

Blackpool Local Plan Part 2 Evidence Base

Addendum to the Housing Topic Paper (2021)

July 2022

Blackpool Council

The logo for Blackpool Council features the text "Blackpool Council" in a serif font. "Blackpool" is in dark blue and "Council" is in purple. Below the text is a stylized graphic consisting of two parallel, wavy lines in a light blue-grey color.

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1 Introduction

1.1 The [Housing Topic Paper \(2021\)](#) was produced to accompany the [Blackpool Local Plan Part 2: Site Allocations and Development Management Policies Publication Version](#) and forms part of the housing evidence base. It sets out:

- key information and data and explains how this has informed the development of policy to deliver the homes needed.
- the position in terms of meeting the Local Plan Part 1: Core Strategy housing requirement
- the approach taken to the identification of sites for housing allocations in Policy HSA1 of the Local Plan Part 2
- additional information in relation to self-build and custom build housing.

1.2 This Addendum has been prepared at the request of the Inspector to provide the evidence that underpins the proposed Main Modifications to Policy HSA1 (Main Mod Ref. MM03 of the Council's Schedule of Proposed Main Modifications) which updates the housing figures to reflect the position as at **31st March 2021**. The Addendum should be read in conjunction with the existing [Housing Topic Paper \(2021\)](#).

2 Housing Delivery 1st April 2012 – 31st March 2021

- 2.1 The [2020/21 Housing Monitoring Report \(HMR\)](#) provides the latest information on housing completions and permissions in Blackpool and sets out housing delivery in relation to the Core Strategy requirements.
- 2.2 The Core Strategy plan period runs from 2012 – 2027. A proportion of the 4200 new homes required have already been built, or have planning permission. The HMR shows that **1803** dwellings (net) have been completed over the period 1st April 2012 – 31st March 2021.
- 2.3 This equates to:
- 414 dwellings (net) on sites identified in the existing urban area through the 2014 SHLAA. Losses caused by demolitions as part of estate redevelopment at Queens Park have substantially reduced the net figure for these sites.
 - 100 dwellings on identified sites in South Blackpool (around Moss House Road)
 - 1289 dwellings on windfall sites (conversions/changes of use and new build).
- 2.4 Therefore, at 31st March 2021 a further **2397** new dwellings are required to meet the Core Strategy housing requirement over the remainder of the plan period.

3 Housing Allocations Update

3.1 Policy HSA1 sets out the housing allocations in the Local Plan Part 2. The following proposed modifications have been made to the housing numbers in the table within the policy for the reasons given below:

- HSA1.1 Former Mariners Public House, Norbreck Road has been amended to reflect the granting of planning permission for 34 apartments (19/0720).
- HSA1.5 Land at Chepstow Road/Gateside Drive and land at Dinmore Avenue/Bathurst Avenue, Grange Park has been amended to reflect the granting of planning permission for 131 dwellings (21/0486).
- HSA1.15 Land at Warren Drive has been amended to reflect the completions that have already occurred on the site.
- HSA1.20 Land off Coopers Way has been deleted as the development has been completed.
- HSA1.21 Land at Coleridge Road/Talbot Road has been deleted as the development has been completed.
- HSA1.24 Site A, Former NS & I Site, Preston New Road has been deleted as the development has been completed.
- HSA1.25 Site of Co-operative Sports and Social Club, Preston New Road has been amended to reflect the completions that have already occurred on the site.
- HSA1.28 Land at 200 – 210 Watson Road has been deleted as the development has been completed.

3.2 The table in Housing Allocations Policy HSA1 has therefore been updated as shown below (~~strikethrough~~ = deleted text, **bold and underlined** = new text).

Table 1: Updated Housing Site Allocations Table in Policy HSA1

Site Reference		Site Area (ha)	No. of dwellings expected to be delivered 2021-19 <u>2021-2027</u>
HSA1.1	Former Mariners Public House, Norbreck Road	0.20	34 <u>35</u>
HSA1.2	Former Bispham High School & land off Regency Gardens	9.10	176
HSA1.3	Land at Bromley Close	0.22	12
HSA1.4	Land rear of 307-339 Warley Road	0.33	14
HSA1.5	Land at Chepstow Road/Gateside Drive and land at Dinmore Avenue/Bathurst Avenue, Grange Park	5.62	131 <u>160</u>
HSA1.6	Land at Coleridge Road/George Street	0.14	8 <u>14</u>
HSA1.7	190-194 Promenade	0.12	15
HSA1.8	South King Street	0.59	47
HSA1.9	Bethesda Road Car Park	0.13	13
HSA1.10	Whitegate Manor, Whitegate Drive	0.31	16
HSA1.11	Land off Kipling Drive	0.27	14
HSA1.12	Land at Rough Heys Lane	0.67	27
HSA1.13	Land at Enterprise Zone, Jepson Way	1.42	57
HSA1.14	Site B, Former NS & I Site, Preston New Road	3.31	90
HSA1.15	Land at Warren Drive	3.12	71 <u>86</u>
HSA1.16	Land at Ryscar Way	2.06	47
HSA1.17	Land at 50 Bispham Road	0.09	12
HSA1.18	41 Bispham Road and land to the rear of 39-41 Bispham Road	0.35	16
HSA1.19	Kings Christian Centre, Warley Road	0.12	15
HSA1.20	Land off Coopers Way	1.22	45
HSA1.21	Land at Coleridge Road/ Talbot Road	0.29	25
HSA1.22	7-11 Alfred Street	0.04	14
HSA1.23	Foxhall Village Phases 2(S), 3 & 4	2.97	192
HSA1.24	Site A, Former NS & I Site, Preston New Road	5.11	83
HSA1.25	Site of Co-operative Sports and Social Club, Preston New Road	1.57	22 <u>45</u>
HSA1.26	9-15 Brun Grove (Blackpool Trim Shops)	0.18	10
HSA1.27	Waterloo Road Methodist Church, Waterloo Road	0.14	12
HSA1.28	Land at 200 – 210 Watson Road	0.89	39
HSA1.29	585 – 593 New South Promenade and 1 Wimbourne Place	0.40	88
Total supply from allocated sites			<u>1153</u> 1419

4 Housing Supply to 2027

4.1 The following section sets out the different sources of housing supply for the remainder of the plan period to 2027. It provides updates of specific paragraphs of the Housing Topic Paper (2021) (HTP).

Planning Permissions

4.2 Paragraph 3.14 of the HTP recognises that a significant number of dwellings already have extant planning permission and form part of the future supply of housing. At 31st March 2021 there were **1054** new build dwellings (net) with extant planning permission (Refer [Housing Monitoring Report 2020/21](#)).

4.3 Paragraph 3.16 of the HTP is updated with respect to conversions/change of use. **263** dwellings had permission as part of conversion/change of use schemes at 31st March 2021. **119** of these dwellings were on schemes of 10 or more dwellings and **144** were on schemes of fewer than 10 dwellings ([refer HMR 2020/21 Appendix F](#)).

Windfall allowance

4.4 The [2020/21 HMR](#) provides up to date information about windfall development in Blackpool. Table 2 below updates Table 1 of the HTP and provides a summary of this information. Para 3.20 is updated. Between 2012 and 2021, **1246** dwellings were completed on windfall sites through conversions and changes of use and **43** dwellings were completed on new build windfall sites, which is a total of **1289** dwellings and an average of **143 dwellings per annum**, over the 9 year period. Discounting the unusually low delivery rate during 2020/21 due to the Covid-19 pandemic the figure would be **153 per annum**.

Table 2: Windfall development

Year	Conversions/ Changes of Use: Permitted & CLDE/CLUP/CPA			Conversions: Other Sources	Windfall Conversions/Changes of Use Total	Windfall New Build	Windfall Total
	Small Sites	Major Sites	Total				
2012/13	99	24	123	-10	113	39	152
2013/14	129	22	151	-37	114	0	114

2014/15	148	31	179	44	223	0	223
2015/16	149	12	161	0	161	1	162
2016/17	95	16	111	0	111	-13	98
2017/18	117	10	127	0	127	9	136
2018/19	115	14	129	0	129	40	169
2019/20	153	31	184	16	200	-34	166
2020/21*	42	19	61	7	68	1	69
Total	1047	179	1226	20	1246	43	1289

* Figures significantly impacted due to the Covid-19 Pandemic

- 4.5 Paragraph 21 of the HTP is updated with respect to conversions/changes of use on small sites (sites of 9 dwellings or less). Table 2 above shows that discounting the unusually low delivery rate during 2020/21 due to the Covid-19 pandemic, an average of **127** dwellings per annum have been provided through these sources.
- 4.6 Paragraph 3.25 of the HTP is updated. Six years remain of the plan period, so approximately **600** additional new dwellings are expected to be completed via conversions/changes of use over this period. At 31st March 2021 there were **144** dwellings permitted in conversions/change of use schemes on small sites ([refer HMR 2020/21 Appendix F](#)). To avoid double counting, these permitted dwellings are incorporated into the windfall allowance.
- 4.7 Taking account of the updated information, the identified housing supply is summarised in Table 3 below which is Proposed Main Modification MM03 to the supporting text to Policy HSA1. A supply of approximately **4338** dwellings has been identified, which exceeds the housing requirement of 4200 dwellings and ensures that there is a flexible portfolio of housing sites that can be delivered over the remainder of the plan period.

Table 3: Housing Supply Summary – at 31st March 2021

Housing Supply Summary	
Source	Number of Dwellings
Completions 1 st April 2012 – 31 st March 2021*	1803
New build dwellings with extant permission at 31 st March 2021 (including 541 dwellings on allocated sites)	1054
Permitted conversions/changes of use (10 or more dwellings) at 31 st March 2021	119
Windfall Allowance for conversions/changes of use (9 or less dwellings) over period 1 st April 2021 – 31 st March 2027	600
Allocated housing sites without planning permission	612
Additional supply from Town Centre Strategic Sites	150
Total Housing Supply	4338

***Completions during 2020-2021 have been significantly impacted due to the Covid-19 Pandemic**

- 4.8 It is a requirement of the NPPF to identify a five year housing land supply. An updated five year supply has been identified for the period 1st April 2021 – 31st March 2026 and is detailed in the [Deliverable Five Year Housing Land Supply Statement \(1st April 2021 – 31st March 2026\)](#).