

Housing Monitoring Report

2022/23

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Blackpool Council



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1. Introduction

1.1 The Housing Monitoring Report (HMR) is a technical monitoring report which is prepared annually to provide information on the latest housing position in Blackpool Borough. It reports on housing completions and new housing approvals over a 12 month period, including affordable housing. The 2022/23 HMR reports on the period from 1st April 2022 to 31st March 2023, drawing on relevant data from a number of sources.

1.2 Publishing the HMR allows the local authority to monitor progress in the delivery of new housing against its housing target for the plan period. In particular, it shows how many dwellings have been completed within the plan period and the number of dwellings with planning permission at 31st March 2023.

1.3 The HMR forms part of the evidence base for the Blackpool Local Plan Part 1: Core Strategy (Core Strategy) and the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies Document (Local Plan Part 2) and it provides housing data for the Authority Monitoring Report.

1.4 A glossary of technical terms used in the HMR can be found in Appendix A.

1.5 This report reflects the situation in Blackpool at 31st March 2023.

2. Policy Context

National Planning Policy

2.1 One of the key roles of the planning system is to ensure that new homes are provided in appropriate and sustainable locations through either new build development or the conversion of existing buildings. Local planning authorities are required to plan for and enable a continuous supply of housing to meet the identified housing needs of their local communities.

2.2 The National Planning Policy Framework (NPPF) requires local authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years of housing against their housing requirements with an additional buffer of 5% to ensure choice and competition in the market. Where there has been a record of persistent under delivery, this buffer should be increased to 20%. Local authorities are also required to identify a supply of specific, developable sites for years 6-10, and where possible, years 11-15. A statement setting out the latest position in terms of the five year housing supply has been published separately from the HMR.

Local Planning Policy

2.3 The Core Strategy (adopted January 2016) sets out a housing target of 280 dwellings per annum, which equates to 4,200 additional dwellings between 2012 and 2027. A phased approach means that between 2012 – 2017 the housing target is 250 dwellings per annum, 280 dwellings per annum between 2017 – 2022 and 310 dwellings per annum between 2022 – 2027.

2.4 The Local Plan Part 2: Site Allocations and Development Management Policies document was adopted in February 2023 and demonstrates how this housing requirement will be met.

3. Housing Completions

a. Completions 2022/23 and over the Plan Period

3.1 For the monitoring period 1st April 2022 – 31st March 2023 there were **233** dwelling completions (net). This was made up of **105** new build completions, **110** completions from conversions/changes of use and **18** new dwellings arising through council tax records. The conversions/changes of use consisted of 72 dwellings that were subject to a grant of planning permission and 38 dwellings that came forward via lawful development certificates for existing or proposed uses, or via prior approval for change of use. This information is set out in Table 1. A schedule of new build completions and demolitions for 2022/2023 is set out in Appendix B and a schedule of completions through permitted conversions and change of use in Appendix C. Dwellings created through conversions/changes of use brought forward via lawful development certificates and prior approval for change of use are shown in Appendix D.

3.2 Table 1 also shows how many completions have taken place each year since the beginning of the plan period. Due to the impact of the Covid-19 pandemic housing delivery has fallen since 2020/21. Delivery has increased over the past two years however rates of housing delivery are only slowly returning to pre-pandemic levels.

3.3 The table shows that there was a net loss of dwellings in 2013/14 and 2016/17. This is a result of the redevelopment of the Queens Park Estate and flats at All Hallows Road. There was also the loss of dwellings at Troutbeck Crescent in 2019/20 for the same reason, however this residential development is now complete. Properties in these locations have been replaced by high quality family dwellings at lower densities. This redevelopment has helped to improve the quality and choice of the housing offer and to create more sustainable and safer neighbourhoods, but has resulted in a significant loss of housing stock overall.

3.4 Since 1st April 2012 **2,303** dwellings (net) have been completed. This consists of **830** new build dwellings and **1,415** dwellings created through

conversions/changes of use. 137 dwellings have been recorded from Council Tax records however 79 dwellings were lost through local authority conversions, which was a council scheme to improve the quality of housing.

Table 1: Completions 1st April 2012 – 31st March 2023

Year	New Build			Permitted Conversions & Changes of Use		Conversions/Changes of Use: Lawful Development Certificates for Existing Use (CLDE), Lawful Development Certificates for Proposed Use (CLUP) and Prior Approval for Change of Use (CPA)	Other Sources		Total Dwellings (Net)
	Gross	Losses	Net	Gross	Net		Local Authority Conversions	Council Tax Records/Empty Homes Funded	
2012/13	56	3	53	131	75	48	-28	18	166
2013/14	22	176	-154	123	99	52	-51	14	-40
2014/15	166	0	166	127	87	92	0	44	389
2015/16	134	1	133	132	108	53	0	0	294
2016/17	107	364	-257	47	38	73	0	0	-146
2017/18	150	1	149	87	71	56	0	0	276
2018/19	239	0	239	81	67	62	0	0	368
2019/20	222	87	135	167	132	52	0	16	335
2020/21	93	0	93	37	30	31	0	7	161
2021/22	169	1	168	55	28	51	0	20	267
2022/23	105	0	105	79	72	38	0	18	233
Total	1463	633	830	1066	807	608	-79	137	2,303

b. Summary of Housing Delivery against Local Plan Requirement

3.5 Table 2 sets out housing delivery in relation to the Core Strategy requirements. This shows that 233 completions were recorded in 2022/23, which falls short of the annual requirement of 310 dwellings. Over the plan period there has been a shortfall in delivery of 657 dwellings. This is mainly the result of the demolitions at Queens Park and All Hallows Road, which are referred to in paragraph 3.3. Housing delivery has further been impacted by the Covid-19 pandemic, which is considered to have reduced the number of housing completions since 2020/21.

Table 2: Net completions against Core Strategy requirement

Year	Dwelling Completions	Core Strategy Requirement	Under/Over Delivery
2012/13	166	250	-84
2013/14	-40	250	-290
2014/15	389	250	+139
2015/16	294	250	+44
2016/17	-146	250	-396
2017/18	276	280	-4
2018/19	368	280	+88
2019/20	335	280	+55
2020/21	161	280	-119*
2021/22	267	280	-13*
2022/23	233	310	-77
Total	2303	2,960	-657

*Figures have been significantly impacted by the Covid-19 pandemic

c. Completions by Source

3.6 Policy CS2 of the Core Strategy states that provision will be made for the delivery of 4200 new homes in Blackpool between 2012 and 2027 and that these homes will be located on:

- Identified sites within the existing urban area, including major regeneration sites;
- Identified sites within the South Blackpool Growth Area; and
- Windfall sites

3.7 Table 3a sets out housing completions via these sources over the Core Strategy period. Completions via these sources are reported separately for new build dwellings in Table 3b and for conversions/changes of use in Table 3c.

3.8 Table 3a shows that in 2022/23 there were **67** net completions on identified sites within the existing urban area. Sites have been identified through the SHLAA process since the 2008/09 monitoring year when the SHLAA was first published. The most recent SHLAA update was published in 2019. Over the plan period **593** dwellings (net) have been completed on identified sites within the existing urban area, taking account of the losses caused by the demolitions that have taken place at Queens Park.

3.9 There are two sites identified in South Blackpool in the Core Strategy (Moss House Road and Whyndyke Farm). In 2022/23, there were 16 completions on these identified sites in South Blackpool. **117** dwellings have been completed on these sites over the plan period.

3.10 In 2022/23 there were **150** net completions on windfall sites (new build and conversions/changes of use). Over the plan period **1,593** dwellings (net) have been completed on windfall sites.

Table 3a: Summary of Completions by Source (Net)

Year	Identified Sites in the Existing Urban Area	Identified Sites in South Blackpool	Windfall	Total Dwellings
2012/13	14	0	152	166
2013/14	-154	0	114	-40
2014/15	166	0	223	389
2015/16	132	0	162	294
2016/17	-244	0	98	-146
2017/18	105	35	136	276
2018/19	167	32	169	368
2019/20	136	33	166	335
2020/21	92	0	69	161
2021/22	112	1	154	267
2022/23	67	16	150	233
Total	593	117	1,593	2,303

3.11 Table 3b sets out detailed information about new build completions by source. It shows that **1,094** (gross) new build dwellings have been completed on identified sites within the existing urban area. This equates to **593** dwellings (net) predominantly due to demolitions at Queens Park and at All Hallows Road. The negative figures represent such demolitions, where the properties at these locations have been replaced by high quality family dwellings at lower densities. It

also shows that there have been **117** new build completions (net) on identified sites in South Blackpool and **120** new build completions (net) on windfall sites.

3.12 Table 3b shows that there have been **830** new build completions (net) and **1463** new build completions (gross) over the plan period.

Table 3b: New Build Completions by Source

Year	Identified Sites in the Existing Urban Area		Identified Sites in South Blackpool		New Build Windfall		New Build Total	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net
2012/13	14	14	0	0	42	39	56	53
2013/14	22	-154	0	0	0	0	22	-154
2014/15	166	166	0	0	0	0	166	166
2015/16	132	132	0	0	2	1	134	133
2016/17	75	-244	0	0	32	-13	107	-257
2017/18	105	105	35	35	10	9	150	149
2018/19	167	167	32	32	40	40	239	239
2019/20	142	136	33	33	47	-34	222	135
2020/21	92	92	0	0	1	1	93	93
2021/22	112	112	1	1	56	55	169	168
2022/23	67	67	16	16	22	22	105	105
Total	1094	593	117	117	252	120	1463	830

3.13 Table 3c shows that conversions/changes of use have been a consistent source of housing supply, accounting for **1473** net completions since 2012. This equates to an average of 134 per annum, making a significant contribution to Blackpool’s housing supply during the plan period. These conversions are largely due to the change of use of holiday accommodation into permanent residential use within the inner area. The most consistent source of windfall completions has been conversions/changes of use on small sites (sites of 9 dwellings or less). This includes dwellings provided through permitted conversions, prior approvals for change of use and lawful development certificates. An average of 106 dwellings per year have been provided through these sources.

Table 3c: Conversion/Change of Use Completions (Net)

Year	Conversions & Changes of Use: Permitted & CLDE/CLUP/CPA			Conversions: Other Sources		Windfall Conversions & Changes of Use Total
	Small Sites	Major Sites	Total	Local Authority Conversions	Council Tax Records/ Empty Homes Funded	
2012/13	99	24	123	-28	18	113
2013/14	129	22	151	-51	14	114
2014/15	148	31	179	0	44	223
2015/16	149	12	161	0	0	161
2016/17	95	16	111	0	0	111
2017/18	117	10	127	0	0	127
2018/19	115	14	129	0	0	129
2019/20	153	31	184	0	16	200

2020/21	50	11	61	0	7	68
2021/22	39	40	79	0	20	99
2022/23	71	39	110	0	18	128
Total	1165	250	1415	-79	137	1473

d. Completions on Previously Developed Land (PDL) and Greenfield Sites

3.14 In 2022/23 85% of permitted housing completions (gross) were on PDL. Since 2012 the vast majority (88%) of gross completions in Blackpool have been on PDL, which reflects the built-up nature of the Borough and the Council’s priority to maximise growth and opportunity across the town, which includes regenerating and improving existing neighbourhoods and creating aspirational and high quality homes.

Table 4: Annual gross housing completions on PDL & Greenfield sites (GF)

Year	New Build		Conversions (Permitted)	Total	
	GF	PDL	PDL	GF	PDL
2012/13	12	44	131	12	175
2013/14	12	10	123	12	133
2014/15	15	151	127	15	278
2015/16	48	86	132	48	218
2016/17	43	64	47	43	111
2017/18	48	102	87	48	189
2018/19	34	205	81	34	286
2019/20	43	179	167	43	346
2020/21	4	89	75	4	164
2021/22	20	149	55	20	204
2022/23	21	84	40	21	124
Total	300	1163	1065	300	2228

e. Completions by Site Size

3.15 The majority of new build completions since 2012 have been on large sites over 1 hectare (77%). Table 5 shows that during 2022/23, there were 15 (gross) new build completions on sites below 0.4 hectares, 1 completion on sites between 0.4 to 1 hectare, and 89 on sites over 1 hectare in size.

Table 5: Annual new build gross completions by site size

Year	Sites Below 0.4ha		Sites 0.4ha to 1ha		Sites Over 1ha	
	PDL	GF	PDL	GF	PDL	GF
2012/13	17	6	27	0	0	6
2013/14	10	1	0	0	0	11
2014/15	21	0	0	0	130	15
2015/16	1	3	0	0	85	45
2016/17	9	0	31	0	24	43
2017/18	25	4	32	4	45	40
2018/19	10	0	0	2	195	32
2019/20	33	9	44	1	102	33
2020/21	16	3	0	1	64	9
2021/22	2	1	4	1	143	18
2022/23	12	3	0	1	72	17
Total	156	30	138	10	860	269
Combined Total	186 (13%)		148 (10%)		1129(77%)	

f. Completions by Dwelling Type and Size

3.16 In 2022/23 a mix of new build house types were developed. Table 6 shows that detached properties were built in the greatest number, with fewer semi-detached properties, terraced houses and flats. Since 2012 the largest percentage of gross new build completions have been semi-detached and detached dwellings, together accounting for 60% of all new build completions. Terraced properties account for 27% of completions and flats account for 13% of new build dwellings completed since 2012.

Table 6: Gross annual new build completions by dwelling type

Year	Detached	Semi Detached	Terraced	Flats	Total
2012/13	10	23	15	8	56
2013/14	8	4	5	5	22
2014/15	10	21	82	53	166
2015/16	39	44	27	24	134
2016/17	36	38	24	9	107
2017/18	54	43	34	19	150
2018/19	89	80	54	16	239
2019/20	71	72	42	37	222
2020/21	42	27	12	12	93
2021/22	36	62	71	0	169
2022/23	47	30	28	0	105
Total	442	444	394	183	1463
% Total	30%	30%	27%	13%	100%

3.17 Table 7a shows that in 2022/23 new build completions were predominantly 3 bed properties. Table 7b shows that in 2022/23 permitted conversions/changes of use were predominantly 2 bed properties. Since 2012 the largest proportion of new build properties have been 3 bed properties (41%) and the largest proportion of permitted conversions/changes of use have been 2 bed properties (53%).

Table 7a: Gross annual completions by dwelling size (New build)

Year	1 bed	2 bed	3 bed	4 bed	Total
2012/13	1	19	28	8	56
2013/14	0	7	10	5	22
2014/15	42	44	68	12	166
2015/16	18	27	57	32	134
2016/17	0	35	52	20	107
2017/18	7	46	60	37	150
2018/19	11	54	96	78	239
2019/20	8	86	81	47	222
2020/21	12	11	36	34	93
2021/22	12	55	69	33	169
2022/23	7	27	50	21	105
Total	118 (8%)	411 (28%)	607 (41%)	327 (23%)	1463

Table 7b: Gross annual completions by dwelling size (Conversion/COU)

Year	1 bed	2 bed	3 bed	4 bed	Total
2012/13	21	63	25	22	131
2013/14	19	69	17	18	123
2014/15	9	49	33	36	127
2015/16	35	57	27	13	132
2016/17	5	23	11	8	47
2017/18	15	50	12	10	87
2018/19	14	52	12	3	81
2019/20	25	111	20	11	167
2020/21	7	22	3	5	37
2021/22	4	28	11	12	55
2022/23	2	21	7	10	40
Total	156 (15%)	545 (53%)	178 (17%)	148 (14%)	1027

g. Completions by Tenure i.e. Market & Affordable Housing

3.18 In 2022/23 there were 80 new build market housing completions and 25 affordable completions (4 Registered Social Landlord and 21 Local Authority). This is shown in Table 8a. Market and affordable housing are defined in Appendix A.

Table 8a: Gross annual completions by tenure (New Build)

Year	Market (Private Sector)	Affordable		Total
		RSL	Local Authority	
2012/13	42	14	0	56
2013/14	22	0	0	22
2014/15	55	45	66	166
2015/16	83	25	26	134
2016/17	81	26	0	107
2017/18	127	0	23	150
2018/19	142	21	76	239
2019/20	146	58	18	222
2020/21	76	17	0	93
2021/22	97	18	54	169
2022/23	80	4	21	105
Total	951	228	284	1463

3.19 In 2022/23 79 dwellings (gross) in conversions/changes of use provided market housing, however zero provided affordable housing. This is shown in Table 8b.

Table 8b: Gross annual completions by tenure (Conversion/COU)

Year	Market (Private Sector)	Affordable		Total
		RSL	Local Authority	
2012/13	104	20	7	131
2013/14	123	0	0	123
2014/15	127	0	0	127
2015/16	132	0	0	132
2016/17	47	0	0	47

2017/18	87	0	0	87
2018/19	81	0	0	81
2019/20	166	0	1	167
2020/21	37	0	0	37
2021/22	55	0	0	55
2022/23	79	0	0	79
Total	1038	20	8	1066

h. Completions by Density

3.20 The NPPF requires local planning authorities to set out their own approach to housing density to reflect local circumstances. The Core Strategy requires proposals to optimise density, whilst reflecting the characteristics of the site and surrounding area. Building at an optimum density is essential in Blackpool with its limited land resource and will help to sustain local facilities and services. Higher densities are sought in more accessible locations, where the site is within walking distance of town, district or local centres or well-served by public transport. Location, design and site configuration issues will need to be balanced with density considerations, particularly on small sites, in order to achieve the best possible development.

3.21 Table 9 shows that in 2022/23 69% of new build dwellings were completed on sites with densities below 30 dwellings per hectare and 24% on sites of 30-50 dwellings per hectare. There were 8 new build dwellings completed on sites with densities above 50 dwellings per hectare.

Table 9: Gross new build completions by density in 2022/23

Density	Dwellings
Below 30 dwellings per hectare	72 (69%)
30-50 dwellings per hectare	25 (24%)
Above 50 dwellings per hectare	8 (7%)
Total	105 (100%)

4. Housing Commitments

a. New Dwellings Permitted in 2022/23

4.1 Monitoring planning permissions allows us to identify the potential amount of house building activity for future years. Table 10 shows that between 1st April 2022 and 31st March 2023, 202 dwellings (gross) were granted planning permission, comprising **146** new build dwellings and **56** dwellings in conversions/changes of use. The net total was **173** dwellings, comprising **145** new build and **28** dwellings in permitted conversions/changes of use. **171** dwellings were permitted on PDL, **2** dwellings were permitted on Greenfield land (net).

4.2 Once a reserved matters application is approved, the figures are updated accordingly and recorded as a full planning permission. The outline application is removed from the list of extant permissions to avoid double counting. Where the application involves the renewal of a lapsed permission, the earlier permission is deleted to avoid double counting.

Table 10: Gross & net dwellings permitted in 2022/23

Type of Land	Gross			Net		
	New Build	Conversion & Change of Use	All dwellings	New Build	Conversion & Change of use	All dwellings
PDL	144	56	200	143	28	171
Greenfield	2	-	2	2	-	2
Total	146	56	202	145	28	173

¹ A full planning permission is extant if either the time limit for commencement has not yet expired or the site is partially under construction. An outline application is extant if the time limit for submission of reserved matters has not yet expired.

b. Extant Planning Permissions

4.3 At the 31st March 2023 there was a stock of **994** dwellings (net) with extant planning permission (full or outline¹) that were left to be built. This comprises **868** new build dwellings and **126** conversions. 86% have full or reserved matters planning permission (on sites which have not started or are under construction), which can be implemented without the need for further approval. This is shown in Table 11. Detailed schedules are provided in Appendices E and F.

Table 11: Units with Extant planning permissions at 31st March 2023

Type of Planning Permission / Site Status	New Build Dwellings (Gross)	New Build Dwellings (Net)	Conversions (Gross)	Conversions (Net)	All Dwellings (Gross)	All Dwellings (Net)
Full or Reserved Matters Planning Permission	741	731	164	126	905	857
Outline Planning Permission	139	137	-	-	139	137
Total All Permissions	880	868	164	126	1,044	994

c. Extant New Build Planning Permissions by Dwelling Type

4.9 Table 12 shows that at 31st March 2023, terraced dwellings formed the greatest proportion of known new build dwellings with extant planning permission, equating to 34% of the total. 14% of dwellings were of an unknown dwelling type, because they were on sites subject to outline permission where house types were not specified.

Table 12: Gross new build extant planning permissions by dwelling type at 31st March 2023

Type of PP / Site Status	Detached	Semi-Detached	Terraced	Flats	Unknown	Total
Full Planning Permission	102	152	296	191	0	741
Outline Planning Permission	7	0	6	0	126	139
Total All Permissions	109	152	302	191	126	880
% Total	13%	17%	34%	22%	14%	100%

d. Extant Planning Permissions for Affordable Housing

4.10 At 31st March 2023 the total number of affordable housing units with extant planning permission was **281** (gross); 276 these are new build units and 5 are permitted conversions/change of use.

e. Land Committed for New Build Residential Development

4.11 At 31st March 2023 the combined site area of extant planning permissions for new build residential development (gross) amounted to 36.95 hectares. This is shown in Table 13.

Table 13: Land committed for new build residential development at 31st March 2023

Site Status	Hectares	Extant No. Dwellings (Gross)
(Full or Reserved Matters Planning Permission)	33.53	741
(Outline Planning Permission)	3.415	139
Total Land with Planning Permission	36.945	880

f. Applications with a Resolution to Approve Subject to the Signing of a Section 106 Agreement

4.12 At 31st March 2023 there were **70** dwellings (net) approved subject to a signed Section 106 agreement.

Table 14: Dwellings on planning applications approved subject to a signed s106 agreement at 31st March 2023

Site Status	No. New Build	No. Conversions	Total
Full Planning Permission	58	7	65
Outline Planning Permissions	5	n/a	5
Total All Permissions	63	7	70

5. Custom/Self-Build Housing

a. Custom/Self-Build Housing

4.4 The Self-build and Custom Housebuilding Act 2015 places a duty on the Council to keep a register of individuals and associations of individuals who are seeking to acquire a serviced plot of land in the area to bring forward self-build and custom housebuilding projects. The Housing and Planning Act 2016 places a duty on the Council to grant sufficient development permissions in respect of serviced plots of land to meet the demand evidenced by the register.

4.5 The Council has set up a self-build and custom housebuilding register to provide an indication of the demand for this type of housing in Blackpool. Further information can be found at www.blackpool.gov.uk/selfbuild.

4.6 Local authorities have a three year timeframe within which the required number of self-build development permissions should be granted in relation to each base period. The first base period ran until 30th October 2016. For all subsequent base periods up to the most recent base period seven, which ended on the 30th October 2022, Blackpool Council has permissioned a sufficient number of self-build dwellings to meet the requirements of the Self-build and Custom Housebuilding Act (2015).

Table 15: Custom/Self Build Base Periods

Base Period	Year Ending	No of additions to the register
1	30 th October 2016	1
2	30 th October 2017	0

3	30 th October 2018	0
4	30 th October 2019	0
5	30 th October 2020	8
6	30 th October 2021	3
7	30 th October 2022	1

4.7 Since October 31st 2016 the following permissions in respect of plots of land have been granted:

Table 16: Custom/Self-Build Permissions

App Ref.	Address	Proposal	Date Granted
2016/17			
16/0505	2 The Knowle, FY2 0RY	Full application for 1 dwelling	23/11/2016
2017/18			
17/0215	Land adjacent to 372 St. Anne's Road, FY4 2QL	Full application for 1 dwelling	05/06/2017
17/0239	Land to the rear 46 Harcourt Road, FY4 3HW	Full application for 1 dwelling	26/09/2017

App Ref.	Address	Proposal	Date Granted
17/0570	Land to the rear of 322 and 324 Bispham Road, FY2 OHQ	Full application for 1 dwelling	20/10/2017
17/0844	Land adjacent to 2 St. Louis Avenue, FY3 7EJ	Full application for 1 dwelling	14/02/2018
2018/19			
18/0160	Land adjacent to 8 Cottesmore Place, FY3 8SB	Outline application for 1 dwelling	31/05/2018
18/0404	Land to rear of 49 Moss House Road, FY4 5JF	Full application for 1 dwelling	30/08/2018
18/0438	Southgate, Bennetts Lane, FY4 5BE	Full application for 1 dwelling	12/09/2018
18/0589	64 Preston Old Road, FY3 9PL	Outline application for 1 dwelling	16/10/2018
18/0684	209 Midgeland Road, FY4 5HJ	Full application for 1 dwelling	21/12/2018
2019/20			
19/0184	Land adjacent to 44 Moss House Road, FY4 5JE	Outline application for 1 dwelling	31/05/2019

App Ref.	Address	Proposal	Date Granted
19/0113	Victoria Villa, Jubilee Lane, FY4 5EP	Full application for 1 dwelling	05/07/2019
19/0384	150 Harcourt Road, FY4 3HN	Full application for 1 dwelling	15/08/2019
19/0653	Land to the rear 199-201 Common Edge Road, FY4 5DJ	Reserved matters application for 1 dwelling	19/11/2019
2020/21			
20/0189	All Hallows Rectory, 86 All Hallows Road, FY2 0AY	Outline application for 2 dwellings	15/05/2020
20/0206	Land at Willow Dene, Docky Pool Lane, FY4 5JG	Full application for 1 dwelling	15/06/2020
20/0284	2 The Knowle, FY2 0RY	Full application for 1 dwelling	17/11/2020
20/0550	Southgate, Bennetts Lane, FY4 5BE	Full application for 1 dwelling	12/10/2020
2021/22			
21/0186	Land adjacent to Willow Dene, Docky Pool Lane	Full application for 2 dwellings	11/05/2021

App Ref.	Address	Proposal	Date Granted
21/0215	Land adjacent to 8 Cottesmore Place, FY3 8SB	Outline application for 1 dwelling	14/05/2021
21/0187	Land adjacent to 44 Moss House Road, FY4 5JE	Full application for 1 dwelling	26/05/2021
21/0213	16 Kentmere Drive, FY4 4TN	Full application for 1 dwelling	18/05/2021
21/0272	2 School Road, FY4 5DX	Full application for 1 dwelling	04/06/2021
21/0503	Land adjacent to 14 Strathdale	Full application for 1 dwelling	13/07/2021
21/0124	Land to the Rear of 91A North Park Drive, FY3 8NH	Full application for 1 dwelling	26/07/2021
21/0531	Land adjacent to Willow Dene, Docky Pool Lane, FY4 5JG	Full application for 3 dwellings	18/07/2021
20/0250	Barn adjacent 36 Moss House Road, FY4 5JE	Full application for 1 dwelling	24/11/2021
21/0102	All Hallows Rectory, 86 All Hallows Road, FY2 0AY	Full application for 1 dwelling	22/12/2021
2022/23			

App Ref.	Address	Proposal	Date Granted
22/0083	Fernbank, Division Lane, FY4 5DZ	Full application for 1 dwelling	15/06/2022
22/0299	306 Queens Promenade, FY2 9AD	Full application for 1 dwelling	16/06/2022
22/0614	49 Moss House Road, FY4 5JF	Full application for 1 dwelling	23/09/2022
22/0488	Land to the rear of 199-201 Common Edge Road, FY4 5DJ	Full application for 1 dwelling	08/03/2023

4.8 It is clearly demonstrated that Blackpool is meeting the requirements of the Housing and Planning Act 2016.

Appendix A: Glossary of Terms, Acronyms & Abbreviations

Affordable Housing - Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Allocated - Land which has been specifically identified in a Local Plan for housing development.

Complete - A dwelling is said to be complete once it is ready for occupation. For new build dwellings, this is when the roof is on and the windows/doors are in as determined by site survey. For conversions, this is when the Council Building Control records indicate a completion certificate has been issued, or where this is unavailable, when the dwellings are recorded on the Council Tax records / Valuation office.

Identified - Land that has previously been identified through the Strategic Housing Land Availability Assessment (SHLAA). Where sites are identified they are no longer windfall sites.

Market Housing - Private housing for sale or rent where price is not controlled and is set in the open market.

Previously Developed Land - Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Under Construction - A dwelling has commenced when the ground has been excavated in preparation for the laying of foundations. At any time between commencement and completion (see above) a building is 'under construction'.

Windfall - Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available, and include residential conversions.

CLDE – Lawful Development Certificate for an Existing Use/Development

CLUP – Lawful Development Certificate for a Proposed Use

CPA – Prior Approval for Change of Use

CTR – Council Tax Records

GF – Greenfield (Land)

HA – Hectares

HMR – Housing Monitoring Report

LAC – Local Authority Conversions

LPA – Local Planning Authority

NPPF – National Planning Policy Framework.

PDL – Previously Developed Land

S106 – Section 106

SHLAA – Strategic Housing Land Availability Assessment

Appendix B: Schedule of new build completions and demolitions 2022/23

Planning App No.	Address	Land Type	Origin	Gross Dwellings Built	Demolitions	Net Dwellings Built	Total Size Capacity
17/0095	Land at Moss House Road	GF	LPA	13	0	13	422
17/0361	Co-op Sports and Social Club	PDL	SHLAA	4	0	4	53
19/0144	Land at Troutbeck Crescent	PDL	Windfall	21	0	21	75
19/0177	29-35 Ripon Road	PDL	SHLAA	8	0	8	8
20/0416	Land adjacent the junction of George Street and Coleridge road	PDL	SHLAA	4	0	4	8
18/0438	Southgate Bennetts Lane	GF	Windfall	1	0	1	1
21/0531	Land adjacent to Willow Dene, Docky Pool Lane	GF	LPA	3	0	3	3
20/0021	Land East of Marples Drive (Part of Former NS&I Site) off Preston New Road	PDL	SHLAA	51	0	51	90

Planning App No.	Address	Land Type	Origin	Gross Dwellings Built	Demolitions	Net Dwellings Built	Total Size Capacity
Total				105	0	105	660

Appendix C: Schedule of completions through permitted conversions & change of use 2022/23

ADDRESS	DWELLINGS		USE	
	Gross	Net	Previous	New
647 - 651 New South Promenade & 2-4 Harrow Place	39	39	Hotel	Thirty nine flats
169 Lytham Road	3	3	Holiday Accommodation	Three flats
Moore Bank House, 26-28 Moore Street	2	1	Guesthouse with owner's accommodation	Two dwellings
307-309 Church Street	2	2	Offices	Two dwellings
11-13 Palatine Road	7	7	Guesthouse	Seven flats
1 Lansdowne Place	3	3	Hotel	Three flats
20 Coop Street	3	3	Hotel	Three Flats
34 Wellington Road	1	0	Guesthouse with owner's accommodation	One dwelling

ADDRESS	DWELLINGS		USE	
	Gross	Net	Previous	New
35 Shaw Road	1	1	Guesthouse	One dwelling
55-57 Banks Street	2	2	Hotel	Two dwellings
24 Cavendish Road	3	2	One dwelling	Three flats
18 Alfred Street	2	2	Hotel	Two maisonettes
266A Church Street	1	1	Offices	One flat
347 Lytham Road	1	1	Retail	One flat
311 Church Street	1	1	Commercial unit	One flat
3 Rookwood Avenue	1	1	Holiday let	One flat

ADDRESS	DWELLINGS		USE	
	Gross	Net	Previous	New
91 Palatine Road	1	0	Hotel with owner's accommodation	One dwelling
46 Leicester Road	1	-1	Two flats	One dwelling
72 Newton Drive	1	0	Retail with dwelling	One dwelling

ADDRESS	DWELLINGS		USE	
	Gross	Net	Previous	New
53 Banks Street	1	1	Guesthouse	One dwelling
18-19 Shannon Street	2	2	Hotel	Two dwellings
10 Newton Drive	1	1	Offices	One flat
	79	72		

Previous Use Summary

Previous Use	Gross	Net
Holiday Accommodation	68	65
Existing Dwellings/Flats	4	1
Retail	3	2
Office	4	4
Other	0	0
Total	79	72

Appendix D: Other Sources of Dwellings: Certificates of Lawful Use (CLDE) and Dwellings created via Prior Approval for Change of Use (CPA)

REF NO.	ADDRESS	DWELLINGS	USE
2022/23			
22/0093	91 Hornby Road	7	Seven flats
22/0188	58 Shaw Road	3	Three flats
22/0241	14 Willshaw Road	7	Seven flats
22/0356	18 Garden Terrace	3	Three flats
22/0373	6 Cavendish Road	4	Four flats
22/0390	1-3 Queen Victoria Road	1	One dwelling
22/0466	6 Luton Road	6	Six flats
23/0022	7 Shaftesbury Avenue	2	Two flats
23/0029	46 Shaw Road	4	Four flats
CLDE Total		37	

REF NO.	ADDRESS	DWELLINGS (Net)	USE
2022/23			
22/0627	116 Watson Road	1	One flat
CPA Total		1	

Appendix E: Extant New Build Planning Permissions at 31st March 2023

App. No	Address	PP Type	Area (ha)	Total Capacity (Gross)	Total Capacity (net)	Dwellings under construction	Dwellings not started	Dwellings Lost	Dwellings Completed	Left to be Built (net)	Expiry Date	Source	Land Type
Pre 2013-14													
97/0474	Land at Bridge House Road	Full	1.38	23	23	0	7	0	16	7	Under Construction	SHLAA	GF
05/0185	41 Bispham Road and land rear 19-39 Bispham Road	Full	0.33	19	18	0	16	1	3	16	Under Construction	SHLAA	PDL
2015-16													
15/0636	1A, 1B & 1C England Avenue	Res'd	0.06	2	-1	0	2	3	0	-1	Commenced	WF	PDL
2016-17													
16/0289	254 Preston New Road (replacement dwelling)	Full	0.12	1	0	1	0	1	0	0	Commenced	WF	PDL
2017-18													
16/0797	Land to the rear 435-437 Waterloo Road	Full	0.03	2	2	N/S	2	0	0	2	Commenced	WF	PDL
17/0095	Land at Moss House Road	Res'd	17	422	422	13	296	0	113	309	Under construction	LPA	GF

App. No	Address	PP Type	Area (ha)	Total Capacity (Gross)	Total Capacity (net)	Dwellings under construction	Dwellings not started	Dwellings Lost	Dwellings Completed	Left to be Built (net)	Expiry Date	Source	Land Type
2018-19													
11/0314	Land at Whyndyke Farm Parcel 1 (.9 ha) & 1/3 Parcel 7 (1ha)	Outline	2.90	126	126	N/S	126	0	0	126	*06/06/21	LPA	GF
18/0590	Site of Former Kings Christian Centre Warley Road	Res'd	0.12	15	15	15	0	0	0	15	Under Construction	WF	PDL
2019-20													
19/0113	Victoria Villa, Jubilee Lane (Replacement Dwelling)	Full	0.50	1	0	1	0	1	0	0	Under Construction	WF	PDL
2020-21													
20/0189	All Hallows Rectory, 86 All Hallows Road	Outline	0.12	2	2	N/S	2	0	0	2	15/05/23	WF	PDL
20/0206	Land at Willow Dene, Docky Pool Lane	Full	0.22	1	1	0	1	0	0	1	15/06/23	WF	GF
20/0284	2, The Knowle (replacement dwelling)	Full	0.07	1	1	N/S	1	1	0	0	17/11/23	WF	PDL
20/0416	Land adjacent the Junction of George Street and Coleridge Road	Full	0.14	8	8	0	0	0	4	4	Under Construction	SHLAA	PDL

App. No	Address	PP Type	Area (ha)	Total Capacity (Gross)	Total Capacity (net)	Dwellings under construction	Dwellings not started	Dwellings Lost	Dwellings Completed	Left to be Built (net)	Expiry Date	Source	Land Type
20/0677	Land at 2C Ball Street	Full	0.56	5	5	1	0	0	4	1	Under Construction	SHLAA	PDL
21/0007	10 Pennystone Road	Full	0.08	2	2	2	0	0	0	2	Under Construction	WF	PDL
21/0072	Land at 25-27 Crystal Road	Outline	0.023	2	0	N/S	2	2	0	0	19/03/24	WF	PDL
2021-22													
20/0521	Land at 157 Whitegate Drive	Full	0.17	18	18	18	0	0	0	18	Under Construction	SHLAA	PDL
21/0186	Land adjacent to Willow Dene, Docky Pool Lane	Full	0.2	2	2	0	2	0	0	2	11/05/24	LPA	PDL
21/0215	Land adjacent to 8 Cottesmore Place, FY3 8SB	Outline	??	1	1	N/S	1	0	0	1	14/05/24	SHLAA	GF
20/0495	Land adjacent to 71 Moss House Road, FY4 5JF	Outline	0.23	4	4	N/S	4	0	0	4	19/05/24	LPA	GF
21/0187	Land adjacent to 44 Moss House Road, FY4 5JE	Full	0.042	1	1	1	0	0	0	1	Under Construction	WF	PDL
21/0213	16 Kentmere Drive, FY4 4TN	Full	0.042	1	1	0	1	0	0	1	18/05/24	WF	PDL

App. No	Address	PP Type	Area (ha)	Total Capacity (Gross)	Total Capacity (net)	Dwellings under construction	Dwellings not started	Dwellings Lost	Dwellings Completed	Left to be Built (net)	Expiry Date	Source	Land Type
20/0091	170 Preston New Road, 15 & 17 Carson Road, FY4 4HE	Full	0.345	8	6	0	8	2	0	6	04/06/24	SHLAA	PDL
21/0272	2 School Road, FY4 5DX (replacement dwelling)	Full	0.588	1	0	0	1	1	0	0	04/06/24	WF	PDL
21/0503	Land adjacent to 14 Strathdale	Full	0.05	1	1	0	1	0	0	1	13/07/24	SHLAA	GF
21/0124	Land to the Rear of 91A North Park Drive, FY3 8NH	Full	0.057	1	1	0	1	0	0	1	26/07/24	WF	GF
20/0021	Land East of Marples Drive (Part of Former NS&I Site) off Preston New Road, FY3 9YP	Full	3.85	90	90	19	8	0	63	27	Under Construction	SHLAA	PDL
21/0486	Land bound by Chepstow Road / Gateside Drive and Land to the West of Dinmore Avenue	Full	3.855	131	131	111	20	0	0	131	Under Construction	SHLAA	PDL
21/0537	Land at the rear of 17 and 21 Moss House Road, FY4 5JF	Full	0.357	5	5	0	5	0	0	5	21/10/24	LPA	GF
21/0804	Land adjacent to 71 Moss House Road, FY4 5JF	Res'd	0.75	14	14	14	0	0	0	14	Under Construction	LPA	PDL
20/0250	Barn adjacent 36 Moss House Road, FY4 5JE	Full	0.04	1	1	1	0	0	0	1	24/11/24	WF	PDL

App. No	Address	PP Type	Area (ha)	Total Capacity (Gross)	Total Capacity (net)	Dwellings under construction	Dwellings not started	Dwellings Lost	Dwellings Completed	Left to be Built (net)	Expiry Date	Source	Land Type
21/0102	All Hallows Rectory, 86 All Hallows Road, FY2 0AY	Full	0.225	1	1	1	0	0	0	1	22/12/24	WF	GF
21/0264	57 Boothley Road, FY1 3RS	Outline	0.08	4	4	N/S	4	0	0	4	07/01/25	WF	PDL
21/1053	12 Broadway, FY4 2HE	Res'd	0.03	2	2	2	0	0	0	2	07/02/25	WF	PDL
21/0678	29 Boome Street, FY4 2JX	Full	0.04	3	3	3	0	0	0	3	31/03/25	WF	PDL
2022-23													
22/0083	Fernbank, Division Lane, FY4 5DZ	Full	0.14	1	0	0	1	1	0	0	15/06/25	WF	PDL
22/0299	306 Queens Promenade, FY2 9AD	Full	0.026	1	1	0	1	0	0	1	16/06/25	WF	GF
21/1062	Land at 8 Norbreck Road, FY5 1RP	Full	0.19	35	35	0	35	0	0	35	29/07/25		PDL
21/0904	Land to the rear of former Hawes Side Library, Hawes Side lane	Full	0.166	8	8	0	8	0	0	8	10/08/25		PDL
22/0614	49 Moss House Road, FY4 5JF	Full	0.09	1	1	1	0	0	0	1	23/09/25		GF

App. No	Address	PP Type	Area (ha)	Total Capacity (Gross)	Total Capacity (net)	Dwellings under construction	Dwellings not started	Dwellings Lost	Dwellings Completed	Left to be Built (net)	Expiry Date	Source	Land Type
19/0679	Land to the rear of Ma Kelly's, 44-46 Queen's Promenade, FY2 9RW	Full	0.415	20	20	0	20	0	0	20	12/10/25		PDL
22/0422	45-47 Bond Street, FY4 1BW	Full	0.014	2	2	0	2	0	0	2	22/11/25		PDL
22/0440	Princess Street, Blundell Street, Rigby Road & Tyldesley Road (Foxhall Phase 3)	Full	1	88	88	5	67	0	0	88	29/11/25		PDL
22/0254	24 Low Moor Road, FY2 OPG	Full	0.145	5	5	0	5	0	0	5	11/01/26		PDL
22/0488	Land to the rear of 199-201 Common Edge Road, FY4 5DJ	Res'd	0.09	1	1	0	1	0	0	1	08/03/26		PDL
Total										868			

*Outline application 11/0314 proposes residential dwellings as part of a mixed-use development. Therefore due to the submission of reserved matters application 21/0447 for a public house it remains an extant permission. An additional reserved matters application for the housing element of the site is expected in the near future.

Appendix F: Extant planning permissions for conversions/change of use at 31st March 2023

App No.	Address	Net Gain	Previous Use	Proposed Use
Pre 2012				
10/1404	Former Marton Library	3	Library	Two Maisonettes and Three Flats
2016-17				
16/0421	647-651 New South Promenade & 2-4 Harrow Place	27	Hotel	Sixty Six Flats
2018-19				
17/0859	98A Park Road	10	Disused Church Hall	Ten Flats
2019-20				
18/0856	396-402 Promenade	13	Hotel	Thirteen Flats
19/0292	185 Lytham Road	1	Hotel	Dwellinghouse
19/0741	44 Dickson Road	4	HMO	Two Maisonettes and Three Self-contained Flats
19/0518	58 Palatine Road	3	Guesthouse	Three Flats

App No.	Address	Net Gain	Previous Use	Proposed Use
20/0081	132 Harrowside	1	One Flat	Two Flats
2020-21				
20/0023	4-8 Edward Street	3	Retail	Three Flats
20/0113	332 Promenade	17	Vacant Hotel	Seventeen Apartments
20/0119	3-5 Westcliffe Drive	2	Offices	Two Flats
20/0245	5 Lonsdale Road	2	Guesthouse with Owner's Accommodation	One Flat and Two Maisonettes
20/0396	2A Alfred Street	3	Retail and Empty Space	Two Flats and One Maisonette
20/0398	117-119 Church Street	4	Retail Storage Area	Four Flats
20/0060	38 Reads Avenue	0	Guesthouse with Owner's Accommodation	One Dwelling
20/0808	31 Cocker Street	1	Bed and Breakfast	One Dwelling

App No.	Address	Net Gain	Previous Use	Proposed Use
2021-22				
21/0043	18 Clifton Street	4	Offices	Four Flats
20/0540 and 21/0041	68-70 Elizabeth Street	1	One Dwelling	Two Flats
21/0129	Rear of 14-16 Charnley Road	-5	Hotel Staff Accommodation (6 Flats)	One Flat (Hotel Owner's Accommodation)
21/0052	1 Cumberland Avenue	3	Doctor's Surgery and Offices	Three Flats
21/0372	14 Shaftesbury Avenue	1	One Dwelling	Two Flats
21/0714	59-61 Abingdon Street	2	Retail	Two Flats
21/0679	29 Boome Street	2	Car Workshop	Two Flats
21/0643	174 Queens promenade	1	Guesthouse	One Dwelling

App No.	Address	Net Gain	Previous Use	Proposed Use
21/0910	332A Lytham Road	2	Shop with flat above	Two Flats and One Maisonette
21/0946	227-229 Church Street	1	Offices	One Flat
21/0698	Stanley Buildings, Church Street	-1	One Flat	Function Room
2022-23				
22/0181	44 Raikes Parade	-2	Three flats	One dwelling
22/0194	20 Charles Street	1	Guesthouse	One dwelling
21/0369	1 Chapel Street	6	Vacant building	Six flats
21/0955	97 Lytham Road	1	Café	One flat
22/0165	113-119 Egerton Road	2	Retail	Two flats

App No.	Address	Net Gain	Previous Use	Proposed Use
22/0216	98-100 Lytham Road	0	Retail and flat	One flat
22/0443	3 Arlington Avenue	-1	Two flats	One dwelling
22/0247	84 Topping Street	-1	Three flats	Two flats
22/0530	41 Woodstock Gardens	-1	Two flats	One dwelling
22/0563	45-47 Caunce Street	-1	Two flats	One flat
22/0213	12-14 Links Road	-1	Two dwellings	One dwelling
22/0352	188 Promenade	0	Owner's accommodation to hotel	One flat
22/0648	425 Waterloo Road	0	Two flats	Two dwellings
22/0727	82 Withnell Road	0	Guesthouse with owner's accommodation	One dwelling

App No.	Address	Net Gain	Previous Use	Proposed Use
21/0388	22 Whitegate drive	3	Offices	Three dwellings
22/0762	31 Magdalen Road	0	Retail with flat	One dwelling
22/0629	156 Lytham Road	1	Café and flat	Two flats
22/0703	29-31 Cookson Street	1	Bar	One flat
22/0564	141-143 Lytham Road	0	Retail and two flats	Two flats
21/0974	580-582 Lytham Road	10	Residential home	Ten flats
22/0942	39-41 Buchanan Street	0	Offices and dwelling	One dwelling
22/0673	14 Coop Street	3	Guesthouse	Three flats
		126		

