

Table 1: Population Growth

Sub Zone	Population					Change			
	2001	2013	2018	2023	2026	13-'18	13-'23	13-'26	
1	Burnley Central	12,601	12,080	12,165	12,263	12,305	84	183	225
2	Brierfield and Burnley East	26,969	25,854	26,035	26,246	26,336	181	392	482
3	Burnley South East	14,596	13,993	14,090	14,205	14,254	98	212	261
4	Burnley South	10,354	9,926	9,995	10,076	10,111	69	150	185
5	Padiham	22,971	22,021	22,175	22,355	22,432	154	334	411
6	Burnley North	27,948	26,793	26,980	27,199	27,292	187	406	500
TOTAL		115,439	110,667	111,441	112,343	112,730	774	1,677	2,064

Notes:

(i) 2001 Census Population from Experian MMG3 (accessed November 2012)

(ii) Population projected forward using ONS mid-year population estimates (2002 and 2008) and sub-national (2010) population projections (published March 2012) for the Borough of Burnley

2011 Prices Inclusive of VAT where applicable

Table 2a: Convenience Retail Expenditure Growth by Zone

Sub Zone	Convenience Spending per Person (£)					Growth (£)		
	2011	2013	2018	2023	2026	13-'18	13-'23	13-'26
1 Burnley Central	1,687	1,678	1,700	1,751	1,789	22	73	111
2 Brierfield and Burnley East	1,816	1,806	1,829	1,884	1,926	23	78	120
3 Burnley South East	1,823	1,813	1,836	1,891	1,933	23	78	120
4 Burnley South	1,769	1,760	1,782	1,835	1,876	22	75	116
5 Padiham	1,805	1,796	1,819	1,873	1,914	23	77	118
6 Burnley North	1,746	1,737	1,759	1,812	1,852	22	75	115

Notes:

(i) Experian local estimates for 2011 convenience goods expenditure per person (including retail business e-tailing but excluding other special forms of trading: 1.8% in 2011; 2.3% in 2013; 3.4% in 2018; 4.2% in 2023; and 4.5% in 2027.

(ii) Forecast annual growth rates of: 0.1% ('11-'12); -0.1% ('12-'13); 0% ('13-'14); 0.6% ('14-'19) and 0.8% ('19-'20 and annually thereafter)

2011 Prices Inclusive of VAT where applicable

Table 2b: Comparison Retail Expenditure Growth by Zone

Sub Zone	Comparison Spending per Person (£)					Growth (£)			
	2011	2013	2018	2023	2026	13-'18	13-'23	13-'26	
1	Burnley Central	2,032	2,056	2,265	2,561	2,790	209	505	734
2	Brierfield and Burnley East	2,326	2,353	2,593	2,932	3,194	240	579	841
3	Burnley South East	2,293	2,320	2,556	2,891	3,149	236	571	829
4	Burnley South	2,132	2,157	2,377	2,687	2,928	220	530	771
5	Padiham	2,325	2,352	2,592	2,931	3,193	240	579	841
6	Burnley North	2,300	2,328	2,564	2,900	3,159	236	572	831

Notes:

(i) Experian local estimates for 2011 comparison goods expenditure per person (including retail business e-tailing but excluding other special forms of trading: 8.9% in 2011; 10.7% in 2013; 14.3% in 2018; 16.0% in 2023 (constant 16.0% assumed over the period from 2023).

(ii) Forecast annual growth rates of: 1.4% ('11-'12); 1.8% ('12-'13); 2.4% ('13-'14); and 2.9% annually thereafter

2011 Prices Inclusive of VAT where applicable

Table 3a: Total Convenience Retail Expenditure and Growth Amongst Study Area Residents

Sub Zone	Spending Power (£m)					Change			
	2011	2013	2018	2023	2026	13-'18	13-'23	13-'26	
1	Burnley Central	21.3	20.3	20.7	21.5	22.0	0.4	1.2	1.7
2	Brierfield and Burnley East	49.0	46.7	47.6	49.4	50.7	0.9	2.8	4.0
3	Burnley South East	26.6	25.4	25.9	26.9	27.6	0.5	1.5	2.2
4	Burnley South	18.3	17.5	17.8	18.5	19.0	0.3	1.0	1.5
5	Padiham	41.5	39.6	40.3	41.9	42.9	0.8	2.3	3.4
6	Burnley North	48.8	46.5	47.5	49.3	50.5	0.9	2.7	4.0
		205.4	195.9	199.8	207.4	212.7	3.9	11.5	16.8

Notes:

(i) Experian local estimates for 2011 convenience goods expenditure per person (including retail business e-tailing but excluding other special forms of trading: 1.8% in 2011; 2.3% in 2013; 3.4% in 2018; 4.2% in 2023; and 4.5% in 2027.

(ii) Forecast annual growth rates of: 0.1% ('11-'12); -0.1% ('12-'13); 0% ('13-'14); 0.6% ('14-'19) and 0.8% ('19-'20 and annually thereafter)

2011 Prices Inclusive of VAT where applicable

Table 3b: Total Comparison Retail Expenditure and Growth Amongst Study Area Residents

Sub Zone	Spending Power (£m)					Change			
	2011	2013	2018	2023	2026	13-'18	13-'23	13-'26	
1	Burnley Central	25.6	24.8	27.6	31.4	34.3	2.7	6.6	9.5
2	Brierfield and Burnley East	62.7	60.8	67.5	77.0	84.1	6.7	16.1	23.3
3	Burnley South East	33.5	32.5	36.0	41.1	44.9	3.6	8.6	12.4
4	Burnley South	22.1	21.4	23.8	27.1	29.6	2.3	5.7	8.2
5	Padiham	53.4	51.8	57.5	65.5	71.6	5.7	13.7	19.8
6	Burnley North	64.3	62.4	69.2	78.9	86.2	6.8	16.5	23.8
		261.6	253.7	281.5	320.9	350.8	27.8	67.2	97.1

Notes:

(i) Experian local estimates for 2011 comparison goods expenditure per person (including retail business e-tailing but excluding other special forms of trading: 8.9% in 2011; 10.7% in 2013; 14.3% in 2018; 16.0% in 2023 (constant 16.0% assumed over the period from 2023).

(ii) Forecast annual growth rates of: 1.4% ('11-'12); 1.8% ('12-'13); 2.4% ('13-'14); and 2.9% annually thereafter

2011 Prices Inclusive of VAT where applicable

Table 4: Main Food Shopping Patterns

Centre/Facilities	Market Share (%)						Total
	Zone 1 Burnley Central	Zone 2 Brierfield & Burnley East	Zone 3 Burnley South East	Zone 4 Burnley South	Zone 5 Padiham	Zone 6 Burnley North	
Burnley Town Centre							
Marks and Spencer, St James's Street	5.2	2.7	4.2	4.7	2.8	2.9	3.6
Other shops	1.6	0.9	2.0	1.6	1.5	0.4	1.2
Sub-Total	6.8	3.5	6.2	6.2	4.3	3.3	4.8
Padiham Town Centre							
Co-operative, Burnley Road	0.0	0.0	0.0	0.0	4.4	0.4	0.9
Other shops	0.0	0.0	0.0	0.4	1.1	0.0	0.3
Sub-Total	0.0	0.0	0.0	0.4	5.5	0.4	1.2
Burnley Free-standing Foodstores							
Aldi, Active Way	7.5	3.2	6.4	6.2	5.8	5.6	5.6
Asda, Princess Way	27.0	16.0	23.9	31.2	22.5	29.3	24.2
Sainsbury's, Active Way	14.9	11.7	13.8	11.5	8.7	19.1	13.5
Tesco Extra, Finsley Gate/Centenary Way	28.1	14.5	28.2	28.2	10.3	19.4	20.6
Other destinations	1.6	2.7	1.1	1.6	1.9	3.1	2.1
Sub-Total	79.1	48.0	73.4	78.5	49.1	76.5	66.0
Padiham Free-standing Foodstores							
Tesco, Wyre Street	1.0	0.4	0.5	3.7	22.1	2.0	5.4
Sub-Total	1.0	0.4	0.5	3.7	22.1	2.0	5.4
Other Destinations in Burnley Borough							
Briercliffe District Centre	0.0	2.0	0.8	0.0	0.2	3.7	1.3
Colne Road District Centre	1.8	2.7	0.8	0.4	0.2	3.5	1.7
Coal Clough Lane Local Centre	0.3	0.0	0.0	0.4	0.0	0.0	0.1
Manchester Road Local Centre	0.0	0.0	0.0	0.7	0.0	0.0	0.1
Padiham Road Local Centre	0.0	0.0	0.0	0.0	0.0	0.4	0.1
Pike Hill Local Centre	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Tesco Express, Brunshaw Road	5.5	0.5	2.2	0.7	0.6	0.2	1.5
Other destinations	0.8	0.2	0.0	0.7	0.2	0.6	0.4
Sub-Total	8.3	5.3	3.7	3.0	1.3	8.4	5.1
Burnley Borough Sub-Total	95.2	57.2	83.8	91.8	82.4	90.5	82.4
Outside of Burnley Borough							
Asda, Corporation Street, Colne	0.5	9.5	0.0	0.0	0.8	3.0	2.7
Lidl, Rigby Street, Nelson	0.0	2.1	0.0	0.0	0.0	0.0	0.4
Lidl, Halifax Road, Todmorden	0.0	0.0	1.9	0.0	0.0	0.0	0.3
Morrisons, Pendle Street, Nelson	3.3	25.0	1.1	3.4	5.3	5.6	8.1
Morrisons, Rochdale Road, Todmorden	0.0	0.6	8.5	0.0	0.4	0.0	1.5
Other destinations	1.0	5.6	4.7	4.7	11.2	0.9	4.8
Outside of Burnley Borough Sub-Total	4.8	42.8	16.2	8.2	17.7	9.5	17.7
Total	100	100	100	100	100	100	100

Notes:

(i) Source: NEMS Household Telephone Survey (November 2012) - Excludes Don't Know/Don't Do and Other responses

(ii) Weightings afforded to Primary Main Food Destination and Secondary Main Food Destinations are 5/7 Primary Destination and 2/7 Secondary Destination

2011 Prices Inclusive of VAT where applicable

Table 5: Top-Up Shopping Patterns

Centre/Facilities	Market Share (%)						Total
	Zone 1 Burnley Central	Zone 2 Brierfield & Burnley East	Zone 3 Burnley South East	Zone 4 Burnley South	Zone 5 Padiham	Zone 6 Burnley North	
Burnley Town Centre							
Marks and Spencer, St James's Street	1.9	2.0	1.8	4.8	2.6	4.0	2.8
Other shops	6.6	2.0	0.9	9.6	1.9	1.3	3.2
Sub-Total	8.5	3.9	2.7	14.5	4.5	5.3	5.9
Padiham Town Centre							
Co-operative, Burnley Road	0.9	0.7	0.0	2.4	7.1	0.7	2.1
Other shops	0.0	0.0	0.0	0.0	21.9	0.7	4.6
Sub-Total	0.9	0.7	0.0	2.4	29.0	1.3	6.7
Burnley Free-standing Foodstores							
Aldi, Active Way	6.6	1.3	1.8	4.8	1.9	2.6	2.9
Asda, Princess Way	12.3	2.0	5.4	13.3	3.2	9.2	6.8
Sainsbury's, Active Way	3.8	4.0	7.1	2.4	1.9	5.9	4.2
Tesco Extra, Finsley Gate/Centenary Way	13.2	4.6	7.1	6.0	7.7	5.3	7.1
Other destinations	5.7	4.0	8.0	10.8	3.9	9.9	6.7
Sub-Total	41.5	15.8	29.5	37.3	18.7	32.9	27.7
Padiham Free-standing Foodstores							
Tesco, Wyre Street	1.9	0.0	0.0	2.4	18.7	2.0	4.9
Sub-Total	1.9	0.0	0.0	2.4	18.7	2.0	4.9
Other Destinations in Burnley Borough							
Briercliffe District Centre	0.9	6.6	0.9	1.2	0.0	14.7	4.6
Colne Road District Centre	0.9	5.3	2.7	0.0	0.0	12.5	4.1
Coal Clough Lane Local Centre	9.4	0.7	0.0	2.4	0.0	0.0	1.7
Manchester Road Local Centre	17.9	0.7	0.0	8.4	0.0	0.0	3.6
Padiham Road Local Centre	0.0	0.7	0.0	2.4	14.8	2.6	3.9
Pike Hill Local Centre	2.8	5.9	8.0	1.2	0.0	0.0	2.9
Tesco Express, Brunshaw Road	1.9	9.2	10.7	1.2	0.0	5.9	5.0
Other destinations	11.3	4.6	15.2	19.3	8.4	11.8	10.9
Sub-Total	45.3	33.6	37.5	36.1	23.2	47.6	36.7
Burnley Borough Sub-Total	98.1	54.0	69.7	92.8	94.2	89.1	81.9
Outside of Burnley Borough							
Asda, Corporation Street, Colne	0.9	2.0	0.0	0.0	0.7	0.7	0.8
Lidl, Rigby Street, Nelson	0.0	2.0	0.0	0.0	0.0	0.0	0.4
Lidl, Halifax Road, Todmorden	0.0	0.0	6.3	0.0	0.0	0.0	0.9
Morrisons, Pendle Street, Nelson	0.9	11.8	0.0	0.0	0.7	1.3	2.9
Morrisons, Rochdale Road, Todmorden	0.0	0.0	6.3	0.0	0.0	0.0	0.9
Other destinations	0.0	30.3	17.9	7.2	4.5	9.2	12.2
Outside of Burnley Borough Sub-Total	1.9	46.0	30.4	7.2	5.8	11.2	18.1
Total	100	100	100	100	100	100	100

Notes:

(i) Source: NEMS Household Telephone Survey (November 2012) - Excludes Don't Know/Don't Do and Other responses

2011 Prices Inclusive of VAT where applicable

Table 6: Convenience Shopping Patterns (Main Food and Top-Up Combined)

Centre/Facilities	Market Share (%)						Total
	Zone 1 Burnley Central	Zone 2 Brierfield & Burnley East	Zone 3 Burnley South East	Zone 4 Burnley South	Zone 5 Padiham	Zone 6 Burnley North	
Burnley Town Centre							
Marks and Spencer, St James's Street	4.2	2.5	3.5	4.7	2.7	3.2	3.3
Other shops	3.1	1.2	1.7	4.0	1.7	0.7	1.8
Sub-Total	7.3	3.6	5.1	8.7	4.4	3.9	5.1
Padiham Town Centre							
Co-operative, Burnley Road	0.3	0.2	0.0	0.7	5.2	0.5	1.3
Other shops	0.0	0.0	0.0	0.3	7.3	0.2	1.6
Sub-Total	0.3	0.2	0.0	1.0	12.5	0.7	2.8
Burnley Free-standing Foodstores							
Aldi, Active Way	7.2	2.6	5.0	5.8	4.6	4.7	4.8
Asda, Princess Way	22.6	11.8	18.4	25.8	16.7	23.3	19.0
Sainsbury's, Active Way	11.5	9.4	11.8	8.7	6.7	15.1	10.7
Tesco Extra, Finsley Gate/Centenary Way	23.7	11.5	21.9	21.5	9.5	15.2	16.6
Other destinations	2.8	3.1	3.2	4.3	2.5	5.1	3.5
Sub-Total	67.8	38.3	60.2	66.2	40.0	63.4	54.5
Padiham Free-standing Foodstores							
Tesco, Wyre Street	1.3	0.3	0.3	3.3	21.1	2.0	5.2
Sub-Total	1.3	0.3	0.3	3.3	21.1	2.0	5.2
Other Destinations in Burnley Borough							
Briercliffe District Centre	0.3	3.3	0.8	0.4	0.2	6.9	2.3
Colne Road District Centre	1.6	3.4	1.4	0.3	0.2	6.2	2.4
Coal Clough Lane Local Centre	3.0	0.2	0.0	1.0	0.0	0.0	0.6
Manchester Road Local Centre	5.4	0.2	0.0	3.0	0.0	0.0	1.1
Padiham Road Local Centre	0.0	0.2	0.0	0.7	4.5	1.1	1.2
Pike Hill Local Centre	0.9	1.8	2.4	0.4	0.0	0.0	0.9
Tesco Express, Brunshaw Road	4.4	3.1	4.7	0.9	0.4	1.9	2.5
Other destinations	3.9	1.6	4.6	6.3	2.7	4.0	3.6
Sub-Total	19.4	13.8	13.9	12.9	7.9	20.1	14.6
Burnley Borough Sub-Total	96.1	56.3	79.6	92.1	85.9	90.0	82.2
Outside of Burnley Borough							
Asda, Corporation Street, Colne	0.6	7.2	0.0	0.0	0.7	2.3	2.1
Lidl, Rigby Street, Nelson	0.0	2.0	0.0	0.0	0.0	0.0	0.4
Lidl, Halifax Road, Todmorden	0.0	0.0	3.2	0.0	0.0	0.0	0.5
Morrisons, Pendle Street, Nelson	2.6	21.1	0.8	2.4	3.9	4.3	6.5
Morrisons, Rochdale Road, Todmorden	0.0	0.4	7.8	0.0	0.3	0.0	1.3
Other destinations	0.7	13.0	8.7	5.5	9.2	3.4	7.0
Outside of Burnley Borough Sub-Total	3.9	43.8	20.5	7.9	14.1	10.0	17.8
Total	100	100	100	100	100	100	100

Notes:

- (i) Source: NEMS Household Telephone Survey (November 2012) - Excludes Don't Know/Don't Do and Other responses
(ii) Weighting afforded to Main Food (Primary)/Main Food (Secondary) and Top up Shopping Destinations is 70%/20%/30%

2011 Prices Inclusive of VAT where applicable

Table 7: Convenience Retail Turnover 2013

Centre/Facilities	£ Million						Study Area Total	Inflow	Overall Total
	Zone 1 Burnley Central	Zone 2 Brierfield & Burnley East	Zone 3 Burnley South East	Zone 4 Burnley South	Zone 5 Padiham	Zone 6 Burnley North			
Expenditure 2013	20.3	46.7	25.4	17.5	39.6	46.5	195.9		
Burnley Town Centre									
Marks and Spencer, St James's Street	0.85	1.1	0.9	0.8	1.1	1.5	6.3	1.1	7.4
Other shops	0.63	0.6	0.4	0.7	0.7	0.3	3.3	1.8	5.0
Sub-Total	1.5	1.7	1.3	1.5	1.7	1.8	9.5	2.9	12.4
Padiham Town Centre									
Co-operative, Burnley Road	0.06	0.1	0.0	0.1	2.1	0.2	2.5	0.0	2.5
Other shops	0.00	0.0	0.0	0.1	2.9	0.1	3.0	0.0	3.0
Sub-Total	0.06	0.09	0.00	0.18	4.96	0.30	5.59	0.00	5.59
Burnley Free-standing Foodstores									
Aldi, Active Way	1.47	1.2	1.3	1.0	1.8	2.2	9.0	1.6	10.6
Asda, Princess Way	4.57	5.5	4.7	4.5	6.6	10.8	36.7	1.9	38.6
Sainsbury's, Active Way	2.34	4.4	3.0	1.5	2.6	7.0	20.9	1.1	22.0
Tesco Extra, Finsley Gate/Centenary Way	4.80	5.4	5.6	3.8	3.8	7.1	30.3	3.4	33.7
Other destinations	0.57	1.4	0.8	0.8	1.0	2.4	6.9	0.0	6.9
Sub-Total	13.7	17.9	15.3	11.6	15.8	29.5	103.8	8.0	111.8
Padiham Free-standing Foodstores									
Tesco, Wyre Street	0.25	0.1	0.1	0.6	8.3	0.9	10.3	2.6	12.9
Sub-Total	0.3	0.1	0.1	0.6	8.3	0.9	10.3	2.6	12.9
Other Destinations in Burnley Borough									
Briercliffe District Centre	0.06	1.6	0.2	0.1	0.1	3.2	5.2	0.0	5.2
Colne Road District Centre	0.32	1.6	0.3	0.1	0.1	2.9	5.3	0.6	5.8
Coal Clough Lane Local Centre	0.61	0.1	0.0	0.2	0.0	0.0	0.9	0.1	1.0
Manchester Road Local Centre	1.09	0.1	0.0	0.5	0.0	0.0	1.7	0.2	1.9
Padiham Road Local Centre	0.00	0.1	0.0	0.1	1.8	0.5	2.5	0.3	2.7
Pike Hill Local Centre	0.17	0.8	0.6	0.1	0.0	0.0	1.7	0.2	1.9
Tesco Express, Brunshaw Road	0.89	1.4	1.2	0.2	0.2	0.9	4.8	0.0	4.8
Other destinations	0.80	0.7	1.2	1.1	1.1	1.8	6.7	0.0	6.7
Sub-Total	3.9	6.4	3.5	2.3	3.1	9.3	28.6	1.3	29.9
Burnley Borough Sub-Total	19.5	26.3	20.2	16.1	34.0	41.9	157.9	14.8	172.6
Outside of Burnley Borough									
Asda, Corporation Street, Colne	0.13	3.4	0.0	0.0	0.3	1.1	4.8		
Lidl, Rigby Street, Nelson	0.00	1.0	0.0	0.0	0.0	0.0	1.0		
Lidl, Halifax Road, Todmorden	0.00	0.0	0.8	0.0	0.0	0.0	0.8		
Morrisons, Pendle Street, Nelson	0.53	9.8	0.2	0.4	1.6	2.0	14.5		
Morrisons, Rochdale Road, Todmorden	0.00	0.2	2.0	0.0	0.1	0.0	2.3		
Other destinations	0.14	6.1	2.2	1.0	3.6	1.6	14.6		
Outside of Burnley Borough Sub-Total	0.8	20.4	5.2	1.4	5.6	4.7	38.0		
Total	20.3	46.7	25.4	17.5	39.5	46.5	195.9		

Notes:

(i) Source: Tables 3a, 6

(ii) Rounding errors may occur

(iii) Inflow of expenditure to destinations in Burnley Borough is set based on survey derived turnover recorded in 2005 Study (Table 6) from those zones outside the LPA area

(iv) Inflow of expenditure to Tesco, Padiham based on information submitted with planning application

2011 Prices Inclusive of VAT where applicable

Table 8: Convenience Retail Turnover 2018

Centre/Facilities	£ Million						Study Area Total	Inflow	Overall Total
	Zone 1 Burnley Central	Zone 2 Brierfield & Burnley East	Zone 3 Burnley South East	Zone 4 Burnley South	Zone 5 Padiham	Zone 6 Burnley North			
Expenditure 2018	20.7	47.6	25.9	17.8	40.3	47.5	199.8		
Burnley Town Centre									
Marks and Spencer, St James's Street	0.9	1.2	0.9	0.8	0.8	1.5	6.0	1.1	7.2
Other shops	0.6	0.6	0.4	0.7	0.5	0.3	3.1	1.8	4.9
Sub-Total	1.5	1.7	1.3	1.5	1.3	1.8	9.1	2.9	12.1
Padiham Town Centre									
Co-operative, Burnley Road	0.1	0.1	0.0	0.1	1.6	0.2	2.0	0.0	2.0
Other shops	0.0	0.0	0.0	0.0	2.2	0.1	2.3	0.0	2.3
Sub-Total	0.1	0.1	0.0	0.2	3.7	0.3	4.4	0.0	4.4
Burnley Free-standing Foodstores									
Aldi, Active Way	1.5	1.2	1.3	1.0	1.4	2.2	8.6	1.6	10.2
Asda, Princess Way	4.6	5.6	4.7	4.4	5.0	10.8	35.2	2.0	37.2
Sainsbury's, Active Way	2.4	4.4	3.0	1.5	2.0	7.0	20.4	1.1	21.5
Tesco Extra, Finsley Gate/Centenary Way	4.8	5.5	5.6	3.7	2.8	7.1	29.6	3.4	33.0
Other destinations	0.6	1.4	0.8	0.7	0.7	2.4	6.7	0.0	6.7
Sub-Total	13.9	18.2	15.5	11.4	12.0	29.5	100.4	8.1	108.6
Padiham Free-standing Foodstores									
Tesco, Wyre Street	0.5	0.2	0.2	1.2	16.8	1.9	20.7	5.2	25.9
Sub-Total	0.5	0.2	0.2	1.2	16.8	1.9	20.7	5.2	25.9
Other Destinations in Burnley Borough									
Briercliffe District Centre	0.1	1.6	0.2	0.1	0.0	3.2	5.2	0.0	5.2
Colne Road District Centre	0.3	1.6	0.3	0.0	0.0	2.9	5.3	0.6	5.9
Coal Clough Lane Local Centre	0.6	0.1	0.0	0.2	0.0	0.0	0.9	0.1	1.0
Manchester Road Local Centre	1.1	0.1	0.0	0.5	0.0	0.0	1.7	0.2	1.9
Padiham Road Local Centre	0.0	0.1	0.0	0.1	1.3	0.5	2.0	0.3	2.3
Pike Hill Local Centre	0.2	0.8	0.6	0.1	0.0	0.0	1.7	0.2	1.9
Tesco Express, Brunshaw Road	0.9	1.5	1.2	0.1	0.1	0.9	4.8	0.0	4.8
Other destinations	0.8	0.7	1.2	1.1	0.8	1.8	6.4	0.0	6.4
Sub-Total	4.0	6.6	3.6	2.2	2.4	9.3	28.0	1.4	29.4
Burnley Borough Sub-Total	19.9	26.8	20.6	16.5	36.1	42.8	162.7	17.6	180.3
Outside of Burnley Borough		0.0							
Asda, Corporation Street, Colne	0.1	3.4	0.0	0.0	0.2	1.1	4.8		
Lidl, Rigby Street, Nelson	0.0	1.0	0.0	0.0	0.0	0.0	1.0		
Lidl, Halifax Road, Todmorden	0.0	0.0	0.8	0.0	0.0	0.0	0.8		
Morrisons, Pendle Street, Nelson	0.5	10.0	0.2	0.4	1.2	2.0	14.3		
Morrisons, Rochdale Road, Todmorden	0.0	0.2	2.0	0.0	0.1	0.0	2.3		
Other destinations	0.1	6.2	2.2	0.9	2.7	1.6	13.8		
Outside of Burnley Borough Sub-Total	0.8	20.8	5.3	1.4	4.2	4.7	37.1		
Total	20.7	47.6	25.9	17.8	40.3	47.5	199.8		

Notes:

- (i) Source: Tables 3a, 6
- (ii) Rounding errors may occur
- (iii) Assumes that Tesco Padiham trades at company average sales density at 2014, and turnover grows pro-rata to the growth in spending power thereafter
- (iv) Redistribution of expenditure is on a pro-rata basis (commensurate reduction in the turnover of all other stores to account for uplift in Tesco Padiham turnover)
- (v) Expenditure inflow is assessed to increase at the same rate as expenditure within the Study Area (Study Area-wide growth rate adopted)

2011 Prices Inclusive of VAT where applicable

Table 9: Convenience Retail Turnover 2023

Centre/Facilities	£ Million						Study Area Total	Inflow	Overall Total
	Zone 1 Burnley Central	Zone 2 Brierfield & Burnley East	Zone 3 Burnley South East	Zone 4 Burnley South	Zone 5 Padiham	Zone 6 Burnley North			
Expenditure 2018	21.5	49.4	26.9	18.5	41.9	49.3	207.4		
Burnley Town Centre									
Marks and Spencer, St James's Street	0.9	1.2	0.9	0.8	0.8	1.6	6.3	1.2	7.4
Other shops	0.7	0.6	0.4	0.7	0.5	0.3	3.2	1.9	5.1
Sub-Total	1.6	1.8	1.4	1.6	1.4	1.9	9.5	3.0	12.5
Padiham Town Centre									
Co-operative, Burnley Road	0.1	0.1	0.0	0.1	1.6	0.2	2.1	0.0	2.1
Other shops	0.0	0.0	0.0	0.1	2.3	0.1	2.4	0.0	2.4
Sub-Total	0.1	0.1	0.0	0.2	3.9	0.3	4.5	0.0	4.5
Burnley Free-standing Foodstores									
Aldi, Active Way	1.5	1.3	1.3	1.0	1.4	2.3	8.9	1.7	10.6
Asda, Princess Way	4.8	5.8	4.9	4.6	5.2	11.2	36.6	2.0	38.6
Sainsbury's, Active Way	2.4	4.6	3.2	1.6	2.1	7.3	21.2	1.2	22.3
Tesco Extra, Finsley Gate/Centenary Way	5.0	5.7	5.9	3.8	2.9	7.3	30.7	3.6	34.3
Other destinations	0.6	1.5	0.8	0.8	0.8	2.5	7.0	0.0	7.0
Sub-Total	14.4	18.9	16.1	11.8	12.4	30.6	104.3	8.5	112.7
Padiham Free-standing Foodstores									
Tesco, Wyre Street	0.5	0.3	0.2	1.2	17.4	2.0	21.5	5.4	26.9
Sub-Total	0.5	0.3	0.2	1.2	17.4	2.0	21.5	5.4	26.9
Other Destinations in Burnley Borough									
Briercliffe District Centre	0.1	1.6	0.2	0.1	0.0	3.4	5.4	0.0	5.4
Colne Road District Centre	0.3	1.7	0.4	0.1	0.0	3.0	5.5	0.6	6.1
Coal Clough Lane Local Centre	0.6	0.1	0.0	0.2	0.0	0.0	0.9	0.1	1.0
Manchester Road Local Centre	1.1	0.1	0.0	0.5	0.0	0.0	1.8	0.2	2.0
Padiham Road Local Centre	0.0	0.1	0.0	0.1	1.4	0.5	2.1	0.3	2.4
Pike Hill Local Centre	0.2	0.9	0.6	0.1	0.0	0.0	1.8	0.2	2.0
Tesco Express, Brunshaw Road	0.9	1.5	1.3	0.2	0.1	0.9	4.9	0.0	4.9
Other destinations	0.8	0.8	1.2	1.1	0.8	1.9	6.7	0.0	6.7
Sub-Total	4.1	6.8	3.7	2.3	2.4	9.7	29.1	1.4	30.5
Burnley Borough Sub-Total	20.6	27.9	21.4	17.1	37.5	44.4	168.9	18.3	187.2
Outside of Burnley Borough		0.0							
Asda, Corporation Street, Colne	0.1	3.6	0.0	0.0	0.2	1.1	5.0		
Lidl, Rigby Street, Nelson	0.0	1.0	0.0	0.0	0.0	0.0	1.0		
Lidl, Halifax Road, Todmorden	0.0	0.0	0.9	0.0	0.0	0.0	0.9		
Morrisons, Pendle Street, Nelson	0.5	10.4	0.2	0.4	1.2	2.1	14.9		
Morrisons, Rochdale Road, Todmorden	0.0	0.2	2.1	0.0	0.1	0.0	2.4		
Other destinations	0.1	6.4	2.3	1.0	2.8	1.7	14.4		
Outside of Burnley Borough Sub-Total	0.8	21.6	5.5	1.4	4.4	4.8	38.5		
Total	21.5	49.5	26.9	18.5	41.9	49.3	207.4		

Notes:

(i) Source: Tables 3a, 6

(ii) Rounding errors may occur

(iii) Assumes that Tesco Padiham trades at company average sales density at 2014, and turnover grows pro-rata to the growth in spending power thereafter

(iv) Redistribution of expenditure is on a pro-rata basis (commensurate reduction in the turnover of all other stores to account for uplift in Tesco Padiham turnover)

(v) Expenditure inflow is assessed to increase at the same rate as expenditure within the Study Area (Study Area-wide growth rate adopted)

Table 10: Convenience Retail Turnover 2026

Centre/Facilities	£ Million						Study Area Total	Inflow	Overall Total
	Zone 1 Burnley Central	Zone 2 Brierfield & Burnley East	Zone 3 Burnley South East	Zone 4 Burnley South	Zone 5 Padiham	Zone 6 Burnley North			
Expenditure 2018	22.0	50.7	27.6	19.0	42.9	50.5	212.7		
Burnley Town Centre									
Marks and Spencer, St James's Street	0.9	1.2	1.0	0.9	0.9	1.6	6.4	1.2	7.6
Other shops	0.7	0.6	0.5	0.7	0.5	0.3	3.3	1.9	5.2
Sub-Total	1.6	1.8	1.4	1.6	1.4	1.9	9.7	3.1	12.8
Padiham Town Centre									
Co-operative, Burnley Road	0.1	0.1	0.0	0.1	1.7	0.2	2.2	0.0	2.2
Other shops	0.0	0.0	0.0	0.1	2.3	0.1	2.5	0.0	2.5
Sub-Total	0.1	0.1	0.0	0.2	4.0	0.3	4.7	0.0	4.7
Burnley Free-standing Foodstores									
Aldi, Active Way	1.6	1.3	1.4	1.1	1.5	2.3	9.1	1.7	10.9
Asda, Princess Way	4.9	6.0	5.0	4.7	5.3	11.5	37.5	2.1	39.6
Sainsbury's, Active Way	2.5	4.7	3.2	1.6	2.1	7.5	21.7	1.2	22.9
Tesco Extra, Finsley Gate/Centenary Way	5.1	5.8	6.0	3.9	3.0	7.5	31.5	3.7	35.1
Other destinations	0.6	1.5	0.9	0.8	0.8	2.5	7.1	0.0	7.1
Sub-Total	14.7	19.4	16.5	12.1	12.7	31.4	106.9	8.7	115.6
Padiham Free-standing Foodstores									
Tesco, Wyre Street	0.5	0.3	0.2	1.2	17.8	2.0	22.1	5.2	27.2
Sub-Total	0.5	0.3	0.2	1.2	17.8	2.0	22.1	5.2	27.2
Other Destinations in Burnley Borough									
Briercliffe District Centre	0.1	1.7	0.2	0.1	0.1	3.4	5.5	0.0	5.5
Colne Road District Centre	0.3	1.7	0.4	0.1	0.1	3.1	5.6	0.6	6.3
Coal Clough Lane Local Centre	0.7	0.1	0.0	0.2	0.0	0.0	0.9	0.1	1.1
Manchester Road Local Centre	1.2	0.1	0.0	0.6	0.0	0.0	1.8	0.2	2.0
Padiham Road Local Centre	0.0	0.1	0.0	0.1	1.4	0.5	2.2	0.3	2.5
Pike Hill Local Centre	0.2	0.9	0.7	0.1	0.0	0.0	1.8	0.2	2.0
Tesco Express, Brunshaw Road	1.0	1.6	1.3	0.2	0.1	1.0	5.1	0.0	5.1
Other destinations	0.9	0.8	1.2	1.2	0.9	2.0	6.9	0.0	6.9
Sub-Total	4.2	7.0	3.8	2.4	2.5	9.9	29.8	1.4	31.3
Burnley Borough Sub-Total	21.1	28.6	21.9	17.5	38.4	45.6	173.2	18.4	191.6
Outside of Burnley Borough		0.0							
Asda, Corporation Street, Colne	0.1	3.7	0.0	0.0	0.2	1.1	5.2		
Lidl, Rigby Street, Nelson	0.0	1.0	0.0	0.0	0.0	0.0	1.0		
Lidl, Halifax Road, Todmorden	0.0	0.0	0.9	0.0	0.0	0.0	0.9		
Morrisons, Pendle Street, Nelson	0.6	10.7	0.2	0.4	1.2	2.1	15.3		
Morrisons, Rochdale Road, Todmorden	0.0	0.2	2.2	0.0	0.1	0.0	2.5		
Other destinations	0.1	6.6	2.4	1.0	2.9	1.7	14.7		
Outside of Burnley Borough Sub-Total	0.8	22.1	5.6	1.4	4.5	5.0	39.5		
Total	22.0	50.7	27.6	19.0	42.9	50.6	212.7		

Notes:

(i) Source: Tables 3a, 6

(ii) Rounding errors may occur

(iii) Assumes that Tesco Padiham trades at company average sales density at 2014, and turnover grows pro-rata to the growth in spending power thereafter

(iv) Redistribution of expenditure is on a pro-rata basis (commensurate reduction in the turnover of all other stores to account for uplift in Tesco Padiham turnover)

(v) Expenditure inflow is assessed to increase at the same rate as expenditure within the Study Area (Study Area-wide growth rate adopted)

Table 11: Summary of Convenience Retail Performance 2013 to 2026

Centre	2013	2018	2023	2026
Available Expenditure				
Burnley	124.2	120.6	125.3	128.5
Padiham	18.5	30.3	31.4	31.9
Other destinations Burnley Borough	29.9	29.4	30.5	31.3
Burnley Borough Sub-Total	172.6	180.3	187.2	191.6
Benchmark Turnover				
Burnley	139.7	139.7	139.7	139.7
Padiham	34.1	34.1	34.1	34.1
Other destinations Burnley Borough	31.2	31.2	31.2	31.2
Burnley Borough Sub-Total	205.0	205.0	205.0	205.0
Expenditure Deficit/Surplus				
Burnley	-15.5	-19.0	-14.4	-11.2
Padiham	-15.6	-3.9	-2.7	-2.3
Other destinations Burnley Borough	-1.2	-1.8	-0.7	0.1
Burnley Borough Sub-Total	-32.3	-24.7	-17.8	-13.3

Notes:

(i) Source: Tables 7, 8, 9 and 10

(ii) Benchmark turnover based upon company average sales density of national multiple retailers and independent floorspace trading at typical average sales densities

2011 Prices Inclusive of VAT where applicable

Table 12: Convenience Retail Capacity (sq.m) at 2013, 2018, 2023 and 2026

Centre	At 2013			By 2018			By 2023			By 2026		
	Expected Surplus/ Deficit	Turnover Density sq.m	Net Sales Floorspace sq.m	Expected Surplus/ Deficit	Turnover Density sq.m	Net Sales Floorspace sq.m	Expected Surplus/ Deficit	Turnover Density sq.m	Net Sales Floorspace sq.m	Expected Surplus/ Deficit	Turnover Density sq.m	Net Sales Floorspace sq.m
Burnley	-15.5	13,000	-	-19.0	13,000	-	-14.4	13,000	-	-11.2	13,000	-
Padiham	-15.6	8,000	-	-3.9	8,000	-	-2.7	8,000	-	-2.3	8,000	-
Other destinations Burnley Borough	-1.2	6,000	-	-1.8	6,000	-	-0.7	6,000	-	0.1	6,000	22

Notes:

(i) Source Table 11

(ii) Capacity is assessed using a food superstore convenience retail sales density of £13,000/sq. m (Asda, Morrisons, Sainsbury's and Tesco average) for Burnley and lower sales densities for other destinations given the likelihood of secondary town centres and other destinations attracting smaller stores/retailers with lower average sales densities

2011 Prices Inclusive of VAT where applicable

Table 13: Comparison Shopping Patterns

Centre/Facilities	£ Million						Total
	Zone 1 Burnley Central	Zone 2 Brierfield & Burnley East	Zone 3 Burnley South East	Zone 4 Burnley South	Zone 5 Padiham	Zone 6 Burnley North	
Burnley Town Centre	64.1	41.5	53.0	60.5	47.1	59.8	53.5
Padiham Town Centre	0.7	0.2	0.1	1.2	7.2	0.2	1.7
Burnley Area							
Burnley Retail Parks	2.0	3.3	2.9	2.8	1.9	2.3	2.5
Asda, Burnley	3.2	2.3	4.4	5.1	3.3	3.6	3.5
Tesco, Burnley	6.7	4.2	4.3	3.4	4.4	3.3	4.4
Other destinations	0.7	0.2	0.7	0.4	0.4	0.5	0.5
Other Destinations in Burnley Borough							
Other destinations	0.6	0.7	1.2	0.9	2.1	0.4	1.0
Burnley Borough Sub-Total	77.9	52.5	66.5	74.4	66.5	69.9	67.0
Centres Outside Burnley Borough							
Accrington	1.0	0.7	1.6	2.8	3.2	1.4	1.7
Blackburn	3.6	4.1	3.5	4.9	7.0	4.6	4.7
Brierfield	1.6	4.1	1.9	1.2	0.9	4.1	2.5
Colne	2.5	8.0	3.6	2.8	2.7	3.0	3.9
Halifax	0.0	0.4	1.8	0.0	0.0	0.0	0.3
Manchester	5.5	6.0	6.7	4.5	6.2	6.4	6.0
Nelson	1.4	11.5	1.4	2.6	1.8	3.2	3.9
Preston	1.5	1.4	0.8	1.4	1.5	0.5	1.1
Todmorden	0.2	0.1	4.1	0.1	0.0	0.1	0.7
Trafford Centre	0.7	1.0	0.5	0.5	0.7	1.1	0.8
Other destinations	4.1	10.3	7.9	4.9	9.6	5.8	7.4
Outside of Burnley Borough Sub-Total	22.1	47.5	33.5	25.7	33.6	30.1	33.0
Total	100	100	100	100	100	100	100

Notes:

(i) Source: NEMS Household Telephone Survey (November 2012) - Excludes Don't Know/Don't Do and Other responses

(ii) Weighting afforded to non-food shopping is: clothing and footwear (25%); electrical items (16%); furniture/soft furnishings/carpets (12%); DIY/garden/hardware items (11%); health, beauty and chemist items (11%); and books, CDs, toys and gifts (25%).

2011 Prices Inclusive of VAT where applicable

Table 14: Comparison Retail Turnover 2013

Centre/Facilities	£ Million						Study Area Total	Inflow	Overall Total
	Zone 1 Burnley Central	Zone 2 Brierfield & Burnley East	Zone 3 Burnley South East	Zone 4 Burnley South	Zone 5 Padiham	Zone 6 Burnley North			
Expenditure 2013	24.8	60.8	32.5	21.4	51.8	62.4	253.7		
Burnley Town Centre	15.9	25.3	17.2	13.0	24.4	37.3	133.0	23.5	156.5
Padiham Town Centre	0.2	0.1	0.0	0.3	3.7	0.1	4.4	0.2	4.7
Burnley Area									
Burnley Retail Parks	0.5	2.0	0.9	0.6	1.0	1.4	6.4	0.7	7.1
Asda, Burnley	0.8	1.4	1.4	1.1	1.7	2.3	8.7	0.0	8.7
Tesco, Burnley	1.7	2.6	1.4	0.7	2.3	2.1	10.7	0.0	10.7
Other destinations	0.2	0.1	0.2	0.1	0.2	0.3	1.1	0.0	1.1
Other Destinations in Burnley Borough									
Other destinations	0.2	0.4	0.4	0.2	1.1	0.2	2.5	0.0	2.5
Burnley Borough Sub-Total	19.4	31.9	21.6	15.9	34.4	43.6	166.8	24.4	191.2
Centres Outside Burnley Borough									
Accrington	0.2	0.4	0.5	0.6	1.7	0.8	4.3		
Blackburn	0.9	2.5	1.1	1.0	3.6	2.9	12.0		
Brierfield	0.4	2.5	0.6	0.3	0.4	2.6	6.8		
Colne	0.6	4.9	1.2	0.6	1.4	1.9	10.5		
Halifax	0.0	0.3	0.6	0.0	0.0	0.0	0.8		
Manchester	1.4	3.6	2.2	1.0	3.2	4.0	15.3		
Nelson	0.3	7.0	0.4	0.6	0.9	2.0	11.3		
Preston	0.4	0.8	0.3	0.3	0.8	0.3	2.8		
Todmorden	0.0	0.0	1.3	0.0	0.0	0.0	1.5		
Trafford Centre	0.2	0.6	0.2	0.1	0.4	0.7	2.1		
Other destinations	1.0	6.2	2.5	1.0	5.0	3.6	19.5		
Outside of Burnley Borough Sub-Total	5.5	28.9	10.9	5.5	17.4	18.8	86.9		
Total	24.8	60.8	32.5	21.4	51.8	62.4	253.7		

Notes:

(i) Source: Tables 3b, 13

(ii) Rounding errors may occur

2011 Prices Inclusive of VAT where applicable

Table 15: Comparison Retail Turnover 2018

Centre/Facilities	£ Million						Study Area Total	Inflow	Overall Total
	Zone 1 Burnley Central	Zone 2 Brierfield & Burnley East	Zone 3 Burnley South East	Zone 4 Burnley South	Zone 5 Padiham	Zone 6 Burnley North			
Expenditure 2013	27.6	67.5	36.0	23.8	57.5	69.2	281.5		
Burnley Town Centre	17.7	28.0	19.1	14.4	27.1	41.3	147.6	26.0	173.6
Padiham Town Centre	0.2	0.1	0.0	0.3	4.2	0.1	4.9	0.3	5.2
Burnley Area									
Burnley Retail Parks	0.5	2.2	1.0	0.7	1.1	1.6	7.1	0.8	7.9
Asda, Burnley	0.9	1.6	1.6	1.2	1.9	2.5	9.6	0.0	9.6
Tesco, Burnley	1.8	2.9	1.5	0.8	2.5	2.3	11.9	0.0	11.9
Other destinations	0.2	0.1	0.2	0.1	0.2	0.3	1.2	0.0	1.2
Other Destinations in Burnley Borough									
Other destinations	0.2	0.5	0.4	0.2	1.2	0.2	2.7	0.0	2.7
Burnley Borough Sub-Total	21.5	35.4	24.0	17.7	38.2	48.4	185.1	27.1	212.2
Centres Outside Burnley Borough									
Accrington	0.3	0.5	0.6	0.7	1.8	0.9	4.7		
Blackburn	1.0	2.7	1.2	1.2	4.0	3.2	13.4		
Brierfield	0.4	2.8	0.7	0.3	0.5	2.8	7.5		
Colne	0.7	5.4	1.3	0.7	1.5	2.1	11.7		
Halifax	0.0	0.3	0.6	0.0	0.0	0.0	0.9		
Manchester	1.5	4.0	2.4	1.1	3.5	4.4	17.0		
Nelson	0.4	7.8	0.5	0.6	1.0	2.2	12.5		
Preston	0.4	0.9	0.3	0.3	0.8	0.3	3.1		
Todmorden	0.0	0.0	1.5	0.0	0.0	0.0	1.6		
Trafford Centre	0.2	0.7	0.2	0.1	0.4	0.7	2.3		
Other destinations	1.1	6.9	2.8	1.2	5.5	4.0	21.6		
Outside of Burnley Borough Sub-Total	6.1	32.1	12.1	6.1	19.3	20.8	96.4		
Total	27.6	67.5	36.0	23.8	57.5	69.2	281.5		

Notes:

(i) Source: Tables 3b, 13

(ii) Rounding errors may occur

2011 Prices Inclusive of VAT where applicable

Table 16: Comparison Retail Turnover 2023

Centre/Facilities	£ Million						Study Area Total	Inflow	Overall Total
	Zone 1 Burnley Central	Zone 2 Brierfield & Burnley East	Zone 3 Burnley South East	Zone 4 Burnley South	Zone 5 Padiham	Zone 6 Burnley North			
Expenditure 2013	31.4	77.0	41.1	27.1	65.5	78.9	320.9		
Burnley Town Centre	20.1	31.9	21.8	16.4	30.9	47.1	168.3	29.7	197.9
Padiham Town Centre	0.2	0.1	0.1	0.3	4.7	0.1	5.6	0.3	5.9
Burnley Area									
Burnley Retail Parks	0.6	2.5	1.2	0.8	1.2	1.8	8.1	0.9	9.0
Asda, Burnley	1.0	1.8	1.8	1.4	2.2	2.9	11.0	0.0	11.0
Tesco, Burnley	2.1	3.3	1.8	0.9	2.9	2.6	13.5	0.0	13.5
Other destinations	0.2	0.2	0.3	0.1	0.3	0.4	1.4	0.0	1.4
Other Destinations in Burnley Borough									
Other destinations	0.2	0.6	0.5	0.2	1.4	0.3	3.1	0.0	3.1
Burnley Borough Sub-Total	24.5	40.4	27.3	20.1	43.5	55.2	211.0	30.9	241.9
Centres Outside Burnley Borough									
Accrington	0.3	0.5	0.6	0.8	2.1	1.1	5.4		
Blackburn	1.1	3.1	1.4	1.3	4.6	3.6	15.2		
Brierfield	0.5	3.2	0.8	0.3	0.6	3.2	8.6		
Colne	0.8	6.2	1.5	0.8	1.7	2.4	13.3		
Halifax	0.0	0.3	0.7	0.0	0.0	0.0	1.0		
Manchester	1.7	4.6	2.8	1.2	4.0	5.0	19.3		
Nelson	0.4	8.9	0.6	0.7	1.2	2.5	14.2		
Preston	0.5	1.0	0.3	0.4	1.0	0.4	3.6		
Todmorden	0.1	0.1	1.7	0.0	0.0	0.1	1.9		
Trafford Centre	0.2	0.8	0.2	0.1	0.5	0.9	2.7		
Other destinations	1.3	7.9	3.2	1.3	6.3	4.6	24.7		
Outside of Burnley Borough Sub-Total	6.9	36.6	13.7	6.9	22.0	23.7	109.9		
Total	31.4	76.9	41.1	27.1	65.5	78.9	320.9		

Notes:

(i) Source: Tables 3b, 13

(ii) Rounding errors may occur

2011 Prices Inclusive of VAT where applicable

Table 17: Comparison Retail Turnover 2026

Centre/Facilities	£ Million						Study Area Total	Inflow	Overall Total
	Zone 1 Burnley Central	Zone 2 Brierfield & Burnley East	Zone 3 Burnley South East	Zone 4 Burnley South	Zone 5 Padiham	Zone 6 Burnley North			
Expenditure 2013	34.3	84.1	44.9	29.6	71.6	86.2	350.8		
Burnley Town Centre	22.0	34.9	23.8	17.9	33.8	51.5	183.9	32.5	216.4
Padiham Town Centre	0.2	0.1	0.1	0.4	5.2	0.1	6.1	0.3	6.4
Burnley Area									
Burnley Retail Parks	0.7	2.8	1.3	0.8	1.3	2.0	8.9	1.0	9.9
Asda, Burnley	1.1	2.0	2.0	1.5	2.4	3.1	12.0	0.0	12.0
Tesco, Burnley	2.3	3.6	1.9	1.0	3.2	2.8	14.8	0.0	14.8
Other destinations	0.2	0.2	0.3	0.1	0.3	0.4	1.5	0.0	1.5
Other Destinations in Burnley Borough									
Other destinations	0.2	0.6	0.5	0.3	1.5	0.3	3.4	0.0	3.4
Burnley Borough Sub-Total	26.8	44.1	29.9	22.0	47.6	60.3	230.7	33.8	264.4
Centres Outside Burnley Borough									
Accrington	0.3	0.6	0.7	0.8	2.3	1.2	5.9		
Blackburn	1.2	3.4	1.6	1.4	5.0	4.0	16.7		
Brierfield	0.5	3.5	0.8	0.3	0.6	3.5	9.4		
Colne	0.8	6.7	1.6	0.8	1.9	2.6	14.5		
Halifax	0.0	0.4	0.8	0.0	0.0	0.0	1.1		
Manchester	1.9	5.0	3.0	1.3	4.4	5.5	21.1		
Nelson	0.5	9.7	0.6	0.8	1.3	2.7	15.6		
Preston	0.5	1.1	0.4	0.4	1.0	0.4	3.9		
Todmorden	0.1	0.1	1.8	0.0	0.0	0.1	2.0		
Trafford Centre	0.2	0.9	0.2	0.2	0.5	0.9	2.9		
Other destinations	1.4	8.6	3.5	1.4	6.9	5.0	26.9		
Outside of Burnley Borough Sub-Total	7.6	40.0	15.0	7.6	24.0	25.9	120.1		
Total	34.3	84.1	44.9	29.6	71.6	86.2	350.8		

Notes:

(i) Source: Tables 3b, 13

(ii) Rounding errors may occur

2011 Prices Inclusive of VAT where applicable

Table 18: Summary of Comparison Retail Performance 2013 to 2026

Centre	2013	2018	2023	2026
Available Expenditure				
Burnley	184.1	204.3	232.9	254.6
Padiham	4.7	5.2	5.9	6.4
Other destinations Burnley Borough	2.5	2.7	3.1	3.4
Burnley Borough Sub-Total	191.2	212.2	241.9	264.4
Benchmark Turnover including floorspace efficiencies				
Burnley	184.1	200.3	217.9	229.2
Padiham	4.7	5.1	5.5	5.8
Other destinations Burnley Borough	2.5	2.7	2.9	3.1
Burnley Borough Sub-Total	191.2	208.1	226.4	238.1
Expenditure Deficit/Surplus				
Burnley	-	4.0	14.9	25.3
Padiham	-	0.1	0.4	0.6
Other destinations Burnley Borough	-	0.1	0.2	0.3
Burnley Borough Sub-Total	-	4.1	15.5	26.3

Notes:

- (i) Source: Tables 14, 15, 16 and 17
- (ii) Floorspace at 2013 assumed to be trading at household survey derived turnover
- (iii) Growth in floorspace efficiency is 1.7% annually

2011 Prices Inclusive of VAT where applicable

Table 19: Comparison Retail Capacity (sq.m net) at 2013, 2018, 2023 and 2026

Centre	At 2013			By 2018			By 2023			By 2026		
	Expenditure Surplus/ Deficit	Turnover Density sq.m	Net Sales Floorspace sq.m	Expenditure Surplus/ Deficit	Turnover Density sq.m	Net Sales Floorspace sq.m	Expenditure Surplus/ Deficit	Turnover Density sq.m	Net Sales Floorspace sq.m	Expenditure Surplus/ Deficit	Turnover Density sq.m	Net Sales Floorspace sq.m
Burnley	-	6,000	-	4.0	6,528	607	14.9	7,102	2,104	25.3	7,470	3,390
Padiham	-	3,500	-	0.1	3,808	27	0.4	4,143	91	0.6	4,358	147
Other destinations Burnley Borough	-	1,500	-	0.1	1,632	33	0.2	1,775	113	0.3	1,868	182
Burnley Borough Total	-		-	4.1		666	15.5		2,308	26.3		3,719

Notes:

(i) Source: Tables 14, 15, 16 and 17

(ii) Capacity Assessed assuming sales density of £6,000/sq. m for Burnley and £3,500/sq. m for Padiham (typical to primary and secondary town centres)

(iii) Floorspace at 2013 assumed to be trading at equilibrium

2011 Prices Inclusive of VAT where applicable