## South West Hertfordshire Retail \& Leisure Study

Nexus Planning
Table 1: Population and convenience goods expenditure per capita

| Zone | Population |  |  |  |  | Per capita expenditure ( $£$ ) Convenience |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 2017 | 2021 | 2026 | 2031 | 2036 | $\begin{gathered} 2016 \\ \text { inc SfT } \end{gathered}$ | 2016 | 2017 | 2021 | 2026 | 2031 | 2036 |
| 1 | 63,394 | 66,443 | 70,254 | 74,065 | 77,876 | 2,064 | 2,004 | 1,998 | 1,972 | 1,967 | 1,967 | 1,973 |
| 2 | 51,786 | 54,276 | 57,389 | 60,502 | 63,615 | 2,063 | 2,003 | 1,997 | 1,970 | 1,966 | 1,965 | 1,971 |
| 3 | 20,775 | 21,971 | 23,465 | 24,960 | 26,454 | 2,252 | 2,187 | 2,180 | 2,151 | 2,146 | 2,146 | 2,152 |
| 4 | 13,407 | 14,179 | 15,143 | 16,108 | 17,072 | 2,409 | 2,339 | 2,332 | 2,301 | 2,296 | 2,295 | 2,302 |
| 5 | 40,388 | 42,713 | 45,618 | 48,524 | 51,429 | 2,011 | 1,953 | 1,947 | 1,921 | 1,917 | 1,916 | 1,922 |
| 6 | 25,344 | 26,802 | 28,626 | 30,449 | 32,272 | 2,214 | 2,150 | 2,144 | 2,115 | 2,110 | 2,110 | 2,116 |
| 7 | 27,275 | 28,607 | 30,271 | 31,936 | 33,600 | 2,285 | 2,219 | 2,212 | 2,183 | 2,178 | 2,177 | 2,183 |
| 8 | 33,509 | 35,145 | 37,190 | 39,235 | 41,280 | 2,324 | 2,257 | 2,250 | 2,220 | 2,215 | 2,214 | 2,221 |
| 9 | 16,270 | 17,064 | 18,057 | 19,050 | 20,043 | 2,663 | 2,586 | 2,578 | 2,544 | 2,538 | 2,537 | 2,545 |
| 10 | 24,014 | 25,187 | 26,652 | 28,118 | 29,583 | 2,288 | 2,222 | 2,215 | 2,186 | 2,180 | 2,180 | 2,186 |
| 11 | 66,826 | 70,175 | 74,361 | 78,547 | 82,733 | 2,163 | 2,100 | 2,094 | 2,066 | 2,061 | 2,061 | 2,067 |
| 12 | 38,091 | 40,000 | 42,386 | 44,772 | 47,158 | 2,306 | 2,239 | 2,232 | 2,203 | 2,197 | 2,197 | 2,203 |
| 13 | 25,298 | 26,566 | 28,150 | 29,735 | 31,320 | 2,444 | 2,373 | 2,366 | 2,335 | 2,330 | 2,329 | 2,336 |
| 14 | 14,609 | 15,341 | 16,256 | 17,171 | 18,087 | 2,379 | 2,310 | 2,303 | 2,272 | 2,267 | 2,266 | 2,273 |
| 15 | 201,793 | 209,921 | 218,799 | 226,809 | 233,987 | 2,034 | 1,975 | 1,968 | 1,942 | 1,938 | 1,937 | 1,943 |
| 16 | 50,286 | 51,866 | 53,772 | 55,511 | 57,159 | 2,370 | 2,301 | 2,294 | 2,264 | 2,258 | 2,258 | 2,264 |
| 17 | 98,752 | 104,129 | 110,301 | 115,553 | 120,278 | 2,249 | 2,184 | 2,177 | 2,148 | 2,144 | 2,143 | 2,149 |
| 18 | 95,559 | 99,115 | 103,560 | 108,006 | 112,451 | 2,269 | 2,203 | 2,197 | 2,168 | 2,163 | 2,162 | 2,168 |
| 19 | 35,163 | 36,472 | 38,107 | 39,743 | 41,379 | 2,292 | 2,226 | 2,219 | 2,189 | 2,184 | 2,184 | 2,190 |
| 20 | 200,121 | 209,670 | 220,104 | 229,504 | 238,385 | 1,945 | 1,888 | 1,882 | 1,858 | 1,853 | 1,853 | 1,858 |
| 21 | 34,116 | 35,386 | 36,973 | 38,560 | 40,147 | 2,372 | 2,303 | 2,296 | 2,265 | 2,260 | 2,260 | 2,266 |
| 22 | 62,274 | 65,108 | 68,438 | 71,558 | 74,218 | 2,118 | 2,057 | 2,050 | 2,023 | 2,019 | 2,018 | 2,024 |
| Total | 1,239,050 | 1,296,134 | 1,363,874 | 1,428,415 | 1,490,527 |  |  |  |  |  |  |  |

Notes:
a. Zones based on the post code sectors shown on the plan at Appendix A
b. Per capita expenditure derived from Experian MMG3 data (2018 report)
c. 2016 Population derived from Experian MMG3 data (2018 report). Projections to 2036 are based on the figures set out in the Population Note at Appendix G.
d. Per capita expenditure projected forward using forecast growth rates taken from Tables 1a and 1b of Experian Retail Planner Briefing Note 15
e. Expenditure excludes Special Forms of Trading in line with 'adjusted' allowance derived from Figure 5 of Appendix 3 to Experian Retail Planner Briefing Note 15

2016 Prices

## Table 2a: Total convenience goods expenditure available

| Zone | Expenditure (£m) <br> Convenience |  |  |  |  | Growth (£m) <br> Convenience |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  |  |  |  |  |  |  |  |  |
|  | 2017 | 2021 | 2026 | 2031 | 2036 | 2017-2021 | 2017-2026 | 2017-2031 | 2017-2036 |
| 1 | 126.7 | 131.0 | 138.2 | 145.7 | 153.6 | 4.3 | 11.5 | 19.0 | 26.9 |
| 2 | 103.4 | 106.9 | 112.8 | 118.9 | 125.4 | 3.5 | 9.4 | 15.5 | 22.0 |
| 3 | 45.3 | 47.3 | 50.4 | 53.6 | 56.9 | 2.0 | 5.1 | 8.3 | 11.6 |
| 4 | 31.3 | 32.6 | 34.8 | 37.0 | 39.3 | 1.4 | 3.5 | 5.7 | 8.0 |
| 5 | 78.6 | 82.1 | 87.4 | 93.0 | 98.8 | 3.4 | 8.8 | 14.4 | 20.2 |
| 6 | 54.3 | 56.7 | 60.4 | 64.2 | 68.3 | 2.4 | 6.1 | 9.9 | 14.0 |
| 7 | 60.3 | 62.4 | 65.9 | 69.5 | 73.4 | 2.1 | 5.6 | 9.2 | 13.0 |
| 8 | 75.4 | 78.0 | 82.4 | 86.9 | 91.7 | 2.6 | 7.0 | 11.5 | 16.3 |
| 9 | 41.9 | 43.4 | 45.8 | 48.3 | 51.0 | 1.5 | 3.9 | 6.4 | 9.1 |
| 10 | 53.2 | 55.0 | 58.1 | 61.3 | 64.7 | 1.9 | 4.9 | 8.1 | 11.5 |
| 11 | 139.9 | 145.0 | 153.3 | 161.9 | 171.0 | 5.1 | 13.4 | 22.0 | 31.1 |
| 12 | 85.0 | 88.1 | 93.1 | 98.4 | 103.9 | 3.1 | 8.1 | 13.3 | 18.9 |
| 13 | 59.9 | 62.0 | 65.6 | 69.3 | 73.2 | 2.2 | 5.7 | 9.4 | 13.3 |
| 14 | 33.6 | 34.9 | 36.9 | 38.9 | 41.1 | 1.2 | 3.2 | 5.3 | 7.5 |
| 18 | 209.9 | 214.8 | 224.0 | 233.5 | 243.8 | 4.9 | 14.1 | 23.6 | 33.9 |
| 19 | 78.0 | 79.9 | 83.2 | 86.8 | 90.6 | 1.8 | 5.2 | 8.8 | 12.6 |
| 21 | 78.3 | 80.2 | 83.6 | 87.1 | 91.0 | 1.8 | 5.2 | 8.8 | 12.7 |
| Inner Study Area Total | 1355.1 | 1400.4 | 1475.9 | 1554.2 | 1637.6 | 45.3 | 120.8 | 199.1 | 282.5 |
| 15 | 397.2 | 407.8 | 424.0 | 439.4 | 454.7 | 10.5 | 26.8 | 42.2 | 57.4 |
| 16 | 115.4 | 117.4 | 121.4 | 125.3 | 129.4 | 2.1 | 6.1 | 10.0 | 14.1 |
| 17 | 215.0 | 223.7 | 236.4 | 247.6 | 258.5 | 8.7 | 21.4 | 32.6 | 43.5 |
| 20 | 376.7 | 389.5 | 407.9 | 425.2 | 443.0 | 12.8 | 31.2 | 48.5 | 66.2 |
| 22 | 127.7 | 131.7 | 138.1 | 144.4 | 150.2 | 4.0 | 10.5 | 16.7 | 22.5 |
| Study Area Total | 2587.1 | 2670.5 | 2803.8 | 2936.2 | 3073.4 | 83.4 | 216.8 | 349.2 | 486.3 |

Table 2b: Convenience goods expenditure split between main food shopping and top-up food shopping spend

| Zone | Expenditure (£m) <br> Convenience (2017) |  |  |
| :---: | :---: | :---: | :---: |
|  |  |  |  |
|  | Main | Top-up | Total |
| 1 | 105.4 | 21.3 | 126.7 |
| 2 | 88.0 | 15.4 | 103.4 |
| 3 | 33.7 | 11.6 | 45.3 |
| 4 | 25.4 | 5.9 | 31.3 |
| 5 | 63.8 | 14.8 | 78.6 |
| 6 | 45.2 | 9.1 | 54.3 |
| 7 | 48.9 | 11.4 | 60.3 |
| 8 | 62.8 | 12.6 | 75.4 |
| 9 | 32.5 | 9.4 | 41.9 |
| 10 | 43.5 | 9.7 | 53.2 |
| 11 | 118.8 | 21.1 | 139.9 |
| 12 | 62.4 | 22.6 | 85.0 |
| 13 | 47.6 | 12.2 | 59.9 |
| 14 | 25.6 | 8.0 | 33.6 |
| 15 | 334.1 | 63.2 | 397.2 |
| 16 | 93.5 | 21.8 | 115.4 |
| 17 | 172.4 | 42.6 | 215.0 |
| 18 | 171.4 | 38.5 | 209.9 |
| 19 | 63.5 | 14.6 | 78.0 |
| 20 | 297.3 | 79.4 | 376.7 |
| 21 | 66.1 | 12.2 | 78.3 |
| 22 | 106.9 | 20.8 | 127.7 |
| Total | 2,108.7 | 478.3 | 2,587.1 |

## Notes:

a. Figures derived from multiplying per capita expenditure with population within each zone using data provided at Table 1
b. Ratio of main food shopping to top-up food shopping per zone derived directly from Questlons 9 and 15 of the NEMS Household Survey (December 2017)

## 2016 Prices




|  | Gross Floors (Sq m) | Nexsman |  |  | Semememen | (m) | $\begin{aligned} & \text { Inflow from } \\ & \text { eyond Study Are } \\ & (\text { (fm) } \end{aligned}$ | Trading Positio against Benchma (Em) |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| 2oselverars smu |  |  |  |  |  |  |  |  |
|  | 62 | 34 | ${ }^{327}$ | 12.456 | ${ }^{41}$ | ${ }^{0.3}$ |  | ${ }^{38}$ |
|  | ${ }_{2}^{2245}$ | ${ }^{873}$ | ${ }^{829}$ | $\xrightarrow{10876}$ | (106 |  | \%0 | -0, |
| Somen |  |  |  | coill | (2020 | (20. | - |  |
|  |  | ${ }_{\substack{20 \\ 175}}^{\substack{175}}$ | $\substack{196 \\ 186 \\ 166}$ | ${ }_{111559}^{11595}$ | ${ }^{12}$ | ${ }^{32} 8$ | :00 | ${ }_{1}^{10}$ |
| Ioseme |  |  |  |  | ${ }_{15}^{615}$ |  | 0 | 200 |
| Sub-toal |  |  |  |  | 1532 | 1220 | 0.0 | 28.8 |
| 2omelwnlod vorn |  |  |  |  |  |  |  |  |
|  |  | ${ }_{\substack{339 \\ 14592}}$ | ${ }_{8}^{3135}$ |  | ${ }_{\text {a }}^{31}$ | ${ }_{748}$ | 0 |  |
|  |  |  |  |  |  |  |  |  |
|  |  | 为 |  |  | ${ }_{\text {28, }}^{12}$ |  | \% | (in |
| 何 | ${ }_{\substack{205 \\ 200}}^{200}$ | ${ }^{1205}$ | ${ }^{138}$ | ${ }_{1}^{112456}$ |  | ¢ <br> $\substack{60 \\ 0.3}$ <br> 1 | 00 <br> 0 <br> 0 | $\underset{\substack{4.4 \\ 0.0 \\ 0.0}}{\substack{\text { a }}}$ |
| Sutboal |  |  |  |  | 129.8 | 1372 | 0.0 | ${ }^{126}$ |
| 20asembereneman |  |  |  |  |  |  |  |  |
|  | 250 | 150 | ${ }^{143}$ | 11.59 | ${ }^{16}$ |  | 0 |  |
| Tome | 210 | ${ }^{127}$ | ${ }^{121}$ | ${ }_{1159}$ | ${ }_{\text {l }}^{13}$ | 130 35 25 | \% | (ic |
| Sublotal |  |  |  |  | ${ }_{6} 8$ | ${ }_{9} .4$ | 0.0 | 26 |
| Tonelisater smave |  |  |  |  |  |  |  |  |
|  | ${ }_{\substack{504 \\ 775}}$ | ${ }_{\substack{259 \\ 359}}$ | ${ }_{\substack{246 \\ 387}}$ | ${ }_{9.550}^{11.50}$ | ${ }_{32}^{28}$ |  | 0 | ${ }_{1}^{0.0}$ |
|  | ${ }^{3} 2$ | 239 | ${ }_{227} 27$ | 11559 | 07 0. 20 | 0.7 <br> 1.6 | \% | ${ }_{\substack{10 \\ 10}}$ |
| Subltoal |  |  |  |  | ${ }_{9} 9$ | ${ }_{9} 9$ | 0.0 | . 0.1 |
| 2ms Erammodreste |  |  |  |  |  |  |  |  |
|  |  | ${ }^{225}$ | ${ }_{\substack{214 \\ 198}}$ |  | ${ }_{10}^{22}$ | ${ }_{2}^{28}$ |  |  |
|  | (inco | ¢ | ${ }_{6}^{86}$ |  | ${ }^{08}$ |  |  |  |
|  | $\underbrace{\substack{120}}_{\substack{1288 \\ 12200}}$ |  | ${ }_{\text {coir }}^{700}$ |  |  | $\underset{\substack{129 \\ 4.9 \\ 198}}{ }$ | \%o | - |
|  |  |  | ${ }_{\text {che }}^{3.150}$ | ${ }_{\text {11. }}^{11.659}$ | ${ }_{\substack{389 \\ 731}}$ | $\underset{\substack{185 \\ 785 \\ 785}}{ }$ | \% |  |
| Oteestoes. 2me: |  |  |  |  | ${ }^{28}$ | 28 | 0. | 0.0 |
| Sublotal |  |  |  |  | 1318 | ${ }^{1181}$ | 0.0 | ${ }^{137}$ |
|  |  |  |  |  |  |  |  |  |
|  | $\underset{\substack{51 \\ 853}}{\text { 35 }}$ | $\underbrace{}_{\substack{236 \\ 186}}$ | ${ }_{\substack{24 \\ 127}}$ | ${ }_{\substack{11.59 \\ \hline 9.62}}^{\substack{\text { a }}}$ | ${ }^{26}$ | ${ }_{19}^{41}$ |  | ${ }_{02}^{16}$ |
|  |  | $\underbrace{20}_{\substack{3.989 \\ 1,963}}$ |  |  | ${ }^{314,5}$ |  | \%o | ¢ |
|  |  |  |  |  |  |  |  |  |
| Subloold |  |  |  |  | ${ }_{53} 3^{3}$ | 624 | 0. |  |
| zemprasmamin |  |  |  |  |  |  |  |  |
|  | ${ }_{\substack{516 \\ 335}}$ | ${ }_{\substack{307 \\ 203}}$ | $\underset{\substack{298 \\ 198}}{ }$ |  | ${ }_{19}^{19}$ | ${ }_{3,5}^{36}$ | 0 | ${ }_{16}$ |
|  | $\underset{\substack{200 \\ 2080}}{ }$ | ${ }_{1250}^{1200}$ |  | (10.36 |  |  | :00 |  |
|  |  |  |  |  | $\substack { \text { lid } \\ \begin{subarray}{c}{12.75 \\ 204{ \text { lid } \\ \begin{subarray} { c } { 1 2 . 7 5 \\ 2 0 4 } } \end{subarray}$ | $\underset{\substack{206 \\ 208}}{\substack{29}}$ | 8 |  |
|  |  |  |  |  | $\underset{\substack{248 \\ 18 \\ \hline 18 \\ \hline}}{ }$ | ${ }_{\text {cen }}^{20.3}$ | \% | ${ }_{6}^{4.3}$ |
| Sultoal |  |  |  |  | ${ }_{658}$ | ${ }^{003}$ | 0.0 | ${ }_{4}^{4 .}$ |
| zoesimaterinem |  |  |  |  |  |  |  |  |
|  | $\underbrace{\substack{\text { S598 }}}_{\text {2591 }}$ | $\underset{\substack{1462 \\ 364}}{104}$ | $\underbrace{\substack{1215}}_{\text {lint }}$ |  | ${ }_{\substack{151 \\ 3.4}}$ | ${ }^{303}$ | 0 |  |
|  |  | $\substack{\begin{subarray}{c}{201 \\ 150} }} \end{subarray}$ | $\underset{\substack{266 \\ 126}}{\substack{26 \\ \\ \hline}}$ |  | $\substack{\begin{subarray}{c}{27 \\ 16} }} \\{10} \end{subarray}$ | ${ }_{4}^{89}$ | \% |  |
| sumbotal |  |  |  |  | ${ }^{229}$ | 54.8 | 0.0 | ${ }^{319}$ |
|  |  |  |  |  |  |  |  |  |
| Tesco Express, Tudor Parade, Berry Lane, Rickmanswort Co-op, Lower Road, Chorleywood, Rickmanswortl | ${ }_{\substack{300 \\ 888}}$ | ${ }_{\substack{187 \\ 88}}^{\text {83 }}$ | ${ }_{\substack{177 \\ 864}}$ | ${ }_{\text {1, }}^{11.59}$ | 20 <br> $\left.\begin{array}{l}2.6 \\ 1.0\end{array} \right\rvert\,$ | $\begin{aligned} & 5.3 \\ & .4 .4 \\ & \hline 10 \end{aligned}$ | $\begin{aligned} & 0.0 \\ & 0.0 \\ & 0.0 \end{aligned}$ |  |
| Sumboal |  |  |  |  | 6.7 | 10.7 | 0.0 |  |
|  |  |  |  |  |  |  |  |  |
| Tesco Express, College Road, Abbots Langle <br> Budgens, High Street, Abbots Langle | ${ }_{561}^{461}$ | ${ }_{\substack{258 \\ 250}}$ | ${ }_{2}^{208}$ |  |  | 3.5 <br> $\substack{34 \\ 30}$ <br> 1 | 0 | ( $\begin{aligned} & 07 \\ & 32 \\ & 30 \\ & 02\end{aligned}$ |
|  |  |  |  |  |  |  |  |  |
| 20enlumberser |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |
|  | ${ }_{\substack{1.458 \\ 1.450}}$ | $\underbrace{}_{\substack{873 \\ 980}}$ | ${ }^{8189}$ | $\underbrace{10.826}$ | ${ }^{90}$ | ${ }_{\substack{38 \\ 387}}$ | 0 | ${ }_{\substack{5.3 \\ 2.0}}$ |
| Aationemum foar. |  | ${ }^{203}$ | (1894 |  | - ${ }_{\text {¢ }}^{198}$ | ${ }_{\substack{291 \\ 151}}^{\substack{19}}$ | 00 |  |
|  | ${ }_{\substack{201 \\ 2020}}^{\substack{20}}$ |  |  | cos | ${ }^{12}$ | \% 07 | \% |  |
|  | $\underset{\substack{208 \\ 448}}{\substack{20 \\ 4}}$ | ${ }^{1200}$ | ${ }^{1339}$ |  | ${ }^{138}$ | 0.5 <br> 15 | \% | ${ }^{0.9}$ |
|  |  | ${ }_{\substack{711 \\ 150}}^{108}$ |  |  |  |  | \%00 |  |
| Sele |  |  |  |  |  |  |  |  |
|  |  | $\underset{\substack{117 \\ 100}}{\substack{103}}$ | $\substack{\begin{subarray}{c}{112 \\ 126 \\ 2.64} }} \end{subarray}$ |  | ${ }_{20}^{19}$ | ${ }^{0.1}$ | \% | ${ }_{\text {c }}^{1.14}$ |
|  |  |  | ${ }_{\text {d, }}^{\substack{2.965}}$ | ${ }^{11.559}$ |  |  | 0.0 <br> 0.0 |  |
| Subloal |  |  |  |  | 19.6 | ${ }^{242}$ | 0.0 | ${ }^{626}$ |
| Combltervemsamme |  |  |  |  |  |  |  |  |
|  | ${ }_{321}^{202}$ | $\underbrace{158}$ | $\underbrace{\substack{150 \\ 218}}$ | 9.962 | ${ }_{25}^{15}$ | ${ }^{18} 8$ | 0 | ${ }_{4}^{0.3}$ |
| Tesco Express, Stoneycroft, Warners End, Hemel Hempsteai |  |  |  | 11.59 | ${ }_{20}^{20}$ | ${ }_{20}^{30}$ | \% 0 | ${ }_{10}^{10}$ |
| subtotal |  |  |  |  | 8.0 | ${ }^{134}$ | 0.0 | 5.4 |
| zom memanser |  |  |  |  |  |  |  |  |
| Weinees. |  | $\underbrace{2038}_{2}$ | (2, |  | ${ }_{269}^{2085}$ | ${ }_{5}^{535}$ | 0 |  |
|  |  |  | (10, | (intisi | (in | (i4 | \% |  |
| Sub-rotal |  |  |  |  | 53.0 | $\stackrel{\text { di9 }}{ }$ | 0.0 | 189 |
| \%exam |  |  |  |  |  |  |  |  |
|  | ${ }_{\substack{222 \\ 1027}}^{\text {120 }}$ |  |  | cose |  |  |  |  |
| M\&S Simply Food, Dolphin Square, Tring Tesco Superstore, London Road, Trins Other stores, Zone 14 | $\underbrace{\substack{18}}_{\substack{1027 \\ 2037}}$ |  | ${ }_{\substack{\text { coid } \\ 1.15}}^{\text {ded }}$ |  |  |  | \% |  |
| Sub-tatal |  |  |  |  | ${ }^{226}$ | 60.0 | 0.0 | ${ }^{37.4}$ |
|  |  |  |  |  |  |  |  |  |
|  | ${ }_{220}^{20}$ |  | ${ }_{\substack{142 \\ 138}}$ |  | ${ }_{13}^{14}$ | ${ }^{30} 8$ | 0 | ${ }^{1.6}$ |
|  |  | (106 |  |  | 10 <br> $\substack{10 \\ 3 \\ 0}$ <br> 1 | 30 <br> 12 <br> 0.4 <br> 0 | \%0 |  |
|  | (inco | $\substack { 20 \\ \begin{subarray}{c}{150 \\ 3.20{ 2 0 \\ \begin{subarray} { c } { 1 5 0 \\ 3 . 2 0 } } \end{subarray}$ | ¢ | coide |  |  | \%00 |  |
|  |  |  |  |  | - |  | \%0 |  |
|  |  | $\underbrace{}_{\substack{\text { 4.367 } \\ 251}}$ |  |  |  | ${ }_{\substack{50 \\ 30}}^{50}$ | \%0 | - ${ }_{0}^{197}$ |
|  | $\substack{450 \\ 300}_{\substack{450}}$ |  | ${ }_{\substack{309 \\ 102}}^{\text {and }}$ | ${ }^{11.5599}$ | ${ }^{3.5}$ | ${ }_{3}^{189}$ | $\ldots$ |  |
|  |  | ${ }_{\substack{200 \\ 1207}}$ | ${ }^{2067}$ | ${ }_{111559}^{11595}$ | ${ }_{93}^{31}$ | ${ }^{0.7}$ | 0 | - ${ }_{0}^{23}$ |
|  | ${ }_{3,392}$ | 1.90 | ${ }_{1} 1.59$ | ${ }^{12,456}$ | $\underset{\substack{198 \\ 13}}{ }$ | $\underset{\substack{201 \\ 13}}{\substack{20}}$ | $\bigcirc$ | \% |
|  |  |  |  |  | ${ }_{3.6}^{13}$ | ${ }_{36}^{18}$ | 0 | O. |
| suberoal |  |  |  |  | 1296 | 180.1 | 0.0 | 50.5 |
| \%empen comema |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  | 0 | ${ }_{04}^{16}$ |
| Men |  | $\underbrace{\text { 8, }}_{\substack{1927 \\ 8.290}}$ |  | coide |  | ${ }_{\substack{3.5 \\ 4.4 \\ 4.4}}$ | ${ }_{\substack{26 \\ 33}}^{\substack{20 \\ \hline}}$ |  |
|  |  |  |  |  | ${ }_{0}^{20}$ | ${ }^{0.4}$ | 0 | ${ }_{0}^{17}$ |
|  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |
| Teese | ${ }^{307}$ | ${ }_{\substack{1288 \\ 238}}$ | ${ }_{\substack{120 \\ 224}}$ | ${ }^{11.559}$ |  | $\underset{\substack{10 \\ 0.5}}{\substack{10}}$ | 0.0 0.0 | -0, |
|  | ${ }_{2}^{2124}$ | $\underset{\substack{1397 \\ 498}}{180}$ | ${ }^{1.176}$ |  | ${ }_{\text {¢ }}^{125}$ | 119 <br> 10 <br> 10 | - |  |
|  |  | cis | $\underset{\substack{50 \\ 205}}{\substack{41 \\ 205}}$ |  |  |  | \% |  |
| Senter | ${ }_{\substack{4.680}}^{4.808}$ | $\underbrace{\substack{2827 \\ 1.53}}_{\text {283 }}$ | ${ }_{\substack{2035 \\ 1205}}^{\substack{\text { 20 }}}$ | ${ }_{\substack{10.492 \\ 1.456}}^{10.0}$ | $\underset{\substack{21.7 \\ 15.7}}{ }$ | ${ }^{436}$ | $\bigcirc$ | ${ }_{\substack{228 \\ 88}}^{\substack{22 \\ \hline 8}}$ |
| Subloal |  |  |  |  | 6.8 | ${ }^{86} 4$ |  | 23.6 |

## 




20.6 Piteses
able 6a: Estimated 'capacity' for new convenience goods facilities in South West Hertfordshire (all five authority areas)


1. Allows for increased turnover efficiency as set out in Table 4 a Experian Retail Planner 15 (Deecember 2017)

Designated Centre overtrading is the surplus positive turnovere of all stores within designated Centres within the five authority areas from Table 5
2016 Prices

Table 6b: Gross quantitative capacity for additional convenience goods floorspace in South West Hertfordshire

| Year | Surplus Expenditure <br> (£m) | Floorspace Capacity (sq m net) |  |
| :---: | :---: | :---: | :---: |
|  |  | Min ${ }^{1}$ | Max ${ }^{2}$ |
| 2017 | 118.4 | 10,200 | 13,000 |
| 2021 | 168.4 | 14,600 | 18,500 |
| 2026 | 238.5 | 20,600 | 26,200 |
| 2031 | 302.9 | 26,000 | 33,000 |
| 2036 | 369.7 | 31,600 | 40,100 |

[^0]Table 6c: Extant convenience goods commitments in South West Hertfordshire

| Destination | Reference | Proposal | Net Convenience Floorspace $(\mathrm{sq} \mathrm{m})$ | $\begin{aligned} & \text { Estimated Sales Density } \\ & \text { (E/sq m) } \end{aligned}$ | Estimated Convenience Turnover (£m) |
| :---: | :---: | :---: | :---: | :---: | :---: |
| Hertsmere | N/A | Over 40 applications involving development to or from A classes have extant permission. However, none are sizable and most relate to changes of use of small High Street units. The extant permissions are judged largely to be neutral in floorspace terms. | 0 | 0 | 0.0 |
| Three Rivers | 16/0005/FUL, South Oxhey regeneration | The approved Development Schedule sets out the type and maximum quantity of development that can be provided across the South Oxhey redevelopment as a whole. This permits up to 5,137 sqm of flexible town centre uses (Classes A1-A5, D1, D2, B1 and Bookmakers) including a Lidl foodstore of up to $1,714 \mathrm{sqm}$. The foodstore is proposed to be delivered within Phase 3A and would therefore form part of a subsequent RM application. | Lidl store assumed $1,714 \mathrm{sq} \mathrm{m}$ gross $=1,100$ sq $m$ net $\times 80 \%$ convenience goods area $=880 \mathrm{sq} \mathrm{m}$ net. Remaining new floorspace is likely to be replacement convenience goods floorspace so no further allowance is made. | 4,800 | 4.2 |
| Dacorum | 4/00424/15/MOA, Jarman Park, St Albans Hill, Hemel Hempstead (revised application 4/00595/18/MFA) | The proposed development involves the erection of Class A1 retail development (to include convenience and comparison retail floorspace and ancillary cafe) and Class A3 drive thru caférestaurant (with ancillarytakeaway) unit together with access, car parking, service yard and associated works. | Net convenience floorspace is 1,184 sq m net and is anticipated to be occupied by Lidl. Net comparison floorspace is $7,400 \mathrm{sq} \mathrm{m}$ net. | 4,800 | 5.7 |
| Dacorum | 4/01317/14/MFA, Gossoms End, Berkhamstead | Full Planning permission (4/01317/14/MFA) has been granted for a $1,884 \mathrm{sq} \mathrm{m}$ gross Lidl store and 30 flats. The development has not been implemented, but a number of applications to discharge the planning conditions have been submitted recently, which suggests that a start on site is imminent. | Net floorspace is $1,281 \mathrm{sq} \mathrm{m}$ net x $80 \%$ convenience goods area $=$ $1,025 \mathrm{sq} \mathrm{m}$ | 4,800 | 4.9 |
| Dacorum | 4/03157/16/MFA), Aviva site, Maylands Avenie, Hemel Hempstead | Outline planning permission (4/01132/15/MOA) has been granted for retail development ( 12,503 sq. metres), offices ( 3,004 sq. metres) and restaurants ( 650 sqm ) at this site. The conditions attached to this permission stipulate that the net retail floor area shall not exceed $9,290 \mathrm{sq}$. metres. comprising a maximum of: <br> - $1,414 \mathrm{sq}$. metres of convenience food goods <br> $\cdot 7,848$ sq. metres of comparison non-food goods <br> The Council has now granted a reserved matters application (4/03157/16/MFA). This application proposes an increase in net convenience floorspace to $1,950 \mathrm{sqm}$. | 1,950 | 10,000 | 19.5 |
| Watford | 16/00076/VAR, Charter Place, Watford | Part demolition/reconfiguration/change of use of existing Charter Place Shopping Centre, demolition of 37-57 and 67-69 High Street, and part retention of 63-65, High Street. Erection of new buildings within Classes A1(shops), A3 (restaurants) and D2 (including cinema), including provision of new covered market, together with associated plant and machinery, and ancillary facilities. Provision of new public realm. Alterations to existing pedestrian and cycle access and egress arrangements, highway alterations/ improvements and other ancillary works and operations. Variation of Condition 2 of planning permission ref. 14/00779VAR to incorporate amendments to the ground and first floor retail units, second floor leisure unit, design of the high level glazed canopy, reorientation of the escalators and stairs within the central space and other minor amendments. | Gross florrspace addions of 10,291 sq m . We have assumed that the net:gross ratio is $70 \%=7,204 \mathrm{sq} \mathrm{m}$ net. We have further asumed that $20 \%$ of this total will be dedicated to convenience goods $=1,441$ sqm net. | 9,000 | 13.0 |
| St Albans | 5/2016/3386, Griffiths Way South | Outline application (access and scale sought) for mixed use development comprising Class A1 (discount foodstore), Class A1 (non food retail), D2 (gym) and Class A3/A5 (restaurant and drivethrough) | 1,921 | 6,767 | 13.0 |
| Total |  |  | 8,029 |  | 60.3 |

2016 Prices
Table 6d: Net quantitative capacity for additional convenience goods floorspace in South West Hertfordshire

|  | Surplus Expenditure | Commitment | Residual Expenditure | Floorspace Capacity (sq m net) |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
| Year | (Em) | (8m) | (Em) | Min ${ }^{1}$ | Max ${ }^{2}$ |
| 2017 | 118.4 | 60.3 | 58.2 | 5,000 | 6,400 |
| 2021 | 168.4 | 60.1 | 108.3 | 9,400 | 11,900 |
| 2026 | 238.5 | 60.1 | 178.3 | 15,400 | 19,600 |
| 2031 | 302.9 | 60.4 | 242.4 | 20,800 | 26,500 |
| 2036 | 369.7 | 60.7 | 309.0 | 26,400 | 33,600 |


3. Allows for increased turnover efficiency as set out in Table 4a Experian Retail Planner 15 ( (December 2017)

2016 Prices

South West Hertfordshire Retail \& Leisure Study
Nexus Planning
Table 6e: Estimated 'capacity' for new convenience goods facilities in Hertsmere


1. Allows for increased turnover efficiency as set out in Table 4 a Experian Retai Planner 15 (December 2017)
2. Assumes constant makket share claimed by Hertsmere facilities at $7.7 \%$ from the Study Area (allows tor no inflow uplif)
. Designated Centre Overtrading is the surplus positive turnover of all stores within designated Centres within Herstmere from Table
2016 Prices

Table 6f: Gross quantitative capacity for additional convenience goods floorspace in Hertsmere

| Year | Surplus Expenditure <br> (Em) | Floorspace Capacity (sq m net) |  |
| :---: | :---: | :---: | :---: |
|  |  | Min ${ }^{1}$ | Max ${ }^{2}$ |
| 2017 | -26.3 | -2,300 | -2,900 |
| 2021 | -19.0 | -1,600 | -2,100 |
| 2026 | -9.2 | -800 | -1,000 |
| 2031 | -0.1 | 0 | 0 |
| 2036 | 9.3 | 800 | 1,000 |

. Average sales density assumed to be $£ 11,605$ per sq.m (rounded) based on the average sales density of the leading four supermarkets as identified by Verdict 2016
2. Average sales density assumed to be $£ 9,137$ per sq.m (rounded) based on the average sales density of discount operators as identified by Verdict 2016

2016 Prices

Table 6g: Extant convenience goods commitments in Hertsmere

| Destination |  | Reference | Proposal | Net Convenience Floorspace (sq m) | Estimated Sales Density (E/sq m) | Estimated Convenience Turnover <br> (Em) |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Hertsmere | N/A |  | Over 40 applications involving development to or from A classes have extant permission. However, none are sizable and most relate to changes of use of small High Street units. The extant permissions are judged largely to be neutral in floorspace terms. | 0 | 0 | 0.0 |
| Total |  |  |  | 0 |  | 0.0 |

2016 Prices

Table 6h: Net quantitative capacity for additional convenience goods floorspace in Hertsmer


South West Hertfordshire Retail \& Leisure Study
Nexus Planning
Table 6i: Estimated 'capacity' for new convenience goods facilities in Three Rivers


1. Allows for increased turnover efficiency as set out in Table $4 a$ Experian Retail Planner 15 (December 2017)
2. Assumes constant market Share claimed by Three Rivers facilities a $5.7 \%$ from the Study Area (allows tor no inflow upirit)
3. Designated Centre Overtrading is the surpius positive turnover of all stores within designated Centres within Three Rivers 2016 Prices

Table 6j: Gross quantitative capacity for additional convenience goods floorspace in Three Rivers

| Year | Surplus Expenditure <br> ( Em ) | Floorspace Capacity (sq m net) |  |
| :---: | :---: | :---: | :---: |
|  |  | Min ${ }^{1}$ | Max ${ }^{2}$ |
| 2017 | -0.1 | 0 | 0 |
| 2021 | 5.3 | 500 | 600 |
| 2026 | 12.8 | 1,100 | 1,400 |
| 2031 | 19.7 | 1,700 | 2,200 |
| 2036 | 26.8 | 2,300 | 2,900 |

1. Average sales density assumed to be $£ 11,605$ per sq.m (rounded) based on the average sales density of the leading four supermarkets as identified by Verdict 2016
2. Average sales density assumed to be $£ 9,137$ per sq.m (rounded) based on the average sales density of discount operators as identified by Verdict 2016
3. Allows for in

Table 6k: Extant convenience goods commitments in Three River


2016 Prices

Table 61: Net quantitative capacity for additional convenience goods floorspace in Three Rivers

| Year | Surplus Expenditure <br> (Em) | Commitments <br> (Em) | Residual Expenditure (Em) | Floorspace Capacity (sq m net) |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
|  |  |  |  | Min ${ }^{1}$ | Max ${ }^{2}$ |
| 2017 | -0.1 | 4.2 | -4.3 | -400 | -500 |
| 2021 | 5.3 | 4.2 | 1.1 | 100 | 100 |
| 2026 | 12.8 | 4.2 | 8.6 | 700 | 900 |
| 2031 | 19.7 | 4.2 | 15.5 | 1,300 | 1,700 |
| 2036 | 26.8 | 4.3 | 22.6 | 1,900 | 2,500 |

2. Average sales density assumed to be $£ 11,605$ per sq.m (rounded) based on the average sales density of the leading four supermarkets as identified by verdict 2016 . $50 \%$ of residual expenditure assumed to be consumed by leading four supermarkets $(\in 11,605 \mathrm{sq} \mathrm{m}$ ) and $50 \%$ assumed to be consumed by discount operators ( $(6,670$ per sq m ) as identified by Verdict 2016 . This equates to $£ 9,137 / \mathrm{sq} \mathrm{m}$.
3. Allows for increased turnover efficiency as set out in Table 4 a Experian Retail Planner 15 (December 2017)

2016 Prices

South West Hertfordshire Retail \& Leisure Study
Nexus Planning
Table 6m: Estimated 'capacity' for new convenience goods facilities in Dacorum

| Year | Benchmark Turnover $(\mathrm{Em})^{1}$ | Survey Turnover (Em) ${ }^{2}$ | Inflow (£m) | Surplus Expenditure <br> (£m) |
| :---: | :---: | :---: | :---: | :---: |
| 2017 | 265.3 | 389.4 | 0.0 | 124.2 |
| 2021 | 264.2 | 402.0 | 0.0 | 137.8 |
| 2026 | 264.5 | 422.1 | 0.0 | 157.6 |
| 2031 | 265.8 | 442.0 | 0.0 | 176.2 |
| 2036 | 267.1 | 462.7 | 0.0 | 195.5 |
| Study Area Market Share (\%) |  | 15.1 |  |  |

. Allows for increased turnover efficiency as set out in Table 4 a Experian Retail Planner 15 (December 2017)
 2016 Price

Table 6 n: Gross quantitative capacity for additional convenience goods floorspace in Dacorum

| Year | Surplus Expenditure <br> (Em) | Floorspace Capacity (sq m net) |  |
| :---: | :---: | :---: | :---: |
|  |  | Min ${ }^{1}$ | Max ${ }^{2}$ |
| 2017 | 124.2 | 10,700 | 13,600 |
| 2021 | 137.8 | 11,900 | 15,100 |
| 2026 | 157.6 | 13,600 | 17,300 |
| 2031 | 176.2 | 15,200 | 19,200 |
| 2036 | 195.5 | 16,700 | 21,200 |

1. Average sales density assumed to be $£ 11,605$ per sq.m (rounded) based on the average sales density of the leading four supermarkets as identified by Verdict 2016
2. Average sales density assumed to be $£ 9,137$ per sq.m (rounded) based on the average sales density of discount operators as identified by Verdict 2016
3. Allows tor in
2016 Prices

Table 60: Extant convenience goods commitments in Dacorum

| Destination | Reference | Proposal | Net Convenience Floorspace (sq m) | Estimated Sales Density ( $£ / \mathrm{sq} \mathrm{m}$ ) | Estimated Convenience Turnover <br> (£m) |
| :---: | :---: | :---: | :---: | :---: | :---: |
| Dacorum | 4/00424/15/MOA, Jarman Park, St Albans Hill, Hemel Hempstead (revised application 4/00595/18/MFA) | The proposed development involves the erection of Class A1 retail development (to include convenience and comparison retail floorspace and ancillary cafe) and Class A3 drive thru café/restaurant (with ancillarytakeaway) unit together with access, car parking, service yard and associated works. | Net convenience floorspace is 1,184 sq m net and is anticipated to be occupied by Lidl. Net comparison floorspace is $7,400 \mathrm{sq} \mathrm{m}$ net. | 4,800 | 5.7 |
| Dacorum | 4/01317/14/MFA, Gossoms End, Berkhamstead | Full Planning permission (4/01317/14/MFA) has been granted for a $1,884 \mathrm{sq} \mathrm{m}$ gross Lidl store and 30 flats. The development has not been implemented, but a number of applications to discharge the planning conditions have been submitted recently, which suggests that a start on site is imminent. | Net floorspace is $1,281 \mathrm{sq} \mathrm{m}$ net x $80 \%$ convenience goods area $=1,025$ sq m | 4,800 | 4.9 |
| Dacorum | 4/03157/16/MFA), Aviva site, Maylands Avenie, Hemel Hempstead | Outline planning permission ( $4 / 01132 / 15 / \mathrm{MOA}$ ) has been granted for retail development ( $12,503 \mathrm{sq}$. metres), offices ( $3,004 \mathrm{sq}$. metres) and restaurants ( 650 sqm ) at this site. The conditions attached to this permission stipulate that the net retail floor area shall not exceed 9,290 sq. metres. comprising a maximum of: <br> - 1,414 sq. metres of convenience food goods <br> -7,848 sq. metres of comparison non-food goods <br> The Council has now granted a reserved matters application (4/03157/16/MFA). This application proposes an increase in net convenience floorspace to $1,950 \mathrm{sqm}$. | 1,950 | 10,000 | 19.5 |
| Total | 4,159 |  |  |  | 30.1 |

2016 Prices

Table 6p: Net quantitative capacity for additional convenience goods floorspace in Dacorum

|  | Surplus Expenditure <br> (Em) | Commitments (Em) | Residual Expenditure (Em) | Floorspace Capacity (sq m net) |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
| Year |  |  |  | Min ${ }^{1}$ | Max ${ }^{2}$ |
| 2017 | 124.2 | 30.1 | 94.1 | 8,100 | 10,300 |
| 2021 | 137.8 | 30.0 | 107.8 | 9,300 | 11,800 |
| 2026 | 157.6 | 30.0 | 127.6 | 11,000 | 14,000 |
| 2031 | 176.2 | 30.2 | 146.0 | 12,600 | 15,900 |
| 2036 | 195.5 | 30.3 | 165.2 | 14,100 | 17,900 |
| 1. Average sales density assumed to be $£ 11,605$ per sq.m (rounded) based on the average sales density of the leading four supermarkets as identified by Verdict 2016 |  |  |  |  |  |
| 2. $50 \%$ of residual expenditure assumed to be consumed by leading four supermarkets ( $£ 11,605 \mathrm{sq} \mathrm{m}$ ) and $50 \%$ assumed to be consumed by discount operators ( $£ 6,670$ per sq m ) as identified by Verdict 2016 . This equates to $£ 9,137 / 5$ |  |  |  |  |  |
| 2016 Prices |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |

South West Hertfordshire Retail \& Leisure Study
Nexus Planning
Table 6q: Estimated 'capacity' for new convenience goods facilities in Watford

| Year | Benchmark Turnover (Em) ${ }^{1}$ | Survey Turnover $(\mathrm{Em})^{2}$ | Inflow (Em) | Surplus Expenditure <br> (£m) |
| :---: | :---: | :---: | :---: | :---: |
| 2017 | 303.0 | 319.2 | 0.0 | 16.2 |
| 2021 | 301.8 | 329.5 | 0.0 | 27.7 |
| 2026 | 302.1 | 346.0 | 0.0 | 43.9 |
| 2031 | 303.6 | 362.3 | 0.0 | 58.7 |
| 2036 | 305.2 | 379.2 | 0.0 | 74.1 |
| Ma | \%) 12.3 |  |  |  |

. Alows for increased turnover efficiency as set out in Table 4a Experian Retail Planner 15 (December 2017)
3. Designated Centre Overtrading is the surplus positive turnover of all stores within designated Centres within Watford from Table 5

2016 Prices

Table 6r: Gross quantitative capacity for additional convenience goods floorspace in Watford

| Year | Surplus Expenditure <br> (em) | Floorspace Capacity (sq m net) |  |
| :---: | :---: | :---: | :---: |
|  |  | min $^{1}$ | Max ${ }^{2}$ |
| 2017 | 16.2 | 1,400 | 1,800 |
| 2021 | 27.7 | 2,400 | 3,000 |
| 2026 | 43.9 | 3,800 | 4,800 |
| 2031 | 58.7 | 5,000 | 6,400 |
| 2036 | 74.1 | 6,300 | 8,000 |

. Average sales density assumed to be $£ 11,605$ per sq.m (rounded) based on the average sales density of the leading four supermarkets as identified by verdict 201
2. Average sales density assumed to be $£ 9,137$ per sq.m (rounded) based on the average sales density of discount operators as identified by Verdict 2016
3. Allows for
2016 Prices

Table 6s: Extant convenience goods commitments in Watford

| Destination | Reference | Proposal | Net Convenience Floorspace (sq m) | Estimated Sales Density (E/sq m) | Estimated Convenience Turnover (Em) |
| :---: | :---: | :---: | :---: | :---: | :---: |
| Watford | 16/00076/VAR, Charter Place, Watford | Part demolition/reconfiguration/change of use of existing Charter Place Shopping Centre, demolition of 37-57 and 67-69 High Street, and part retention of $63-65$, High Street. Erection of new buildings within Classes A1(shops), A3 (restaurants) and D2 (including cinema), including provision of new covered market, together with associated plant and machinery, and ancillary facilities. Provision of new public realm. Alterations to existing pedestrian and cycle access and egress arrangements, highway alterations/ improvements and other ancillary works and operations. Variation of Condition 2 of planning permission ref. 14/00779/VAR to incorporate amendments to the ground and first floor retail units, second floor leisure unit, design of the high level glazed canopy, reorientation of the escalators and stairs within the central space and other minor amendments. | Gross florrspace addions of 10,291 sq m . We have assumed that the net:gross ratio is $70 \%=7,204 \mathrm{sq} \mathrm{m}$ net. We have further asumed that $20 \%$ of this total will be dedicated to convenience goods $=1,441$ sqm net. | 9,000 | 13.0 |
| Total | 1,441 |  |  |  | 13.0 |

## 2016 Prices

Table 6t: Net quantitative capacity for additional convenience goods floorspace in Watford

| Year | Surplus Expenditure <br> (Em) | Commitments (Em) | Residual Expenditure <br> (Em) | Floorspace Capacity (sq m net) |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
|  |  |  |  | Min ${ }^{1}$ | Max ${ }^{2}$ |
| 2017 | 16.2 | 13.0 | 3.2 | 300 | 400 |
| 2021 | 27.7 | 12.9 | 14.8 | 1,300 | 1,600 |
| 2026 | 43.9 | 12.9 | 30.9 | 2,700 | 3,400 |
| 2031 | 58.7 | 13.0 | 45.7 | 3,900 | 5,000 |
| 2036 | 74.1 | 13.1 | 61.0 | 5,200 | 6,600 |

1. Average sales density assumed to be $£ 11,605$ per sq. m (rounded) based on the average sales density of the leading four supermarkets as identified by Verdict 2016
( ( 6,670 per sq m ) as identified by Verdict 2016 . This equates to $£ 9,137 / \mathrm{sq} \mathrm{m}$.

2016 Price

South West Hertfordshire Retail \& Leisure Study
Nexus Planning
Table 6u: Estimated 'capacity' for new convenience goods facilities in St Albans

| Year | Benchmark Turnover $(\mathrm{Em})^{1}$ | Survey Turnover $(\mathrm{Em})^{2}$ | Inflow (Em) | Designated Centre Overtrading <br> (£m) | Surplus Expenditure <br> (£m) |
| :---: | :---: | :---: | :---: | :---: | :---: |
| 2017 | 278.9 | 319.1 | 36.0 | 71.7 | 4.5 |
| 2021 | 277.8 | 329.4 | 36.4 | 71.4 | 16.6 |
| 2026 | 278.1 | 345.8 | 36.8 | 71.5 | 33.1 |
| 2031 | 279.4 | 362.1 | 37.3 | 71.8 | 48.1 |
| 2036 | 280.8 | 379.1 | 37.7 | 72.2 | 63.7 |

1. Allows for increased turnover efficiency as set out in Table $4 a$ Experian Retail Planner 15 (December 2017)
2. Assumes constant market share claimed by St Albans facilities at $12.3 \%$ from the Study Area
. Designated Centre Overtrading is the surplus positive turnover of all stores within designated Centres within St Albans from Table
2016 Price

Table 6v: Gross quantitative capacity for additional convenience goods floorspace in St Albans

| Year | Surplus Expenditure <br> (Em) | Floorspace Capacity (sq m net) |  |
| :---: | :---: | :---: | :---: |
|  |  | Min ${ }^{1}$ | Max ${ }^{2}$ |
| 2017 | 4.5 | 400 | 500 |
| 2021 | 16.6 | 1,400 | 1,800 |
| 2026 | 33.1 | 2,900 | 3,600 |
| 2031 | 48.1 | 4,100 | 5,300 |
| 2036 | 63.7 | 5,500 | 6,900 |

. Average sales density assumed to be $£ 11,605$ per sq.m (rounded) based on the average sales density of the eeading four supermarkets as identified by Verdict 201
2. Average sales density assumed to be $£ 9,137$ per sq.m (rounded) based on the average sales density of discount operators as identified by Verdict 2016
3. Allows for in

Table 6w: Extant convenience goods commitments in St Albans


Table 6x: Net quantitative capacity for additional convenience goods floorspace in St Albans

| Year | Surplus Expenditure (Em) | Commitments (Em) | Residual Expenditure <br> (Em) | Floorspace Capacity (sq m net) |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
|  |  |  |  | Min ${ }^{1}$ | Max ${ }^{2}$ |
| 2017 | 4.5 | 13.0 | -8.5 | -700 | -900 |
| 2021 | 16.6 | 12.9 | 3.6 | 300 | 400 |
| 2026 | 33.1 | 13.0 | 20.1 | 1,700 | 2,200 |
| 2031 | 48.1 | 13.0 | 35.1 | 3,000 | 3,800 |
| 2036 | 63.7 | 13.1 | 50.6 | 4,300 | 5,500 |

1. Average sales density assumed to be $£ 11,605$ per sq. m (rounded) based on the average sales density of the leading four supermarkets as identified by Verdict 2016

2016 Price



[^1]
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| Eanememax Tom |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 隹 |  | come | come | ${ }_{\text {cose }}^{\substack{2306}}$ |  |  | Some | dome | Oome | coum | come | come | come | O． | O． | low | comm | come |
| Ones．${ }^{\text {ames }}$ | O．ism |  |  |  |  |  | ${ }^{\text {a }}$ |  |  |  |  |  |  |  |  | coom | ${ }^{2000}$ | Oomm |
| Suthout | $2 \mathrm{S5x}$ | 0.000 | osom | 237\％ | 6，9\％ | 3655 | 2018 | 0．00\％ | 0．00\％ | 0．006 | 0．006 | 0．00\％ | 0．00\％ | noom | soms | 0．00\％ | 1235 | 0．006 |
| 为 | ${ }_{\text {a }}^{\text {O．136 }}$ |  |  |  |  |  |  |  | oomm |  |  |  |  |  |  | （oas | Cosw | ， |
| Tenes measae | ${ }_{\text {a }}$ | come | comb | Oomb | ，ome | Oomm | ， |  | ois | comm | \％omm |  |  |  | Oomb | come |  |  |
| Sutioued | 0．75\％ | 0.000 | 0.006 | 0．006 | 0．006 | 0．008 | ${ }^{2} \mathrm{zes} \mathrm{\%}$ | 0．00\％ | ．000\％ | 0．008 | ．0085 | 0.008 | 0006 | 00008 | 0006 | 0006 | Oen |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  | ${ }_{\text {a }}^{\text {0．15 }}$ | omam | ${ }_{\text {onem }}^{\text {oman }}$ | oome | ${ }^{\text {oom\％}}$ | oome | ．o．0w | ${ }^{\text {coun }}$ | ．oow | ${ }^{10.905}$ | （osemm | oome | （oamm | oomm | O．ame | $\xrightarrow{\text { apos }}$ | oomm | ${ }_{\text {onem }}^{\text {oome }}$ |
| Oneses 20en 7 | 0．0\％ | ．oam | aow | 0000 | 0000 | 0．000 |  |  |  |  |  | 0000 | 0，0000 | 0000 | 0．000 |  |  |  |
| Suthoul | о．19 | 0．00\％ | 00\％ | 0．00\％ | 0．00\％ | 0．008 | 0．00\％ | 6．006 | 0．00\％ | 10098 | ．000 | 0.000 | 000\％ | 0．00\％ | 0．008 | 000\％ | oomb | 0．00\％ |
| Nommox comememe | Ound | Omam | O．aw | Oome | －omem | oomm | Oomm | oome | oomm | ．oomm | ．oomm | ．oomm | Oome | Oomb | oome | （0am | ${ }^{1235}$ | oomm |
| amomel | 0.028 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Suthoul | O．oem | 0．008 | 0．006 | 0．006 | 0．008 | 0．006 | 0．006 | 0．006 | 0．93\％ | 0．006 | 0．006 | 0．006 | 0．006 | 0．008 | 0．006 | 0．000 | 1236 | 0．006 |
|  | ．ase | ．o．an | ${ }_{\text {onem }}^{\text {o．amb }}$ | o．ame | o．own | －o．am | －o．am | o．ow | oown | ${ }^{2} 5$ | ．o．om | ．o．om | o．am | o．ame |  | oome | ．o．om | omm |
| sment hememe | O．00\％ | Oomm |  |  |  |  |  |  | 0000 | ．oom | －000\％ | －000\％ | 000m | 000m | com | oom | ．oom | 0000 |
| Suthoul | 0.005 | 0.000 | nown | 0．000 | 0．00\％ | 0．008 | 0．008 | 0．008 | ．000 | 2 zom | 0．005 | 0．006 | 0．00\％ | 0．00\％ | 0．008 | nome | 0．005 | 0．00\％ |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  | 0.000 | （omb | ${ }_{\text {comb }}^{\text {o．amm }}$ | O． | O．ame | O， | O． | comb | O．anm | Oomm | － | Oomm | O．amb | O． | O． |  | come | come |
| Stuboul | 0．00\％ | 0．006 | 0.000 | 0．008 | 0.000 | 0．006 | 0．008 | 0．006 | 0．008 | 0．00\％ | 0．008 | now | 0．008 | 0．00\％ | 0．00\％ | 0．008 | ．0．00 | 0.007 |
| Hememempeat mom |  |  |  |  |  |  |  |  |  |  | ${ }^{12393}$ | ${ }^{1298 \%}$ |  |  |  |  |  |  |
|  |  |  | oman | O．amb | and | Oomb | O．amb | ${ }_{\text {a }}^{\text {a }}$ | ${ }_{\text {a }}$ | － | － |  |  | osemm | O20em | Oomb | － |  |
| Stutoue | 10.108 | 0．006 | 3，2\％ | 0．00\％ | 0．008 | 0.788 | 1248 | 0．728 | ${ }^{3} 580$ | ${ }^{1089}$ | ${ }^{12938}$ | 12585 | 6．1078 | 37518 | 15988 |  | 0.238 |  |
| \％emile |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| anememe | ${ }_{\text {cose }}^{0.000 \%}$ | ） |  | Oomb | Oome | －o．om | Oomm | Comb | ${ }_{\text {comm }}^{\text {oomm }}$ | coomm |  | coomm | come | ${ }_{\text {ond }}^{\text {ounw }}$ | ${ }_{\text {onem }}^{\text {onow }}$ |  | ${ }_{\text {come }}^{\text {comem }}$ | （oum |
| Sutroul | 0．006 | 0．00\％ | 0．006 | 0．00\％ | 0．00\％ | 000\％ | 0．00\％ | 0．006 | 000 | 0．008 | 0．000 | 0．006 | 0．00\％ | 0．000 | 0．00\％ | 0．00x | ．0000 |  |
| 边 | ${ }_{\text {cosem }}^{0.00 \%}$ | come |  | \％ | Somm | comm | Oome | Oomem | coma | （ome | Oos\％ | Oosem |  |  | come | ${ }_{\text {a }}^{\text {and }}$ | comm |  |
| Suthour | 0.75 | 0．59\％ | 0．000 | 0．006 | 0．000 | 0．006 | 0．00\％ | 0．006 | 0．006 | 0．006 | Os， | Os，${ }^{\text {a }}$ | 1296 | 200 | 1789 | 0．00\％ | 0．000 |  |
|  | Oame | ，omm | ame | Oomem | Oomem | Oome | Oomm |  | Oom |  |  |  |  |  |  | come |  |  |
| Ssuthaul | 0．00\％ | 0．00\％ | 0．00\％ | 0．006 | 0．006 | 0．00\％ | 0.008 | 0．00\％ | 0．006 | 0．008 | ．000\％ | 0．008 | 0.006 | 0.006 | 1.58 | 0．008 | 0．008 |  |
| mex |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  | ${ }_{\text {a }}^{\text {amw }}$ |  | oome | o．amb | ${ }^{\text {oowe }}$ |  | oown | ooum | ．oomm | ．oow | $\xrightarrow{\text { ounm }}$ | ${ }_{\text {a }}$ | $\substack{\text { oame } \\ 2035}$ | ${ }^{\text {oomb }}$ |  |  | （oment |
| Subtaual | 5．53\％ | ${ }^{127 \%}$ | 19980 | 0.008 | $2 \mathrm{2as}$ | 2288 | 3 348 | 0．08\％ | 0．00\％ | 0.008 | 4.158 | 5298 | 1288 | 2038 | 1．796 | 4175\％ | ${ }^{2139}$ | ${ }^{32684}$ |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  | （oanm | ${ }_{\text {onem }}^{\text {o．asw }}$ |  | O． | ${ }^{\text {comb }}$ | ${ }_{\text {a }}$ | ${ }^{\text {a }}$ | oomm |  |  |  | ${ }_{\text {a }}^{0.005}$ | ${ }_{\text {and }}^{\text {aman }}$ |  |  |  | ${ }_{\text {a }}^{\text {anam }}$ |
|  |  |  |  |  | O，omem |  | O． | comb | Oome | comm | （oums | （oomm | ， | O，omem | Oomb | （oum | come |  |
| subtoual | 5058 | 0．006 | 0．358 | зя9\％ | no．38 | ${ }^{20126}$ | 45018 | 2008 | 0．006 | ${ }^{214}$ | 0，288 | 2580 | 6，558 | a11\％ | 2290 | ${ }^{233}$ | 21.58 | ${ }^{1 . a s e x}$ |
| mentumbeme | 0．ans | Oamm | Oame | Oomem | Oomem | Oomm | 0．0em | O．amb | oomm | （oom | （oant | （oom | Oom\％ | （0ant | O．am | （oom | （oame | Oemm |
| Hapemenom Tom came | 0248 | O．00\％ | 000en | ${ }^{\text {coome }}$ | 00000 | 0000\％ | 000x | 00006 |  | Somes | 0006 | coos | －14 |  |  | ， | \％ | dem |
| sumouad |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |


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|  |  |  |  |  |  |  |  | $\substack{\text { nimm } \\ \text { amm } \\ \text { omm } \\ \text { omm } \\ 2 m}$ | $\substack{\text { gisw } \\ \text { am } \\ \text { am } \\ \text { atem } \\ \cos }$ |  |  |  |  |  |  |  | $\substack{\text { Izw } \\ \text { am } \\ \text { ame } \\ \text { amem } \\ \text { dem }}$ |  |
|  | 5min | comid | \％ | ${ }_{\text {comm }}$ | $\xrightarrow{\text { cosen }}$ | come | \％ | $\xrightarrow{\text { lamen }}$ | comil | come | com | com | lami |  |  |  |  |  |


| ${ }^{\text {comb }}$ | come | （1） | ， |  |
| :---: | :---: | :---: | :---: | :---: |
| \％ome | ${ }^{\text {oomb }}$ | \％ome | oome | oove |
| （omb | ${ }^{\text {comb }}$ | Oomb | comb |  |
|  |  |  | come | 200m |
| 27.18 | 2536 | Oо16 | 19968 | 20.80 |
| o．own | 0．ome | 0．ow | oome | ．omem |
| 0.006 | 0．om | 0008 | 00000 | 00065 |
| 0．008 | 0．008 | 0．008 | ．oom | 0．00\％ |
| come | 0．omb | nowe | aome |  |
| ${ }^{\text {a }}$ | ${ }^{0.0000}$ | ${ }^{\text {a }}$ | comem | （omem |
| 0.008 | 0．006 | 0．008 | 0．006 | ．0．00\％ |
|  | 0006 | 0008 | ，om |  |
| 0006 | 0．006 | 0006 | ，oom | \％ |
| nowo | 0．006 | 0．006 | ．o．00 | ．000\％ |
| ${ }_{\text {cowe }}^{\text {cowe }}$ | ${ }^{\text {oomem }}$ | ${ }_{\text {cose }}^{\text {O．ow }}$ |  | oomm |
|  | ${ }^{\text {O．amem }}$ | ${ }_{\text {cose }}^{\text {O．oes }}$ | O．amb | ${ }^{\text {cous }}$ |
| 0．008 | 0．006 | 0．008 | spmb | 0．006 |
|  | ${ }_{\text {cosem }}^{\text {Oomem }}$ |  | come | ，omm |
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| 0．008 | 0．008 | 0．008 | 0．006 | ．o．00 |
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| 0.008 | 0.006 | 0．008 | \％os | Somb |
|  | ${ }^{26,126}$ | 1897 | somm |  |
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| now | ${ }^{20128}$ | 129\％ | 0．006 | 0．00\％ |
| ${ }_{\text {com }}$ | Oome | O．0．0． | ${ }_{\text {comem }}$ | Oome |
| 0.008 | 0.006 | 0008 | 0.008 | ．oom |
| （oam | ， | ${ }^{\text {Oomb }}$ | （omem |  |
| 0．006 | 6，756 | 0．008 | 0．006 | ．o．00 |
| O， | $\underbrace{}_{\substack{2124 \\ 0.006}}$ | domb | O．amb | （000\％ |
| 0000 | 2122 | 0008 | 0.008 | ．000\％ |
|  |  | oome | 5006 | Oom |
| 0006 | comb | 0008 | 0000 |  |
| 0．00\％ | 1258 | 0．008 | now | O．oes |
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|  | 12036 | 0．008 | casb | 10076 |
| oome | 0．om | 0．00\％ | 50w | \％ |
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|  | O．o． | o．am |  | oom | oome | $\frac{0}{\substack{\text { oam } \\ \text { Oom }}}$ | oom | oomb | oom | ．o．0\％ | ．o．ow | Oomm | Oomm | ，omm | Oomm |  | O．omm | com |
| moma | \％omb | O．amb | Oamb | Oomm | Oomb | Oomb | oomb | Oomb | O．amb | －．oanm | － | － | Oome | Oome | －oamm |  | Oomm | 边 |
| chaneme | O． | －．o．w | －．own | O．oem | （oumm | （omm | .oom | ${ }_{\text {a }}^{\text {oomb }}$ | O．ame | －．oom | O．owo | －．o．0\％ | O．am\％ | O．omm | （oamm | （ouse | ${ }_{\text {a }}$ | ${ }_{\text {cosem }}^{\substack{\text { aomem } \\ \text { comb }}}$ |
| 成 |  | O．amm | －o．am | $\xrightarrow{\text { aocm }}$ | － | （oumm | o．own | a．own | ${ }^{\text {a }}$ | －．o．0\％ | ．o．0em | －．o．0\％ | （oans | － | －oomm | coins | ${ }_{\text {a }}^{\text {onem }}$ | \％omb |
| Sutioual | sam | 0．ow | noom | noor | 0．006 | 0．006 | 0．00\％ | noor | sals | 0．006 | 0．00\％ | 0．006 | noor | 0．006 | noor | noom | nowo | 0．006 |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| If，2mene | ${ }^{0.006}$ | Oome | Oome | Oomm | Ooom | Oome | Oomm | Comb | Oomb | ＋1020\％ | Oomm | ，oiom | ，oome | Oome | coum | （ous | Oemm | ${ }_{\text {come }}^{\substack{\text { ouam }}}$ |
| Sutroul | 0，300 | noom | 0．00\％ | noom | 0．000 | 0．006 | 0．00\％ | noom | ooor | 2098 | 0．000 | 0．000 | 0．00\％ | 0．99 | 0．000 | nomo | Osas | 0．006 |
| mber | ${ }^{\text {O．S．2\％}}$ | －omm | ．omem | Some | come | －00m | －omem | Dowe | Domem | Oome | ．oome | ．oome | ${ }^{12000 \%}$ | doom | boom | ${ }^{\text {aous }}$ | Oome | Jomm |
|  | （oame |  |  | come |  | comm |  |  | comb |  |  |  |  |  |  |  |  | comb |
| Suthoud | 0．796 | ．000\％ | ．000\％ | ．oom | ．000\％ | ．oom | 0．006 | 0．006 | 0．006 | 0.000 | ．0005 | 0.000 | ${ }^{1000}$ | 0.008 | 0．008 | 0．000 | ．00\％ | ${ }^{1078}$ |
| उne |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  | oomm | O．ank |  |  | o．amm | oome |  |  |  | （oomm |  |  | coow |  |  |
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| Sustouat | ${ }^{2727}$ | ．0006 | ．o．0\％ | ．o．0\％ | 0.836 | 0.000 | 1.018 | 0．006 | 0．00\％ | 0．000 | 0．00\％ | 0．00\％ | 0．000 | 0.008 | 0.008 | 0，00\％ | 0.008 | 0．006 |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| \％ | Some | Somm | Somm | Oomm | Oomm | comm | ．o．0w | ${ }^{\text {a．own }}$（006 |  | ．o．0\％ | （oum\％ | ．o．0\％ | （oum\％ | （oum\％ | O．oent | ${ }_{\text {a }}^{\text {anem }}$ | O．own |  |
| Suthoul | 0.150 | ．oom | ．oom | ．oom | ．ovo | ．oom | 0．006 | 0．00\％ | 0．006 | 0.000 | 0.000 | 0.000 | 0.000 | 0．000 | 0．000 | 0．006 | 0.000 | oome |
| maxsmex |  | 32 | $\ldots$ | ces | ams | ars | 108 | mas | ass | 5 | ms | 03 | $\pm$ |  | 3m | 12 | max |  |
| Easmen |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Anesemom Tommeme | $\xrightarrow{\text { O．ase }}$ | oomm | － | （oamm |  | domb | oomm | O． | O． | － |  | － |  |  |  |  |  |  |
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|  | 边 |  |  |  |  |  | Somm | com |  |  |  |  |  |  | \％oin |  |  |  |
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| 隹 | ， | comm |  | \％omm | \％osm | comm |  | domm | come |  |  |  |  | \％omm |  |  |  |  |
|  | ， |  |  |  |  | com |  |  |  |  |  |  |  |  |  | come |  |  |
|  | \％omb | －omm | －omm | \％omm | Oomm | oom | \％omm | Oomm | \％omm | ．oomm | \％omm | ．oomm | \％omm | \％omm |  | ．omem | Jomm |  |
|  | O． | oomm | ，omm | comm | comm | （oomm | Oomb | oomb | oomb | ．oow | ．oom | ．oom |  | coom | oomb | coom | ）．oent |  |
|  | O． | ，．o．0w | ．o． | O．omm | O．oom | ，omm | Somm | oomm | o． | 品品mmm | ．o． |  |  |  | comm |  | ） | come |
| 隹 |  |  | \％omm | 年趗m |  |  | O．omm | O． | comb | comm |  |  |  |  |  |  |  |  |
| Luncomememe | $\xrightarrow{\text { O．OMs }}$ |  | － | domm | ） |  | ．o． |  |  |  |  |  |  |  |  |  | ${ }_{\text {a }}^{\text {comm }}$ |  |
| Mentrut iomememe | ${ }^{\text {O．amb }}$ | －．amb | －o．am | oomm | （oamm | （oamm | oomb | oomb | domb |  |  | O．asw |  | come |  |  | oomm | come |
| man | ${ }_{\substack{\text { cosem }}}^{\text {Sex }}$ | －o．am | ．o．am | O．omm | O．oem | ．o．0w\％ | oomb | ${ }^{20205}$ | O．amb | － | Oome | －．oam | ${ }_{\text {227\％}}^{\substack{\text { 2715 }}}$ | ${ }_{\text {cose }}^{\text {Res\％}}$ |  | cosp |  |  |
|  | O． | ．o．0w | ．own | －．oens | O．oem | ．oemm | oome | oome | O．oem | ．oom | O．oens | ．oom | ．o．ow | ．o．0\％ | \％oem | ．o．00\％ | ．o．aw | ${ }^{\text {amema }}$ |
|  | \％ | Oomm | O．own | O．aom | come | doemm | oomm | dome | o．oen | －．oom | coem | ．o．0\％ | a， | come | （oamm | － | O．oew | （omm |
|  | O， | ．o．own | ．o．amm | － | comm | comm | oomm |  | oome | ．oem | comm | ．oem | come | comm | \％oemm | － | ${ }_{\text {a }}$ | coma |
| Somen remememee cere | － | － | ．onem | － | O．oem | － 20000 | O2amm | Oomb | domb | ．oom | ${ }^{\text {35s\％}}$ | ．oom | comm | O．oen | comm | ${ }^{\text {coos\％}}$ | $\xrightarrow{\text { onemm }}$ |  |
| 何 |  | oomm | ${ }^{\text {rasw }}$ | coom | O．ag\％ | coinm | ${ }^{2} 2.000$ | oome | ${ }^{\text {a }}$ |  | ．oom | ．oom | 8330\％ | （oomm | comm | ${ }_{\text {Some }}^{\text {Some }}$ | ${ }^{2} 5$ |  |
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|  |  |  | $\xrightarrow{\text { siliow }}$ | essim | ${ }^{12080}$ |  | ，omem | $\substack{\text { 3536\％} \\ \text { STRem }}$ | s．amm |  | $\frac{\substack{\text { 3．0um } \\ \text { comb }}}{\text { and }}$ |  |  |  |  |  | $\substack{\text { aomb } \\ \text { comb }}$ |  |
| Subluad | 10．088 | O1， 10 | 5100\％ | 5337 | ${ }^{12298}$ | 2230\％ | 0.000 | ${ }_{33276}$ | samom | ${ }^{23,36 \%}$ | 3110\％ | 0.000 | ${ }^{6208}$ | $212 \%$ | 3．946 | soor | 0．006 | 0．006 |
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| Stutoual | Oarm | 1.55 | 0．55\％ | ．00\％ | ．000\％ | ．000\％ | ．000\％ | 0.006 | 0．006 | 0．00\％ | 0．006 | 3006 | ．00\％ | 0.008 | ．000\％ | 0006 | 0．006 | 000\％ |
| nemersex |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  | ${ }^{\text {a }}$ | ．o．0w | ${ }_{\text {a }}^{\text {amem }}$ | oomm | ．oanm | ．oown | ．oome | ．o．am | o．own | ${ }_{\text {onem }}^{\substack{\text { oamb } \\ 3 \text { ambe }}}$ | oome | ．oomm | ${ }^{\text {oadm }}$ | ．o．aw | ．oame | ${ }_{\text {a }}^{\text {ame }}$ | ${ }_{\text {come }}^{\text {o．oum }}$ | oomm |
| Onoes 2mos 3 | ${ }^{\text {come }}$ | ，omm | ${ }^{0}$ | Oome | －ocom | －000m | －000m | －omm | comb | 0ome | comm | －0000 | －ocom | －ocom | 000m | －0000 | \％oom | \％oom |
| Suthoul | 0．asm | ${ }^{2008}$ | 0．00\％ | ．00\％ | 0.000 | ．000\％ | ．000\％ | 0．006 | 0．006 | 3．33\％ | 0．006 | 0．008 | ．o．00\％ | ${ }^{0.008}$ | ．000\％ | ．000 | 0．006 | ．omom |
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|  | ${ }_{\text {cose }}^{0.0080}$ | ，omen |  |  | ${ }^{23931 \%}$ | － | －．oan | coomm | －omem | dome | come | coomm | ．o． | ．o． | Oome | ${ }_{\text {cosem }}^{\text {doox }}$ | Soomm | low |
| sutroal | 0.128 | 0.005 | oom | nom | ${ }^{21295}$ | comb | 0．00\％ | 0．006 | 0．000 | 0．006 | 0．000 | 0．00x | Dome | 0．007 | ${ }^{0.005}$ | Doos | ．oom | 0．006 |
| Emenmmox imem |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 为 | （106\％ | ， | come |  |  |  |  | ．o． | ．o．om | dome | come | coum | ） | ） | O． |  | coum | ， |
| Onemes． 2 mes |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | Oomm |  |
| Suthour | 2018 | 0．00\％ | 0．00\％ | 499\％ | нamom | 52326 | coso | 0．006 | 0．006 | 0．00\％ | 0．00x | 0．00x | 0．00\％ | nomo | 0．00\％ | 0．008 | noom | 0．006 |
| 隹 | ${ }^{1.0080}$ | ${ }^{\text {oamm }}$ | 0．0m | dome | Oamm | Oomem | ${ }^{12396}$ | Oamm | －o．am |  |  |  |  |  |  |  |  |  |
| Tomes inememe | O．asm | come | come |  | Oomm | 边 |  |  |  |  |  |  | \％osm |  |  |  |  |  |
| Stubow | ${ }^{1.068}$ | ${ }^{0.008}$ | ${ }^{0.00 \%}$ | ．00\％ | ．000\％ | ．000\％ | nıs\％ | ${ }^{\text {0．00\％}}$ | 0．00\％ | 0．00\％ | 0．00\％ | 0．00\％ | ．000\％ | 0.000 | ${ }^{\text {0．00x }}$ | 0.000 | somb |  |
| 2muce |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| Onoes 20097 | 0．008 | oom | oom | ．oom | ．oom | 0oom | 000m | coom | －oom | ．oom | ．oom | aom |  |  | ．oom | ．owo | coom |  |
| Subtoun | Oses | 0．00\％ | 0．00\％ | 0.000 | 0.008 | 0．00\％ | 0．00\％ | 33909 | 0．00\％ | 1298 | 0．006 | 0．006 | 0．00\％ | ．000 | 0．00\％ | 0008 | ．oom | －oom |
| Nommosisan coter | 0．35\％ | uom | Oom | ．own | Oown | Oome | Oome | oomm | ${ }^{2 \mathrm{amam}}$ | Oomm | Oomm | oomm | ${ }^{\text {oomem }}$ | Oomm | Oomen | Oome | Oomm | Oomm |
| amomel |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Sutroul | ${ }_{1}^{124 \%}$ | ．o．om | 0．006 | 0.000 | 0．006 | 0．006 | 0．006 | 0．006 | ${ }^{22776}$ | 0．006 | 0．00\％ | 0．006 | 0．006 | 0．00\％ | 0．00\％ | 0．006 | 0．00\％ | 0．006 |
| 隹 | O．sem | oomm | ${ }^{\text {amem }}$ | oown | o．aw | o． | o．am | ${ }^{\text {zamam }}$ | o．ow | ${ }^{32505}$ | o．am | ．omm | oown | ．o．an | o．ame | a， | oomm | oome |
| 5 smant wem como | 0，006 |  |  |  |  | 000m | 000m | 0000 | 0om | domb | comb |  |  | －oom | 000m | Oomb | ．oom |  |
| Stutaw | 0.508 | ${ }^{\text {0．008 }}$ | 0．00\％ | 0.000 | ．0008 | 0．00\％ | 0．00\％ | 2 2006 | 0.000 | ${ }^{3225 \%}$ | 0．006 | 0．000 | ．000\％ | ．0006 | 0．008 | ．0008 | ．o．os | ．oom |
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| Sustout | 8018 | 0．00\％ | 0．00\％ | 0．00\％ | 0．00\％ | 2788 | 0．00\％ | 0．006 | 0．00\％ | 0．00\％ | ${ }^{30388}$ | \％asas | S1886 | 15316 | ${ }^{3.888}$ | 8．006 | 0．00\％ |  |
| memememe |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Someme | Oomb | ） | come | ） | ）Soum | Oomb | Oome | Comm | Oomm | Comb | Nome | Nome | ） | ）Soum | Oome | （oomb | ，oomm |  |
| Sturama | 0．00\％ | 0．000 | 0．00\％ | 0．008 | 0．00\％ | 0．000 | 0．006 | 0．00\％ | 0．000 | 0．00\％ | 0．000 | 0．00\％ | 0．000 | 0．000 | 0．00\％ | 0．000 | 0．00\％ | ．oom |
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| Suthead | 20976 | 0.008 | 23928 | ${ }^{2348}$ | 0．000 | 0．00x | 0．006 | 0．00\％ | 0．008 | 0．000 | 7.15 | 0．006 | 8396 | roas | ${ }^{3389}$ | 0．006 | 0．008 | Comb |
| nemplememe |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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|  | ${ }^{0.0080}$ | ${ }^{\text {0．00\％}}$ | 0．00\％ | 0．00\％ | 0.000 | 0．00\％ | 0．00\％ | 0．00\％ | 0．00\％ | 0．00\％ | 0．006 | ${ }^{\text {0．00\％}}$ | 0 | 0 | ${ }^{15398}$ | 0．00\％ | 0．008 | 0．00\％ |
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| Ste | S． | ，omm | O．oum | Oome | 3270\％ | ${ }^{\text {300w }}$ | Some |  | Oomb | O．amb |  | S． |  | ${ }_{\text {a }}^{\substack{2120 \\ \text { dom }}}$ | O．aem |  |  | ${ }^{\text {cosem }}$ |
| Suthoul | 0.55 | ．o．06 | 0．008 | ．o．0 | ${ }^{32786}$ | 33008 | asom | 3036 | ．o．06 | 0．006 | ${ }^{2024}$ | ass\％ | ${ }^{214 *}$ | 2128 | 0．008 | ${ }^{3} 539$ | 22318 | ${ }^{633}$ |
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| Stutoua | 0．558 | 0．006 | 0．006 | 0．006 | 33976 | som | 0．008 | 0．006 | 0．006 | 0．00\％ | 0．008 | 0．008 | 0．00\％ | 0．008 | 0．008 | 0．006 | 5276 | 0．006 |
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| Sotum | ${ }^{2326}$ | nowo | now | 0．008 | noom | 0．00\％ | 0．00\％ | 0．00\％ | 0．00\％ | 0．00\％ | 0．00\％ | 0．00\％ | 0．00\％ | 0．00\％ | nowo | 1290 | nomo | \％up\％ |


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| 0．00\％ | 1294 | 0．00\％ | ${ }^{238}$ |  |
| ${ }_{\text {onem }}^{\text {oown }}$ | come | ${ }_{\text {cose }}^{\text {and }}$ | comm | （oices |
| 000\％ | 0．006 | 0.008 | 0.000 | ${ }^{12585}$ |



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| Hasead cenen | ${ }_{\substack{\text { a }}}^{\text {O．am }}$ | omam | $\underset{\substack{\text { oam }}}{\text { oomb }}$ |  | come | －oomm | come | － | $\xrightarrow{\text { coam }}$ | comb | ．omb | como | aomo | como | Oomb | cooms |  | ${ }_{\substack{\text { a }}}^{\text {oomb }}$ |
|  | ${ }_{2}^{0.38 \%}$ | O．owb | o．omb | － | O． | Oomm | （omem | －o．am | O． | O．amb | comm | come | nomom | oome | Oome | （ous\％ | O．own | ${ }_{\text {a }}$ |
| lemen | ， | O． | comb |  | Oomm | Oomm | Oomm | Oome | dome | come | come | comb | coom | come | Oomb | ${ }^{\text {coos }}$ | Oome | Somm |
| Suthoul | 8．98\％ | 0．006 | 0．00\％ | ${ }^{2456}$ | ．oom | 0．000 | 0．000 | 3.008 | 309\％ | 0．006 | 0．006 | 0．006 | 0．006 | 0．006 | 0．006 | ．000\％ | 0．006 | 0．00\％ |
| men |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Onesa 2 200 ${ }^{\text {c }}$ | 0．33\％ | O．0．m | oomm | ．oom | ．oom | ．o．00\％ | 0000\％ | －oom | 0omm | （oomm | comm | coom | comm | comm | Oomm | 0006 | 0．omb | comb |
| Suthoul | 2.136 | 0．006 | 0．00\％ | ．oom | ．oom | ．oom | ．oom | 0．006 | 0．006 | 0．006 | 0．006 | 0．006 | 0．00\％ | 2276 | ．s\％ | ．000 | 0．006 | 0．000 |
| 管mab |  |  |  |  |  |  | ooom |  |  |  |  |  |  |  |  |  |  |  |
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| Onems． 2 men 17 | 0．19\％ | 0．006 | comm | ．000\％ | ．000\％ | 0．000 | ．000 | 0．00 | －omm | －0000 | ．000 | 0．000 | coom | 0000 | coom | 0006 | 000 | 0，000 |
| Suthoul | 4．55\％ | 0．00\％ | 0．005 | ．000 | ．000\％ | ．000\％ | ．000\％ | 0．00\％ | 0．00\％ | 0．00\％ | 0．005 | ．000\％ | ．000 | 0．00\％ | 0．00\％ | ${ }^{\text {aoom }}$ | 0．006 | 0．00\％ |
|  |  | oomm | oom |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Smene osmat cate |  | O， | comb | \％oomm | Oomm | O． | Oomm | Oomm | Oomm | O， | comb | 边 | com | com |  | come |  |  |
| Onese 2 ane 20 | 0．006 |  |  |  |  |  | 0000 |  |  | 0．006 |  |  |  |  |  |  | 0．ow |  |
| Subleal | 10728 | 0．00\％ | 0．00\％ | 0．00\％ | 0．006 | 0．00\％ | 427\％ | 0．006 | 0．00\％ | 0．00\％ | 0．006 | 0．oor | 0．006 | 0．oob | 0．00\％ | 0．008 | 0．006 | 0．00\％ |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  | Oome |  | ．oos |  |  |
| \％ | ${ }^{\text {a }}$ | O．amm | ${ }_{\text {comb }}^{\substack{\text { o．amb } \\ \text { oum }}}$ | ．oomm | （oomm | comm | （oomm | O．omb | Oomm | O．omb | comm | comm | coom | coom | Oomm | ${ }^{\text {and }}$ | Oomm | ${ }^{\text {comb }}$ |
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| mater |  |  | Oomm |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| Smememememe | ${ }^{\text {a }} 12$ | Oomm | \％omm | － | \％oom | － | ${ }^{\text {278\％}}$ | \％oomm | Oomem | \％oom | Oomem | ， | comb | － | Oomm | ${ }^{\text {cose }}$ | dem |  |
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| 0.008 | ${ }_{3597 \%}$ | 0．008 | 0．006 | 0．00\％ |
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| Sustow | ${ }^{2997 \%}$ | ${ }^{32780}$ | \％6\％\％ | ${ }^{6} 295$ | 31356 | 22380 | 12820 | 77000 | 121200 | Solow | 41736 | ${ }^{2988}$ | 2，936 | ${ }^{32028}$ | ${ }^{\text {a39 }}$ | 2216 | ${ }_{1218}$ | 26060 |
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| Suthour | 0.78 | ．o．os | 13200 | 0．00\％ | coos | 0．006 | 0．000 | 0．00\％ | 0．00\％ | 0．006 | 1208 | 0．006 | 1.98 | 0．006 | 0．006 | ．o．00 | 0.000 | 0．00\％ |
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| Omeas， 2003 | Oom | －omm | Oomm | －omm | ．omm | －o．00 | ．oom | 0．00m | 0．om | 0．006 | ．oom | ．oom | ．oom | ．oom | －omm | Oomb | Oomm | 0006 |
| Sumbeal | 0238 | 1205 | 0．790 | 2735 | 288 | 0．00\％ | 0．006 | $1.14 *$ | 0．00\％ | ${ }^{2036}$ | 0．008 | 0．00x | 0．00\％ | 0.00 | 0．000 | coom | ．000 | 0．006 |
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| subtoral | －018 | nowo | nowo | nowo | 1290 | ，omb | ，omb | nomo | 0．00\％ | D．008 | D．008 | nomo | 0．00\％ | 0．00\％ | 0.008 | noow | 0．00\％ | 0．006 |
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| Sutroual | ${ }^{2008}$ | 0．005 | 0．00\％ | 3285 | 62895 | \％839\％ | ．oom | 0．006 | 0．006 | 0．00\％ | nows | 0．006 | 0．006 | 0.000 | 0．00\％ | 0．00\％ | 0．008 | 0．006 |
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| Sustoua | 0238 | ${ }^{\text {．00\％}}$ | ．000\％ | 0.000 | 0.000 | 0．00\％ | 20.000 | 0．00\％ | 0．00\％ | 0．00\％ | ．000\％ | 0.000 | 0.000 | 0.000 | 0．000 | 0．00\％ | $127 \%$ | 0．006 |
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| atemen | ${ }^{\text {0130 }}$ | \％omm | （oave | O． | O．own | ${ }^{\text {a．oun }}$ | （oum | ${ }_{\text {cosem }}^{\text {s．am }}$ | ．o．00\％ | ${ }_{\text {come }}$ | ．o．00\％ | ．o．0． | ．o．0w | （oamm | ${ }^{\text {O．owe }}$ | \％own | o．ow | ${ }_{\text {a }}^{\text {coens }}$ |
|  | 0．19\％ | ．o．ow | 0．00\％ | ．o．0\％ | 0.000 | $1.94 \%$ | ．oom | s．as\％ | 0．00\％ | 1.789 | 0．000 | ooom | 0．000 | ooom | 0．006 | 0．00\％ | 0．00\％ | 0．00\％ |
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|  | Ooib | Oomb | Oomb | Oomb | Omam | comb | \％omb | Oomb | ${ }^{2336}$ | ${ }^{\text {coomm }}$ | Oomem | Oomem | － | Oom | ．ome | \％oms | Omom |  |
| subtouat | 0.076 | 0．006 | 0．006 | noom | 0．006 | 0．00\％ | 0．006 | 0．006 | 2336 | 0．00\％ | 0．006 | 0．006 | 0．006 | 0．006 | 0.000 | 0．008 | 0．008 | 0．00\％ |
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| ， | \％own | ${ }_{\text {a }}$ | （oave | Oemm | O．own | ${ }^{\text {a }}$ | （oum | ${ }^{\text {o．ow }}$ | ．o．00 | ${ }_{\text {a }}^{0.000}$ | ，omm | ，oome | ．o．0w | （oamm | ${ }^{\text {O．owe }}$ | \％own | o．ow | 500 |
| Sturoued | ．00\％ | ．0．0\％ | 0．00\％ | 0．00\％ | 0．ow | 0．00\％ | ．o．00 | 0．006 | 0．00\％ | ${ }^{2} 1.36$ | 0．000 | 0．006 | 0．000 | 0．006 | 0．00\％ | 0．00x | 0．00\％ | 0．00\％ |
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| Sumbout | Oos\％ | 0．006 | 0．006 | 0．008 | nowo | 0．008 | 0．006 | 0．006 | ．o．0 | 0．008 | зя9\％ | 0．006 | ．o．0 | 0．006 | 0．006 | 0．008 | noom | 0．008 |
| 隹 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  | （oumm |  | $\begin{gathered} \text { ooom } \\ \text { oomem } \\ \text { onome } \end{gathered}$ | come | $\substack { \text { cilw } \\ \begin{subarray}{c}{\text { anem } \\ \text { Some }{ \text { cilw } \\ \begin{subarray} { c } { \text { anem } \\ \text { Some } } } \end{subarray}$ |  | ${ }^{10,960}$ | $\begin{gathered} \text { asem } \\ \text { osemben } \end{gathered}$ |  |  |  |  |
|  | sans | 1．56\％ | 4．5s\％ | ${ }^{123} 8$ | 0．00\％ | 12975 | 0．00\％ | 6296 | 0．008 | 1000\％ | ${ }^{32189}$ | ${ }^{\text {20，4\％}}$ | 6а9\％8 | $1200 \%$ | 3，948 | 12048 |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  | oome |  |  |  |  |  |  |
|  | ${ }^{0226}$ | ${ }^{\text {oum }}$ | ${ }^{\text {ouns }}$ | ．oans | oome | 0000\％ | 000\％ | 0．000 | 0．000 | 0．006 | ．oom | 0．00\％ | 0000\％ | 000\％ | 0006 |  | 000\％ |  |
| sitherat | ${ }^{022}$ | ${ }^{\text {．00\％}}$ | 000\％ | ${ }^{0.00 \%}$ | 0.008 | 0．00\％ | 0．00\％ | 0．00\％ | ${ }^{\text {0．00m }}$ | 0.006 | 0．006 | 0．008 | 0．00\％ | 0．00\％ | 0．00\％ | 0．008 | 0．008 | ．oom |
|  |  | ${ }^{\text {amamb }}$ | Omomb | O， | Some | Oome | ） | Oomem | Oome | ， 17.00 m | ${ }_{\text {a }}$ | ${ }_{\text {a }}^{0}$ | （000\％ | －10204 | 2018 | ${ }_{\text {come }}^{0}$ | Ome | ） |
| Suthour | 0．35＊ | 0．000 | 0．006 | 0．006 | 0.000 | 0．00\％ | 0．00\％ | 0．006 | 0．006 | 1．736 | 0．006 | 0．006 | 0．006 | ${ }^{10206}$ | ${ }^{2915}$ | 0．006 |  |  |
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|  | Oow | ．own | ．oom | ．oom | ．oum | 0000\％ | 0000 | 000m | 0000 | 0．003 | －oom | ．oow | 0000 | ．oow | 1.000 | 0000 | oom |  |
| Sturtay | O．al6 | 0．006 | ．o．00 | nome | 0．008 | 0．008 | ${ }^{\text {0．00x }}$ | ${ }^{0.005}$ | ．000 | ${ }^{0.005}$ | 0．00x | 0．007 | now | 0．008 | ${ }^{2248}$ | ${ }^{0.008}$ | now | 0．006 |
|  | Ospem | omm | \％omb | \％omm | same | O．ame |  | oome | oome | ．o．om | $\xrightarrow{\substack{\text { cowem } \\ \text { atem }}}$ | oomm | ．oown | － | oome | ${ }_{\text {cosem }}^{3208}$ | $\underbrace{3375 \%}$ | \％ |
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| Stutoral | ${ }^{2} 1.108$ | 24.48 | 0．006 | Ssam | 11.68 | ${ }^{1,139}$ | ${ }^{\text {a，398}}$ | 0．006 | noou | 0．00\％ | ${ }^{2568}$ | 0．00\％ | 0．000 | 0．006 | 0．000 | \％33906 | 32208 | 2278 |
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|  | ${ }^{2308}$ | ．000 | 0．006 | 6808 | ${ }^{23558}$ | 1219\％ | H1086 | 0．008 | 0．00\％ | 0．00\％ | 5235 | 23.38 | ${ }^{3} 868$ | 1.558 | 0．008 | 17\％ | 17.88 |  |
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| Suthoul | 63906 | 0．006 | 0．00\％ | Ssmo | 0．00\％ | oom | 0．00\％ | 0．008 | 2030 | 0．006 | 0．00\％ | 0．006 | 0．00\％ | 0．006 | 0．00\％ | ．00\％ | 0．008 | 500\％ |
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| comes | ${ }_{\text {a }}^{\text {orem }}$ | O． | dome | come | ${ }_{\text {como }}^{\text {coow }}$ | ${ }_{\text {como }}^{\text {coomm }}$ | －．oown |  | oome | come | dome | come | ¢omm | ${ }_{\text {como }}^{\text {coow }}$ | － | （oun | oom | come |
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| Suthoud | 2 250\％ | 0．006 | 0．00\％ | 0．006 | 0．006 | 0．00\％ | ．000\％ | 0．00\％ | 0．006 | 0．006 | 0．006 | 0．006 | ${ }^{325}$ | 2005 | ．000\％ | 0．00\％ | 0．006 | 0．006 |
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| wenesmememe | ${ }^{\text {amom }}$ |  | coicle | come | como | coick |  | － | \％omm | comm | coiol | come | como | como |  |  | \％ |  |
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| Sutroul | 6，9\％ | 0．00\％ | 0．00\％ | 124\％ | 0．006 | 0．00\％ | 0.006 | 0．00\％ | 0．00\％ | 0．00\％ | 0．00\％ | 0．00\％ | 0．006 | 0．006 | 0.006 | ${ }^{\text {0．0\％}}$ | 0．00\％ | 0.0 |
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| sutuoum | 0．11\％ | 0．006 | 0．00\％ | 0．00\％ | 0．006 | 0．oom | 0.006 | 0．00\％ | 0．00\％ | 0．00\％ | 0．00\％ | 0．00\％ | 0．006 | 0．006 | 0．00\％ | 0．00x | 0．00\％ | 0．00\％ |


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| Sutroual | 0.323 | 0．00\％ | 0．00\％ | 0．006 | 0．000 | 0．006 | 000\％ | 0．007 | 0．00\％ | 0．006 | 0．00\％ | 0．00\％ | 0．00\％ | 0，00 | 0．00\％ | 0．00\％ | 0．00\％ | 0．00\％ |
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| Stutoua | 2376 | 0．006 | 0．006 | 0.008 | 0．00\％ | 0.00 | 0．000 | 0．000 | 0．006 | 0．006 | 0．006 | 0.006 | 0．006 | 0.006 | 0．006 | 2276 | 0．006 | 8ent |
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| 265 | ．omem | omex | ${ }^{\circ} \mathrm{Cav}$ |  |
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| Nombem | ） | $\mathrm{c}_{\mathrm{cm}}^{\mathrm{cman}}$ | ace |  |  |  |  |  |  |  |  | Romin |  |  |  |  |  | $c$ |
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|  | ${ }^{\text {oomm }}$ | Oomb | oome | oomb | oomb | doom | comm |  |  | a，om | 0，0w |  |  |  |  |  |  |  |
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| emeszee | 0.280 |  |  |  |  | 0．000 | ${ }^{\text {coom }}$ | 285m | Oom | Ooom | ．oom |  |  | ${ }_{0} 000$ |  |  |  |  |
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|  | \％oomm | ．o．0w | ${ }_{\text {a }}^{\text {asisw }}$ | ．oom | ．oomm | （oom\％ | come | ${ }^{\text {oomem }}$ Oomb | oown | ．o．0． | ．oemm | ．oom | ．oomm | o．am |  |  | ${ }^{\text {o．aw }}$ | ．o． |
| Sutbout | 0.178 | ${ }^{0.008}$ | ${ }^{\text {s．1．0\％}}$ | ．oom | ．oom | 0．00\％ | 0．006 | 0．00\％ | 0．00\％ | 0．000 | 0．000 | ．oom | 0．00\％ | 0.008 | 0．00\％ | 0．000 | ．oves | 0．006 |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  | $\substack { \text { oum } \\ \begin{subarray}{c}{\text { oomm } \\ \text { comb }{ \text { oum } \\ \begin{subarray} { c } { \text { oomm } \\ \text { comb } } } \end{subarray}$ | $\substack { \text { oown } \\ \begin{subarray}{c}{\text { oomem } \\ \text { comb }{ \text { oown } \\ \begin{subarray} { c } { \text { oomem } \\ \text { comb } } } \end{subarray}$ | $\substack { \text { oown } \\ \begin{subarray}{c}{\text { oomm } \\ \text { comb }{ \text { oown } \\ \begin{subarray} { c } { \text { oomm } \\ \text { comb } } } \end{subarray}$ | $\begin{aligned} & \text { oove } \\ & \text { onem } \\ & \text { come } \end{aligned}$ | ${ }^{\text {oonw }}$ |  |  |  |  |
| Oneme | ${ }^{\text {a } 2 \text { arw }}$ |  |  | \％oom | Oomm | Oomm |  | \％omm |  |  |  |  | Nomo |  |  |  | Oomm |  |
| Sutrowal | ${ }^{1114 \%}$ | 3675 | \％om | ${ }^{2898}$ | 0．000 | 0．9\％ | 0．000 | 0．82\％ | 25\％ | 0．00\％ | 0．00\％ | 0．00\％ | 0．000 | 0．00\％ | 0．00\％ | 0.008 | ．000 | 0．006 |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Smemey mise come | O．190\％ | ．omm | ．oom | ．oom | 12 com | ．oom | ，oom | 0om | 0．om | ooom | ．oom | ooom | ．oom | 000\％ | ．oom | 0．ow | Oom | 0．00\％ |
| sutuan |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  | ．owe | oome | ${ }_{\text {cosem }}^{\text {a }}$ |  | ${ }_{\text {cosem }}^{\text {cisem }}$ |  | O．owb | oown |  |  |  |  |  |  |  | ${ }^{\text {oowem }}$ |  |
| 何 | ${ }_{\text {cosem }}$ | \％omm | （oanm | －oomm |  |  | $\xrightarrow{\text { oomb }}$ | －o．am | Oomb |  | － | ， | \％omm | ，oom | 边 |  | \％ome | come |
| suthoul | ${ }^{27 \%}$ | ．00\％ | 0．00\％ | 459\％ | 18.700 | a，as\％ | 1298 | 0．00\％ | 0．00\％ | 0．008 | 0．008 | 0．006 | 0．00\％ | nomo | noom | 0．736 | ．o．om | 0．00\％ |
| \％ |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  | ${ }^{1.30000}$ | ．omm | ，omm | ．oom | ．oow | ${ }_{\substack{\text { cham }}}^{\substack{\text { ancm }}}$ | ${ }^{6127 \%}$ | ．o．amm | ．o．am | come | comm | ．oom | comm | comm | O．amm | O．aw | ${ }_{\text {a }}^{\substack{480 \%}}$ | como |
| 隹 | ${ }_{\text {cosem }}$ | ，omm | Nomb | ，oomm | ） | ） | Som | Oome | Oomb | ， | ） | ，oomm | Oome | comm | Oom | ${ }^{\text {coos }}$ |  | 0，000 |
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|  | ${ }_{\text {cosem }}^{\text {cosem }}$ | ${ }_{\text {comb }}$ | Osomm | ， | ） | Oomm | come | 5isem | ${ }^{2350}$ | Stame |  | ${ }^{\text {comem }}$ | come | com | Oomm | O．000 | come |  |
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| Sutioul |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| momemes numece |  |  | oom | Oome |  | ${ }^{\text {omam }}$ | ${ }^{\text {OPam }}$ | osam |  |  |  |  |  |  |  |  |  |  |
| den |  | ） | （oumb | ．oom | ．oom | ${ }^{\text {comb }}$ | comb | Oomb | Oomb |  |  | ．oom | ${ }_{\text {cosem }}^{\text {275\％}}$ | come | Oomb | （oome | －oow | Som |
| Sutrow | 0.50 | 0．005 | ．000\％ | 0．006 | 0．006 | $1.38 \%$ | 0．006 | 0．ses＊ | 0．006 | 38076 | nown | 0．006 | 27，56 | 0．006 | 0．00\％ | 0.008 | ．o．os | 0．00\％ |
| 边 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  | $\begin{gathered} \text { osem } \\ \text { osem } \\ \text { ocomb } \end{gathered}$ |  | ， |  | come | comm | comm | $\substack{\text { oom } \\ \text { nim }}$ |  |  | $\begin{gathered} \text { oove } \\ \text { onow } \\ \text { onem } \end{gathered}$ | $\substack{\text { oown } \\ \text { oumb }}$ |  | （oow | come |  |
| Subtoud | 1276 | 0．008 | 0．53\％ | 0．006 | noom | ．0008 | 0.006 | 0．00\％ | 0．006 | $117 \%$ | OLas8 | ${ }^{2685}$ | 0．008 | 0.008 | 0．00\％ | 0008 | 000\％ | 000\％ |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 隹 | ， |  |  | － | comm |  | comm | Oomb | O． | O． | cosm | comm | 512em | ． | \％ome | fome | Oomm | Oome |
| subutoad | 2006 | 0．00\％ | 0.538 | 0．00\％ | 0．00\％ | 0.008 | 0．00\％ | 0．828 | 0.008 | 0.888 | $127 \%$ | ${ }^{55888}$ | 5 satas | O，988 | 1.808 | 1735 |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  | ．ome | ${ }_{\text {onew }}^{\text {oun }}$ | ．o．0w | ．o．ow | （oame | ${ }_{\text {and }}^{\text {oowem }}$ | ${ }^{\text {o．aw }}$ | oow |  | $\xrightarrow{\text { Oom\％}}$ | ， |  | ${ }_{\text {a }}^{\text {aowm }}$ | ${ }_{\text {onem }}^{\text {oape }}$ | ${ }^{\text {aowe }}$ | ${ }^{\text {o．aw }}$ | ${ }_{\text {cose }}^{\text {oope }}$ |
| Subluad | 0.000 | 0．os | ．om | 0．006 | 0.000 | 0．006 | 0．006 | oom | 0.000 | 0．006 | 1018 | 0.000 | 17209 | 0.00 | 0.000 | 0．006 | 0．008 | ．000\％ |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Sutiout | ${ }_{2} 298$ | 0．006 | 0．008 | 0．008 | 0.008 | 0.008 | 0．006 | 0008 | 0006 | 0.008 | 0.008 | оя\％ | 2336 | \％918 | ${ }^{20238}$ | 0.008 |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Tring Town Centre Others，Zone 14 | ， | ．omm | Oome | ．oomm | O．oom | ．o．ow | Oome | Oomm | Oome | ．oomm | ．oomm | ．oomm | ${ }^{\text {coomm }}$ | ．oomm | ${ }^{112}$ | Oomb | Oomm | ${ }^{\text {coum }}$ |
| Sutroul | 1.500 | 0．006 | 0．006 | noom | 0．006 | 0．006 | ．o．000 | 0．00\％ | 0．00\％ | 0．006 | 0．006 | 0．006 | 0．006 | 0．006 | \％839\％ | ．0080 | 0．00\％ | 0．006 |
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| Suthoum | 6，780 | 0．006 | 0.008 | 0．006 | o．asm | 0．006 | 0．006 | 0．006 | O．55\％ | 0．006 | 1098 | 0．5s\％ | s．79\％ | 0.008 | 0．00\％ | n．asm | 27238 | 39\％ |
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| mumemem Tom como | 4，4m | Oomb | comb | ${ }^{\text {coom }}$ | －000 | 0000 | comb | com | －owm | ${ }^{\text {coom }}$ | ${ }^{\text {coom }}$ | ${ }^{\text {aom }}$ | ${ }^{12000}$ | ${ }^{\text {aom }}$ | 000m | Husm | Oom | 8139 |
| Suticoul |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| $5$ | $\begin{aligned} & \text { Zone } 16 \\ & \text { Chemist } \\ & \text { (\%6) } \end{aligned}$ |  | cmam |  |
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| $\stackrel{0.0}{ }$ | O．owd | （oosm | ${ }^{\circ}$ | O．omb |
|  | ${ }^{\text {comb }}$ | ${ }_{\text {cosem }}^{\text {Oomb }}$ | 1200\％ |  |
| 3236 | 0．00\％ | 0．00\％ | 1290 | 0．00\％ |
| Oown | oomm | oome | oome | oome |
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| 0．006 | 0．000 | ．oom | noom | 0．006 |
| ${ }_{\text {onem }}^{0}$ | ，omem | ${ }_{\text {cosem }}^{\text {Oome }}$ |  | \％om |
| O， | ${ }_{\substack{\text { and }}}^{\text {comb }}$ | come | comb | come |
| ${ }^{0.000 \%}$ | 0．006 | ${ }^{\text {000\％}}$ | 0006 | 0000 |
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| 0．008 | 0008 | ．00\％ | 0008 | Some |
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|  |  |  | 0．006 |  |
| 0．00\％ | $1.53 \%$ | 0，78\％ | 0．006 | 0．006 |
| Omem | Oome | ${ }^{\text {Oomb }}$ | comb | Oomem |
| 0．008 | 0．008 | 0.756 | 0008 | D．osm |
|  | ${ }^{1388}$ | ${ }^{1790}$ | come | come |
| 0.008 | 1.330 | 1790 | 0．000 | 0．008 |
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| oom | 0．ome | 0．oes | coom | oome |
|  | 1076 | 0．00\％ | 0．796 | 0．00\％ |
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| Somen |  | o．amm | oome | oom | o．ocom |  | oomb | oions | Oasm | － | Oome | －oomm | Oome | （oan\％ | oomb | Oome | O．own | come |
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|  |  | oom | amom | comb | O．amm | oom | coom | oomb | $\xrightarrow{\text { O．59］}}$ | comm | （oam | － | （oam | （oam\％ | （oam | Oome | oomm | （eoms |
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| Suthoul | ${ }^{12909}$ | 0．006 | 0．00\％ | 0．7\％ | 0．ow | 0．00\％ | 0．00\％ | 0．008 | 1285 | 0．00\％ | 0．008 | 0．00\％ | ．oom | ．oom | ．oom | 0．00\％ | ．000\％ | a，om |
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|  | ${ }^{\text {20，}}$（105\％ | o． | oome | comm | ${ }^{\text {comem }}$（oom | oown | oown | oown | ．oent | ．oom | （oun\％ | （oun\％ |  | O． | ${ }^{\text {Ofown }}$ | O．00w |  | come |
| sutweal | 1208 | 0．ow | 0．000 | noom | 0．000 | 0．ow | 0．000 | 0．006 | ooom | 0．006 | 0．000 | 0．006 | 0．00\％ | osom | osem | 0．00\％ | 0．00\％ | 0．000 |
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|  |  |  | ．000\％ | ．000\％ | ．o．00\％ | 0．008 | 0．008 | 0．008 | 0．008 | ，ome | 0．000 | oom |  | Oemo |  | ，ome |  |  |
| 迷 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| bemememememo | ${ }^{322 m}$ | o．am | oome | 2235 | Oomem | oome | ${ }_{\text {L }}^{\text {Leam }}$ dem | dome | ．oom | ．oom | ．o．ow | ．oomm | ．o．ow | ．o．ow | oomm | O．ant | ．o．0w | ， |
|  | ${ }_{\text {cosem }}$ |  |  |  |  | O． |  | Oomm | ．oom |  |  | － | \％omm | － | \％omm | O．asm | Oomm | O．am |
| Sustoud | \％sst\％ | 0．00\％ | 0．006 | ${ }^{225 \%}$ | 0．00\％ | 1．78\％ | 1.004 | 0．006 | 0．006 | 0．00\％ | ．o．0\％ | 0．00\％ | ．006 | ．000\％ | ．006 | 0.000 | 0.008 | 0.000 |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| （oneme 2 zom 22 | 0.198 | Oomm | oom | Oom | Oomm | O．omm | －omm | $0.00 \%$ | nomm | comm | come | come | 0．00\％ | comm | comm | Oomb | Oexm | 0，0es |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Sutiotal | 0.188 | 0．00\％ | 0．006 | 0．00\％ | 0．006 | 0．00\％ | 0．00\％ | 0．00\％ | 0．000 | 0．006 | 000\％ | ．oom | ．oom | ．oom | ．oom | 0．00\％ | 0.000 | ，oom |
| amsuxa |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| Samiom comem | OT7\％ | $\xrightarrow{\text { oumb }}$ | ${ }_{\substack{\text { a }}}^{\text {oum }}$ |  | Lown | Somm | oomm | ${ }_{\substack{2 \\ \\ \text { 200m }}}^{\text {comb }}$ | O．amb | ， 1 17\％ | － | － | － | － |  | ${ }_{\text {a }}^{\text {onem }}$ |  | （omm |
| ， |  | \％omb |  | comb |  |  |  | 边 | ， |  | （oumm |  | － | － | Oomm | Oomm |  | comm |
|  | O， | ${ }_{\text {onem }}^{\text {oamm }}$ | ${ }^{\text {andem }}$ | comm | comm | oomm | O．amm | Oomb | ${ }^{\text {comem }}$ | －oomm | － | －．oan | O．ame | －．oan | Oomm | Oome |  |  |
| Coman tomen | coseme | O． | ${ }_{\text {cosem }}^{\text {somam }}$ | coom | comm | ${ }^{\text {a }}$ | Oomm | O．asem | － |  | O． | ¢oomm | ， | O． | Oomm | ${ }^{\text {onem }}$ | Oemm |  |
| comemememememe | － | com | com | comb |  | \％omm |  |  | come |  |  |  |  |  | \％omm |  | ） | 为 |
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| feem | ${ }^{2}$ | Oomm | \％omm | comm | \％om | \％omm | \％omm | Oomm | oomm | ．oomm | Oomm | Oomm | \％omm | \％omm | \％omm | \％ | －omm |  |
| minmemomerem coute | oomm | \％omm | com | ${ }^{\text {comom }}$ | \％omm | －o．amb | Somm | Oomb | ，oomm | coom | ，omm | ，omm | comm | O．oom | \％omm | O． | ） | 为 |
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| yentur tomemememe | Onise | omem | oomb | comm |  | oomm | somm | Oomb | －aomm |  |  | －．oam |  | come | （oamm | Oomb |  | ${ }_{\text {a }}$ |
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|  | \％ome | o．amm | aomom | comom | （oamm | o．own | o．own | o．own | ${ }^{\text {anden }}$ | ．o．0\％ | ．o．00\％ | ．o．0\％ | O．o．0\％ | O．o．0\％ | ．o．00\％ | \％ | ${ }^{\text {onemm }}$ | 边 |
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| Somot remememe | － | comb | coom | coom | coom | ${ }^{\text {O．amb }}$ | 0．00\％ | Oomb | coomm |  | coow | － | come | comm | （oamm | Oomb | oomm | Oomm |
| mame | － | comm | Oomb | $\xrightarrow{\text { coom }}$ |  | Oomm | Oomm | oomb | comm | ，oomm | coomm | ，oomm | comm | O． | \％omm | Oomb | Oomm | ${ }^{\text {amb }}$ |
|  | O1150 |  | como | coom | comm | Oomm | Oomm | Oomb | comm | ，oomm | Oomm | － | Oomm | － | Oomm | ${ }^{\text {ondem }}$ | $\substack{\text { O．ow\％} \\ 1106}$ | comm |
| veene | ${ }^{2076}$ | ${ }_{\text {com }}^{\text {O．am }}$ |  |  | （oamm | O．owb | 2aw | ${ }^{\text {O．ase }}$ | － | Oomm | Oomm | O． | 2asm | － | come | $\underset{\substack{\text { and } \\ \text { and }}}{\substack{000}}$ |  |  |
| Noios | Oome | oomm | oome | 0000 | 0000 | coom | ．oom | ．oow | oow | \％own | coom | Oem | ．oome | ooom | ooom | omom | oomo | Oomem |
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| 5 | amber | and | $\cdots$ | 边 | Fems | 边 | 5 | Eamer | and | 5 | \％ | 5010 |  |  |  |  |  |  |
| 退 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Coin vele |  |  | ${ }_{\text {chem }}^{\substack{3,56 \%}}$ | $\underbrace{}_{\substack{\text { 253\％} \\ \text { 1．85 }}}$ |  | ${ }_{\substack{12,0 \%}}^{\substack{\text { comb }}}$ | ${ }^{\text {O20w\％}}$ | ${ }_{\text {2 }}^{212 \%}$ |  |  | Oamb | ．own | ${ }_{\text {a }}^{\text {oamb }}$ | O．amb | Oame | ${ }^{124}$ | ${ }_{\text {a }}^{\text {amem }}$ | omem |
|  |  | ${ }^{3} \mathbf{3} 5$ |  |  | 边 | ${ }_{\text {a }}^{\text {820\％}}$ | ${ }_{\text {lomb }}^{\text {1205 }}$ | ${ }_{\text {chem }}^{11}$ | $\underbrace{}_{\substack{1000 \\ 0.0076}}$ |  |  | － | ${ }^{\text {cosem }}$ | ${ }_{\text {a }}^{0.005}$ | O．amb | ${ }_{\text {L }}^{1.585}$ | ${ }^{\text {andem }}$ |  |
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| Suthoul | 33．9\％ | 92298 | 8286 | \％з396 | 52008 | ${ }^{\text {31356 }}$ | ${ }^{3} 568$ | 89780 | ${ }^{\text {82068 }}$ | satiro | 33918 | 1598 | 1156 | ${ }^{255 \%}$ | 8038 | 20.0 an | 2 253 | 129\％ |
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|  | ${ }_{\text {a }}$ | O．omm | Oomm | Comm | come | ．oom | Oomm | Comm | dome | Oomm | Oomm | Oomm | O．omb | O．ame | come | O．000 | ${ }_{\text {a }}$ | Omam |
| suthead | 0．00\％ | 0．00\％ | 0．95\％ | 0．006 | 0．006 | 0．006 | 0．00\％ | 1.148 | 0．00\％ | ．oom | ${ }^{1290}$ | 0．00\％ | 0．00\％ | 0．006 | 0．006 | 0．00\％ | 0．006 | 0．006 |
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| Sutued | 0.908 | 0.000 | 0．00\％ | 2488 | ${ }^{20328}$ | 1198 | 0．00\％ | 1.008 | 2388 | 17.7 | 0.000 | 0．00\％ | 0.008 | 1.64 | 0．00\％ | 0．008 | 0．008 | 0．006 |
|  | oowe | ORam | doum | doum | 00064 | 0006\％ |  | Oome |  | Oome |  | Oowe | Oome | Oome | dowe | 000\％ | dome | Oom |
|  | Oomm | Oomm | ．oom | comm | ．oom | ．oom | 0．00m |  | 0．006 | ．oom | ．oom | －omm |  |  | jomm |  |  |  |
| Suthoal | 0．00x | 0．000 | 0．006 | 0．006 | 0．00\％ | 0．008 | 0．00\％ | 0．006 | 0.000 | 0．000 | 0．00\％ | 0．005 | nowo | 0．00\％ | 0．00\％ | coom | noom | 0．00\％ |
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|  | ${ }^{12120}$ | O． | ） |  | Noum | ${ }^{272006}$ | ${ }^{212006}$ | O．omb | Oome | come | Somm | O．omb | Come | come | dome | － | comb | ） |
| Stirling Retail Park，Stirling Way，Boreharmwood <br> Tesco Extra，Shenley Road，Boreharmwood <br> Others，Zone 5 | Oom | Oomm | comb | －oom | 000\％ | （10206 | ， | oom | Oome | Oomm | Oomm | Oom | dome | Oome | come | \％os | comb | 边 |
| Sturbat | 1293 | 0.008 | 0.006 | 12006 | 10as6 | 3 367\％ | 3 361\％ | 0．00\％ | 0．006 | ．oom | 0．006 | 0．00\％ | 0．006 | 0．006 | 0．006 | 0．00\％ | 0．006 | 0．000 |
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|  | comb | comm | come | come | comb | comm |  | O． | Oome | \％omm | O． | O．omb | Oomb | Oome | come | O．amb | comb | \％ |
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|  | Oomes | O7，9m | aome | 0．00m | oomem | ．oom | oome | oome | 0．00\％ | ${ }^{127 m}$ | oomm | oome | oome | o．own | oome | Oome | oomem | O．am |
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| Suthoul | 0.190 | 0．856 | 0．006 | nomb | 0．006 | 0．00\％ | 0．00\％ | 1.118 | 0．006 | s．sso | ．oom | 0．00\％ | 0．00\％ | 0．006 | 0．006 | 0.000 | 0．006 | 0．00\％ |
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| Subroue |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  | 0.006 | 0.006 | 0．006 | 0．0\％ | 0．006 | 0．006 | 0．006 | 0．00\％ | 0．006 | 0．00\％ | 0．00\％ | 0．006 | 0．00\％ | 0．006 | 0．006 | 0．00\％ | 0．00\％ | 00\％ |
|  | Oorw | Opem | oowe | oomm | ．oome | ooom | oome | oome | oome | siem | oomm | oomm | oown | oome | oomm |  | oome | ${ }^{\text {oomm }}$ |
|  | Oom | Omm | come | comm | ，oom | Somm | Oomm | Comm | come | ¢omm | ${ }^{\text {coomm}}$ | Oomm | Some | Somb | Oomb | Oome | comb | O， |
| Subioul | 0.00 | 0．00 | 0．006 | 0．00\％ | 0．008 | 0．008 | 0．00\％ | 0．008 | 0．00\％ | s．am | ．0006 | 0．00\％ | 0．000 | 0．006 | 0．00 | 0．008 | 0．008 | 0．00\％ |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| $\begin{aligned} & \text { Abbots Langley Village Centre } \\ & \text { Kimgs Langley Village Centre } \\ & \text { Others, Zone } 10 \end{aligned}$ | （onem | ${ }_{\text {a }}^{\text {O．own }}$ | ${ }_{\text {a }}^{\substack{\text { o．ow } \\ \text { Oowm }}}$ | $\xrightarrow{\text { comb }}$ |  | ，iomm | ，omm | comm | come | （oomm | （2amb |  |  |  | comb | ，omem | comb |  |
| Sutroual | O．898 | 0．006 | 1258 | 0．00\％ | 0．00\％ | 0．006 | 0．00\％ | 1.1005 | noom | now | 22078 | 1.100 | $114 *$ | $1.18 \%$ | 0．00\％ | 0．006 | 0．00\％ | 00008 |
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|  | Oomm | Oome | （oomm | Oomm | coom | Oomm | Oomm | －o．0m | dome | Oomm | oom | －o．0m | Comem | 0．000 | Oomm | 0000 | comm | Oomm |
| Subitalal | 0.000 | 0．008 | 0．006 | omo | Nom | D．006 | 0．00\％ | ．00\％ | 0．00\％ | ．000\％ | 0．000 | 0．008 | 0．00\％ | 0．006 | 0．006 | 0．00x | 0．006 | 0.006 |
| 为 | Oalw | Ooxm | Oomem | Oome | comm | comm | \％omm | \％ome | comm | Oame | Some | Some |  | ${ }^{17230 m}$ |  |  | Some |  |
| Subtoua | O．4\％ | 0．00\％ | 0．008 | 0．008 | 0．008 | 0．008 | 0.000 | 0．00\％ | 0．00\％ | 0．00\％ | 0．006 | 0．006 | 0．006 | 17236\％ | 4.238 | 0．00\％ | 0．006 | \％ow |
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|  | Oomb | Oomm | ${ }^{\text {coow }}$ | comb | ${ }^{\text {coow }}$ | Noom | oomm | Oomm | dome | Oomm | Ooum | Oomm | dome | Oome | ${ }^{835}$ | Oomb | dom | Oem |
| Stutomal | 0.020 | 0．006 | now | 0．00x | 0．008 | 0．006 | 0．00\％ | 0．006 | 0．006 | ．o．00\％ | ．o．000 | 0．006 | 0．006 | 0．006 | Oen\％ | 0．006 | 0．006 | 0．00\％ |
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|  | cos | ${ }^{\text {O．own }}$ | $\substack{1276 \\ \text { comb }}$ | comm |  | ${ }_{\text {a }}^{\text {and }}$ | ${ }^{\text {O．amem }}$ | ${ }_{\text {a }}^{\text {oam }}$ |  | （oumm | O．oem | O．amb | ${ }^{\text {aowe }}$ |  | o．omb |  | ${ }_{\text {la }}^{\text {lasm }}$ | Soism |
| Sutroul | 2096 | 0．006 | 1276 | nowo | $120 \%$ | 3.006 | 12008 | 0．006 | now | 0．006 | 0．006 | noon | noon | 0．006 | 0．006 | ${ }^{26,780}$ | 20.858 |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  | ．o．en | cosemm | ．o．ow |  | ．o．0\％ |  | ．o．am | ，oome | comm | o．oemm | ．o．am |  | ．o．em | oome | ．o．as | $\substack{\text { 3700m } \\ \text { come }}$ | ${ }_{\text {2 }}^{2 \times 2006}$ |
| $\begin{aligned} & \text { Cones. } 2 \text { one } \\ & \text { Sutioner } \end{aligned}$ |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  | $0^{0.354}$ | 0．00\％ | 0.958 | 0．006 | 313\％ | 0．00\％ | 2005 | 0．008 | 0．00\％ | 0．00\％ | 0．00\％ | nowo | $114 \%$ | 0．00\％ | 0．00\％ | 1268 | 3700 |  |
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| Wheathampstead Village Centre | O380 | 000m | comb | 000m | 000m | ．000 | 0．00m | 0．00m | 0．000 | 0．000 | 0．00m | 0．00m | 0．006 | 0．00m | comb |  | com | som |
| Sutumat | 0，00\％ | 0.000 | 0．006 | 0．006 | 0．006 | 0．006 | 0.008 | 0.006 | 0.000 | ．oom | 0．00m | 0．008 | 0．006 | O．000 | oom | 2 269\％ | 0．00\％ | 83900 |
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| 隹 | Oemen | ．oomm | ．oomm | － | O．oem | Oomm | O．oem | ．oomm | ， | ．o． | O． | ．oomm | O．oem | － | Oomm | Oomb | O． | ， |
| pmeme veme come | Oamm | oomm | \％oom | \％omm | \％oom | 2006\％ | \％omm | oomm | ${ }^{23 \mathrm{mam}}$ | \％oom | \％oom | \％oom | \％omm | \％omm | \％omm | Oomb | \％omm | \％ |
| Ones． 2 mom | ${ }^{2000}$ | O．omb | Oomm | Ooom | Oomm | Oomo | Oomo | ${ }^{\text {coom }}$ | ．oom | ${ }^{\text {a }}$ | Oomm | Oomm | Oomo | Oomo | Oomm | 0008 | Oomb | oome |
| Suthoul | 2，17\％ | 0．006 | ．0000 | ．oom | ．oom | 1298 | ．oom | 0．006 | ${ }^{2} .106$ | ．000 | ．000 | ．000 | ．oom | ．0006 | 0．000 | ．oos | 0．000 | －0．00 |
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| Sutbeal | $117 \%$ | noom | noom | noom | noom | noom | 22828 | noom | noom | noom | noom | 0．00\％ | 0．00\％ | 0．00\％ | 0．00\％ | noom | 1290 | ．oom |
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| Sutboul | 0.50 | O．90 | 0．000 | 0.000 | 0．00\％ | noom | 0.000 | nasm | 0．006 | cose | now | 0.000 | ．000 | 0．006 | 0．00\％ | ．000\％ | 0．006 | 0．006 |
| Nommestose cheme | O220 | dome | Oome | Oomem | ${ }^{121 \%}$ | oomm | oomem | oamm | 1270 | Oomem | ．oom | oomm | oomm | oome | oome | ${ }^{\text {Oomem }}$ | oome | oomb |
| Subluad |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Subtoul | 0．36\％ | 0.008 | 0．00 | 0．006 | 22＊ | 0．006 | 0．006 | 0．000 | 5150 | 0．006 | Soos | 0．006 | 0．006 | 0．000 | 0．006 | 0．000 | ．00\％ | 0．008 |
| 为 | Oome | O．aw | oome | ${ }_{\text {a }}^{\text {omem }}$ | oome | ${ }^{\text {a }}$ | O．aw | ${ }_{\text {cosem }}^{\text {oomem }}$ | O．amb | Sase |  | oomm |  |  | oome | ${ }^{\text {oomem }}$ |  | ${ }_{\text {comb }}^{\text {O．om }}$ |
| Smant memememo | Oom | －owm | 000m | oom | com | comb | comb | 000m | comb | comb | Oomm | comm | com | comb | comm | 0000 | com | comb |
| Sutbeal | 0．00\％ | 0．00\％ | 0．00\％ | nown | 0．008 | 0．006 | 0．006 | 0．006 | 0．006 | casm | 0．006 | 0．00\％ | 0．006 | 0．006 | 0．006 | 0．008 | 0．006 | 0．000 |
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|  | Oazem | O．o．0w | ${ }_{\text {a }}^{\text {a }}$ |  | O．own | come |  |  | comb | comb |  | comb |  | comb | comb |  | comb | Oomem |
| subutan | 1.018 | 0．00\％ | 1056 | 0．006 | 0．00\％ | 0．006 | 51.38 | 0．00\％ | 0．00\％ | 0．006 | ${ }^{15373}$ | 0．006 | 2018 | 0．00\％ | 0．005 | 1295 | 0．00\％ | 0．006 |
| 边 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 隹 |  |  |  |  |  | $0.00 \%$ <br> $0.00 \%$ |  |  | $\begin{gathered} \text { oode } \\ \text { oom } \\ \text { ono } \end{gathered}$ | $\begin{gathered} 4.66 \% \\ \hline 0.00 \% \\ \hline 0.00 \% \\ \hline \end{gathered}$ | folve |  |  |  |  |  | comb |  |
| Subtoue | 4188 | 0．006 | 1058 | 0．006 | 0．006 | Cow | Nomb | ．0．0\％ | D．000 | ，168） | 240\％ | ${ }_{35836}$ | 3 scex | ${ }^{2018}$ | som | ${ }^{2388}$ | 0．006 |  |
| 越 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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| Sutheat | 0.200 | 0．006 | 0．00\％ | 0．00\％ | 0．00\％ | 0．008 | D．00\％ | 0．006 | 0．00\％ | 0．006 | 0．006 | 3.008 | $119 \%$ | 0．000 | 0．006 | 0．008 | 0．00\％ | 0．006 |
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| Sithour | O．s76 | 0．006 | 0．00\％ | 0．00\％ | 0．00\％ | 0．006 | ．000 | 0．006 | 0．006 | 3.315 | 0．006 | ${ }^{1.408}$ | 1288 | 20.087 | 3118 | 0.00 | 0．006 | cos |
| nemplaiceme |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Oness 20en 14 | ${ }^{\text {oomom }}$ | Oow | 0000 | coom | 0．000 | 0．000 | 0．000 | coos | nown | coom | 0000 | nomm | 0000 | coom | 0．000 | 0000 | oom |  |
| Suthour | 0．148 | 0．006 | 0．00\％ | 0．00x | 0．008 | 0．006 | 0．008 | 0．00x | 0．000 | Down | 0．006 | 0．000 | 0．00\％ | 0．000 | 6．73\％ | 0．00\％ | 0．008 | 0．006 |
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| Somer mone | ${ }^{2}$ | O． | ， | dome | 330\％ | 31170 | Oomb | ${ }_{\text {a }}$ | comm | ， 10000 | ， | ， | Oomm | Oomm | Oome |  | ${ }^{\text {a }}$ |  |
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| Subtoua | Oens | ．oom | D．00\％ | 0．006 | 0.000 | 0．00\％ | 0．00\％ | 0．00\％ | 0．00\％ | 0．006 | 0.008 | 0．00\％ | 0．000 | 0．00\％ | 0．006 | ．oom | 0．00\％ | 12339 |
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Table 26a: Estimated 'capacity' for new comparison goods facilities in South West Hertfordshire (all five authority areas)

| Year | Turnover (fm) ${ }^{1}$ | Available Expenditure | Inflow | Surplus Expenditure |
| :---: | :---: | :---: | :---: | :---: |
| 2017 | 2,154.7 | 2,121.3 | 33.4 | 0.0 |
| 2021 | 2,293.6 | 2,307.1 | 36.7 | 50.1 |
| 2026 | 2,564.8 | 2,791.7 | 42.9 | 269.8 |
| 2031 | 2,859.6 | 3,377.9 | 50.3 | 568.6 |
| Study Area Market Share (\%) ${ }_{\text {(\%) }} \mathbf{3 , 1 8 8 . 3}$ |  | 4,088.3 | 58.8 | 958.8 |
|  |  | 49.7\% |  |  |

Study Area market Share (\%) Pe Alficionsy as set out in Table 4 b Experian Retail Planner 15 (December 2017)
2. Assumes reduced market share claimed by South West Hertfordshire facilities at 49.7\% from the Study Area (currenty $51.2 \%$ )

| Year | Surplus Expenditure <br> (£m) | Floorspace Capacity (sq m net) |  |  |
| :---: | :---: | :---: | :---: | :---: |
|  |  | $\mathrm{min}^{1}$ | Max ${ }^{2}$ |  |
| 2017 | 0.0 | 0 | 0 |  |
| 2021 | 50.1 | 6,300 | 8,600 |  |
| 2026 | 269.8 | 30,200 | 41,300 |  |
| 2031 | 568.6 | 57,100 | 78,000 |  |
| 2036 | 958.8 | 86,400 | 117,900 |  |
| es sales for ines for incre | ed to be $£ 7,500$ per sq. ed to be $£ 5,500$ per sq.m efficiency as set out in |  | end of | achieved in South West Hertfordshire achieved in South West Hertfordshire |

Table 26c: Extant comparison goods commitments in South West Hertfordshire

| Destination | Reference | Proposal | $\underset{(\mathrm{sq} \mathrm{m})}{\text { Net Convenience Floorspace }}$ | $\begin{gathered} \text { Estimated Sales Density } \\ (\varepsilon / \mathrm{sq} \mathrm{~m}) \end{gathered}$ | Estimated Comparison Turnover $(\mathrm{Em})$ |
| :---: | :---: | :---: | :---: | :---: | :---: |
| Hertsmere | N/A | Over 40 applications involving development to or from A classes have extant permission. However, none are sizable and most relate to changes of use of small High Street units. The extant permissions are judged largely to be neutral in floorspace terms. | 0 | 0 | 0.0 |
| Three Rivers | 16/0005/FUL, South Oxhey regeneration | The approved Development Schedule sets out the type and maximum quantity of development that can be provided across the South Oxhey redevelopment as a whole. This permits up to $5,137 \mathrm{sqm}$ of flexible town centre uses (Classes A1-A5, D1, D2, B1 and Bookmakers) including a Lidl foodstore of up to $1,714 \mathrm{sqm}$. After allowing for a foodstore, offices and a bookmakers, there is $2,647 \mathrm{sq} \mathrm{m}$ of space left for potential comparison goods uses. | Assumed that comparison goods might be $75 \%$ of the $2,647 \mathrm{sq} \mathrm{m}$ residual figure $=1,985 \mathrm{sq} \mathrm{m}$. We have assumed that $50 \%$ of this figure is 'new floorspace (i.e. not replacement) $=992$ sq $m$. | 6,500 | 6.4 |
| Dacorum | 4/00424/15/MOA, Jarman Park, St Albans Hill, Hemel Hempstead | The proposed development involves the erection of Class A1 retail development (to include convenience and comparison retail floorspace and ancillary cafe) and Class A3 drive thru café/restaurant (with ancillarytakeaway) unit together with access, car parking, service yard and associated works. | Net convenience floorspace is 812 sq m net. Net comparison floorspace is $8,000 \mathrm{sq}$ m net. | 6,500 | 52.0 |
| Dacorum | 4/01317/14/MFA, Gossoms End, | Full Planning permission ( $4 / / 01317 / 14 / \mathrm{MFA}$ ) has been granted fo m gross Lidl store and 30 flats. The development has not been implemented, but a number of applications to discharge the planning conditions have been submitted recently, which suggests that a start on site is imminent. | Net floorspace is 1,281 sq $m$ net $x$ $20 \%$ comparison goods area $=256$ sq m | 4,800 | 1.2 |
| Dacorum | 4/03157/16/MFA), Aviva site, Maylands Avenie, Hemel Hempstead | Outline planning permission (4/01132/15/MOA) has been granted for retail development ( 12,503 sq. metres), offices ( 3,004 sq. metres) and restaurants ( 650 sqm ) at this site. The conditions attached to this permission stipulate that the net retail floor area shall not exceed 9,290 sq. metres. comprising a maximum of: <br> - 1,414 sq. metres of convenience food goods <br> $\cdot 7,848$ sq. metres of comparison non-food goods <br> The Council has now granted a reserved matters application (4/03157/16/MFA). This application proposes an increase in net convenience floorspace to 1,950 sqm. | We have assumed that the net to gross ratio for comparison goods is $75 \%=$ $5,613 \mathrm{sq} \mathrm{m}$ net | 6,500 | 36.5 |
| Wattord | 16/00076/VAR, Charter Place, | Part demolition/reconfiguration/change of use of existing Charter Place Shopping Centre, demolition of 37-57 and 67-69 High Street, and part retention of 63-65, High Street. Erection of new buildings within Classes A1(shops), A3 (restaurants) and D2 (including cinema), including provision of new covered market, together with associated plant and machinery, and ancillary facilities. Provision of new public realm. Alterations to existing pedestrian and cycle access and egress arrangements, highway alterations/ improvements and other ancillary works and operations. Variation of Condition 2 of planning permission ref. 14/00779/NAR to incorporate amendments to the ground and first floor retail units, second floor leisure unit, design of the high level glazed canopy, reorientation of the escalators and stairs within the central space and other minor amendments. | Gross florrspace addions of 10,291 sq m . We have assumed that the net:gross ratio is $70 \%=7,204 \mathrm{sq} \mathrm{m}$ net We have further asumed that $80 \%$ of this total will be dedicated to convenience goods $=5,763 \mathrm{sq} \mathrm{m}$ net. | 7,500 | 43.2 |
| St Albans | 5/2016/3386, Grifiths Way South | Outline application (access and scale sought) for mixed use development comprising Class A1 (discount foodstore), Class A1 (non food retail), D2 (gym) and Class A3/A5 (restaurant and drive-through) | 4,800 | 6,500 | 31.2 |
| St Albans | 5/2016/3629, Hertfordshire House Civic Close St Albans | Infill of building overhang at ground floor and partial change of use of basement and ground floor to flexible commercial use (A1/A2/A3/B1/D1) | 218 | 6,500 | 1.4 |
| St Albans | 5/2015/2212, Town Hall, St Albans | Change of use of building to accommodate new museum and gallery with ancillary cafe and retail facilities including extension of basement, first floor glazed link extensions, display of advertisement banners and lettering, replac | 200 | 6,500 | 1.3 |
| Total |  |  | 25,842 |  | 173.3 |

Talle 2 ar

| Year | Surplus Expenditure | Commitments | Residual Expendifure | Floorspace Capacity (sq m net) |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
| 2017 | (8m) | (8m) | (8m) | - Min $^{1} 100$ | Max ${ }^{\text {² }}$ |
| ${ }_{2021} 2017$ | 00.1 <br> 0.0 | 184.5 | ${ }_{-134.3}$ | $-23,100$ $-16,800$ | $-231,000$ $-23,00$ |
| ${ }_{2031}^{2026}$ | 269.8 568.6 | 206.1 229.8 | 63.8 338.8 | 7,100 34.000 | 9,800 46,500 |
| 2036 | 958.8 | 256.2 | 702.6 | 63.300 | 86.400 |

[^5]Table 26e: Estimated 'capacity' for new comparison goods facilities in Hertsmere


| Destination |  | Reference | Proposal | Net Convenience Floorspace (sq m) | Estimated Sales Density (Elsq m) | Estimated Comparison Turnover <br> (Em) |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Hertsmere | N/A |  | Over 40 applications involving development to or from A classes have extant permission. However, none are sizable and most relate to changes of use of small High Street units. The extant permissions are judged largely to be neutral in floorspace terms. | 0 | 0 | 0.0 |
| Total |  |  |  | 0 |  | 0.0 |

Table 26h: Net quankaive capacity for additional comparison goods floorspace in Hertsmere

| Year | Surplus Expenditure | Commitments | Residual Expenditure | Floorspace Capacity (sq m net) |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
|  | (8m) | (Em) | (em) | Min² | Max ${ }^{2}$ |
| 2017 | 0.0 | 0.0 | 0.0 | 0 | 0 |
| 2021 | -11.7 | 0.0 | -11.7 | -1,500 | 2,000 |
| 2026 | 0.2 16.9 | 0.0 0.0 | 0.2 16.9 | $\stackrel{0}{1,700}$ | $\xrightarrow{0,300}$ |
| 2036 | 39.1 | 0.0 | 39.1 | 3,500 | 4,800 |

[^6]Table 26i: Estimated 'capacity' for new comparison goods facilities in Three Rivers


Table 26j: Gross quantitative capacity for additional comparison goods floorspace in Three Rivers

| Year | Surplus Expenditure (Em) | Floorspace Capacity (sq m net) |  |  |
| :---: | :---: | :---: | :---: | :---: |
|  |  | min ${ }^{1}$ | Max ${ }^{2}$ |  |
| 2017 | 0.0 | 0 | 0 |  |
| 2021 | 3.0 | 400 | 500 |  |
| 2026 | 8.9 | 1,000 | 1,400 |  |
| 2031 | 16.9 | 1,700 | 2,300 |  |
| 2036 | 27.4 | 2,500 | 3,400 |  |
| 1. Average sales density assumed to be $£ 7,500$ per sq.m which Nexus Planning considers to be towards the higher end of what could be achieved in South West Herffordshire |  |  |  |  |
| 2. Average sales density assumed to be $£ 5,500$ per sq.m which Nexus Planning considers to be towards the lower end of what could be achieved in South West Hertfordshire 3. Allows for increased turnover efficiency as set out in Table 4b Experian Retail Planner 15 (December 2017) |  |  |  |  |
|  |  |  |  |  |  |


| Destination | Reference | Proposal | Net Convenience Floorspace | $\begin{aligned} & \text { Estimated Sales Density } \\ & (£ / \mathrm{sq} \mathrm{~m}) \end{aligned}$ | $\begin{aligned} & \text { Estimated Comparison Turnover } \\ & (\mathrm{Em}) \end{aligned}$ |
| :---: | :---: | :---: | :---: | :---: | :---: |
| Three Rivers | 16/0005/FUL, South Oxhey regeneration | The approved Development Schedule sets out the type and maximum quantity of development that can be provided across the South Oxhey redevelopment as a whole. This permits up to $5,137 \mathrm{sqm}$ of flexible town centre uses (Classes A1-A5, D1, D2, B1 and Bookmakers) including a Lid foodstore of up to $1,714 \mathrm{sqm}$. After allowing for a foodstore, offices and a bookmakers, there is $2,647 \mathrm{sq} \mathrm{m}$ of space left for potential comparison goods uses. | Assumed that comparison goods might be $75 \%$ of the $2,647 \mathrm{sq} \mathrm{m}$ residual figure $=1,985 \mathrm{sq} \mathrm{m}$. We have assumed that $50 \%$ of this figure is 'new' floorspace (i.e. not replacement) $=992 \mathrm{sq} \mathrm{m}$. | 6,500 | 6.4 |
| Total |  |  | 992 |  | 6.4 |


| Year | Surplus Expenditure | Commitments | Residual Expenditure | Floorspace Capacity (sq m net) |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
|  | (Em) | (Em) | (Em) | Min² | Max ${ }^{2}$ |
| 2017 | 0.0 | 6.4 | -6.4 | -900 | -1,200 |
| 2021 | 3.0 | 6.9 | -3.9 | -500 | -700 |
| 2026 | 8.9 | 7.7 | 1.2 | 100 | 200 |
| 2031 | 16.9 | 8.6 | 8.4 | 800 | 1,100 |
| 2036 | 27.4 | 9.5 | 17.8 | 1,600 | 2,200 |

[^7]Table 26m: Estimated 'capacity' for new comparison goods facilities in Dacorum



Table 260: Extant comparison goods commitments in Dacoru

| Destination | Reference | Proposal | Net Convenience Floorspace $(\mathrm{sq} \mathrm{m})$ | $\begin{gathered} \text { Estimated Sales Density } \\ (\text { E/sq m) } \\ \hline \end{gathered}$ | $\underset{(\mathrm{Em})}{\text { Estimated Comparison Turnover }}$ |
| :---: | :---: | :---: | :---: | :---: | :---: |
| Dacorum | 4/00424/15/MOA, Jarman Park, <br> St Albans Hill, Hemel <br> Hempstead |  | Net convenience floorspace is 812 sq m net. Net comparison floorspace is $8,000 \mathrm{sq} \mathrm{m}$ net. | 6,500 | 52.0 |
| Dacorum | 4/01317/14/MFA, Gossoms End, Berkhamstead | Full Planning permission (4/01317/14/MFA) has been granted for a 1,884 sq m gross Lidl store and 30 flats. The development has not been implemented, but a number of applications to discharge the planning conditions have been submitted recently, which suggests that a start on site is imminent. | Net floorspace is 1,281 sq $m$ net $x$ $20 \%$ comparison goods area $=256$ sq m | 4,800 | 1.2 |
| Dacorum | 4/03157/16/MFA), Aviva site, Maylands Avenie, Hemel Hempstead | Outline planning permission (4/01132/15/MOA) has been granted for retail development ( 12,503 sq. metres), offices ( 3,004 sq. metres) and restaurants ( 650 sqm ) at this site. The conditions attached to this permission stipulate that the net retail floor area shall not exceed 9,290 sq. metres. comprising a maximum of: <br> - 1,414 sq. metres of convenience food goods <br> $\cdot 7,848$ sq. metres of comparison non-food goods <br> The Council has now granted a reserved matters application (4/03157/16/MFA). This application proposes an increase in net convenience floorspace to 1,950 sqm. | We have assumed that the net to gross ratio for comparison goods is $75 \%=5,613 \mathrm{sq} \mathrm{m}$ ne | 6,500 | 36.5 |

Table 26p: Net quantitative capacity for additional comparison goods floorspace in Dacorur


[^8]Table 26q: Estimated 'capacity' for new comparison goods facilities in Wattord


1. Allows for increased turnover efficicency as set out in Table eb Experian Retail Planner 15 (December 2017)

Table 26r: Gross quantitative capacity for additional comparison goods floorspace in Wattord

| Year | $\begin{aligned} & \text { Surplus Expenditure } \\ & (\Omega \mathrm{m}) \end{aligned}$ | Floorspace Capacity (sq m net) |  |
| :---: | :---: | :---: | :---: |
|  |  | $\mathrm{min}^{1}$ | Max ${ }^{2}$ |
| 2017 | 0.0 | 0 | 0 |
| 2021 | 59.2 | 7,400 | 10,100 |
| 2026 | 177.2 | 19,900 | 27,100 |
| 2031 | 336.6 | 33,800 | 46,200 |
| 2036 | 543.9 | 49,000 | 66,900 |

1. Average sales density assumed to be $£ 7,500$ per sq.m which Nexus Planning considers to be towards the higher end of what could be achieved in South West Hertfordshir
2. Average sales density assumed to be $£ 5,500$ per sq.m which Nexus Planning considers to be towards the lower end of what could be achieved in South West Hertordshire 3. Allows for increased turnover efficiency as set out in Table 4b Experian Retail Planner 15 ( (eecember 2017) 2016 Prices

Table 26s: Extant comparison goods commitments in Watford

| Destination | Reference | Proposal | $\begin{aligned} & \text { Net Convenience Floorspace } \\ & (\mathrm{sq} \mathrm{~m}) \end{aligned}$ | $\begin{gathered} \text { Estimated Sales Density } \\ (\text { E/sq m) } \end{gathered}$ | $\begin{aligned} & \text { Estimated Comparison Turnover } \\ & (\mathrm{Em}) \end{aligned}$ |
| :---: | :---: | :---: | :---: | :---: | :---: |
| Watford | 16/00076/VAR, Charter Place, Watford | Part demolition/reconfiguration/change of use of existing Charter Place Shopping Centre, demolition of 37-57 and 67-69 High Street, and part retention of 63 -65, High Street. Erection of new buildings within Classes A1(shops), A3 (restaurants) and D2 (including cinema), including provy, of new covered market, together with associated plant and machine and ancillary faciilities. Provision of new public realm. Alterations to existing pedestrian and cycle access and egress arrangements, highway alterations/ improvements and other ancillary works and operations. Variation of Condition 2 of planning permission ref. 14/00779/VAR to incorporate amendments to the ground and first floor retail units, second floor leisure unit, design of the high level glazed canopy, reorientation of the escalators and stairs within the central space and other minor amendments. | Gross florrspace addions of 10,291 sq m . We have assumed that the net:gross ratio is $70 \%=7,204 \mathrm{sq} \mathrm{m}$ net. We have further asumed that $80 \%$ of this total will be dedicated to convenience goods $=5,763 \mathrm{sq} \mathrm{m}$ net. | 7,500 | 43.2 |
| Total |  |  | 5,763 |  | 43.2 |

Table 26t: Net quantitative capacity for additional comparison goods floorspace in Watford

|  | Surpus Expenditure | Commitments | Residual Expendifitre | Floorspace Capacity (sq m net) |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
| Year | (Em) | (8m) | (8m) | Min ${ }^{1}$ | M ${ }^{2}{ }^{2}$ |
| 2017 | 0.0 | 43.2 | -43.2 | -5,800 | -7,900 |
| 2021 | 59.2 | 46.0 | 13.2 | 1,700 14100 | 2,300 19,200 |
| 2026 | 177.2 336.6 | 51.4 57.4 | 125.8 279.2 | 14,100 28,100 | 19,200 38,300 |
| 2036 | 543.9 | 64.0 | 480.0 | 43,300 | 59,000 |

[^9]Table 26u: Estimated 'capacity' for new comparison goods facilities in St Albans

| Year | Turnover | Available Expenditure | Infow | Surplus Expendifure |
| :---: | :---: | :---: | :---: | :---: |
| 2017 | 427.5 | 415.9 | 11.6 | 0.0 |
| 2021 | 455.1 | 418.0 | 12.7 | -24.3 |
| 2026 | 508.9 | 505.9 | 14.9 | 11.9 |
| 2031 | 567.4 | 612.1 | 17.4 | 62.1 |
| 2036 | 632.6 | 740.8 | 20.4 | 128.6 |
| Study Area Market Share (\%) |  | 9.0\% |  |  |

1. Allows for increased turnover efficiency as set out in Table 4b Experian Retail Planner 15 (December 2017)
2. Assumes reduced market share claimed by St Albans facilities at $9.0 \%$ from the Study Area (currently $10.0 \%$ )

Table 26v: Gross quantitative capacity for additional comparison goods floorspace in St Albans

| Year | Surplus Expenditure <br> (Em) | Floorspace Capacity (sq m net) |  |
| :---: | :---: | :---: | :---: |
|  |  | min ${ }^{1}$ | Max ${ }^{2}$ |
| 2017 |  | 0 | 0 |
| 2021 | -24.3 | -3,000 | $-4,200$ |
| 2026 | 11.9 | 1,300 | 1,800 |
| 2031 | 62.1 | 6,200 | 8,500 |
| 2036 | 128.6 | 11,600 | 15,800 |

1. Average sales density assumed to be $£ 7,500$ per sq.m which Nexus Planning considers to be towards the higher end of what could be achieved in South West Herffordshire
2. Average sales density assumed to be $£ 5,500$ per sq.m which Nexus Planning considers to be towards the elower end of what could be achieved in South West Hertfordshire
3. 3. Allows tor increased turnover efficiency as set out in Table 4 b Experian Retail Planner 15 (December 2017) 2016 Prices

Table 26w: Extant comparison goods commitments in St Albans

| Destination Reference Proposal |  |  | $\begin{aligned} & \text { Net Convenience Floorspace } \\ & (\mathrm{sq} \mathrm{~m}) \end{aligned}$ | $\begin{gathered} \text { Estimated Sales Density } \\ \text { (Elsq m) } \end{gathered}$ | $\begin{aligned} & \text { Estimated Comparison Turnover } \\ & (\mathrm{Em}) \end{aligned}$ |
| :---: | :---: | :---: | :---: | :---: | :---: |
| St Albans | 5/2016/3386, Griffiths Way South | Outline application (access and scale sought) for mixed use development comprising Class A1 (discount foodstore), Class A1 (non food retail), D2 (gym) and Class A3/A5 (restaurant and drive-through) | 4,800 | 6,500 | 31.2 |
| St Albans | 5/2016/3629, Hertfordshire House Civic Close St Albans | Infill of building overhang at ground floor and partial change of use of basement and ground floor to flexible commercial use (A1/A2/A3/B1/D1). | 218 | 6,500 | 1.4 |
| St Albans | 5/2015/2212, Town Hall, St Albans | Change of use of building to accommodate new museum and gallery with ancillary cafe and retail facilities including extension of basement, first floor glazed link extensions, display of advertisement banners and lettering, replac | 200 | 6,500 | 1.3 |
| Total |  |  | 5.763 |  | 33.9 |

2ax: Net qua

|  | Surplus Expenditure | Commitments | Residual Expendifure | Floorspace Capacity (sq m net) |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
| Year | (Em) | (Em) | (8m) | Min ${ }^{1}$ | Max ${ }^{2}$ |
| 2017 | 0.0 | 33.9 | -33.9 | -4,500 | -6,200 |
| 2021 | -24.3 | 36.1 | -60.4 | -7,600 | -10,300 |
| 2026 | 11.9 | 40.4 | -28.5 | -3,200 | -4,400 |
| 2031 | 62.1 | 45.0 | 17.1 | 1,700 | 2,300 |
| 2036 | 128.6 | 50.2 | 78.4 | 7,100 | 9,600 |

[^10]
[^0]:    Average sales density assumed to be $£ 11,605$ per 5 q.m (rounded) based on the average sales density of the leading four supermarkets as identified by Verdict 2016
    . Average sales density assumed to be $£ 9,137$ per $s$ s.m. (rounded) based on the average sales density of discount operators as identified by Verdict 2016
    2016 Prices

[^1]:    

[^2]:    

[^3]:    
    

     | $0.000 \%$ | $0.00 \%$ | 20228 | $0.00 \%$ |
    | :--- | :--- | :--- | :--- |

    
    

[^4]:    
    
    
    
    
    
    
    

[^5]:    1. Average sales density assumed to be $£ 7,500$ per sq.m which Nexus Planning considers to be towards the higher end of what could be achieved in South West Herffordshire
    2. Average sales density assumed to be ef,500 per sq..m which Nexus Planning considers to to towards the lower end of what could be achieved in South West Hertfordshire
    3 Residual calculated by subtracting turnover of commitments (sourced trom Table 26c) from surpus expenditure (sourced from Table 26a)

    Residual calculated by subtracting turnover of commitments (sourced from Table 26c) from surplus expenditure (sourced from Table 26a)
    ${ }_{2}^{\text {4. Allows for }}$

[^6]:    1. Average sales density assumed to be $£ 7,500$ per sq.m which Nexus Planning considers to be towards the higher end of what could be achieved in South West Herffordshire
    2. Average sales density assumed to be $£ 5,500$ per sq.m which Nexus Planning considers to be towardd the lower end of what could be achieved in South West Hertordshire
    3. Average sales density assumed to be $£ 5,500$ per sq.m which Nexus Planning considers to be towards the lower end of what could be achi
    4. Residual calculated by subtracting turnover of commitments (sourced from Table 26 ) from surplus expendiv)
    5. Allows tor increased turnover efficiency as set out in Table 4 b Experian Retail Planner 15 (December 2017)

    2016 Prices

[^7]:    1. Average sales density assumed to be $£ 7,500$ per sq.m which Nexus Planning considers to be towards the higher end of what could be achieved in South West Herffordshire
    2. Average sales density assumed to be $£ 5,500$ per sq.m which Nexus Planning considers to be towards the lower end of what could be achieved in South West Hertfordshire

    Residual calculated by subtracting turnover of commitments (sourced from Table 26k) from surpalus expenditure (sourced from Table 26 i)
    Allows for increased turnover efficiency as set out in Table 4 b Experian Retail Planner 15 (December 2017)
    2016 Prices

[^8]:    1. Average sales density assumed to be $£ 7,500$ per sq.m which Nexus Planning considers to be towards the higher end of what could be achieved in South West Hertfordshire
    2. Average sales density assumed to be $£ 5.500$ per sq.m which $N$ Nexus Planning 2. Average sales density assumed to be $£ 5.500$ per sq.m which Nexus Planning considers to be towards the lower end of what could be achie
    3. Residual calculated by subtracting turnover of commitments (sourced from Table 260 ) from surplus expenditure (sourced trom Table 26 m ) . Residual calculaed by subtracing tiencer of commitments (sourced from Table 260) trom surplus expenditure (sume 2016 Prices
[^9]:    1. Average sales density assumed to be $£ 7,500$ per sq.m which Nexus Planning considers to be towards the higher end of what could be achieved in South West Hertfordshire
    2. Average sales density assumed to be $£ 5,500$ per sq.m which Nexus Planning considers to be towards the lower end of what could be achieved in South West Hertordshire Residual calculated by subbracting turnover of commitments (sourced from Table 26s) from surplus expenditure (sourced from Table 26q)
    ${ }_{2016 \text { Prices }}^{\text {4. Allows }}$
[^10]:    
    
    4. Allows for in
    2016 Prices

