

Blackpool and Wyre Retail and Leisure Study
Nexus Planning

Table 1: Population and convenience goods expenditure per capita

Zone	Population					Per Capita Expenditure (£)						
	2024	2029	2034	2039	2041	Convenience						
						2023 <i>inc SFT</i>	2023	2024	2029	2034	2039	2041
1	12,868	12,930	13,174	13,490	13,632	2,854	2,712	2,622	2,519	2,479	2,442	2,427
2	20,464	20,556	20,814	21,118	21,271	2,813	2,672	2,584	2,482	2,443	2,406	2,392
3	32,049	32,397	32,839	33,506	33,807	2,881	2,737	2,647	2,542	2,502	2,465	2,450
4	25,883	25,830	25,890	25,988	26,038	2,980	2,831	2,737	2,629	2,587	2,549	2,534
5	19,340	19,458	19,531	19,676	19,757	3,028	2,877	2,782	2,672	2,630	2,591	2,575
6	23,331	23,309	23,258	23,263	23,215	3,046	2,893	2,798	2,687	2,645	2,605	2,590
7	30,908	30,980	31,074	31,087	31,037	3,217	3,056	2,955	2,838	2,793	2,752	2,735
8	34,307	34,988	35,562	36,142	36,314	3,198	3,038	2,938	2,822	2,777	2,736	2,719
9	26,005	26,614	27,216	27,796	28,074	2,893	2,749	2,658	2,553	2,513	2,475	2,460
10	13,385	13,641	13,877	14,033	14,086	3,246	3,083	2,982	2,864	2,818	2,776	2,760
11	20,947	21,479	21,872	22,218	22,339	3,243	3,081	2,979	2,862	2,816	2,774	2,758
Total	259,487	262,182	265,107	268,317	269,570							

Notes:

- a. Zones based on the postcode sectors as set out in the main Study
- b. Per capita expenditure derived from Experian MMG3 data (2025 report)
- c. Population derived from Experian MMG3 data (2025 report)
- d. Expenditure excludes Special Forms of Trading in line with recommendations at Appendix 3 of Experian Retail Planner Briefing Note 22 (March 2025)
- e. Per capita expenditure projected forward using 'adjusted SFT' forecast growth rates taken from Figure 6 of Experian Retail Planner Briefing Note 22 (March 2025)

2023 Prices

Blackpool and Wyre Retail and Leisure Study
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Table 2a: Total convenience goods expenditure available

Zone	Expenditure (£m)					Growth (£m)			
	Convenience					Convenience			
	2024	2029	2034	2039	2041	2024-2029	2024-2034	2024-2039	2024-2041
1	33.7	32.6	32.7	32.9	33.1	-1.2	-1.1	-0.8	-0.7
2	52.9	51.0	50.8	50.8	50.9	-1.9	-2.0	-2.1	-2.0
3	84.8	82.4	82.2	82.6	82.8	-2.5	-2.7	-2.2	-2.0
4	70.8	67.9	67.0	66.2	66.0	-2.9	-3.9	-4.6	-4.9
5	53.8	52.0	51.4	51.0	50.9	-1.8	-2.4	-2.8	-2.9
6	65.3	62.6	61.5	60.6	60.1	-2.6	-3.8	-4.7	-5.2
7	91.3	87.9	86.8	85.5	84.9	-3.4	-4.5	-5.8	-6.4
8	100.8	98.7	98.8	98.9	98.8	-2.1	-2.0	-1.9	-2.0
9	69.1	68.0	68.4	68.8	69.1	-1.2	-0.7	-0.3	-0.1
10	39.9	39.1	39.1	39.0	38.9	-0.8	-0.8	-0.9	-1.0
11	62.4	61.5	61.6	61.6	61.6	-0.9	-0.8	-0.8	-0.8
Total	724.9	703.7	700.2	698.0	696.9	-21.3	-24.8	-27.0	-28.0

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

Zone	Expenditure (£m)		
	Convenience		
	Main	Top-up	Total
1	25.3	8.4	33.7
2	39.7	13.2	52.9
3	63.6	21.2	84.8
4	53.1	17.7	70.8
5	40.4	13.5	53.8
6	49.0	16.3	65.3
7	68.5	22.8	91.3
8	75.6	25.2	100.8
9	51.8	17.3	69.1
10	29.9	10.0	39.9
11	46.8	15.6	62.4
Total	543.7	181.2	724.9

Notes:

- a. Zones based on the postcode sectors as set out in the main Study
- b. Figures derived by multiplying per capita expenditure by population within each zone using data provided at Table 1
- c. Ratio of main food shopping to top-up food shopping assumed to be 75:25 in line with Nexus Planning professional judgement

Wyre Sub-Total	49.0%	51.3%	4.9%	16.0%	3.8%	2.9%	10.2%	8.8%	2.3%	3.1%	0.0%	3.4%	32.5%	18.5%	86.2%	91.7%	91.2%	97.2%	95.3%	98.6%	79.1%	97.1%	82.0%	90.6%
Inside Study Area Sub-Total	96.3%	96.7%	95.1%	97.2%	98.4%	98.3%	98.5%	98.0%	92.7%	90.3%	95.6%	97.2%	100.0%	100.0%	97.8%	96.3%	98.3%	98.4%	96.1%	100.0%	92.4%	98.0%	87.3%	91.6%
Outside Survey Area																								
Aldi, Aldcliffe Road, Lancaster, LA1 1UJ	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.4%	0.0%
Aldi, Clifton Drive North, Lytham St Annes, FY8 2NA	0.1%	0.0%	2.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Aldi, Mill Farm, Coronation Way, Wesham, PR4 3JZ	0.5%	0.5%	0.0%	0.0%	0.0%	0.0%	0.9%	1.2%	0.0%	2.0%	2.7%	1.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.6%	0.0%	0.0%	1.1%
Aldi, Oliver's Place, Fulwood, Preston, PR2 9RQ	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%
Aldi, Queens Shopping Park, Preston, PR1 1RZ	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.9%	0.0%	0.0%	0.0%	0.0%	0.0%
Aldi, Burton Road, Kendal, LA9 7JA	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.0%
Aldi, Eastway, Fulwood, Preston, PR2 9NP	0.3%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.2%	0.0%	0.8%
Aldi, Orangle Road, Lancaster, LA1 5JR	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
B&M, Oliver's Place, Fulwood, Preston, PR2 9RQ	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.0%
Booths, Halstead Lane, Barnoldford, Nelson, BB																								

Aldi, Clifton Drive North, Lytham St Annes, FY8 2NA	0.9	0.0	0.6	0.0	0.0	0.0	0.0	0.0	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Aldi, Mill Farm, Coronation Way, Westham, PR4 3JZ	2.6	0.8	0.0	0.0	0.0	0.1	0.8	0.0	1.1	0.5	0.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0
Aldi, Oliver's Place, Fulwood, Preston, PR2 9BQ	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.7	0.0
Aldi, Queens Shopping Park, Preston, PR1 4HZ	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0	0.0	0.0	0.0
Asda, Burton Road, Kendal, LA9 7JA	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0
Asda, Eastway, Fulwood, Preston, PR2 9NP	1.9	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.6	0.0	0.4
Asda, Ovingale Road, Lancaster, LA1 5JR	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0
B&M, Oliver's Place, Fulwood, Preston, PR2 9BQ	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0
Booths, Halsford Lane, Ramsbottom, Nelson, BB9 6HH	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Booths, Haven Road, Lytham, FY8 5EG	0.4	0.1	0.0	0.0	0.0	0.0	0.0	0.1	0.3	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Booths, Liverpool Road, Longton, Preston, PR4 5NB	0.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.8	0.0	0.0	0.0	0.0	0.0	0.0
Booths, Main Drive, Lytham St Annes, FY8 2UT	2.0	0.4	0.0	0.1	0.0	0.0	0.2	0.0	1.6	0.2	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Co-op, Garstang Road, Broughton, PR2 5HE	0.0	0.6	0.0	0.0																			

Table 5: Survey-derived and benchmark turnover of Blackpool and Wyre foodstores

Destination	Gross Floorspace (sq.m)	Net Sales Area (sq.m)	Net Convenience Sales Area (A) (sq m)	Sales Density (B) (£ per sq m)	Benchmark Turnover (AxB) (£m)	Survey Turnover (£m)
Zone 1						
Amin's Convenience Store, Church Street, Blackpool, FY1 3PX	-	-	-	-	0.1	0.1
B&M, Church Street, Blackpool, FY1 1EW	-	-	-	-	0.1	0.1
Co-op, Coastal House, Abingdon Street, Blackpool, FY1 1DG	351	231	208	10729	2.2	1.2
Co-op, Warley Road, Blackpool, FY1 2AG	372	267	240	10729	2.6	4.0
Heron Foods, Talbot Road, Blackpool, FY1 1LL	681	545	490.3	7000	3.4	3.1
Home Bargains, Talbot Road, Blackpool, FY1 1LP	1997	1398	419	6,500	2.7	0.5
Iceland, Topping Street, Deansgate, Blackpool, FY1 3AX	643	514	431	6,388	2.8	2.5
Local shops, Blackpool Town Centre	-	-	-	-	1.3	1.3
Mark's Convenience Store, Westminster Road, Blackpool, FY1 2RN	-	-	-	-	0.5	0.5
Marks and Spencer (M&S), Church Street, Blackpool, FY1 1HT	1977	1483	1023.0	9727	10.0	3.1
Sainsbury's Superstore, Talbot Road, Blackpool, FY1 3AJ	12584	7550	4530.2	12339	55.9	18.9
Shop Local, Dickson Road, Blackpool, FY1 2AT	-	-	-	-	0.5	0.5
Sub-Total Zone 1					82.1	35.7
Zone 2						
Bells Convenience Store, Palatine Road, Blackpool, FY1 4DN	-	-	-	-	0.6	0.6
Costcutter, Ribble Road, Blackpool, FY1 4AB	-	-	-	-	0.1	0.1
Heron Foods, Bank Hey Street, Blackpool, FY1 4PX	520	416	374	7,000	2.6	0.4
Home Bargains, Tyldesley Road (off Lytham Road), Blackpool, FY1 5DF	1488	1042	312.5	6500	2.0	1.3
Lidl, Bloomfield Road, Blackpool, FY1 6JW	1511	1209	987	7638	7.5	10.3
Local shops, Bloomfield Road, Blackpool	-	-	-	-	0.2	0.2
Morrisons Daily, Coronation Street, Blackpool, FY1 4QE	262	210	189	9,711	1.8	0.5
Morrisons Daily, Yeadon Way, South Shore, Blackpool, FY1 6BF	262	210	189	9,711	1.8	0.5
Premier, Park Road, Blackpool, FY1 5QS	-	-	-	-	0.5	0.5
Premier, Singleton Street, Blackpool, FY						

Co-op, North Drive, Anchorsholme, Thornton-Cleveleys, FY5 3PG	520	312	281	10729	3.0	4.7
Fleetwood Produce, Victoria Road West, Cleveleys, FY5 1BU	-	-	-	-	0.1	0.1
Grime's of Cleveleys, Victoria Road West, Cleveleys, FY5 1AG	-	-	-	-	0.5	0.5
Heron Foods, Victoria Road West, Cleveleys, Thornton-Cleveleys, FY5 1AG	309	247	222	7000	1.6	0.2
Home Bargains, Victoria Road West, Cleveleys, Thornton-Cleveleys, FY5 1BS	1177	706	212	7000	1.5	1.8
Iceland, Victoria Road West, Cleveleys, Thornton-Cleveleys, FY5 1AG	848	678	611	6388	3.9	4.0
Lidl, Anchorsholme Lane West, Cleveleys, Thornton-Cleveleys, FY5 1LY	1631	1223	999	7638	7.6	14.9
Local shops, Cleveleys Town Centre	-	-	-	-	0.3	0.3
Marks and Spencer (M&S) (Foodhall), Victoria Road West, Cleveleys, Thornton-Cleveleys, FY5 1AG	610	488	439	9727	4.3	10.5
Morrisons Daily, Norbreck Road, Bispham, Blackpool, FY5 1RP	350	230	207	9711	2.0	0.4
Morrisons, Amounderness Way, Thornton-Cleveleys, FY5 3TS	6531	4572	3453	9711	33.5	60.4
Premier, Fleetwood Road, Thornton-Cleveleys, FY5 1NL	-	-	-	-	0.1	0.1
Premier, North Drive, Cleveleys, FY5 2QD	-	-	-	-	0.1	0.1
Rogerson Butchers, Victoria Road West, Blackpool, Thornton-Cleveleys, FY5 1AG	-	-	-	-	0.1	0.1
Sainsbury's Local, Victoria Road West, Cleveleys, Thornton-Cleveleys, FY5 3LB	305	216	194	10,729	2.1	2.0
Sub-Total Zone 7					78.0	129.3
Zone 8						
Aldi, Tithebarn Street, Poulton-le-Fylde, FY6 7BX	2022	1517	1301	10,452	13.6	28.9
Beechwood News, Beechwood Drive, Thornton-Cleveleys, FY5 5EJ	-	-	-	-	0.2	0.2
Booths, Teanlowe Centre, Blackpool Old Road, Poulton-le-Fylde, FY6 7DF	3206	2244	1459	12000	17.5	18.2
Co-op, Victoria Road East, Thornton-Cleveleys, FY5 5DX	1337	864	691	10729	7.4	6.1
Costcutter, Blackpool Road, Carleton, FY6 7QA	-	-	-	-	1.0	1.0
Home Bargains, Teanlowe Centre, Poulton-le-Fylde, FY6 7UR	976	586	176	7000	1.2	1.2
Lidl, Clark Street, Poulton-le-Fylde, FY6 8JW	2476	1981	1617.8	7638	12.4	12.6
Local shops, Poulton-le-Fylde Town Centre	-	-	-	-	0.2	0.2
Londis, Station Road, Poulton-le-Fylde, FY6 7HU	-	-	-	-	0.2	0.2
Market Place Convenience Store, Market Place, Poulton-le-Fylde, FY6 7AS	-					

Table 6a: Estimated capacity for additional convenience goods floorspace in Blackpool Authority Area

Year	Benchmark Turnover (£m) ¹	Available Expenditure (£m) ²	Inflow (£m)	Surplus Expenditure (£m)
2024	386.7	316.5	109.7	39.5
2029	386.3	307.2	106.5	27.4
2034	385.2	305.7	106.0	26.5
2039	383.3	304.7	105.6	27.1
2041	382.5	304.3	105.5	27.2
Study Area Market Share (%)		43.7%		

- Notes:
- a. Allows for increased turnover efficiency as set out in Figure 4a of Experian Retail Planner Briefing Note 22 (March 2025)
 - b. Assumes constant market share claimed by Blackpool Authority facilities of 43.7% of Study Area expenditure

Table 6b: Gross quantitative capacity for additional convenience goods floorspace in Blackpool Authority Area

Year	Surplus Expenditure (£m)	Floorspace Capacity (sq m net)	
		Min ¹	Max ²
2024	39.5	3,500	4,500
2029	27.4	2,400	3,100
2034	26.5	2,300	3,000
2039	27.1	2,400	3,100
2041	27.2	2,400	3,100

- Notes:
- a. Average sales density in respect of minimum floorspace assumed to be £12,488 per sq.m at 2024 which is average of 'main four' foodstore operators
 - b. Average sales density in respect of maximum floorspace assumed to be £11,576 per sq.m at 2024 which is average of principal two discount operators
 - c. Allows for increased turnover efficiency as set out in Figure 4a of Experian Retail Planner Briefing Note 22 (March 2025)

Table 6c: Extant convenience goods commitments in Blackpool Authority Area

Location	Reference	Proposal	Gross Floorspace (sq m)	Net Sales floorspace (sq.m)	Net Convenience Goods floorspace (sq.m)	Estimated Sales Density (£ per sq.m)	Estimated Convenience Turnover (£m)
Zone 4							
Blackpool Retail Park	24/0437	Erection of a Class E Unit	929	743	743	12,000	8.9
							8.9

- Notes:
- a. Gross and net sales areas derived from VOA data where available
 - b. Where net sales area not confirmed, Nexus Planning professional judgement applied
 - c. Sales densities derived from GlobalData Convenience and Comparison Goods Sales Densities of Major Grocers 2023

Table 6d: Net quantitative capacity for additional convenience goods floorspace in Blackpool Authority Area

Year	Surplus Expenditure (£m)	Commitments (£m)	Residual Expenditure (£m)	Floorspace Capacity (sq m net)	
				Min ¹	Max ²
2024	39				

Table 6a: Estimated capacity for additional convenience goods floorspace in Wyre Authority Area

Year	Benchmark Turnover (£m) ¹	Available Expenditure (£m) ²	Inflow (£m)	Surplus Expenditure (£m)
2024	265.8	345.4	6.9	86.5
2029	265.6	335.3	6.7	76.4
2034	264.8	333.6	6.7	75.5
2039	263.5	332.6	6.7	75.8
2041	262.9	332.1	6.6	75.8
Study Area Market Share (%)		47.6%		

Notes:
a. Allows for increased turnover efficiency as set out in Figure 4a of Experian Retail Planner Briefing Note 22 (March 2025)
b. Assumes constant market share claimed by Wyre Authority facilities of 47.6% of Study Area expenditure

Table 6b: Gross quantitative capacity for additional convenience goods floorspace in Wyre Authority Area

Year	Surplus Expenditure (£m)	Floorspace Capacity (sq m net)	
		Min ¹	Max ²
2024	86.5	7,600	9,800
2029	76.4	6,800	8,700
2034	75.5	6,700	8,600
2039	75.8	6,800	8,700
2041	75.8	6,800	8,700

Notes:
a. Average sales density in respect of minimum floorspace assumed to be £12,488 per sq.m at 2024 which is average of 'main four' foodstore operators
b. Average sales density in respect of maximum floorspace assumed to be £11,576 per sq.m at 2024 which is average of principal two discount operators
c. Allows for increased turnover efficiency as set out in Figure 4a of Experian Retail Planner Briefing Note 22 (March 2025)

Table 6c: Extant convenience goods commitments in Wyre Authority Area

Location	Reference	Proposal	Gross Floorspace (sq m)	Net Sales floorspace (sq.m)	Net Convenience Goods floorspace (sq.m)	Estimated Sales Density (£ per sq.m)	Estimated Convenience Turnover (£m)
Barton	23/00729/FULMAJ	Hybrid application seeking full planning permission for the erection of buildings for expansion of the existing JJ Sandhams, 7 no. commercial units (Class E(g) (iii)) and outline planning permission for a convenience store (Class E(a))		280		12,000	3.4
Thornton	22/00845/OUT	Outline application including access (all other matters reserved) for the construction of up to 750sq.m of floorspace for flexible use within Class E (a, b, c, d, e and g) and car parking, landscaping and associated works.		750	464	12,000	5.6
Thornton	22/00781/FULMAJ	Erection of a retail store (Use Class E) with associated works and car parking (280sqm net sales area)		280	280	12,000	3.4
Hambleton	22/00506/FULMAJ	Proposed new build development comprising 2no. Class [E] Retail Units at ground floor, and 4no flats to first floor including associated car parking and external works		390	390	12,000	4.7
Garstang	22/00423/OULMAJ	Outline planning permission for the erection of up to 270 dwellings, 4.68 ha of Employment (B1 & B8) uses, convenience store (up to 375m2 sales area) and coffee shop (up to 235m2 sales area) (Variation of conditions on planning permission 14/00458/OULMAJ)		375			

Table 7a: Population

Zone	Population				
	2024	2029	2034	2039	2041
1	12,868	12,930	13,174	13,490	13,632
2	20,464	20,556	20,814	21,118	21,271
3	32,049	32,397	32,839	33,506	33,807
4	25,883	25,830	25,890	25,988	26,038
5	19,340	19,458	19,531	19,676	19,757
6	23,331	23,309	23,258	23,263	23,215
7	30,908	30,980	31,074	31,087	31,037
8	34,307	34,988	35,562	36,142	36,314
9	26,005	26,614	27,216	27,796	28,074
10	13,385	13,641	13,877	14,033	14,086
11	20,947	21,479	21,872	22,218	22,339
Total	259,487	262,182	265,107	268,317	269,570

Table 7b: Comparison goods expenditure per capita

Zone	Comparison goods expenditure per capita (£)									Comparison goods expenditure per capita (£)									Comparison goods expenditure per capita (£)								
	2023 with SFT									2023									2024								
	Clothes	CDs etc	Household	Recreation	Chemist	Electrical	DIY	Furniture	Total	Clothes	CDs etc	Household	Recreation	Chemist	Electrical	DIY	Furniture	Total	Clothes	CDs etc	Household	Recreation	Chemist	Electrical	DIY	Furniture	Total
1	234	215	374	598	514	407	294	330	2,966	180	166	288	460	395	313	226	254	2,281	176								

Table 8: Total comparison goods expenditure available

Zone	Comparison goods expenditure (£m)									Comparison goods expenditure (£m)								
	2024									2029								
	Clothes	CDs etc	Household	Recreation	Chemist	Electrical	DIY	Furniture	Total	Clothes	CDs etc	Household	Recreation	Chemist	Electrical	DIY	Furniture	Total
1	2.3	2.1	3.6	5.8	5.0	3.9	2.8	3.2	28.7	2.4	2.2	3.8	6.0	5.2	4.1	3.0	3.3	29.9
2	3.4	3.1	6.2	9.3	7.9	6.7	4.8	4.9	46.4	3.5	3.2	6.5	9.7	8.2	7.0	5.0	5.1	48.3
3	5.4	5.1	11.2	16.8	13.2	11.8	8.9	8.0	80.4	5.7	5.3	11.7	17.6	13.8	12.4	9.3	8.4	84.1
4	4.5	4.1	9.5	13.4	10.9	10.2	7.5	6.6	66.6	4.7	4.2	9.8	13.8	11.3	10.5	7.8	6.8	68.9
5	3.3	3.0	7.4	11.1	8.3	7.5	6.0	5.0	51.4	3.4	3.2	7.7	11.5	8.6	7.8	6.3	5.2	53.6
6	4.2	3.9	8.8	12.1	10.2	9.8	7.2	6.0	62.2	4.3	4.1	9.1	12.5	10.5	10.2	7.4	6.2	64.4
7	5.6	5.6	13.3	17.9	14.5	12.9	11.2	8.3	89.3	5.8	5.8	13.8	18.5	15.1	13.4	11.6	8.7	92.7
8	6.4	6.5	15.7	22.3	16.8	14.8	12.5	9.2	104.1	6.7	6.9	16.5	23.6	17.7	15.6	13.2	9.7	110.0
9	4.4	3.8	8.7	12.9	10.3	8.9	7.1	6.4	62.4	4.6	4							

Table 26a: Estimated capacity for additional comparison goods floorspace in Blackpool Authority Area

Year	Turnover (£m) ¹	Available Expenditure (£m) ²	Inflow (£m)	Surplus Expenditure (£m)
2024	814.3	384.9	429.4	0.0
2029	889.3	403.0	449.6	-36.6
2034	996.4	451.2	503.4	-41.7
2039	1,116.3	506.6	565.2	-44.6
2041	1,168.3	530.5	591.8	-46.0
Study Area Market Share (%)		55.2%		

- Notes:**
- a. Allows for increased turnover efficiency as set out in Figure 4b of Experian Retail Planner Briefing Note 22 (March 2025)
 - b. Assumes constant market share claimed by Blackpool Authority facilities of 55.2% of Study Area expenditure

Table 26b: Gross quantitative capacity for additional comparison goods floorspace in Blackpool Authority Area

Year	Surplus Expenditure (£m)	Floorspace Capacity (sq.m net)	
		Min ¹	Max ²
2024	0.0	0	0
2029	-36.6	-5,600	-9,600
2034	-41.7	-5,700	-9,700
2039	-44.6	-5,400	-9,300
2042	-46.0	-5,200	-9,000

- Notes:**
- a. Average sales density assumed to be £6,500 per sq.m which Nexus Planning considers to be towards the higher end of what could be achieved in Blackpool
 - b. Average sales density assumed to be £3,500 per sq.m which Nexus Planning considers to be towards the lower end of what could be achieved in Blackpool
 - c. Allows for increased turnover efficiency as set out in Figure 4b of Experian Retail Planner Briefing Note 22 (March 2025)

Table 26c: Extant comparison goods commitments in Blackpool Authority Area

Location	Reference	Proposal	Gross Floorspace (sq m)	Net Sales floorspace (sq.m)	Net Comparison Goods floorspace (sq.m)	Estimated Sales Density (£ per sq.m)	Estimated Comparison Turnover (£m)
Zone 4							
Blackpool Retail Park	24/0437	Erection of Class E Unit	929	743	743	5,000	3.7
							3.7

- Notes:**
- a. Gross and net sales areas derived from planning application where available
 - b. Where net sales area not confirmed, Nexus Planning professional judgement applied
 - c. Sales densities derived from GlobalData Convenience and Comparison Goods Sales Densities of Major Grocers 2023

Table 26d: Net quantitative capacity for additional comparison goods floorspace in Blackpool Authority Area

Year	Surplus Expenditure (£m)	Commitments (£m)	Residual Expenditure (£m)	Floorspace Capacity (sq m net)	
				Min ¹	Max ²
2024	0.0	3.7	-3.7	-600	-1,100
2029	-36.6	4.1	-40.7	-6,200	

Table 26a: Estimated capacity for additional comparison goods floorspace in Wyre Authority Area

Year	Turnover (£m) ¹	Available Expenditure (£m) ²	Inflow (£m)	Surplus Expenditure (£m)
2024	228.2	217.3	10.9	0.0
2029	249.2	227.6	11.4	-10.3
2034	279.2	254.8	12.7	-11.7
2039	312.9	286.1	14.3	-12.5
2041	327.4	299.5	15.0	-12.9
Study Area Market Share (%)		31.2%		

Notes:
a. Allows for increased turnover efficiency as set out in Figure 4b of Experian Retail Planner Briefing Note 22 (March 2025)
b. Assumes constant market share claimed by Wyre facilities of 31.2% of Study Area expenditure

Table 26b: Gross quantitative capacity for additional comparison goods floorspace in Wyre Authority Area

Year	Surplus Expenditure (£m)	Floorspace Capacity (sq.m net)	
		Min ¹	Max ²
2024	0.0	0	0
2029	-10.3	-1,600	-2,700
2034	-11.7	-1,600	-2,700
2039	-12.5	-1,500	-2,600
2042	-12.9	-1,500	-2,500

Notes:
a. Average sales density assumed to be £6,500 per sq.m which Nexus Planning considers to be towards the higher end of what could be achieved in Wyre
b. Average sales density assumed to be £3,500 per sq.m which Nexus Planning considers to be towards the lower end of what could be achieved in Wyre
c. Allows for increased turnover efficiency as set out in Figure 4b of Experian Retail Planner Briefing Note 22 (March 2025)

Table 26d: Net quantitative capacity for additional comparison goods floorspace in Wyre Authority Area

Year	Surplus Expenditure (£m)	Commitments (£m)	Residual Expenditure (£m)	Floorspace Capacity (sq m net)	
				Min ¹	Max ²
2024	0.0	0.0	0.0	0	0
2029	-10.3	0.0	-10.3	-1,600	-2,700
2034	-11.7	0.0	-11.7	-1,600	-2,700
2039	-12.5	0.0	-12.5	-1,500	-2,600
2042	-12.9	0.0	-12.9	-1,500	-2,500

Notes:
a. Average sales density assumed to be £6,500 per sq.m which Nexus Planning considers to be towards the higher end of what could be achieved in Wyre
b. Average sales density assumed to be £3,500 per sq.m which Nexus Planning considers to be towards the lower end of what could be achieved in Wyre
c. Allows for increased turnover efficiency as set out in Figure 4b of Experian Retail Planner Breifing Note 22 (March 2025)
d. Residual calculated by subtracting turnover of commitments (sourced from Table 26c) from surplus expenditure (sourced from Table 26a)