

21616/A5/SS/PN
23 February 2023

APPLICATION REFERENCE: LCC/2022/0044
LANCASHIRE CENTRAL, EAST OF STANIFIELD LANE, NORTH OF CLAYTON FARM, WEST OF WIGAN ROAD, LOSTOCK LANE, LOSTOCK HALL, LANCASHIRE

SUPPLEMENTARY RETAIL NOTE

1. This Note has been prepared in response to two matters raised by South Ribble Borough Council (SRBC) in their letter dated 18 November 2022, namely:
 - 1) That a detailed review of sequential alternative sites is requested from the applicant which considers the merits of the application in terms of compliance with retail and town centre planning policy for assessment**
 - 2) That additional information is provided for assessment in respect of retail impact which addresses trade diversion from Bamber Bridge and consideration of a scenario to take account of permitted convenience floorspace at the B&Q store Bamber Bridge not coming forward**
2. These points are informed by the independent advice provided to SRBC by Nexus Planning (October 2022) which we have had regard to as part of this response.
3. This Note should be read alongside the submitted Retail and Leisure Assessment (RLA) (June 2022). This Note does not change or alter the robustness of the original assessment undertaken or its findings.

Sequential Test

4. The NPPF is clear at Paragraph 87, that the sequential test should be applied to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan (our emphasis).
5. As noted within the submitted RLA, there is provision within Policy C4 to allow 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. This is a discrete policy test which requires the decision maker to form a judgement on the extent to which alternative uses are necessary to deliver employment uses, noting that the delivery of employment uses on this site is the principal objective of the policy. If the decision maker accepts the viability evidence (which would be

inextricably linked to a quantum of alternative uses, as noted in the policy wording itself), then arguably the policy allows for these uses to come forward. In these circumstances, such uses should clearly be regarded as being 'in accordance with an up-to-date plan' (the NPPF test at paragraph 87), and the sequential test should not therefore apply.

6. We accept that Policy C4 states that '*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 this Local Plan*'. However, this is a separate, discrete policy test which calls into question the acceptability of the Site for main town centre uses and therefore ignores and arguably undermines, the provisions allowed for by the preceding 'viability test'. Either town centre uses are demonstrably needed (and supported) on the Site to deliver the policy objectives or they are not. It is only in the case of the latter, that the consideration of the sequential approach and impact tests should be a relevant consideration.
7. It remains the Applicant's position (as detailed within the RLA) that the proposed main town centre uses are integral to delivery of the employment uses on the Site. However, it is noted that SRBC have called for an independent viability assessment to be undertaken and so we do not comment on this further here.

Sequential Assessment

8. Notwithstanding the above, we have in any event undertaken a proportionate assessment of alternative sites within the immediate catchment area (comprising Survey Zones 1, 2 and 9) which we note Nexus are 'comfortable with' in the context of our impact assessment (see paragraph 4.26 of Nexus appraisal). Within this area, we have looked to identify and consider sites in and on the edge of the following defined centres:
 - Leyland Town Centre
 - Chorley Town Centre
 - Bamber Bridge District Centre
 - Tardy Gate District Centre (Lostock Hall)
 - Penwortham District Centre
 - Clayton Green District Centre
 - Walton-le-Dale Local Centre
 - Longton Local Centre
9. To reiterate, NPPF Paragraph 87 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. 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.
10. As set out within the RLA, case law has established firm principles on the application of the sequential approach which, whilst not repeated here, has informed our approach.
11. Whilst there is no formal requirement for the Applicant to disaggregate the proposals, it is accepted that the main town centre uses (as set out in Table 1) could be disaggregated from the remainder of the development and we have therefore approached the sequential test on this basis. We note that this is consistent with the views of Nexus (as paragraph 3.11 of their appraisal). We have also excluded proposed 'business' uses (which could include offices) on the

basis that these are expressly supported under part a) of Policy C4 and should not therefore be subject to the sequential test.

Table 1: Maximum Quantum of Main Town Centre Uses

Land Use	Proposed Maximum Floorspace (sqm GIA)
Retail (E(a)) Convenience	4,000
Hotel (C1)	2,500
Gym (E(d))	1,000
Drive-Through (Sui Generis)	800
Leisure Centre ((E(d), F1(e), F2(b)))	26,000
TOTAL	34,300

12. On the basis that the application is submitted in outline and the above figures reflect the absolute maximum floorspace which could ultimately come forward under each use, it is considered appropriate to assume a reduced figure for the purposes of demonstrating flexibility in format and scale. Our assessment has therefore been undertaken on the basis of identifying sites capable of accommodating half the quantum of town centre uses (i.e. 17,150 sqm). Notwithstanding that there will be associated requirements for parking, servicing and landscaping we have excluded the additional 'land take' required by these elements and assessed sites based on a minimum site area of 1.7ha which is considered a robust and sufficiently flexible approach.
13. Following our assessment we have not been able to identify any potential sites in Leyland, Chorley, Lostock Hall, Penwortham, Clayton Green, Walton-le-Dale or Longton.
14. We have however identified a site at Bamber Bridge that warrants further consideration. We set out our full site evaluation in **Appendix 1** but conclude that whilst it represents a town centre opportunity it is not suitable or available for the proposed development. As a consequence, it does not represent a sequentially preferable alternative to the application site.
15. From our assessment, we have not been able to identify any appropriate opportunities within sequentially preferable locations that can be considered available and suitable for the proposed development, even allowing for flexibility in relation to scale and format.
16. Against this background, we are able to conclude that the proposed scheme complies with the requirements of the sequential test outlined in the NPPF and in turn Policy C4 of the Local Plan.

Impact Assessment

17. In response to the detailed comments by Nexus we have undertaken a sensitivity test which removes the B&Q, Cuerden as a commitment on the basis that there is uncertainty as to whether the extant permission will be delivered. In parallel we have incorporated the Food Warehouse in Bamber Bridge as an additional commitment not previously modelled. This is considered a 'worst case' scenario on the basis that any trade draw from the B&Q commitment to the proposed development will necessarily have to be derived from other centre/stores and in addition to this, an additional commitment has been factored in which itself will also necessarily divert trade from existing centres/stores. As a consequence we have not modelled a scenario whereby both the trade draw to/from the B&Q and Food Warehouse commitments is considered.

18. The results of our sensitivity test compared to the impact figures presented in the RLA are set out in Tables 1 and 2, with the accompanying tables enclosed at **Appendix 2**.
19. Table 2 shows the results of the sensitivity test under a 'solus' scenario whereby existing commitments have not been factored into either the trade draw estimates nor the resultant turnovers of the centres listed. This identifies an increase in the impact on Bamber Bridge from 1.4% to 2.6%. However, it is relevant to note that this does not allow for an increase in the district centre's turnover as a result of the Food Warehouse which, as Nexus have quite rightly pointed out, is now open and trading. If we were to factor in the turnover now generated by this store, the overall impact on Bamber Bridge (without any impact from other commitments) would be 2.3% as opposed to 2.6%. In any event, an impact of this level, having regard to the health of the centre and the strength of its convenience shopping function, is not considered to give rise to a significant adverse impact on the centre as a whole.

Table 1: Solus Convenience Goods Impact Summary

	RLA (2022)		Sensitivity Test (2023)	
	Convenience Diversion (£m)	Impact (%)	Convenience Diversion (£m)	Cumulative Impact (%)
Preston City Centre	0.20	-0.04%	0.20	-0.04%
Leyland Town Centre	3.04	-1.8%	3.04	-1.8%
Chorley Town Centre	1.00	-0.5%	1.00	-0.5%
Bamber Bridge District Centre	0.72	-1.4%	1.34	-2.6%
Clayton Green District Centre	1.20	-2.9%	1.20	-2.9%

20. When looking at the cumulative impact (which is the more relevant consideration) set out in Table 3, it is evident that the consequence of the B&Q not coming forward and the positive impact associated with the Food Warehouse, there is an overall reduction in the cumulative impact identified on Bamber Bridge, from 6.4% to 3.6%. Similarly the impact on all other defined centres is also reduced, as a result of the B&Q commitment not coming forward.


Table 2: Cumulative Convenience Goods Impact Summary

	Submitted RLA (2022)		Sensitivity Test (2023)	
	Total Diversion (£m)	Cumulative Impact (%)	Total Diversion (£m)	Cumulative Impact (%)
Preston City Centre	0.97	-0.2%	0.20	-0.04%
Leyland Town Centre	8.29	-4.8%	6.20	-3.6%
Chorley Town Centre	5.14	-0.5%	5.40	-0.5%
Bamber Bridge District Centre	3.28	-6.4%	5.05	-3.6%
Clayton Green District Centre	7.96	-19.1%	6.45	-15.4%

21. As a consequence of the above, it remains that the impacts identified on existing centres are within acceptable levels irrespective of whether the B&Q comes forward or not, and none are at a level that would be classed as significant adverse. The additional sensitivity testing does not therefore alter the overall conclusions set out within Section 6 of the RLA.

APPENDIX 1
SEQUENTIAL SITE ASSESSMENT

1. Morrisons Car Park, Bamber Bridge

Details:	
Name:	Morrisons Car Park, Bamber Bridge
Site Area:	c.0.5ha
Location:	North of Withy Grove Road, to the east of Morrisons
Description:	The site comprises a privately owned surface level car park (c.190 spaces) located to the east of the Morrisons foodstore. The car park is operated by Morrisons and is for customer use only on a restricted basis (3-hour maximum stay). The car park also directly serves 9No. retail units located to the south which front onto the car park.
	
Source: Google Earth	
Constraints:	
Adjacent Uses:	A range of Town Centre uses, including the associated Morrisons foodstore to the west and The Food Warehouse to the south. Residential properties lie to the east, north and south.
Planning Policy:	Located within Bamber Bridge District Centre. The site is located within the defined Town Centre Boundary and is therefore defined as in-centre for the purposes of the sequential test.
Access:	The site is accessed via Withy Grove Road to the south, which also provides access to the servicing area of Morrisons.

Availability:

The site is being utilised for customer parking associated with the adjacent Morrisons foodstore and retail units to the south. It is noted that Morrisons have allowed development on the car park to come forward in the past, namely the 9No. retail units to the south which were approved under Ref: 07/2012/0367/FUL and 07/2016/0467/FUL respectively. A further 3No. units were granted permission in October 2021 (Ref: 07/2021/01008/FUL). As we understand it, this permission has yet to be implemented, although a number of pre-commencement conditions having been discharged during 2022 suggesting that it is imminent. Having regard to the reduction in spaces brought about by these applications, is it considered unlikely that Morrisons would accept or support a further, substantial loss of parking. The site is not therefore considered available to accommodate the Proposed Development.

Suitability

The site occupies a central position with District Centre. However, at 0.5ha the site is of an insufficient scale to accommodate the Proposed Development, even adopting a flexible approach to format and scale. By virtue of its physical constraints, the site is not therefore considered suitable to accommodate the Proposed Development.

Conclusion:

The site is neither available nor suitable to accommodate the Proposed Development and can therefore be discounted.

**APPENDIX 2
RETAIL IMPACT ASSESSMENT TABLES**

SENSITIVITY TEST

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.

SENSITIVITY TEST

LANCASHIRE CENTRAL
RETAIL IMPACT ASSESSMENT

TABLE 3
CONVENIENCE GOODS TURNOVER AT 2022

Location	Zone (km)																							Total
	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	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	
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	
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	
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	
Sainsbury's Superstore, Quenden Way, Bamber Bridge	20.63	9.25	0.95	0.45	0.52	0.88	2.37	1.49	9.13	2.58	0.00	1.88	0.00	0.00	1.30	0.00	0.00	0.00	0.00	0.00	0.25	0.00	0.00	
Aldi, Quenden 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	
Walrose, 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	0.00	
Zone 2																								
Penwortham District Centre	0.00	1.88	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	0.00	
Longton Local Centre	0.00	13.65	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	0.00	
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	
Booths, Hillbrook 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	
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	
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	
Morrisons, Marlins Way, Preston	4.69	10.98	33.32	22.30	4.32	1.70	5.00	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	
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	
Lidl, West Strand, Preston	0.00	7.67	7.92	1.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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 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	3.09	0.00	0.00	0.00	0.00	0.00	0.00	
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	
Aldi, Queens Retail Park, Preston	0.26	0.00	0.96	1.98	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	
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	0.00	0.00	
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	
Deecliffe Shopping Park, Blackpool Road, Preston	0.00	0.00	1.03	1.14	1.16	0.00	0.00	0.00	0.00	0.00	0.00	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	0.82	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	
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	
Sainsbury's Superstore, Fleetmoor Way, Preston	1.03	0.00	1.75	2.85	0.00	0.00	0.00	0.00	1.58	0.00	0.00	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 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	3.07	0.00	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	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	
Zone 6																								
Longridge Town Centre	0.00	0.00	0.00	0.00	0.17	0.17	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	
Sainsbury's Superstore, Ingelwhite 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	
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	
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	
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	
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	3.59	0.00	0.00	0.00	0.00	0.00	
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	
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	2.41	0.00	0.00	
Asda, Towngate, Leyland	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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
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	0.16	0.00	0.00	0.00	
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	0.29	0.00	0.00	0.00	
Leyland Town Centre Other	0.126	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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, 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	2.50	0.00	0.00	0.00	
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	
Asda, Bolton Street, Chorley	0.56	0.00	0.00	0.00	0.55	0.00	0.00	0.55	15.61	2.27	0.00	0.00	0.00	0.00	1.46	0.00	1.00	0.00	1.04	0.00	0.00	0.00	0.00	
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	
Asda, Sheepall 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	0.52	0.00	0.00	0.00	0.00	0.00	0.00	
Tesco Superstore, Buckshaw Village, Chorley	2.75	0.00	0.00	0.00	0.00	0.00	1.81	0.25	0.00	0.00	0.00	0.00	0.52	2.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
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	2.01	0.00	1.07	0.00	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	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	
Tesco Extra, Acton Industrial Park, Foxhole Road, Chorley	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.18	48.92	0.15	0.00	0.00	0.00	0.00	0.00	0.00	2.51	1.18	48.00	0.15	0.			

SENSITIVITY TEST

LANCASHIRE CENTRAL
RETAIL IMPACT ASSESSMENT

TABLE 4
CONVENIENCE GOODS TURNOVER AT 2022

Table with columns: Location, Zone (1-23), and Total. Rows are grouped by Zone (Zone 1 to Zone 23 and Outside Study Area), listing various retail locations and their corresponding turnover values.

NOTES:
1. Figures derived from Tables 1 & 4.
2. Figures may not add due to rounding.

SENSITIVITY TEST

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.

SENSITIVITY TEST

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)
Food Warehouse, Bamber Bridge (Zone 1)	953	953	7,568	7.21
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. Food Warehouse sales area derived from Planning Permission Ref: 07/2018/0109/FUL.
2. M&S Simply Food floorspace (GIA) derived from NMA (Ref: 19/00393/MNMA) netted down at 75%.
3. Food Warehouse and M&S Simply Food sales areas 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.

SENSITIVITY TEST

LANCASHIRE CENTRAL
RETAIL IMPACT ASSESSMENT

TABLE 7

CONVENIENCE GOODS TRADE DIVERSION & IMPACT AT 2022

Location	Study Area Turnover (£m)	Turnover from Study Area (%)	Total Turnover (£m)	Commitments Diversion (£m)				Post Commitment Turnover (£m)	Scheme Diversion (£m)	Soleus Impact (%)	Post Diverted Turnover (£m)	Total Diversion (£m)	Cumulative Impact (%)
				Food Warehouse, Bamber Bridge	Market Walk, Chorley	Lidl, Clayton Green	Tesco, Penwortham						
Zone 1													
Morrisons, Station Road, Bamber Bridge	26.63	100	26.63	3.25			0.40	22.99	1.33	5.0%	21.66	4.97	18.7%
Local Shops, Bamber Bridge District Centre	1.23	100	1.23	0.07				1.15	0.01	0.8%	1.14	0.08	6.7%
Walton-le-Dale Local Centres	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, Cueden Way, Bamber Bridge	50.09	100	50.09	1.95		1.00	3.20	43.94	10.53	21.0%	33.43	16.66	33.3%
Aldi, Cueden Way, Bamber Bridge	22.02	100	22.02	1.95		1.19	2.40	16.48	4.88	22.2%	11.60	10.42	47.3%
Walton, Capitol Centre, Walton-le-Dale	20.25	100	20.25					20.25	2.90	14.3%	17.35	2.90	14.3%
Food Warehouse, Bamber Bridge								7.21	0.27	3.7%	-	-	-
Zone 2													
Penwortham District Centre	2.93	100	2.93					2.93	0.02	0.7%	2.63	0.30	10.2%
Langton Local Centre	14.38	100	14.38					1.89	0.01	0.1%	12.67	1.50	10.5%
Other Local Centres	5.17	100	5.17					5.11	0.00	0.0%	5.11	0.06	1.1%
Booths, Millbrook Way, Penwortham	12.26	100	12.26					2.06	0.11	0.9%	10.10	2.17	17.7%
Tesco Penwortham Commitment								26.69	1.85	2.9%	-	-	-
Zone 2 Local Shops / Other	2.41	100	2.41					0.04	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				10.30	82.45	1.60	1.7%	80.85	11.90	12.8%
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 Street, Preston	18.40	100	18.40				1.87	16.53	0.35	1.9%	16.18	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					36.41	0.20	0.6%	36.21	0.20	0.5%
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					88.91	0.48	0.5%	88.43	0.48	0.5%
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%
Aldi, New Hall Lane, Preston	7.66	100	7.66					7.66	0.13	1.7%	7.53	0.13	1.7%
Sainsbury's Superstore, Flimtoff Way, Preston	45.29	100	45.29					45.29	0.29	0.6%	45.00	0.29	0.6%
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, Ingleswhite 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		0.60			27.15	0.87	3.1%	26.28	1.47	5.3%
Aldi, Towngate, Leyland	6.53	100	6.53		0.48			6.06	0.30	4.6%	5.76	0.78	11.9%
Tesco Extra, Towngate, Leyland	51.54	100	51.54		0.48		0.37	50.69	1.56	3.0%	49.13	2.41	4.7%
Lidl, Churchill Way, Leyland	6.34	100	6.34		1.24			5.10	1.28	4.4%	4.82	1.52	23.9%
Leyland Town Centre Other	5.00	100	5.00					5.00	0.03	0.6%	4.97	0.03	0.6%
Morrisons, Olympic Way, Leyland	26.72	100	26.72			0.37		26.34	0.12	0.4%	26.22	0.10	0.4%
Leyland Local Shops / Other	6.97	100	6.97		0.10			6.87	0.05	0.7%	6.82	0.15	2.1%
Aldi, Bolton Street, Chorley	28.14	100	28.14		3.49			24.66	0.64	2.3%	24.02	4.13	14.7%
Chorley Town Centre Other	20.31	100	20.31		1.99			18.32	0.98	5.3%	18.14	2.17	10.2%
Market Walk, Chorley Commitment								10.08	0.18	1.8%	-	-	-
Lidl, Clayton Green Commitment								25.57	0.89	3.4%	-	-	-
Aldi, Sheephill Lane, Clayton Green District Centre, Clayton-le-Woods	39.43	100	39.43		4.26		0.99	34.18	1.20	3.0%	32.98	6.45	16.4%
Tesco Superstore, Buckshaw Village, Chorley	40.02	100	40.02		0.70		0.99	37.84	1.01	2.5%	36.83	3.20	8.0%
Aldi, Lancaster Way, Buckshaw Village	29.12	100	29.12		0.82			28.30	0.97	3.3%	27.33	1.79	6.3%
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, Adnwick Industrial Park, Foxhole Road, Chorley	64.37	100	64.37		1.20			63.17	0.37	1.2%	62.80	1.57	3.1%
Morrisons, Brook Street, Chorley	33.51	100	33.51		2.49			31.02	0.53	1.6%	30.49	3.02	9.0%
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%
Ecobank Local Centres	7.85	100	7.85					7.85	0.00	0.0%	7.85	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, Westham, 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, Cheresland 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	100	12.35					12.35	0.00	0.0%	12.35	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.					

SENSITIVITY TEST

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	50.56	1.34	49.23	-2.6%
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 Cmnts (£m)	Cmnts. Conv. Diversion (£m)	Post Cmnts. Turnover (£m)	Scheme Trade Diversion (£m)	Total Diversion (£m)	Resultant Turnover (£m)	Cumulative Impact(%)
Preston City Centre	569.21	-	0.00	569.21	0.20	0.20	569.01	-0.04%
Leyland Town Centre	171.29	-	3.16	168.13	3.04	6.20	165.09	-3.6%
Chorley Town Centre	183.85	9.88	5.48	188.25	1.00	5.40	182.85	-0.5%
Bamber Bridge District Centre	50.56	6.95	3.72	53.79	1.34	4.57	49.23	-2.6%
Clayton Green District Centre	41.74	-	5.25	36.49	1.20	6.45	35.29	-15.4%

NOTES:

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