oakham	S of Oakham	N of Oakham	S of Melton	E of Leicester	Uppingham	W of Stamford
Postcode sectors	LE15_6	LE15_8	LE15_7	LE14_2	LE7_9 (part)	LE15_9 (part)	PE9_3 (part)
						LE16_7 (part)	PE9_4 (part)
						LE16_8 (part)	
						NN17_3 (part)	

Table CV2 — Population projections

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	TOTAL
	Oakham	S of Oakham	N of Oakham	S of Melton	E of Leicester	Uppingham	W of Stamford	
Population Projection 2021	11,728	6,590	10,510	4,935	4,833	11,369	5,415	**55,380**
Population Projection 2022	11,833	6,595	10,763	4,850	4,774	11,449	5,472	**55,736**
Population Projection 2023	11,920	6,647	10,867	4,867	4,831	11,576	5,517	**56,225**
Population Projection 2024	12,024	6,712	10,977	4,879	4,876	11,678	5,569	**56,715**
Population Projection 2025	12,123	6,781	11,082	4,898	4,926	11,775	5,623	**57,208**
Population Projection 2026	12,213	6,847	11,170	4,917	4,972	11,869	5,664	**57,652**
Population Projection 2027	12,283	6,916	11,258	4,923	5,002	11,963	5,707	**58,052**
Population Projection 2028	12,345	6,971	11,331	4,934	5,037	12,055	5,754	**58,427**
Population Projection 2029	12,393	7,021	11,404	4,945	5,057	12,144	5,801	**58,765**
Population Projection 2030	12,443	7,075	11,475	4,938	5,082	12,213	5,841	**59,067**
Population Projection 2031	12,485	7,128	11,541	4,953	5,110	12,295	5,871	**59,383**
Population Projection 2032	12,521	7,173	11,607	4,956	5,131	12,377	5,898	**59,663**
Population Projection 2033	12,573	7,207	11,658	4,964	5,158	12,450	5,936	**59,946**
Population Projection 2034	12,603	7,253	11,718	4,982	5,176	12,512	5,970	**60,214**
Population Projection 2035	12,633	7,296	11,776	4,993	5,192	12,580	5,997	**60,467**
Population Projection 2036	12,661	7,350	11,838	5,004	5,210	12,644	6,022	**60,729**
Population Projection 2037	12,692	7,396	11,893	5,034	5,227	12,709	6,054	**61,005**
Population Projection 2038	12,741	7,442	11,956	5,051	5,249	12,762	6,084	**61,285**
Population Projection 2039	12,795	7,484	12,018	5,072	5,258	12,818	6,104	**61,549**
Population Projection 2040	12,840	7,536	12,081	5,082	5,264	12,865	6,131	**61,799**
Population Projection 2041	12,892	7,585	12,139	5,093	5,273	12,914	6,157	**62,053**
Poppulation change 2021-26	*485*	*257*	*660*	*-18*	*139*	*500*	*249*	*2,202*
Poppulation change 2021-31	*757*	*538*	*1,031*	*18*	*277*	*926*	*456*	*3,721*
Poppulation change 2021-36	*821*	*795*	*1,089*	*184*	*418*	*1,186*	*567*	*5,060*
Poppulation change 2021-41	*920*	*889*	*1,214*	*215*	*433*	*1,289*	*614*	*5,574*

Study Interval years

Notes

Population estimates / projections sourced from Experian Micromarketer 2021

Table CV3 — Per capita spend on convenience goods

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7
	Oakham	S of Oakham	N of Oakham	S of Melton	E of Leicester	Uppingham	W of Stamford
2021 Total Expenditure per Person (in 2020 prices)	2,949	3,269	2,933	3,412	3,343	3,241	3,069
Spend estimate 2022	2,908	3,223	2,892	3,364	3,296	3,196	3,026
Spend estimate 2023	2,713	3,007	2,698	3,139	3,075	2,982	2,824
Spend estimate 2024	2,648	2,935	2,634	3,063	3,002	2,910	2,756
Spend estimate 2025	2,637	2,923	2,623	3,051	2,990	2,898	2,745
Spend estimate 2026	2,640	2,926	2,626	3,054	2,993	2,901	2,748
Spend estimate 2027	2,643	2,929	2,628	3,057	2,996	2,904	2,750
Spend estimate 2028	2,645	2,932	2,631	3,060	2,999	2,907	2,753
Spend estimate 2029	2,648	2,935	2,634	3,063	3,002	2,910	2,756
Spend estimate 2030	2,653	2,941	2,639	3,069	3,008	2,916	2,761
Spend estimate 2031	2,658	2,947	2,644	3,075	3,014	2,922	2,767
Spend estimate 2032	2,664	2,953	2,649	3,082	3,020	2,927	2,772
Spend estimate 2033	2,669	2,959	2,655	3,088	3,026	2,933	2,778
Spend estimate 2034	2,674	2,964	2,660	3,094	3,032	2,939	2,784
Spend estimate 2035	2,680	2,970	2,665	3,100	3,038	2,945	2,789
Spend estimate 2036	2,685	2,976	2,671	3,106	3,044	2,951	2,795
Spend estimate 2037	2,691	2,982	2,676	3,113	3,050	2,957	2,800
Spend estimate 2038	2,696	2,988	2,681	3,119	3,056	2,963	2,806
Spend estimate 2039	2,701	2,994	2,687	3,125	3,062	2,969	2,811
Spend estimate 2040	2,707	3,000	2,692	3,131	3,068	2,975	2,817
Spend estimate 2041	2,712	3,006	2,698	3,138	3,074	2,981	2,823

Notes
Expenditure growth rates applied as follows:

	2021-22	-1.40%	
	2022-23	-6.70%	
	2023-24	-2.40%	
	2024-25	-0.40%	
	2025-29	0.10%	(per annum)
	2029-41	0.20%	(per annum)

Source: Experian Retail Planner Briefing Note 20, February 2023, Figures 1a & 1b

Table CV4 — Total spend on convenience goods

2023	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Total
Total spend (£m)	32.3	20.0	29.3	15.3	14.9	34.5	15.6	**161.9**
SFT deduction (%)	11.9%	11.9%	11.9%	11.9%	11.9%	11.9%	11.9%	-
SFT deduction (£m)	3.8	2.4	3.5	1.8	1.8	4.1	1.9	**19.3**
Total spend with SFT removed (£m)	**28.5**	**17.6**	**25.8**	**13.5**	**13.1**	**30.4**	**13.7**	**142.6**

2026	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Total
Total spend (£m)	32.2	20.0	29.3	15.0	14.9	34.4	15.6	**161.5**
SFT deduction (%)	12.7%	12.7%	12.7%	12.7%	12.7%	12.7%	12.7%	-
SFT deduction (£m)	4.1	2.5	3.7	1.9	1.9	4.4	2.0	**20.5**
Total spend with SFT removed (£m)	**28.1**	**17.5**	**25.6**	**13.1**	**13.0**	**30.1**	**13.6**	**141.0**

2031	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Total
Total spend (£m)	33.2	21.0	30.5	15.2	15.4	35.9	16.2	**167.5**
SFT deduction (%)	13.4%	13.4%	13.4%	13.4%	13.4%	13.4%	13.4%	-
SFT deduction (£m)	4.4	2.8	4.1	2.0	2.1	4.8	2.2	**22.4**
Total spend with SFT removed (£m)	**28.7**	**18.2**	**26.4**	**13.2**	**13.3**	**31.1**	**14.1**	**145.1**

2036	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Total
Total spend (£m)	34.0	21.9	31.6	15.5	15.9	37.3	16.8	**173.0**
SFT deduction (%)	13.8%	13.8%	13.8%	13.8%	13.8%	13.8%	13.8%	-
SFT deduction (£m)	4.7	3.0	4.4	2.1	2.2	5.1	2.3	**23.9**
Total spend with SFT removed (£m)	**29.3**	**18.9**	**27.3**	**13.4**	**13.7**	**32.2**	**14.5**	**149.2**

2041	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Total
Total spend (£m)	35.0	22.8	32.7	16.0	16.2	38.5	17.4	**178.6**
SFT deduction (%)	14.1%	14.1%	14.1%	14.1%	14.1%	14.1%	14.1%	
SFT deduction (£m)	4.9	3.2	4.6	2.3	2.3	5.4	2.5	**25.2**
Total spend with SFT removed (£m)	**30.0**	**19.6**	**28.1**	**13.7**	**13.9**	**33.1**	**14.9**	**153.4**

Notes
Total spend calculated from applying relevant population figure from Table CV2 to equivalent per capita expenditure figure from Table CV3.
SFT deduction sourced from household survey results.

Table CV5 — Spending growth on convenience goods (excluding SFT)

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Total
2023-26 (£m)	-0.3	-0.1	-0.2	-0.3	-0.1	-0.3	-0.1	**-1.6**
2023-31 (£m)	0.3	0.6	0.6	-0.3	0.2	0.7	0.3	**2.4**
2023-36 (£m)	0.8	1.2	1.4	-0.1	0.6	1.8	0.8	**6.5**
2023-41 (£m)	**1.5**	**2.0**	**2.3**	**0.3**	**0.8**	**2.7**	**1.2**	**10.8**

Notes
Source: Table CV4

Table CV6 — Baseline covenience goods market shares, 2023

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7
	Oakham	C Rutland	N Rutland	S of Melton	E of Leicester	Uppingham	E Rutland
	%	%	%	%	%	%	%
Convenience goods floorspace in Rutland							
Oakham town centre (zone 1)							
Tesco, South Street, Oakham	39.0%	20.1%	28.6%	21.0%	5.2%	7.7%	0.8%
Other shops, Oakham town centre	3.2%	2.3%	1.2%	0.2%	1.1%	1.7%	0.0%
Sub-total, Oakham town centre	**42.3%**	**22.4%**	**29.8%**	**21.2%**	**6.3%**	**9.4%**	**0.8%**
Oakham, other stores (zone 1 and zone 3)							
Aldi, Hackamore Way, Barleythorpe, Oakham	22.6%	15.3%	27.4%	14.4%	3.8%	13.2%	2.0%
Lidl, Barleythorpe Road, Oakham	14.4%	7.4%	10.2%	6.9%	1.0%	2.6%	0.0%
Co-Operative, Burley Road, Oakham	4.2%	3.0%	9.8%	0.9%	0.6%	0.7%	0.1%
Co-Operative, Braunstone Road, Oakham	3.6%	1.3%	0.5%	1.0%	0.1%	0.7%	0.0%
M&S Simply Food (BP), Lands End Way, Oakham	0.1%	0.2%	1.0%	0.2%	0.0%	1.1%	0.0%
Sub-total, other stores in Oakham	**44.9%**	**27.1%**	**49.0%**	**23.3%**	**5.4%**	**18.3%**	**2.1%**
Uppingham town centre (zone 6)							
Co-Operative, North Street East, Uppingham	0.0%	2.7%	0.3%	0.3%	2.4%	18.2%	0.0%
Other shops, Uppingham town centre	0.0%	0.6%	0.0%	0.0%	1.4%	2.8%	0.0%
Sub--total, Uppingham town centre	**0.0%**	**3.3%**	**0.3%**	**0.3%**	**3.9%**	**21.1%**	**0.0%**
Total for main foodstores	**84.0%**	**49.9%**	**77.9%**	**44.5%**	**13.0%**	**44.2%**	**2.9%**
Total for other shops	**3.2%**	**2.9%**	**1.2%**	**0.2%**	**2.6%**	**4.5%**	**0.0%**
Total for main foodstores & centres in Rutland	**87.2%**	**52.8%**	**79.1%**	**44.7%**	**15.6%**	**48.7%**	**2.9%**
Convenience goods floorspace outside Rutland - within survey area							
Co-Operative, Main Street, Houghton-on-the-Hill	0.0%	0.0%	0.0%	0.0%	2.1%	0.0%	0.0%
Total for other stores in survey area	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**2.1%**	**0.0%**	**0.0%**
Convenience goods floorspace outside Rutland - outside survey area							
Stamford							
Morrisons, Uffington Road, Stamford	0.0%	5.6%	1.3%	10.1%	0.0%	0.9%	37.1%
Waitrose, West Street, Stamford	0.2%	4.2%	1.0%	10.2%	0.6%	2.4%	15.3%
Lidl, Markham Retail Park, Stamford	0.0%	2.0%	0.0%	3.9%	0.0%	0.0%	13.4%
Sainsbury's, Markham Retail Park, Stamford	0.9%	0.9%	0.1%	1.4%	0.0%	0.0%	7.0%
Aldi, Uffington Road, Stamford	0.0%	1.2%	0.0%	3.9%	0.0%	0.0%	5.4%
M&S Foodhall, High Street, Stamford	0.0%	0.5%	0.0%	0.0%	0.0%	0.0%	6.2%
Other shops, Stamford	0.6%	1.6%	0.6%	0.0%	0.0%	0.7%	9.0%
Sub-total, Stamford	**1.7%**	**16.1%**	**2.9%**	**29.5%**	**0.6%**	**4.1%**	**93.4%**
Corby							
Asda, Phoenix Parkway, Corby	1.0%	3.1%	0.0%	1.9%	0.3%	14.0%	0.0%
Tesco Extra, Oakley Road, Corby	0.0%	1.4%	0.0%	0.5%	0.0%	6.5%	0.0%
Aldi, Rockingham Road, Corby	0.0%	0.7%	0.0%	0.3%	0.0%	3.8%	0.0%
Aldi, Saxon Way, Corby	0.0%	0.4%	0.0%	0.0%	0.0%	2.2%	0.0%
Morrisons, Oakley Road, Corby	0.0%	0.4%	0.0%	0.0%	0.3%	2.2%	0.0%
Other shops, Corby	0.0%	0.6%	0.0%	1.3%	0.5%	2.6%	0.5%
Sub-total, Corby	**1.0%**	**6.7%**	**0.0%**	**4.1%**	**1.1%**	**31.3%**	**0.5%**
Melton Mowbray							
Aldi, Leicester Road, Melton Mowbray	0.0%	1.8%	0.7%	2.0%	0.0%	0.0%	0.0%
Sainsbury's, Nottingham Road, Melton Mowbray	0.5%	1.8%	2.7%	1.5%	0.0%	0.0%	0.0%
Tesco, Thorpe Road, Melton Mowbray	0.0%	1.4%	0.6%	0.9%	0.3%	0.0%	0.0%
Morrisons, Vale of Belvoir Shopping Ctr, Melton Mowbray	0.0%	1.1%	0.3%	2.1%	0.0%	0.0%	0.0%
Other shops, Melton Mowbray	0.0%	0.4%	0.3%	6.3%	0.6%	0.0%	0.0%
Sub-total, Melton Mowbray	**0.5%**	**6.5%**	**4.5%**	**12.8%**	**0.9%**	**0.0%**	**0.0%**
Oadby							
Sainsbury's, Glen Road, Oadby	0.0%	0.6%	0.0%	0.0%	9.6%	0.0%	0.0%
Asda, Leicester Road, Oadby Frith	0.0%	0.3%	0.0%	0.0%	5.3%	0.0%	0.0%
M&S Foodhall, The Parade, Oadby	0.0%	0.4%	0.0%	0.0%	3.2%	1.0%	0.0%
Other shops, Oadby	0.7%	0.4%	0.0%	0.0%	2.4%	0.0%	0.0%
Sub-total, Oadby	**0.7%**	**1.6%**	**0.0%**	**0.0%**	**20.5%**	**1.0%**	**0.0%**
Leicester & Thurmaston							
Tesco Extra, Maidenwell Avenue, Hamilton, Leicester	0.0%	0.9%	0.0%	0.0%	14.0%	0.0%	0.0%
Aldi, Fletton Close, Hamilton, Leicester	0.0%	0.2%	0.0%	0.0%	3.6%	0.0%	0.0%
M&S Foodhall, Thurmaston Shopping Centre, Thurmaston	0.0%	0.1%	0.0%	0.0%	1.8%	0.2%	0.0%
Asda, Barkby Thorpe Lane, Thurmaston	0.0%	0.2%	0.0%	0.0%	1.4%	0.1%	0.0%
Sainsbury's, Melton Road, Leicester	0.0%	0.5%	0.2%	0.0%	4.6%	0.0%	0.0%
Co-Op, Station Road, Thurnby	0.0%	0.1%	0.0%	0.0%	4.8%	0.0%	0.0%
Other stores, Leicester	0.0%	1.1%	1.3%	1.4%	8.2%	1.0%	0.0%
Sub-total, Leicester & Thurmaston	**0.0%**	**3.1%**	**1.5%**	**1.4%**	**38.5%**	**1.2%**	**0.0%**
Market Harborough							
Waitrose, Springfield Street, Market Harborough	0.0%	0.7%	1.2%	0.0%	5.6%	0.9%	0.0%
Aldi, Springfield Street, Market Harborough	1.0%	0.8%	0.0%	0.0%	1.3%	3.2%	0.0%
Sainsbury's, St Mary's Place, Market Harborough	1.2%	0.4%	0.0%	0.0%	1.2%	0.0%	0.0%
Other stores, Market Harborough	0.0%	0.1%	0.0%	0.0%	2.0%	0.6%	0.0%
Sub-total, Market Harborough	**2.2%**	**2.1%**	**1.2%**	**0.0%**	**10.0%**	**4.6%**	**0.0%**
Peterborough — alll stores	0.6%	0.6%	0.1%	0.0%	0.0%	2.2%	0.4%
Grantham — all stores	0.0%	0.5%	2.7%	0.2%	0.3%	0.0%	0.0%
All other stores / locations outside survey area	0.0%	0.4%	0.3%	0.9%	0.6%	0.9%	0.6%
Total for stores & locations outside survey area	**6.9%**	**37.5%**	**13.2%**	**48.9%**	**72.4%**	**45.3%**	**94.9%**
Local convenience goods							
Local/other shops in survey area	5.9%	9.6%	7.8%	6.3%	9.9%	6.0%	2.2%
Overall total	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

Notes
Source: NEMS Household Survey results

Table CV7a — Baseline convenience goods spending patterns, 2023

Note: all figures in £m

	Zone 1 Oakham	Zone 2 C Rutland	Zone 3 N Rutland	Zone 4 S of Melton	Zone 5 E of Leicester	Zone 6 Uppingham	Zone 7 E Rutland	TOTAL	TOTAL
TOTAL AVAILABLE CONVENIENCE GOODS SPEND, 2023	**28.5**	**17.6**	**25.8**	**13.5**	**13.1**	**30.4**	**13.7**	**142.6**	**100%**
Convenience goods floorspace in Rutland									
Oakham town centre (zone 1)									
Tesco, South Street, Oakham	11.1	3.5	7.4	2.8	0.7	2.3	0.1	**28.0**	**19.6%**
Other shops, Oakham town centre	0.9	0.4	0.3	0.0	0.1	0.5	0.0	**2.3**	**1.6%**
Sub-total, Oakham town centre	**12.0**	**3.9**	**7.7**	**2.8**	**0.8**	**2.8**	**0.1**	**30.3**	**21.3%**
Oakham, other stores (zone 1 and zone 3)									
Aldi, Hackamore Way, Barleythorpe, Oakham	6.4	2.7	7.1	1.9	0.5	4.0	0.3	**22.9**	**16.1%**
Lidl, Barleythorpe Road, Oakham	4.1	1.3	2.6	0.9	0.1	0.8	0.0	**9.9**	**6.9%**
Co-Operative, Burley Road, Oakham	1.2	0.5	2.5	0.1	0.1	0.2	0.0	**4.7**	**3.3%**
Co-Operative, Braunstone Road, Oakham	1.0	0.2	0.1	0.1	0.0	0.2	0.0	**1.7**	**1.2%**
M&S Simply Food (BP), Lands End Way, Oakham	0.0	0.0	0.3	0.0	0.0	0.3	0.0	**0.7**	**0.5%**
Sub-total, other stores in Oakham	**12.8**	**4.8**	**12.6**	**3.1**	**0.7**	**5.6**	**0.3**	**39.9**	**28.0%**
Uppingham town centre (zone 6)									
Co-Operative, North Street East, Uppingham	0.0	0.5	0.1	0.0	0.3	5.5	0.0	**6.5**	**4.5%**
Other shops, Uppingham town centre	0.0	0.1	0.0	0.0	0.2	0.9	0.0	**1.2**	**0.8%**
Sub--total, Uppingham town centre	**0.0**	**0.6**	**0.1**	**0.0**	**0.5**	**6.4**	**0.0**	**7.6**	**5.3%**
Total for main foodstores	23.9	8.8	20.1	6.0	1.7	13.5	0.4	**74.4**	**52.2%**
Total for other shops	0.9	0.5	0.3	0.0	0.3	1.4	0.0	**3.5**	**2.4%**
Total for main foodstores & centres in Rutland	**24.8**	**9.3**	**20.4**	**6.0**	**2.0**	**14.8**	**0.4**	**77.9**	**54.6%**
Convenience goods floorspace outside Rutland - within survey area									
Co-Operative, Main Street, Houghton-on-the-Hill	0.0	0.0	0.0	0.0	0.3	0.0	0.0	**0.3**	**0.2%**
Total for other stores in survey area	**0.0**	**0.0**	**0.0**	**0.0**	**0.3**	**0.0**	**0.0**	**0.3**	**0.2%**
Convenience goods floorspace outside Rutland - outside survey area									
Stamford									
Morrisons, Uffington Road, Stamford	0.0	1.0	0.3	1.4	0.0	0.3	5.1	**8.1**	**5.6%**
Waitrose, West Street, Stamford	0.1	0.7	0.2	1.4	0.1	0.7	2.1	**5.3**	**3.7%**
Lidl, Markham Retail Park, Stamford	0.0	0.4	0.0	0.5	0.0	0.0	1.8	**2.7**	**1.9%**
Sainsbury's, Markham Retail Park, Stamford	0.3	0.2	0.0	0.2	0.0	0.0	1.0	**1.6**	**1.1%**
Aldi, Uffington Road, Stamford	0.0	0.2	0.0	0.5	0.0	0.0	0.7	**1.5**	**1.0%**
M&S Foodhall, High Street, Stamford	0.0	0.1	0.0	0.0	0.0	0.0	0.8	**0.9**	**0.7%**
Other shops, Stamford	0.2	0.3	0.1	0.0	0.0	0.2	1.2	**2.0**	**1.4%**
Sub-total, Stamford	**0.5**	**2.8**	**0.8**	**4.0**	**0.1**	**1.2**	**12.8**	**22.2**	**15.5%**
Corby									
Asda, Phoenix Parkway, Corby	0.3	0.5	0.0	0.3	0.0	4.3	0.0	**5.4**	**3.8%**
Tesco Extra, Oakley Road, Corby	0.0	0.2	0.0	0.1	0.0	2.0	0.0	**2.3**	**1.6%**
Aldi, Rockingham Road, Corby	0.0	0.1	0.0	0.0	0.0	1.1	0.0	**1.3**	**0.9%**
Aldi, Saxon Way, Corby	0.0	0.1	0.0	0.0	0.0	0.7	0.0	**0.7**	**0.5%**
Morrisons, Oakley Road, Corby	0.0	0.1	0.0	0.0	0.0	0.7	0.0	**0.8**	**0.5%**
Other shops, Corby	0.0	0.1	0.0	0.2	0.1	0.8	0.1	**1.2**	**0.9%**
Sub-total, Corby	**0.3**	**1.2**	**0.0**	**0.6**	**0.1**	**9.5**	**0.1**	**11.7**	**8.2%**
Melton Mowbray									
Aldi, Leicester Road, Melton Mowbray	0.0	0.3	0.2	0.3	0.0	0.0	0.0	**0.8**	**0.5%**
Sainsbury's, Nottingham Road, Melton Mowbray	0.1	0.3	0.7	0.2	0.0	0.0	0.0	**1.3**	**0.9%**
Tesco, Thorpe Road, Melton Mowbray	0.0	0.2	0.1	0.1	0.0	0.0	0.0	**0.5**	**0.4%**
Morrisons, Vale of Belvoir Shopping Ctr, Melton Mowbray	0.0	0.2	0.1	0.3	0.0	0.0	0.0	**0.6**	**0.4%**
Other shops, Melton Mowbray	0.0	0.1	0.1	0.8	0.1	0.0	0.0	**1.1**	**0.8%**
Sub-total, Melton Mowbray	**0.1**	**1.1**	**1.2**	**1.7**	**0.1**	**0.0**	**0.0**	**4.3**	**3.0%**
Oadby									
Sainsbury's, Glen Road, Oadby	0.0	0.1	0.0	0.0	1.3	0.0	0.0	**1.4**	**0.9%**
Asda, Leicester Road, Oadby Frith	0.0	0.1	0.0	0.0	0.7	0.0	0.0	**0.8**	**0.5%**
M&S Foodhall, The Parade, Oadby	0.0	0.1	0.0	0.0	0.4	0.3	0.0	**0.8**	**0.5%**
Other shops, Oadby	0.2	0.1	0.0	0.0	0.3	0.0	0.0	**0.6**	**0.4%**
Sub-total, Oadby	**0.2**	**0.3**	**0.0**	**0.0**	**2.7**	**0.3**	**0.0**	**3.4**	**2.4%**
Leicester & Thurmaston									
Tesco Extra, Maidenwell Avenue, Hamilton, Leicester	0.0	0.2	0.0	0.0	1.8	0.0	0.0	**2.0**	**1.4%**
Aldi, Fletton Close, Hamilton, Leicester	0.0	0.0	0.0	0.0	0.5	0.0	0.0	**0.5**	**0.4%**
M&S Foodhall, Thurmaston Shopping Centre, Thurmaston	0.0	0.0	0.0	0.0	0.2	0.1	0.0	**0.3**	**0.2%**
Asda, Barkby Thorpe Lane, Thurmaston	0.0	0.0	0.0	0.0	0.2	0.0	0.0	**0.2**	**0.2%**
Sainsbury's, Melton Road, Leicester	0.0	0.1	0.1	0.0	0.6	0.0	0.0	**0.8**	**0.5%**
Co-Op, Station Road, Thurnby	0.0	0.0	0.0	0.0	0.6	0.0	0.0	**0.7**	**0.5%**
Other stores, Leicester	0.0	0.2	0.3	0.2	1.1	0.3	0.0	**2.1**	**1.5%**
Sub-total, Leicester & Thurmaston	**0.0**	**0.5**	**0.4**	**0.2**	**5.0**	**0.4**	**0.0**	**6.5**	**4.6%**
Market Harborough									
Waitrose, Springfield Street, Market Harborough	0.0	0.1	0.3	0.0	0.7	0.3	0.0	**1.4**	**1.0%**
Aldi, Springfield Street, Market Harborough	0.3	0.1	0.0	0.0	0.2	1.0	0.0	**1.6**	**1.1%**
Sainsbury's, St Mary's Place, Market Harborough	0.3	0.1	0.0	0.0	0.2	0.0	0.0	**0.6**	**0.4%**
Other stores, Market Harborough	0.0	0.0	0.0	0.0	0.3	0.2	0.0	**0.5**	**0.3%**
Sub-total, Market Harborough	**0.6**	**0.4**	**0.3**	**0.0**	**1.3**	**1.4**	**0.0**	**4.0**	**2.8%**
Peterborough — alll stores	0.2	0.1	0.0	0.0	0.0	0.7	0.1	**1.0**	**0.7%**
Grantham — all stores	0.0	0.1	0.7	0.0	0.0	0.0	0.0	**0.8**	**0.6%**
All other stores / locations outside survey area	0.0	0.1	0.1	0.1	0.1	0.3	0.1	**0.7**	**0.5%**
Total for stores & locations outside survey area	**2.0**	**6.6**	**3.4**	**6.6**	**9.5**	**13.8**	**13.0**	**54.8**	**38.4%**
Local convenience goods									
Local/other shops in survey area	1.7	1.7	2.0	0.9	1.3	1.8	0.3	**9.7**	**6.8%**
Overall total	**28.5**	**17.6**	**25.8**	**13.5**	**13.1**	**30.4**	**13.7**	**142.6**	**100.0%**

Notes
Source: Table CV4, Table CV6

Table CV7b — Baseline convenience goods spending patterns, 2026

Note: all figures in £m

	Zone 1 Oakham	Zone 2 C Rutland	Zone 3 N Rutland	Zone 4 S of Melton	Zone 5 E of Leicester	Zone 6 Uppingham	Zone 7 E Rutland	TOTAL	TOTAL
TOTAL AVAILABLE CONVENIENCE GOODS SPEND, 2026	**28.1**	**17.5**	**25.6**	**13.1**	**13.0**	**30.1**	**13.6**	**141.0**	**100%**
Convenience goods floorspace in Rutland									
Oakham town centre (zone 1)									
Tesco, South Street, Oakham	11.0	3.5	7.3	2.7	0.7	2.3	0.1	**27.7**	**19.6%**
Other shops, Oakham town centre	0.9	0.4	0.3	0.0	0.1	0.5	0.0	**2.3**	**1.6%**
Sub-total, Oakham town centre	**11.9**	**3.9**	**7.6**	**2.8**	**0.8**	**2.8**	**0.1**	**30.0**	**21.2%**
Oakham, other stores (zone 1 and zone 3)									
Aldi, Hackamore Way, Barleythorpe, Oakham	6.4	2.7	7.0	1.9	0.5	4.0	0.3	**22.7**	**16.1%**
Lidl, Barleythorpe Road, Oakham	4.0	1.3	2.6	0.9	0.1	0.8	0.0	**9.8**	**6.9%**
Co-Operative, Burley Road, Oakham	1.2	0.5	2.5	0.1	0.1	0.2	0.0	**4.6**	**3.3%**
Co-Operative, Braunstone Road, Oakham	1.0	0.2	0.1	0.1	0.0	0.2	0.0	**1.7**	**1.2%**
M&S Simply Food (BP), Lands End Way, Oakham	0.0	0.0	0.3	0.0	0.0	0.3	0.0	**0.7**	**0.5%**
Sub-total, other stores in Oakham	**12.7**	**4.7**	**12.5**	**3.1**	**0.7**	**5.5**	**0.3**	**39.5**	**28.0%**
Uppingham town centre (zone 6)									
Co-Operative, North Street East, Uppingham	0.0	0.5	0.1	0.0	0.3	5.5	0.0	**6.4**	**4.5%**
Other shops, Uppingham town centre	0.0	0.1	0.0	0.0	0.2	0.8	0.0	**1.1**	**0.8%**
Sub--total, Uppingham town centre	**0.0**	**0.6**	**0.1**	**0.0**	**0.5**	**6.3**	**0.0**	**7.5**	**5.3%**
Total for main foodstores	23.6	8.7	19.9	5.8	1.7	13.3	0.4	**73.5**	**52.2%**
Total for other shops	0.9	0.5	0.3	0.0	0.3	1.3	0.0	**3.4**	**2.4%**
Total for main foodstores & centres in Rutland	**24.5**	**9.2**	**20.2**	**5.9**	**2.0**	**14.7**	**0.4**	**77.0**	**54.6%**
Convenience goods floorspace outside Rutland - within survey area									
Co-Operative, Main Street, Houghton-on-the-Hill	0.0	0.0	0.0	0.0	0.3	0.0	0.0	**0.3**	**0.2%**
Total for other stores in survey area	**0.0**	**0.0**	**0.0**	**0.0**	**0.3**	**0.0**	**0.0**	**0.3**	**0.2%**
Convenience goods floorspace outside Rutland - outside survey area									
Stamford									
Morrisons, Uffington Road, Stamford	0.0	1.0	0.3	1.3	0.0	0.3	5.0	**8.0**	**5.6%**
Waitrose, West Street, Stamford	0.1	0.7	0.2	1.3	0.1	0.7	2.1	**5.3**	**3.7%**
Lidl, Markham Retail Park, Stamford	0.0	0.4	0.0	0.5	0.0	0.0	1.8	**2.7**	**1.9%**
Sainsbury's, Markham Retail Park, Stamford	0.3	0.2	0.0	0.2	0.0	0.0	1.0	**1.6**	**1.1%**
Aldi, Uffington Road, Stamford	0.0	0.2	0.0	0.5	0.0	0.0	0.7	**1.5**	**1.0%**
M&S Foodhall, High Street, Stamford	0.0	0.1	0.0	0.0	0.0	0.0	0.8	**0.9**	**0.7%**
Other shops, Stamford	0.2	0.3	0.1	0.0	0.0	0.2	1.2	**2.0**	**1.4%**
Sub-total, Stamford	**0.5**	**2.8**	**0.7**	**3.9**	**0.1**	**1.2**	**12.7**	**21.9**	**15.5%**
Corby									
Asda, Phoenix Parkway, Corby	0.3	0.5	0.0	0.3	0.0	4.2	0.0	**5.3**	**3.8%**
Tesco Extra, Oakley Road, Corby	0.0	0.2	0.0	0.1	0.0	2.0	0.0	**2.3**	**1.6%**
Aldi, Rockingham Road, Corby	0.0	0.1	0.0	0.0	0.0	1.1	0.0	**1.3**	**0.9%**
Aldi, Saxon Way, Corby	0.0	0.1	0.0	0.0	0.0	0.6	0.0	**0.7**	**0.5%**
Morrisons, Oakley Road, Corby	0.0	0.1	0.0	0.0	0.0	0.7	0.0	**0.8**	**0.5%**
Other shops, Corby	0.0	0.1	0.0	0.2	0.1	0.8	0.1	**1.2**	**0.9%**
Sub-total, Corby	**0.3**	**1.2**	**0.0**	**0.5**	**0.1**	**9.4**	**0.1**	**11.6**	**8.2%**
Melton Mowbray									
Aldi, Leicester Road, Melton Mowbray	0.0	0.3	0.2	0.3	0.0	0.0	0.0	**0.8**	**0.5%**
Sainsbury's, Nottingham Road, Melton Mowbray	0.1	0.3	0.7	0.2	0.0	0.0	0.0	**1.3**	**0.9%**
Tesco, Thorpe Road, Melton Mowbray	0.0	0.2	0.1	0.1	0.0	0.0	0.0	**0.5**	**0.4%**
Morrisons, Vale of Belvoir Shopping Ctr, Melton Mowbray	0.0	0.2	0.1	0.3	0.0	0.0	0.0	**0.6**	**0.4%**
Other shops, Melton Mowbray	0.0	0.1	0.1	0.8	0.1	0.0	0.0	**1.1**	**0.7%**
Sub-total, Melton Mowbray	**0.1**	**1.1**	**1.2**	**1.7**	**0.1**	**0.0**	**0.0**	**4.2**	**3.0%**
Oadby									
Sainsbury's, Glen Road, Oadby	0.0	0.1	0.0	0.0	1.2	0.0	0.0	**1.3**	**1.0%**
Asda, Leicester Road, Oadby Frith	0.0	0.1	0.0	0.0	0.7	0.0	0.0	**0.7**	**0.5%**
M&S Foodhall, The Parade, Oadby	0.0	0.1	0.0	0.0	0.4	0.3	0.0	**0.8**	**0.5%**
Other shops, Oadby	0.2	0.1	0.0	0.0	0.3	0.0	0.0	**0.6**	**0.4%**
Sub-total, Oadby	**0.2**	**0.3**	**0.0**	**0.0**	**2.7**	**0.3**	**0.0**	**3.4**	**2.4%**
Leicester & Thurmaston									
Tesco Extra, Maidenwell Avenue, Hamilton, Leicester	0.0	0.2	0.0	0.0	1.8	0.0	0.0	**2.0**	**1.4%**
Aldi, Fletton Close, Hamilton, Leicester	0.0	0.0	0.0	0.0	0.5	0.0	0.0	**0.5**	**0.4%**
M&S Foodhall, Thurmaston Shopping Centre, Thurmaston	0.0	0.0	0.0	0.0	0.2	0.1	0.0	**0.3**	**0.2%**
Asda, Barkby Thorpe Lane, Thurmaston	0.0	0.0	0.0	0.0	0.2	0.0	0.0	**0.2**	**0.2%**
Sainsbury's, Melton Road, Leicester	0.0	0.1	0.1	0.0	0.6	0.0	0.0	**0.8**	**0.5%**
Co-Op, Station Road, Thurnby	0.0	0.0	0.0	0.0	0.6	0.0	0.0	**0.6**	**0.5%**
Other stores, Leicester	0.0	0.2	0.3	0.2	1.1	0.3	0.0	**2.1**	**1.5%**
Sub-total, Leicester & Thurmaston	**0.0**	**0.5**	**0.4**	**0.2**	**5.0**	**0.4**	**0.0**	**6.5**	**4.6%**
Market Harborough									
Waitrose, Springfield Street, Market Harborough	0.0	0.1	0.3	0.0	0.7	0.3	0.0	**1.4**	**1.0%**
Aldi, Springfield Street, Market Harborough	0.3	0.1	0.0	0.0	0.2	1.0	0.0	**1.6**	**1.1%**
Sainsbury's, St Mary's Place, Market Harborough	0.3	0.1	0.0	0.0	0.2	0.0	0.0	**0.6**	**0.4%**
Other stores, Market Harborough	0.0	0.0	0.0	0.0	0.3	0.2	0.0	**0.5**	**0.3%**
Sub-total, Market Harborough	**0.6**	**0.4**	**0.3**	**0.0**	**1.3**	**1.4**	**0.0**	**4.0**	**2.8%**
Peterborough — alll stores	0.2	0.1	0.0	0.0	0.0	0.7	0.1	**1.0**	**0.7%**
Grantham — all stores	0.0	0.1	0.7	0.0	0.0	0.0	0.0	**0.8**	**0.6%**
All other stores / locations outside survey area	0.0	0.1	0.1	0.1	0.1	0.3	0.1	**0.7**	**0.5%**
Total for stores & locations outside survey area	**1.9**	**6.6**	**3.4**	**6.4**	**9.4**	**13.6**	**12.9**	**54.2**	**38.4%**
Local convenience goods									
Local/other shops in survey area	1.7	1.7	2.0	0.8	1.3	1.8	0.3	**9.6**	**6.8%**
Overall total	**28.1**	**17.5**	**25.6**	**13.1**	**13.0**	**30.1**	**13.6**	**141.0**	**100.0%**

Notes
Source: Table CV4, Table CV6

Table CV7c — Baseline convenience goods spending patterns, 2031

Note: all figures in £m

	Zone 1 Oakham	Zone 2 C Rutland	Zone 3 N Rutland	Zone 4 S of Melton	Zone 5 E of Leicester	Zone 6 Uppingham	Zone 7 E Rutland	TOTAL	TOTAL
TOTAL AVAILABLE CONVENIENCE GOODS SPEND, 2031	**28.7**	**18.2**	**26.4**	**13.2**	**13.3**	**31.1**	**14.1**	**145.1**	**100%**
Convenience goods floorspace in Rutland									
Oakham town centre (zone 1)									
Tesco, South Street, Oakham	11.2	3.7	7.6	2.8	0.7	2.4	0.1	**28.4**	**19.6%**
Other shops, Oakham town centre	0.9	0.4	0.3	0.0	0.1	0.5	0.0	**2.4**	**1.6%**
Sub-total, Oakham town centre	**12.1**	**4.1**	**7.9**	**2.8**	**0.8**	**2.9**	**0.1**	30.7	21.2%
Oakham, other stores (zone 1 and zone 3)									
Aldi, Hackamore Way, Barleythorpe, Oakham	6.5	2.8	7.2	1.9	0.5	4.1	0.3	**23.3**	**16.1%**
Lidl, Barleythorpe Road, Oakham	4.1	1.3	2.7	0.9	0.1	0.8	0.0	**10.0**	**6.9%**
Co-Operative, Burley Road, Oakham	1.2	0.5	2.6	0.1	0.1	0.2	0.0	**4.8**	**3.3%**
Co-Operative, Braunstone Road, Oakham	1.0	0.2	0.1	0.1	0.0	0.2	0.0	**1.8**	**1.2%**
M&S Simply Food (BP), Lands End Way, Oakham	0.0	0.0	0.3	0.0	0.0	0.3	0.0	**0.7**	**0.5%**
Sub-total, other stores in Oakham	**12.9**	**4.9**	**12.9**	**3.1**	**0.7**	**5.7**	**0.3**	40.6	28.0%
Uppingham town centre (zone 6)									
Co-Operative, North Street East, Uppingham	0.0	0.5	0.1	0.0	0.3	5.7	0.0	**6.6**	**4.6%**
Other shops, Uppingham town centre	0.0	0.1	0.0	0.0	0.2	0.9	0.0	**1.2**	**0.8%**
Sub--total, Uppingham town centre	**0.0**	**0.6**	**0.1**	**0.0**	**0.5**	**6.5**	**0.0**	7.8	5.4%
Total for main foodstores	24.1	9.1	20.6	5.9	1.7	13.8	0.4	**75.6**	**52.1%**
Total for other shops	0.9	0.5	0.3	0.0	0.3	1.4	0.0	**3.5**	**2.4%**
Total for main foodstores & centres in Rutland	**25.1**	**9.6**	**20.9**	**5.9**	**2.1**	**15.2**	**0.4**	**79.1**	**54.5%**
Convenience goods floorspace outside Rutland - within survey area									
Co-Operative, Main Street, Houghton-on-the-Hill	0.0	0.0	0.0	0.0	0.3	0.0	0.0	**0.3**	**0.2%**
Total for other stores in survey area	**0.0**	**0.0**	**0.0**	**0.0**	**0.3**	**0.0**	**0.0**	**0.3**	**0.2%**
Convenience goods floorspace outside Rutland - outside survey area									
Stamford									
Morrisons, Uffington Road, Stamford	0.0	1.0	0.3	1.3	0.0	0.3	5.2	**8.2**	**5.7%**
Waitrose, West Street, Stamford	0.1	0.8	0.3	1.3	0.1	0.8	2.2	**5.4**	**3.7%**
Lidl, Markham Retail Park, Stamford	0.0	0.4	0.0	0.5	0.0	0.0	1.9	**2.8**	**1.9%**
Sainsbury's, Markham Retail Park, Stamford	0.3	0.2	0.0	0.2	0.0	0.0	1.0	**1.6**	**1.1%**
Aldi, Uffington Road, Stamford	0.0	0.2	0.0	0.5	0.0	0.0	0.8	**1.5**	**1.0%**
M&S Foodhall, High Street, Stamford	0.0	0.1	0.0	0.0	0.0	0.0	0.9	**1.0**	**0.7%**
Other shops, Stamford	0.2	0.3	0.2	0.0	0.0	0.2	1.3	**2.1**	**1.4%**
Sub-total, Stamford	**0.5**	**2.9**	**0.8**	**3.9**	**0.1**	**1.3**	**13.1**	22.6	15.6%
Corby									
Asda, Phoenix Parkway, Corby	0.3	0.6	0.0	0.3	0.0	4.4	0.0	**5.5**	**3.8%**
Tesco Extra, Oakley Road, Corby	0.0	0.3	0.0	0.1	0.0	2.0	0.0	**2.4**	**1.6%**
Aldi, Rockingham Road, Corby	0.0	0.1	0.0	0.0	0.0	1.2	0.0	**1.3**	**0.9%**
Aldi, Saxon Way, Corby	0.0	0.1	0.0	0.0	0.0	0.7	0.0	**0.7**	**0.5%**
Morrisons, Oakley Road, Corby	0.0	0.1	0.0	0.0	0.0	0.7	0.0	**0.8**	**0.5%**
Other shops, Corby	0.0	0.1	0.0	0.2	0.1	0.8	0.1	**1.2**	**0.9%**
Sub-total, Corby	**0.3**	**1.2**	**0.0**	**0.5**	**0.1**	**9.7**	**0.1**	12.0	8.3%
Melton Mowbray									
Aldi, Leicester Road, Melton Mowbray	0.0	0.3	0.2	0.3	0.0	0.0	0.0	**0.8**	**0.5%**
Sainsbury's, Nottingham Road, Melton Mowbray	0.1	0.3	0.7	0.2	0.0	0.0	0.0	**1.4**	**0.9%**
Tesco, Thorpe Road, Melton Mowbray	0.0	0.2	0.1	0.1	0.0	0.0	0.0	**0.6**	**0.4%**
Morrisons, Vale of Belvoir Shopping Ctr, Melton Mowbray	0.0	0.2	0.1	0.3	0.0	0.0	0.0	**0.6**	**0.4%**
Other shops, Melton Mowbray	0.0	0.1	0.1	0.8	0.1	0.0	0.0	**1.1**	**0.7%**
Sub-total, Melton Mowbray	**0.1**	**1.2**	**1.2**	**1.7**	**0.1**	**0.0**	**0.0**	4.3	3.0%
Oadby									
Sainsbury's, Glen Road, Oadby	0.0	0.1	0.0	0.0	1.3	0.0	0.0	**1.4**	**1.0%**
Asda, Leicester Road, Oadby Frith	0.0	0.1	0.0	0.0	0.7	0.0	0.0	**0.8**	**0.5%**
M&S Foodhall, The Parade, Oadby	0.0	0.1	0.0	0.0	0.4	0.3	0.0	**0.8**	**0.5%**
Other shops, Oadby	0.2	0.1	0.0	0.0	0.3	0.0	0.0	**0.6**	**0.4%**
Sub-total, Oadby	**0.2**	**0.3**	**0.0**	**0.0**	**2.7**	**0.3**	**0.0**	3.5	2.4%
Leicester & Thurmaston									
Tesco Extra, Maidenwell Avenue, Hamilton, Leicester	0.0	0.2	0.0	0.0	1.9	0.0	0.0	**2.0**	**1.4%**
Aldi, Fletton Close, Hamilton, Leicester	0.0	0.0	0.0	0.0	0.5	0.0	0.0	**0.5**	**0.4%**
M&S Foodhall, Thurmaston Shopping Centre, Thurmaston	0.0	0.0	0.0	0.0	0.2	0.1	0.0	**0.3**	**0.2%**
Asda, Barkby Thorpe Lane, Thurmaston	0.0	0.0	0.0	0.0	0.2	0.0	0.0	**0.2**	**0.2%**
Sainsbury's, Melton Road, Leicester	0.0	0.1	0.1	0.0	0.6	0.0	0.0	**0.8**	**0.5%**
Co-Op, Station Road, Thurnby	0.0	0.0	0.0	0.0	0.6	0.0	0.0	**0.7**	**0.5%**
Other stores, Leicester	0.0	0.2	0.3	0.2	1.1	0.3	0.0	**2.1**	**1.5%**
Sub-total, Leicester & Thurmaston	**0.0**	**0.6**	**0.4**	**0.2**	**5.1**	**0.4**	**0.0**	6.7	4.6%
Market Harborough									
Waitrose, Springfield Street, Market Harborough	0.0	0.1	0.3	0.0	0.7	0.3	0.0	**1.5**	**1.0%**
Aldi, Springfield Street, Market Harborough	0.3	0.2	0.0	0.0	0.2	1.0	0.0	**1.6**	**1.1%**
Sainsbury's, St Mary's Place, Market Harborough	0.4	0.1	0.0	0.0	0.2	0.0	0.0	**0.6**	**0.4%**
Other stores, Market Harborough	0.0	0.0	0.0	0.0	0.3	0.2	0.0	**0.5**	**0.3%**
Sub-total, Market Harborough	**0.6**	**0.4**	**0.3**	**0.0**	**1.3**	**1.4**	**0.0**	4.1	2.8%
Peterborough — alll stores	0.2	0.1	0.0	0.0	0.0	0.7	0.1	**1.0**	**0.7%**
Grantham — all stores	0.0	0.1	0.7	0.0	0.0	0.0	0.0	**0.9**	**0.6%**
All other stores / locations outside survey area	0.0	0.1	0.1	0.1	0.1	0.3	0.1	**0.7**	**0.5%**
Total for stores & locations outside survey area	**2.0**	**6.8**	**3.5**	**6.5**	**9.7**	**14.1**	**13.3**	**55.8**	**38.5%**
Local convenience goods									
Local/other shops in survey area	1.7	1.8	2.1	0.8	1.3	1.9	0.3	**9.8**	**6.8%**
Overall total	**28.7**	**18.2**	**26.4**	**13.2**	**13.3**	**31.1**	**14.1**	**145.1**	**100.0%**

Notes
Source: Table CV4, Table CV6

Table CV7d — Baseline convenience goods spending patterns, 2036

Note: all figures in £m

	Zone 1 Oakham	Zone 2 C Rutland	Zone 3 N Rutland	Zone 4 S of Melton	Zone 5 E of Leicester	Zone 6 Uppingham	Zone 7 E Rutland	TOTAL	TOTAL
TOTAL AVAILABLE CONVENIENCE GOODS SPEND, 2036	**29.3**	**18.9**	**27.3**	**13.4**	**13.7**	**32.2**	**14.5**	**149.2**	**100%**
Convenience goods floorspace in Rutland									
Oakham town centre (zone 1)									
Tesco, South Street, Oakham	11.4	3.8	7.8	2.8	0.7	2.5	0.1	**29.1**	**19.5%**
Other shops, Oakham town centre	0.9	0.4	0.3	0.0	0.2	0.5	0.0	**2.4**	**1.6%**
Sub-total, Oakham town centre	**12.4**	**4.2**	**8.1**	**2.8**	**0.9**	**3.0**	**0.1**	**31.5**	**21.1%**
Oakham, other stores (zone 1 and zone 3)									
Aldi, Hackamore Way, Barleythorpe, Oakham	6.6	2.9	7.5	1.9	0.5	4.3	0.3	**24.0**	**16.1%**
Lidl, Barleythorpe Road, Oakham	4.2	1.4	2.8	0.9	0.1	0.8	0.0	**10.3**	**6.9%**
Co-Operative, Burley Road, Oakham	1.2	0.6	2.7	0.1	0.1	0.2	0.0	**4.9**	**3.3%**
Co-Operative, Braunstone Road, Oakham	1.1	0.2	0.1	0.1	0.0	0.2	0.0	**1.8**	**1.2%**
M&S Simply Food (BP), Lands End Way, Oakham	0.0	0.0	0.3	0.0	0.0	0.4	0.0	**0.7**	**0.5%**
Sub-total, other stores in Oakham	**13.2**	**5.1**	**13.3**	**3.1**	**0.7**	**5.9**	**0.3**	**41.7**	**28.0%**
Uppingham town centre (zone 6)									
Co-Operative, North Street East, Uppingham	0.0	0.5	0.1	0.0	0.3	5.9	0.0	**6.8**	**4.6%**
Other shops, Uppingham town centre	0.0	0.1	0.0	0.0	0.2	0.9	0.0	**1.2**	**0.8%**
Sub--total, Uppingham town centre	**0.0**	**0.6**	**0.1**	**0.0**	**0.5**	**6.8**	**0.0**	**8.0**	**5.4%**
Total for main foodstores	24.6	9.4	21.2	6.0	1.8	14.2	0.4	**77.6**	**52.1%**
Total for other shops	0.9	0.5	0.3	0.0	0.3	1.4	0.0	**3.6**	**2.4%**
Total for main foodstores & centres in Rutland	**25.6**	**10.0**	**21.5**	**6.0**	**2.1**	**15.7**	**0.4**	**81.3**	**54.5%**
Convenience goods floorspace outside Rutland - within survey area									
Co-Operative, Main Street, Houghton-on-the-Hill	0.0	0.0	0.0	0.0	0.3	0.0	0.0	**0.3**	**0.2%**
Total for other stores in survey area	**0.0**	**0.0**	**0.0**	**0.0**	**0.3**	**0.0**	**0.0**	**0.3**	**0.2%**
Convenience goods floorspace outside Rutland - outside survey area									
Stamford									
Morrisons, Uffington Road, Stamford	0.0	1.1	0.3	1.4	0.0	0.3	5.4	**8.4**	**5.7%**
Waitrose, West Street, Stamford	0.1	0.8	0.3	1.4	0.1	0.8	2.2	**5.6**	**3.7%**
Lidl, Markham Retail Park, Stamford	0.0	0.4	0.0	0.5	0.0	0.0	1.9	**2.8**	**1.9%**
Sainsbury's, Markham Retail Park, Stamford	0.3	0.2	0.0	0.2	0.0	0.0	1.0	**1.7**	**1.1%**
Aldi, Uffington Road, Stamford	0.0	0.2	0.0	0.5	0.0	0.0	0.8	**1.5**	**1.0%**
M&S Foodhall, High Street, Stamford	0.0	0.1	0.0	0.0	0.0	0.0	0.9	**1.0**	**0.7%**
Other shops, Stamford	0.2	0.3	0.2	0.0	0.0	0.2	1.3	**2.2**	**1.4%**
Sub-total, Stamford	**0.5**	**3.0**	**0.8**	**4.0**	**0.1**	**1.3**	**13.5**	**23.2**	**15.6%**
Corby									
Asda, Phoenix Parkway, Corby	0.3	0.6	0.0	0.3	0.0	4.5	0.0	**5.7**	**3.8%**
Tesco Extra, Oakley Road, Corby	0.0	0.3	0.0	0.1	0.0	2.1	0.0	**2.4**	**1.6%**
Aldi, Rockingham Road, Corby	0.0	0.1	0.0	0.0	0.0	1.2	0.0	**1.4**	**0.9%**
Aldi, Saxon Way, Corby	0.0	0.1	0.0	0.0	0.0	0.7	0.0	**0.8**	**0.5%**
Morrisons, Oakley Road, Corby	0.0	0.1	0.0	0.0	0.0	0.7	0.0	**0.8**	**0.5%**
Other shops, Corby	0.0	0.1	0.0	0.2	0.1	0.8	0.1	**1.3**	**0.9%**
Sub-total, Corby	**0.3**	**1.3**	**0.0**	**0.6**	**0.1**	**10.1**	**0.1**	**12.4**	**8.3%**
Melton Mowbray									
Aldi, Leicester Road, Melton Mowbray	0.0	0.3	0.2	0.3	0.0	0.0	0.0	**0.8**	**0.5%**
Sainsbury's, Nottingham Road, Melton Mowbray	0.2	0.3	0.7	0.2	0.0	0.0	0.0	**1.4**	**0.9%**
Tesco, Thorpe Road, Melton Mowbray	0.0	0.3	0.2	0.1	0.0	0.0	0.0	**0.6**	**0.4%**
Morrisons, Vale of Belvoir Shopping Ctr, Melton Mowbray	0.0	0.2	0.1	0.3	0.0	0.0	0.0	**0.6**	**0.4%**
Other shops, Melton Mowbray	0.0	0.1	0.1	0.8	0.1	0.0	0.0	**1.1**	**0.7%**
Sub-total, Melton Mowbray	**0.2**	**1.2**	**1.2**	**1.7**	**0.1**	**0.0**	**0.0**	**4.5**	**3.0%**
Oadby									
Sainsbury's, Glen Road, Oadby	0.0	0.1	0.0	0.0	1.3	0.0	0.0	**1.4**	**0.9%**
Asda, Leicester Road, Oadby Frith	0.0	0.1	0.0	0.0	0.7	0.0	0.0	**0.8**	**0.5%**
M&S Foodhall, The Parade, Oadby	0.0	0.1	0.0	0.0	0.4	0.3	0.0	**0.8**	**0.5%**
Other shops, Oadby	0.2	0.1	0.0	0.0	0.3	0.0	0.0	**0.6**	**0.4%**
Sub-total, Oadby	**0.2**	**0.3**	**0.0**	**0.0**	**2.8**	**0.3**	**0.0**	**3.6**	**2.4%**
Leicester & Thurmaston									
Tesco Extra, Maidenwell Avenue, Hamilton, Leicester	0.0	0.2	0.0	0.0	1.9	0.0	0.0	**2.1**	**1.4%**
Aldi, Fletton Close, Hamilton, Leicester	0.0	0.0	0.0	0.0	0.5	0.0	0.0	**0.5**	**0.4%**
M&S Foodhall, Thurmaston Shopping Centre, Thurmaston	0.0	0.0	0.0	0.0	0.3	0.1	0.0	**0.3**	**0.2%**
Asda, Barkby Thorpe Lane, Thurmaston	0.0	0.0	0.0	0.0	0.2	0.0	0.0	**0.3**	**0.2%**
Sainsbury's, Melton Road, Leicester	0.0	0.1	0.1	0.0	0.6	0.0	0.0	**0.8**	**0.5%**
Co-Op, Station Road, Thurnby	0.0	0.0	0.0	0.0	0.7	0.0	0.0	**0.7**	**0.5%**
Other stores, Leicester	0.0	0.2	0.3	0.2	1.1	0.3	0.0	**2.2**	**1.5%**
Sub-total, Leicester & Thurmaston	**0.0**	**0.6**	**0.4**	**0.2**	**5.3**	**0.4**	**0.0**	**6.8**	**4.6%**
Market Harborough									
Waitrose, Springfield Street, Market Harborough	0.0	0.1	0.3	0.0	0.8	0.3	0.0	**1.5**	**1.0%**
Aldi, Springfield Street, Market Harborough	0.3	0.2	0.0	0.0	0.2	1.0	0.0	**1.7**	**1.1%**
Sainsbury's, St Mary's Place, Market Harborough	0.4	0.1	0.0	0.0	0.2	0.0	0.0	**0.6**	**0.4%**
Other stores, Market Harborough	0.0	0.0	0.0	0.0	0.3	0.2	0.0	**0.5**	**0.3%**
Sub-total, Market Harborough	**0.7**	**0.4**	**0.3**	**0.0**	**1.4**	**1.5**	**0.0**	**4.2**	**2.8%**
Peterborough — alll stores	0.2	0.1	0.0	0.0	0.0	0.7	0.1	**1.1**	**0.7%**
Grantham — all stores	0.0	0.1	0.7	0.0	0.0	0.0	0.0	**0.9**	**0.6%**
All other stores / locations outside survey area	0.0	0.1	0.1	0.1	0.1	0.3	0.1	**0.8**	**0.5%**
Total for stores & locations outside survey area	**2.0**	**7.1**	**3.6**	**6.6**	**9.9**	**14.6**	**13.8**	**57.5**	**38.5%**
Local convenience goods									
Local/other shops in survey area	1.7	1.8	2.1	0.8	1.4	1.9	0.3	**10.1**	**6.8%**
Overall total	**29.3**	**18.9**	**27.3**	**13.4**	**13.7**	**32.2**	**14.5**	**149.2**	**100.0%**

Notes
Source: Table CV4, Table CV6

Table CV7e — Baseline convenience goods spending patterns, 2041

Note: all figures in £m

	Zone 1 Oakham	Zone 2 C Rutland	Zone 3 N Rutland	Zone 4 S of Melton	Zone 5 E of Leicester	Zone 6 Uppingham	Zone 7 E Rutland	TOTAL	TOTAL
TOTAL AVAILABLE CONVENIENCE GOODS SPEND, 2041	**30.0**	**19.6**	**28.1**	**13.7**	**13.9**	**33.1**	**14.9**	**153.4**	**100%**
Convenience goods floorspace in Rutland									
Oakham town centre (zone 1)									
Tesco, South Street, Oakham	11.7	3.9	8.0	2.9	0.7	2.5	0.1	**30.0**	**19.5%**
Other shops, Oakham town centre	1.0	0.5	0.3	0.0	0.2	0.6	0.0	**2.5**	**1.6%**
Sub-total, Oakham town centre	**12.7**	**4.4**	**8.4**	**2.9**	**0.9**	**3.1**	**0.1**	32.5	**21.2%**
Oakham, other stores (zone 1 and zone 3)									
Aldi, Hackamore Way, Barleythorpe, Oakham	6.8	3.0	7.7	2.0	0.5	4.4	0.3	**24.7**	**16.1%**
Lidl, Barleythorpe Road, Oakham	4.3	1.4	2.9	0.9	0.1	0.9	0.0	**10.6**	**6.9%**
Co-Operative, Burley Road, Oakham	1.3	0.6	2.7	0.1	0.1	0.2	0.0	**5.1**	**3.3%**
Co-Operative, Braunstone Road, Oakham	1.1	0.3	0.1	0.1	0.0	0.2	0.0	**1.9**	**1.2%**
M&S Simply Food (BP), Lands End Way, Oakham	0.0	0.0	0.3	0.0	0.0	0.4	0.0	**0.8**	**0.5%**
Sub-total, other stores in Oakham	**13.5**	**5.3**	**13.8**	**3.2**	**0.8**	**6.1**	**0.3**	42.9	**28.0%**
Uppingham town centre (zone 6)									
Co-Operative, North Street East, Uppingham	0.0	0.5	0.1	0.0	0.3	6.0	0.0	**7.0**	**4.6%**
Other shops, Uppingham town centre	0.0	0.1	0.0	0.0	0.2	0.9	0.0	**1.3**	**0.8%**
Sub--total, Uppingham town centre	**0.0**	**0.6**	**0.1**	**0.0**	**0.5**	**7.0**	**0.0**	8.3	**5.4%**
Total for main foodstores	25.2	9.8	21.9	6.1	1.8	14.6	0.4	**79.9**	**52.1%**
Total for other shops	1.0	0.6	0.3	0.0	0.4	1.5	0.0	**3.7**	**2.4%**
Total for main foodstores & centres in Rutland	**26.2**	**10.3**	**22.2**	**6.1**	**2.2**	**16.1**	**0.4**	**83.6**	**54.5%**
Convenience goods floorspace outside Rutland - within survey area									
Co-Operative, Main Street, Houghton-on-the-Hill	0.0	0.0	0.0	0.0	0.3	0.0	0.0	**0.3**	**0.2%**
Total for other stores in survey area	**0.0**	**0.0**	**0.0**	**0.0**	**0.3**	**0.0**	**0.0**	**0.3**	**0.2%**
Convenience goods floorspace outside Rutland - outside survey area									
Stamford									
Morrisons, Uffington Road, Stamford	0.0	1.1	0.4	1.4	0.0	0.3	5.5	**8.7**	**5.7%**
Waitrose, West Street, Stamford	0.1	0.8	0.3	1.4	0.1	0.8	2.3	**5.7**	**3.7%**
Lidl, Markham Retail Park, Stamford	0.0	0.4	0.0	0.5	0.0	0.0	2.0	**2.9**	**1.9%**
Sainsbury's, Markham Retail Park, Stamford	0.3	0.2	0.0	0.2	0.0	0.0	1.0	**1.7**	**1.1%**
Aldi, Uffington Road, Stamford	0.0	0.2	0.0	0.5	0.0	0.0	0.8	**1.6**	**1.0%**
M&S Foodhall, High Street, Stamford	0.0	0.1	0.0	0.0	0.0	0.0	0.9	**1.0**	**0.7%**
Other shops, Stamford	0.2	0.3	0.2	0.0	0.0	0.2	1.3	**2.2**	**1.4%**
Sub-total, Stamford	**0.5**	**3.2**	**0.8**	**4.1**	**0.1**	**1.3**	**13.9**	23.9	**15.6%**
Corby									
Asda, Phoenix Parkway, Corby	0.3	0.6	0.0	0.3	0.0	4.6	0.0	**5.9**	**3.8%**
Tesco Extra, Oakley Road, Corby	0.0	0.3	0.0	0.1	0.0	2.2	0.0	**2.5**	**1.6%**
Aldi, Rockingham Road, Corby	0.0	0.1	0.0	0.0	0.0	1.2	0.0	**1.4**	**0.9%**
Aldi, Saxon Way, Corby	0.0	0.1	0.0	0.0	0.0	0.7	0.0	**0.8**	**0.5%**
Morrisons, Oakley Road, Corby	0.0	0.1	0.0	0.0	0.0	0.7	0.0	**0.8**	**0.5%**
Other shops, Corby	0.0	0.1	0.0	0.2	0.1	0.9	0.1	**1.3**	**0.9%**
Sub-total, Corby	**0.3**	**1.3**	**0.0**	**0.6**	**0.1**	**10.3**	**0.1**	12.7	**8.3%**
Melton Mowbray									
Aldi, Leicester Road, Melton Mowbray	0.0	0.4	0.2	0.3	0.0	0.0	0.0	**0.8**	**0.5%**
Sainsbury's, Nottingham Road, Melton Mowbray	0.2	0.3	0.7	0.2	0.0	0.0	0.0	**1.5**	**0.9%**
Tesco, Thorpe Road, Melton Mowbray	0.0	0.3	0.2	0.1	0.0	0.0	0.0	**0.6**	**0.4%**
Morrisons, Vale of Belvoir Shopping Ctr, Melton Mowbray	0.0	0.2	0.1	0.3	0.0	0.0	0.0	**0.6**	**0.4%**
Other shops, Melton Mowbray	0.0	0.1	0.1	0.9	0.1	0.0	0.0	**1.1**	**0.7%**
Sub-total, Melton Mowbray	**0.2**	**1.3**	**1.3**	**1.8**	**0.1**	**0.0**	**0.0**	4.6	**3.0%**
Oadby									
Sainsbury's, Glen Road, Oadby	0.0	0.1	0.0	0.0	1.3	0.0	0.0	**1.4**	**0.9%**
Asda, Leicester Road, Oadby Frith	0.0	0.1	0.0	0.0	0.7	0.0	0.0	**0.8**	**0.5%**
M&S Foodhall, The Parade, Oadby	0.0	0.1	0.0	0.0	0.4	0.3	0.0	**0.8**	**0.5%**
Other shops, Oadby	0.2	0.1	0.0	0.0	0.3	0.0	0.0	**0.6**	**0.4%**
Sub-total, Oadby	**0.2**	**0.3**	**0.0**	**0.0**	**2.8**	**0.3**	**0.0**	3.7	**2.4%**
Leicester & Thurmaston									
Tesco Extra, Maidenwell Avenue, Hamilton, Leicester	0.0	0.2	0.0	0.0	1.9	0.0	0.0	**2.1**	**1.4%**
Aldi, Fletton Close, Hamilton, Leicester	0.0	0.0	0.0	0.0	0.5	0.0	0.0	**0.5**	**0.4%**
M&S Foodhall, Thurmaston Shopping Centre, Thurmaston	0.0	0.0	0.0	0.0	0.3	0.1	0.0	**0.3**	**0.2%**
Asda, Barkby Thorpe Lane, Thurmaston	0.0	0.0	0.0	0.0	0.2	0.0	0.0	**0.3**	**0.2%**
Sainsbury's, Melton Road, Leicester	0.0	0.1	0.1	0.0	0.6	0.0	0.0	**0.8**	**0.5%**
Co-Op, Station Road, Thurnby	0.0	0.0	0.0	0.0	0.7	0.0	0.0	**0.7**	**0.5%**
Other stores, Leicester	0.0	0.2	0.4	0.2	1.1	0.3	0.0	**2.2**	**1.4%**
Sub-total, Leicester & Thurmaston	**0.0**	**0.6**	**0.4**	**0.2**	**5.4**	**0.4**	**0.0**	7.0	**4.6%**
Market Harborough									
Waitrose, Springfield Street, Market Harborough	0.0	0.1	0.3	0.0	0.8	0.3	0.0	**1.5**	**1.0%**
Aldi, Springfield Street, Market Harborough	0.3	0.2	0.0	0.0	0.2	1.0	0.0	**1.7**	**1.1%**
Sainsbury's, St Mary's Place, Market Harborough	0.4	0.1	0.0	0.0	0.2	0.0	0.0	**0.6**	**0.4%**
Other stores, Market Harborough	0.0	0.0	0.0	0.0	0.3	0.2	0.0	**0.5**	**0.3%**
Sub-total, Market Harborough	**0.7**	**0.4**	**0.3**	**0.0**	**1.4**	**1.5**	**0.0**	4.4	**2.8%**
Peterborough — alll stores	0.2	0.1	0.0	0.0	0.0	0.7	0.1	**1.1**	**0.7%**
Grantham — all stores	0.0	0.1	0.7	0.0	0.0	0.0	0.0	**0.9**	**0.6%**
All other stores / locations outside survey area	0.0	0.1	0.1	0.1	0.1	0.3	0.1	**0.8**	**0.5%**
Total for stores & locations outside survey area	**2.1**	**7.4**	**3.7**	**6.7**	**10.1**	**15.0**	**14.2**	**59.1**	**38.5%**
Local convenience goods									
Local/other shops in survey area	1.8	1.9	2.2	0.9	1.4	2.0	0.3	**10.4**	**6.8%**
Overall total	**30.0**	**19.6**	**28.1**	**13.7**	**13.9**	**33.1**	**14.9**	**153.4**	**100.0%**

Notes
Source: Table CV4, Table CV6

Table CV8 — Main foodstore trading performance

	A	B	C	D	E	F	G	H	I	J
Store	Net floorspace (sq.m)	Net convenience ratio (%)	Net convenience (sq.m)	Average sales density (£ per sq.m)	Benchmark convenience turnover (£m)	Survey-derived turnover (£m)	Inflow (%)	Inflow (£m)	Survey-derived turnover incl inflow (£m)	Difference to benchmark conv turnover (£m)
Convenience goods floorspace in Rutland										
Oakham town centre (zone 1)										
Tesco, South Street, Oakham	1,704	85%	1,448	14,072	20.4	28.0	5%	1.5	29.5	9.1
Other shops, Oakham town centre	-	-	-	-	-	-	-	-	-	-
Oakham, other stores (zone 1 and zone 3)										
Aldi, Hackamore Way, Barleythorpe, Oakham	1,254	80%	1,008	11,017	11.1	22.9	5%	1.2	24.1	13.0
Lidl, Barleythorpe Road, Oakham	1,424	80%	1,139	8,739	10.0	9.9	5%	0.5	10.4	0.4
Co-Operative, Burley Road, Oakham	1,785	70%	1,250	10,988	13.7	4.7	5%	0.2	4.9	-8.8
Co-Operative, Braunstone Road, Oakham	150	95%	143	10,988	1.6	1.7	0%	0.0	1.7	0.2
M&S Simply Food (BP), Lands End Way, Oakham	150	95%	143	11,092	1.6	0.7	5%	0.0	0.7	-0.8
(Overall total, main stores in Oakham)	**6,467**	**-**	**5,130**	**-**	**58.3**	**67.9**		**3.5**	**71.4**	**13.1**
Uppingham town centre (zone 6)										
Co-Operative, North Street East, Uppingham	336	95%	319	10,988	3.5	6.5	5%	0.3	6.8	3.3
Other shops, Uppingham town centre	-	-	-	-	-	-	-	-	-	-
Total	**6,803**	**-**	**5,449**	**-**	**61.8**	**74.4**	**-**	**3.8**	**78.2**	**16.4**

Total convenience goods floorspace — main foodstores (sq.m net)	5,449
Estimated convenience goods benchmark turnover — main foodstores (£m)	61.8
Estimated sales density — main foodstores (RCC) (£ per sq.m)	11,346

Notes
Key to Table CV8:
Column A - Net floorspace sourced from 2016 Rutland Retail Capacity Assessment / planning application documentation as appropriate.
Column B - Net convenience ratio sourced from 2016 Rutland Retail Capacity Assessment / planning application documention, and informed by site visits where relevant.
Column C - Column A applied to Column B
Column D - Source: Globaldata 2021, updated to 2023 with sales efficiency adjustment
Column E - Column D applied to Column D
Column F - Table CV7a
Column G - inflow apportioned to select stores to have regard to visitor economy and/or location of stores on arterial routes.
Column H - Column G applied to Column F
Column I - Column F plus Column H
Column J - Column I minus Column E

Table CV9 — Convenience goods planning commitments

Address	RCC Planning ref	Gross area (sq.m)	Net sales (sq.m)	Assumed sales density (£)	Estimated turnover 2023 £m)	Estimated turnover 2026 £m)	Estimated turnover 2031 £m)	Estimated turnover 2036 £m)	Estimated turnover 2041 £m)
No commitments identified	-	0	0	0	0.0	0.0	0.0	0.0	0.0
TOTAL		**0**	**0**	**0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**

Notes
Source: review of RCC planning application records

Table CV10 — Convenience goods floorspace need for Rutland, 2026-41 (main foodstores)

	2026	2031	2036*	2040*
A) Residents' spending in Rutland — main foodstores (£m)	73.5	75.6	77.6	79.9
B) Existing shop floorspace in Rutland — main foodstores (sq.m net)	5,449	5,449	5,449	5,449
C) Sales per sq.m net	12,072	12,108	12,108	12,108
D) Sales from existing floorspace (£m)	65.8	66.0	66.0	66.0
E) Sales from committed floorspace (£m)	0.0	0.0	0.0	0.0
F) Resididual spending to support new convenience goods floorspace (£m)	7.8	9.6	11.7	13.9
G) Sales per sq.m net in new shops (£) (based on large store format)	13,300	13,340	13,340	13,340
H) Capacity for new floorspace (sq.m net)	583	720	874	1,043
I) Capacity for new floorspace (sq.m net, rounded)	**600**	**700**	**900**	**1,000**

Notes
Key to Table CV10:
Row A - the total turnover of all 'main' foodstores (as listed in Table CV6 / Table CV7a-d)
Row B - the total floorspace of all 'main' foodstores (as listed in Table CV6 / Table CV7a-d)
Row C - benchmark performance of main convenience goods floorspace in RCC area (source: Table CV8)
Row D - Row B multiplied by Row C
Row E - turnover from 'commitments' for new convenience goods retail floorspace (source: Table CV9)
Row F - Row A less Row D and Row E to provide the residual spending which could be used to support the development of new convenience goods retail floorspace
Row G - Assumed turnover per sq.m of new convenience goods floorspace, informed by performance of existing 'main' foodstore floorspace (as shown in Row C).
Sales efficiency applied as follows: 2025-29 +0.1% per annum. 2029 onwards 0.0% per annum
Row H - the quantum of convenience goods floorspace required at each interval period (Row F divided by Row G)
Row I - Row H, rounded to the nearest hundred.

*Note — Figures for 2036 and 2041 should be considered indicative only and subject to future review.

Appendix 3

Leisure spend tabulations

Table L1 — Postcode sectors for survey zones

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7
	Oakham	C Rutland	N Rutland	S of Melton	E of Leicester	Uppingham	E Rutland
Postcode sectors	LE15_6	LE15_8	LE15_7	LE14_2	LE7_9 (part)	LE15_9 (part)	PE9_3 (part)
						LE16_7 (part)	PE9_4 (part)
						LE16_8 (part)	
						NN17_3 (part)	

Table L2 — Population projections

Study Interval years

	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6	Zone 7	Total
Population Projection 2021	11,728	6,590	10,510	4,935	4,833	11,369	5,415	**55,380**
Population Projection 2022	11,833	6,595	10,763	4,850	4,774	11,449	5,472	**55,736**
Population Projection 2023	11,920	6,647	10,867	4,867	4,831	11,576	5,517	**56,225**
Population Projection 2024	12,024	6,712	10,977	4,879	4,876	11,678	5,569	**56,715**
Population Projection 2025	12,123	6,781	11,082	4,898	4,926	11,775	5,623	**57,208**
Population Projection 2026	12,213	6,847	11,170	4,917	4,972	11,869	5,664	**57,652**
Population Projection 2027	12,283	6,916	11,258	4,923	5,002	11,963	5,707	**58,052**
Population Projection 2028	12,345	6,971	11,331	4,934	5,037	12,055	5,754	**58,427**
Population Projection 2029	12,393	7,021	11,404	4,945	5,057	12,144	5,801	**58,765**
Population Projection 2030	12,443	7,075	11,475	4,938	5,082	12,213	5,841	**59,067**
Population Projection 2031	12,485	7,128	11,541	4,953	5,110	12,295	5,871	**59,383**
Population Projection 2032	12,521	7,173	11,607	4,956	5,131	12,377	5,898	**59,663**
Population Projection 2033	12,573	7,207	11,658	4,964	5,158	12,450	5,936	**59,946**
Population Projection 2034	12,603	7,253	11,718	4,982	5,176	12,512	5,970	**60,214**
Population Projection 2035	12,633	7,296	11,776	4,993	5,192	12,580	5,997	**60,467**
Population Projection 2036	12,661	7,350	11,838	5,004	5,210	12,644	6,022	**60,729**
Population Projection 2037	12,692	7,396	11,893	5,034	5,227	12,709	6,054	**61,005**
Population Projection 2038	12,741	7,442	11,956	5,051	5,249	12,762	6,084	**61,285**
Population Projection 2039	12,795	7,484	12,018	5,072	5,258	12,818	6,104	**61,549**
Population Projection 2040	12,840	7,536	12,081	5,082	5,264	12,865	6,131	**61,799**
Population Projection 2041	12,892	7,585	12,139	5,093	5,273	12,914	6,157	**62,053**
Poppulation change 2021-26	*485*	*257*	*660*	*-18*	*139*	*500*	*249*	*2,202*
Poppulation change 2021-31	*757*	*538*	*1,031*	*18*	*277*	*926*	*456*	*3,721*
Poppulation change 2021-36	*821*	*795*	*1,089*	*184*	*418*	*1,186*	*567*	*5,060*
Poppulation change 2021-41	*920*	*889*	*1,214*	*215*	*433*	*1,289*	*614*	*5,574*

Notes
Population estimates / projections sourced from Experian Micromarketer 2020

Firstplan for Rutland Council
Rutland Retail & Town Centres Study 2023
Leisure capacity modelling

	Study Interval years

Table L3a — Per capita spend on cultural services

	Zone 1 (£)	Zone 2 (£)	Zone 3 (£)	Zone 4 (£)	Zone 5 (£)	Zone 6 (£)	Zone 7 (£)
2021	345	402	362	415	424	396	367
2022	450	525	472	542	554	516	478
2023	575	670	603	692	707	659	611
2024	546	636	573	657	672	626	580
2025	545	635	572	656	670	625	579
2026	551	641	577	662	677	631	585
2027	556	648	583	669	684	638	591
2028	562	654	589	676	691	644	597
2029	567	661	595	683	698	651	603
2030	572	667	600	689	704	656	608
2031	578	673	606	695	710	662	613
2032	583	679	611	701	717	668	619
2033	588	685	617	707	723	674	625
2034	593	691	622	714	730	680	630
2035	599	697	628	720	736	686	636
2036	604	704	633	727	743	693	642
2037	609	710	639	733	749	699	647
2038	615	716	645	740	756	705	653
2039	620	723	651	747	763	712	659
2040	626	729	657	753	770	718	665
2041	632	736	662	760	777	724	671

Table L3b — Recreation and sporting services

	Zone 1 (£)	Zone 2 (£)	Zone 3 (£)	Zone 4 (£)	Zone 5 (£)	Zone 6 (£)	Zone 7 (£)
2021	227	249	220	260	268	244	231
2022	297	324	288	340	350	318	302
2023	379	414	367	434	447	407	385
2024	360	393	349	412	425	386	366
2025	359	393	348	411	424	385	365
2026	363	397	352	415	428	389	369
2027	366	401	355	420	433	393	373
2028	370	405	359	424	437	397	376
2029	374	409	362	428	441	401	380
2030	377	412	366	432	445	405	384
2031	380	416	369	436	449	408	387
2032	384	420	372	440	453	412	391
2033	387	424	376	444	458	416	394
2034	391	427	379	448	462	419	398
2035	394	431	382	452	466	423	401
2036	398	435	386	456	470	427	405
2037	401	439	389	460	474	431	408
2038	405	443	393	464	478	435	412
2039	409	447	396	468	483	439	416
2040	412	451	400	472	487	443	420
2041	416	455	403	477	492	447	423

Table L3c — Restaurants and cafes

	Zone 1 (£)	Zone 2 (£)	Zone 3 (£)	Zone 4 (£)	Zone 5 (£)	Zone 6 (£)	Zone 7 (£)
2021	1,408	1,472	1,370	1,529	1,546	1,463	1,379
2022	1,838	1,922	1,788	1,996	2,018	1,910	1,799
2023	2,347	2,454	2,283	2,549	2,577	2,438	2,298
2024	2,229	2,331	2,169	2,421	2,448	2,317	2,183
2025	2,225	2,326	2,164	2,416	2,443	2,312	2,179
2026	2,247	2,350	2,186	2,441	2,468	2,335	2,200
2027	2,270	2,373	2,208	2,465	2,493	2,358	2,222
2028	2,292	2,397	2,230	2,490	2,517	2,382	2,245
2029	2,315	2,421	2,252	2,514	2,543	2,406	2,267
2030	2,336	2,443	2,272	2,537	2,566	2,427	2,287
2031	2,357	2,465	2,293	2,560	2,589	2,449	2,308
2032	2,378	2,487	2,313	2,583	2,612	2,471	2,329
2033	2,400	2,509	2,334	2,606	2,635	2,494	2,350
2034	2,421	2,532	2,355	2,630	2,659	2,516	2,371
2035	2,443	2,555	2,376	2,653	2,683	2,539	2,392
2036	2,465	2,578	2,398	2,677	2,707	2,561	2,414
2037	2,487	2,601	2,419	2,701	2,732	2,585	2,435
2038	2,510	2,624	2,441	2,726	2,756	2,608	2,457
2039	2,532	2,648	2,463	2,750	2,781	2,631	2,479
2040	2,555	2,672	2,485	2,775	2,806	2,655	2,502
2041	2,578	2,696	2,508	2,800	2,831	2,679	2,524

Notes (Tables L3a-L3c)
Expenditure growth rates applied as follows:

2020-21	-37.90%	2024-25	-0.20%
2021-22	30.50%	2025-29	1.00%
2022-23	27.70%	2029-40	0.90%
2023-24	-5.00%		

Source: Experian Retail Planner Briefing Note 20, February 2023, Figures 1a & 1b

Table L4a — Total spend potential on cultural services

	Zone 1 (£m)	Zone 2 (£m)	Zone 3 (£m)	Zone 4 (£m)	Zone 5 (£m)	Zone 6 (£m)	Zone 7 (£m)	Total (£m)
2023(£m)	6.9	4.5	6.6	3.4	3.4	7.6	3.4	**35.6**
2026 (£m)	6.7	4.4	6.4	3.3	3.4	7.5	3.3	**35.0**
2031 (£m)	7.2	4.8	7.0	3.4	3.6	8.1	3.6	**37.8**
2036 (£m)	7.6	5.2	7.5	3.6	3.9	8.8	3.9	**40.4**
2041 (£m)	8.1	5.6	8.0	3.9	4.1	9.4	4.1	**43.2**
Growth in spend potential 2023-26 (£m)	*-0.1*	*-0.1*	*-0.1*	*-0.1*	*0.0*	*-0.1*	*-0.1*	***-0.6***
Growth in spend potential 2023-31 (£m)	*0.4*	*0.3*	*0.4*	*0.1*	*0.2*	*0.5*	*0.2*	***2.2***
Growth in spend potential 2023-36 (£m)	*0.8*	*0.7*	*0.9*	*0.3*	*0.5*	*1.1*	*0.5*	***4.8***
Growth in spend potential 2023-41 (£m)	*1.3*	*1.1*	*1.5*	*0.5*	*0.7*	*1.7*	*0.8*	***7.6***

Source: Table L2, Table L3a

Table L4b — Total spend potential on recreation & sporting services

	Zone 1 (£m)	Zone 2 (£m)	Zone 3 (£m)	Zone 4 (£m)	Zone 5 (£m)	Zone 6 (£m)	Zone 7 (£m)	Total (£m)
2023(£m)	4.5	2.8	4.0	2.1	2.2	4.7	2.1	**66.9**
2026 (£m)	4.4	2.7	3.9	2.0	2.1	4.6	2.1	**82.6**
2031 (£m)	4.7	2.9	4.2	2.2	2.3	5.0	2.2	**86.1**
2036 (£m)	5.0	3.2	4.6	2.3	2.4	5.4	2.4	**91.6**
2041 (£m)	5.4	3.5	4.9	2.4	2.6	5.8	2.6	**96.3**
Growth in spend potential 2023-26 (£m)	*-0.1*	*0.0*	*-0.1*	*-0.1*	*0.0*	*-0.1*	*0.0*	***15.6***
Growth in spend potential 2023-31 (£m)	*0.2*	*0.2*	*0.2*	*0.0*	*0.1*	*0.3*	*0.1*	***19.1***
Growth in spend potential 2023-36 (£m)	*0.5*	*0.4*	*0.6*	*0.2*	*0.3*	*0.7*	*0.3*	***24.7***
Growth in spend potential 2023-41 (£m)	*0.8*	*0.7*	*0.9*	*0.3*	*0.4*	*1.1*	*0.5*	***29.4***

Source: Table L2, Table L3b

Table L4c — Total spend potential on restaurants and cafes

	Zone 1 (£m)	Zone 2 (£m)	Zone 3 (£m)	Zone 4 (£m)	Zone 5 (£m)	Zone 6 (£m)	Zone 7 (£m)	Total (£m)
2023(£m)	28.0	16.3	24.8	12.4	12.5	28.2	12.7	**349.3**
2026 (£m)	27.4	16.1	24.4	12.0	12.3	27.7	12.5	**435.8**
2031 (£m)	29.4	17.6	26.5	12.7	13.2	30.1	13.6	**464.3**
2036 (£m)	31.2	18.9	28.4	13.4	14.1	32.4	14.5	**491.6**
2041 (£m)	33.2	20.4	30.4	14.3	14.9	34.6	15.5	**514.8**
Growth in spend potential 2023-26 (£m)	*-0.5*	*-0.2*	*-0.4*	*-0.4*	*-0.2*	*-0.5*	*-0.2*	***86.6***
Growth in spend potential 2023-31 (£m)	*1.5*	*1.3*	*1.7*	*0.3*	*0.8*	*1.9*	*0.9*	***115.0***
Growth in spend potential 2023-36 (£m)	*3.2*	*2.6*	*3.6*	*1.0*	*1.7*	*4.2*	*1.9*	***142.3***
Growth in spend potential 2023-41 (£m)	*5.3*	*4.1*	*5.6*	*1.9*	*2.5*	*6.4*	*2.9*	***165.5***

Source: Table L2, Table L3c

Table L4d— Total spending growth potential in commercial leisure sectors

	Zone 1 (£m)	Zone 2 (£m)	Zone 3 (£m)	Zone 4 (£m)	Zone 5 (£m)	Zone 6 (£m)	Zone 7 (£m)	Total (£m)
Total growth in spend potential 2023-26 (£m)	-0.7	-0.3	-0.6	-0.6	-0.3	-0.7	-0.3	**101.6**
Total growth in spend potential 2023-31 (£m)	2.0	1.8	2.3	0.4	1.1	2.6	1.2	**136.3**
Total growth in spend potential 2023-36 (£m)	4.6	3.8	5.1	1.4	2.4	6.0	2.7	**171.8**
Total growth in spend potential 2023-40 (£m)	7.4	6.0	8.0	2.7	3.6	9.2	4.1	**202.5**

Source: Table L4a/b/c

Appendix 4

Overview of household telephone survey questions

Job No: 033A23
Rutland Household Survey

QA	**Are you the person responsible for the main food shopping in your household?**
Q01	**Where did your household last undertake a main food and grocery shop?**
Q02	**Which online retailer or delivery app do you normally use for your main food shopping?**
Q03	**How do you normally travel to (STORE MENTIONED AT Q01) when doing main food shopping?**
Q04	**When you undertake your main food and grocery shopping at (STORE / CENTRE MENTIONED AT Q01), do you or other members of your household usually visit other shops, services, or leisure facilities on the same shopping trip?**
Q05	**Where did your household go the time before that for a main food and grocery shop? *Was it the same, or different, and if so, please specify***
Q06	**Which online retailer or delivery app do you also use for your main food shopping?**
Q07	**Thinking about COVID-19 and any impact it had on your main food and grocery shopping patterns, which of the following best describes how COVID-19 impacted on your food and grocery shopping patters?**
Q08	**Approximately how much money does your household normally spend on a main food and grocery shop?**
Q09	**How often does your household do a main food and grocery shop?**
Q10	**Where did your household last undertake small-scale / top-up food and grocery shopping?**
Q11	**Which online retailer or delivery app do you normally use for your top-up shopping?**
Q12	**Where did your household shop the time before that for ‘top up’/small-scale food and grocery shopping? *Was it the same, or different, and if different please specify***
Q13	**Which online retailer or delivery app do you also use for your top-up food shopping?**
Q14	**Thinking about COVID-19 and any impact it had on your small-scale top-up food shopping patterns, which of the following best describes how COVID-19 impacted on your small-scale top-up food shopping patters?**
Q15	**Approximately how much money does your household normally spend on small-scale/ ‘top up’ food and grocery shop?**
Q16	**How often does your household normally do its small-scale / ‘top up’ food shopping?**
Q17	**Does your household also spend money on food and groceries in small shops or at local markets?**
Q18	**Where are these small shops or local markets located?**
Q19	**Approximately how much money does your household spend on food and groceries on a typical trip to these small shops or local markets?**
Q20	**How often do you normally visit these other small shops or local markets for food and groceries shopping?**
Q21	**So, speaking as an individual, can you please tell me where you last made a purchase of clothes or shoes?**
Q22	**What is the main reason you choose to shop at (LOCATION MENTIONED AT Q21) for your clothing and footwear shopping?**
Q23	**Thinking about COVID-19 and any impact it had on your clothing and footwear shopping patterns, which of the following best describes how COVID-19 impacted on your clothing and footwear shopping patters?**
Q24	**Now can you tell me where your household last made a purchase of furniture, carpets, or soft household furnishings?**
Q25	**Now can you tell me where your household last made a purchase of DIY and decorating goods?**
Q26	**Can you tell me where you or your household last made a purchase of electrical items such as televisions, washing machines and computers?**
Q27	**Can you tell me where you or your household last made a purchase of health, beauty or chemist items?**
Q28	**Can you tell me where you or your household last made a purchase of recreational goods such as sports equipment, bicycles, musical instruments or toys?**
Q29	**Can you tell me where you or your household last made a purchase of other non-food items such as books, physical entertainment products e.g. CDs, vinyl or DVD/Blu-Ray, jewellery or china and glass items?**
Q30	**Do you visit Oakham or Uppingham town centres?**
Q31	**How often do you visit Oakham town centre?**
Q32	**What is usually your main purpose of your trip to Oakham town centre?**
Q33	**When you visit Oakham town centre, what other activities or services do you use?**
Q34	**What do you like about Oakham town centre?**
Q35	**What do you dislike about Oakham town centre?**
Q36	**How do you normally travel to Oakham town centre?**
Q37	**How long do you typically spend in Oakham town centre?**
Q38	**How often do you visit Uppingham town centre?**

Q39	**What is usually your main purpose of your trip to Uppingham town centre?**
Q40	**When you visit Uppingham town centre, what other activities or services do you use?**
Q41	**What do you like about Uppingham town centre?**
Q42	**What do you dislike about Uppingham town centre?**
Q43	**How do you normally travel to Uppingham town centre?**
Q44	**How long do you typically spend in Uppingham town centre?**
Q45	**Which, if any, of the following local centres do you visit the most?**
Q46	**What is usually your main purpose of your trip to (LOCAL CENTRE MENTIONED AT Q45?)**
Q47	**Do you or your household take part in any of the following leisure / cultural activities?**
Q48	**Where do you go most often to visit cafes?**
Q49	**Where do you go most often to visit restaurants / dine out?**
Q50	**Where do you go most often to visit pubs and bars?**
Q51	**Where do you go most often to visit the cinema?**
Q52	**Where do you go most often to visit arts and cultural venues such as going to the theatre, watching live music, or visiting art galleries, exhibitions or, museums?**
Q53	**Which entertainment venues/facilities do you visit most often? (e.g. for bowling, childrens soft play, ice skating, escape rooms, bingo, indoor golf)**
Q54	**Where do you go most often to visit health & fitness facilities?**
GEN	**Gender of respondent:**
AGE	**Could I ask how old you are please?**
PEO	**How many people are there in your household who are aged between 0-15 years; and 16 years or over?**
	Thank & close.

FIRSTPLAN

Appendix 5

Strategic recommendations – comparative analysis with 2016 Study recommendations

Review of 2016 Rutland Retail Capacity Assessment (RRCA) Recommendations and justification for retention or removal

Rutland-wide recommendations

2016 RRCA Recommendation	Suggested action	Suggested amended wording (where relevant)
RCC1. The Council should have regard to the requirements of adopted national policy when developing its retail and town centre policies for the County. The NPPF directs the development of retail and other town centre uses towards town centres in the first instance, and for development outside town centres compliance with the sequential and impact 'tests' needs to be demonstrated. Any new applications for retail or other town centre uses on the edge of, our outside of, the defined town centres in the County should therefore demonstrate that there are no sequentially preferable sites available, and that no 'significant adverse' impacts will arise on existing defined centres. This approach reflects guidance in the NPPF and Policy CS17 of the adopted Core Strategy.	Retain with amended wording.	The Council should have regard to the requirements of adopted national policy when developing its retail and town centre policies for the County. The NPPF directs the development of retail and other town centre uses towards town centres in the first instance, and for development outside town centres compliance with the sequential and impact 'tests' needs to be demonstrated. Any new applications for retail or other town centre uses on the edge of, our outside of, the defined town centres in the County should therefore demonstrate that there are no sequentially preferable sites available, and that no 'significant adverse' impacts will arise on existing defined centres based on the criteria set out in the National Planning Policy Framework
RCC2. It is recommended that the comparison goods capacity requirements (a quantitative requirement of 4,700 sq.m net by 2036) which this study has identified should be directed towards Oakham town centre in the first instance, however applications for development in Uppingham town centre should be considered on the merits of the application,	Remove. This matter is covered by the relevant recommendations set out for Oakham and Uppingham, discussed below.	n/a.

2016 RRCA Recommendation	Suggested action	Suggested amended wording (where relevant)
providing the development is of an appropriate scale.		
RCC3. It is not considered that other centres in the County are suitable locations for new retail and town centre uses, although applications which seek to deliver local-scale enhancements to shopping provision (we would typically expect this to be under 300 sq.m net floorspace) may be acceptable.	Retain with amended wording.	It is not considered that other centres in the County are suitable locations for new retail and town centre uses, although applications which seek to deliver local-scale enhancements to shopping provision (we would typically expect this to be under 300 sq.m net floorspace) may be acceptable and should be considered on individual merits.
RCC4. The RRCA recommended the adoption of a threshold of 500 sq.m gross for proposed retail developments in edge and out-of-centre locations. This approach was carried forward into the RRCAU, and the adopted Core Strategy and Site Allocations and Policies DPDs. We recommend that the Council continue to adopt this threshold in its new Local Plan	Retain with amended wording. New recommendation regarding the application of the sequential test.	Given the relatively small size of the town centres in the County and their more limited role and function compared to larger/higher order centres, they are more vulnerable to potential impacts of new development outside their town centres. On this basis it is recommended that a retail and leisure impact assessment threshold of 500 sq.m (gross) is retained and carried forward into the Council's new Local Plan. This threshold is applicable to applications for all types of retail and leisure uses which are proposed to come forward outside of a policy-defined town centre. All application for development of main town centre uses outside a defined primary shopping area are required to demonstrate compliance with the sequential test, irrespective of the quantum of floorspace proposed.

2016 RRCA Recommendation	Suggested action	Suggested amended wording (where relevant)
RCC5. The identified quantitative capacity requirements set out in this study should be kept under regular review throughout the Council's Local Plan period.	Retain.	The identified quantitative capacity requirements set out in this study should be kept under regular review throughout the Council's Local Plan period. Figures beyond 2031 should be considered as indicative only.
RCC6. It is recommended that Site Allocations R1 and R2 are carried forward as retail allocations in future Local Plan documents, although as identified in our recommendations Site R1 is only considered suitable for 'bulky goods' comparison goods retail.	Delete – duplication of Oakham-specific recommendation	n/a
RCC7. We also recommend that the Esso Petrol Filling Station site on High Street, Oakham is identified as further retail allocations in future Local Plan documents.	Delete – duplication of Oakham-specific recommendation	n/a
RCC8. In all of the sites identified in Recommendations RCC5 and RCC6, other 'town centre uses' or residential uses are appropriate on upper floors.	Retain but amend wording	The Council should, in principle, support proposals which introduce residential uses or appropriate 'main town centre uses' on upper floors, in other to support additional town centre residential populations or diversify the range of uses in a centre.
RCC9. We have reviewed the town centre boundaries and primary and secondary shopping frontages identified in the Site Allocations DPD and make the following recommendations.	Retain but update to reflect findings of report.	Set out separately in Section 11 of report.

2016 RRCA Recommendation	Suggested action	Suggested amended wording (where relevant)
RCC10. (Policy wording recommendations)	Retain but update to reflect findings of Oakham and Uppingham Town Centres – Local Plan Retail Policy Advice (Firstplan for Rutland County Council, June 2021)	Refer to Section 5 of Oakham and Uppingham Town Centres – Local Plan Retail Policy Advice (Firstplan for Rutland County Council, June 2021)
RCC11. The Council's policy framework has effectively protected and enhanced the primary shopping area in recent years, and we recommend the proactive consideration of legislative controls to prevent such a change of use where considered inappropriate and harmful to the vitality and viability of the shopping frontage – i.e. the dilution of A1 uses underpinning footfall and connectivity across a centre. This recommendation is applicable to both Oakham and Uppingham town centres. Consideration should be given to the use of Article 4 directions to assist in the protection of primary shopping frontages.	The application of this approach is made more difficult owing to changes in the Use Classes Order and Permitted Development Rights. Should the Council wish to set out an Article 4 direction this would need to be considered against the criteria set out at paragraph 53 of the NPPF.	Refer to Section 5 of Oakham and Uppingham Town Centres – Local Plan Retail Policy Advice (Firstplan for Rutland County Council, June 2021)

Oakham recommendations

2016 RRCA Recommendation	Suggested action	Suggested amended wording (where relevant)
OAK1. Oakham town centre should continue to be the highest-order centre in Rutland, and the focus for the identified comparison goods capacity of 4,700 sq.m net by 2036. Whilst the majority of the comparison goods requirements do not arise until later in the Plan period (post-2025), this should not prevent appropriate	Retain with amendments.	Oakham town centre should continue to perform a role and function as the highest-order centre in Rutland. Whilst there is no identified quantitative need for additional comparison goods floorspace for Rutland over the new Local Plan period, any applications seeking provision of this nature should be

2016 RRCA Recommendation	Suggested action	Suggested amended wording (where relevant)
development coming forward prior to this. It is important that any new development is of a scale appropriate to the role and function of Oakham as a small market town.		directed towards Oakham in the first instance and should, where necessary, demonstrate compliance with the sequential and impact retail policy tests. It is important that any new development is of a scale appropriate to the role and function of Oakham as a small market town.
OAK2. There is no quantitative or qualitative need to provide for any additional convenience goods provision in Oakham, provided that the planning permission for Aldi foodstore at Land's End Way, Oakham, is implemented. The development of the Aldi store will provide improved consumer choice and competition with the town centre Tesco store. However, applications which seek to develop further convenience goods provision (either extensions to existing stores or provision of new retail facilities) may be supported in principle provided that proposals are of an appropriate scale and can demonstrate compliance with relevant national policy 'sequential' and 'impact' tests.	Retain broad thrust of policy but update to have regard to recent foodstore openings in Oakham.	It is not considered there is a qualitative need for additional foodstore provision to serve Oakham following the recent opening of the Aldi and Lidl stores, and having regard to the anchor role which the Tesco store in supporting the overall vitality and viability of Oakham town centre. However, applications which seek to develop further convenience goods provision (either extensions to existing stores or provision of new retail facilities) may be supported in principle provided that proposals are of an appropriate scale and can demonstrate compliance with the retail sequential and impact tests where necessary.
OAK3: This study has identified that commercial leisure uses, particularly cafes and restaurants, are making an increasingly important contribution to the vitality and viability of Oakham town centre, and applications which seek to further enhance provision should be supported in principle. However, it is important for the primary shopping area to retain a critical	Remove. The application of this approach is made more difficult owing to changes in the Use Classes Order and Permitted Development Rights. Should the Council wish to set out an Article 4 direction this would need to be considered against the criteria set out at paragraph 53 of the NPPF.	n/a

2016 RRCA Recommendation	Suggested action	Suggested amended wording (where relevant)
mass of retailing activity, in order to ensure strong levels of footfall and complement what appears to be a diversification of uses towards the café/restaurant sector in secondary parts of the centre. The need to retain a critical mass of retail activity in the primary shopping area is also important in ensuring that local residents' day-to-day shopping needs are met, thereby ensuring sustainable patterns of shopping. Applications for change of use away from Class A1 use in the primary shopping frontage should therefore be resisted. The Council has a strong policy in its Site Allocation DPD to this effect and we recommend this approach is carried forward into the new Local Plan.		
OAK4: The RRCA identified a qualitative shortfall in 'bulky goods' comparison goods floorspace in the County, and recommended that a proportion of the identified comparison goods floorspace capacity be allocated to meeting this qualitative deficiency. Subsequently, the Site Allocations DPD identified a site on the edge of Oakham town centre (the Tim Norton garage site on Long Row) as being suitable for 'bulky goods' comparison floorspace. We consider that this remains a sensible approach, although we understand that redevelopment of this site would be subject to an alternative location for the garage premises being identified.	Retain	There remains a qualitative deficiency of 'bulky' comparison goods retail to serve Rutland, and the provision of such uses may assist in reducing expenditure leakage and supporting more sustainable patterns of shopping. On this basis the allocation with the Council's Site Allocations DPD for the Tim Norton site on Long Row to be used for 'bulky goods' comparison goods floorspace should be retained moving forwards, although we understand this would be subject to an alternative location for the garage premises being identified.

2016 RRCA Recommendation	Suggested action	Suggested amended wording (where relevant)
OAK5. We do not consider the Tim Norton site to be suitable for either unrestricted Class A1 comparison goods floorspace, or Class A1 convenience goods floorspace, as we understand there are potential issues with traffic congestion related to the expected increased closure periods of the adjacent level crossing. 'Bulky goods' comparison goods uses generally generate lower levels of trip generation, and are likely to be more acceptable in principle, although any development should be subject to undertaking of a Transport Assessment. Should development of this site come forward, the Council should work with the applicants and Network Rail to secure the provision of enhanced pedestrian crossing facilities across the railway line.	Retain with amendments, including need to demonstrate compliance with sequential / impact tests.	We do not consider the Tim Norton site to be suitable for either unrestricted class E floorspace as we understand there are potential issues with traffic congestion related to the expected increased closure periods of the adjacent level crossing. 'Bulky goods' comparison goods uses generally generate lower levels of trip generation, and are likely to be more acceptable in principle, although any development should be subject to undertaking of a Transport Assessment. Any development at the site would need to be controlled to bulky comparison goods sales only through appropriate Local Plan policies and conditions attached to any granting of permission. Should development of this site come forward, the Council should work with the applicants and Network Rail to secure the provision of enhanced pedestrian crossing facilities across the railway line. As the site falls outside the primary shopping area and town centre boundary, compliance with the retail sequential and impact tests would still need to be satisfactorily demonstrated.
OAK6. Oakham is, for the most part, an attractive town centre and the historic quality of the centre should be preserved and enhanced where possible. There are clear opportunities for improvement in certain parts of the town	Retain with amendments to reflect findings of up to date health check of the town centre.	Oakham is, for the most part, an attractive town centre and the historic quality of the centre should be preserved and enhanced where possible. There are clear opportunities for

2016 RRCA Recommendation	Suggested action	Suggested amended wording (where relevant)
centre however. The Council should carry forward its long-standing aspiration to improve the West End of the town centre (as currently identified in the Core Strategy) in order to enhance footfall and improve the gateway to the town centre for those arriving by rail. Improvements should include enhancements of the public realm, such as paving, as well as enhancements to shopfronts. There is a particular need to improve the gateway to the centre at the Melton Road / Station Road junction, which could incorporate improved pedestrian crossing facilities and better directional signage leading visitors to the town centre.		improvement in certain parts of the town centre however: The Council should continue to focus investment in improving the West End of the town centre in order to enhance footfall and improve the gateway to the town centre for those arriving by rail. Improvements should include enhancements of the public realm, such as paving, as well as enhancements to shopfronts. There is a particular need to improve the gateway to the centre at the Melton Road / Station Road junction, which could incorporate improved pedestrian crossing facilities and better directional signage leading visitors to the town centre. The Council should work with landowners to ensure that any vacant units are maintained to a high visual appearance in keeping with the high environmental quality of the centre. Units should not be boarded up unless necessary to maintain the security of the building.
OAK7: There is an opportunity site within this area, the Esso Petrol Filling Station site at the junction of High Street / Dean's Street, which provides an important opportunity to extend footfall west of the Wilko store to the benefit of	Retain with amendment to reflect class E.	There is an opportunity site within this area, the Esso Petrol Filling Station site at the junction of High Street / Dean's Street, which provides an important opportunity to extend footfall west of the Wilko store to the benefit of businesses at

2016 RRCA Recommendation	Suggested action	Suggested amended wording (where relevant)
businesses at the western end of the centre. The petrol filling station does not make a significant contribution to the wider vitality and viability of the town centre, and breaks up the retail frontage. The redevelopment of this site should therefore be considered an aspiration for the Council. Any redevelopment should incorporate flexible class A1/A3/A4 floorspace at ground floor level		the western end of the centre. The petrol filling station does not make a significant contribution to the wider vitality and viability of the town centre, and breaks up the retail frontage. The redevelopment of this site should therefore be considered an aspiration for the Council. Any redevelopment should incorporate flexible class E floorspace at ground floor level.
OAK8: Elsewhere in the town centre, it is recommended that the Council seek to develop a strategy for the improvement of the environmental quality and overall vitality and viability of the Gaol Street area. This area appears to be suffering from a decline in pedestrian footfall and has a number of vacant units, but plays an important role in linking the High Street with the Tesco store on South Street. As one of the few pedestrainised areas in the town centre there is scope for the development of a 'café culture' with pavement seating in this area, particularly in the under-used Knights Yard, and the Council should support applications for the development of Class A3 / A4 uses along Gaol Street / Knight's Yard. Applications for Class A5 (hot food takeaway) uses should be resisted.	Retain with amendment to reflect class E and to reflect findings of up to date health check of Oakham town centre.	it is recommended that the Council seek to develop a strategy for the improvement of the environmental quality and overall vitality and viability of the Gaol Street area. This area appears to be suffering from a decline in pedestrian footfall and has a number of vacant units, but plays an important role in linking the High Street with the Tesco store on South Street. As one of the few pedestrianised areas in the town centre there is scope for the development of a 'café culture' with pavement seating in this area, particularly in the under-used Knights Yard, and the Council should support applications for the development of class E food & drink uses along Gaol Street / Knight's Yard. Applications for hot food takeaway uses should be resisted. The Council may also wish to consider the introduction of additional public realm and/or soft landscaping where appropriate along Gaol Street to help soften the street scene.

2016 RRCA Recommendation	Suggested action	Suggested amended wording (where relevant)
OAK9: The market makes an important contribution to the vitality and viability of the town centre and support should be given to its continued development and growth. The removal of vehicular parking from the Market Place presents an opportunity for alternative seasonal / speciality markets to be introduced, further stimulating footfall and diversifying the offer of the centre, as well as improving the environmental quality of the area.	Retain.	The market makes an important contribution to the vitality and viability of the town centre and support should be given to its continued development and growth. The removal of vehicular parking from the Market Place presents an opportunity for alternative seasonal / speciality markets to be introduced, further stimulating footfall and diversifying the offer of the centre, as well as improving the environmental quality of the area.
OAK10: Tourism is an important industry in Rutland and Oakham benefits from close proximity to one of the area's key attractors, Rutland Water. Support should be given to place-marketing and tourism strategies which seek to enhance Oakham's role as the 'gateway' to Rutland Water.	Retain.	Tourism is an important industry in Rutland and Oakham benefits from close proximity to one of the area's key attractors, Rutland Water. Support should be given to place-marketing and tourism strategies which seek to enhance Oakham's role as the 'gateway' to Rutland Water.
OAK11: Allied to the above, encouragement should be given to support initiatives which will further enhance the vitality and viability of the town centre, which could include encouragement of 'click & collect' facilities, development of an online hub for the independent retail sector, or encouraging a greater number of retailers in Oakham town centre to trade on a Sunday.	Remove.	n/a
OAK12: The potential for a direct bus, regular bus route between Oakham and Leicester should be investigated.	Retain with amendments.	Given Oakham's increase role as a hub for local shopping and services it is important that local connectivity by public transport is retained and enhanced:

2016 RRCA Recommendation	Suggested action	Suggested amended wording (where relevant)
		Existing levels of service provision between Oakham and Uppingham should be retained at minimum and where possible improved, including provision of a Sunday service. The potential for a direct, regular bus route between Oakham and Leicester should be investigated.
OAK13: The key qualitative gap in commercial leisure provision is the absence of a cinema. Whilst it is possible that there is limited expenditure capacity available to support the development of facilities of this nature in the County, should any proposals come forward they should be considered positively. Any proposed development should ideally be focussed on Oakham town centre, and if not within the town centre, would need to demonstrate compliance with the sequential approach.	Retain with amendments, including need to demonstrate compliance with sequential / impact tests.	The key qualitative gap in commercial leisure provision remains the absence of a cinema. Whilst it is possible that there is limited expenditure capacity available to support the development of facilities of this nature in the County, should any proposals come forward they should be considered positively. Any proposed development should ideally be focussed on Oakham town centre, and if not within the town centre, would need to demonstrate compliance with the sequential and impact retail policy tests.
OAK14: The development of a new residential community at Oakham North will require the provision of day-to-day shopping and services, likely to be in the form of a local centre. We understand that provision has been made for this as part of the Oakham North development and therefore, assuming this permission is implemented, we do not foresee a requirement for development of any further floorspace for retail/other town centre uses at this location.	Retain.	The development of a new residential community at Oakham North will require the provision of day-to-day shopping and services, likely to be in the form of a local centre. We understand that provision has been made for this as part of the Oakham North development and therefore, assuming this permission is implemented, we do not foresee a requirement for development of any further floorspace for

2016 RRCA Recommendation	Suggested action	Suggested amended wording (where relevant)
		retail/other main town centre uses at this location.

Uppingham recommendations

2016 RRCA Recommendation	Suggested action	Suggested amended wording (where relevant)
UPP1. Uppingham should continue to form a second-tier 'town centre' in the County; its more limited size and opportunities for development in the town centre make it unsuitable for development of a significant scale. Therefore, is not recommended that any of the identified comparison goods floorspace capacity (4,700 sq.m net by 2036) is directed towards Uppingham town centre.	Retain but amend to reflect findings of updated need assessment.	Uppingham should continue to form a second-tier 'town centre' in the County; its more limited size and opportunities for development in the town centre make it unsuitable for development of a significant scale. It is not considered there is a quantitative or qualitative need for additional comparison goods floorspace provision to serve the town centre, and the focus should be on consolidating and supporting the continued successful trading of the existing offer.
UPP2. Applications for new comparison goods or convenience goods retail development which are of an appropriate scale should nevertheless be considered on their merits and, if not within the primary shopping frontage, demonstrate compliance with the sequential and impact 'tests' as set out in the NPPF.	Retain but amend reference from 'primary shopping frontage' to 'primary shopping area'.	Applications for retail and leisure development which are of an appropriate scale should be considered on their merits and, if not within the primary shopping area, demonstrate compliance with the sequential test; and if not within the town centre boundary, demonstrate compliance with the impact test if over 500 sq.m net. Applications for other main town centres outside of the defined primary shopping area will also need to demonstrate compliance with the sequential test, irrespective of their size. .

2016 RRCA Recommendation	Suggested action	Suggested amended wording (where relevant)
UPP3. Although this study has identified there is no quantitative need for additional convenience goods floorspace in the County until the end of the Plan period (i.e. at 2036), there is a qualitative need to improve convenience goods provision in Uppingham, to reduce the amount of convenience goods expenditure which is spent outside the town and facilitate more sustainable patterns of shopping. Enhancement of linkages between the existing Co-Operative store and primary shopping frontage should also be supported.	Retain but amend to reflect findings of updated need assessment.	This study has identified a County-wide quantitative need for the provision of up to 1,000 sq.m net additional convenience floorspace over the new Local Plan period. It is recommended that this identified need is directed towards improving convenience shopping provision in Uppingham, to reduce the amount of convenience goods expenditure which is spent outside the town and facilitate more sustainable patterns of shopping. Any applications for new convenience goods provision which are undertaking a retail impact assessment will need to give specific and detailed consideration to the impact on any loss of spend/turnover of the Co-Op store on the overall vitality and viability of the town centre, and consider the impact on linked shopping trips between this store and other uses in the town centre. This should include a qualitative and quantitative analysis of the impact on linked trips spending in the town centre, and consideration of how any such losses could potentially be mitigated. The Council should continue to identify and progress opportunities for enhancing linkages between the Co-Op store and remainder of Uppingham town centre, potentially as part of a broader wayfinding strategy for the town centre.

2016 RRCA Recommendation	Suggested action	Suggested amended wording (where relevant)
UPP4: Our 'health check' assessment of Uppingham town centre has confirmed that the café and restaurant sector makes an important contribution to the vitality and viability of Uppingham town centre, and indeed is under-represented against national averages. Applications which seek to further enhance provision should be therefore supported in principle. However, as with Oakham, it is important for the primary shopping area to retain a critical mass of retailing activity, in order to ensure local residents' day-to-day shopping needs can be met. Applications for change of use away from Class A1 use in the primary shopping frontage should therefore be resisted. The Council has a strong policy in its Site Allocation DPD to this effect and we recommend this approach is carried forward into the new Local Plan.	Remove. The application of this approach is made more difficult owing to changes in the Use Classes Order and Permitted Development Rights.	n/a
UPP5. The environmental quality of the centre is generally strong and there are no major areas of concern. The Council should continue to invest in public realm in the centre to help define a sense of place and ensure the centre maintains its smart, well-kept appearance.	Retain	The environmental quality of Uppingham town centre is generally strong and there are no major areas of concern. The Council should continue to invest in public realm in the centre to help define a sense of place and ensure the centre maintains its smart, well-kept appearance.
UPP6: Continued support and promotion should be given to the market and other unique selling points which the town centre offers, such as its hotels and art dealerships, in order	Retain with amendment to wording.	Continued support and promotion should be given to Uppingham's unique selling points including its food, leisure & hotel offer; specialist retail; art dealerships; market; and historic environment and setting, in order to

2016 RRCA Recommendation	Suggested action	Suggested amended wording (where relevant)
to maximise the potential customer base of the town and promote its ‘unique selling points’.		assist in broadening the town’s offer and attraction beyond its immediate catchment. .
UPP7. Although accessibility by public transport is considered adequate for the size of the town, there is a need to improve the provision of bus timetabling / bus departure information (which should be updated to be based on live timing). Improvements to bus shelters / waiting areas would also be beneficial.	Retain	Current levels of public transport provision, including frequent connections to Oakham and Corby, should be maintained as minimum and where possible enhanced, including the provision of Sunday bus services. There should be an aspiration to improve facilities for bus users, including real-time travel information and better waiting facilities.

Important note: the above schedules seek to provide commentary / justification on the retention or removal of strategic recommendations set out in the 2016 RRCA. It does not provide a full list of new strategic recommendations for the Council to consider taking forward; for this, reference should be had to the full schedule of recommendations set out at Section 11 of Volume 1 of this report.

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