Lancashire Central

Retail and Leisure Assessment

July 2022

Application for Outline Planning Permission

On behalf of Maple Grove Developments and Lancashire County Council

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APPENDICES

1.0 INTRODUCTION

1.1 This Retail & Leisure Assessment has been prepared in support of an outline application for a major mixed-use development known as 'Lancashire Central' (the "Application Site" or "Site"), and previously referred to as the 'Cuerden Strategic Site'.

1.2 The Application Site already benefits from outline planning approval (LPA Ref: 07/2017/0211/ORM) granted on 20 December 2017, involving a *'Hybrid planning application comprising of Full and Outline development - Environmental Impact Assessment (EIA) development, Part 1 FULL - Retail floorspace (Use Classes A1 & A3) and associated car parking, site access, highway works, drainage and strategic landscaping;, Part 2 OUT - Employment floorspace (Classes B1, B2 & B8), hotel (Class C1), health and fitness and leisure (Class D2), creche/nursery (Class D1), retail (Classes A1, A2, A3, A4 & A5), car showrooms (Use Class Sui Generis), residential (Classes C2/C3) and provision of associated car parking, access, public open space, landscaping and drainage (Access applied for) and affecting the setting of a Listed Building'* (the 'Original Permission'). This permission currently remains extant.

1.3 Following the grant of planning permission a number of key tenants and landowners decided to withdraw their involvement in the approved scheme. LCC have subsequently undergone a process of reassessing what can be developed on the Site taking account of the current economic climate and changes in market demand which has culminated in a revised proposal for which fresh planning permission is now sought. The revised scheme proposes a greater quantum of employment floorspace and is therefore more aligned with the aims of the site allocation and Policy C4. A significantly smaller element of retail and other Main Town Centre Uses (MTCUs) is however still required to deliver and serve the development and the neighbouring community.

1.4 The current Description of Development is as follows:

"Application for Outline Planning Permission (with all matters reserved save for access from the public highway and strategic green infrastructure/landscaping) for a mixed-use development including the provision of Employment use (Use Classes B2/B8/E(g)); retail (use Class E(a)); food, drink and drive-through restaurant use (Use Class E(b)/Sui

Generis Drive-Through); hotel use (Use Class C1); health, fitness and leisure use (Use Classes E(d)/F(e)/F2(b)); creche/nursery (Class E(f)); car showrooms (Use Class Sui Generis Car Showroom); Residential use (C3) the provision of associated car parking, access, public open space, landscaping and drainage."

1.5 The Application Site extends to 51.3 hectares and comprises land to the south of the M65, to the west of A49 Wigan Road, and east of Stanifield Lane and has previously been known as the 'Cuerden Strategic Employment Site'. The extent of the Application Site is defined in red on the Plan attached as **Appendix 1**.

1.6 The Application Site is classed as out-of-centre in retail and leisure policy terms and as such, this Assessment provides justification for the retail, hotel and leisure components of the scheme against the terms of the Development Plan and the National Planning Policy Framework (NPPF). A full assessment of the scheme against other relevant policy requirements is set out in the Planning Statement.

1.7 Against this background, this Assessment covers the following:

- **Section 2** sets out a description of the Application Site and Proposed Development;
- **Section 3** provides an overview of the planning policy context for Site;
- **Section 4** provides an overview of the Application Site's retail and leisure context including existing centres and key destinations;
- **Section 5** considers the proposals against the policy objectives of the sequential approach;
- **Section 6** provides an assessment of the proposed retail and leisure floorspace against the NPPF impact tests; and
- **Section 7** outlines the summary and conclusions arising from the above including the scheme's compliance with the NPPF and relevant adopted Development Plan policy.

1.8 Full details of the scheme and justification against other issues is provided in the other documents submitted as part of the planning application.

2.0 APPLICATION SITE AND PROPOSED DEVELOPMENT

The Application Site & Surroundings

2.1 The boundary of the Application Site is identified in red on the Site Location Plan provided as **Appendix 1** of this Statement. The Site extends to 51.3 hectares.

2.2 The Site is within the administrative area of South Ribble Borough Council (SRBC) and is located to the south of Lostock Hall and Bamber Bridge, approximately 4.5 km to the south of Preston City Centre.

2.3 The Site is located on the western end of the M65, approximately 200m to the west of the junction between the M65 and M6. The Site is bound to the south east by the M6 and M65 and the north by the A582 Lostock Lane. Stanifield Lane forms much of the western boundary of the Site, with agricultural land and scattered properties further to the west, with the railway and large warehouse developments beyond.

2.4 The Site is currently agricultural fields, with associated field boundaries. A number of agricultural buildings are present within the centre of the Site, to the east of Stoney Lane House (which lies outside of the Site).

2.5 The Site includes areas of existing infrastructure, including the M65 terminus roundabout, a stretch of Wigan Road to the east, Stanifield Lane to the west and a small area of the A582 Lostock Lane to the north.

2.6 The Site excludes the majority of Stoney Lane and Old School Lane and also excludes properties fronting onto these roads (including Brookhouse Farm, Stoney Lane House and the Grade II listed Old School House).

2.7 The Site excludes three neighbouring parcels of land which are located outside of the current Application Site but form part of the Cuerden Strategic Site Allocation. These parcels of land, owned by Brookhouse Group Limited, are expected to come forward as future phases of the development. Such phases would be subject to a separate planning application but would connect to the Application Site via a movement network which has been fully integrated into the access details for this application, and would ensure the comprehensive redevelopment of the allocated land in line with Policy C4.

2.8 The Site is classed as ‘out-of-centre’ in retail and leisure policy terms.

Proposed Development

2.9 Consistent with the Original Permission, the Proposed Development provides a significant opportunity to achieve a dynamic, sustainable, premium employment-led development that has the potential to generate significant economic and wider benefits in Central Lancashire.

2.10 The scheme is capable of creating an estimated 2,200-5,600 new full time equivalent (FTE) jobs for local people in a variety of sectors, including office, retail, manufacturing, logistics, catering and hospitality plus those created during the construction process.

2.11 By contrast to the Original Permission, the overall scale of retail floorspace proposed is substantially reduced, notwithstanding a modest increase in the quantum of convenience goods floorspace proposed (+1,157 sqm). This is set out in Table 2.1.

Table 2.1 Proposed Floorspace Comparison

Land Use	Approved Maximum (sqm GIA)	Proposed Maximum (sqm GIA)	Variance (sqm GIA)
Retail (E(a)) Comparison	67,600	0	-67,600
Retail (E(a)) Convenience[1]	2,843	4,000	**+1,157**
Hotel (C1)	8,000	2,500	-5,500
Gym (E(d))	2,000	1,000	-1,000
Drive-Through (Sui Generis)	2,600	800	-1,800
Car Sales (Sui Generis)	7,200	4,000	-3,200
Creche (E(f))	2,000	500	0
Health Centre (E(e))		1,500	
Employment (B2, B8)	80,000	155,000	**+75,000**
Business (E(g)(i-iii))	36,000	32,000	-4,000
Leisure Centre ((E(d), F1(e), F2(b))	0	26,000	**+26,000**
TOTAL	**208,243**	**227,300**	**+19,057**

[1] Including ancillary comparison goods floorspace.

2.12 It is also relevant to note that whilst there have been reductions in the quantum of certain leisure uses, the overall quantum of leisure floorspace has increased owing to the inclusion of a Leisure Centre facility which did not form part of the Original Permission.

2.13 The submitted Parameter Plans divide the Site into five plots. With the exception of the proposed Leisure Centre which falls across Plots B and C, the proposed retail and leisure uses are concentrated within Plot A and will be 'capped' in line with the proposed maximum floorspace parameters set out in Table 2.1 above.

2.14 Within Plot A, it is intended that the proposed convenience goods floorspace will be delivered across two foodstore units comprising no more than 4,000 sqm GIA combined. Within this allowance it is expected that there will be an element of ancillary comparison goods floorspace consistent with modern foodstore operator formats. This would only be very modest in scale however and will not be an 'attractor' in its own right. There are currently no confirmed end users for this floorspace.

2.15 Sitting alongside the proposed foodstore units within Plot A, there is potential for a hotel (up to 2,500 sqm), gym (up to 1,000 sqm), drive through outlets (up to 800 sqm combined) and a car sales showroom (up to 4,000 sqm). These uses are all regarded as Main Town Centre Uses (MTCUs), as defined by the NPPF (Annex 2). Also proposed within Plot A, but not defined as MTCUs, include uses such as a creche (up to 500 sqm) and health centre (1,500 sqm). The combination of uses propose within Plot A are considered to be complementary to and are aimed at serving and supporting the wider employment-led development of the Site.

2.16 It is also recognised that offices are defined as a MTCU. The submitted parameters propose up to 32,000 sqm of 'business' floorspace which could come forward as offices or a combination of offices, R&D and light industrial uses under Use Class E(g). This floorspace is proposed to be accommodated across Plots A-E.

2.17 Full details of the Proposed Development are contained in the Planning Statement, which includes an assessment of the scheme against relevant development management issues. This Assessment includes an assessment of the retail and leisure components of the scheme against the NPPF sequential and impact tests, which are detailed at Sections 5 and 6.

3.0 PLANNING POLICY CONTEXT

3.1 This section reviews planning policy which is of relevance to the MCTU components of the proposed scheme and this Assessment. A comprehensive review of the policy context for the development as a whole, is provided in the Planning Statement.

National Planning Policy Framework (NPPF)

3.2 The revised National Planning Policy Framework (NPPF) was published in July 2021 and sets out the Government's objectives for achieving sustainable development.

3.3 Of relevance to this Assessment, Section 7 (Ensuring the Vitality of Town Centres) sets out the retail planning framework. In relation to this type of scheme and location, paragraph 87 requires a 'sequential test' to be applied to planning applications for main town centre uses not in a Centre and not in accordance with an up-to-date Development Plan. This requires an assessment of Town Centre, edge-of-centre, then out-of-centre locations. For edge and out-of-centre schemes, preference should be given to accessible sites well connected to the Town Centre and requires applicants to demonstrate flexibility in terms of format and scale. It should be noted that the term 'Town Centre' also applies to District and Local Centres in the NPPF.

3.4 Paragraph 90 requires an impact assessment for retail and leisure development which is over a locally set floorspace threshold (or the default threshold of 2,500 sqm gross in the absence of a locally set threshold) outside of Town Centres and not in accordance with an up-to-date Development Plan and should assess the impact on:

- existing, committed and planned public and private investment in a Centre(s) in the catchment area of the proposal; and
- Town Centre vitality and viability, including local consumer choice and trade in the Centre and wider retail catchment.

3.5 Beyond retail and leisure development, there is no NPPF requirement to undertake an impact assessment of other MTCUs, irrespective of scale.

Planning Practice Guidance (PPG)

3.6 The Planning Practice Guidance (PPG) provides more detailed guidance to support the interpretation of the NPPF.

3.7 Of relevance to the proposed retail uses, the PPG sets out guidance supporting paragraphs 87-91 of the NPPF and provides further detail in respect of undertaking sequential and impact assessments. In respect of impact, the PPG recognises that impact should be assessed on a 'like-for-like' basis in a particular sector and that retail uses tend to compete with their most comparable competitive facilities (ID: 2b- 015-20190722).

3.8 The PPG also reinforces the NPPF in terms of the need for Local Planning Authorities to consider structural changes in the economy, in particular changes in shopping and leisure patterns and formats, the impact these are likely to have on individual town centres, and how the planning tools available to them can support necessary adaptation and change (ID: 2b-001-20190722).

The Development Plan

3.9 Section 38(6) of the Planning and Compulsory Purchase Act requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the Site comprises the following:

- Central Lancashire Core Strategy DPD (July 2012); and
- South Ribble Local Plan DPD (July 2015)

3.10 A summary of key policies relating to this Assessment is set out below.

Central Lancashire Core Strategy DPD (Adopted July 2012)

3.11 The Central Lancashire Core Strategy (CLCS) was Adopted in 2012 and sets out the Central Lancashire authorities' spatial planning proposals for the combined area of Preston, South Ribble and Chorley.

3.12 **Policy 1** (Locating Growth) seeks to focus growth and investment on well located brownfield sites and the Strategic Location of Central Preston, the Key Service

Centres (Chorley and Leyland) and the other main urban areas in South Ribble. To promote vibrant local communities and support services, an appropriate scale of growth and investment will be encouraged in identified Local Service Centres and at certain other key locations outside the main urban areas. The policy states that growth and investment will be concentrated in the Preston/South Ribble Urban Area, Key Service Centres and Strategic Sites including the Cuerden Site (the Application Site) which is allocated for employment.

3.13 **Policy 9** (Economic Growth and Employment) states that economic growth and employment will be provided for in a number of ways including that major developments for employment will be located in the Preston/South Ribble urban area, Leyland and Farington, and Chorley Town with regionally significant schemes at four sites including the Application Site (now known as Lancashire Central).

3.14 Figure 13 of the CLCS sets out the Central Lancashire Retail Hierarchy comprising three tiers with Tier One comprising Preston City Centre; Tier Two comprising Chorley and Leyland Town Centres and Tier Three comprising District Centres at Bamber Bridge, Penwortham, Longton, Clayton Green, Tardy Gate, Cottam (Proposed) and Buckshaw Village, Euxton (Proposed).

3.15 **Policy 11** (Retail and Town Centre Uses and Business Based Tourism) states that retail and other town centre uses of a scale appropriate to the retail hierarchy and in sustainable locations will be supported subject to a number of criteria. It sets out the key elements of the retail hierarchy (referred to above in Figure 13).

3.16 The Policy sets out that retail and town centre uses will be delivered in the following ways: a) mixed use scheme to facilitate regeneration of Tithebarn in Preston; b) encouraging other retail, office and leisure investment of an appropriate scale in Preston City Centre; c) maintaining and improving the vitality and viability of Chorley Town Centre including building on the success of Market Walk shopping centre and investing in further retail development; d) maintaining and improving the vitality and viability of Leyland Town Centre, in particular accessibility, design and environmental improvements; e) maintaining, improving and controlling the mix of uses in existing District / Local Centres and proposed Centres; f) focussing main town centre uses in defined Town Centres; and g) supporting City and Town Centre development providing for tourists / visitors.

3.17 The Policy does not include a criteria-based approach requiring sequential or impact assessments for retail development outside defined centres. For the Application Site, this is covered in relation to the South Ribble Local Plan Policy C4 (see below).

3.18 **Policy 24** (Sport and Recreation) seeks to ensure that everyone has the opportunity to access good sport, physical activity and recreation facilities, by a number of criteria. It does not set out a requirement for sequential or impact assessments for such facilities.

South Ribble Local Plan DPD (Adopted July 2015)

3.19 The South Ribble Local Plan (SRLP) was adopted in July 2015 and sets the spatial development context for South Ribble to 2026. It sets out the vision for the Borough and South Ribble's interpretation of the CLCS, including development management policies. The previous Local Plan (2000) has been superseded by the SRLP and the CLCS.

3.20 The SRLP Policy Map 2015 confirms that the Site is designated as a Major Site for Employment-led Development (Ref J) wherein Policy C4 applies.

3.21 **Policy C4** (Cuerden Strategic Site) covers the Application Site and states that Planning permission will be granted for development of the site subject to the submission of:

a) an agreed Masterplan for the comprehensive development of the site, to provide a strategic employment site, to include, employment, industrial and Green Infrastructure uses;
b) a phasing and infrastructure delivery schedule;
c) an agreed programme of implementation in accordance with the Masterplan and agreed design code.

3.22 Alternative uses, such as retail, leisure and housing may be appropriate where it can be demonstrated that they help deliver employment uses on this strategic site. The scale of any alternative enabling development will be limited to that which is clearly demonstrated to be necessary to fund essential infrastructure and which will not prejudice the delivery and maintenance of the primary employment function of the site. Any proposed main town centre uses must satisfy the sequential and impact tests set out in the NPPF, relevant policies of the Core Strategy and the Local Plan.

3.23 The Policy therefore requires a sequential and impact assessment for any main town centre uses which are an 'alternative' to the allocated employment use. As the Policy allocation includes offices (which are a main town centre use as well as an employment use) their acceptability on the Site has been established in policy terms through the Development Plan process, and therefore a sequential and impact assessment is not required for this element. Sequential and impact assessments (as applicable under the NPPF) for the retail, leisure and hotel components are included in Sections 5 and 6 of this Assessment.

3.24 Other relevant Development Plan policies and documents are referred to as necessary in the Planning Statement, which includes a detailed assessment of the compliance of the scheme with the Policy C4 requirements, taking into account the findings of this Assessment.

Policy Conclusions

3.25 The most recent retail evidence for the Site is set out within the South Ribble Retail and Leisure Study (SRRLS) (September 2017) which provided a borough-specific update to the Central Lancashire Retail and Leisure Review (March 2010). The SRRLS was underpinned by a survey of 1,000 households undertaken in October 2016. This is therefore broadly comparable with the household survey used to inform this assessment, which was undertaken in August 2016.

Policy Conclusions

3.26 The Development Plan allocates the Site for employment development and supports alternative uses such as retail and leisure development where (amongst other uses) those uses comply with the NPPF sequential and impact tests. An assessment against these tests in the context of the NPPF criteria has been undertaken and is detailed in Sections 5 and 6. This in turn informs consideration against the Development Plan.

3.27 Consideration of the scheme against other relevant Development Plan policies and planning matters is set out in the Planning Statement.

4.0 RETAIL CONTEXT

Background

4.1 In order to understand the role and potential impact implications of the proposed retail, leisure, and hotel floorspace, it is first appropriate to review and understand the profile of existing centres within the Site's catchment area.

4.2 Based on the scale, nature, and location of the proposed floorspace it is primarily expected to perform a localised function serving the needs of the wider employment site and the existing communities to the north and south. Given the Site's proximity to the strategic road network there is also potential for the Site to serve a transient population. Any such use however would likely be sporadic and would not reflect the core catchment of the Site, which will be more localised.

4.3 Having regard to the above and adopting the same Study Area (and 2016 household survey results) used to inform the Original Permission, the Site is expected to draw the majority of its trade from within Zones 1 (the Site's 'location zone'), 2 and 9. A copy of the Survey Area Plan is included in **Appendix 2**.

Existing Shopping Patterns

4.4 Our analysis draws on results of the 2016 household survey underpinning the Original Permission. We have applied up to date population and convenience goods expenditure data (published by Experian) to the convenience goods market share data which provides an up-to-date estimate of convenience goods expenditure flows across the survey area at 2022 and 2027.

4.5 Table 3, **Appendix 4** shows that existing centres and stores located in Zone 1 generate a combined turnover of £121.5m equating to an overall market share of 3% across the survey area as a whole. This is largely attributed to the out-of-centre Sainsbury's, Bamber Bridge which achieves an estimated turnover of £49.6m, alongside the in-centre Morrisons, Bamber Bridge (£26.4m), the out-of-centre Aldi, Bamber Bridge (£21.9m) and Waitrose, Walton-le-Dale (£20.1m). Overall, centres and stores in Zone 1 retain just under 60% of expenditure generated within the Zone.

4.6 By comparison, existing centres and stores located in Zone 2 retain just 32% of expenditure generated within this zone. This is reflective of the more limited foodstore offer within Zone 2 at the time of the household survey although the overall level of retention within Zone 2 is expected to have improved since the opening of the new Tesco store in Penwortham in January 2021.

4.7 Existing centres and stores within Zone 9 are estimated to generate a combined turnover of £388m equating to an overall market share of 10% across the survey area as a whole. This is reflective of the strength of the foodstore offer within this zone which includes Aldi, Asda, Morrisons and Tesco Extra in and around Leyland; Asda, Clayton-le-Woods; and Asda and Morrisons in and around Chorley, amongst others. Overall, centres and stores in Zone 9 retain 87% of expenditure generated within the Zone which is a strong level of retention. Whilst there is some modest level of leakage to other zones, this tends to be from the north, to the Sainsbury's and Aldi at Bamber Bridge which collectively attract (£10.7m / 4% market share) from Zone 9.

Health Check Assessment

4.8 The following provides an overview of the key existing centres within the catchment area of the Proposed Development and our health check assessment findings. This draws on the most recent surveys undertaken by Experian Goad and our own site visits in May 2022. Detailed health checks are contained at **Appendix 3**. We also comment on other key retail locations and facilities in the vicinity of the Application Site.

Preston City Centre

4.9 A comprehensive health check assessment of the City Centre has been undertaken and is attached as **Appendix 3**. The following provides an overview of the Centre and a summary of our health check assessment findings.

4.10 It should be noted that Preston City Centre falls partly within Zones 3 and 4 of the Study Area. For the purpose of the quantitative impact assessment we have included it within Zone 4 (for presentation purposes), although this has no bearing on the assessment itself.

4.11 Preston City Centre is the primary retail destination for the Lancashire sub-region, which serves a relatively extensive primary catchment area. The City Centre has in recent years seen a number of improvements made to the public realm and main shopping centres, both of which are modern and well occupied and have a number of national multiple retailers. Elsewhere in the Centre, there is considered to be a strong mix of national, regional, and local retailers, in addition to a wide range of cultural, community and leisure facilities.

4.12 The City Centre lies some 6.5km to the north of the Application Site.

4.13 As set out in Table 4.1, the Centre provides approximately 174,488 sqm gross retail/service floorspace in 701 units. The main focus is concentrated on Fishergate, which includes the Fishergate Centre, on Friargate, and includes the St George Shopping Centre and the areas surrounding Market Street and Cheapside.

Table 4.1 Preston City Centre Diversity of Uses

	No. Units	% No. Units	UK Average (%)	Flsp (sqm)	% Flsp (sqm)	UK Average (%)
Convenience	52	7.42	9.28	12,068	6.92	15.50
Comparison	160	22.82	27.02	54,570	31.27	30.19
Services	306	43.64	49.67	56,420	32.33	39.89
Vacant	183	26.11	13.82	51,430	29.48	13.82
Miscellaneous	0	0	0.7	0	0	0.4
TOTAL	**701**	**100**	**100**	**174,488**	**100**	**100**

Source: Experian Goad (August, 2021)

4.14 The Centre continues to have a relatively limited convenience goods offer 6.9% of the retail floorspace dedicated to this use (against a UK average of 15.5%). The Centre's main convenience provision comprises the Aldi store as part of the Corporation Street Retail Park. There is also an M&S Simply Food, Iceland and Sainsbury Local, along with a number of smaller independent operators.

4.15 The August 2021 Goad Report identifies that the City Centre contains comparison goods floorspace of approximately 54,570 sqm gross floorspace, which is marginally above national average levels, which is unsurprising given it is reflective of the City Centre's principal function. Whilst this represents a reduction since 2018 when the comparison floorspace was recorded at 68,170 sqm gross, this is likely to be largely attributable to the closure of the Debenhams store which closed in May 2021.

4.16 The City has a good range of high-quality independent comparison goods retailers particularly around the northern part of Friargate and St. Johns Centre.

4.17 Service provision is below the national average but comprises a good mix of hairdressers, beauty salons and a small number of travel agencies. Several major banks and building societies are represented along with other financial and legal service providers. Further there is a good range of restaurants and café provision along with a range of independent operators.

4.18 In August 2021, there were 183 vacant units in the City Centre totalling 51,430 sqm gross (29.48% of floorspace compared with the national average of 13.82%). Vacancies are generally dispersed throughout the Centre. There is also evidence of positive investment into the City Centre, most notably through the recent grant of permission for the mixed-use leisure redevelopment of the former indoor market hall (Ref: 06/2021/1589) which was approved on 13 May 2022. This permission followed a previous consent for a larger scheme and demonstrates that despite having been subject to revision, there is still very much an appetite to deliver the redevelopment of this key site within the City.

4.19 The Centre is well served by public transport, with a central bus station and Preston Rail Station located to the south of the Centre. There are frequent train services to London Euston and direct routes to Glasgow and Manchester as well as local services linking to Huddersfield, Blackpool North and Hazel Grove. Bus connections at a local, sub-regional and national level are provided from the City Centre. There are also multiple bus stops located throughout the centre. There is a frequent service to Leyland (111), which links the City Centre direct with the Application Site.

4.20 The City Centre feels a safe place to walk around, with no visible problems of safety or instances of anti-social behaviour observed during our most recent visit in May 2022.

4.21 Preston benefits from a good quality built environment and includes covered shopping centres. The City Centre also benefits from a number of well defined shared surface shopping streets outside these shopping centres which provide street furniture, planting and cycle parking which adds positively to the City Centre's environment.

4.22 In our view, Preston City Centre represents a well performing Centre. There is a good diversity of uses, in terms of shopping, community and leisure uses including an improving evening economy. Vacancy rates have increased since 2018, although there is still clear investment within the Centre including development sites for commercial leisure uses. Longer term vacancies are predominantly confined to the secondary parts of the Centre.

4.23 The Centre has a strong sense of place created by the historic architecture and high-quality public realm, as well as more modern buildings.

4.24 Our assessment of the City Centre has identified that it is on the whole vital and viable.

Leyland Town Centre

4.25 Leyland Town Centre lies to the south of Preston City Centre, is linear in form and extends to approximately 1km in length. The Centre is surrounded by large residential areas to the north, south, east and west.

4.26 The Centre is made up of 213 units across c.40,867 sqm gross floorspace (Table 4.2). The main retail focus is provided by the Hough Lane and Towngate areas. The Centre also benefits from a market (Leyland Market Hall) located on Northcote Street, which is open Tuesday, Friday and Saturday. Overall, the Centre primarily serves the day-to-day shopping requirements and service needs of local residents in Leyland.

Table 4.2 Leyland Town Centre Diversity of Uses (March 2022)

	No. Units	% No. Units	UK Average (%)	Flsp (sqm)	% Flsp (sqm)	UK Average (%)
Convenience	20	9.39	9.28	13,981	27.10	15.50
Comparison	57	26.76	27.02	11,074	34.21	30.19
Services	125	58.69	49.67	14,697	35.69	39.89
Vacant	11	5.16	13.82	1,115	2.73	13.82
Miscellaneous	0	0	0.7	0	0	0.4
TOTAL	**213**	**100**	**100**	**40,867**	**100**	**100**

Source: Experian Goad (March, 2022)

4.27 In terms of convenience goods floorspace, provision is dominated by the Tesco Extra on Towngate and Asda on School Lane, which anchors the Centre. Other major convenience provision is provided by Aldi, Lidl and Iceland. The Centre also benefits from a market, held in Leyland Market Hall with additional convenience offer to the local area.

4.28 Comparison retailing is focused towards a more traditional high street offer, with a range of independent and smaller retailers. These are predominantly located within smaller units albeit the Churchill Way Retail Park provides larger units including Poundstretcher and a B&M store.

4.29 Service provision is made up of a range of banks, sandwich bars, cafes, takeaways and hairdressers.

4.30 In March 2022, the number of vacant units stood at 11 units, or 2.73% of the centre floorspace (as defined by GOAD), significantly below the national average and representing no change from the previous Goad survey undertaken in 2015.

4.31 Leyland is served by a number of regular bus services which connect to Preston City Centre and wider residential hinterland. Leyland is also served by a rail station located to the North of the Centre, connecting Leyland to Preston, Blackpool North, Huddersfield, Liverpool, and Manchester.

4.32 The environmental quality is generally good albeit there are some parts of the Centre, particularly to the peripheral areas, in need of enhancement and some buildings that are poorly maintained.

4.33 It is clear that the main retail focus and activity within the Centre is focused around Hough Lane within close proximity to Leyland Market Hall. This area includes the main focus of independent retailers and the most attractive public realm. The low level of vacancies in the Centre point towards Leyland being a vital and viable Centre that serves the day-to-day shopping needs of the local resident community.

Chorley Town Centre

4.34 Chorley Town Centre lies approximately 18.1km to the south of Preston City Centre and is considered to be a traditional market town.

4.35 The centre is made up of 293 units and provides 42,632 sqm gross floorspace (Table 4.3). The main retail focus is concentrated within the pedestrianised streets surrounding the covered market, of New Market Street, Cleveland Street, Chapel Street, Fazakerley Street and the partly pedestrianised Market Street, which forms the Primary Shopping Area.

Table 4.3 Chorley Town Centre Diversity of Uses

	No. Units	% No. Units	UK Average (%)	Flsp (sqm)	% Flsp (sqm)	UK Average (%)
Convenience	26	8.87	9.28	12,004	25.72	15.50
Comparison	81	27.65	27.02	14,269	21.64	30.19
Services	145	49.49	49.67	20,773	37.45	39.89
Vacant	41	13.99	13.82	9,011	15.19	13.82
Miscellaneous	0	0	0	0	0	0.4
TOTAL	**293**	**100**	**100**	**42,632**	**100**	**100**

Source: Experian Goad (June, 2021)

4.36 In terms of convenience goods floorspace, provision is dominated by Asda, Booths and Iceland. There is also now an M&S Simply Food within the new Market Walk extension which opened in 2019. In addition, a covered market is located within the Town Centre and is open five days a week offering a wide range of food and non-food goods and is a key component of the Town Centre's offer.

4.37 Comparison retailing within the Centre is considered to be of a good quality with national retailers such as Boots, New Look and Clarks Shoes being supplemented by a range of independent and smaller retailers. Service provision is made up of a range of banks, sandwich bars, cafes, takeaways and hairdressers amongst others.

4.38 In June 2021 the number of vacant units stood at 41 units, or 15.19% of floorspace (as defined by GOAD), which is broadly in line with the national average. It is also evident that whilst overall numbers of vacancies have fallen since 2018 (-12 units), there has been a corresponding increase in vacant floorspace. This suggests a greater demand for smaller units within the Town Centre. There is no particular concentration of vacant units, which are dispersed throughout the Centre and predominantly within small units.

4.39 Chorley is served by a number of regular bus services, with a central bus station located adjacent to Clifford Street. Chorley Railway Station, is located to the east of the Town Centre, connecting Chorley with services to Manchester Victoria, Blackpool North, Preston, Manchester Airport and Huddersfield.

4.40 The environmental quality is generally good throughout, with a mixture of historic buildings and more modern architecture. There are attractive features including the Town Hall to the north of Market Street. Pedestrianised areas are generally well maintained and defined including a large area around Market Place. The appearance does deteriorate in the more peripheral areas of the Town Centre, with a number of lower quality buildings which detract from its overall quality.

4.41 In overall terms the quality of the retail and service offer within the Centre is good and appears to be a popular destination for a Centre of its size and offer with good levels of footfall throughout. Our assessment of the Town Centre identifies that it is, on the whole, vital and viable with no areas of fundamental weakness.

Bamber Bridge District Centre

4.42 Bamber Bridge District Centre is located approximately 1.4km from the Application Site and is anchored by a Morrison's foodstore and The Food Warehouse (operated by Iceland). Other provision in the Centre primarily comprises local / day-to-day retail and service uses. Table 4.4 provides an overview of the diversity of uses in the Centre based on our recent site visit undertaken in May 2022.

Table 4.3 Bamber Bridge District Centre Diversity of Uses

	No. Units	% No. Units	UK Average (%)
Convenience	12	16%	9.28
Comparison	11	15%	27.02
Services	48	65%	49.67
Vacant	0	0%	13.82
Miscellaneous	3	4%	0.7
TOTAL	**74**	**100**	**100**

Source: Barton Willmore, now Stantec Site Visit (May 2022).

4.43 The Centre has a good convenience goods offer which is above average in terms of the number of units. This includes the large Morrison's and The Food Warehouse stores located on Withy Grove Road, amongst other smaller and independent operators. In contrast, the number of comparison goods units is below average. Closer analysis shows that this category is largely dominated by independent operators which is not unusual in lower-order centres such as Bamber Bridge.

4.44 The proportion of service units is well above the national average which again is in line with expectations for a District Centre which tend to be more convenience and service focussed. There are a range of services on offer including several estate agents; banks; hair and beauty outlets; restaurants; cafes; public houses and takeaways.

4.45 There are currently no vacant units within Bamber Bridge District Centre which is a positive indicator of the Centre's health.

4.46 At the time of our site visit Bamber Bridge District Centre had a generally safe feel and no evidence of serious crime problems. CCTV cameras are apparent in the Centre, assisting safety perception.

4.47 The Centre is considered to be generally of good quality throughout, although there are some poorly maintained buildings within some parts of the Centre. Morrisons and The Food Warehouse offer a more modern retail environment. There is a selection of street furniture throughout the core areas of Centre and some planting has been provided which adds to the quality of the environment.

4.48 Overall, the Centre is considered to be is healthy, vital and viable with no areas of fundamental weakness.

Clayton Green District Centre

4.49 Clayton Green District Centre is anchored by an Asda store, which also includes an opticians and a range of non-food products, including George clothing and electricals. The Centre also includes a public house, library and sports centre.

Other Retail Provision

4.50 There are a number of out-of-centre retail parks / stores in the nearby area of relevance to this contextual overview. These include:

- **Cuerden Way / Craven Drive Retail Units:** located immediately to the north of the Application Site, to the north and south of the A6, are number of units include a Sainsbury's superstore which also sells a range of non-food products including clothing, an Aldi foodstore, B&Q and Matalan. There are two Premier Inn hotels with adjacent public houses / restaurants and a Burger King drive-through.

- **Capitol Shopping Centre, Walton-le-Dale:** located circa 3.5km north of the Site, this out-of-centre retail park includes a Waitrose store, Dunelm, Furniture Warehouse, Boots, PC World / Curry's, Pets at Home, Next, Homesense and TK Maxx. It also includes leisure facilities including Vue Cinema, MacDonalds, Starbucks and a Nuffield Health and Fitness Centre.

Major Commitments & Proposals

4.51 We have identified the following major convenience retail commitments which are considered relevant to this assessment, these include new stores that have opened in the core catchment area since the household survey was undertaken in 2016:

- **B&Q, Cuerden, South Ribble**: Planning permission was granted in September 2014 for the subdivision of the B&Q unit at Craven Drive, to create a foodstore (at that time to be occupied by Morrisons) and a smaller B&Q store (ref: 07/2013/0927/FUL). Whilst Morrisons subsequently pulled out, the ability to use part of the unit for the sale of convenience goods (up to 2,461 sqm net) has been established by a Certificate of Lawfulness of a Proposed Use or Development (CLOPUD) (Ref: 07/2019/4000/CLU) granted in May 2019. It therefore remains a live commitment. The site is in an out-of-centre location.

- **M&S Simply Food, Market Walk, Chorley:** Planning permission was originally granted in September 2015 for mixed-use retail and leisure development on the Flat Iron car park, to act as an extension to Market Walk (Ref: 15/00375/FULMAJ). The permission was subsequently amended via a S73 application, approved on 18 January 2019 (Ref: 16/01033/CB3MAJ). The scheme was completed in 2019 and includes a six-screen Reel Cinema, M&S Simply Food, crazy golf, bowling, and restaurant uses. The site is located in-centre.

- **Lidl, Clayton Green:** Planning permission was granted on 05 March 2028 for a foodstore for Lidl alongside a retirement apartment scheme on the site of the former Pines Hotel in Clayton Green. The Lidl store opened in May 2019. The site is in an out-of-centre location.

- **Tesco, Penwortham:** Planning permission was granted in July 2017 (Ref: 07/2016/1171/FUL) for the store comprising 1,866 sqm net convenience sales area. The site is in an out-of-centre location.

5.0 SEQUENTIAL ASSESSMENT

5.1 The NPPF advocates a town centres first approach and in doing so requires all applications for main town centre uses outside of defined centres or not in accordance with an up-to-date Development Plan (i.e. allocated centres) to demonstrate compliance with the sequential test. This requires proposals for main town centre uses to be located in town centres, then in edge-of-centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered (NPPF paragraph 87).

5.2 The NPPF (paragraph 88) includes the requirement to demonstrate flexibility on issues such as format and scale so that opportunities to utilise suitable town centre or edge of centre sites are fully explored. There is no requirement to consider disaggregation. The Planning Practice Guidance (PPG) adds *that 'it is not necessary to demonstrate that a potential town centre or edge of centre site can accommodate precisely the scale and form of development being proposed, but rather to consider what contribution more central sites are able to make individually to accommodate the proposal'* (ID: 2b-011-20190722).

5.3 Case law has also established firm principles on the application of the sequential approach. The Supreme Court decision in Tesco Stores Limited v Dundee City Council (March 2012) provides clarity on demonstrating flexibility in the consideration of alternative sites and that it is whether such sites are *"suitable for the proposed development, not whether the proposed development can be altered or reduced so that it can be made to fit an alternative site"* (paragraph 29).

5.4 This premise was reiterated in the Rushden Lakes Secretary of State Appeal Decision (APP/G2815/V/12/2190175) dated June 2014, which, at paragraph 8.45 of the Inspector's Report, set out the following:

"In summary it establishes [a] that if a site is not suitable for the commercial requirements of the developer in question then it is not a suitable site for the purposes of the sequential approach; and [b] that in terms of the size of the alternative site, provided that the Applicant has demonstrated flexibility with regards to format and scale, the question is whether the alternative site is suitable for the proposed development, not whether the proposed development could be altered or reduced so that it can be made to fit the alternative site."

5.5 The Secretary of State (who ultimately determined the appeal) agreed with the Inspector in respect of the above point.

5.6 In relation to the Scotch Corner Secretary of State Appeal Decision, December 2016 (APP/V2723/V/15/3132873 & APP/V2723/V/16/3143678) the Inspector found:

"In carrying out the sequential test it is acknowledged that whilst the Framework paragraph 24 indicates that applicants should demonstrate flexibility on issues such as format and scale, it does not require the applicant to disaggregate the scheme. The sequential test to see if the application, i.e. what is proposed, can be accommodated on a town centre site or on sequentially preferable sites…" (IR paragraph 11.7).

5.7 At paragraph 11 of the Decision Letter, the Secretary of State agreed with the Inspector's findings.

5.8 Also of relevance is the Aldergate Properties Ltd v Mansfield District Council High Court Judgment (July 2016), wherein the following is of particular relevance:

'I have no doubt that Mr Kolinsky's essential argument is correct, for a variety of reasons. In my judgment, "suitable" and "available" generally mean "suitable" and "available" for the broad type of development which is proposed in the application by approximate size, type, and range of goods. This incorporates the requirement for flexibility in [24] NPPF, and excludes, generally, the identity and personal or corporate attitudes of an individual retailer'.

5.9 Finally, the Warners judgement (June 2016) confirms that *"what bounds can reasonably be set on an applicants' preference and intentions as to "format and scale" in any individual case will always, and necessarily, depend on the facts and circumstances of that particular case. The policy in paragraph 24 of the NPPF should not be seen as prescriptive in this respect. It is plainly not."* (paragraph 30).

5.10 On this basis, the NPPF sequential test seeks to see if the application, i.e. what is proposed, can be accommodated on a sequentially preferable site. This includes the requirement to demonstrate flexibility on issues such as format and scale but does not require the applicant to disaggregate the scheme. "Suitable" and "available" means suitable and available for the broad type of development that is proposed in respect of the approximate (rather than precisely the) size, type and range of goods that are proposed.

5.11 For the purposes of the NPPF, the Proposed Development is considered to be in accordance with an up-to-date Development Plan on the basis that Policy C4 allows for alternative uses, such as retail, leisure and housing to come forward where it can be demonstrated that they help deliver employment uses on this strategic site.

5.12 The submitted Viability Assessment prepared by CBRE demonstrates that the Proposed Development generates a minimum level of return and is just financially viable on this basis. Critically, the non-employment uses (which include the proposed MTCUs) are considered to be an integral part of the scheme which will add to the attractiveness of the broader commercial scheme to both occupiers and investors and will maximise market appeal for a new strategic employment site. On the basis that scheme viability is marginal, it is considered that the proposed mix of uses represents *'an optimum balance which does not exceed what is necessary to fund the delivery of the scheme and all essential infrastructure'*.

5.13 On the basis that the proposed MTCUs are integral to delivery of the employment uses on the Site, they therefore serve to meet the policy objectives in this respect. The proposals are therefore deemed to be in accordance with Policy C4 and the requirement to demonstrate compliance with the sequential test is not therefore triggered.

5.14 Notwithstanding that there is no requirement to demonstrate compliance with the sequential test in this instance, we have given further consideration to how the sequential test would be applied in any event.

5.15 Policy C4 clearly recognises that there may need to be an 'enabling' element to deliver an employment scheme of the scale envisaged by the policy. The supporting text at paragraph 6.29 also refers to *'high quality employment uses including commercial, industrial, <u>retail and leisure uses</u>'* (our emphasis) and therefore from the outset there is clearly a degree of expectation that retail and leisure uses would need to form a necessary component of the overall scheme.

5.16 This position is reinforced by the submitted Viability Assessment which, as noted above, confirms that any reduction in the quantum of non-employment floorspace proposed will risk negatively impacting on overall scheme viability. To the extent that the proposed MTCUs are fundamental to the overall deliverability of the policy allocation, this establishes a clear and locationally-specific need for these uses to come forward on the Site.

5.17 As noted within the Viability Assessment, an intrinsic part of the enabling function of the proposed non-employment uses is to provide a key gateway which opens up the site and sets the scene for the wider scheme as well as providing a diverse and complementary mix of uses which will add to the overall attractiveness of the wider commercial uses to both occupiers and investors. In doing so, this will maximise market appeal of the new employment site. This inextricably links the proposed MTCUs to the wider scheme and only serves to reinforce the locationally-specific need.

5.18 On the basis of this locationally specific need, it follows that sites within existing centres which are all located outside the urban extension area, cannot be suitable, irrespective of their availability or otherwise. For this reason alone, alternative sites in existing centres would have to be discounted.

Conclusions on Sequential Approach

5.19 Whilst we consider there to be no policy requirement to demonstrate compliance with the sequential approach, the Proposed Development would in any event pass the sequential test on the basis that the proposed MTCUs are inextricably linked to the wider development both in enabling terms and also to provide an important amenity which will complement and support the wider employment function.

5.20 Alternative sites within existing centres could not be deemed suitable to meet these locationally-specific requirements and this conclusion would prevail even were we to identify and individually assess alternative sites in terms of their availability and suitability. There is therefore considered to be no conflict with the policy objectives of the sequential approach.

6.0 IMPACT ASSESSMENT

6.1 This Section sets out our assessment of the Proposed Development against the NPPF impact test at paragraph 90.

6.2 This test requires the proposed floorspace to be assessed against the following:

a) the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and

b) the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and the wider retail catchment (as applicable to the scale and nature of the scheme).

6.3 This assessment focuses on the retail and leisure components of the scheme's compliance with the above tests and assesses the impact of the scheme at 2027 (i.e. 5 years from submission of the application) as set out in Section 3. It should be recognised that there is no requirement to assess the potential impact of hotels under the NPPF impact test, so this has not been undertaken.

6.4 Also, as set out in Section 3 it is also not necessary to assess the impact of the office element of the scheme, due to the Development Plan allocation.

Role and Function of the Proposed Scheme

6.5 Before assessing the impact of the Proposed Development on defined Centres, it is first important to understand its anticipated role, function, and trading characteristics.

6.6 The proposed retail (Use Class E(a)) floorspace is expected to come forward as two foodstore units comprising no more than 4,000 sqm GIA combined. Whilst a degree of flexibility is sought over the precise breakdown of the proposed retail floorspace between the two units, it is anticipated that each store would comprise circa 2,000 sqm GIA. At this scale, the main draw is expected to be to be localised, albeit given proximity to and accessibility of the Site from the strategic road network and the wider employment function of the Site, it is considered reasonable to expect a degree of trade will be drawn from beyond the Core Catchment Area.

6.7 Alongside the proposed foodstores there will be a concentration of complementary facilities including food and drink outlets (including those with drive-through facilities), car sales showroom, a gym and also the potential for a leisure centre.

6.8 These uses are intended to serve and complement the wider employment function of the site by providing key on-site amenities which will boost the overall attraction of the site to both occupiers and investors. With the exception of the proposed leisure centre, it is anticipated that the use of these facilities will primarily be linked-trips associated with other uses on the site as opposed to being a significant trip-generator in their own right.

Retail Impact

6.9 The proposed retail floorspace is expected to draw trade primarily from within the defined Core Catchment Area, corresponding with Zones 1, 2 and 9. However, as noted above given the locational characteristics of the Site and the wider employment function, it is also expected that there will be some trade draw from across the wider survey area including Zones 7, 8, 10 and to a lesser extent Zones 3, 4, 5, 6 and 15.

6.10 This assessment follows a standard step-by-step methodology, which is summarised below.

- **Study Area** – this is based on the 2016 household survey area (used to inform the Original Permission) but with a particular focus on Zones 1, 2 and 9 which are considered to represent the Core Catchment Area, as explained in Section 4 and identified on the plan at **Appendix 2**.

- **Population and Expenditure** – estimation of the population and its spending potential within the Study Area at the base year of 2022 and projected forward to the design year of 2027 (i.e. 5 years from submission in line with the NPPF). All monetary figures are expressed in a 2020 price base.

- **Existing Patterns of Trade –** calculation of the turnover of existing retail locations at the base and design years. These are derived from the household survey results, for individual goods categories, which have been applied to the expenditure data for each zone to provide convenience goods turnovers at the base and design years for existing stores / centres / locations. This enables an understanding of the influence of existing provision within and outside of the Study Area.

6.11 Prior to assessing the impact position, we set out below the main assumptions and data inputs into the assessment.

Population and Expenditure

6.12 Table 1, **Appendix 4** identifies a total population within the Study Area of 1,704,107 at 2022, increasing to 1,727,175 at 2027. The population at 2022 is estimated to generate a total of £4,065.8m convenience goods expenditure. This is forecast to increase to £4,094.1m by 2027 (a growth of £28.3m).

Existing Patterns of Trade

6.13 This has been derived from the market shares informed by the 2016 household survey for the main centres/stores which draw trade from within the survey area (Table 2, **Appendix 4**). The market shares are then applied to the total expenditure generated per zone (as set out in Table 1, **Appendix 4**), which in turn provides an overall trade draw from within the Study Area for convenience goods at 2022 and 2027 (Tables 3 and 4, **Appendix 4**).

6.14 The results of this exercise indicate that at 2027 (the design year for assessing impact) the main convenience goods locations (by Study Area turnover) within the South Ribble, Chorley and Preston areas closest to the Site are:

- Morrisons, Bamber Bridge: £26.7m
- Sainsbury's, Cuerden Way: £50.1m
- Aldi, Cuerden Way: £22.0m
- Waitrose, Capitol Shopping Centre: £20.1m
- Morrisons, Mariners Way, Preston: £92.8m
- Aldi, Corporation Street: £25.5m
- Preston City Centre Shops: £34.6m
- Asda, Fulwood: £88.9m
- Sainsbury's, Flintoff Way, Preston: £45.3m
- Aldi, Leyland: £27.8m
- Tesco Extra, Leyland: £51.5m
- Morrisons, Olympian Way, Leyland: £26.7m
- Asda, Chorley: £28.1m

- Asda, Clayton Green: £39.3m
- Tesco, Buckshaw Village: £40.0m
- Aldi, Buckshaw Village: £29.1m
- Tesco Extra, Foxhole Road, Chorley: £64.4m
- Morrisons, Brook Street, Chorley: £33.5m

6.15 Shopping patterns are generally localised, with residents on the whole shopping at facilities closest to them, although there are still a large number of residents that shop further afield. For example, the Waitrose store at the Capitol Shopping Centre draws from Zones 1-11 (with the exception of Zone 4), 15, 20 and 23, to varying degrees.

6.16 There is also a degree of leakage from Study Area residents to non-Study Area stores / locations, albeit this can be expected to a degree from the more peripheral Zones. The total leakage from the Study Area is £244.15m at 2027, with leakage from Zones 1, 2 and 9 at £68.8m.

6.17 Table 7, **Appendix 4** estimates the total turnover of facilities at 2027 allowing for some locations to draw a degree of trade from outside of the Study Area.

Proposed Scheme Turnover

6.18 Table 6.1 below shows the estimated turnover of the Proposed Development at 2027. This assumes an average sales density of £11,970 per sqm net which is based on an average of the Major Grocers derived from GlobalData (2021).

Table 6.1 Proposed Scheme Retail Turnover

Proposed Use	Floorspace (sqm GIA)	Floorspace (sqm net)	Estimated Turnover (£m)
Convenience Retail	4,000	3,000	£35.9

Source: Table 5, Appendix 4. May not cast due to rounding.

Convenience Goods Trade Diversion

6.19 The next step in the assessment is to calculate the level of diversion from existing convenience goods facilities to the proposed development at 2027. In this respect, as set out in Table 6.1, we have calculated that the proposed convenience turnover of the scheme will be £35.9m. This is considered to be a 'worst case' approach as in reality the proposed foodstores are likely to incorporate an element of ancillary comparison goods floorspace and so the overall quantum of sales area given over to convenience goods (and the corresponding turnover) will be marginally less than assessed.

6.20 The level of trade diversion is calculated on the basis of conventional retail impact methodology assumptions. In this respect it should be recognised that the PPG (ID: 2b-015-20190722) sets out that assessments should be undertaken on a 'like for like' basis. The diversions are based on the distance from competing facilities, the size and anticipated function and attraction of the Proposed Development, ease of access, existing known shopping patterns and the overlap in goods sold. The patterns of diversion are also informed by the flows derived from the household survey.

6.21 The greatest trade draw is expected to come from existing larger foodstores or discount stores in the South Ribble, Preston and Chorley area. A degree of diversion can be expected from smaller facilities in the area, albeit this is likely to be minimal in the context of their overall turnovers and would not materially impact on their ongoing trading position or local role and function.

6.22 Against this background, our trade diversion estimates are illustrated in Table 7, **Appendix 4**. The main diversions and impacts of the scheme on existing locations are summarised below:

- Sainsbury's, Cuerden Way (£8.2m diversion / 16.3% impact)
- Aldi, Cuerden Way (£4.1m / 18.6%)
- Waitrose, Walton-le-Dale (£2.7m / 13.5%)
- Tesco Extra, Leyland (£1.6m / 3.0%)
- Morrisons, Mariners Way, Preston (£1.3m / 1.4%)
- Asda, Clayton Green (£1.2m / 3.0%)
- Morrisons, Olympian Way, Leyland (£1.1m / 4.2%)
- Aldi, Buckshaw Village (£1.0m / 3.3%)
- Tesco, Buckshaw Village (£1.0m / 2.5%)
- Aldi, Leyland (£0.9m / 3.1%)
- Tesco Extra, Foxhole Road, Chorley (£0.8m / 1.2%)
- Morrisons, Bamber Bridge (£0.7m / 2.7%)
- Asda, Bolton Street, Chorley (£0.6m / 2.3%)
- Aldi, Blackpool Road, Preston (£0.5m / 2.0%)

- Aldi, Corporation Street, Preston (£0.5m / 1.9%)
- Morrisons, Brook Street, Chorley (£0.5m / 1.6%)
- Asda, Fulwood (£0.5m / 0.5%)
- Lidl, West Strand, Preston (£0.4m / 1.9%)
- Sainsbury's, Flintoff Way, Preston (£0.3m / 0.6%)

6.23 Other trade diversions from stores equate to impacts of generally around 3% or less, with small diversions from locations in the wider Study Area generally equating to impacts well below 1%. The trade diversion from those locations, whilst minimal, is expected due to the accessibility of the Site, its proximity to the strategic road network and its wider draw as a key employment location.

6.24 The highest scheme impacts in percentage terms are on the Sainsbury's and Aldi stores at Cuerden Way, which is expected due to their close proximity to the Site and potential for overlap in goods sold. Impacts on in-Centre stores set out above are around 3% or less and are all considered to be well within acceptable levels and would not be close to a level that could reasonably be classed as significantly adverse (the NPPF paragraph 91 test).

6.25 It should also be noted that the trade diversions in Table 7, **Appendix 4** allow for some diversions from commitments, as detailed in Section 4. For example, £4.2m is estimated to be diverted from the B&Q, Curden commitment, an impact of 14.1%, whilst £1.1m is estimated to be diverted from the new Tesco, Penwortham, an impact of 3.9%. A diversion of £0.2m is also estimated from the M&S Simply Food at Market Walk, Chorley, equating to an impact of 1.8%.

Cumulative Impact

6.26 As set out in Section 4, there are a number of commitments to take into account which have included in Table 7, **Appendix 4**. This presents the estimated trade diversions from Centres to the scheme and commitments. Diversions have been informed by documents considered in the determination of the applications by respective authorities where available.

6.27 The estimated cumulative impact on the key Centres with these commitments is set out below and in Table 8b, **Appendix 4**. The stated impact figures are based on the overall estimated turnover of these centres (i.e. including comparison goods) as it is relevant to consider the impact on the centre 'as a whole'.

- Preston City Centre: 0.2% impact.
- Leyland Town Centre: 4.8%.
- Chorley Town Centre: +4.0%. This is an overall increase taking into account the contribution from the Market Walk extension, even allowing for trade diversion to the Proposed Development.
- Bamber Bridge District Centre: 6.4%
- Clayton Green District Centre: 19.1%

6.28 Arising from this, whilst the percentage impacts have increased when commitments are taken into account, the levels of trade diversion are considered to remain within acceptable levels and not at a level that would be classed as 'significant adverse'.

6.29 It is noted that the cumulative convenience goods impacts on Clayton Green District Centre is above 10%. However, the impacts arising from the scheme itself are considered low (2.9%) and the impacts primarily arise from the B&Q, Cuerden commitment (which has question marks over its delivery) and the new Lidl located off Preston Road which is now open and trading. In any event, both were granted planning permission on the basis that impacts on other locations were acceptable, and the relatively minor increases arising from the Proposed Development are not considered to result in a level of impact that would be classed as "significant adverse". It is also important to recognise that these Centres would continue to provide their District Centre role serving the localised needs of their local communities.

Other Main Town Centre Uses

6.30 It is not possible to undertake a quantitative impact assessment for these components of the scheme, as there is not established and robust methodology for doing so. We have therefore focussed on qualitative matters.

6.31 The scheme provides for up to 800 sqm restaurant / drive-through floorspace (Class E(b)/Sui Generis) across two units, along with a gym of up 1,000 sqm (Class E(d)) and a car showroom (Sui Generis) comprising up to 4,000 sqm floorspace, all concentrated within Plot A. There is also potential for a leisure centre (Class E(d)/F1(e)/F2(b)) which could be located in either Plot C or D.

6.32 These uses are intended to provide a complementary offer to the employment uses located on the wider Site. It is expected that the restaurant / drive-through units will attract new operators to the area or result in existing operators seeking further representation alongside current facilities in the area. These facilities are clearly of a scale whereby they would function as a secondary facility in their own right and will most likely be used by visitors as part of linked-trips to the Site. Any potential impact effects associated with these uses is therefore likely to be diffused.

6.33 The scheme also includes a leisure component, comprising a gym and also potentially a leisure centre. The former is primarily intended to serve employees of the development and visitors to the hotel. It is not anticipated that this component would attract substantial custom from beyond the development, but notwithstanding this, we have not identified any Centres whose health is underpinned by a gym facility and which could otherwise have the potential for a significant adverse impact. Similarity in relation to the leisure centre, this would be intended to provide a new facility for the local community in an accessible location and we are not aware of any Centres whose health is underpinned by a leisure centre and which could otherwise have the potential for a significant adverse impact.

6.34 We therefore do not consider that there is the potential for a significant adverse impact on existing Centres, either in terms of the vitality and viability, or investment, arising from these components of the scheme.

Policy Assessment

6.35 From the findings of our health checks and quantitative impact analysis undertaken above, we set out below our assessment of the proposal against the key NPPF impact criteria. In this respect it should be noted that the NPPF test relates to the Centre as a whole (i.e. not a single goods category) and does not seek to protect individual operators from competing schemes, provided that the impacts on the Centre as a whole are not classed as significantly adverse.

Impact on Investment in Centres

6.36 The consideration of impact on existing investment has been undertaken through the quantitative impact assessment, which has demonstrated acceptability in that respect. This is however explored further in relation to the vitality and viability of centres further in this Section.

6.37 We consider the potential for impact on committed and planned in-centre investment below. In relation to planned investment, it should be noted that the Scotch Corner Inspector considered what would be classed as planned investment and found (as agreed by the Secretary of State) that:

"These indicate to me that to be considered as planned investment a project has to be at a very advanced stage." (paragraph 11.16 of the Inspector's Report)

6.38 As identified in Section 4, the main in-Centre investments which require to be considered is the Cottam District Centre in Preston (planned). In terms of the Market Walk extension in Chorley, this has now been completed and is open and trading and it is not therefore necessary to assess the potential of impact on this scheme in more detail. In terms of the Markets Quarter scheme in Preston City Centre, due to the difference in the nature of the development and limited potential for overlap, it is therefore also not considered necessary to assess the potential of impact on this scheme in more detail.

6.39 In terms of the planned Cottam District Centre, this is anticipated to be anchored by a convenience store which is intended to serve local needs, commensurate with its proposed role in the retail hierarchy. Given the limited potential for overlap with the proposed convenience goods component of the Proposed Development along with the District Centre's proposed role and function, it is not considered that there is a likelihood of a significant adverse impact. Notwithstanding this, as the 'scheme' is not at a very advanced stage, it does not fall to be classed as 'planned investment' under the terms of the Scotch Corner SoS decision.

6.40 In terms of other Centres or schemes, we are not aware of any major investment plans that are likely to have the potential for a significant adverse impact arising from the Proposed Development. Notwithstanding this, the low impacts on Centres set out above are not considered to be at a level that would result in a significant adverse impact on new investment plans.

6.41 Our conclusions on impact on in-Centre investment are also reinforced by our health check findings and the effect of the scheme on vitality and viability of identified Centres. The latter is discussed in more detail below.

6.42 Against this background, there is no evidence to suggest that the scheme is likely to have a significant adverse impact upon existing or planned investment in Centres as set out in the NPPF. Any potential impacts that are identified should be balanced against the positive effects of the scheme, which are explored further in the Planning Statement.

Impact on Town Centre Vitality and Viability

6.43 This assessment focuses on the impact on Preston City Centre, Leyland Town Centre, Chorley Town Centre and Bamber Bridge District Centre as these are expected to either experience the greatest potential for impact arising from the proposed development / or are in close proximity to the Site.

6.44 Trade diversion from other Centres is considered acceptable, as identified above, and are not considered to be at a level that raise any concerns in terms of their potential significance.

Preston City Centre

6.45 Our survey and assessment of Preston City Centre has found that it is vital and viable. It provides an important comparison goods role to both local residents in Preston, its surrounding area and the wider sub-region. During our visits to the Centre it appeared busy and popular in the core areas.

6.46 As set out in Table 7, **Appendix 4**, the scheme is expected to have a convenience impact of 0.6% on the City Centre. Allowing for the commitments listed in Table 6, the overall convenience goods impact is expected to increase to 2.7%.

6.47 The above levels of trade diversion and impact are not considered to be classed as 'significantly adverse' in either their magnitude or their effect on the Centre. In particular, it is important to view the levels of trade diversion in the context of the City Centre's overall performance, turnover and also its positive and good health, as detailed in Section 4. This in reinforced by the impact figures set out in Table 8b, **Appendix 4** which identify a cumulative impact of 0.2% on the centre 'as a whole'.

Table 6.2 Preston City Centre Impact Summary

Total Turnover 2022 (£m)	Total Turnover 2027 (£m)	Total Diversion (£m)	Cumulative Impact (%)	Residual Turnover 2027 (£m)	Growth 2022-2027 (£m)
515.5	569.2	1.0	0.2%	568.2	52.8

Source: Appendix 4

6.48 It is also important to consider the degree to which the need for residents to visit the City Centre is likely to be reduced and whether there would be an effect on linked trips. The Centre will clearly continue to be the main retail attractor for residents in Preston and beyond and will clearly remain the dominant Centre in the wider sub-region.

6.49 The City Centre will continue to attract regular trade and footfall primarily as a result of its range of national multiple retailers and other attractors. Residents will also visit the Centre for other services and facilities not provided at the Proposed Development, including its strong service, civic and cultural role and offer. The City Centre will also continue to be an important place to meet and work for the local population, which all assist in underpinning its overall attraction and health. The Markets Quarter scheme will provide a further attraction to the Centre (which the proposed development will not compete with), which will further re-enforce its established role and attraction and improve its overall health.

6.50 As a result, it is not considered that the Proposed Development, in isolation or cumulatively, is likely to result in a significant adverse impact on Preston City Centre either in terms of its role in the hierarchy or its overall vitality and viability.

Leyland Town Centre

6.51 As set out in Tables 8a and 8b, **Appendix 4**, the impact on the Centre's turnover is 1.8% from the scheme in isolation, increasing to 4.8% when commitments are taken into account. This is not a level that would be classed as significantly adverse either in magnitude or potential effect.

6.52 The Centre will continue to provide local services and a strong convenience offer to residents, and the proposed development would not materially affect this role, including the linked trips that convenience anchors, such as the Tesco Extra store, generate for other shops and services. Users of the Centre would still need to visit it for those goods / services not provided at the Proposed Development and which contribute to the Centre's overall health. It would therefore continue to provide its local role, which would not be impacted upon by the Proposed Development.

6.53 Whilst there will be some trade diversion to the Proposed Development, as set out above, the levels of impact are considered to be well within acceptable levels and would not be classed as significantly adverse.

6.54 Taking into account the above factors, it is not considered that the Proposed Development is likely to result in a significant adverse impact on the Centre's vitality and viability.

Chorley Town Centre

6.55 As set out in Table 8a, **Appendix 4**, the impact on the Centre's turnover is 0.5% from the scheme in isolation[2]. This is not a level that would be classed as significantly adverse either in magnitude or potential effect. When commitments are factored in, including the positive contribution of £9.9m from the Market Walk extension) there is in fact no change to the overall level of impact which remains at 0.5% (Table 8b, **Appendix 4**).

6.56 The Centre will continue to provide local services and a strong convenience offer to residents, and the Proposed Development would not materially affect this role, including the linked trips that convenience anchors, such as the Asda store, generate for other shops and services. The Market Walk extension scheme (which includes an M&S Simply Food) has further enhanced the Centre's attraction with the increased propensity for the new cinema to generate linked trips that may not have otherwise occurred previously.

6.57 Visitors to the Centre would still need to use it for those goods / services not provided at the Proposed Development and which contribute to the Centre's overall health. It would therefore continue to provide its local role, which would not be impacted upon by the Proposed Development.

6.58 Whilst there will be some trade diversion to the Proposed Development, as set out above, the levels of impact are considered to be well within acceptable levels and would not be classed as significantly adverse.

6.59 Taking into account the above factors, it is not considered that the Proposed Development is likely to result in a significant adverse impact on the Centre's vitality and viability.

[22] This is based on a total turnover which excludes the Market Walk commitment.

Bamber Bridge District Centre

6.60 As set out in Tables 8a and 8b, **Appendix 4**, the impact on the Centre's turnover is 1.4% from the scheme in isolation, increasing to 6.4% when commitments are taken into account. This is largely attributed to the B&Q, Cuerden commitment (which has question marks over its delivery). In any event, this was granted planning permission on the basis that impacts on other locations were acceptable, and the relatively minor increase arising from the Proposed Development is not considered to result in a level of impact that would be classed as "significant adverse". It is also important to recognise that the Centre would continue to provide its District Centre role serving the localised needs of the local communities.

6.61 The Centre will continue to provide local services and will continue to maintain a convenience offer to residents, and the level of trade draw associated with the Proposed Development would not materially affect this role, including the linked trips that convenience anchors, such as the Morrisons store, generate for other shops and services.

6.62 Visitors to the Centre would still need to use it for those goods / services not provided at the Proposed Development and which contribute to the Centre's overall health. It would therefore continue to provide its local role, which would not be impacted upon by the Proposed Development.

6.63 Whilst there will be some trade diversion to the Proposed Development, as set out above, the levels of impact are considered to be well within acceptable levels and would not be classed as significantly adverse.

6.64 Taking into account the above factors, it is not considered that the Proposed Development is likely to result in a significant adverse impact on the Centre's vitality and viability.

Clayton Green District Centre

6.65 As set out in Tables 8a and 8b, **Appendix 4**, the impact on the Centre's turnover is 2.9% from the scheme in isolation, increasing to 19.1% when commitments are taken into account.

6.66 However, the impacts arising from the scheme itself are considered low (2.9%) and the impacts primarily arise from the B&Q, Cuerden commitment (which has question marks over its delivery) and the new Lidl located off Preston Road which is now open and trading. In any event, both were granted planning permission on the basis that impacts on other locations were acceptable, and the relatively minor increases arising from the Proposed Development are not considered to result in a level of impact that would be classed as "significant adverse". It is also important to recognise that the Centre would continue to provide its District Centre role serving the localised needs of its local communities.

Summary and Conclusions

6.67 Arising from the above assessment, we have reached the following conclusions:

- Compliance with the sequential approach under NPPF paragraph 87 has been demonstrated as there is a clear locationally specific need for the proposed MTCUs to be delivered on the Site and therefore no sequentially preferable sites are capable of being considered suitable to accommodate the Proposed Development. The Application Site is therefore the only opportunity to deliver the Proposed Development.
- There is no evidence that the proposal will lead to significant adverse impacts on the identified Centres in terms of investment, trade / turnover and overall vitality and viability under NPPF paragraph 90.

6.68 As compliance with the sequential and impact tests have been demonstrated, the proposals fully accord with the NPPF and Local Plan Policy C4.

7.0 SUMMARY AND CONCLUSIONS

7.1 This Assessment has been prepared to consider the appropriateness of the proposed Main Town Centre Uses (MTCUs) forming part of the Proposed Development at Lancashire Central.

7.2 The Proposed Development will deliver a range of new retail and other MTCUs to support the wider employment-led development of this strategic site. The e scheme as a whole provides a significant opportunity to achieve a dynamic, sustainable, premium employment-led development that has the potential to generate significant economic and wider benefits in Central Lancashire.

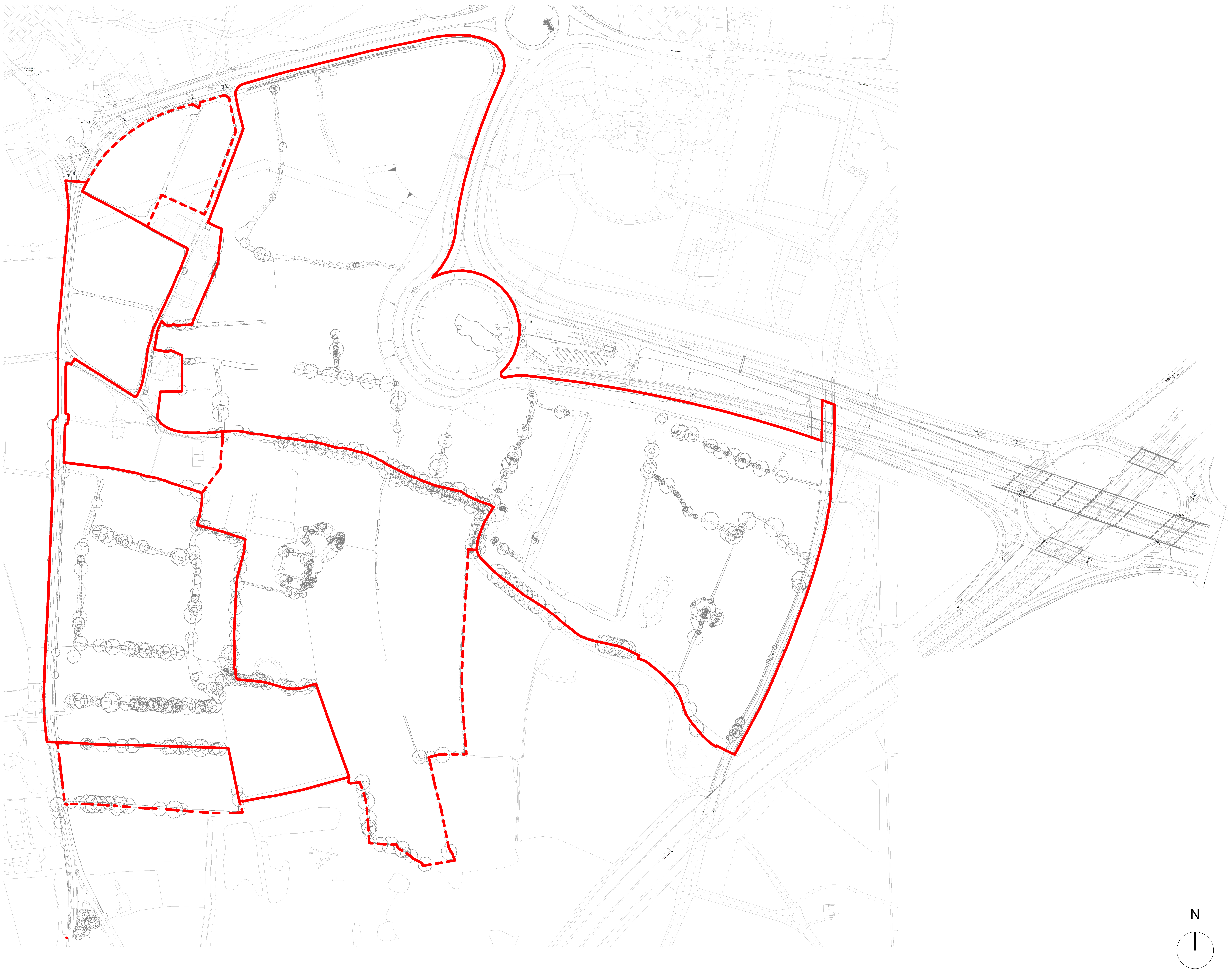
7.3 The retail component of the scheme includes up to 4,000 sqm convenience goods floorspace which marks a significant reduction from the Original Permission (Ref: 07/2017/0211/ORM) which assessed 66,765 sqm retail including an anchor Ikea store (35,009 sqm) and was found to be acceptable in retail policy terms. Other complementary uses including a hotel, gym and restaurant / drive-through units are also proposed alongside a car showroom and the potential for a leisure centre.

7.4 It has been demonstrated that the proposed development complies with the NPPF sequential test (paragraph 87) on the basis that there is a clear locationally specific need for the proposed MTCUs to be delivered on the Site and therefore no sequentially preferable sites are capable of being considered suitable to accommodate the Proposed Development. The Application Site is therefore the only opportunity to deliver the Proposed Development.

7.5 It has been demonstrated that the Proposed Development will not have a significant adverse impact on existing or future investment in defined Centres. It is recognised that the scheme will draw some trade from existing Centres. However, the level of trade diversion and impact is considered to be within acceptable levels and would not be classed as 'significant adverse', either alone or taking into account the cumulative impact arising with commitments.

7.6 Against this background, these components of the proposed scheme comply with NPPF and in turn the Development Plan, particularly Local Plan Policy C4. It is therefore entirely appropriate to grant permission for the Proposed Development in retail policy terms. The scheme will also result in a range of other benefits as fully detailed in the Planning Statement and which should be taken into account in considering its merits.

APPENDIX 1
SITE LOCATION PLAN



0 50m 100m
1:2000

General Notes

Do not scale from this drawing. Only work to written dimensions.

All site dimensions shall be verified by the Contractor on site prior to commencing any works.

Site Boundary Key:

Application Site Boundary

Future Development Plot Boundary

Rev.	Description	Date	ISS	APP
P1	Red line planning boundary & Adj future development land boundary updated	23.05.22	RT	AR
P0	First issue	28.04.22	RT	AR

MAPLE GROVE DEVELOPMENTS
PART OF THE ERIC WRIGHT GROUP

Lancashire County Council

Scale	**1 : 2500 @ A1**
Status	**S2 Information**
Drawn By	**SH**
Checked By	**RT**
Date	**24.01.2022**

Client:
Lancashire County Council

Project:
Lancashire Central, Cuerden TRW Site

Sheet Name:
Existing Topographical Plan

Project No.	Orig.	Zone	Level	Type	Role	Dwg No.	Rev
21017	FRA	XX	ZZ	DR	A	91-0001	P1

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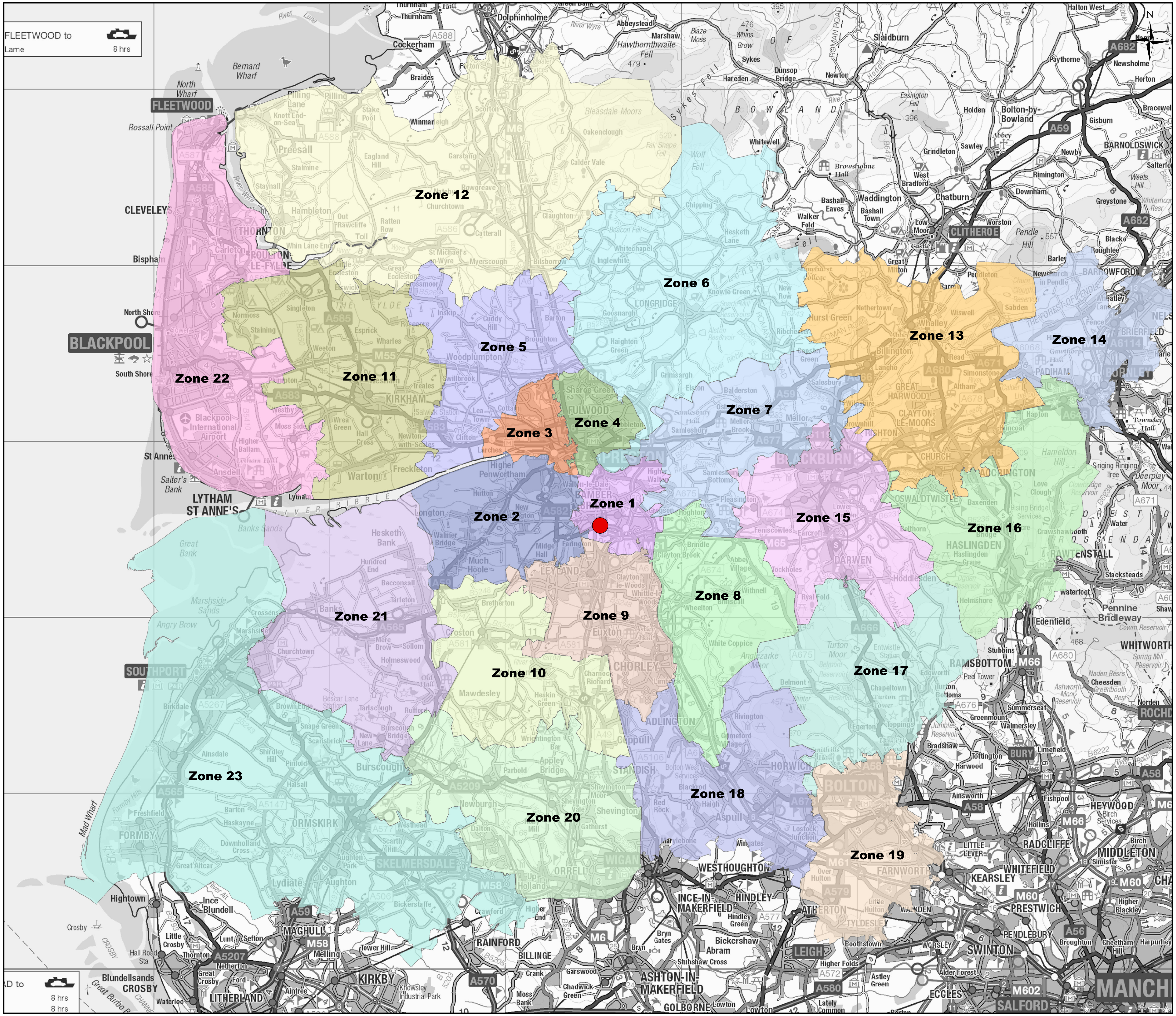
APPENDIX 2
SURVEY AREA PLAN



Legend

- Application Site
- Study Area Zones

Project

Cuerden Site

Drawing Title

Study Area Plan

Date	Scale	Drawn	Checked
20.07.16	1:200,000 @A3	NW	AI

Project No	Drawing No	Revision
21616	GIS01	B - VL

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APPENDIX 3
HEALTH CHECK ASSESSMENTS

PRESTON CITY CENTRE HEALTH CHECK

Introduction

1.16 This Appendix sets out our assessment of the vitality and viability, or health, of Preston City Centre (consistent with the 'Town Centre' NPPF Annex 2 definition). This is based on a visit undertaken in May 2022 and assesses the health of the Town Centre against the health check indicators identified in the Planning Practice Guidance (PPG) (Reference ID: 2b-006-20190722), namely:

- Diversity of Main Town Centre uses;
- Proportion of vacant street level property;
- Commercial yields on non-domestic property;
- Customers' experience and behaviour;
- Retailer representation and intentions to change representation;
- Commercial rents;
- Pedestrian flows;
- Accessibility;
- Perception of safety and occurrence of crime; and
- State of Town Centre environmental quality.

1.17 Preston City Council commissioned WYG to undertake a Retail and Leisure Study, which was published in April 2019. This Study includes an assessment of Preston City Centre against many of the above indicators. Regarding the Centre's vitality and viability, this Study drew the following conclusions:

- Preston city centre is well connected nationally, regionally and locally by the strategic highways network and public transport connections with Preston bus station (recently renovated as part of a two-year programme) on the eastern edge of the city centre and Preston railway station located on the western edge.
- The centre has a strong national, regional and independent retailer representation but there were disproportionately higher vacancy rates and floorspace compared to national figures, even when units subject to regeneration schemes or under alteration were considered.
- There is a clear east to west divide in terms of the location of vacant units, pedestrian flow rates and environmental quality, with the eastern part of the centre generally having higher concentrations of vacant units, poorer environmental and building quality and less pedestrian activity than the west.

1.18 This health check is intended to provide an up-to-date audit of Preston City Centre's vitality and viability.

Background

1.19 Preston City Centre is located approximately 25km east of Blackpool and approximately 16km west of Burnley. Road access is primarily via the A6 to the north and south and via the A59 from the west and east. Preston Railway Station, located to the south-west of the City Centre provides frequent national train services to London Euston, Blackpool North, Glasgow Centre, Manchester Airport, Edinburgh and Huddersfield.

1.20 The City Centre is the primary retail destination for the Lancashire sub-region, which serves a relatively extensive catchment area. The main shopping focus is concentrated on Fishergate, which includes the Fishergate Centre, Friargate, the St George Shopping Centre and the areas surrounding Market Street and Cheapside. The City Centre also has an indoor and outdoor market. The indoor market operates over two levels, with both food and non-food traders and operates Monday to Saturday 0800-1700. The covered outdoor market is open Monday, Wednesday, Friday and Saturdays from 0800-1500.

1.21 The City Centre plays an important role in the immediate area, offering retail, administrative, employment and services to the local and surrounding catchment area.

1.22 As identified within the WYG Retail and Leisure Study (2019), Preston has seen the delivery of a number of key redevelopment schemes within the city centre, including the prize winning markets site, Level leisure, food and beverage complex at the Guild Hall, the refurbishment of the Listed bus station and multi-storey car park.

1.23 In developing the city centre, a range of activities have been undertaken to develop and implement city-wide schemes, developing key leisure schemes (cinema / leisure complex), progressing masterplans (Stoneygate) and promoting marketing collateral (Harris Museum and Art Gallery).

1.24 However, ensuring that ongoing investment and future schemes are realised, including City Deal projects in Preston city centre, the Preston Guild City projects and the delivery of the Stoneygate Masterplan which was adopted in June 2020, are also key to maintaining the vitality and viability of the city centre and attracting residents, employees, students and visitors into the city, must be the key priority moving forward, and this is evidenced by the range of emerging and ongoing schemes which are listed at the Retail and Leisure Study (2019).

Diversity of Main Town Centre Uses

1.25 The most recent survey by Experian Goad was undertaken in August 2021. **Table 1** below illustrates the diversity of uses in the Centre including the City Centre's effective Primary Shopping Area and extended Primary Shopping Area (the Goad survey extends slightly beyond the Primary Shopping Area).

Table 1 – Preston City Centre Diversity of Uses (August 2021)

Use Category	No.Units	%	National Average (%)	Floorspace (sqm gross)	%	National Average (%)*
Convenience	52	7.42	9.28	12,068	6.92	15.50
Comparison	160	22.82	27.02	54,570	31.27	30.19
Service	306	43.64	49.67	56,420	32.33	39.89
Vacant	183	26.11	13.82	51,430	29.48	13.82
Miscellaneous	0	0	0.7	0	0	0.4
Total	**701**	**100**	**100**	**174,488**	**100**	**100**

Source: Experian Goad (August 2021). May not cast due to rounding
*National Average is as of March 2022.

1.26 The proportion of convenience goods units is below the national average in terms of the number of units, whilst the proportion of floorspace is less than half the average, indicating that convenience operators are primarily occupying smaller units. Convenience operators represented within the Centre include Iceland, M&S Simply Food, Aldi and a range of smaller independent stores.

1.27 The proportion of comparison goods units is also below the national average, whilst the proportion of comparison floorspace is slightly above average, indicating that these are, on the whole, located in larger than average units in the Town Centre.

1.28 The proportion of service units is broadly above average, although the proportion of service floorspace falls below the national average, again indicating that service uses tend to occupy smaller units.

1.29 In terms of vacancies in the Town Centre, the proportion of vacant units and floorspace are both notably above average. Vacancies are discussed in more detail below.

1.30 If we compare the current composition of the Centre to the Experian Goad Survey undertaken in July 2018 (as set out within the 2019 Retail and Leisure Study), this points to an overall reduction in units (-14) despite a corresponding increase in floorspace (+4,338) within the Town Centre (**Table 2**).

Table 2 – Diversity of Uses 2018 - 2021

Use Category	No. of Units			Floorspace (Sqm Gross)		
	2016	2021	Variance (+/-)	2016	2021	Variance (+/-)
Convenience	56	52	-4	11,670	12,068	+398
Comparison	202	160	-42	68,170	54,570	-13,600
Service	315	306	-9	55,170	56,420	+1,250
Vacant	142	183	+41	35,140	51,430	+16,290
Total	**715**	**701**	**-14**	**170,150**	**174,488**	**+4,338**

Source: Experian Goad (July 2018) / (August 2021). May not cast due to rounding

Vacancy Rate

1.31 **Tables 1** and **2** indicates that the Centre has an above average vacancy rate in terms of both the number of units (+12.29%) and floorspace (+15.66%). The overall level of vacancies has also increased since 2018 (+41 units and +16,290 sqm).

1.32 However, investment into the City Centre is still apparent (most notably through the recent grant of permission for the mixed-use leisure redevelopment of the former indoor market hall (Ref: 06/2021/1589) which was approved on 13 May 2022.

Commercial Yields on Non-Domestic Property

1.33 There is no up-to-date published data on commercial yields for Preston City Centre as such data is no longer available in the public domain.

Customers' Experience and Behaviour

1.34 The previous Household Survey (August 2016) undertaken to inform the original Retail and Leisure Assessment included questions in relation to Preston City Centre. Question 35 of the Household Survey asked "What do you like about Preston City Centre" in which 7.6% of respondents indicated that the City Centre has a good range of non-food shops; 4.2% of respondents stated that there were a good range of 'High Street' retailers within the City Centre; and 3.4% stated that the layout of the City Centre with shops being close together was a positive.

1.35 Question 36 of the Survey asked "What do you dislike about Preston City Centre?" in which 27.6% of the respondents stated they disliked nothing in Preston City Centre; 4.6% of the respondents stated that there are not enough car parking spaces available within the City Centre; and 3.3% stated that they did not like the amount of traffic congestion.

1.36 Question 37 of the Survey asked "What improvements would you like to see made to Preston City Centre?" in which 24.6% of respondents answered that no changes / improvements were needed; 4.7% of respondents sought for more parking spaces within the City Centre; and 2.5% would like less traffic congestion.

1.37 At the time of the survey, residents appeared to be generally happy with the existing situation in the City Centre, although parking availability and traffic congestion were identified as issues.

Retailer Representation

1.38 The Centre contains a good range of national multiples as recognised in the Council's Retail & Town Centre Uses Study (2019).

1.39 Key comparison goods retailers include Marks and Spencer, TJ Hughes, TK Maxx, JD Sports and Primark. Additional key retailers such as Aldi, The Range and The Food Warehouse within the edge of centre Queen Street Retail Park.

1.40 Whilst the number of multiple operators is often used as an indicator of a centre's health and performance, this is not to diminish the role of the independent operators which often contribute significantly to the overall character and identity of a Centre, and help to set it apart from other retail destinations.

1.41 **Table 3** shows the split between independent and multiple stores for each use category based on the results of the Experian Goad Survey (August 2021). This highlights a broadly even split for convenience goods. Independents become more prominent in the comparison goods and financial services categories, and more apparent so within the retail and leisure services categories.

Table 3 – Multiple and Independent Stores

Use Category	No. Independent Stores	No. Multiple Stores
Convenience	76	84
Comparison	31	21
Retail Services	63	10

Leisure Services	151	35
Financial and Business Services	17	30
Total	**338**	**180**

Source: Experian Goad (August 2021)

Commercial Rents

1.42 There is no up-to-date, comprehensive published data on commercial (namely prime shop) rents for Preston City Centre. This is due to a lack of consistent data in the public domain.

Pedestrian Flows

1.43 We are not aware of any up-to-date footfall survey for the City Centre although based on our own on-site observations higher levels of footfall were observed between Fishergate, St. Georges Shopping Centre, the pedestrianised area of Friargate and towards Market Place. Footfall levels generally appeared to be lower in the more peripheral areas particularly in the eastern area of Church Street.

Accessibility

1.44 The City Centre is primarily accessed from outside of the City by car via the A6 from the north and south, the A59 from the west and east. Preston Railway Station provides frequent national train services from Preston to London Euston, Blackpool North, Glasgow Centre, Manchester Airport, Edinburgh and Huddersfield.

1.45 The City Centre is served by numerous and frequent bus routes and Tithebarn bus station is located in the north east of the Centre.

1.46 There are several cycle stands located throughout the City Centre and a number of car parks within the City Centre. The Goad survey identified an estimated 3,735 spaces across 17 surface level car parks. In addition, there is c.730 space multi-storey car park for Preston Railway Station. The B&M Store has c.80 car parking spaces for customer use and Corporation Street Retail Park has c.152 car parking spaces.

Perception of Safety

1.47 During our May 2022 visit, the City Centre had a generally safe feel and no evidence of serious crime problems. CCTV cameras are apparent throughout the City Centre.

Environmental Quality

1.48 Preston City Centre benefits from several covered shopping centres which provide a pleasant shopping environment. The Centre also benefits from a number of well-defined shared surface shopping streets which provide street furniture, planting and cycle parking which adds positively to the City Centre's environment.

1.49 There are a range of modern and older buildings of good quality. The City Centre is considered to be of a good quality throughout, particularly along Fishergate. Environmental quality does however decline within the more peripheral areas.

Conclusion

1.50 Preston City Centre provides a major retail destination to the local and surrounding areas, with a good number and range of national multiples. Alongside the Centre's national multiple offer there is a good range of independent retailers throughout. Convenience stores within the City Centre predominantly occupy smaller units and primarily provide a top-up offer.

1.51 The Centre's vacancy rate is above the national average in terms of both the number of units and floorspace. However, investment in the City Centre is still apparent and vacancies are generally dispersed throughout the Centre.

1.52 Ongoing regeneration, such as the redevelopment of the indoor market to the north of Market Hall for a new mixed-use leisure scheme (Ref: 06/2021/1589) which was granted planning permission in May 2022, will positively contribute to the Centre's overall vitality and viability moving forwards.

1.53 The Centre provides an attractive, partly pedestrianised, partly covered shopping environment, although environmental quality does however decline in peripheral locations.

1.54 Overall, arising from the above review, Preston City Centre is considered to be healthy, vital and viable.

LEYLAND TOWN CENTRE HEALTH CHECK

Introduction

1.1 This Report sets out our assessment of the vitality and viability, or health, of Leyland Town Centre (consistent with the 'Town Centre' NPPF Annex 2 definition). This is based on a site visit undertaken in May 2022 and assesses the health of the Town Centre against the health check indicators identified in the Planning Practice Guidance (PPG) (Reference ID: 2b-006-20190722), namely:

- Diversity of Main Town Centre uses;
- Proportion of vacant street level property;
- Commercial yields on non-domestic property;
- Customers' experience and behaviour;
- Retailer representation and intentions to change representation;
- Commercial rents;
- Pedestrian flows;
- Accessibility;
- Perception of safety and occurrence of crime; and
- State of Town Centre environmental quality.

Background

1.4 Leyland Town Centre is located approximately 11km south of Preston and 8.5km north west of Chorley. Road access is primarily via the B5254 to the north, towards Preston and via the B5248 towards Chorley. Leyland Railway Station is located within walking distance to the north east of the Town Centre and provides frequent train services to Preston, Blackpool North, Huddersfield, Liverpool and Manchester amongst other destinations. There are a number of bus routes serving the Town Centre which provide frequent local bus services to nearby villages / towns and beyond.

1.5 The Town Centre is relatively elongated, with the main shopping focus concentrated along Hough Lane and Towngate. The shopping offer within the Town Centre is primarily focused around small independent retailers although there is a24-hour Tesco Extra store located to the southern end of Towngate, and an Asda Store located further north on Towngate. Churchill Way Retail Park is located to the northern area of the Town Centre and includes a Lidl Store, a B&M store and Poundstretcher. The Leyland Market Hall is located on Northcote Street, open Tuesdays & Fridays between 0830-1700 and on Saturdays between 0830-1630.

1.6 The Town Centre plays an important role in meeting the day-to-day needs offering retail, leisure, employment and services to its local catchment.

Diversity of Main Town Centre Uses

1.7 A survey by Experian Goad was undertaken in March 2022. **Table 1** below illustrates the diversity of uses in the Town Centre and includes the national averages as given by Experian at this time. The Goad Survey follows the outline of the Town Centre boundary. There is no designated Primary Shopping Area in Leyland.

Table 1 – Leyland Town Centre Diversity of Uses (March 2022)

Use Category	No. of Units	%	National Average (%)*	Floorspace (sqm)	%	National Average (%)*
Convenience	20	9.39	9.28	13,981	27.10	15.50
Comparison	57	26.76	27.02	11,074	34.21	30.19
Service	125	58.69	49.67	14,697	35.69	39.89
Vacant	11	5.16	13.82	1,115	2.73	13.82
Miscellaneous	0	0	0.7	0	0	0.4
Total	**213**	**100**	**100**	**40,867**	**100**	**100**

Source: Experian Goad (March 2022). May not cast due to rounding
*National Average is as of March 2022.

1.8 The Centre's convenience goods offer is in line with the national average in terms of the number of units, although the level of floorspace is well above the national average. This may be attributed to the large Tesco Extra and Asda stores, located on Towngate and School Lane respectively.

1.9 The Centre's comparison shopping offer is also in line with the national average in unit count terms and marginally above average in terms of floorspace. Closer analysis indicates that this category comprises a high number of independent operators, albeit the Churchill Way Retail Park provides larger units including Poundstretcher and B&M Home Store (which contribute to the above average floorspace). The Tesco store also contains a good non-food range.

1.10 The proportion of service units is above average, whilst service floorspace is below the national average, suggesting that smaller units are favoured by occupiers. In terms of vacancies in the Town Centre, both the number vacancies and quantum of vacant floorspace is well below the national average. Vacancies are discussed in more detail further on in this assessment.

1.11 Furthermore, if we compare the current composition of the Centre to the Experian Goad Survey undertaken in July 2015 (as set out within the Retail and Leisure Assessment (January 2017) submitted in support of the Original Permission), this points to an overall increase in units (+33) and floorspace (+6,111) within the Town Centre (Table 2).

Table 2 – Diversity of Uses 2015 - 2022

Use Category	No. of Units			Floorspace (Sqm Gross)		
	2015	2022	Variance (+/-)	2016	2022	Variance (+/-)
Convenience	17	20	+3	15,320	13,981	-1,339
Comparison	62	57	-5	7,832	11,074	+3,242
Service	88	125	+37	10,424	14,697	+4,273
Vacant	11	11	0	1,041	1,115	+74
Misc	2	0	-2	139	0	-139
Total	**180**	**213**	**+33**	**34,756**	**40,867**	**+6,111**

Source Experian Goad (July 2015) / (March 2022). May not cast due to rounding

1.12 Vacancies have remained broadly consistent which suggests stability and is a positive indicator of good health.

1.13 In addition to the above uses, the Town Centre contains a library and a place of worship. Leyland Market Hall is located on Northcote Street is open Tuesdays & Fridays between 0830-1700 and on Saturdays between 0830-1630.

1.14 There are a number of service uses within the Town Centre including a number of estate and letting agents and national banks. There are also a number of hairdressers and beauty salons. In terms of other services, this includes a number of restaurants and cafes, public houses and takeaways.

Vacancy Rate

1.15 **Table 1** shows that the number of vacant units (5.16%) within Leyland Town Centre was significantly below the national average (13.82%). The amount of vacant floorspace is also significantly below average (-11.09%). Furthermore, Table 2 shows that in the period between 2015 and 2022, vacancies within the Town Centre have broadly remained the same which suggests stability.

1.16 There is no trend in the location of vacant units, with vacancies being dispersed throughout the Town Centre.

Commercial Yields on Non-Domestic Property

1.17 There is no up-to-date published data on commercial yields for Leyland Town Centre as such data is no longer available in the public domain.

Customers' Experience and Behaviour

1.18 The previous Household Survey (August 2016) undertaken to inform the original Retail and Leisure Assessment included questions in relation to Leyland Town Centre. In response to the question "What do you like about Leyland Town Centre?" Leyland residents (Zone 9) most popular responses were: Close to home (23.5%); Attractive environment / nice place (8.9%); Nice atmosphere / friendly people (6.5%); Quiet / not busy (6.2%); Good layout / shops close together (5.1%); and Good Market (4.7%).

1.19 In response to the question "What do you dislike about Leyland Town Centre?" the most popular responses were: Nothing / very little (32.1%); Need more / better range of non-food shops (16.6%); Need more 'high street' retailers (6.2%); and Too many charity shops (6.1%).

1.20 In response to the question "What improvements would you like to see made to Leyland Town Centre?" the most popular responses were: No changes / improvements needed (26.3%); More / better range of non-food shops (14.9%); and more 'high street' retailers (12.3%).

1.21 At the time of the survey, residents appeared to be generally happy with the existing situation in the Town Centre, although the lack of 'High Street' retailers and non-food shops was at that time, a small issue.

Retailer Representation

1.33 Leyland Town Centre contains a relatively low level of national multiples. Leyland's existing retail and service provision within the Town Centre is generally characterised by small independent provision, reflective of the role which the centre performs as a secondary centre within the Central Lancashire sub-region.

1.22 The main focus of the Town Centre's primary shopping frontage (PSF), is the northern part of Towngate and western part of Hough Lane, including a number of independent small retailers. There are a number of national multiple convenience stores within the Town Centre including Tesco Extra, Iceland, Asda, Aldi and Lidl. Leyland Market Hall is located on

Northcote Street is open Tuesday & Friday between 0830-1700 and on Saturday between 0830-1630. The market offers key convenience goods to the local area. Following our visit to the Centre in May 2022, this retailer representation did not appear to have changed significantly.

Table 3 – Multiple and Independent Stores

Use Category	No. Independent Stores	No. Multiple Stores
Convenience	13	7
Comparison	43	14
Retail Services	41	7
Leisure Services	45	7
Financial and Business Services	15	10
Total	**168**	**45**

Source: Experian Goad (March 2022)

Commercial Rents

1.23 There is no up-to-date, comprehensive published data on commercial (namely prime shop) rents for Leyland Town Centre. This is due to a lack of consistent data in the public domain.

Pedestrian Flows

1.26 There is no up-to-date, comprehensive published data on pedestrian flows for Leyland Town Centre. When visiting the Town Centre in May 2022, it was clear that identified footfall was generally dispersed around the Town Centre, albeit concentrations were observed along the central part of Hough Lane near the Leyland Market Hall, Tesco Extra to the south of Towngate and Churchill Way Retail Park.

Accessibility

1.27 The Town Centre is primarily accessed from outside of the town via the B5254 from the north and the B5258 from the south. The Town Centre is served by numerous and frequent bus routes. Leyland Railway Station is located to the north east of the Town Centre, connecting Leyland with services to Preston, Blackpool North, Huddersfield, Liverpool, Manchester and Hazel Grove.

1.28 There are a number of car parks within the Town Centre. The Goad survey identified an estimated 221 spaces across six dedicated surface level car parks. In addition, the Tesco Extra store is served by c.650 spaces; the Aldi Store is served by c.70 spaces; the Asda store is served by c.90 car parking spaces; and the Churchill Way Retail Park is served by c.150 spaces.

Perception of Safety

1.34 During our site visit the Town Centre had a generally safe feel and no evidence of serious crime problems. CCTV cameras are apparent in the Centre, assisting safety perception.

Environmental Quality

1.35 Overall, the Town Centre provides a pleasant environment containing a mixture of primarily two/three storey buildings with pavements either side of the road which creates a traditional 'high street' feel. The pavements of Hough Lane, within the PSF, are considerably wider which is a benefit for local shoppers.

1.36 The Centre is considered to be generally of good quality throughout, although there are some areas which would benefit from investment. The Tesco Extra and Churchill Way Retail Park provide a, more modern retail environment in the northern and southern parts of the Town Centre.

1.37 There is a selection of street furniture throughout the Centre and planting has been provided along Hough Lane which adds to the quality of the environment.

Conclusion

1.38 Leyland Town Centre appears to be a popular destination with good levels of footfall. The Centre has a strong convenience goods offer and provides a more day-to-day comparison and service offer. Key convenience goods operators within the Centre include Tesco Extra, Asda, Aldi and Lidl. A market is also held three days a week which adds to the convenience goods offer of the Centre.

1.39 Positively, vacancy levels are low and have remained consistent since July 2015.. Where there are vacancies, these are generally located towards the more peripheral areas although even in these parts, vacancies are generally dispersed

1.40 The Town Centre provides an attractive, pedestrianised shopping environment, with a mixture of traditional buildings centred around the Leyland Market Hall, with larger modern units to north and south of the Town Centre. The environmental quality does however decline slightly in secondary locations. There are no clear opportunities for significant development in the Town Centre itself.

1.41 From this assessment we conclude that Leyland Town Centre is healthy, vital and viable.

CHORLEY TOWN CENTRE HEALTH CHECK

Introduction

1.1 This Report sets out our assessment of the vitality and viability, or health, of Chorley Town Centre (consistent with the 'Town Centre' NPPF Annex 2 definition). This is based on a site visit undertaken in May 2022 and assesses the health of the Town Centre against the health check indicators identified in the Planning Practice Guidance (PPG) (Reference ID: 2b-006-20190722), namely:

- Diversity of Main Town Centre uses;
- Proportion of vacant street level property;
- Commercial yields on non-domestic property;
- Customers' experience and behaviour;
- Retailer representation and intentions to change representation;
- Commercial rents;
- Pedestrian flows;
- Accessibility;
- Perception of safety and occurrence of crime; and
- State of Town Centre environmental quality.

1.2 Central Lancashire Authorities (Preston City Council, Chorley Borough Council and South Ribble Borough Council) commissioned WYG to undertake a Retail and Leisure Study, which was published in February 2019. This Study includes an assessment of Chorley Town Centre against many of the above indicators. Whilst it is considered that this Study is now somewhat dated, it drew the following conclusions:

- Chorley Town Centre is performing reasonably well, although the Town Centre performs less well in respect of high street comparison goods such as clothing.
- There is good national multiple retailer representation and a strong independent offer.
- The overall environmental quality is good, with good parking provision and CCTV coverage across the centre.
- The existing fashion offer is orientated to the value end of the market.
- There is limited scope for significant market enhancement in relation to convenience goods stores.
- The vacancy rate is recorded to be above the national average, although the majority of this vacant stock is represented by small scale units.

Background

1.4 Chorley Town Centre is located approximately 18.1km south of Preston and approximately 8.5km south east of Leyland. Road access is primarily via the M61 and A6 to the north / south and via the A581 from the west. Chorley Railway Station is located immediately to the east of the Town Centre and provides frequent train services from Chorley to Manchester Victoria, Blackpool North, Preston, Manchester Airport and Huddersfield. Chorley Bus Station is located to the eastern end of Chapel Street and provides frequent local and national bus services.

1.5 The Town Centre is a traditional market town, with the main shopping focus concentrated within the pedestrianised streets of New Market Street, Cleveland Street, Chapel Street, Fazakerley Street and the partly pedestrianised Market Street, which forms the Primary Shopping Area (PSA). The PSA is centred around a covered market ('Market Place') which operates Monday to Saturday (excluding Wednesday) between 0900-1630 and offers a wide range of food and non-food goods. The Town Centre includes a mix of both older buildings along with more modern buildings.

1.6 The Town Centre plays an important role in the immediate area, offering retail, administrative, employment and services to its local catchment area.

Diversity of Main Town Centre Uses

1.7 The most recent survey by Experian Goad was undertaken in August 2021. **Table 1** below illustrates the diversity of uses in Centre, albeit extending slightly beyond the defined PSA to the west and south and slightly beyond the Town Centre boundary north of Union Street and to the south of George Street.

Table 1 – Chorley Town Centre Diversity of Uses (June 2021)

Use Category	No. of Units	%	National Average (%)*	Floorspace (sqm)	%	National Average (%)*
Convenience	26	8.87	9.28	12,004	25.72	15.50
Comparison	81	27.65	27.02	14,269	21.64	30.19
Service	145	49.49	49.67	20,773	37.45	39.89
Vacant	41	13.99	13.82	9,011	15.19	13.82
Miscellaneous	0	0	0	0	0	0.4
Total	**293**	**100**	**100**	**42,632**	**100**	**100**

Source: Experian Goad (June 2021). May not cast due to rounding
* National Average is as of March 2022.

1.8 The Centre's convenience goods offer is below average in terms of the number of units but is well above average in floorspace terms (+10.22%). This is reflective of the fact that the Centre's convenience offer includes several large stores, including Asda and Morrisons towards the southern area of the Town Centre, and M&S Simply Food and Booths towards the north.

1.9 The Centre's comparison offer is in line with the national average in terms of the number of units, but falls below average in floorspace terms, indicating that comparison operators in the Town Centre are generally occupying smaller units. Closer analysis reveals a broad mix of both national multiples and independent retailers within this goods category.

1.10 The proportion of service uses within the Centre is consistent with the national average. Closer analysis shows that there is a good mix of services within the Centre including a post office, several health and beauty outlets, opticians, dry cleaners, several cafes and restaurants, drinking establishments and financial services.

1.11 The Centre's vacancy rate is broadly in line with the national average in terms of the number of units, although in floorspace terms, the vacancy rate is marginally above average (+1.37).

1.12 If we compare the current composition of the Centre to the Experian Goad Survey undertaken in June 2018 (as set out within the 2019 Retail and Leisure Study), this points to a marginal decrease in units -7) despite a significant increase in floorspace (+6,587), as set out in **Table 2**.

Table 2 – Diversity of Uses 2018 - 2021

Use Category	No. Units			Floorspace (Sqm Gross)		
	2018	2022	Variance (+/-)	2018	2022	Variance (+/-)
Convenience	24	26	+2	10,890	12,004	+1,114
Comparison	89	81	-8	14,460	14,269	-191
Service	134	145	+11	18,790	20,773	+1,983
Vacant	41	29	-12	5,330	9,011	+3,681
Total	**288**	**281**	**-7**	**49,470**	**56,057**	**+6,587**

Source: Experian Goad (June 2018) / (August 2021). May not cast due to rounding

1.12 Closer analysis reveals that there has been a notable increase in new service operators and to a lesser extent convenience operators, whereas the level of representation by comparison retailers has fallen although this is consistent with national trends across the retail sector. Whilst the overall number of vacant units has also fallen (-12 units), the proportion of vacant floorspace as risen (+3,681 sqm) suggesting that it is larger units which are no longer desirable.

Vacancy Rate

1.15 **Table 1** shows that the number of vacant units (13.99%) within Chorley Town Centre is largely consistent with the national average (13.82%), although the proportion of vacant floorspace is marginally above average.

1.16 Whilst overall numbers of vacancies have fallen since 2018 (-12 units), there has been a corresponding increase in vacant floorspace. As noted above, this suggests that there is a greater demand for smaller units within the Town Centre. At the time of our site visit we did not identify any notable concentrations of vacant units.

Commercial Yields on Non-Domestic Property

1.17 There is no up-to-date published data on commercial yields for Chorley Town Centre as such data is no longer available in the public domain.

Customers' Experience and Behaviour

1.18 The previous Household Survey (August 2016) undertaken to inform the original Retail and Leisure Assessment included questions in relation to Chorley Town Centre. In response to the question "What do you like about Chorley Town Centre?" Chorley residents (Zone 9) most popular responses were: Close to home (27.7%); Good Market (10.1%); Good range of non-food shops (8.9%); and Good layout / shops close together (8.4%).

1.19 In response to the question "What do you dislike about Chorley Town Centre?" the most popular responses were: Nothing / very little (37.1%); Need more / better range of non-food shops (9.2%); Need more 'high street' retailers (6.6%); and Too many charity shops (4.0%).

1.20 In response to the question "What improvements would you like to see made to Chorley Town Centre?" the most popular responses were: No changes / improvements needed (25.4%); More quality shops (13.9%); More / better range of non-food shops (12.6%); and More independent shops (10.0%).

1.21 At the time of the survey, residents appeared to be generally happy with the existing situation in the Town Centre, although the lack of 'high street' retailers and quality shops was at that time, a small issue.

Retailer Representation

1.22 The Centre contains a good range of national multiples. Chorley Town Centre's PSA, centred around the pedestrianised streets of Market Street (partly), Chapel Street, New Market Street, Cleveland Street and Fazakerley Street is vibrant with a high concentration of comparison good stores. This includes national multiples such as Boots Chemist, JD Sportswear, New Look, Clarks Shoes and Poundland. A covered market is located within the heart of the Town Centre's PSA and is open five days a week offering a wide range of food and non-food goods and is a key component of the convenience offer to the Town Centre.

1.23 Whilst the number of multiple operators is often used as an indicator of a centre's health and performance, this is not to diminish the role of the independent operators which often contribute significantly to the overall character and identity of a Centre, and help to set it apart from other retail destinations.

1.24 **Table 3** shows the split between independent and multiple stores for each use category based on the results of the Experian Goad Survey (August 2021). This highlights a higher proportion of independent stores within the convenience and comparison goods categories. Independents are also notably prominent in financial services, with this becoming even more apparent in retail services, and far more prevalent in leisure services.

1.25 Planning permission was granted in September 2015 for mixed-use retail and leisure development on the Flat Iron car park, to act as an extension to Market Walk (Ref: 15/00375/FULMAJ). The permission was subsequently amended via a S73 application, approved on 18 January 2019 (Ref: 16/01033/CB3MAJ). The scheme was completed in 2019 and includes a six-screen Reel Cinema, M&S Simply Food, crazy golf, bowling, and restaurant uses.

Table 3 - Independent and Multiples Comparison

Use Category	No. Independent Stores	No. Multiple Stores
Convenience	18	8
Comparison	50	31
Retail Services	35	10
Leisure Services	63	8
Financial and Business Services	18	11
Total	**184**	**68**

Source: Experian Goad (August 2021)

Commercial Rents

1.26 There is no up-to-date, comprehensive published data on commercial (namely prime shop) rents for Chorley Town Centre. This is due to a lack of consistent data in the public domain.

Pedestrian Flows

1.27 There is no up-to-date, comprehensive published data on pedestrian flows for Chorley Town Centre. When visiting the Town Centre in May 2022, it was clear that footfall was dispersed, although the main concentrations were observed in the areas around Market Place and the pedestrianised area of Market Street. This is likely to reflect the pedestrianised nature of the PSA and the location of national multiples within these areas.

Accessibility

1.28 The Town Centre is primarily accessed from outside of the town via the A6 from the north and south, and the A581 from the west. The Town Centre is served by numerous and frequent bus routes with the bus station located to the east of the PSA. Chorley Railway Station, is located to the east of the Town Centre, connecting Chorley with services to Manchester Victoria, Blackpool North, Preston, Manchester Airport and Huddersfield.

1.29 There are several cycle stands located throughout the Town Centre and a number car parks within the Town Centre. The Goad survey identified an estimated 1,017 spaces across nine surface level car parks, five of these are located outside the Town Centre boundary. In addition, the Asda store contains approximately 350 spaces for customers, located in the south of the Town Centre.

Perception of Safety

1.30 During our May 2022 visit Chorley Town Centre had a generally safe feel and no evidence of serious crime problems. CCTV cameras are apparent in the Centre, assisting safety perception.

Environmental Quality

1.31 The Town Centre provides a pleasant environment containing a mixture of historic buildings and more modern architecture. There are attractive features including the Town Hall to the north of Market Street. The Town Centre is considered to be of a good quality, although the overall quality does deteriorate towards the more peripheral areas.

1.32 Pedestrianised areas appear to be generally well maintained and well-defined including a large area around Market Place. There is good provision of street furniture and several areas of planting which positively add to the Town Centre's overall appearance.

Conclusion

1.33 Chorley Town Centre appears to be a reasonably popular destination for a Centre of its size and offer with good levels of footfall throughout. It comprises a mixture of traditional and modern units and is centred around a popular covered market.

1.34 The Town Centre provides a number of national multiple comparison stores, a range of convenience stores and service uses. There is also a good representation of independent stores throughout the Centre. The redevelopment of the Flat Iron Car Park is considered to have further increased the overall attraction of the Centre.

1.35 Positively, vacancy levels have decreased by 12 units since August 2018 and remain lower than the national average (although the increase in floorspace is noted). There has also been investment from a range of retailers and service operators since August 2018. This suggests that Chorley Town Centre is an attractive investment opportunity for both independent, local companies and national multiples.

1.36 The Town Centre provides an attractive, pedestrianised shopping environment, although environmental quality does however slightly decline in peripheral locations.

1.37 Overall, arising from the above review, Chorley Town Centre is considered to be healthy, vital and viable.

BAMBER BRIDGE DISTRICT CENTRE HEALTH CHECK

Introduction

1.1 This Report sets out our assessment of the vitality and viability, or health, of Bamber Bridge District Centre (consistent with the 'Town Centre' NPPF Annex 2 definition). This is based on a site visit undertaken in May 2022 and assesses the health of the District Centre against the health check indicators identified in the Planning Practice Guidance (PPG) (Reference ID: 2b-006-20190722), namely:

- Diversity of Main Town Centre uses;
- Proportion of vacant street level property;
- Commercial yields on non-domestic property;
- Customers' experience and behaviour;
- Retailer representation and intentions to change representation;
- Commercial rents;
- Pedestrian flows;
- Accessibility;
- Perception of safety and occurrence of crime; and
- State of Town Centre environmental quality.

Background

1.4 Bamber Bridge District Centre is located approximately 4.5km south of Preston and 5km north of Chorley. Road access is primarily via the B6258, which runs through the centre and connects to the wider road network, including the M6, M61 and A6 which connect to Preston and Chorley. Bamber Bridge Railway Station is located to the south of the District Centre and provides train services to Preston, Blackpool and Colne. There are a number of bus routes serving the District Centre which provide frequent local bus services to nearby villages / towns and beyond.

1.5 The District Centre is elongated, with the main shopping focus concentrated along the B6258. The shopping offer within the District Centre is primarily focused around small independent retailers. A Morrison's supermarket and The Food Warehouse (operated by Iceland) are located centrally.

1.6 The District Centre plays an important role in meeting the day-to-day needs offering retail, leisure, employment and services to its local catchment.

Diversity of Main Town Centre Uses

1.7 We have undertaken a survey of the Centre and its composition in May 2022. **Table 1** below illustrates the diversity of uses in the District Centre and includes the national averages as given by Experian in March 2022. The Survey follows the outline of the District Centre boundary. There is no designated Primary Shopping Area in Bamber Bridge.

Table 1 – Bamber Bridge Diversity of Uses (May 2022)

Use Category	No. Units	%	National Average (%)*
Convenience	12	16%	9.28
Comparison	11	15%	27.02
Service	48	65%	49.67
Vacant	0	0%	13.82
Miscellaneous	3	4%	0.7
Total	**74**	**100**	**100**

Source: Barton Willmore, now Stantec Site Visit (May 2022). May not cast due to rounding
* National Average is as of March 2022.

1.8 The Centre has a good convenience goods offer which is above average in terms of the number of units. This includes the large Morrison's and The Food Warehouse stores located on Withy Grove Road, amongst other smaller and independent operators.

1.9 In contrast, the number of comparison goods units is below average. Closer analysis shows that this category is largely dominated by independent operators which is not unusual in lower-order centres such as Bamber Bridge.

1.10 The proportion of service units is well above the national average which again is in line with expectations for a District Centre which tend to be more convenience and service focussed. There are a range of services on offer including several estate agents; banks; hair and beauty outlets; restaurants; cafes; public houses and takeaways.

Vacancy Rate

1.15 **Table 1** shows that there are currently no vacant units within Bamber Bridge District Centre which is a positive indicator of the Centre's health and attraction to operators.

Commercial Yields on Non-Domestic Property

1.16 There is no up-to-date published data on commercial yields for Bamber Bridge District Centre as such data is no longer available in the public domain.

Retailer Representation and Intentions to Change Representation

1.17 Bamber Bridge contains a relatively low level of national multiples although this is considered reflective of its District Centre role. Multiple operators include Morrisons, The Food Warehouse (operated by Iceland), Boots Pharmacy and TSB Bank.

Commercial Rents

1.18 There is no up-to-date, comprehensive published data on commercial (namely prime shop) rents for Bamber Bridge District Centre. This is due to a lack of consistent data in the public domain.

Pedestrian Flows

1.26 There is no up-to-date, comprehensive published data on pedestrian flows for Bamber Bridge District Centre. When visiting the District Centre in May 2022, footfall was generally dispersed around the Centre, albeit noticeable concentrations were observed along the core part of the Centre, around the anchor units of Morrisons and The Food Warehouse.

Accessibility

1.27 The District Centre is primarily accessed from outside of the town via the B6258 from the north and south. The District Centre is served by numerous and frequent bus routes. Bamber Bridge Railway Station is located to the south of the District Centre, connecting with services to Preston, Blackpool and Colne.

1.28 The main car parking within the District Centre relates to the Morrisons and The Food Warehouse units, each providing a dedicated surface level car park, as well as a small car park associated with the Railway Station to the south of the Centre.

Perception of Safety

1.29 At the time of our site visit Bamber Bridge District Centre had a generally safe feel and no evidence of serious crime problems. CCTV cameras are apparent in the Centre, assisting safety perception.

Environmental Quality

1.33 The District Centre provides a pleasant environment containing a linear high street with a mixture of primarily one/two storey buildings with pavements either side of the road which creates a traditional ‘high street’ feel.

1.34 It is considered to be generally of good quality throughout, although there are some poorly maintained buildings within some parts of the Centre. Morrisons and The Food Warehouse offer a more modern retail environment.

1.35 There is a selection of street furniture throughout the core areas of Centre and some planting has been provided which adds to the quality of the environment.

Conclusion

1.36 Bamber Bridge District Centre has a good convenience and service offer but a more limited comparison retail offer albeit this is considered reflective of its role and function as a District Centre. The main convenience goods provision is provided by Morrisons and The Food Warehouse which are located centrally.

1.37 Positively, there were no vacant units within the District Centre at the time of our visit in 2022. This suggests that Bamber Bridge District Centre is an attractive investment opportunity for operators and is a good indicator of a healthy centre.

1.38 The District Centre provides a generally attractive shopping environment, with a mixture of traditional buildings centred around the B6258, with a more modern shopping environment offered around the Morrisons and The Food Warehouse. The environmental quality does however decline slightly in secondary locations.

1.39 From this assessment we conclude that Bamber Bridge District Centre is healthy, vital and viable.

APPENDIX 4
IMPACT TABLES

LANCASHIRE CENTRAL
RETAIL IMPACT ASSESSMENT

TABLE 1

ESTIMATED STUDY AREA POPULATION AND CONVENIENCE GOODS EXPENDITURE

Study Area Zone		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	TOTAL
	2022																								
Population		36,681	40,592	57,171	70,895	13,752	19,631	23,571	15,637	108,448	20,957	38,378	33,626	87,475	94,995	129,964	63,674	33,893	71,958	181,626	109,966	25,674	263,180	162,363	**1,704,107**
Expenditure Per Head (£)		2,417	2,541	2,397	2,240	2,578	2,581	2,545	2,648	2,442	2,588	2,560	2,548	2,319	2,161	2,159	2,364	2,540	2,487	2,250	2,412	2,463	2,446	2,480	**-**
Total Expenditure (£m)		88.65	103.16	137.06	158.81	35.46	50.66	59.98	41.41	264.82	54.24	98.24	85.67	202.86	205.27	280.53	150.56	86.08	178.94	408.61	265.25	63.24	643.69	402.60	**4,065.82**
	2027																								
Population		37,217	40,788	57,844	71,898	13,963	20,066	23,795	16,227	111,951	21,716	40,017	34,511	88,695	96,030	129,896	64,784	33,967	72,817	183,623	111,386	25,976	266,084	163,924	**1,727,175**
Expenditure Per Head (£)		2,401	2,524	2,381	2,225	2,561	2,564	2,528	2,630	2,426	2,571	2,543	2,531	2,303	2,146	2,144	2,349	2,523	2,470	2,235	2,396	2,447	2,429	2,463	**-**
Total Expenditure (£m)		89.34	102.97	137.74	159.98	35.76	51.44	60.15	42.68	271.54	55.83	101.75	87.33	204.30	206.12	278.51	152.15	85.69	179.86	410.33	266.87	63.55	646.43	403.74	**4,094.07**
Expenditure Growth																									
2022-2027 (£m)		0.69	-0.20	0.68	1.17	0.30	0.78	0.16	1.27	6.72	1.59	3.51	1.66	1.45	0.84	-2.03	1.60	-0.39	0.92	1.72	1.62	0.31	2.73	1.14	**28.25**

NOTES:

1. Population figures provided by Experian specific to the Study Area for each year.
2. Special Forms of Trading (SFT) deductions and expenditure growth in line with Experian Retail Planner Briefing Note 19 (January 2022).
3. Expenditure data presented in 2020 prices.
4. Figures may not cast due to rounding.

LANCASHIRE CENTRAL
RETAIL IMPACT ASSESSMENT

TABLE 2

EXISTING CONVENIENCE GOODS MARKET SHARES

Location	Zone (%)																					
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
Zone 1																							
Morrisons, Station Road, Bamber Bridge	21.53	0.00	2.92	0.00	0.78	1.73	2.81	0.00	0.00	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Local Shops, Bamber Bridge District Centre	1.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Walton-le-Dale Local Centre	0.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Tardy Gate District Centre, Lostock Hall	1.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sainsbury's Superstore, Cuerden Way, Bamber Bridge	23.24	8.97	0.00	0.39	1.76	1.73	3.95	3.60	3.45	4.76	0.00	0.00	0.00	0.00	0.46	0.00	0.00	0.00	0.00	0.00	1.16	0.00	0.00
Aldi, Cuerden Way, Bamber Bridge	8.62	5.34	0.00	0.00	0.00	0.00	0.65	3.35	0.61	0.00	0.00	0.00	0.35	2.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Waitrose, Capitol Centre, Walton-le-Dale	2.31	1.16	0.60	0.00	1.21	2.98	6.23	1.66	0.28	0.90	0.50	0.00	0.00	0.00	1.82	0.00	0.00	0.00	0.00	0.54	0.00	0.00	0.36
Zone 2																							
Penwortham District Centre	0.00	1.83	0.00	0.00	0.00	0.00	0.00	0.00	0.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Longton Local Centre	0.00	13.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.71	0.00	0.00
Other Local Centres	0.00	3.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Booths, Millbrook Way, Penwortham	0.48	11.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Zone 2 Local Shops / Other	0.00	2.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Zone 3																							
Zone 3 Local Centres	0.00	0.30	2.14	0.00	0.53	0.00	0.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Morrisons, Mariners Way, Preston	5.29	10.64	24.31	14.04	12.18	3.35	0.83	0.00	1.97	0.00	5.37	1.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.45	0.36	0.00
Aldi, Corporation Street, Preston	0.87	5.75	7.97	2.91	0.49	1.75	2.00	0.36	0.00	0.00	0.00	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Lidl, West Strand, Preston	0.00	7.44	5.71	1.04	1.35	0.00	0.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.83	0.00	0.00
Zone 3 Local Shops / Other	0.00	0.54	9.01	1.86	7.60	0.77	0.00	0.00	0.00	0.00	0.91	0.24	0.00	0.00	0.00	0.00	0.00	1.73	0.00	0.00	0.00	0.00	0.00
Zone 4																							
Preston City Centre Shops	3.60	3.41	7.12	4.51	10.52	4.23	0.89	0.00	0.21	0.00	0.37	1.55	0.00	0.00	0.00	1.02	0.00	0.29	0.00	0.00	0.00	0.00	0.00
Aldi, Queens Retail Park, Preston	0.29	0.00	4.35	1.25	1.28	1.54	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.74	0.60	0.00	0.00
Asda, Fulwood	0.48	0.79	12.51	27.32	12.06	7.90	1.32	0.00	2.47	0.00	0.00	7.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.66	0.00
Zone 4 Local Centres	0.52	0.00	1.72	8.69	6.64	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Deepdale Shopping Park, Blackpool Road, Preston	0.00	0.00	0.75	0.71	3.26	0.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Aldi, Blackpool Road, Preston	0.00	0.79	3.10	6.17	0.78	9.82	0.00	0.00	0.00	0.00	0.67	0.00	0.00	0.00	0.39	0.00	0.58	0.00	0.00	0.00	0.00	0.00	0.00
Lidl, New Hall Lane, Preston	0.00	0.00	1.31	2.44	0.00	0.00	0.00	0.00	0.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sainsbury's Superstore, Flintoff Way, Preston	1.17	0.00	4.92	18.36	9.94	1.75	0.97	0.00	0.00	0.22	1.83	1.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Zone 4 Local Shops / Other	0.00	0.54	0.30	8.68	0.49	0.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Zone 5																							
Zone 5 Local Shops	0.00	0.00	0.00	0.00	4.96	0.00	0.00	0.00	0.00	0.00	0.00	0.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Zone 6																							
Longridge Town Centre	0.00	0.00	0.00	0.00	0.48	18.10	0.00	0.00	0.00	0.00	0.00	0.00	1.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sainsbury's Superstore, Inglewhite Road, Longridge, Preston	0.48	0.00	0.82	0.91	0.85	34.82	0.00	0.00	0.00	0.00	0.00	2.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Zone 6 Local Shops / Other	0.00	0.00	0.00	0.00	0.00	1.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Zone 7																							
Zone 7 Local Centres	0.00	0.00	0.00	0.00	0.00	0.00	3.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Zone 7 Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.44	11.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Zone 8																							
Adlington Local Centres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.07	0.00	0.00	0.00	0.00	2.34	0.00	0.00	3.46	0.00	2.23	0.00	0.00	0.00	0.00	0.21
Zone 8 Other Local Centres	1.21	0.00	0.00	0.00	0.00	0.00	0.00	0.89	0.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Zone 9																							
Aldi, Towngate, Leyland	0.77	1.93	0.00	0.00	0.00	0.00	0.49	0.00	7.06	5.05	0.00	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.37	0.00
Asda, Towngate, Leyland	0.69	0.30	0.00	0.00	0.00	0.00	0.00	0.00	1.74	0.00	0.00	0.00	0.00	0.00	0.00	0.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Tesco Extra, Towngate, Leyland	1.21	6.89	0.00	0.00	0.00	0.00	0.00	0.00	12.96	12.75	0.50	0.00	0.00	0.00	0.00	0.00	0.43	0.00	0.00	0.00	0.26	0.00	0.00
Lidl, Churchill Way, Leyland	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.75	1.42	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.45	0.00	0.00
Leyland Town Centre Other	0.00	1.22	0.00	0.00	0.00	0.00	0.00	0.00	0.78	0.77	0.00	0.58	0.00	0.00	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Morrisons, Olympian Way, Leyland	7.95	3.34	1.27	0.71	0.00	0.42	0.65	0.36	2.81	3.35	0.00	0.00	0.00	0.00	0.00	0.00	0.58	0.00	0.00	0.00	3.95	0.00	0.00
Leyland Local Shops / Other	0.00	0.97	0.00	0.00	0.00	0.00	0.00	0.00	2.08	0.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Asda, Bolton Street, Chorley	0.64	0.00	0.00	0.00	0.00	0.00	0.00	13.39	5.89	4.19	0.00	0.00	0.00	0.00	0.52	0.00	0.00	0.56	0.00	0.39	0.00	0.00	0.00
Chorley Town Centre Other	0.29	0.00	0.00	0.00	0.00	0.00	0.00	8.64	2.69	0.44	0.00	0.32	0.00	0.00	0.25	0.00	0.79	1.47	0.75	0.54	0.00	0.00	0.00
Asda, Sheephill Lane, Clayton Green District Centre, Clayton-le-Woods	10.35	4.20	0.00	0.00	0.00	0.00	2.62	3.47	7.75	0.55	0.00	0.00	0.00	0.00	0.34	0.00	0.00	0.29	0.00	0.00	0.00	0.00	0.00
Tesco Superstore, Buckshaw Village, Chorley	3.10	0.00	0.00	0.00	0.00	0.00	0.00	1.24	10.34	3.75	0.00	0.00	0.00	1.43	0.00	0.00	0.00	0.29	0.00	0.00	0.00	0.48	0.00
Aldi, Lancaster Way, Buckshaw Village	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.96	5.90	5.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.12	0.00	0.40	0.00	0.00	0.00
Water Street / Harpers Lane Stores	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.15	0.28	0.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Tesco Extra, Ackhurst Industrial Park, Foxhole Road, Chorley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.27	18.47	15.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.40	0.00	0.00	1.66	0.00	0.00
Morrisons, Brook Street, Chorley	0.48	0.00	0.00	0.00	0.00	0.00	0.00	15.88	3.90	5.10	0.00	0.00	0.62	0.00	0.00	0.00	0.68	4.13	0.00	0.81	0.00	0.00	0.36
Zone 9 Local Centres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.49	2.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Zone 9 Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.26	0.00	0.00
Zone 10																							
Croston Local Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Eccleston Local Centres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.61	8.10	0.28	0.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coppull Local Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Zone 10 Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.29	0.00	0.00	0.00	0.00	0.00
Zone 11																							
Morrisons, Off Poulton Street, Kirkham	0.00	0.00	0.60	0.00	4.39	0.00	0.00	0.00	0.00	0.00	26.26	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Kirkham Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Aldi, Fleetwood Road, Mill Farm, Wesham, Kirkham (new store)	0.00	0.00	0.60	0.00	0.99	0.00	0.00	0.00	0.00	0.00	11.19	1.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.40	0.00	0.00	0.00
Zone 11 Local Shops / Other	0.00	0.00	2.41	0.00	0.00	0.00	0.46	0.00	0.00	0.00	9.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.45	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Zone 12																							
Garstang Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Aldi, Moss Lane, Garstang	0.00	0.00	0.00	0.00	5.92	2.48	0.00	0.00	0.00	0.00	0.00	16.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Booths, Cherestanc Square, Park Hill Road, Garstang	0.00	0.00	0.00	0.00	6.70	0.42	0.00	0.00	0.00	0.00	0.00	16.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sainsbury's Superstore, Park Hill Road, Garstang	0.00	0.00	0.00	0.00	1.54	0.00	0.00	0.00	0.00	0.00	0.00	13.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Zone 12 Local Shops / Other	0.00	0.00	0.00	0.00	0.74	0.32	0.00	0.00	0.00	0.22	0.28	8.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.34	0.00	0.00
Zone 13																							
Accrington Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.91	0.31	0.00	7.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Tesco Extra, Eagle Street, Accrington	0.00	0.00	0.00	0.00	0.00	0.00	1.14	0.00	0.00	0.00	0.00	0.00	11.43	0.00	0.00	6.98	0.00	0.00	0.54	0.00	0.45	0.00	0.00
Aldi, Argyle Street, Accrington	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.28	0.00	0.00	4.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Aldi, Heys Lane, Great Harwood	0.00	0.00	0.00	0.00	0.00	0.77	4.08	0.00	0.00	0.00	0.00	0.00	4.30	0.63	0.73	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Asda, Hyndburn Road, Accrington	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.74	0.00	0.34	5.49	0.33	0.00	0.00	0.00	0.00	0.00	0.00
Accrington Other / Local Shops	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.86	0.00	0.00	0.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Morrisons, Queen Street, Great Harwood	0.00	0.00	0.00	0.00	0.00	0.00	1.36	0.00	0.00	0.00	0.00	0.00	5.85	0.00	0.52	0.00	3.02	0.00	0.00	0.00	0.00	0.00	0.00
Zone 13 Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.35	0.00	0.00	0.00	0.00	0.00	12.38	0.00	0.34	0.35	0.77	0.00	0.00	0.00	0.00	0.00	0.00
Zone 14																							
Burnley Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.72	0.00	2.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Tesco Extra, Centenary Way, Finsley Gate, Burnley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.05	1.61	6.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Asda, Princess Way, Burnley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.93	11.51	1.61	6.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Foodstores, Burnley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.41	13.22	0.00	8.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Burnley Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.74	0.00	0.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Nelson Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Morrisons, Pendle Street, Nelson	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.43	12.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Tesco Superstore, Wyre Street, Padiham	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.65	15.37	0.00	1.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Zone 14 Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.30	3.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Zone 15																							
Morrisons, Railway Road, Blackburn	0.64	0.00	0.00	0.00	0.00	0.00	8.90	0.00	0.00	0.00	0.00	0.00	1.38	0.46	8.27	0.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Blackburn Town Centre Other	0.00	0.00	0.00	0.00	0.00	0.00	6.88	0.00	0.00	0.00	0.00	0.24	0.52	0.31	6.17	0.00	0.00	0.00	0.00	0.00	0.00	2.08	0.00
Asda, Lower Audley Retail Park, Grimshaw Park Road, Blackburn	0.00	0.00	0.00	0.00	0.00	0.00	10.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.31	1.23	5.62	0.00	0.00	0.00	0.00	0.48	0.00
Aldi, Bolton Road, Blackburn	0.00	0.00	0.00	0.00	0.00	0.00	2.77	0.61	0.00	0.00	0.00	0.00	2.26	0.00	12.39	0.00	0.33	0.00	0.41	0.00	0.00	0.00	0.00
Blackburn Other Local Centres	0.00	0.00	0.00	0.00	0.00	0.00	4.76	0.00	1.36	0.40	0.00	0.00	0.00	0.00	5.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Tesco Superstore, Hill Street, Blackburn	0.00	0.00	0.60	0.00	0.00	0.00	7.58	0.00	0.00	0.00	0.00	0.00	1.63	0.00	6.80	0.43	0.68	0.00	0.00	0.00	0.00	0.00	0.00
Blackburn Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	1.33	0.73	0.00	0.00	0.00	0.00	0.00	0.00	7.49	0.00	0.00	0.00	0.00	0.00	0.45	0.93	0.00
Lidl, Duckworth Street, Darwen	0.00	0.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.48	0.00	4.15	0.00	0.00	0.00	0.00	0.00	0.00
Sainsbury's Superstore, Hardman Way, Darwen	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.35	7.58	0.00	8.32	0.00	0.00	0.00	0.00	0.00	0.00
Darwen Town Centre Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.21	0.00	4.18	0.00	0.00	0.21	0.00	0.00	0.00
Darwen Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Zone 16																							
Asda, Hollymount Way, Rawtenstall	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rawtenstall Town Centre Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Haslingden Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Tesco Superstore, Syke Street, Haslingden	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Oswaldtwistle Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.38	0.00	0.00	2.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Zone 16 Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.58	0.00	6.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Zone 17																							
Zone 17 Local Shops	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.83	0.00	1.67	0.00	0.00	0.00	0.00
Zone 18																							
Horwich Town Centre	0.00	0.00	0.75	0.00	0.00	0.00	0.00	1.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18.17	0.99	0.00	0.00	0.00	0.00
Middlebrook Retail Park Foodstores, Horwich	0.00	0.30	0.00	0.00	0.00	0.00	0.00	1.43	0.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.11	0.54	0.54	0.00	0.00	0.00
Tesco Extra, Mansell Way, Horwich	0.00	0.00	0.00	0.00	0.57	0.00	0.00	3.80	0.00	0.00	0.00	0.00	0.00	0.00	0.52	0.00	7.15	13.67	2.77	0.00	0.00	0.00	0.00
Westhoughton Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.71	0.45	0.00	0.00	0.00	0.00
Zone 18 Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.09	1.72	0.29	0.00	0.00	0.00
Zone 19																							
Bolton Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.64	0.00	2.61	1.31	4.56	0.00	0.00	0.48	0.00
Asda, Moss Bank Way, Astley Bridge, Bolton	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.55	0.00	17.84	0.42	3.39	0.00	0.00	0.00	0.00
Morrisons, Atlas Mills, Mornington Road, Bolton	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.47	1.06	15.44	0.29	0.00	0.00	0.00
Bolton Local Centres Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.85	0.00	2.07	0.00	0.00	0.00	0.00
Asda, Burnden Park, Manchester Road, Bolton	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.79	0.00	4.72	0.00	0.00	0.00	0.00
Sainsbury's Superstore, Trinity Street, Bolton	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.67	0.00	4.93	0.00	0.00	0.00	0.00
Aldi, Higher Bridge Street, Bolton	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.09	0.00	5.20	0.00	0.00	0.00	0.00
Bolton Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.01	0.00	5.15	0.00	0.00	0.00	0.00
Tyldesley Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.87	0.00	0.00	0.00	0.00
Asda, Brackley Street, Farnworth	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.47	0.00	0.00	0.00	0.00
Farnworth Town Centre Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.23	0.00	0.00	0.00	0.00
Tesco Superstore, Long Causeway, Farnworth	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.49	0.00	0.00	0.00	0.00
Zone 19 Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.49	0.00	0.00	0.00	0.00
Zone 20																							
Aldi, Southway, Skelmersdale	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.82	0.00	0.00	2.69
Asda, Ingram Road, Skelmersdale	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.21	0.00	0.00	7.75
Skelmersdale Town Centre Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.55	0.00	0.00	2.15
Aldi, Preston Road, Standish Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.64	0.00	0.00	0.00
Asda, Soho Street, Robin Park, Wigan	0.00	0.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.85	0.00	13.51	0.00	0.00	0.00
Zone 20 Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.19	0.00	23.55	0.00	0.00	0.00
Zone 21																							
Tesco Superstore, Liverpool Road North, Burscough Bridge	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.31	11.84	0.00	2.11
Buscough Town Centre Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.10	0.26	0.00	0.29
Aldi, Meols Cop Centre, Meols Cop Road, Southport	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.50	0.00	3.01
Zone 21 Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.29	14.82	0.00	2.92
Zone 22																							
Asda, Cop Lane, Fleetwood	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.79	0.00
Fleetwood Town Centre Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.78	0.00
Poulton-Le-Flyde Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.96	5.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.39	0.00
Lytham St Annes Town Centres	0.00	0.00	0.00	0.00	0.27	0.42	0.00	0.00	0.00	0.00	0.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.39	0.00	8.01	0.00
Lidl, Preston Road, Lytham	0.48	0.00	0.00	0.00	0.00	0.00	0.65	0.00	0.00	0.00	4.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.67	0.00
Booths, Haven Road, Lytham	0.00	0.00	0.45	0.00	0.49	0.00	0.00	0.00	0.00	0.00	4.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.52	0.00
Cleveleys Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.67	0.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.24	3.12
Lidl, Anchorsholme Lane West, Cleveleys	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.98	0.00
Aldi, Park Road / Oxford Square, Blackpool	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.03	0.00
Sainsbury's Superstore, Red Bank Road, Blackpool	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.45	0.00
Blackpool District / Local Centres Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.33	0.00
Sainsbury's Superstore, Talbot Road, Blackpool	0.00	0.00	0.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.30	0.00
Tesco Extra, Clifton Retail Park, Blackpool	0.00	0.00	3.37	0.00	1.21	0.00	0.00	0.00	0.00	0.00	7.91	3.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.55	0.00
Morrisons, Amounderness Way, Thornton-Cleveleys	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	5.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.17	0.00
Morrisons, Squires Gate Lane, Blackpool	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.25	0.00
Aldi, Poulton Road, Fleetwood	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.23	0.00
Asda, Cherry Tree Road, Blackpool	0.00	0.00	0.00	0.00	0.00	0.00	0.87	0.00	0.00	0.00	4.42	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.57	0.00
Blackpool Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.11	0.00
Zone 22 Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.41	2.43	0.58	0.00	0.00	0.00	0.00	0.00	0.51	0.00	0.39	0.00	3.53	0.00
Zone 23																							
Morrisons, Park Road, Ormskirk	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.02	0.00	0.00	9.76
Ormskirk Town Centre Other	0.00	0.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.29	0.60	0.00	6.82
Southport Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.39	0.00	0.00	0.00	0.00	0.00	7.00	0.00	5.45
Lidl, Virginia Street, Southport	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.49	0.00	3.97
Morrisons, Lord Street, Winter Gardens, Southport	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.01	0.00	10.05
Tesco Extra, Town Lane, Kew, Southport	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.66	12.03	0.00	10.99
Asda, Central 12 Shopping Park, Derby Road, Southport	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.98	0.00	4.26
Formby Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.81	0.00	4.21
Tesco Superstore, Altcar Road, Formby	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.43
Zone 23 Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.49	0.27	12.37
Outside Study Area																							
Tesco Extra, Central Park Way, Wigan	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.32	0.00	10.02	0.00	0.00	0.00
Sainsbury's Superstore, Moor Lane, Clitheroe	0.00	0.00	0.00	0.00	0.00	0.65	2.38	0.00	0.00	0.00	0.00	0.00	9.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Tesco Superstore, Crabtree Lane, Atherton Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.71	0.00	0.00	0.00	0.00
Tesco Extra, Ellesmere Shopping Centre, Bolton Road, Walkden	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.81	0.00	0.00	0.00	0.00
Asda, Swinden Retail Park, Corporation Street, Colne	0.00	0.00	0.00	0.00	0.00	0.00	0.49	0.00	0.00	0.00	0.00	0.00	0.00	4.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Asda, Windermere Road, Leigh	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.08	0.00	0.00	0.00	0.00
Aldi, Ellesmere Retail Park, Walkden	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.44	0.00	0.00	0.00	0.00
Morrisons, Sale Way, Leigh	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.67	0.00	0.00	0.00	0.00
Morrisons, Makerfield Way, Ince	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.68	0.00	2.60	0.00	0.00	0.00
Sainsbury's Superstore, Worthington Way, Wigan	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.19	0.00	0.00	0.00
Booths, Station Road, Clitheroe	0.00	0.00	0.00	0.00	0.00	0.42	3.45	0.00	0.00	0.00	0.00	0.00	1.91	0.00	0.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other	0.00	0.73	0.00	0.00	0.00	0.86	1.79	2.58	0.00	0.41	0.51	2.99	5.13	3.28	0.97	1.22	6.21	8.11	4.01	5.30	0.60	0.00	1.72
Total	**100.00**	**100.00**	**100.00**	**100.00**	**100.00**	**100.00**	**100.00**	**100.00**	**100.00**	**100.00**	**100.00**	**100.00**	**100.00**	**100.00**	**100.00**	**100.00**	**100.00**	**100.00**	**100.00**	**100.00**	**100.00**	**100.00**	**100.00**

NOTES:

1. Market shares derived from 2016 household survey. Assumes 70/30 split between main food and top up shopping.
2. Figures may not cast due to rounding.

LANCASHIRE CENTRAL
RETAIL IMPACT ASSESSMENT

TABLE 3

CONVENIENCE GOODS TURNOVER AT 2022

Location	Zone (£m)																						
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	Total
Zone 1																								
Morrisons, Station Road, Bamber Bridge	19.09	0.00	4.01	0.00	0.28	0.88	1.69	0.00	0.00	0.00	0.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26.43
Local Shops, Bamber Bridge District Centre	1.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.22
Walton-le-Dale Local Centre	0.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.28
Tardy Gate District Centre, Lostock Hall	0.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.96
Sainsbury's Superstore, Cuerden Way, Bamber Bridge	20.61	9.25	0.00	0.62	0.62	0.88	2.37	1.49	9.13	2.58	0.00	0.00	0.00	0.00	1.30	0.00	0.00	0.00	0.00	0.00	0.73	0.00	0.00	49.57
Aldi, Cuerden Way, Bamber Bridge	7.64	5.50	0.00	0.00	0.00	0.00	0.39	1.39	1.61	0.00	0.00	0.00	0.70	4.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21.86
Waitrose, Capitol Centre, Walton-le-Dale	2.04	1.19	0.82	0.00	0.43	1.51	3.74	0.69	0.75	0.49	0.49	0.00	0.00	0.00	5.12	0.00	0.00	0.00	0.00	1.43	0.00	0.00	1.45	20.14
Zone 2																								
Penwortham District Centre	0.00	1.88	0.00	0.00	0.00	0.00	0.00	0.00	1.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.91
Longton Local Centre	0.00	13.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.45	0.00	0.00	14.39
Other Local Centres	0.00	3.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.19
Booths, Millbrook Way, Penwortham	0.42	11.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.28
Zone 2 Local Shops / Other	0.00	2.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.41
Zone 3																								
Zone 3 Local Centres	0.00	0.30	2.93	0.00	0.19	0.00	0.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.63
Morrisons, Mariners Way, Preston	4.69	10.98	33.32	22.30	4.32	1.70	0.50	0.00	5.21	0.00	5.27	1.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.29	2.30	0.00	91.99
Aldi, Corporation Street, Preston	0.77	5.93	10.92	4.62	0.17	0.89	1.20	0.15	0.00	0.00	0.00	0.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.34
Lidl, West Strand, Preston	0.00	7.67	7.82	1.65	0.48	0.00	0.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.52	0.00	0.00	18.36
Zone 3 Local Shops / Other	0.00	0.56	12.35	2.95	2.69	0.39	0.00	0.00	0.00	0.00	0.90	0.20	0.00	0.00	0.00	0.00	0.00	3.09	0.00	0.00	0.00	0.00	0.00	23.13
Zone 4																								
Preston City Centre Shops	3.19	3.51	9.75	7.16	3.73	2.14	0.54	0.00	0.56	0.00	0.36	1.33	0.00	0.00	0.00	1.53	0.00	0.52	0.00	0.00	0.00	0.00	0.00	34.33
Aldi, Queens Retail Park, Preston	0.26	0.00	5.96	1.99	0.45	0.78	0.00	0.00	0.00	0.00	0.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.96	0.38	0.00	0.00	12.28
Asda, Fulwood	0.42	0.82	17.15	43.39	4.27	4.00	0.79	0.00	6.55	0.00	0.00	6.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.22	0.00	88.09
Zone 4 Local Centres	0.47	0.00	2.36	13.81	2.35	0.00	0.00	0.00	0.00	0.00	0.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.48
Deepdale Shopping Park, Blackpool Road, Preston	0.00	0.00	1.03	1.14	1.16	0.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.53
Aldi, Blackpool Road, Preston	0.00	0.82	4.24	9.80	0.28	4.98	0.00	0.00	0.00	0.00	0.66	0.00	0.00	0.00	1.10	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	22.36
Lidl, New Hall Lane, Preston	0.00	0.00	1.79	3.88	0.00	0.00	0.00	0.00	1.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.57
Sainsbury's Superstore, Flintoff Way, Preston	1.03	0.00	6.75	29.15	3.53	0.89	0.58	0.00	0.00	0.12	1.80	1.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	44.90
Zone 4 Local Shops / Other	0.00	0.56	0.42	13.78	0.17	0.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18.16
Zone 5																								
Zone 5 Local Shops	0.00	0.00	0.00	0.00	1.76	0.00	0.00	0.00	0.00	0.00	0.00	0.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.13
Zone 6																								
Longridge Town Centre	0.00	0.00	0.00	0.00	0.17	9.17	0.00	0.00	0.00	0.00	0.00	0.00	2.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.23
Sainsbury's Superstore, Inglewhite Road, Longridge, Preston	0.42	0.00	1.13	1.45	0.30	17.64	0.00	0.00	0.00	0.00	0.00	2.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23.37
Zone 6 Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.81
Zone 7																								
Zone 7 Local Centres	0.00	0.00	0.00	0.00	0.00	0.00	2.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.79
Zone 7 Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.22	7.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.32
Zone 8																								
Adlington Local Centres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.41	0.00	0.00	0.00	0.00	4.75	0.00	0.00	5.20	0.00	3.99	0.00	0.00	0.00	0.00	0.86	20.22
Zone 8 Other Local Centres	1.07	0.00	0.00	0.00	0.00	0.00	0.00	0.37	0.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.19
Zone 9																								
Aldi, Towngate, Leyland	0.68	1.99	0.00	0.00	0.00	0.00	0.29	0.00	18.69	2.74	0.00	0.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.41	0.00	27.17
Asda, Towngate, Leyland	0.61	0.30	0.00	0.00	0.00	0.00	0.00	0.00	4.61	0.00	0.00	0.00	0.00	0.00	0.00	0.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.40
Tesco Extra, Towngate, Leyland	1.07	7.11	0.00	0.00	0.00	0.00	0.00	0.00	34.33	6.92	0.49	0.00	0.00	0.00	0.00	0.00	0.37	0.00	0.00	0.00	0.16	0.00	0.00	50.46
Lidl, Churchill Way, Leyland	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.63	0.77	0.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.29	0.00	0.00	6.18
Leyland Town Centre Other	0.00	1.26	0.00	0.00	0.00	0.00	0.00	0.00	2.06	0.42	0.00	0.50	0.00	0.00	0.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.93
Morrisons, Olympian Way, Leyland	7.05	3.45	1.74	1.14	0.00	0.21	0.39	0.15	7.45	1.82	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00	2.50	0.00	0.00	26.39
Leyland Local Shops / Other	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	5.52	0.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.82
Asda, Bolton Street, Chorley	0.56	0.00	0.00	0.00	0.00	0.00	0.00	5.55	15.61	2.27	0.00	0.00	0.00	0.00	1.46	0.00	0.00	1.00	0.00	1.04	0.00	0.00	0.00	27.50
Chorley Town Centre Other	0.26	0.00	0.00	0.00	0.00	0.00	0.00	3.58	7.13	0.24	0.00	0.27	0.00	0.00	0.71	0.00	0.68	2.63	3.05	1.43	0.00	0.00	0.00	19.98
Asda, Sheephill Lane, Clayton Green District Centre, Clayton-le-Woods	9.17	4.33	0.00	0.00	0.00	0.00	1.57	1.44	20.51	0.30	0.00	0.00	0.00	0.00	0.95	0.00	0.00	0.52	0.00	0.00	0.00	0.00	0.00	38.79
Tesco Superstore, Buckshaw Village, Chorley	2.75	0.00	0.00	0.00	0.00	0.00	0.00	0.52	27.39	2.03	0.00	0.00	0.00	2.93	0.00	0.00	0.00	0.52	0.00	0.00	0.00	3.08	0.00	39.21
Aldi, Lancaster Way, Buckshaw Village	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.61	15.61	3.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.01	0.00	1.07	0.00	0.00	0.00	28.41
Water Street / Harpers Lane Stores	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.47	0.75	0.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.63
Tesco Extra, Ackhurst Industrial Park, Foxhole Road, Chorley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.18	48.92	8.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.51	0.00	0.00	1.05	0.00	0.00	62.80
Morrisons, Brook Street, Chorley	0.42	0.00	0.00	0.00	0.00	0.00	0.00	6.57	10.33	2.76	0.00	0.00	1.25	0.00	0.00	0.00	0.58	7.39	0.00	2.14	0.00	0.00	1.45	32.90
Zone 9 Local Centres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.20	7.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.47
Zone 9 Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.16	0.00	0.00	0.91
Zone 10																								
Croston Local Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.05
Eccleston Local Centres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.62	4.39	0.27	0.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.86
Coppull Local Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.20
Zone 10 Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.52	0.00	0.00	0.00	0.00	0.00	3.45
Zone 11																								
Morrisons, Off Poulton Street, Kirkham	0.00	0.00	0.82	0.00	1.56	0.00	0.00	0.00	0.00	0.00	25.80	0.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28.55
Kirkham Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.19
Aldi, Fleetwood Road, Mill Farm, Wesham, Kirkham (new store)	0.00	0.00	0.82	0.00	0.35	0.00	0.00	0.00	0.00	0.00	11.00	1.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.07	0.00	0.00	0.00	14.38
Zone 11 Local Shops / Other	0.00	0.00	3.30	0.00	0.00	0.00	0.28	0.00	0.00	0.00	9.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.83	0.00	0.00	0.00	0.00	14.87
Zone 12																								
Garstang Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.03
Aldi, Moss Lane, Garstang	0.00	0.00	0.00	0.00	2.10	1.25	0.00	0.00	0.00	0.00	0.00	14.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.41
Booths, Cherestanc Square, Park Hill Road, Garstang	0.00	0.00	0.00	0.00	2.38	0.21	0.00	0.00	0.00	0.00	0.00	14.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16.64
Sainsbury's Superstore, Park Hill Road, Garstang	0.00	0.00	0.00	0.00	0.55	0.00	0.00	0.00	0.00	0.00	0.00	11.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.12
Zone 12 Local Shops / Other	0.00	0.00	0.00	0.00	0.26	0.16	0.00	0.00	0.00	0.12	0.27	7.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.22	0.00	0.00	8.71
Zone 13																								
Accrington Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.91	0.63	0.00	11.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18.09
Tesco Extra, Eagle Street, Accrington	0.00	0.00	0.00	0.00	0.00	0.00	0.68	0.00	0.00	0.00	0.00	0.00	23.18	0.00	0.00	10.51	0.00	0.00	2.22	0.00	0.29	0.00	0.00	36.88
Aldi, Argyle Street, Accrington	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.72	0.00	0.00	7.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18.01
Aldi, Heys Lane, Great Harwood	0.00	0.00	0.00	0.00	0.00	0.39	2.45	0.00	0.00	0.00	0.00	0.00	8.72	1.30	2.04	0.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.55
Asda, Hyndburn Road, Accrington	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27.88	0.00	0.95	8.26	0.28	0.00	0.00	0.00	0.00	0.00	0.00	37.37
Accrington Other / Local Shops	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.84	0.00	0.00	0.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.80
Morrisons, Queen Street, Great Harwood	0.00	0.00	0.00	0.00	0.00	0.00	0.81	0.00	0.00	0.00	0.00	0.00	11.86	0.00	1.46	0.00	2.60	0.00	0.00	0.00	0.00	0.00	0.00	16.73
Zone 13 Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.21	0.00	0.00	0.00	0.00	0.00	25.10	0.00	0.95	0.52	0.66	0.00	0.00	0.00	0.00	0.00	0.00	27.45
Zone 14																								
Burnley Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.53	0.00	4.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.00
Tesco Extra, Centenary Way, Finsley Gate, Burnley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.00	4.52	9.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49.15
Asda, Princess Way, Burnley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.88	23.63	4.52	9.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	39.31
Other Foodstores, Burnley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.83	27.13	0.00	12.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.20
Burnley Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.63	0.00	0.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.33
Nelson Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.13
Morrisons, Pendle Street, Nelson	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.89	25.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28.15
Tesco Superstore, Wyre Street, Padiham	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.55	31.55	0.00	1.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.94
Zone 14 Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.60	7.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.24
Zone 15																								
Morrisons, Railway Road, Blackburn	0.56	0.00	0.00	0.00	0.00	0.00	5.34	0.00	0.00	0.00	0.00	0.00	2.81	0.95	23.21	0.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33.74
Blackburn Town Centre Other	0.00	0.00	0.00	0.00	0.00	0.00	4.13	0.00	0.00	0.00	0.00	0.20	1.05	0.63	17.32	0.00	0.00	0.00	0.00	0.00	0.00	13.42	0.00	36.75
Asda, Lower Audley Retail Park, Grimshaw Park Road, Blackburn	0.00	0.00	0.00	0.00	0.00	0.00	6.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.14	1.86	4.84	0.00	0.00	0.00	0.00	3.08	0.00	56.04
Aldi, Bolton Road, Blackburn	0.00	0.00	0.00	0.00	0.00	0.00	1.66	0.25	0.00	0.00	0.00	0.00	4.58	0.00	34.76	0.00	0.28	0.00	1.66	0.00	0.00	0.00	0.00	43.20
Blackburn Other Local Centres	0.00	0.00	0.00	0.00	0.00	0.00	2.86	0.00	3.60	0.22	0.00	0.00	0.00	0.00	14.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.95
Tesco Superstore, Hill Street, Blackburn	0.00	0.00	0.82	0.00	0.00	0.00	4.55	0.00	0.00	0.00	0.00	0.00	3.31	0.00	19.08	0.65	0.58	0.00	0.00	0.00	0.00	0.00	0.00	29.00
Blackburn Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.80	0.30	0.00	0.00	0.00	0.00	0.00	0.00	21.01	0.00	0.00	0.00	0.00	0.00	0.29	5.98	0.00	28.37
Lidl, Duckworth Street, Darwen	0.00	0.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18.18	0.00	3.58	0.00	0.00	0.00	0.00	0.00	0.00	22.16
Sainsbury's Superstore, Hardman Way, Darwen	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.71	21.26	0.00	7.16	0.00	0.00	0.00	0.00	0.00	0.00	29.13
Darwen Town Centre Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23.04	0.00	3.60	0.00	0.00	0.57	0.00	0.00	0.00	27.21
Darwen Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.95
Zone 16																								
Asda, Hollymount Way, Rawtenstall	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16.96
Rawtenstall Town Centre Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.76
Haslingden Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.28
Tesco Superstore, Syke Street, Haslingden	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.35
Oswaldtwistle Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.80	0.00	0.00	3.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.30
Zone 16 Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.29	0.00	9.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.26
Zone 17																								
Zone 17 Local Shops	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.60	0.00	6.84	0.00	0.00	0.00	0.00	14.44
Zone 18																								
Horwich Town Centre	0.00	0.00	1.03	0.00	0.00	0.00	0.00	0.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32.52	4.05	0.00	0.00	0.00	0.00	38.19
Middlebrook Retail Park Foodstores, Horwich	0.00	0.30	0.00	0.00	0.00	0.00	0.00	0.59	0.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23.46	2.22	1.43	0.00	0.00	0.00	28.57
Tesco Extra, Mansell Way, Horwich	0.00	0.00	0.00	0.00	0.20	0.00	0.00	1.57	0.00	0.00	0.00	0.00	0.00	0.00	1.46	0.00	6.16	24.47	11.31	0.00	0.00	0.00	0.00	45.17
Westhoughton Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.01	1.83	0.00	0.00	0.00	0.00	14.22
Zone 18 Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.47	7.04	0.76	0.00	0.00	0.00	22.27
Zone 19																								
Bolton Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.80	0.00	2.25	2.34	18.64	0.00	0.00	3.08	0.00	28.11
Asda, Moss Bank Way, Astley Bridge, Bolton	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.15	0.00	15.36	0.75	13.86	0.00	0.00	0.00	0.00	37.12
Morrisons, Atlas Mills, Mornington Road, Bolton	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.88	1.89	63.07	0.76	0.00	0.00	0.00	75.60
Bolton Local Centres Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.46	0.00	8.45	0.00	0.00	0.00	0.00	10.90
Asda, Burnden Park, Manchester Road, Bolton	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.68	0.00	19.27	0.00	0.00	0.00	0.00	19.95
Sainsbury's Superstore, Trinity Street, Bolton	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.74	0.00	20.13	0.00	0.00	0.00	0.00	25.88
Aldi, Higher Bridge Street, Bolton	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.52	0.00	21.25	0.00	0.00	0.00	0.00	24.77
Bolton Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.87	0.00	21.03	0.00	0.00	0.00	0.00	21.90
Tyldesley Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.79	0.00	0.00	0.00	0.00	15.79
Asda, Brackley Street, Farnworth	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46.88	0.00	0.00	0.00	0.00	46.88
Farnworth Town Centre Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.04	0.00	0.00	0.00	0.00	5.04
Tesco Superstore, Long Causeway, Farnworth	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.19	0.00	0.00	0.00	0.00	10.19
Zone 19 Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.41	0.00	0.00	0.00	0.00	22.41
Zone 20																								
Aldi, Southway, Skelmersdale	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.14	0.00	0.00	10.81	20.95
Asda, Ingram Road, Skelmersdale	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21.77	0.00	0.00	31.19	53.26
Skelmersdale Town Centre Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.41	0.00	0.00	8.65	18.06
Aldi, Preston Road, Standish Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.93	0.00	0.00	0.00	24.90
Asda, Soho Street, Robin Park, Wigan	0.00	0.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.52	0.00	35.83	0.00	0.00	0.00	38.17
Zone 20 Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.86	0.00	62.47	0.00	0.00	0.00	76.52
Zone 21																								
Tesco Superstore, Liverpool Road North, Burscough Bridge	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.39	7.49	0.00	8.49	35.81
Buscough Town Centre Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.91	0.16	0.00	1.15	4.22
Aldi, Meols Cop Centre, Meols Cop Road, Southport	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.17	0.00	12.13	21.30
Zone 21 Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.76	9.37	0.00	11.77	22.28
Zone 22																								
Asda, Cop Lane, Fleetwood	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.13	0.00	50.13
Fleetwood Town Centre Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.03	0.00	5.03
Poulton-Le-Flyde Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.83	4.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28.26	0.00	39.46
Lytham St Annes Town Centres	0.00	0.00	0.00	0.00	0.09	0.21	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.04	0.00	51.54	0.00	53.39
Lidl, Preston Road, Lytham	0.42	0.00	0.00	0.00	0.00	0.00	0.39	0.00	0.00	0.00	4.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23.62	0.00	28.43
Booths, Haven Road, Lytham	0.00	0.00	0.61	0.00	0.17	0.00	0.00	0.00	0.00	0.00	3.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.54	0.00	40.27
Cleveleys Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.66	0.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.18	12.55	53.80
Lidl, Anchorsholme Lane West, Cleveleys	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.18	0.00	20.92
Aldi, Park Road / Oxford Square, Blackpool	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32.40	0.00	32.40
Sainsbury's Superstore, Red Bank Road, Blackpool	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28.67	0.00	30.56
Blackpool District / Local Centres Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	47.17	0.00	47.17
Sainsbury's Superstore, Talbot Road, Blackpool	0.00	0.00	0.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21.23	0.00	22.16
Tesco Extra, Clifton Retail Park, Blackpool	0.00	0.00	4.62	0.00	0.43	0.00	0.00	0.00	0.00	0.00	7.77	3.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.72	0.00	51.65
Morrisons, Amounderness Way, Thornton-Cleveleys	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.49	4.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	52.61	0.00	57.82
Morrisons, Squires Gate Lane, Blackpool	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46.64	0.00	47.01
Aldi, Poulton Road, Fleetwood	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.78	0.00	21.43
Asda, Cherry Tree Road, Blackpool	0.00	0.00	0.00	0.00	0.00	0.00	0.52	0.00	0.00	0.00	4.34	0.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.85	0.00	41.09
Blackpool Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.13	0.00	7.62
Zone 22 Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.22	2.39	0.50	0.00	0.00	0.00	0.00	0.00	0.91	0.00	1.04	0.00	22.71	0.00	27.77
Zone 23																								
Morrisons, Park Road, Ormskirk	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.71	0.00	0.00	39.29	42.00
Ormskirk Town Centre Other	0.00	0.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.76	0.38	0.00	27.48	29.78
Southport Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.10	0.00	0.00	0.00	0.00	0.00	4.43	0.00	21.96	27.49
Lidl, Virginia Street, Southport	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.58	0.00	16.00	17.57
Morrisons, Lord Street, Winter Gardens, Southport	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.80	0.00	40.45	44.25
Tesco Extra, Town Lane, Kew, Southport	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.41	7.61	0.00	44.24	56.25
Asda, Central 12 Shopping Park, Derby Road, Southport	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.04	0.00	17.15	22.19
Formby Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.51	0.00	16.95	17.46
Tesco Superstore, Altcar Road, Formby	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21.84	21.84
Zone 23 Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.00	1.75	49.81	59.13
Outside Study Area																								
Tesco Extra, Central Park Way, Wigan	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.52	0.00	26.58	0.00	0.00	0.00	36.35
Sainsbury's Superstore, Moor Lane, Clitheroe	0.00	0.00	0.00	0.00	0.00	0.33	1.43	0.00	0.00	0.00	0.00	0.00	19.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21.22
Tesco Superstore, Crabtree Lane, Atherton Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.23	0.00	0.00	0.00	0.00	19.23
Tesco Extra, Ellesmere Shopping Centre, Bolton Road, Walkden	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.64	0.00	0.00	0.00	0.00	19.64
Asda, Swinden Retail Park, Corporation Street, Colne	0.00	0.00	0.00	0.00	0.00	0.00	0.29	0.00	0.00	0.00	0.00	0.00	0.00	8.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.19
Asda, Windermere Road, Leigh	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.50	0.00	0.00	0.00	0.00	8.50
Aldi, Ellesmere Retail Park, Walkden	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.98	0.00	0.00	0.00	0.00	9.98
Morrisons, Sale Way, Leigh	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.84	0.00	0.00	0.00	0.00	6.84
Morrisons, Makerfield Way, Ince	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.01	0.00	6.91	0.00	0.00	0.00	9.92
Sainsbury's Superstore, Worthington Way, Wigan	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.45	0.00	0.00	0.00	8.45
Booths, Station Road, Clitheroe	0.00	0.00	0.00	0.00	0.00	0.21	2.07	0.00	0.00	0.00	0.00	0.00	3.87	0.00	1.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.62
Other	0.00	0.75	0.00	0.00	0.00	0.43	1.07	1.07	0.00	0.22	0.50	2.56	10.41	6.73	2.71	1.83	5.35	14.50	16.37	14.07	0.38	0.00	6.93	85.88
Total	**88.65**	**103.16**	**137.06**	**158.81**	**35.46**	**50.66**	**59.98**	**41.41**	**264.82**	**54.24**	**98.24**	**85.67**	**202.86**	**205.27**	**280.53**	**150.56**	**86.08**	**178.94**	**408.61**	**265.25**	**63.24**	**643.70**	**402.60**	**4065.82**

NOTES:

1. Figures derived from Tables 1 & 4.
2. Figures may not cast due to rounding.

LANCASHIRE CENTRAL
RETAIL IMPACT ASSESSMENT

TABLE 4

CONVENIENCE GOODS TURNOVER AT 2027

Location	Zone (£m)																							
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	Total
Zone 1																								
Morrisons, Station Road, Bamber Bridge	19.24	0.00	4.03	0.00	0.28	0.89	1.69	0.00	0.00	0.00	0.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	26.63
Local Shops, Bamber Bridge District Centre	1.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.23
Walton-le-Dale Local Centre	0.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.30
Tardy Gate District Centre, Lostock Hall	0.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.96
Sainsbury's Superstore, Cuerden Way, Bamber Bridge	20.77	9.24	0.00	0.62	0.63	0.89	2.38	1.54	9.36	2.66	0.00	0.00	0.00	0.00	1.29	0.00	0.00	0.00	0.00	0.00	0.74	0.00	0.00	50.09
Aldi, Cuerden Way, Bamber Bridge	7.70	5.49	0.00	0.00	0.00	0.00	0.39	1.43	1.65	0.00	0.00	0.00	0.71	4.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.02
Waitrose, Capitol Centre, Walton-le-Dale	2.06	1.19	0.83	0.00	0.43	1.53	3.75	0.71	0.77	0.50	0.51	0.00	0.00	0.00	5.08	0.00	0.00	0.00	0.00	1.44	0.00	0.00	1.45	20.25
Zone 2																								
Penwortham District Centre	0.00	1.88	0.00	0.00	0.00	0.00	0.00	0.00	1.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.93
Longton Local Centre	0.00	13.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.45	0.00	0.00	14.38
Other Local Centres	0.00	3.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.17
Booths, Millbrook Way, Penwortham	0.42	11.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.26
Zone 2 Local Shops / Other	0.00	2.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.41
Zone 3																								
Zone 3 Local Centres	0.00	0.30	2.94	0.00	0.19	0.00	0.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.65
Morrisons, Mariners Way, Preston	4.73	10.95	33.48	22.46	4.36	1.72	0.50	0.00	5.34	0.00	5.46	1.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.29	2.31	0.00	92.75
Aldi, Corporation Street, Preston	0.78	5.92	10.98	4.66	0.18	0.90	1.21	0.15	0.00	0.00	0.00	0.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.46
Lidl, West Strand, Preston	0.00	7.66	7.86	1.67	0.48	0.00	0.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.53	0.00	0.00	18.40
Zone 3 Local Shops / Other	0.00	0.56	12.41	2.97	2.72	0.40	0.00	0.00	0.00	0.00	0.93	0.21	0.00	0.00	0.00	0.00	0.00	3.10	0.00	0.00	0.00	0.00	0.00	23.29
Zone 4																								
Preston City Centre Shops	3.21	3.51	9.80	7.22	3.76	2.18	0.54	0.00	0.57	0.00	0.38	1.36	0.00	0.00	0.00	1.55	0.00	0.52	0.00	0.00	0.00	0.00	0.00	34.59
Aldi, Queens Retail Park, Preston	0.26	0.00	5.99	2.00	0.46	0.79	0.00	0.00	0.00	0.00	0.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.97	0.38	0.00	0.00	12.37
Asda, Fulwood	0.42	0.81	17.24	43.70	4.31	4.06	0.79	0.00	6.71	0.00	0.00	6.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.24	0.00	88.91
Zone 4 Local Centres	0.47	0.00	2.37	13.91	2.37	0.00	0.00	0.00	0.00	0.00	0.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.63
Deepdale Shopping Park, Blackpool Road, Preston	0.00	0.00	1.03	1.14	1.17	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.56
Aldi, Blackpool Road, Preston	0.00	0.81	4.26	9.87	0.28	5.05	0.00	0.00	0.00	0.00	0.68	0.00	0.00	0.00	1.09	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	22.55
Lidl, New Hall Lane, Preston	0.00	0.00	1.80	3.91	0.00	0.00	0.00	0.00	1.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.66
Sainsbury's Superstore, Flintoff Way, Preston	1.04	0.00	6.78	29.37	3.56	0.90	0.59	0.00	0.00	0.12	1.86	1.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45.29
Zone 4 Local Shops / Other	0.00	0.56	0.42	13.88	0.18	0.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18.28
Zone 5																								
Zone 5 Local Shops	0.00	0.00	0.00	0.00	1.77	0.00	0.00	0.00	0.00	0.00	0.00	0.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.16
Zone 6																								
Longridge Town Centre	0.00	0.00	0.00	0.00	0.17	9.31	0.00	0.00	0.00	0.00	0.00	0.00	2.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.40
Sainsbury's Superstore, Inglewhite Road, Longridge, Preston	0.42	0.00	1.13	1.46	0.31	17.91	0.00	0.00	0.00	0.00	0.00	2.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23.71
Zone 6 Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.82
Zone 7																								
Zone 7 Local Centres	0.00	0.00	0.00	0.00	0.00	0.00	2.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.78
Zone 7 Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.22	7.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.33
Zone 8																								
Adlington Local Centres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.58	0.00	0.00	0.00	0.00	4.78	0.00	0.00	5.26	0.00	4.01	0.00	0.00	0.00	0.00	0.86	20.50
Zone 8 Other Local Centres	1.08	0.00	0.00	0.00	0.00	0.00	0.00	0.38	0.77	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.23
Zone 9																								
Aldi, Towngate, Leyland	0.69	1.99	0.00	0.00	0.00	0.00	0.29	0.00	19.16	2.82	0.00	0.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.42	0.00	27.75
Asda, Towngate, Leyland	0.61	0.30	0.00	0.00	0.00	0.00	0.00	0.00	4.73	0.00	0.00	0.00	0.00	0.00	0.00	0.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.53
Tesco Extra, Towngate, Leyland	1.08	7.10	0.00	0.00	0.00	0.00	0.00	0.00	35.20	7.12	0.51	0.00	0.00	0.00	0.00	0.00	0.37	0.00	0.00	0.00	0.16	0.00	0.00	51.54
Lidl, Churchill Way, Leyland	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.75	0.79	0.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.29	0.00	0.00	6.34
Leyland Town Centre Other	0.00	1.25	0.00	0.00	0.00	0.00	0.00	0.00	2.11	0.43	0.00	0.51	0.00	0.00	0.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.00
Morrisons, Olympian Way, Leyland	7.11	3.44	1.75	1.14	0.00	0.22	0.39	0.15	7.64	1.87	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00	2.51	0.00	0.00	26.72
Leyland Local Shops / Other	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	5.66	0.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.97
Asda, Bolton Street, Chorley	0.57	0.00	0.00	0.00	0.00	0.00	0.00	5.72	16.00	2.34	0.00	0.00	0.00	0.00	1.45	0.00	0.00	1.01	0.00	1.05	0.00	0.00	0.00	28.14
Chorley Town Centre Other	0.26	0.00	0.00	0.00	0.00	0.00	0.00	3.69	7.31	0.24	0.00	0.28	0.00	0.00	0.70	0.00	0.68	2.65	3.06	1.44	0.00	0.00	0.00	20.31
Asda, Sheephill Lane, Clayton Green District Centre, Clayton-le-Woods	9.25	4.32	0.00	0.00	0.00	0.00	1.58	1.48	21.03	0.31	0.00	0.00	0.00	0.00	0.94	0.00	0.00	0.52	0.00	0.00	0.00	0.00	0.00	39.43
Tesco Superstore, Buckshaw Village, Chorley	2.77	0.00	0.00	0.00	0.00	0.00	0.00	0.53	28.08	2.09	0.00	0.00	0.00	2.94	0.00	0.00	0.00	0.52	0.00	0.00	0.00	3.09	0.00	40.02
Aldi, Lancaster Way, Buckshaw Village	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.81	16.01	3.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.02	0.00	1.08	0.00	0.00	0.00	29.12
Water Street / Harpers Lane Stores	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.49	0.77	0.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.68
Tesco Extra, Ackhurst Industrial Park, Foxhole Road, Chorley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.25	50.16	8.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.52	0.00	0.00	1.06	0.00	0.00	64.37
Morrisons, Brook Street, Chorley	0.42	0.00	0.00	0.00	0.00	0.00	0.00	6.78	10.59	2.84	0.00	0.00	1.26	0.00	0.00	0.00	0.58	7.43	0.00	2.15	0.00	0.00	1.45	33.51
Zone 9 Local Centres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.21	7.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.66
Zone 9 Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.77	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.16	0.00	0.00	0.93
Zone 10																								
Croston Local Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.14
Eccleston Local Centres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.66	4.52	0.28	0.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.05
Coppull Local Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.23
Zone 10 Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.52	0.00	0.00	0.00	0.00	0.00	3.54
Zone 11																								
Morrisons, Off Poulton Street, Kirkham	0.00	0.00	0.83	0.00	1.57	0.00	0.00	0.00	0.00	0.00	26.72	0.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29.50
Kirkham Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.34
Aldi, Fleetwood Road, Mill Farm, Wesham, Kirkham (new store)	0.00	0.00	0.83	0.00	0.36	0.00	0.00	0.00	0.00	0.00	11.39	1.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.08	0.00	0.00	0.00	14.81
Zone 11 Local Shops / Other	0.00	0.00	3.31	0.00	0.00	0.00	0.28	0.00	0.00	0.00	9.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.84	0.00	0.00	0.00	0.00	15.23
Zone 12																								
Garstang Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.09
Aldi, Moss Lane, Garstang	0.00	0.00	0.00	0.00	2.12	1.27	0.00	0.00	0.00	0.00	0.00	14.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.72
Booths, Cherestanc Square, Park Hill Road, Garstang	0.00	0.00	0.00	0.00	2.40	0.22	0.00	0.00	0.00	0.00	0.00	14.32	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16.94
Sainsbury's Superstore, Park Hill Road, Garstang	0.00	0.00	0.00	0.00	0.55	0.00	0.00	0.00	0.00	0.00	0.00	11.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.35
Zone 12 Local Shops / Other	0.00	0.00	0.00	0.00	0.27	0.16	0.00	0.00	0.00	0.12	0.28	7.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.22	0.00	0.00	8.88
Zone 13																								
Accrington Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.95	0.63	0.00	11.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18.26
Tesco Extra, Eagle Street, Accrington	0.00	0.00	0.00	0.00	0.00	0.00	0.68	0.00	0.00	0.00	0.00	0.00	23.35	0.00	0.00	10.62	0.00	0.00	2.23	0.00	0.29	0.00	0.00	37.17
Aldi, Argyle Street, Accrington	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.80	0.00	0.00	7.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18.16
Aldi, Heys Lane, Great Harwood	0.00	0.00	0.00	0.00	0.00	0.40	2.46	0.00	0.00	0.00	0.00	0.00	8.78	1.31	2.03	0.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.63
Asda, Hyndburn Road, Accrington	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28.08	0.00	0.94	8.35	0.28	0.00	0.00	0.00	0.00	0.00	0.00	37.65
Accrington Other / Local Shops	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.89	0.00	0.00	0.97	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.87
Morrisons, Queen Street, Great Harwood	0.00	0.00	0.00	0.00	0.00	0.00	0.82	0.00	0.00	0.00	0.00	0.00	11.94	0.00	1.45	0.00	2.58	0.00	0.00	0.00	0.00	0.00	0.00	16.80
Zone 13 Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.21	0.00	0.00	0.00	0.00	0.00	25.28	0.00	0.94	0.53	0.66	0.00	0.00	0.00	0.00	0.00	0.00	27.62
Zone 14																								
Burnley Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.55	0.00	4.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.06
Tesco Extra, Centenary Way, Finsley Gate, Burnley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.15	4.48	9.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49.37
Asda, Princess Way, Burnley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.89	23.73	4.48	9.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	39.48
Other Foodstores, Burnley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.83	27.24	0.00	12.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.45
Burnley Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.66	0.00	0.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.36
Nelson Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.17
Morrisons, Pendle Street, Nelson	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.91	25.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28.27
Tesco Superstore, Wyre Street, Padiham	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.68	31.68	0.00	1.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	51.21
Zone 14 Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.61	7.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.27
Zone 15																								
Morrisons, Railway Road, Blackburn	0.57	0.00	0.00	0.00	0.00	0.00	5.35	0.00	0.00	0.00	0.00	0.00	2.83	0.95	23.04	0.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33.63
Blackburn Town Centre Other	0.00	0.00	0.00	0.00	0.00	0.00	4.14	0.00	0.00	0.00	0.00	0.21	1.06	0.63	17.19	0.00	0.00	0.00	0.00	0.00	0.00	13.47	0.00	36.70
Asda, Lower Audley Retail Park, Grimshaw Park Road, Blackburn	0.00	0.00	0.00	0.00	0.00	0.00	6.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	39.85	1.88	4.82	0.00	0.00	0.00	0.00	3.09	0.00	55.78
Aldi, Bolton Road, Blackburn	0.00	0.00	0.00	0.00	0.00	0.00	1.66	0.26	0.00	0.00	0.00	0.00	4.62	0.00	34.50	0.00	0.28	0.00	1.67	0.00	0.00	0.00	0.00	42.99
Blackburn Other Local Centres	0.00	0.00	0.00	0.00	0.00	0.00	2.86	0.00	3.70	0.22	0.00	0.00	0.00	0.00	14.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.95
Tesco Superstore, Hill Street, Blackburn	0.00	0.00	0.83	0.00	0.00	0.00	4.56	0.00	0.00	0.00	0.00	0.00	3.34	0.00	18.94	0.66	0.58	0.00	0.00	0.00	0.00	0.00	0.00	28.91
Blackburn Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.80	0.31	0.00	0.00	0.00	0.00	0.00	0.00	20.86	0.00	0.00	0.00	0.00	0.00	0.29	6.00	0.00	28.26
Lidl, Duckworth Street, Darwen	0.00	0.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18.05	0.00	3.56	0.00	0.00	0.00	0.00	0.00	0.00	22.01
Sainsbury's Superstore, Hardman Way, Darwen	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.71	21.11	0.00	7.13	0.00	0.00	0.00	0.00	0.00	0.00	28.95
Darwen Town Centre Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.87	0.00	3.58	0.00	0.00	0.57	0.00	0.00	0.00	27.03
Darwen Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.94
Zone 16																								
Asda, Hollymount Way, Rawtenstall	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.14
Rawtenstall Town Centre Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.89
Haslingden Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.31
Tesco Superstore, Syke Street, Haslingden	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13.50
Oswaldtwistle Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.82	0.00	0.00	3.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.35
Zone 16 Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.31	0.00	10.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.39
Zone 17																								
Zone 17 Local Shops	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.56	0.00	6.87	0.00	0.00	0.00	0.00	14.43
Zone 18																								
Horwich Town Centre	0.00	0.00	1.03	0.00	0.00	0.00	0.00	0.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32.69	4.06	0.00	0.00	0.00	0.00	38.40
Middlebrook Retail Park Foodstores, Horwich	0.00	0.30	0.00	0.00	0.00	0.00	0.00	0.61	0.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23.58	2.23	1.44	0.00	0.00	0.00	28.74
Tesco Extra, Mansell Way, Horwich	0.00	0.00	0.00	0.00	0.20	0.00	0.00	1.62	0.00	0.00	0.00	0.00	0.00	0.00	1.45	0.00	6.13	24.59	11.36	0.00	0.00	0.00	0.00	45.36
Westhoughton Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.07	1.84	0.00	0.00	0.00	0.00	14.29
Zone 18 Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.54	7.07	0.77	0.00	0.00	0.00	22.37
Zone 19																								
Bolton Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.79	0.00	2.24	2.36	18.72	0.00	0.00	3.09	0.00	28.19
Asda, Moss Bank Way, Astley Bridge, Bolton	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.10	0.00	15.29	0.76	13.92	0.00	0.00	0.00	0.00	37.06
Morrisons, Atlas Mills, Mornington Road, Bolton	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.83	1.90	63.34	0.77	0.00	0.00	0.00	75.84
Bolton Local Centres Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.45	0.00	8.48	0.00	0.00	0.00	0.00	10.93
Asda, Burnden Park, Manchester Road, Bolton	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.68	0.00	19.35	0.00	0.00	0.00	0.00	20.03
Sainsbury's Superstore, Trinity Street, Bolton	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.72	0.00	20.22	0.00	0.00	0.00	0.00	25.94
Aldi, Higher Bridge Street, Bolton	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.50	0.00	21.34	0.00	0.00	0.00	0.00	24.84
Bolton Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.87	0.00	21.12	0.00	0.00	0.00	0.00	21.99
Tyldesley Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.86	0.00	0.00	0.00	0.00	15.86
Asda, Brackley Street, Farnworth	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	47.08	0.00	0.00	0.00	0.00	47.08
Farnworth Town Centre Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.06	0.00	0.00	0.00	0.00	5.06
Tesco Superstore, Long Causeway, Farnworth	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.23	0.00	0.00	0.00	0.00	10.23
Zone 19 Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.51	0.00	0.00	0.00	0.00	22.51
Zone 20																								
Aldi, Southway, Skelmersdale	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.21	0.00	0.00	10.84	21.05
Asda, Ingram Road, Skelmersdale	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21.90	0.00	0.00	31.28	53.49
Skelmersdale Town Centre Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.46	0.00	0.00	8.68	18.14
Aldi, Preston Road, Standish Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23.07	0.00	0.00	0.00	25.09
Asda, Soho Street, Robin Park, Wigan	0.00	0.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.53	0.00	36.05	0.00	0.00	0.00	38.40
Zone 20 Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.93	0.00	62.85	0.00	0.00	0.00	77.00
Zone 21																								
Tesco Superstore, Liverpool Road North, Burscough Bridge	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.51	7.53	0.00	8.51	36.00
Buscough Town Centre Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.93	0.16	0.00	1.15	4.24
Aldi, Meols Cop Centre, Meols Cop Road, Southport	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.22	0.00	12.17	21.38
Zone 21 Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.77	9.42	0.00	11.80	22.38
Zone 22																								
Asda, Cop Lane, Fleetwood	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.34	0.00	50.34
Fleetwood Town Centre Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.05	0.00	5.05
Poulton-Le-Flyde Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.08	4.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28.38	0.00	39.91
Lytham St Annes Town Centres	0.00	0.00	0.00	0.00	0.10	0.22	0.00	0.00	0.00	0.00	0.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.05	0.00	51.76	0.00	53.64
Lidl, Preston Road, Lytham	0.42	0.00	0.00	0.00	0.00	0.00	0.39	0.00	0.00	0.00	4.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23.72	0.00	28.68
Booths, Haven Road, Lytham	0.00	0.00	0.62	0.00	0.18	0.00	0.00	0.00	0.00	0.00	4.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.69	0.00	40.57
Cleveleys Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.68	0.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.35	12.59	54.03
Lidl, Anchorsholme Lane West, Cleveleys	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.77	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.26	0.00	21.03
Aldi, Park Road / Oxford Square, Blackpool	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32.54	0.00	32.54
Sainsbury's Superstore, Red Bank Road, Blackpool	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28.79	0.00	30.75
Blackpool District / Local Centres Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	47.37	0.00	47.37
Sainsbury's Superstore, Talbot Road, Blackpool	0.00	0.00	0.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21.32	0.00	22.26
Tesco Extra, Clifton Retail Park, Blackpool	0.00	0.00	4.64	0.00	0.43	0.00	0.00	0.00	0.00	0.00	8.04	3.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35.87	0.00	52.17
Morrisons, Amounderness Way, Thornton-Cleveleys	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.51	4.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	52.83	0.00	58.16
Morrisons, Squires Gate Lane, Blackpool	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46.84	0.00	47.22
Aldi, Poulton Road, Fleetwood	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20.87	0.00	21.54
Asda, Cherry Tree Road, Blackpool	0.00	0.00	0.00	0.00	0.00	0.00	0.52	0.00	0.00	0.00	4.50	0.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	36.00	0.00	41.40
Blackpool Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.16	0.00	7.67
Zone 22 Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.23	2.48	0.51	0.00	0.00	0.00	0.00	0.00	0.91	0.00	1.05	0.00	22.80	0.00	27.98
Zone 23																								
Morrisons, Park Road, Ormskirk	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.72	0.00	0.00	39.40	42.13
Ormskirk Town Centre Other	0.00	0.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.77	0.38	0.00	27.55	29.87
Southport Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.09	0.00	0.00	0.00	0.00	0.00	4.45	0.00	22.02	27.56
Lidl, Virginia Street, Southport	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.58	0.00	16.04	17.63
Morrisons, Lord Street, Winter Gardens, Southport	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.82	0.00	40.57	44.39
Tesco Extra, Town Lane, Kew, Southport	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.43	7.65	0.00	44.36	56.44
Asda, Central 12 Shopping Park, Derby Road, Southport	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.07	0.00	17.19	22.26
Formby Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.51	0.00	17.00	17.51
Tesco Superstore, Altcar Road, Formby	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21.91	21.91
Zone 23 Local Shops / Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.03	1.76	49.96	59.36
Outside Study Area																								
Tesco Extra, Central Park Way, Wigan	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.57	0.00	26.74	0.00	0.00	0.00	36.57
Sainsbury's Superstore, Moor Lane, Clitheroe	0.00	0.00	0.00	0.00	0.00	0.34	1.43	0.00	0.00	0.00	0.00	0.00	19.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	21.37
Tesco Superstore, Crabtree Lane, Atherton Town Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.31	0.00	0.00	0.00	0.00	19.31
Tesco Extra, Ellesmere Shopping Centre, Bolton Road, Walkden	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.72	0.00	0.00	0.00	0.00	19.72
Asda, Swinden Retail Park, Corporation Street, Colne	0.00	0.00	0.00	0.00	0.00	0.00	0.29	0.00	0.00	0.00	0.00	0.00	0.00	8.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.23
Asda, Windermere Road, Leigh	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.54	0.00	0.00	0.00	0.00	8.54
Aldi, Ellesmere Retail Park, Walkden	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.02	0.00	0.00	0.00	0.00	10.02
Morrisons, Sale Way, Leigh	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.87	0.00	0.00	0.00	0.00	6.87
Morrisons, Makerfield Way, Ince	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.03	0.00	6.95	0.00	0.00	0.00	9.97
Sainsbury's Superstore, Worthington Way, Wigan	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.51	0.00	0.00	0.00	8.51
Booths, Station Road, Clitheroe	0.00	0.00	0.00	0.00	0.00	0.22	2.08	0.00	0.00	0.00	0.00	0.00	3.89	0.00	1.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.64
Other	0.00	0.75	0.00	0.00	0.00	0.44	1.07	1.10	0.00	0.23	0.52	2.61	10.49	6.75	2.69	1.85	5.32	14.58	16.44	14.16	0.38	0.00	6.94	86.32
Total	**89.34**	**102.97**	**137.74**	**159.98**	**35.76**	**51.44**	**60.15**	**42.68**	**271.54**	**55.83**	**101.75**	**87.33**	**204.30**	**206.12**	**278.51**	**152.15**	**85.69**	**179.86**	**410.33**	**266.87**	**63.55**	**646.43**	**403.74**	**4094.07**

NOTES:

1. Figures derived from Tables 1 & 4.
2. Figures may not cast due to rounding.

LANCASHIRE CENTRAL
RETAIL IMPACT ASSESSMENT

TABLE 5

ESTIMATED TURNOVER OF PROPOSED DEVELOPMENT

	Floorspace (sqm gross)	Floorspace (sqm net)	Turnover per sqm	Total Turnover (£m)
Proposed Convenience Floorspace	4,000	3,000	11,970	35.91

NOTES:

1. Gross floorspace provided by Applicant, netted down at 75%. Figures includes mezzanine floors.
2. Sales density based on average of Major Grocers derived from GlobalData (2021).
3. Figures may not cast due to rounding.

LANCASHIRE CENTRAL
RETAIL IMPACT ASSESSMENT

TABLE 6

ESTIMATED CONVENIENCE GOODS TURNOVER OF COMMITMENTS

	Floorspace Sales Area (sqm net)	Convenience Goods Sales Area (sqm net)	Sales Density (£ per sqm)	Estimated Turnover (£m)
B&Q, Cuerden (Zone 1)	3,821	2,461	11,970	29.46
M&S Simply Food, Market Walk, Chorley (Zone 9)	892	892	11,275	10.06
Lidl, Clayton Green (Zone 9)	1,488	1,190	8,883	10.57
Tesco, Penwortham (Zone 2)	2,183	1,866	14,304	26.69

NOTES:

1. B&Q sales area derived from Condition 3 of Planning Permission Ref: 07/2014/0010/VAR.
2. M&S Simply Food floorspace (GIA) derived from NMA (Ref: 19/00393/MNMA) netted down at 75%.
3. M&S Simply Food sales area based on assumption of 100% convenience goods.
4. Lidl sales area derived from Committee Report (paragraph 44) (Ref: 17/00464/FULMAJ).
5. Lidl convenience sales area based on assumption that Lidl typically dedicate c.20% of their floorspace to comparison goods.
6. Tesco convenience goods sales area derived from Committee Report (paragraph 4.3) (Ref: 07/2016/1171/FUL).
7. Average sales densities derived from GlobalData.
8. Turnover presented in 2020 prices.
9. Figures may not cast due to rounding.

LANCASHIRE CENTRAL
RETAIL IMPACT ASSESSMENT

TABLE 7

CONVENIENCE GOODS TRADE DIVERSION & IMPACT AT 2027

Location	Study Area	Turnover from	Total Turnover	Commitments Diversion (£m)				Post Cttmnt	Scheme	Solus Impact	Post Dvmt	Total	Cumulative
	Turnover (£m)	Study Area (%)	(£m)	B&Q, Cuerden	Market Walk, Chorley	Lidl, Clayton Green	Tesco, Penwortham	Turnover (£m)	Diversion (£m)	(%)	Turnover (£m)	Diversion (£m)	Impact (%)
Zone 1													
Morrisons, Station Road, Bamber Bridge	26.63	100	26.63	2.16			0.40	24.07	0.71	2.7%	23.36	3.27	12.3%
Local Shops, Bamber Bridge District Centre	1.23	100	1.23					1.23	0.01	0.8%	1.22	0.01	0.8%
Walton-le-Dale Local Centre	1.30	100	1.30					1.30	0.01	0.8%	1.29	0.01	0.8%
Tardy Gate District Centre, Lostock Hall	0.96	100	0.96					0.96	0.01	1.0%	0.95	0.01	1.0%
Sainsbury's Superstore, Cuerden Way, Bamber Bridge	50.09	100	50.09	5.67		1.00	3.20	40.21	8.19	16.3%	32.03	18.07	36.1%
Aldi, Cuerden Way, Bamber Bridge	22.02	100	22.02	1.89		1.19	2.40	16.53	4.11	18.6%	12.43	9.60	43.6%
Waitrose, Capitol Centre, Walton-le-Dale	20.25	100	20.25	0.41				19.83	2.73	13.5%	17.10	3.14	15.5%
B&Q, Cuerden Commitment								*29.46*	*4.15*	*14.1%*	-	-	-
Zone 2													
Penwortham District Centre	2.93	100	2.93				0.28	2.65	0.02	0.7%	2.63	0.30	10.2%
Longton Local Centre	14.38	100	14.38				1.49	12.88	0.01	0.1%	12.87	1.50	10.5%
Other Local Centres	5.17	100	5.17				0.06	5.11	0.00	0.0%	5.11	0.06	1.1%
Booths, Millbrook Way, Penwortham	12.26	100	12.26	0.21			2.06	10.00	0.11	0.9%	9.89	2.38	19.4%
Tesco, Penwortham Commitment								*26.69*	1.05	*3.9%*	-	-	-
Zone 2 Local Shops / Other	2.41	100	2.41				0.04	2.37	0.00	0.0%	2.37	0.04	1.6%
Zone 3													
Zone 3 Local Centres	3.65	100	3.65					3.65	0.00	0.0%	3.65	0.00	0.0%
Morrisons, Mariners Way, Preston	92.75	100	92.75	1.08			10.30	81.37	1.60	1.7%	79.77	12.98	14.0%
Aldi, Corporation Street, Preston	25.46	100	25.46				1.87	23.60	0.48	1.9%	23.12	2.34	9.2%
Lidl, West Strand, Preston	18.40	100	18.40				1.87	16.53	0.35	1.9%	16.19	2.21	12.0%
Zone 3 Local Shops / Other	23.29	100	23.29					23.29	0.05	0.2%	23.24	0.05	0.2%
Zone 4													
Preston City Centre Shops	34.59	95	36.41	0.77				35.64	0.20	0.6%	35.44	0.97	2.7%
Aldi, Queens Retail Park, Preston	12.37	100	12.37					12.37	0.07	0.6%	12.30	0.07	0.6%
Asda, Fulwood	88.91	100	88.91	1.01				87.90	0.48	0.5%	87.42	1.49	1.7%
Zone 4 Local Centres	19.63	100	19.63					19.63	0.00	0.0%	19.63	0.00	0.0%
Deepdale Shopping Park, Blackpool Road, Preston	3.56	95	3.75					3.75	0.04	1.1%	3.71	0.04	1.1%
Aldi, Blackpool Road, Preston	22.55	100	22.55					22.55	0.46	2.0%	22.09	0.46	2.0%
Lidl, New Hall Lane, Preston	7.66	100	7.66					7.66	0.13	1.7%	7.53	0.13	1.7%
Sainsbury's Superstore, Flintoff Way, Preston	45.29	100	45.29	0.30				45.00	0.29	0.6%	44.71	0.59	1.3%
Zone 4 Local Shops / Other	18.28	100	18.28					18.28	0.00	0.0%	18.28	0.00	0.0%
Zone 5													
Zone 5 Local Shops	2.16	100	2.16					2.16	0.00	0.0%	2.16	0.00	0.0%
Zone 6													
Longridge Town Centre	12.40	100	12.40					12.40	0.00	0.0%	12.40	0.00	0.0%
Sainsbury's Superstore, Inglewhite Road, Longridge, Preston	23.71	100	23.71					23.71	0.00	0.0%	23.71	0.00	0.0%
Zone 6 Local Shops / Other	0.82	100	0.82					0.82	0.00	0.0%	0.82	0.00	0.0%
Zone 7													
Zone 7 Local Centres	3.78	100	3.78					3.78	0.01	0.3%	3.77	0.01	0.3%
Zone 7 Local Shops / Other	10.33	100	10.33					10.33	0.01	0.1%	10.32	0.01	0.1%
Zone 8													
Adlington Local Centres	20.50	100	20.50					20.50	0.00	0.0%	20.50	0.00	0.0%
Zone 8 Other Local Centres	2.23	100	2.23					2.23	0.00	0.0%	2.23	0.00	0.0%
Zone 9													
Aldi, Towngate, Leyland	27.75	100	27.75	0.46		0.60		26.69	0.87	3.1%	25.82	1.93	7.0%
Asda, Towngate, Leyland	6.53	100	6.53	0.10		0.48		5.96	0.30	4.6%	5.66	0.87	13.3%
Tesco Extra, Towngate, Leyland	51.54	100	51.54	1.30		0.48	0.37	49.39	1.56	3.0%	47.83	3.71	7.2%
Lidl, Churchill Way, Leyland	6.34	100	6.34	0.10		1.24		5.00	0.28	4.4%	4.72	1.61	25.4%
Leyland Town Centre Other	5.00	100	5.00	0.13				4.87	0.03	0.6%	4.84	0.16	3.3%
Morrisons, Olympian Way, Leyland	26.72	100	26.72	1.59			0.37	24.75	1.12	4.2%	23.64	3.08	11.5%
Leyland Local Shops / Other	6.97	100	6.97		0.10			6.87	0.05	0.7%	6.82	0.15	2.1%
Asda, Bolton Street, Chorley	28.14	100	28.14	0.26	3.49			24.40	0.64	2.3%	23.76	4.39	15.6%
Chorley Town Centre Other	20.31	100	20.31		1.99			18.32	*0.18*	0.9%	18.14	2.17	10.7%
Market Walk, Chorley Commitment								*10.06*	*0.18*	*1.8%*		-	-
Lidl, Clayton Green Commitment				1.52				*9.05*	*0.89*	*9.8%*		-	-
Asda, Sheephill Lane, Clayton Green District Centre, Clayton-le-Woods	39.43	100	39.43	1.52		4.26	0.99	32.66	1.20	3.0%	31.46	7.96	20.2%
Tesco Superstore, Buckshaw Village, Chorley	40.02	100	40.02	0.13	0.70	0.50	0.99	37.71	1.01	2.5%	36.69	3.33	8.3%
Aldi, Lancaster Way, Buckshaw Village	29.12	100	29.12			0.82		28.30	0.97	3.3%	27.33	1.79	6.1%
Water Street / Harpers Lane Stores	1.68	100	1.68		0.10			1.58	0.02	1.2%	1.56	0.12	7.1%
Tesco Extra, Ackhurst Industrial Park, Foxhole Road, Chorley	64.37	100	64.37	0.19	1.20			62.98	0.77	1.2%	62.21	2.16	3.4%
Morrisons, Brook Street, Chorley	33.51	100	33.51	0.34	2.49			30.68	0.53	1.6%	30.15	3.36	10.0%
Zone 9 Local Centres	7.66	100	7.66					7.66	0.04	0.5%	7.62	0.04	0.5%
Zone 9 Local Shops / Other	0.93	100	0.93					0.93	0.01	1.1%	0.92	0.01	1.1%
Zone 10													
Croston Local Centre	3.14	100	3.14					3.14	0.00	0.0%	3.14	0.00	0.0%
Eccleston Local Centres	7.05	100	7.05					7.05	0.00	0.0%	7.05	0.00	0.0%
Coppull Local Centre	1.23	100	1.23					1.23	0.00	0.0%	1.23	0.00	0.0%
Zone 10 Local Shops / Other	3.54	100	3.54					3.54	0.00	0.0%	3.54	0.00	0.0%
Zone 11													
Morrisons, Off Poulton Street, Kirkham	29.50	100	29.50					29.50	0.00	0.0%	29.50	0.00	0.0%
Kirkham Town Centre	4.34	100	4.34					4.34	0.00	0.0%	4.34	0.00	0.0%
Aldi, Fleetwood Road, Mill Farm, Wesham, Kirkham (new store)	14.81	100	14.81					14.81	0.00	0.0%	14.81	0.00	0.0%
Zone 11 Local Shops / Other	15.23	100	15.23					15.23	0.00	0.0%	15.23	0.00	0.0%
Zone 12													
Garstang Town Centre	3.09	95	3.25					3.25	0.00	0.0%	3.25	0.00	0.0%
Aldi, Moss Lane, Garstang	17.72	95	18.65					18.65	0.00	0.0%	18.65	0.00	0.0%
Booths, Cherestanc Square, Park Hill Road, Garstang	16.94	95	17.83					17.83	0.00	0.0%	17.83	0.00	0.0%
Sainsbury's Superstore, Park Hill Road, Garstang	12.35	95	13.00					13.00	0.00	0.0%	13.00	0.00	0.0%
Zone 12 Local Shops / Other	8.88	100	8.88					8.88	0.00	0.0%	8.88	0.00	0.0%
Zone 13													
Accrington Town Centre	18.26	100	18.26					18.26	0.00	0.0%	18.26	0.00	0.0%
Tesco Extra, Eagle Street, Accrington	37.17	100	37.17					37.17	0.00	0.0%	37.17	0.00	0.0%
Aldi, Argyle Street, Accrington	18.16	100	18.16					18.16	0.00	0.0%	18.16	0.00	0.0%
Aldi, Heys Lane, Great Harwood	15.63	100	15.63					15.63	0.00	0.0%	15.63	0.00	0.0%
Asda, Hyndburn Road, Accrington	37.65	100	37.65					37.65	0.00	0.0%	37.65	0.00	0.0%
Accrington Other / Local Shops	8.87	100	8.87					8.87	0.00	0.0%	8.87	0.00	0.0%
Morrisons, Queen Street, Great Harwood	16.80	100	16.80					16.80	0.00	0.0%	16.80	0.00	0.0%
Zone 13 Local Shops / Other	27.62	100	27.62					27.62	0.00	0.0%	27.62	0.00	0.0%
Zone 14													
Burnley Town Centre	8.06	75	10.74					10.74	0.00	0.0%	10.74	0.00	0.0%
Tesco Extra, Centenary Way, Finsley Gate, Burnley	49.37	75	65.82					65.82	0.00	0.0%	65.82	0.00	0.0%
Asda, Princess Way, Burnley	39.48	75	52.64					52.64	0.00	0.0%	52.64	0.00	0.0%
Other Foodstores, Burnley	40.45	75	53.93					53.93	0.00	0.0%	53.93	0.00	0.0%
Burnley Local Shops / Other	6.36	100	6.36					6.36	0.00	0.0%	6.36	0.00	0.0%
Nelson Town Centre	10.17	100	10.17					10.17	0.00	0.0%	10.17	0.00	0.0%
Morrisons, Pendle Street, Nelson	28.27	100	28.27					28.27	0.00	0.0%	28.27	0.00	0.0%
Tesco Superstore, Wyre Street, Padiham	51.21	100	51.21					51.21	0.00	0.0%	51.21	0.00	0.0%
Zone 14 Local Shops / Other	8.27	100	8.27					8.27	0.00	0.0%	8.27	0.00	0.0%
Zone 15													
Morrisons, Railway Road, Blackburn	33.63	95	35.40	0.72				34.68	0.00	0.0%	34.68	0.72	2.0%
Blackburn Town Centre Other	36.70	95	38.64	0.32				38.32	0.00	0.0%	38.32	0.32	0.8%
Asda, Lower Audley Retail Park, Grimshaw Park Road, Blackburn	55.78	95	58.72	0.70				58.02	0.00	0.0%	58.02	0.70	1.2%
Aldi, Bolton Road, Blackburn	42.99	100	42.99	0.15				42.84	0.00	0.0%	42.84	0.15	0.4%
Blackburn Other Local Centres	20.95	100	20.95					20.95	0.00	0.0%	20.95	0.00	0.0%
Tesco Superstore, Hill Street, Blackburn	28.91	95	30.43	0.40				30.02	0.00	0.0%	30.02	0.40	1.3%
Blackburn Local Shops / Other	28.26	100	28.26					28.26	0.00	0.0%	28.26	0.00	0.0%
Lidl, Duckworth Street, Darwen	22.01	100	22.01	0.12				21.89	0.00	0.0%	21.89	0.12	0.6%
Sainsbury's Superstore, Hardman Way, Darwen	28.95	100	28.95	0.26				28.69	0.00	0.0%	28.69	0.26	0.9%
Darwen Town Centre Other	27.03	100	27.03	0.35				26.67	0.00	0.0%	26.67	0.35	1.3%
Darwen Local Shops / Other	0.94	100	0.94					0.94	0.00	0.0%	0.94	0.00	0.0%
Zone 16													
Asda, Hollymount Way, Rawtenstall	17.14	80	21.42					21.42	0.00	0.0%	21.42	0.00	0.0%
Rawtenstall Town Centre Other	12.89	80	16.11					16.11	0.00	0.0%	16.11	0.00	0.0%
Haslingden Town Centre	3.31	90	3.68					3.68	0.00	0.0%	3.68	0.00	0.0%
Tesco Superstore, Syke Street, Haslingden	13.50	90	15.00					15.00	0.00	0.0%	15.00	0.00	0.0%
Oswaldtwistle Town Centre	6.35	100	6.35					6.35	0.00	0.0%	6.35	0.00	0.0%
Zone 16 Local Shops / Other	15.39	100	15.39					15.39	0.00	0.0%	15.39	0.00	0.0%
Zone 17													
Zone 17 Local Shops	14.43	100	14.43					14.43	0.00	0.0%	14.43	0.00	0.0%
Zone 18													
Horwich Town Centre	38.40	100	38.40					38.40	0.00	0.0%	38.40	0.00	0.0%
Middlebrook Retail Park Foodstores, Horwich	28.74	75	38.32					38.32	0.00	0.0%	38.32	0.00	0.0%
Tesco Extra, Mansell Way, Horwich	45.36	75	60.47					60.47	0.00	0.0%	60.47	0.00	0.0%
Westhoughton Town Centre	14.29	50	28.59					28.59	0.00	0.0%	28.59	0.00	0.0%
Zone 18 Local Shops / Other	22.37	100	22.37					22.37	0.00	0.0%	22.37	0.00	0.0%
Zone 19													
Bolton Town Centre	28.19	70	40.27					40.27	0.00	0.0%	40.27	0.00	0.0%
Asda, Moss Bank Way, Astley Bridge, Bolton	37.06	80	46.33					46.33	0.00	0.0%	46.33	0.00	0.0%
Morrisons, Atlas Mills, Mornington Road, Bolton	75.84	80	94.80					94.80	0.00	0.0%	94.80	0.00	0.0%
Bolton Local Centres Other	10.93	100	10.93					10.93	0.00	0.0%	10.93	0.00	0.0%
Asda, Burnden Park, Manchester Road, Bolton	20.03	80	25.04					25.04	0.00	0.0%	25.04	0.00	0.0%
Sainsbury's Superstore, Trinity Street, Bolton	25.94	80	32.42					32.42	0.00	0.0%	32.42	0.00	0.0%
Aldi, Higher Bridge Street, Bolton	24.84	80	31.05					31.05	0.00	0.0%	31.05	0.00	0.0%
Bolton Local Shops / Other	21.99	100	21.99					21.99	0.00	0.0%	21.99	0.00	0.0%
Tyldesley Town Centre	15.86	50	31.72					31.72	0.00	0.0%	31.72	0.00	0.0%
Asda, Brackley Street, Farnworth	47.08	80	58.85					58.85	0.00	0.0%	58.85	0.00	0.0%
Farnworth Town Centre Other	5.06	80	6.33					6.33	0.00	0.0%	6.33	0.00	0.0%
Tesco Superstore, Long Causeway, Farnworth	10.23	80	12.79					12.79	0.00	0.0%	12.79	0.00	0.0%
Zone 19 Local Shops / Other	22.51	100	22.51					22.51	0.00	0.0%	22.51	0.00	0.0%
Zone 20													
Aldi, Southway, Skelmersdale	21.05	80	26.31					26.31	0.00	0.0%	26.31	0.00	0.0%
Asda, Ingram Road, Skelmersdale	53.49	80	66.86					66.86	0.00	0.0%	66.86	0.00	0.0%
Skelmersdale Town Centre Other	18.14	80	22.68					22.68	0.00	0.0%	22.68	0.00	0.0%
Aldi, Preston Road, Standish Town Centre	25.09	100	25.09					25.09	0.00	0.0%	25.09	0.00	0.0%
Asda, Soho Street, Robin Park, Wigan	38.40	75	51.20					51.20	0.00	0.0%	51.20	0.00	0.0%
Zone 20 Local Shops / Other	77.00	100	77.00					77.00	0.00	0.0%	77.00	0.00	0.0%
Zone 21													
Tesco Superstore, Liverpool Road North, Burscough Bridge	36.00	100	36.00					36.00	0.00	0.0%	36.00	0.00	0.0%
Buscough Town Centre Other	4.24	100	4.24					4.24	0.00	0.0%	4.24	0.00	0.0%
Aldi, Meols Cop Centre, Meols Cop Road, Southport	21.38	100	21.38					21.38	0.00	0.0%	21.38	0.00	0.0%
Zone 21 Local Shops / Other	22.38	100	22.38					22.38	0.00	0.0%	22.38	0.00	0.0%
Zone 22													
Asda, Cop Lane, Fleetwood	50.34	100	50.34					50.34	0.00	0.0%	50.34	0.00	0.0%
Fleetwood Town Centre Other	5.05	100	5.05					5.05	0.00	0.0%	5.05	0.00	0.0%
Poulton-Le-Flyde Town Centre	39.91	100	39.91					39.91	0.00	0.0%	39.91	0.00	0.0%
Lytham St Annes Town Centres	53.64	100	53.64					53.64	0.00	0.0%	53.64	0.00	0.0%
Lidl, Preston Road, Lytham	28.68	100	28.68					28.68	0.00	0.0%	28.68	0.00	0.0%
Booths, Haven Road, Lytham	40.57	100	40.57					40.57	0.00	0.0%	40.57	0.00	0.0%
Cleveleys Town Centre	54.03	100	54.03					54.03	0.00	0.0%	54.03	0.00	0.0%
Lidl, Anchorsholme Lane West, Cleveleys	21.03	100	21.03					21.03	0.00	0.0%	21.03	0.00	0.0%
Aldi, Park Road / Oxford Square, Blackpool	32.54	100	32.54					32.54	0.00	0.0%	32.54	0.00	0.0%
Sainsbury's Superstore, Red Bank Road, Blackpool	30.75	100	30.75					30.75	0.00	0.0%	30.75	0.00	0.0%
Blackpool District / Local Centres Other	47.37	100	47.37					47.37	0.00	0.0%	47.37	0.00	0.0%
Sainsbury's Superstore, Talbot Road, Blackpool	22.26	100	22.26					22.26	0.00	0.0%	22.26	0.00	0.0%
Tesco Extra, Clifton Retail Park, Blackpool	52.17	100	52.17					52.17	0.00	0.0%	52.17	0.00	0.0%
Morrisons, Amounderness Way, Thornton-Cleveleys	58.16	100	58.16					58.16	0.00	0.0%	58.16	0.00	0.0%
Morrisons, Squires Gate Lane, Blackpool	47.22	100	47.22					47.22	0.00	0.0%	47.22	0.00	0.0%
Aldi, Poulton Road, Fleetwood	21.54	100	21.54					21.54	0.00	0.0%	21.54	0.00	0.0%
Asda, Cherry Tree Road, Blackpool	41.40	100	41.40					41.40	0.00	0.0%	41.40	0.00	0.0%
Blackpool Local Shops / Other	7.67	100	7.67					7.67	0.00	0.0%	7.67	0.00	0.0%
Zone 22 Local Shops / Other	27.98	100	27.98					27.98	0.00	0.0%	27.98	0.00	0.0%
Zone 23													
Morrisons, Park Road, Ormskirk	42.13	100	42.13					42.13	0.00	0.0%	42.13	0.00	0.0%
Ormskirk Town Centre Other	29.87	100	29.87					29.87	0.00	0.0%	29.87	0.00	0.0%
Southport Town Centre	27.56	95	29.01					29.01	0.00	0.0%	29.01	0.00	0.0%
Lidl, Virginia Street, Southport	17.63	95	18.56					18.56	0.00	0.0%	18.56	0.00	0.0%
Morrisons, Lord Street, Winter Gardens, Southport	44.39	95	46.72					46.72	0.00	0.0%	46.72	0.00	0.0%
Tesco Extra, Town Lane, Kew, Southport	56.44	95	59.41					59.41	0.00	0.0%	59.41	0.00	0.0%
Asda, Central 12 Shopping Park, Derby Road, Southport	22.26	95	23.44					23.44	0.00	0.0%	23.44	0.00	0.0%
Formby Town Centre	17.51	100	17.51					17.51	0.00	0.0%	17.51	0.00	0.0%
Tesco Superstore, Altcar Road, Formby	21.91	95	23.06					23.06	0.00	0.0%	23.06	0.00	0.0%
Zone 23 Local Shops / Other	59.36	100	59.36					59.36	0.00	0.0%	59.36	0.00	0.0%
Outside Study Area													
Tesco Extra, Central Park Way, Wigan	36.57	-	-					-	0.00	-	-	0.00	-
Sainsbury's Superstore, Moor Lane, Clitheroe	21.37	-	-					-	0.00	-	-	0.00	-
Tesco Superstore, Crabtree Lane, Atherton Town Centre	19.31	-	-					-	0.00	-	-	0.00	-
Tesco Extra, Ellesmere Shopping Centre, Bolton Road, Walkden	19.72	-	-					-	0.00	-	-	0.00	-
Asda, Swinden Retail Park, Corporation Street, Colne	9.23	-	-					-	0.00	-	-	0.00	-
Asda, Windermere Road, Leigh	8.54	-	-					-	0.00	-	-	0.00	-
Aldi, Ellesmere Retail Park, Walkden	10.02	-	-					-	0.00	-	-	0.00	-
Morrisons, Sale Way, Leigh	6.87	-	-					-	0.00	-	-	0.00	-
Morrisons, Makerfield Way, Ince	9.97	-	-					-	0.00	-	-	0.00	-
Sainsbury's Superstore, Worthington Way, Wigan	8.51	-	-					-	0.00	-	-	0.00	-
Booths, Station Road, Clitheroe	7.64	-	-					-	0.00	-	-	0.00	-
Other	86.32	-	-					-	0.00	-	-	0.00	-
Total	**4,094.07**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**35.91**	**-**		**-**	**-**

NOTES:

1. Study Area Turnover derived from Table 6.
2. Turnover from Study Area (%) is a BWNS estimate.
3. Scheme trade diversion is a BWNS estimate.
4. Trade diversion for Morrisions, Cuerden taken from SRBC application ref: 07/2013/0927/FUL; Market Walk, Chorley; Lidl, Clayton Green and Tesco, Penwortham are BWNS estimate.
5. Figures may not cast due to rounding.

CUERDEN STRATEGIC SITE
RETAIL IMPACT ASSESSMENT

TABLE 8a

SOLUS CONVENIENCE GOODS TRADE DIVERSION & IMPACT AT 2027

Location	Convenience Turnover (£m)	Comparison Turnover (£m)	Total Turnover (£m)	Convenience Diversion (£m)	Resultant Turnover (£m)	Scheme Impact (%)
Preston City Centre	36.41	533.00	569.21	0.20	569.01	-0.04%
Leyland Town Centre	97.16	77.18	171.29	3.04	168.25	-1.8%
Chorley Town Centre	48.46	136.39	183.85	1.00	182.85	-0.5%
Bamber Bridge District Centre	27.86	24.04	51.18	0.72	50.47	-1.4%
Clayton Green District Centre	39.43	3.51	41.74	1.20	40.54	-2.9%

NOTES:

1. Derived from Table 7.
2. Figures may not cast due to rounding.

TABLE 8b

CUMULATIVE CONVENIENCE GOODS TRADE DIVERSION & IMPACT AT 2027

Location	Total Turnover (£m)	In-Centre Cmmts (£m)	Cmmts. Conv. Diversion (£m)	Post Cmmts. Turnover (£m)	Scheme Trade Diversion (£m)	Total Diversion (£m)	Resultant Turnover (£m)	Cumulative Impact(%)
Preston City Centre	569.21	-	0.77	568.44	0.20	0.97	568.24	-0.2%
Leyland Town Centre	171.29	-	5.25	166.05	3.04	8.29	163.01	-4.8%
Chorley Town Centre	183.85	9.88	5.74	187.99	1.00	5.14	182.85	-0.5%
Bamber Bridge District Centre	51.18	-	2.56	48.62	0.72	3.28	47.90	-6.4%
Clayton Green District Centre	41.74	-	6.76	34.98	1.20	7.96	33.78	-19.1%

NOTES:

1. Derived from Table 7.
2. Figures may not cast due to rounding.