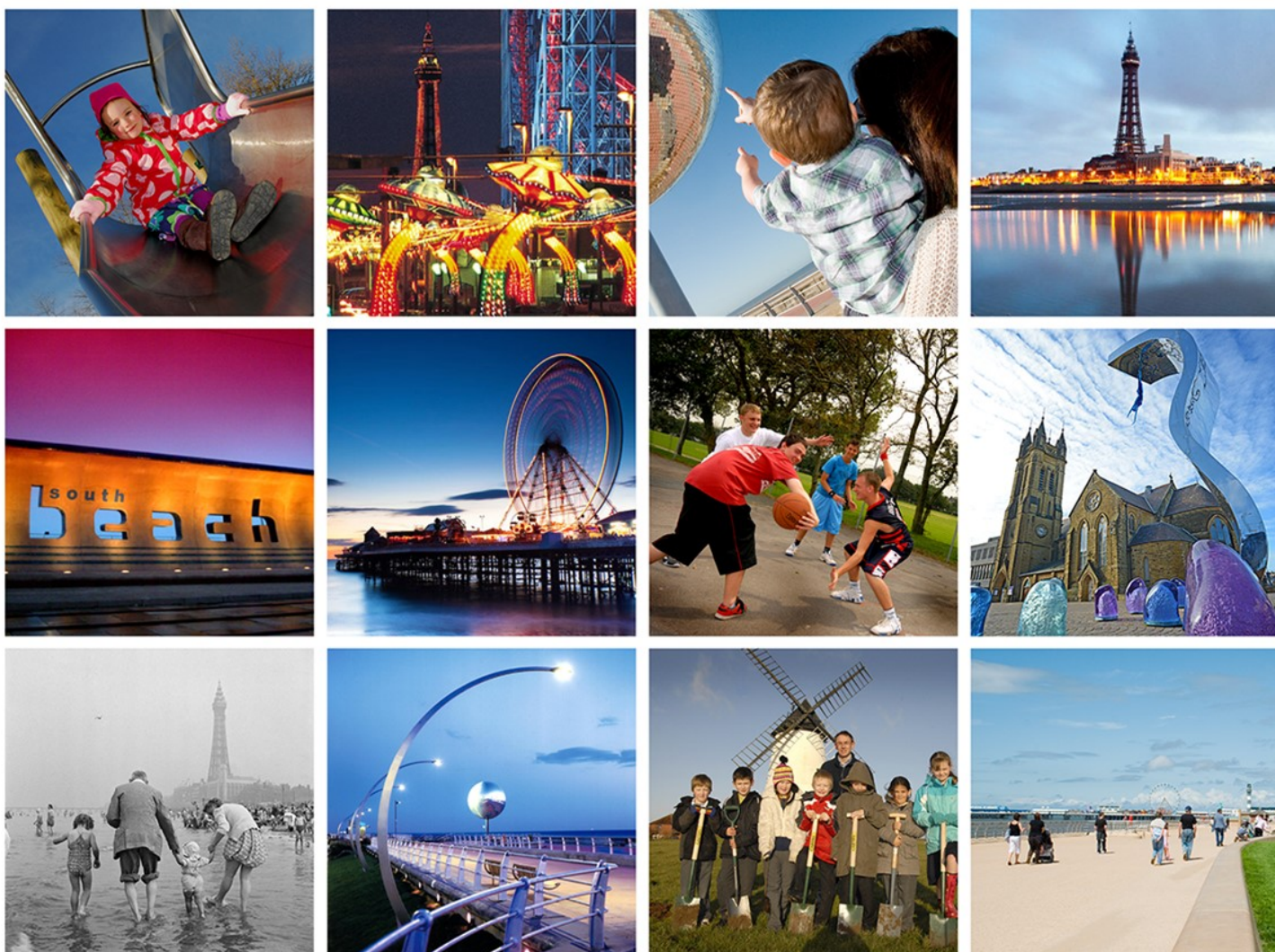


Blackpool Local Plan Part 2 Evidence Base

Housing Topic Paper

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Contents

1. Introduction	4
2 Background	5
National planning policy	5
Blackpool Local Plan Part 1: Core Strategy	6
Blackpool Local Plan Part 2: Site Allocations and Development Management Policies	8
Sustainability Appraisal	8
3. Meeting the Housing Requirement	10
The Core Strategy Housing Requirement	10
The Standard Method Housing Requirement	10
Housing Delivery April 2012 – March 2019	12
Housing Planning Permissions	12
Windfall allowance	13
Table 1: Windfall development	14
Table 2: Housing supply summary (before the allocation of housing sites)	16
4. Housing Allocations	17
Site size threshold for allocation	17
Sources of sites	17
Table 3: Sources of Sites	17
The housing potential of sites	20
Table 4: Net Developable Area of Sites	21
Site assessment	21
Site assessment: availability	22
Site assessment: suitability	23
Site assessment: achievability	26
Sites not proposed for allocation	27
Sites proposed for allocation	28
Table 5: Proposed housing allocations without permission	29
Identified Housing Supply	32
Table 6: Housing Supply Summary	32
5. Transport Impact	33
6. Self-Build and Custom Housebuilding	34
Appendix 1A: Housing Trajectory	36
Appendix 1B: Sites with planning permission for housing	37

Appendix 2: Site Proformas including Accessibility Assessments (HSA1.1-HAS 1.14).....	44
Appendix 2A: Site Allocations – Housing – Summary	89
Appendix 3: 2019 Strategic Housing Land Availability Assessment (SHLAA) Sites	91
Appendix 4: Site suggestions received through the Call for Sites Process	95
Appendix 5: Heritage Impact Assessment	99

1. Introduction

- 1.1 This Housing Topic Paper has been produced to accompany the Blackpool Local Plan Part 2: Site Allocations and Development Management Policies 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. It sets out the position in terms of meeting the Local Plan Part 1 Core Strategy housing requirement and sets out the approach taken to the identification of sites for housing allocation in Policy HSA1 of the Local Plan Part 2. It also provides additional information in relation to self-build and custom build housing.
- 1.2 The Blackpool Local Plan 2012 – 2027 comprises two parts. Part 1 is the Core Strategy which was adopted in January 2016. This sets out a range of strategic policies for the borough. It sets out the overarching spatial focus for Blackpool and the housing requirement over the plan period. It includes a range of housing policies that aim to deliver good quality homes across the Borough.
- 1.3 The Local Plan Part 2 is the Site Allocations and Development Management Policies Document. It is a key planning document which will allocate sites for development, safeguarding or protecting and will set out a suite of development policies to guide appropriate development. These development management policies will replace the ‘saved policies’ in the Blackpool Local Plan (2006).
- 1.4 Consultation took place on a Regulation 18 Scoping Document for the Local Plan Part 2 in summer 2017. Consultation took place on a Proposed Site Allocations and Development Management Policies Informal Consultation Paper during January and February 2019 and a Housing Supply Update and Site Allocations Assessment was produced to accompany that consultation. The representations received have informed this Topic Paper.
- 1.5 The Council has produced a Publication (Proposed Submission) version of the Local Plan Part 2, which has been informed by the earlier consultation and up-to-date evidence and policy guidance.

2 Background

National planning policy

- 2.1 National planning policy on housing is set out in the National Planning Policy Framework (NPPF), which emphasises that it is a Government objective to significantly boost the supply of homes. The NPPF states that strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. This should be informed by a local housing needs assessment. Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.
- 2.2 The NPPF requires local planning authorities (LPAs) to prepare a strategic housing land availability assessment (SHLAA) as part of the housing evidence base. Blackpool has produced a 2019 SHLAA Update to support the Local Plan Part 2. Informed by the SHLAA, LPAs are required to identify a sufficient supply and mix of housing sites to meet their housing requirement taking into account their availability, suitability and likely economic viability. It states that planning policies should identify a supply of:
- specific deliverable sites for years one to five of the plan period, and
 - specific, developable sites or broad locations for growth, for years 6 – 10 and, where possible, for years 11 – 15 of the plan.
- 2.3 To promote the development of a good mix of sites the NPPF states that LPAs should:
- identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare, unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;
 - use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward;
 - support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and
 - work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.

- 2.4 The NPPF requires LPAs to produce a trajectory illustrating the expected rate of housing delivery over the plan period. A housing trajectory is included in Appendix 1A of this document.
- 2.5 LPAs are also required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. This supply of sites must also include an appropriate buffer in accordance with national policy.

Blackpool Local Plan Part 1: Core Strategy

- 2.6 The Core Strategy Spatial Portrait provides a summary of Blackpool's housing and neighbourhoods, which provides the context for the approach taken to housing provision in the borough. The Spatial Portrait emphasises that Blackpool has a challenging housing market, rooted in the town's changing fortunes as a major UK seaside holiday resort. The decline in overnight visitors has resulted in the conversion and sub-division of a significant number of holiday accommodation premises to permanent residential use. In particular, there is a significant oversupply of poor quality flats and Houses in Multiple Occupation (HMOs) in the inner areas in building stock that is often of poor quality and in need of investment and renewal. This has resulted in a dysfunctional and unbalanced housing supply.
- 2.7 In contrast, outside of the inner areas the housing stock is generally of a better standard, comprising predominantly semi-detached and terraced housing. However, overall Blackpool has an oversupply of smaller properties, a limited choice of larger properties suitable for family occupation and there is a significant demand for good quality affordable housing across the borough.
- 2.8 The Core Strategy includes a range of policies that aim to deliver an appropriate scale, type and tenure mix of good quality homes across the borough to create more sustainable communities. Inherent to achieving this will be intervention measures to rebalance the existing stock, along with new development focused in the existing urban area and in South Blackpool, in line with the overarching strategy for regeneration and supporting growth. The following are key policies that impact upon the provision of new homes in Blackpool:

Policy CS1: Strategic Location of Development

This policy sets out the overarching spatial focus for Blackpool of regeneration and supporting growth. Growth and investment is focused on the inner area, including

the town centre, resort core and neighbourhoods within the inner area. The policy also supports growth in South Blackpool to meet wider housing and employment needs. The supporting text highlights that the Core Strategy policies balance the need to plan for growth against Blackpool's geographical constraints in terms of the tightly drawn authority boundary and limited available land supply. The tightly drawn boundary and limited land supply are major constraints to the identification of housing land in Blackpool.

Policy CS2: Housing Provision

This policy sets out that provision will be made for the delivery of 4,200 new homes in Blackpool between 2012 and 2027. It sets out that these homes will be located on identified sites within the existing urban area, identified sites within the South Blackpool Growth area and on windfall sites. The role of the Local Plan Part 2 in addressing this housing requirement and allocating sites for development is considered in further detail in this paper.

Policy CS13: Housing Mix, Density and Standards

This policy requires new residential development to provide an appropriate mix of quality homes which help to rebalance Blackpool's housing supply and support sustainable communities, by including a mix of house types and sizes, providing quality living accommodation that meets relevant standards and makes efficient use of land.

Policy CS14: Affordable Housing

The supporting text for this policy highlights that despite relatively low house prices and rents, affordability is a serious issue across the borough because of the prevalence of households with very low incomes. It sets out the requirements for affordable housing from new residential developments, which can be on-site, or in the form of a financial contribution where the site is unsuitable for affordable housing, or where this would be more effective in delivering affordable housing to support Blackpool's regeneration objectives.

Policy CS25: South Blackpool Housing Growth

This policy identifies land at Whyndyke and Moss House Road to provide around 750 new dwellings. The development will be required to provide quality housing of a type and mix that complements rather than competes with the form of housing being delivered in the inner areas.

Blackpool Local Plan Part 2: Site Allocations and Development Management Policies

- 2.9 The Local Plan Part 2 will include a range of development management policies, including housing policies, which will complement these strategic policies.

Sustainability Appraisal

- 2.10 It is a legal requirement to undertake a Sustainability Appraisal (SA) to support the Local Plan. SA is a process for assessing the social, economic and environmental impacts of a plan. SA aims to ensure that sustainable development is at the heart of the plan-making process. Where necessary, mitigation measures are recommended to mitigate adverse effects and maximise beneficial effects. SA must also comply with the requirements of Strategic Environmental Assessment (SEA), which is required under EU law by the SEA Directive.
- 2.11 Arcadis Consulting have undertaken SA of the policies and allocations in the Local Plan Part 2. This is an iterative process and is being undertaken alongside the plan making process. A SA Scoping Report was produced in 2017 and the Local Plan Part 2 Informal Consultation Paper and Publication have also been subject to SA.
- 2.12 The SA process has informed the policies and allocations that are included in the Publication version of the Plan. The findings of the SA are considered later in this Topic Paper. Further detail is provided in the SA Report that accompanies the Publication version of the Local Plan.

Habitats Regulation Assessment

- 2.13 The Council is legally required under Article 6 of the Habitats Directive (and Regulation 102 of the Habitats Regulations) to assess whether the Local Plan Part 2 may give rise to significant effects upon a Natura 2000 site (also known as a 'European site'). These designated sites form part of the Natura 2000 network, which is a network of areas designated to conserve natural habitats and species that are rare, endangered or endemic within the European Community. This includes Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). Candidate SACs, Ramsar Sites and potential SPAs should also be considered in this process.
- 2.14 The overarching aim of Habitats Regulations Assessment (HRA) is to determine, in view of a site's conservation objectives and qualifying interests, whether a plan or project, either in isolation and/or in combination with other plans or projects, would have a significant adverse effect on the European site. If screening concludes that significant effects are likely, then Appropriate Assessment must be undertaken to determine whether there will be adverse effects on the site's integrity.

- 2.15 Arcadis Consulting have produced a Screening Report on behalf of the Council for the Local Plan Part 2. This considers all European sites within 20km of the Borough boundary which may be affected by development allocated in the Local Plan Part 2. These conclusions are considered later in this Topic Paper. Detailed information can be found in the Screening Report.

Viability Assessment

- 2.16 The NPPF requires plans to be prepared positively, in a way that is aspirational but deliverable. Policies within a plan should not undermine its deliverability. Viability assessment of the Local Plan Part 2 has been undertaken by Lambert Smith Hampton. Further detail is found in the Local Plan Viability Assessment.

3. Meeting the Housing Requirement

The Core Strategy Housing Requirement

- 3.1 Core Strategy Policy CS2 sets out the housing requirement for Blackpool over the period 2012 – 2027. The Local Plan Part 2 will set out how provision will be made for the delivery of the new homes required by this policy. The policy sets out that provision will be made for the delivery of 4,200 (net) new homes between 2012 and 2027. This is an average of 280 dwellings per annum. The requirement is phased over the plan period as follows:
- 2012 – 2017: 250 dwellings per annum
 - 2017 – 2022: 280 dwellings per annum
 - 2022 – 2027: 310 dwellings per annum
- 3.2 The detailed justification for this requirement can be found in Blackpool’s Housing Requirement Technical Paper (June 2014), which was evidenced by the Fylde Coast Strategic Housing Market Assessment (SHMA).

The Standard Method Housing Requirement

- 3.3 The NPPF has been updated since the adoption of the Core Strategy in January 2016 and the Government has introduced the standard method for assessing local housing need. The Local Plan Part 2 will address the housing requirement set out in the current Core Strategy, which was adopted within the past five years, but the need under the standard method has been calculated below for comparison purposes, using a ten year period and following the steps set out in Planning Practice Guidance (PPG).

Step 1: Setting the Baseline

PPG states that a baseline should be set using national household growth projections (2014 based household projections). Using these projections, the projected average annual household growth over a 10 year period should then be calculated. The 2014 based household projections indicate 64,086 households in Blackpool in 2019 and 65,185 households in 2029. This is a total of 1,099 households over the 10 year period, equivalent to an average household growth of 110 dwellings per annum.

Step 2: An adjustment to take account of affordability

In accordance with PPG, the average annual projected household growth figure is then adjusted based on affordability. The most recent ONS published median

workplace-based affordability ratio for Blackpool is 4.62 (2018), which requires an adjustment to be made. Using the formula set out in PPG results in a minimum annual housing need figure of 114 dwellings per annum (1.039 x 110).

Step 3: Capping the level of any increase

PPG then requires a cap to be applied which limits the increases an individual local authority can face. However, in Blackpool no cap is required because the minimum annual housing need figure calculated using the standard method (114 dwellings per annum) is below the Core Strategy average annual housing requirement figure (280 dwellings per annum over the whole plan period).

- 3.4 Therefore, the minimum annual housing need figure of **114 dwellings per annum** as calculated using the standard method is significantly lower than the Core Strategy housing requirement figure. The Core Strategy figure reflects the assessed needs of the future population, the level of housing considered realistic to deliver in the Borough and alignment of housing growth to economic prosperity. It also supports the Government's objective of significantly boosting the supply of housing.

Housing Distribution

- 3.5 As well as providing the requirement figure, Core Strategy Policy CS2 also sets out in broad terms where new homes will be located. It states that they 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.
- 3.6 The policy focuses development in the existing urban area to maximise regeneration opportunities and to ensure that development takes place in the most sustainable locations. However, given that the urban area is intensely developed and can be more challenging in terms of viability, it also identifies opportunities for new housing in South Blackpool to provide a complementary housing offer.
- 3.7 The supporting text states that identified sites within the existing urban area, including major regeneration sites, will be allocated in the Local Plan Part 2 and that these sites are likely to include some or all of those identified in the 2014 SHLAA, which identifies, as potentially suitable for housing, sites for around 30% more dwellings than are needed to meet the housing requirement. In recognition of Blackpool's difficult housing market, the Core Strategy indicates that it is likely to be necessary for the Local Plan Part 2 to include a buffer of allocated sites over and above the minimum requirement.

- 3.8 It also indicates that identified sites in the South Blackpool growth area at Moss House Road and Whyndyke will provide approximately 750 new homes. It sets out that this housing growth will be complemented by a neighbourhood planning approach for the remaining land at Marton Moss, to ensure the retention and enhancement of the distinctive character of the area.
- 3.9 Finally, Policy CS2 states that further homes will be provided on windfall sites, which are sites that are not specifically identified in the development plan. A significant number of windfall dwellings are delivered each year through the conversion of surplus holiday accommodation. The Core Strategy states that a windfall allowance of 1,500 homes is the final component of Blackpool's housing supply, with the majority expected to come forward from conversions.

Housing Delivery April 2012 – March 2019

- 3.10 The 2018/19 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.
- 3.11 The Core Strategy plan period runs from 2012 – 2027. Therefore, a significant proportion of the 4,200 new homes required have already been built, or have planning permission. The HMR shows that 1,307 dwellings (net) have been completed over the period April 2012 – March 2019.
- 3.12 This equates to:
- 103 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.
 - 150 dwellings on identified sites in South Blackpool (Moss House Road and Runnell Farm)
 - 1,054 dwellings on windfall sites (conversions/changes of use and new build).
- 3.13 Therefore, at 31 March 2019 a further 2,893 dwelling completions were required to meet the Core Strategy housing requirement over the plan period.

Housing Planning Permissions

- 3.14 A significant number of dwellings already have extant planning permission and form part of the future supply of housing. At 31 March 2019 there were 1,206 new build dwellings (net) with extant planning permission (Appendix 1B: Table A). In addition, a

significant number of new build dwellings have been granted permission since 31 March 2019. At 30 September 2019 a further 175 new build dwellings had been granted permission (Appendix 1B: Table B). These will also form part of the supply over the plan period to 2027.

- 3.15 If these new build dwellings are included in the supply it is also necessary to assess whether any of the new build sites with permission at 31 March 2019 expired over the 6 month period to 30 September 2019. No permissions on new build sites providing additional dwellings expired over this period. However, further assessment of the new build supply on 30 September 2019 shows that two of the sites recorded in the HMR should now be excluded from the supply. A site at 429 – 437 Promenade (outline application 16/0845) has been excluded because a hotel has more recently been permitted on the site and a site on land adjacent to 71 Moss House Road (outline application 18/0410) has been excluded because this land is also subject to reserved matters permission for housing as part of the major Land at Moss House Road scheme (application 17/0095). This equates to a loss of 29 dwellings. Therefore, the total identified supply from permitted new build dwellings is **1,352** dwellings (1206 + 175 – 29).
- 3.16 The decline in demand for holiday accommodation and the change of use of holiday accommodation into permanent residential use results in a significant level of housing being delivered through conversions/changes of use in Blackpool. At 31 March 2019 **302** dwellings had permission as part of conversion/change of use schemes. 140 of these dwellings were on schemes of 10 or more dwellings (Appendix 1B: Table C) and 162 were on schemes of fewer than 10 dwellings (Appendix 1B: Table E).

Windfall allowance

- 3.17 Windfall sites are those 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 and changes of use. The NPPF states that planning authorities should support the development of windfall sites through their policies and decisions to promote the development of a good mix of sites, giving great weight to the benefits of using suitable sites within existing settlements for homes. The NPPF allows local planning authorities to make an allowance for windfall sites as part of their anticipated supply, if there is compelling evidence that they will provide a reliable source of supply.
- 3.18 The issue of windfall housing provision was considered by the Blackpool Core Strategy Inspector (paragraph 42 of the Inspector's Report). He notes that the

majority of windfall site developments in Blackpool are anticipated to be conversions (notably of hotels and guest houses) in the inner areas and that the Council is encouraging such schemes in appropriate circumstances as part of its regeneration strategy. He states that *“Given this, the availability of such premises in Blackpool and the evidence of windfall housing development at around 100 dpa in recent years, there is compelling evidence that windfalls will continue to provide a reliable source of housing land supply during the plan period”* (para. 42).

- 3.19 Therefore, the Inspector considered that there was compelling evidence to justify a windfall allowance of around 100 dwellings per year in Blackpool. This is reflected in Core Strategy Policy CS2, which identifies windfall housing as one of the three sources of housing provision in Blackpool.
- 3.20 The 2018/19 HMR provides up to date information about windfall development in Blackpool. Table 1 in this Topic Paper provides a summary of this information. It shows that from 2012 – 2019 978 dwellings were completed on windfall sites through conversions and changes of use and 76 dwellings were completed on new build windfall sites, which is a total of 1,054 dwellings and an average of 151 dwellings per year, over the 7 year period.

Table 1: 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
Total	852	129	981	-3	978	76	1,054

- 3.21 Table 1 shows that 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 122 dwellings per year have been provided through these sources.
- 3.22 This source of supply is expected to continue because Core Strategy Policy CS23 allows more hotels and guest houses to change to residential uses than previous policy approaches. In addition, in 2015 the Council established Blackpool Housing Company, which acquires poor quality existing homes and redundant buildings, such as former holiday accommodation and remodels them into quality affordable homes for rent. They have a development programme which aims to deliver between 80 and 100 quality homes per year. Although not all of these homes will be net additions to the stock, this work will further boost the supply of dwellings created through conversions and changes of use.
- 3.23 Conversions/changes of use on larger sites (sites of over 9 dwellings) also come forward (at an average of 18 per year since 2012), but the figures can be unduly influenced by very large schemes, which come forward sporadically, rather than consistently. No very large schemes came forward from 2012 – 2019, but a scheme for 66 apartments is currently under construction at New South Promenade and another scheme has been approved for 92 apartments at Mexford House. New build windfall sites also tend to come forward in a sporadic manner and the 2019 SHLAA uses a site size threshold of 5 dwellings or more for new build dwellings, which reduces the scope for unidentified new build windfall sites to come forward.
- 3.24 Therefore, it is considered realistic to continue to use a windfall allowance of 100 dwellings per year, as set out in the Core Strategy and to base this upon conversions/changes of use on small sites of nine units or less, which have consistently delivered housing (at a rate of 122 dwellings per year) over the plan period. Any new build windfall sites or major conversions/changes of use that come forward will be in addition to the windfall allowance.
- 3.25 The supporting text to Core Strategy Policy CS2 identifies a windfall allowance of around 1,500 homes over the plan period. Eight years remain of the plan period, so approximately 800 additional new dwellings are expected to be completed via conversions/changes of use over this period. At 31 March 2019 there were 162 dwellings permitted in conversions/change of use schemes on small sites (Appendix 1B: Table E). To avoid double counting, these permitted dwellings are incorporated into the windfall allowance.
- 3.26 The identified housing supply before the allocation of sites is set out in Table 2 on the following page. This identifies a supply of 3,704 dwellings that have already been completed, have residential permission, or which form part of a windfall allowance.

Table 2: Housing supply summary (before the allocation of housing sites)

Source	Number of Dwellings
Completions 1 April 2012 – March 2019	1,307
New build dwellings with extant permission at 31 March 2019	1,206
New build dwellings with extant permission on sites that have been excluded from the supply	-29
New build dwellings with permission granted since 01 April 2019	175
Permitted conversions/changes of use (10 or more dwellings) at 31 March 2019	140
Permitted conversions/changes of use granted since 01 April 2019 (10 or more dwellings)	105
Windfall Allowance for conversions/changes of use (9 or less dwellings) over period 1 April 2019 – 31 March 2027 includes 162 dwellings permitted in conversions/change of use schemes on sites of 9 or less dwellings	800
Total Housing Supply	3,704

- 3.27 Part 2 of the Local Plan needs to identify additional sites for housing development to achieve the 4,200 dwelling requirement over the remainder of the plan period. A supply of 3,704 dwellings has been identified. Therefore, provision for a minimum of a further 496 dwellings needs to be identified.
- 3.28 In addition, to take account of any sites where development does not come forward as expected, a 10% non-implementation rate has been applied to all of the permitted/approved dwellings identified in Table 2 (1597 dwellings) plus the 496 dwellings required on additional sites. The inclusion of a non-implementation rate will provide additional flexibility and provide more certainty that the housing requirement will be met. The application of a 10% non-implementation rate equates to an additional 209 dwellings.
- 3.29 It is not considered appropriate to apply a 30% non-implementation rate, as set out in the 2013 SHLAA Update, because all of the 2013 SHLAA sites were assessed as part of the 2019 SHLAA Update process and the Local Plan Part 2 preparation process. Sites considered to have little or no likelihood of coming forward over the plan period were discounted and not proposed for allocation. Only sites that are considered deliverable or developable for housing development over the plan period are proposed for housing allocation in the Local Plan Part 2.

4. Housing Allocations

- 4.1 The approach taken to the identification of sites for housing allocations is set out in this section.

Site size threshold for allocation

- 4.2 For the purposes of housing allocation, a minimum site size threshold of 10 dwellings has been used. Housing densities in Blackpool are often high, particularly in the inner areas and it can be difficult to accurately estimate delivery from very small sites. The utilisation of a site size threshold of 10 dwellings is higher than the threshold of 5 dwellings utilised in the 2019 SHLAA, but is considered a pragmatic approach in terms of site allocation. The NPPF requirement to accommodate at least 10% of the housing requirement on sites no larger than a hectare has been taken into account when considering an appropriate threshold and when allocating sites.
- 4.3 All sites that are not considered capable of delivering 10 or more dwellings have been excluded from further assessment in terms of site allocation because they are below the threshold. Any currently unidentified new build sites of less than 10 dwellings that come forward will be a further source of housing, in addition to the windfall allowance, which in the Blackpool context only relates to conversions/changes of use on sites of 9 dwellings or less.

Sources of sites

- 4.4 The Blackpool SHLAA is the key source of potential sites for housing allocation in the Local Plan Part 2. The Council published its first SHLAA in May 2008. This was followed by updates in 2009, 2010, 2011 and 2013 (published in 2014). The 2013 SHLAA Update identified 153 potential housing sites. All of these sites were assessed as part of the 2019 SHLAA Update process to see whether they were still appropriate for inclusion as potential housing sites.
- 4.5 Table 3 sets out sources of sites for the 2019 SHLAA Update.

Table 3: Sources of Sites

Type of Site	Data Source
Sites previously identified with potential for housing development	2013 SHLAA Update
Unimplemented planning permissions for housing	Housing land monitoring Planning application records
Housing sites under construction	Housing land monitoring Planning application records
Undetermined planning applications for housing, including those subject to S106	Housing land monitoring Planning application records

Type of Site	Data Source
agreements	
Expired planning permissions for housing	Housing land monitoring Planning application records
Refused or withdrawn planning applications where the refusal reason may have changed or constraints may have been overcome	Housing land monitoring Planning application records
Pre-application enquiries for housing, where this is in the public arena	Enquiries received by the Council Engagement with the development sector
Sites submitted to the Council via the 'Call for Sites' process	'Call for Sites' records
Sites submitted to the Council as part of the Local Plan Part 2 Consultation Process	Local Plan Part 2 Consultation Responses
Employment land with potential for alternative uses	Existing employment allocations and employment sites
Land in the local authority's ownership	Council records and engagement with other Council departments
Surplus or likely to become surplus public sector land owned by other bodies	Engagement with other public sector bodies
Additional opportunities in established uses	Engagement with site owners Local authority records Online mapping Site surveys Planning application records
Vacant and derelict land and buildings	Blackpool Brownfield Register Online mapping Site surveys Planning application records

- 4.6 The Council produces an HMR each year which provides information on unimplemented planning permissions for housing, housing sites under construction and housing completions. In addition to allocations without permission, it is proposed to allocate new build sites with planning permission for 10 dwellings or more in Part 2 of the Local Plan, to ensure that the principle of housing development is maintained on these sites in the event of permission lapsing.
- 4.7 Since 2008 a 'Call for Sites' form has been available to download from the Council's website for anyone wanting to submit a site for consideration as part of the Local Plan process. During summer 2017, a formal 'Call for Sites' exercise was undertaken at the same time as the Local Plan Part 2: Regulation 18 consultation. This was targeted at everybody on the Council's Local Plan database. This included

developers, those with land interests, local property agents, planning consultants, partner organisations, local people, local community groups, businesses and a variety of other organisations.

- 4.8 At November 2019, the Call for Sites process remained live and a form was available on the Council website for landowners/developers to submit sites for consideration for housing, or other uses. In addition, the 2019 Site Allocations and Development Management Policies Informal Consultation Paper encouraged readers to let the Council know about any additional sites which could be considered for housing development. At November 2019, 25 'Call for Sites' forms for residential use had been submitted, although this included a small number of overlapping sites.
- 4.9 Existing employment sites and allocations have been considered in terms of their potential for re-use for housing. However, the Core Strategy identified a shortfall in employment land supply in Blackpool. Fylde Council agreed to provide for this shortfall under the Duty to Cooperate process. Therefore, the limited supply of alternative employment land was taken into account when considering the potential of re-using any allocated employment land for housing in Blackpool.
- 4.10 The NPPF requires local authorities to take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs, including sites held in public ownership. Reflecting national policy, the Council has assessed land in its ownership and other public ownership in terms of potential for housing development. Vacant and derelict land and buildings and additional opportunities in established uses have also been considered as part of the process.
- 4.11 Potential sites from the site sources were surveyed and the following information recorded:
- Site size, boundaries and location
 - Current land use and existing buildings/structures on site
 - Neighbouring uses/local character
 - Vehicular and pedestrian access to site, location of site access, constraints to site access and access to public transport
 - Slopes/ground level differences
 - The presence of footpaths and public rights of way
 - Woodland, trees or other plant habitats
 - Streams/ponds
 - Development progress where relevant
- 4.12 PPG states that it is the role of the housing land availability assessment to provide information on the range of sites which are available to meet the local authority's

requirements, but it is for the development plan itself to determine which of those sites are the most suitable to meet those requirements. Therefore, it is the role of the Local Plan Part 2 to determine which of the identified sites are most suitable for allocation.

The housing potential of sites

- 4.13 PPG states that the estimate of the development potential of each identified site can be guided by the existing or emerging plan policy including locally determined policies on density. When assessing development potential, plan makers should seek to make the most efficient use of land in line with policies set out in the NPPF.
- 4.14 Policy CS13 in the Core Strategy sets out the Council's approach to residential densities. It sets out that new residential development will be required to make efficient use of land, with an optimum density appropriate to the characteristics of the site and the surrounding area. It states that higher densities will be supported in main centres and on public transport corridors. The inner areas of Blackpool are characterised by higher density development and have better access to the town centre and other services and facilities. The outer areas of the town are typically lower density and often have lower accessibility to services and facilities.
- 4.15 On sites where there is an existing planning permission, or a recently expired planning permission, the number of dwellings proposed reflects the planning permission, unless there is more up-to-date information that suggests a change in circumstances.
- 4.16 The capacity of other sites has been based on either an indicative layout (reflecting any site constraints), a comparable local scheme, or by using a density multiplier. In circumstances where a density multiplier has been used, if a site is located within the defined town centre or inner area as identified in the Local Plan, a density of 100 dwellings per hectare (dph) has been assumed. Elsewhere in the Borough, a density of 50 dph has been assumed. These densities reflect those used in the 2019 SHLAA Update and were set out in the Blackpool Local Plan and CIL Viability Study (February 2014) that informed the Core Strategy. The density multipliers (and net developable area assumptions) were also subject to consultation as part of the methodology for the SHLAA update that was undertaken in summer 2017.
- 4.17 It is recognised that larger sites may need to incorporate open space, service roads, community facilities and other land uses, which can reduce the area that can be developed for housing. As a result, a lower net developable area has been assumed on these sites to take account of these factors. The net developable area includes only those areas that will be developed for housing and directly associated uses. The net developable area used for sites of differing sizes is set out in Table 4.

Table 4: Net Developable Area of Sites

Site Area (ha)	Net Developable Area
< 0.4 ha	100%
0.4 – 2 ha	80%
2.1 – 4 ha	70%
> 4 ha	60%

Site assessment

- 4.18 PPG advises that plan-makers will need to assess the availability, suitability and achievability of sites. This will provide information as to whether a site can be considered deliverable within the next five years, developable over a longer period, or unlikely to be developed for residential purposes.
- 4.19 Before considering availability, suitability and achievability in more detail, sites have been considered to see whether they are subject to constraints that mean that they should be filtered out before detailed assessment takes place. However, no housing sites were suggested in the Green Belt, or at the Blackpool Site of Special Scientific Interest at Marton Mere.
- 4.20 All sites not considered capable of delivering 10 or more dwellings have been excluded from further assessment because they are below the allocation site size threshold.
- 4.21 All potential housing sites were subject to an initial assessment to see whether they are in conformity with spatial policies in the Core Strategy. Policy CS1: Strategic Location of Development sets out the overarching spatial focus for Blackpool of regeneration and supporting growth. Growth and investment are focused on the inner area, including the town centre, resort core and neighbourhoods within the inner area. The policy also supports growth in South Blackpool to meet wider housing and employment needs.
- 4.22 Policy CS2 provides a more specific housing focus and states that new homes will be located on identified sites within the existing urban area and on identified sites within the South Blackpool Growth Area and windfall sites. Policy CS25 identifies land at Whyndyke (Mythop Road) and Moss House Road to provide significant numbers of dwellings in South Blackpool and Policy. Housing allocations outside of the existing urban area, or the South Blackpool Growth Area, would not be in conformity with Policy CS2.
- 4.23 The ‘Call for Sites’ resulted in the submission of a number of potential housing sites on land outside of the existing urban area at Marton Moss, which is subject to Core

Strategy Policy CS26. A neighbourhood planning approach is being promoted for this area to develop neighbourhood policy which supports the retention and enhancement of the area's distinctive character, whilst identifying in what circumstances development, including residential, may be acceptable.

- 4.24 Prior to developing a local policy framework through the neighbourhood planning process, Policy CS26 strictly limits development on the remaining lands of the Moss. It does not propose any housing development in this location unless this emerges through the neighbourhood planning process from the community. Therefore, the site suggestions received on land at Marton Moss have not been assessed as part of the Local Plan Part 2 preparation process. Instead, these sites will be considered as part of the neighbourhood planning approach. The Council formally designated the Marton Moss Neighbourhood Area and the Marton Moss Neighbourhood Forum on the 26th March 2019 and work is now being undertaken on the preparation of a Neighbourhood Plan.
- 4.25 The Blackpool Level 1 Strategic Flood Risk Assessment (November 2014) states that there are no areas in Blackpool that are considered as functional flood plains, where only essential infrastructure and water-compatible development should be permitted. Therefore, no sites have been proposed for exclusion on the grounds that they are in functional floodplains. However, flood risk is a constraint to development and this has been assessed when considering the suitability of sites.

Site assessment: availability

- 4.26 Potential sites were assessed in terms of their availability to inform the SHLAA 2019 Update and the Local Plan Part 2. PPG states that a site is considered available for development when, on best information available there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners. It states that this will often mean that the land is owned by a developer or landowner who has expressed an intention to develop, or an intention to sell.
- 4.27 The 'Call for Sites' form requires availability information to be submitted including:
- Site ownership (e.g. sole owner, part owner, leaseholder, option holder etc.)
 - Whether there is ownership support for development of the site
 - Whether there are any current uses/occupiers that will need to be relocated
 - Whether further land is required to develop the site
 - Any other known legal or ownership constraints
- 4.28 Unless evidence was provided to the contrary, sites received through the 'Call for Sites' process were considered to be available for development.

- 4.29 In relation to sites from other sources, information on availability was also obtained from planning application information where applicable and through information sourced directly from landowners and developers. Land registry records were checked to get an up-to-date position in terms of site ownership and letters/emails sent to owners enquiring about the availability of land for development.
- 4.30 The 2013 SHLAA sites were assessed in terms of their availability as part of the SHLAA 2019 Update process. Some of these sites were no longer considered to be available for housing development.
- 4.31 Where sites from the identified sources were not considered likely to be available for housing development, they were not taken forward in the SHLAA update or as potential allocations. However, circumstances can change and there is potential for sites to be reconsidered if evidence emerges to suggest that sites are available for housing development.

Site assessment: suitability

- 4.32 Potential sites were assessed in terms of their suitability to inform the 2019 SHLAA Update and Local Plan Part 2. Site suitability has been guided by policies in the Core Strategy, the saved policies in the Local Plan 2001 - 2016 and emerging plan policy in the Local Plan Part 2, as well as national policy. The assessment of site suitability also takes account of site specific constraints to residential development and has been informed by SA.
- 4.33 As stated previously, housing allocations in the Local Plan Part 2 should be in locations that are in conformity with the Core Strategy spatial policies. Core Strategy Policy CS2 directs housing to identified sites within the existing urban area and to the South Blackpool growth area. Sites within the South Blackpool growth area have already been identified (Whyndyke Farm, Moss House Road and Runnell Farm). Therefore, the focus for housing allocations in the Local Plan Part 2 has been on identifying sites within the existing urban area.
- 4.34 The following site specific factors have been considered when assessing the suitability of sites for development:

Current and past uses of the site

- current land use(s)
- existing buildings/structures on site
- buildings or uses to be retained
- previous land use(s) and buildings on site
- historic or current planning applications

Site access and accessibility

- safe vehicular and pedestrian access
- access to the strategic highway network
- constraints to site access
- public transport accessibility
- accessibility to services and amenities

Environmental constraints

- topography
- international, national or local ecological designations
- Woodland, protected trees, other significant trees or plant habitat
- streams/ponds
- heritage assets – including listed buildings, locally listed buildings and registered parks and gardens
- Conservation area designations
- Flooding or surface water drainage issues
- Neighbouring uses that could impact on the development of the site, such as pylons or industrial uses
- Neighbouring uses that may be sensitive to new development
- Green Belt
- Other planning designations/allocations

4.35 Where identified constraints exist, development may still be suitable, but this will depend upon the size of the site, the extent to which the constraint is found on the site, the impact of the constraint and the potential impact of the development. In some situations it may not be desirable or possible to overcome the identified constraints and a site will be considered unsuitable for housing development. Constraints may have an impact on the capacity of a site, its layout, or the timing of development on the site.

4.36 Sites with planning permission have been considered suitable for development, unless circumstances have changed (including changes to local and national policy) that would alter their suitability.

4.37 Arcadis Consulting are undertaking SA of the proposed housing allocations in the Local Plan Part 2. The SA is considering the social, economic and environmental impacts of the allocations. The SA Framework is comprised of 22 SA objectives that are based around key sustainability issues in Blackpool. The SA process is an iterative process and is being undertaken alongside the plan making process. The findings of the SA are considered later in this section.

4.38 In addition, to inform the selection of the draft site allocations and to give an indication of the sustainability of a site, performance against the following sustainability indicators was measured:

Social Indicators

- Distance to nearest bus stop
- Distance to nearest railway station
- Distance to nearest primary school
- Distance to nearest food shop
- Proximity to defined on or off-road cycle route
- Distance to nearest secondary school
- Distance to nearest town centre
- Bus frequency from nearest bus stop (Mon – Sat daytime)
- Train frequency from nearest station (Mon – Sat daytime)
- Accessibility to other basic services (GP, Post Office, library, bank and public house)
- Accessibility to play area or park

Environmental Indicators

- Current land designation
- Flood Zone
- Greenfield/Brownfield
- Site of Special Scientific Interest (SSSI)
- Other Site of Nature Conservation Value
- Conservation Area
- Designated heritage assets on site (e.g. Listed Buildings)
- Non-designated heritage assets on site (e.g. Locally Listed Buildings)
- Minerals Safeguarding Area

Economic Indicators

- Distance to nearest business park or employment concentration

4.39 The social indicators give an indication of the relative accessibility of sites and the approximate distances to services and facilities, including access to public transport. The environmental indicators relate to various environmental factors that may impact upon the development of housing on a site. These factors may restrict the area that is suitable for development, or impact upon the design and layout, or

necessitate measures to be undertaken to mitigate potential negative impacts. In some circumstances environmental factors may mean that a site is unsuitable for housing. The economic indicator gives an indication of the relative accessibility of a potential housing site to a significant employment location.

Site assessment: achievability

- 4.40 PPG states that a site is considered achievable for development where there is a reasonable prospect that the development will be developed on the site at a particular point in time. It advises that this is essentially a judgement about the economic viability of a site and the capacity of the developer to complete and let or sell the development over a certain period.
- 4.41 Information on achievability was sourced from planning application information where this was available, 'Call for Sites' forms and through information sourced directly from landowners and developers. A representative range of housing sites are also being considered as part of the viability assessment work. The following factors have been considered when assessing achievability:

Access/landownership

- Availability of access – is there an existing access or viable potential access to the site?
- Do properties or structures need to be demolished to gain access to the site?
- Are any necessary agreements in place regarding third party land or property?
- Are there any other factors which would make access difficult?

Market factors

- Adjacent uses
- Attractiveness of the locality
- Evidence of developer interest in residential development on a site

Delivery factors

- Phasing/realistic build-out rates
- Single developer or multiple developers
- Size and capacity of the developer(s)

Sites not proposed for allocation

- 4.42 After taking account of availability, suitability and achievability a number of potential housing sites were excluded and not proposed for allocation.
- 4.43 All of the 153 potential housing sites in the 2013 SHLAA were assessed as part of the 2019 SHLAA Update process to see whether they were still appropriate for inclusion as potential housing sites. The 2019 SHLAA Update excluded a significant number of the 2013 SHLAA sites. The main reasons for this are set out below:
- Sites were below the 5 dwelling SHLAA site threshold
 - Housing had been completed on the site, so the site was no longer available
 - Other uses had been developed on the site, so the site was no longer available
 - The site was actively in use for other purposes so wasn't available
 - Landowners or developers had confirmed that non-residential uses were proposed, so the site wasn't available
 - There was no evidence to suggest that the land was owned by a developer or landowner(s) who had expressed an intention to develop or sell for housing purposes, so the site wasn't available
 - The site was no longer considered suitable for housing development; for example, in terms of access, amenity or policy constraints
 - Housing development was not considered achievable on the site; for example, in terms of access or ownership constraints
- 4.44 Potential new housing sites identified through the sources set out in Table 3 were also assessed as part of the SHLAA Update process. The 2019 Update identifies 59 sites with potential for allocation in the Local Plan Part 2. These sites were assessed to determine which were most suitable for potential allocation. In accordance with the SHLAA site size threshold, sites of 5 dwellings or more were proposed for allocation in the 2019 Informal Consultation Paper. However, at Local Plan Part 2 Publication stage the site size threshold was raised to 10 dwellings and smaller sites were excluded. A number of other SHLAA sites have also not been proposed for allocation. Appendix 3 Table 2 identifies these SHLAA sites and provides the reasons for their exclusion.
- 4.45 Appendix 4 sets out the site suggestions that have been received through the 'Call for Sites' process. It sets out those that are proposed for housing allocation and provides reasons why the other sites have not been included as potential allocations. The majority of the site suggestions received are located at Marton Moss and have not been assessed as part of this process.

4.46 Some of the sites proposed for housing allocation in the January 2019 Informal Consultation Paper are not proposed for housing allocation in the Publication version of the Local Plan Part 2. The following sites are not proposed because there is no evidence that they are available for residential use, or the landowner has confirmed that they do not want them to be allocated for residential use in the Local Plan Part 2:

- Former filling station at the Norbreck Castle, Queens Promenade
- Land off Hoo Hill Lane
- Former Dinmore Public House, Dinmore Avenue
- Tram Depot, Rigby Road
- Blackpool Ambulance Station, Parkinson Way
- Former Grand Hotel, Station Road

4.47 The site of the Allandale, Continental and Carlton House Hotels is below the site threshold of 10 dwellings and is no longer proposed for allocation. The site at the junction of Coleridge Road and Talbot Road now has planning permission for housing, so is allocated but as a site with permission.

Sites proposed for allocation

4.48 Taking account of the housing supply already identified (3,704 dwellings), Part 2 of the Local Plan needs to identify additional sites to provide for approximately 496 dwellings to meet the housing requirement of 4,200 dwellings. In addition, to take account of sites where development does not come forward as anticipated (detailed in paragraph 3.28), a 10% non-implementation rate has been applied, which equates to an additional 209 dwellings. This increases the total to 705 dwellings.

4.49 Following assessment, sites have been identified to provide for approximately 840 additional dwellings. This consists of 690 dwellings on 14 proposed housing allocations as set out in Table 5 and 150 new apartments in Blackpool Town Centre, consisting of ancillary residential development that is expected to come forward as part of mixed use proposals at the Central Business District Strategic Site (approximately 50 apartments) and at the Central Leisure Quarter Strategic Site (approximately 100 apartments). This town centre development aligns with the NPPF which highlights that residential development often plays an important role in ensuring the vitality of town centres, encouraging residential development on appropriate sites.

4.50 The 840 dwellings identified exceeds the amount of housing required (incorporating a 10% non-implementation rate) by 135 dwellings, but helps to ensure that there is a sufficient supply and mix of sites to meet the housing requirement.

Table 5: Proposed housing allocations without permission

Site Reference	Site Area (ha)	Number of dwellings expected to be delivered 2019 - 2027	Land Type
HSA1.1 Former Mariners Public House, Norbreck Road	0.20	35	Brownfield
HSA1.2 Former Bispham High School & Land off Regency Gardens	9.10	176	Mixed
HSA1.3 Land at Bromley Close	0.22	12	Greenfield
HSA1.4 Land to the rear of 307-339 Warley Road	0.33	14	Greenfield
HSA1.5 Land at Chepstow Road/Gateside Drive and land at Dinmore Avenue/ Bathurst Avenue, Grange Park	5.62	160	Mixed
HSA1.6 Land at George Street/Coleridge Road	0.14	14	Brownfield
HSA1.7 190 – 194 Promenade	0.12	15	Brownfield
HSA1.8 South King Street	0.59	47	Brownfield
HSA1.9 Bethesda Road Car Park	0.13	13	Brownfield
HSA1.10 Whitegate Manor, Whitegate Drive	0.31	16	Brownfield
HSA1.11 Land off Kipling Drive	0.27	14	Greenfield
HSA1.12 Land at Rough Heys Lane	0.67	27	Greenfield
HSA1.13 Land at Enterprise Zone, Jepson Way	1.42	57	Mixed
HSA1.14 Site B, Former NS & I Site, Preston New Road	3.31	90	Brownfield
Total		690	

- 4.51 To promote the development of small and medium sized housing sites, the NPPF requires Councils to identify land to accommodate at least 10% of their requirements on sites of no larger than one hectare. 207 of the 690 dwellings identified on the proposed allocations are on sites of no larger than one hectare, which equates to 30% of the identified dwellings. 71% of the identified sites are no larger than one hectare.
- 4.52 The NPPF states that as much use as possible should be made of previously developed (brownfield) land. 50% of the proposed allocation sites are brownfield, 21 % are a mixture of brownfield/greenfield and four are greenfield. Including the two town centre strategic sites, the brownfield proportion rises to 56%. The proposed

allocations make significant use of land that has been previously developed, or is partly previously developed.

- 4.53 For each of the 14 proposed allocations, a proforma including a site plan, aerial photograph of the site, site description, information on housing delivery and key development considerations can be found in Appendix 2. Appendix 2A sets out performance against sustainability indicators to give an initial indication of the sustainability of a site. Appendix 2B provides a summary of the assessments for each site.
- 4.54 It is also proposed to allocate the new build sites with planning permission for ten dwellings or more in Part 2 of the Local Plan on the Policies Map, to ensure the principle of housing development is maintained on these sites in the case that permission may lapse. Information relating to sites with planning permission can be viewed at: <https://idoxpa.blackpool.gov.uk/online-applications/> All of the sites proposed for housing allocation are set out in Appendix 2B.

Availability

- 4.55 The proposed allocations are all on sites that are considered to be available for development over the plan period. Six of the proposed allocations without permission are owned by private landowners/developers who have expressed an intention to develop, or sell, the site for housing over the course of the plan period. The other eight proposed allocations are on land that is owned and controlled by the Council, where housing development is being pursued.

Suitability

- 4.56 The proposed allocations are all on sites that are considered to be suitable for housing development. They are on sites located within the identified urban area, so are in conformity with the spatial strategy set out in Core Strategy Policy CS2. The only exception to this is HSA1.13 Land at Enterprise Zone, Jepson Way, which is located on the edge of the identified urban area. This site forms part of the Blackpool Airport Enterprise Zone and is included in the illustrative Enterprise Zone masterplan as a parcel for residential development. The site is currently in the Green Belt, but it is proposed to remove this parcel of land from this designation because the land is not considered to meet the specific purposes of the Green Belt. Further details can be found in the Green Belt Topic Paper.
- 4.57 Although the sites are subject to a variety of constraints, none have been identified that would prevent their development. They have been assessed in terms of archaeological potential, ecology and highways and although additional ecological survey work and mitigation measures are likely to be required on some sites at

planning application stage, these constraints should not prevent the development of housing on the sites, or mean that the site should not be allocated. Further information on site constraints can be found in the key development considerations in the proformas in Appendix 2.

- 4.58 HRA screening considered the potential implications of the Local Plan Part 2 for the European sites in the vicinity of the borough. The screening exercise concluded that none of the allocation sites (permitted or non-permitted) were considered to have a likely significant effect on any of the European sites alone, or in combination.
- 4.59 The SA Report provides scores for each site allocation against each SA Objective. The significant majority of the identified effects are positive. Significant positive effects were frequently identified for the crime, education, health, housing, access and transport SA Objectives. Effects on the tourism, economic inclusion, urban renaissance, attractive place to live and work, biodiversity, landscape and cultural heritage objectives were also overwhelmingly positive. Effects on the land resource Objective were positive for the majority of sites, although where development has been proposed on previously undeveloped sites a minor adverse score was recorded. The only significant adverse effects identified in the assessments were for site allocations that contain Grade 3 Agricultural Land Classification (ALC) soils.
- 4.60 For SA Objectives on climate change, water, energy, natural resources and air quality, the majority of sites were recorded as having minor adverse effects. This is because these sites are currently vacant or unused and the proposed development at these site allocations would result in the site being home to new residents or employees. These residents or employees would be expected to consume water, energy and natural resources and to follow lifestyles that result in some degree of air pollution and greenhouse gas emissions.
- 4.61 The SA report found that the operation of businesses, or the lives of local residents, is likely to be relatively sustainable in Blackpool given the proximity of people to jobs and services and the excellent public transport modes on offer. Various policies in the Core Strategy would also be expected to help ensure that new development is energy and water efficient. However, a net increase in relation to current levels at each site is not going to be entirely avoided or mitigated and so in each case a minor (insignificant) adverse effect was recorded.
- 4.62 As all of the sites are located within, or on the edge of, the Blackpool urban area they generally perform well in relation to proximity to services and facilities and in terms of access to public transport. This assessment is set out in Appendix 2A.

Achievability

- 4.63 There is considered to be a reasonable prospect of housing being developed on the proposed housing allocations and they are considered to be achievable. Housing development is supported by the landowners and no insurmountable infrastructure or other constraints have been identified.

Identified Housing Supply

- 4.64 The identified housing supply is summarised in Table 6. A supply of approximately 4,544 dwellings has been identified, which exceeds the housing requirement of 4,200 dwellings and ensures that there is a flexible portfolio of housing sites that can be delivered throughout the plan period.

Table 6: Housing Supply Summary

Housing Supply Summary	
Source	Number of Dwellings
Completions 1 April 2012 – 31 March 2019	1,307
New build dwellings with extant permission at 31 March 2019 (including 584 dwellings on allocated sites)	1,177
New build dwellings with permission granted since 01 April 2019 (including 145 dwellings on allocated sites)	175
Permitted conversions/changes of use (10 or more dwellings) at 31 March 2019	140
Permitted conversions/changes of use granted since 01 April 2019 (10 or more dwellings)	105
Windfall Allowance for conversions/changes of use (9 or less dwellings) over period 1 April 2019 – 31 March 2027	800
Allocated housing sites without planning permission	690
Additional supply from Town Centre Strategic Sites	150
Total Housing Supply	4,544

- 4.65 Taking account of any known constraints, all of the sites are considered to be deliverable or developable for housing over the plan period. Appendix 1A provides a housing trajectory that sets out how much development could be provided, and at what point in the future it is expected.
- 4.66 It is a requirement of the NPPF to identify a five year housing land supply from the intended date of adoption of the plan. A five year supply has been identified for the period April 01 2019 – March 31 2024 and is detailed in the Blackpool 2019 – 2024 Five Year Supply Statement. This will be updated annually to ensure that a five year supply is maintained over the plan period.

5. Transport Impact

- 5.1 The Highway Authority have confirmed that as sites without planning permission are spread throughout the borough, the cumulative traffic impact will be low and will not impact significantly on the Strategic Road Network (the M55 Motorway accessed at Junction 4 and the A585(T) in the vicinity of Thornton Cleveleys). The NS & I site (HSA1.14), which is closest to M55 J.4, has a relatively new dedicated signal-controlled access onto the A583, with three further signal-controlled junctions between it and the motorway. Norcross Roundabout on the A585(T) has recently been upgraded, although the traffic impact on this junction from the allocations without planning permission is considered to be low.
- 5.2 Particular attention will be given to proposed sites for which a completed Accessibility Questionnaire indicates low accessibility, which given Blackpool's urban predominance is likely to only be a small minority of the sites. Ways to enhance the accessibility of these sites in particular will be explored through the planning process. For all proposed sites, travel choice is available and there are opportunities for walking, cycling and public transport use (bus, rail and tram). More sustainable travel patterns will be sought and encouraged in support of economic, environmental and social objectives. Reducing the need to travel will feature, building on opportunities for homeworking. As much as possible, traffic congestion and pollution will be reduced, improving air quality and the impact on health and well-being, helping to address climate change concerns.
- 5.3 As the proposed sites are dispersed across Blackpool, there is considered no potential for other than localised traffic impact to occur, either individually or cumulatively. Through the planning process, the Local Highway Authority will ensure the traffic impact on the classified road network is minimised and issues such as road safety and parking given full consideration, in accordance with the latest Planning Practice Guidance. All pertinent issues should feature in Transport Statements, Transport Assessments and Travel Plans and will be to the fore when planning applications are being determined.

6. Self-Build and Custom Housebuilding

- 6.1 The Government is committed to increasing housing supply and wants to see greater diversity in the housing market. As part of this ambition, it wants to enable more people to commission or build their own home.
- 6.2 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.
- 6.3 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. The Council is required to grant sufficient development permissions over defined base periods. During the first base period 1 individual was entered onto the Blackpool register. There have been no additional entries on the register since the first base period. This suggests limited existing demand for plots in Blackpool.
- 6.4 Local authorities have a three year timeframe within which the required number of development permissions should be granted in relation to each base period. The first base period ran until 30th October 2016. In relation to this base period, 1 development permission was required. Since October 31st 2016 the following permissions in respect of plots of land have been granted for what is considered to be self-build.
- 16/0505 - 2 The Knowle – full application for 1 dwelling
 - 16/0229 - Land to the rear of 199 – 201 Common Edge Road – outline application for 1 dwelling
 - 18/0160 – Land adjacent to 8 Cottessmore Place – outline application for 1 dwelling
 - 18/0404 – Land to rear of 49 Moss House Road – full application for 1 dwelling
 - 18/0438 – Southgate Bennetts Lane – full application for 1 dwelling
 - 18/0589 - 64 Preston Old Road – outline application for 1 dwelling
 - 18/0684 – 209 Midgeland Road – full application for 1 dwelling
- 6.5 Therefore, the Council is meeting the demand as evidenced by the register. This is reported on annually in the HMR and Authority Monitoring Report. The 2018 – 2019 HMR shows that small sites form a significant part of the housing supply in Blackpool.

At 31 March 2019, 47% of new build permissions were on sites of 5 dwellings or less. It is considered that such sites represent a good opportunity for self-build and custom housebuilding and that there are sufficient to meet current levels of demand for this type of housing.

Appendix 1A: Housing Trajectory

Source	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	Total 2012/2027
New build completions 2012/2019	53	-154	166	133	-257	149	239									329
Permitted new build dwellings								222	151	227	124	103	234	153	138	1352
Conversion & change of use completions 2012/2019	113	114	223	161	111	127	129									978
Permitted conversion & change of use (large)								46	46	46	47	47	13			245
Windfall conversion & change of use (small)								100	100	100	100	100	100	100	100	800
Allocations without permission										75	135	132	256	62	30	690
Town centre sites													50	50	50	150
Total	166	-40	389	294	-146	276	368	368	297	448	406	382	653	365	318	4544

Appendix 1B: Sites with planning permission for housing

Table A: New build sites with permission at 31 March 2019

Site Address	Number of dwellings left to be built at 31 March 2019 (net)	Application Reference	Site Status
Land at 50 Bispham Road	12	17/0439	Allocation (HSA1.17)
41 Bispham Road and land to the rear of 39-41 Bispham Road	16	05/0185 & 06/0433	Allocation (HSA1.18)
Kings Christian Centre, Warley Road	15	15/0362 & 18/0590	Allocation (HSA1.19)
Land off Coopers Way	45	05/0705 & 07/0453	Allocation (HSA1.20)
Land at the Junction of Coleridge Road and Talbot Road	25	18/0603	Allocation (HSA1.21)
7-11 Alfred Street	14	16/0664	Allocation (HSA1.22)
Foxhall Village Phases 2(S) 3 & 4	192	12/0803 & 19/0103	Allocation (HSA1.23)
NS&I Site, Mythop Road	83	15/0420	Allocation (HSA1.24)
Co-op Sports and Social Club, Preston New Road	45	17/0361	Allocation (HSA1.25)
Blackpool Trim Shops, Brun Grove	10	17/0573	Allocation (HSA1.26)
Land at 200-210 Watson Road	39	17/0873	Allocation (HSA1.28)
585-593 Promenade and 1 Wimbourne Place	88	17/0193	Allocation (HSA1.29)
Sub-total (allocated)	584		
Land at Bridge House Road	7	97/0474	Not allocated (site too small)
Land at Preston New Road, Whyndyke Farm	126	11/0314	Core Strategy allocation (CS25)
Foxhall Village Phases 1 & 2	25	13/0447	Not allocated (site nearing completion)
Land to the rear 57 – 61 Bispham Road	4	16/0191	Not allocated (site too small)
Land to the rear 322 and 324 Bispham Road	1	16/0195	Not allocated (site too small)
Land to the rear 199 – 201 Common Edge Road	1	16/0229	Not allocated (site too small)
Land adjacent to 73 Stony Hill Avenue	8	16/0493	Not allocated (site too small)
Land to the rear 83 – 103 Powell Avenue	4	16/0551	Not allocated (site too small)
Land adjacent to 250 Central Drive	4	16/0555	Not allocated (site too small)
170 Preston New Road	6	16/0643	Not allocated (site too small)
Land to the rear 435 – 437 Waterloo Road	2	16/0797	Not allocated (site too small)
429 – 437 Promenade	15	16/0845	Not allocated (hotel permitted on site - 19/0056)
Land adjacent to 15 Morley Road	2	17/0012	Not allocated (site too small)
Anchorsholme Methodist Church,	8	17/0042	Not allocated (site too small)

Site Address	Number of dwellings left to be built at 31 March 2019 (net)	Application Reference	Site Status
North Drive			
Land at Moss House Road	355	17/0095	Core Strategy allocation (CS25)
Land to the rear 46 Harcourt Road	1	17/0239	Not allocated (site too small)
Land at 19 Sussex Road	4	17/0563	Not allocated (site too small)
Hoyle House, Argosy Avenue	18	17/0590	Not allocated (site nearing completion)
Land at Taybank and Livet Avenue	3	17/0631	Not allocated (site too small)
Land adjacent to 2 St Louis Avenue	1	17/0844	Not allocated (site too small)
Land to rear 5 Oak Avenue	1	18/0030	Not allocated (site too small)
Land adjacent to 8 Cottesmore Place	1	18/0160	Not allocated (site too small)
Land to rear of 49 Moss House Road	1	18/0404	Core Strategy allocation (CS25)
Land adjacent to 71 Moss House Road	14	18/0410	Core Strategy allocation (CS25)
Land adjacent to 14 Strathdale	1	18/0423	Not allocated (site too small)
Southgate Bennetts Lane	1	18/0438	Not allocated (site too small)
12 Broadway	2	18/0657	Not allocated (site too small)
18 – 20 Empress Drive	4	18/0718	Not allocated (site too small)
64 Preston Old Road	1	18/0859	Not allocated (site too small)
Land at Brun Grove	1	19/0016	Not allocated (site too small)
Sub-total (not allocated in Local Plan Part 2)	622		
Total number of dwellings permitted	1206		
429 – 437 Promenade	-15	16/0845	Excluded as hotel permitted on site
Land adjacent to 71 Moss House Road	-14	18/0410	Excluded as land part of the Land at Moss House Road scheme (application 17/0095).
Sub-total (excluded from the supply)	-29		
Total number of dwellings	1177		

Table B: New build sites with permission granted 01 April 2019 – 30th September 2019

Site Address	Number of dwellings left to be built	Application Reference	Site Status
Local Plan Part 2 allocations with permission			
Land off Warren Drive, FY5 3TG	86	17/0466	Allocation (HSA1.15)
Land to the north of Ryscar Way and Faraday Way	47	19/0176	Allocation (HSA1.16)
Waterloo Road Methodist Church, Waterloo Road FY4 4BJ	12	18/0204	Allocation (HSA1.27)
Sub-total	145		
Former Baguleys Site, Midgeland Road, Blackpool, FY4 5HE	12	18/0642	Not allocated (In Marton Moss)
Land at 2C Ball Street, Blackpool, FY1 6HL	5	19/0009	Not allocated (site too small)
Land at Troutbeck Crescent, FY4 4SX	-6	19/0144	Not allocated (net loss of dwellings)
29-35 Ripon Road	8	19/0177	Not allocated (site too small)
Land adjacent to 44 Moss House Road, FY4 5JE	1	19/0184	Not allocated (site too small)
58 Common Edge Road, FY4 5AU	4	19/0252	Not allocated (site too small)
Land adjacent to 17 & 21 North Side, Moss House Road, FY4 5JF	5	19/0349	Not allocated (site too small)
150 Harcourt Road, FY4 3HN	1	19/0384	Not allocated (site too small)
Sub-total	30		
Total number of dwellings	175		

Table C: Permitted/approved conversions & changes of use (10 or more dwellings) at 31 March 2019

Site Address	Number of dwellings	Application Ref.
647 – 651 Promenade & 2 – 4 Harrow Place	66	16/0421
38 – 40 Springfield Road & 10 – 10a Lord Street	11	16/0563
59 Exchange Street	10	17/0675
Empire Bingo, Hawes Side Lane	14	17/0767
98A Park Road	10	17/0859
68 – 76 Central Drive	13	18/0162
35 – 37 Station Road	11	18/0288

Site Address	Number of dwellings	Application Ref.
653 – 655 Promenade	5 (remainder of scheme for 19 dwellings)	18/0501
Total number of dwellings	140	

Table D: Permitted/approved conversions & changes of use (10 or more dwellings) granted since 01 April 2019

Site Address	Number of dwellings left to be built	Application Ref.
396 – 402 Promenade	13	18/0856
Mexford House. Mexford House	92	19/0105
Total number of dwellings	105	


Table E: Permitted conversions/changes of use (9 or less dwellings) at 31 March 2019

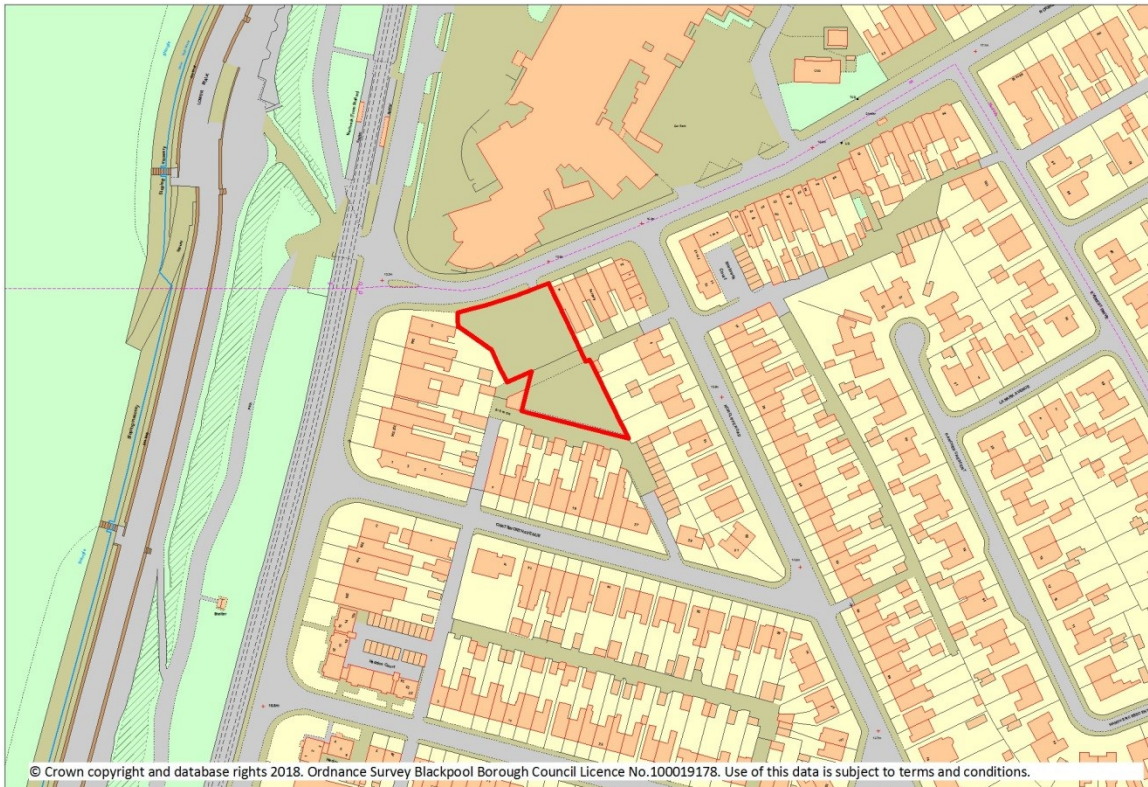
Appn Ref	Address	Dwellings (net)
10/1404	Former Marton Library	5
15/0168	2 Carlin Gate	0
15/0228	6-8 Carlin Gate	2
16/0077	16 Exchange Street	1
16/0094	6a and 6b Milbourne Street	3
16/0205	64-66 Talbot Road	2
16/0541	12 Edward Street	2
16/0457	81 Palatine Road	1
16/0662	14 St Annes Road	1
16/0732	12 Palatine Road	0
16/0773	26 Lonsdale Road	0
16/0777	2-7 Gynn Square	1
16/0207	5 Penhill Close	1
16/0227	218-220 Lytham Road	1
16/0019	77-81 Albert Road	6
16/0482	22-24 Lytham Road	9
16/0322	32-34 Cocker Street	2
16/0741	12-14 Withnell Road	7
16/0805	56 Osborne Road	2
17/0054	192 Preston Old Road	1
17/0132	37 Crystal Road	0
17/0088	30-36 Coronation Street	4
17/0090	37 George Street	6
17/0145	1 Chapel Street	2
17/0238	31-33 Queen Street	2
17/0248	68-70 Elizabeth Street	0
17/0385	77 Whitegate Drive	0
17/0407	141-147 Abbey Road	1
17/0518	2 Back Warbreck Road	1
17/0325	95b Bond Street and Premises to the Rear	0

Appn Ref	Address	Dwellings (net)
17/0477	77 Park Road	0
17/0551	64 Seafield Road	1
17/0565	20 Lytham Road	3
17/0669	7-8 Finchley Road	5
17/0739	193-195 Church Street	4
17/0783	79 Lytham Road	1
17/0853	11 Reads Avenue	2
17/0826	North Shore Working Mens Club	1
17/0799	32 Queen Street	6
17/0863	28 Springfield Road	2
17/0872	Rear 9-21 Melrose Avenue	1
18/0047	32 Hesketh Avenue	0
18/0085	17 Shaftesbury Avenue	-1
18/0032	14 Regent Road	2
18/0023	24-28 Coronation Street	2
18/0073	4 Back Warbreck Road	1
18/0082	169 Lytham Road	3
18/0090	14 Kirby Road	1
18/0060	1 Layton Lodge, Bispham Road	5
18/0136	31-33 Hornby Road	6
18/0168	53 Bond Street	0
18/0180	44 Warbreck Hill Road	1
18/0220	102 Queen's Promenade	1
18/0407	30 Rawcliffe Street	2
18/0221	28 Lonsdale Road	4
18/0303	211 Lytham Road	2
18/0328	45A Grosvenor Street	1
18/0367	6 Central Drive	2
18/0296	54-58 Raikes Parade	5
18/0372	12-14 Withnell Road	-2
17/0736	131 Bloomfield Road	0
18/0415	61 Withnell Road	2
18/0418	46A Cookson Street	2
18/0458	77 Adelaide Street	1
18/0462	199-201 Promenade	6
18/0475	21 St. Martins Road	-1
18/0504	308 Talbot Road	1
18/0459	44-46 Reads Avenue	8
18/0503	3 Chapel Street	1
18/0523	24-30 Bond Street	4
18/0528	Moore Bank House, 26-28 Moore Street	1
18/0587	452 Lytham Road	1
18/0231	234 Waterloo Road	-1
18/0457	243-247 Lytham Road	2
18/0785	7 Milbourne Street	1
18/0605	10-16 Exchange Street	5
18/0657	12 Broadway	2

Appn Ref	Address	Dwellings (net)
18/0772	134 Albert Road	3
18/0784	2 Crystal Road	1
18/0831	5 Holmefield Road	1
18/0843	28 Clevedon Road	-3
19/0068	9 Daggerys Hall Lane	1
Total		162

Appendix 2: Site Proformas including Accessibility Assessments (HSA1.1-HSA 1.14)

Site reference	HSA1.1	
Site address	Former Mariners Public House, Norbreck Road, Blackpool, FY5 1RP	
Ward	Bispham	
Site area	0.20 ha	
Number of dwellings expected to be delivered	35	
Type	Brownfield	



Site Description:

This is the former site of the Mariners Public House. The site has been cleared. The site is in a prominent position to the south of the Norbreck Castle Hotel. The site is bounded by residential properties to the west, south and east.

Housing Delivery:

This is a small cleared site with landowner interest in redevelopment for housing. The site is considered developable over the plan period.

Highways Considerations:

- A new vehicle and pedestrian access will be required off Norbreck Road, which should be sited approximately 65m from its junction with Queens Promenade (A584).
- A secondary access should be taken from Norcliffe Road, which will require upgrading to an adoptable standard.
- Both Norbreck Road and the Promenade have 30 mph speed limits.
- Public transport is available on the Promenade with both bus and tram services provided.
- A pedestrian crossing is located to the north of the Norbreck Road junction facilitating safer access.
- Street lighting should be upgraded at the main Norbreck Road access and from the secondary access off Norcliffe Road. All issues should be addressed in the Transport Statement in support of any future planning application.


Key Development Considerations:

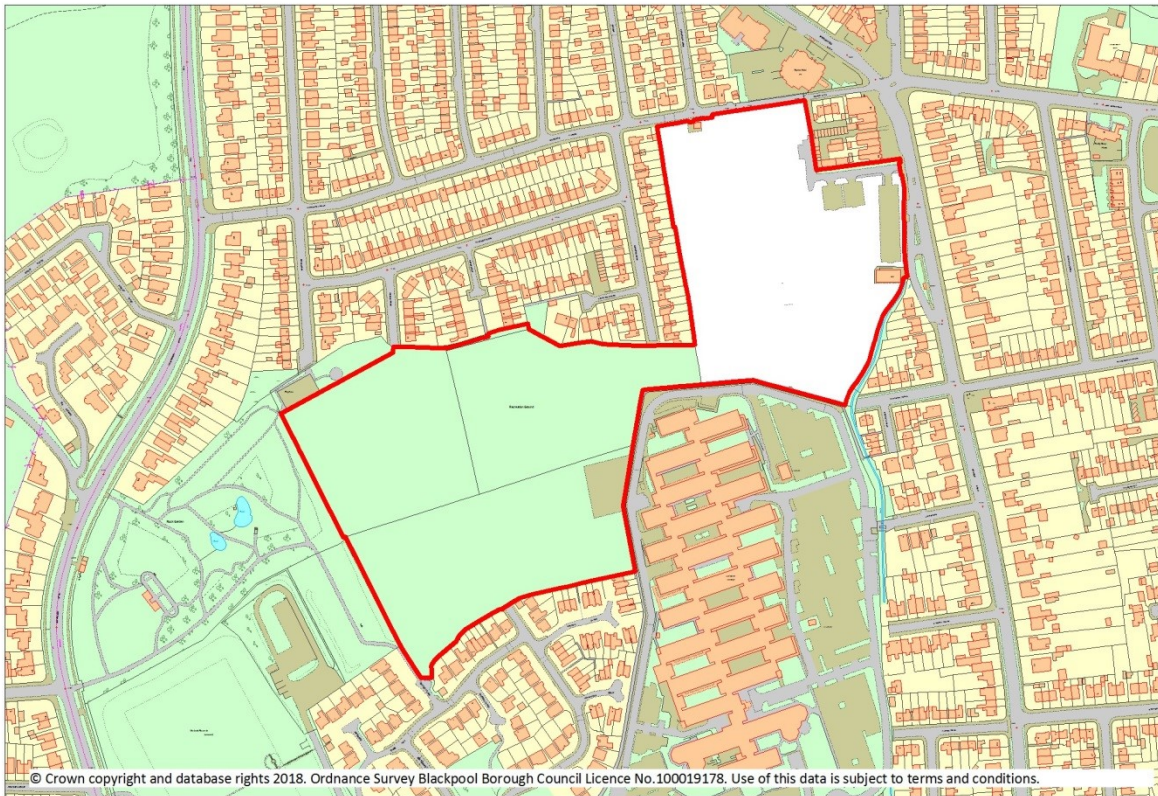
- This brownfield site is identified in the Strategic Housing Land Availability Assessment as a site with potential for housing (since 2014) and planning permission for housing has previously been granted subject to the completion of a legal agreement.
- The site is in Flood Zone 1 (low risk) and is at very low risk of surface water flooding.
- The site does not have any nature conservation designations.
- The site is accessed off Norbreck Road.
- The neighbouring Norbreck Castle Hotel is locally listed. The impact of developing housing on the significance of this heritage asset will need consideration.
- There is no known archaeology or archaeological potential associated with the site.

Site Assessment: HSA1.1 Former Mariners Public House, Norbreck Road

	Indicator	Site Performance
Social Indicators	Distance to nearest bus/tram stop	<400m
	Distance to nearest railway station	>1km
	Distance to nearest primary school	>600m
	Distance to nearest food shop	>600m
	Proximity to defined on or off-road cycle route	<100m
	Distance to nearest secondary school	>1km
	Distance to nearest town centre	<3km

	Bus/tram frequency from nearest bus/tram stop (Mon-Sat daytime)	30 minutes or less
	Train frequency from nearest station (Mon-Sat daytime)	30 minutes or less
	Accessibility to other basic services (GP, Post Office, Library, Bank and Pub)	At least 3 within 1.5km
	Accessibility to play area or park	>600m
Environmental Indicators	Land Designation	No specific designation
	Flood Zone	Zone 1 (low risk)
	Greenfield/Brownfield	Brownfield
	SSSI	No
	Other Site of Nature Conservation Value	No
	Conservation Area	No
	Designated heritage assets on site (e.g. Listed Buildings)	No
	Non-designated heritage assets on site (e.g. Locally Listed Buildings)	In close proximity (Norbreck Castle Hotel)
Minerals Safeguarding Area	No	
Economic Indicators	Distance to nearest business park or employment concentration	<3km

Site reference	HSA1.2	
Site address	Former Bispham High School, Bispham Road, Blackpool, FY2 0NH	
Ward	Greenlands	
Site area	9.13 ha	
Number of dwellings expected to be delivered	176	
Type	Mixed	



Site Description:

This is a large site located within the built up area. The eastern section is the former Bispham High School and associated playing fields, accessed off Bispham Road. The western section is public open space and the southern section is open land that is accessed from Regency Gardens. An Air Cadets Training Centre is located within the site on the frontage of Bispham Road. There are a number of mature trees around the boundaries of the site and within the site.

Devonshire Road Rock Gardens borders the western boundary of the site and there are residential properties to the south, north and east. The Department of Work and Pensions

Offices lie to the south east. A local centre lies to the north east and there is a playground to the north west of the site.

Housing Delivery:

The site is owned by the local authority. Land Release Funding has been awarded to support housebuilding on the site and a planning application is under consideration (application 19/0241) for the relocation of the cadet hut and the erection of up to 176 dwellings. The site is expected to be delivered within five years.

Highways Considerations:

- The Highways Authority have confirmed that the site should be split in terms of vehicular access, with roughly half the dwellings accessed from Bispham Road and the other half via Leys Road/Regency Gardens, with no through connections in the middle.
- Good pedestrian linkages are required to both Bispham Road and Devonshire Road, where public transport is available.
- A Transport Assessment is required.
- A Travel Plan to encourage residents to adopt more sustainable travel patterns.
- The access junction from Bispham Road needs to be designed to the satisfaction of the Local Highway Authority.


Key Development Considerations:

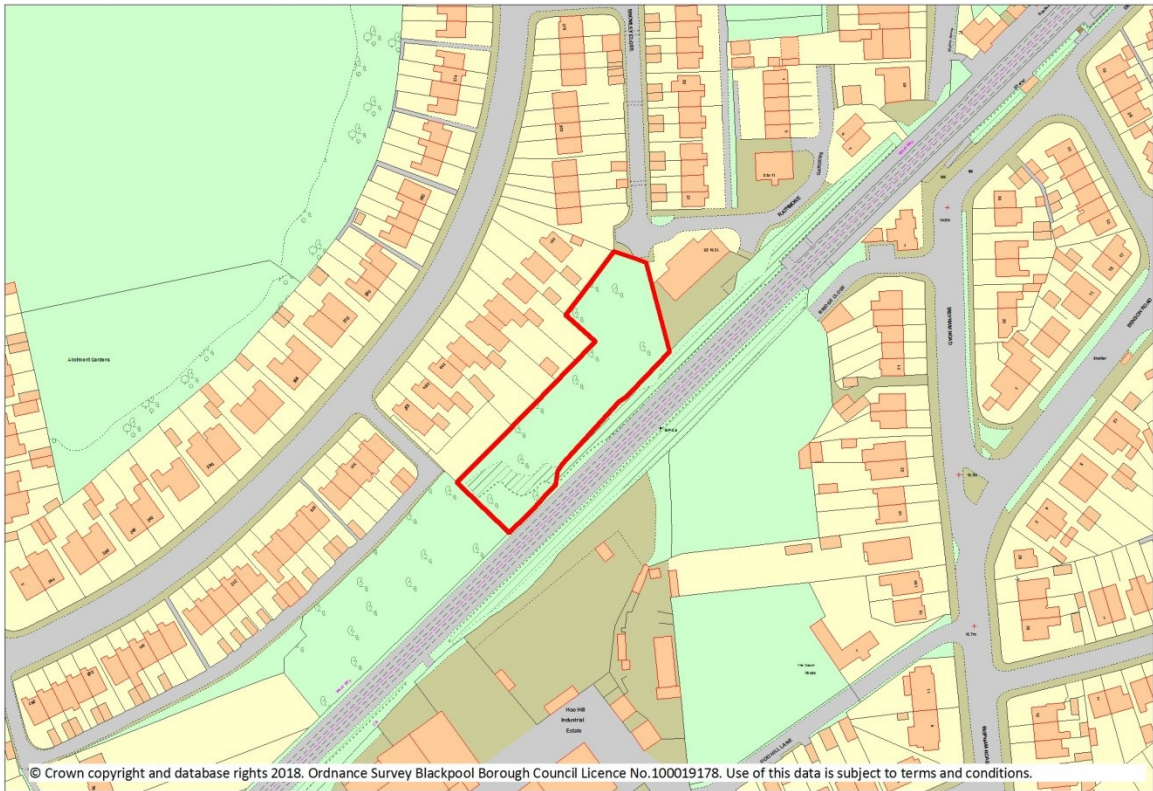
- This mixed brownfield and greenfield site is identified in the Strategic Housing Land Availability Assessment as a site with potential for housing (Land off Regency Gardens since 2008 & Former Bispham High School since 2014).
- A masterplan has been produced to guide the development of the site.
- The public open space on the western section of the site is classified as poor quality in the 2018 Blackpool Open Space Assessment. Overall, open space provision in Greenlands ward meets or exceeds the proposed Borough standard, as set out in this Assessment. Development of the open space within the site will require compensatory measures including the provision of improved quality meeting the required standards.
- Part of the eastern section of the site is identified as playing fields (albeit a lapsed site) that was associated with the previous school use. Further information can be found in the Playing Pitch Strategy (PPS) Update Draft - December) 2020. Mitigation through a Section 106 agreement will be required. The monies to be invested informed by the draft PPS and Action Plan.
- The site lies within Flood Zone 1 (low risk). The majority of the site is very low risk for surface water flooding, but some areas within the site are higher risk and this should be taken into account in scheme design and layout.
- The site itself does not have any nature conservation designations and significant ecological constraints have not been identified, but any locally important habitats (trees and shrubs) should be retained and/or replaced.

- The site requires a number of access points. As a minimum one would be required on Bispham Road and one at Regency Gardens.
- As a former school, the site is designated for 'educational purposes'. Under Section 77 of the Schools Standards and Framework Act 1998 there is a requirement for the local authority to consult and submit an application to the Secretary of State for Education for a change of use and disposal of the site. The local authority have commenced this process and are in discussion with the Department for Education in relation to this application.
- Provision needs to be made for the Air Cadet Training Centre, which is currently located on the site.
- Devonshire Road Rock Gardens and the Squirrel Public house are both locally listed. The impact of developing housing on the significance of these heritage assets will need consideration.
- There is no known archaeology on the site, but the playing fields and peat basin have medium potential for archaeological remains. A desk-based study should be undertaken and a field investigation is likely to be required prior to development.
- There is a designated public right of way running around the south eastern boundary of the site.

Site Assessment: HSA1.2 Former Bispham High School & Land off Regency Gardens		
	Indicator	Site Performance
Social Indicators	Distance to nearest bus stop	<200m
	Distance to nearest railway station	<1km
	Distance to nearest primary school	>600m
	Distance to nearest food shop	<400m
	Proximity to defined on or off-road cycle route	>1km
	Distance to nearest secondary school	>1km
	Distance to nearest town centre	<4km
	Bus frequency from nearest bus stop (Mon-Sat daytime)	15 minutes or less
	Train frequency from nearest station (Mon-Sat daytime)	30-59 minutes
	Accessibility to other basic services (GP, Post Office, Library, Bank and Pub)	At least 3 within 800m
	Accessibility to play area or park	<600m
Environmental Indicators	Land Designation	Playing Fields and Sports Grounds/no specific designation/Public Open Space
	Flood Zone	Zone 1 (low risk)
	Greenfield/Brownfield	Mixed
	SSSI	No
	Other Site of Nature Conservation Value	No
	Conservation Area	No
	Designated heritage assets on site (e.g.	No

	Listed Buildings)	
	Non-designated heritage assets on site (e.g. Locally Listed Buildings)	In close proximity (Devonshire Road Rock Gardens and the Squirrel Hotel)
	Minerals Safeguarding Area	No
Economic Indicators	Distance to nearest business park or employment concentration	<3km

Site reference	HSA1.3	
Site address	Land at the end of Bromley Close, Blackpool, FY2 0RZ.	
Ward	Greenlands	
Site area	0.22 ha	
Number of dwellings expected to be delivered	12	
Type	Greenfield	



Site Description:

The site is open land that is located off Bromley Close and bounded by the Blackpool to Preston railway line to the south east. Residential properties lie to the west, north and north east. Open land lies to the south west.

Housing Delivery:

Planning permission for 12 flats was granted on this site in 2007 (application 07/0303) and the permission was renewed in 2012, but the permission expired. It is a small vacant site with landowner interest in development for housing. The site is considered developable over the plan period.

Highways Considerations:

- There is potential develop the site in conjunction with HSA1.4 to achieve a better standard of access as previously approved for HSA1.4.
- Due to the nature of parking on Warley Road, it will be necessary to ensure adequate car parking provision within the site. Bromley Close can be considered for site access.
- A Transport Statement should highlight the public transport choices available.


Key Development Considerations:

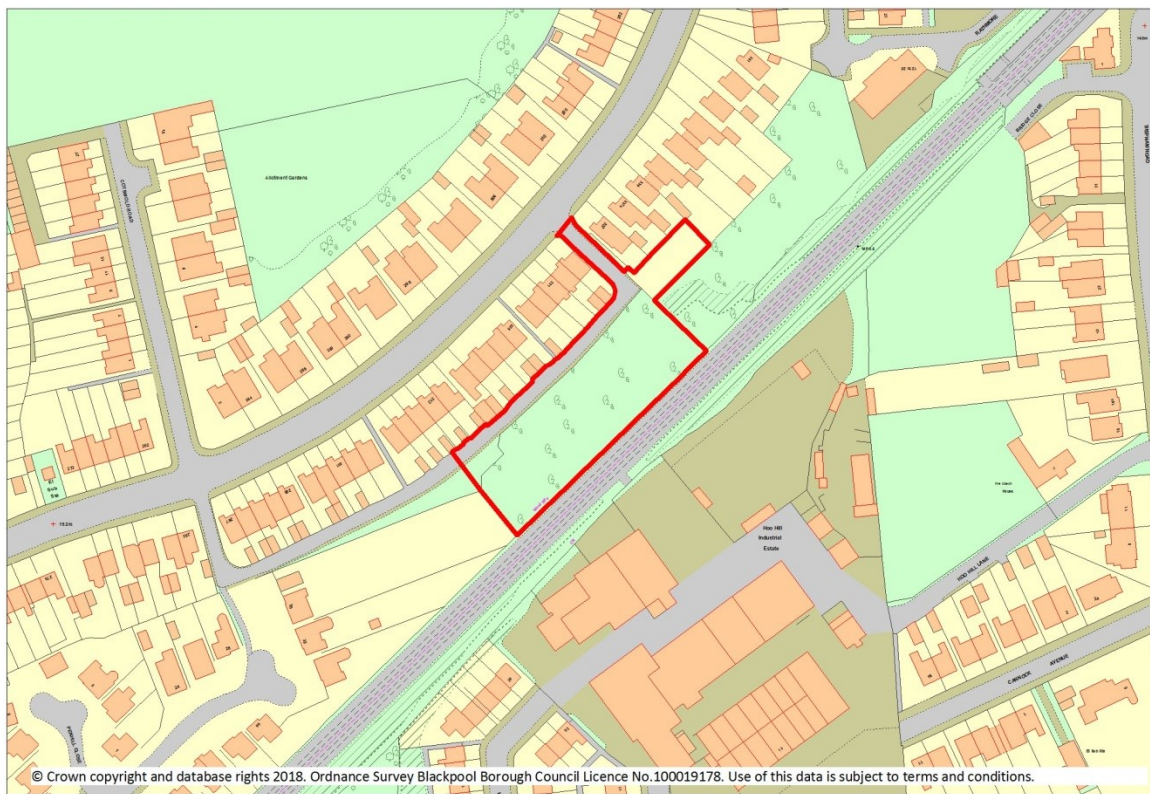
- The site is identified in the Strategic Housing Land Availability Assessment as a site with potential for housing (since 2008) and planning permission for housing has previously been granted on the site.
- The site is in Flood Zone 1 (low risk) and is at low risk of surface water flooding.
- There are no heritage assets on site, or adjacent to the site.
- There is no known archaeology on this site and it has low archaeological potential.
- The site does not have any nature conservation designations, but there is minor potential for the site to support foraging bats and/or badgers. A Phase 1 habitat survey and badger survey will be necessary to support a planning application.
- The site is accessed off Bromley Close.
- The site is in a landfill gas consultation zone.
- A railway line runs along the south eastern boundary of the site.

Site Assessment: HSA1.3 Land at Bromley Close

	Indicator	Site Performance
Social Indicators	Distance to nearest bus stop	>500m
	Distance to nearest railway station	<800m
	Distance to nearest primary school	>600m
	Distance to nearest food shop	>600m
	Proximity to defined on or off-road cycle route	<1km
	Distance to nearest secondary school	<600m
	Distance to nearest town centre	<3km
	Bus frequency from nearest bus stop (Mon-Sat daytime)	15 minutes or less
	Train frequency from nearest station (Mon-	30-59 minutes

	Sat daytime)	
	Accessibility to other basic services (GP, Post Office, Library, Bank and Pub)	At least 3 within 1.5km
	Accessibility to play area or park	>600m
Environmental Indicators	Land Designation	No specific designation
	Flood Zone	Zone 1 (low risk)
	Greenfield/Brownfield	Greenfield
	SSSI	No
	Other Site of Nature Conservation Value	No
	Conservation Area	No
	Designated heritage assets on site (e.g. Listed Buildings)	No
	Non-designated heritage assets on site (e.g. Locally Listed Buildings)	No
	Minerals Safeguarding Area	No
Economic Indicators	Distance to nearest business park or employment concentration	<1km

Site reference	HSA1.4	
Site address	Land rear of 307-339 Warley Road, Blackpool	
Ward	Greenlands	
Site area	0.33 ha	
Number of dwellings expected to be delivered	14	
Type	Greenfield	



Site Description:

The site is open land that is located off Warley Road. The Blackpool to Preston railway line lies to the south east and residential properties lie to the west and south west. Open land lies to the north east.

Housing Delivery:

Planning permission for 8 houses and 6 flats was granted on this site in 2008 (application 07/0923), but the permission expired. It is a small vacant site with landowner interest in development for housing. The site is considered developable over the plan period.

Highways Considerations:

- See HSA1.3 above
- The access road must be widened, footways provided on both sides of the road and the street lighting upgraded.
- Due to the nature of parking on Warley Road, it will be necessary to ensure adequate car parking provision within the site.
- A new Transport Statement will be required, which should highlight the public transport choices available.


Key Development Considerations:

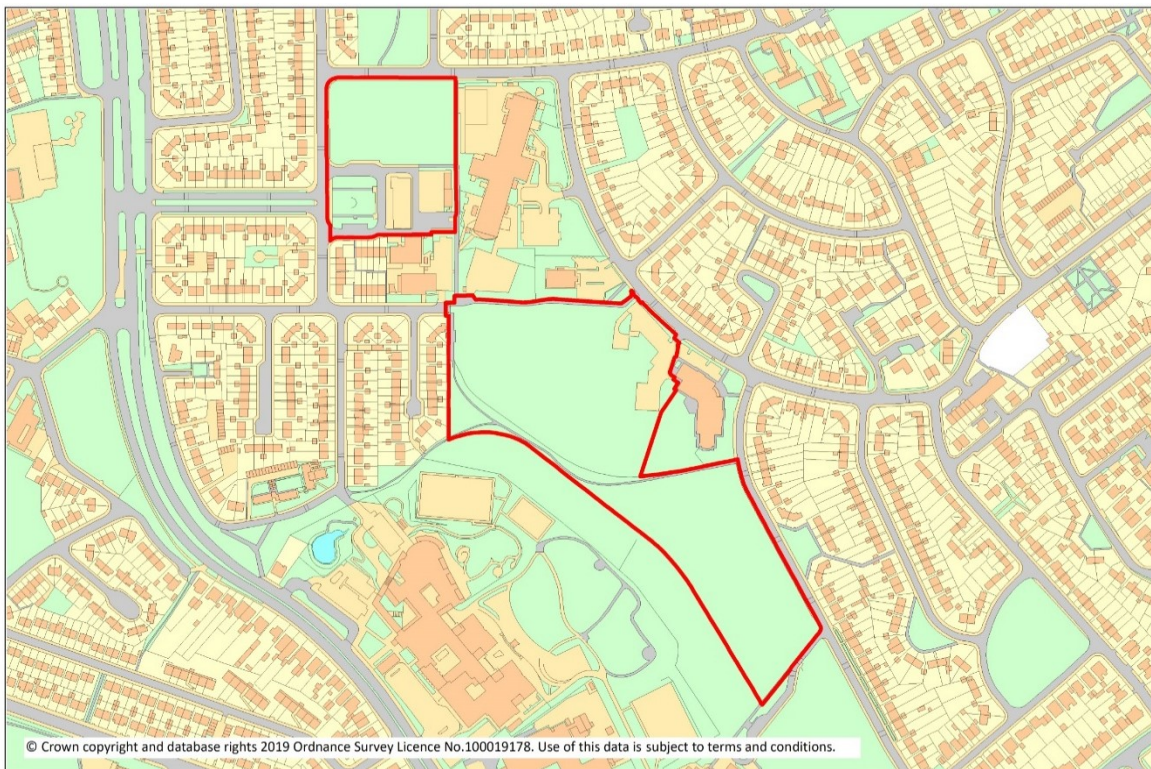
- The site is identified in the Strategic Housing Land Availability Assessment as a site with potential for housing (since 2008) and planning permission for housing has previously been granted on the site.
- The site is in Flood Zone 1 (low risk) and is at low risk of surface water flooding.
- The site does not have any nature conservation designations, but there is minor potential for the site to support foraging bats and/or badgers. A Phase 1 habitat survey and badger survey will be necessary to support a planning application.
- The site is in a landfill gas consultation zone.
- The site is adjacent to a railway line.
- There are no heritage assets on site, or adjacent to the site.
- There is no known archaeology on this site and it has low archaeological potential.
- The site is accessed off Warley Road.

Site Assessment: HSA1.4 Land to the rear of Warley Road

	Indicator	Site Performance
Social Indicators	Distance to nearest bus stop	>500m
	Distance to nearest railway station	<800m
	Distance to nearest primary school	>600m
	Distance to nearest food shop	>600m
	Proximity to defined on or off-road cycle route	<1km
	Distance to nearest secondary school	<600m
	Distance to nearest town centre	<3km
	Bus frequency from nearest bus stop (Mon-Sat daytime)	15 minutes or less
	Train frequency from nearest station (Mon-Sat daytime)	30-59 minutes
	Accessibility to other basic services (GP, Post Office, Library, Bank and Pub)	At least 3 within 1.5km
	Accessibility to play area or park	>600m
Environmental Indicators	Land Designation	No specific designation
	Flood Zone	Zone 1 (low risk)

	Greenfield/Brownfield	Greenfield
	SSSI	No
	Other Site of Nature Conservation Value	No
	Conservation Area	No
	Designated heritage assets on site (e.g. Listed Buildings)	No
	Non-designated heritage assets on site (e.g. Locally Listed Buildings)	No
	Minerals Safeguarding Area	No
Economic Indicators	Distance to nearest business park or employment concentration	<1km

Site reference	HSA1.5	
Site address	Land at Chepstow Road/Gateside Drive and land at Dinmore Avenue/Bathurst Avenue, Grange Park	
Ward	Park	
Site area	5.62 ha	
Number of dwellings expected to be delivered	160	
Type	Mixed	



Site Description:

This allocation consists of two sites comprising a cleared site at Chepstow Road/Gateside Drive and a vacant former school site and open space at Dinmore Avenue/Bathurst Avenue.

The northern site at Chepstow Road is bordered by residential uses to the south, west and north west. Gateside Park lies to the north and Boundary Primary School lies to the east.

The southern site at Dinmore Avenue/Bathurst Avenue is bordered by Boundary Primary School and Grange Park Health Centre to the north, residential uses, the @thegrange community centre (including retail units) and a community garden to the east, open space to the south and St Mary's Catholic Academy to the west.

There are no designated public rights of way, but there are a number of footpaths that run through the southern site, which is bordered by mature trees and shrubbery along its western boundary.

Housing Delivery:

These sites are owned by the local authority and demolition of existing buildings has taken place. Public consultation has taken place on proposals for the sites and a masterplan is currently under preparation. The sites are expected to be delivered within five years.

Highways Considerations:

- The preference is for the smaller site to be accessed from the northern rather than the western boundary.
- Good pedestrian linkages are required to the bus services that serve Dinmore Avenue, Gateside Drive, Chepstow Road and Fulwood Avenue.
- Development proposals could give rise to perceptions of excessive traffic flows and speeds, so some form of traffic calming scheme should be considered between the site and the classified road network; this should integrate with the 20mph speed limit in the area.
- All highways issues, including access to the classified road network, highway safety and demonstration of adequate parking provision, should be addressed in a Transport Assessment. A Travel Plan will be required to encourage residents to adopt more sustainable travel patterns.

Key Development Considerations:


- This is a mixed brownfield and greenfield site.
- The land off Dinmore Avenue is identified in the Strategic Housing Land Availability Assessment as a site with potential for housing (since 2014).
- Public consultation on potential residential development has taken place on these sites and responses are informing the development of a masterplan.
- The sites lie within Flood Zone 1 (low risk), but some areas are at higher risk of surface water flooding and this should be taken into account in scheme design and layout.
- The sites do not have any nature conservation designations, but parts are greenfield and a Phase 1 habitat survey will be necessary to support a planning application.
- There are no heritage assets on site, or adjacent to the site.
- There is no known archaeology on either site, but there is some potential for archaeological remains on the southern site at Dinmore Avenue/Bathurst Avenue. A desk-based study should be undertaken for the southern site and a field investigation is likely to be required prior to its development.

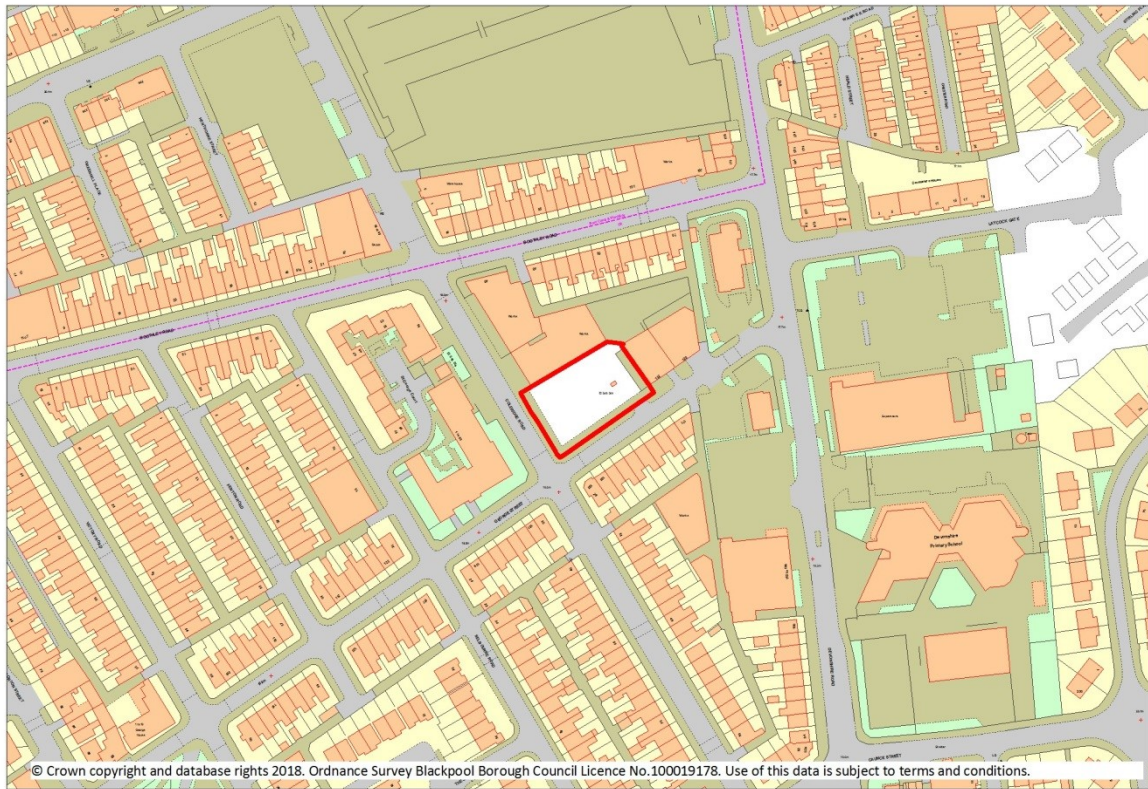
- Parts of the sites are public open space. Overall, open space provision in Park ward meets or exceeds the proposed Borough standard as set out the 2019 Blackpool Open Space Assessment. The open space at Chepstow Road is classified as fair quality in this assessment and the open space at Bathurst Avenue is classified as good. Development of any open space will require compensatory measures including the provision of improved quality meeting the required standards.
- Part of the site is identified as playing fields (albeit a lapsed site) that was associated with a previous school use. It has not had formal pitch marking for over 18 years. Further information can be found in the Playing Pitch Strategy (PPS) Update Draft - (December) 2020. Mitigation through a Section 106 agreement will be required. The monies to be invested informed by the draft PPS and Action Plan.
- Trees and shrubs along the western boundary of land at Bathurst Avenue and Dinmore Avenue should be retained and enhanced.
- There are a number of potential access points for the Chepstow Road site and the other sites should be accessed off Dinmore Avenue and Bathurst Avenue.
- A number of footpaths run through the sites, which need to be taken account of in the development of the masterplan.
- There is a primary school to the east of Chepstow Road which generates noise and localised parking issues at peak times.

Site Assessment: HSA1.5 Land at Chepstow Road/Gateside Drive and land at Dinmore Avenue/Bathurst Avenue, Grange Park

	Indicator	Site Performance
Social Indicators	Distance to nearest bus stop	<200m
	Distance to nearest railway station	>1km
	Distance to nearest primary school	<200m
	Distance to nearest food shop	>600m
	Proximity to defined on or off-road cycle route	<100m
	Distance to nearest secondary school	<400m
	Distance to nearest town centre	<3km
	Bus frequency from nearest bus stop (Mon-Sat daytime)	30 minutes or less
	Train frequency from nearest station (Mon-Sat daytime)	30-59 minutes
	Accessibility to other basic services (GP, Post Office, Library, Bank and Pub)	At least 3 within 1.5km
Accessibility to play area or park	<600m	
Environmental Indicators	Land Designation	Playing Fields and Sports Grounds/no specific designation/Public Open Space/Local Centre
	Flood Zone	Zone 1
	Greenfield/Brownfield	Mixed
	SSSI	No

	Other Site of Nature Conservation Value	No
	Conservation Area	No
	Designated heritage assets on site (e.g. Listed Buildings)	No
	Non-designated heritage assets on site (e.g. Locally Listed Buildings)	No
	Minerals Safeguarding Area	No
Economic Indicators	Distance to nearest business park or employment concentration	<1km

Site reference	HSA1.6	
Site address	Land at Coleridge Road/ George Street, Blackpool	
Ward	Brunswick	
Site area	0.14 ha	
Number of dwellings expected to be delivered	14	
Type	Brownfield	



Site Description:

This is a cleared site that is adjacent to employment uses to the north and east and residential uses to the south and west.

Housing Delivery:

There is a small vacant site with landowner interest in redevelopment for housing. The site is considered developable over the plan period.

Highways Considerations:


- On-street parking is at a premium in this area and the development should cater adequately for its own parking demand.
- A Transport Statement will be required to address all highways issues, including safe access/egress and parking. Pedestrian linkages to nearby public transport should also be highlighted and appraised.”

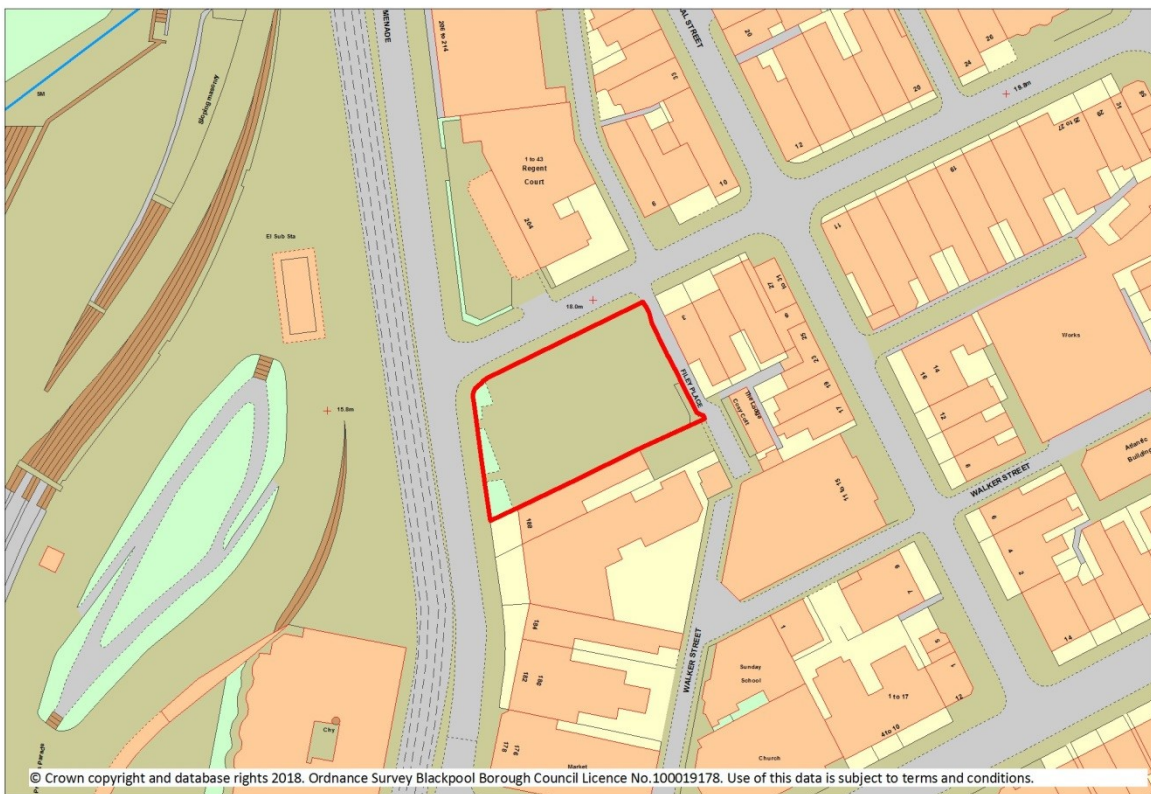
Key Development Considerations:

- The site is identified in the Strategic Housing Land Availability Assessment as part of a larger site with potential for housing (since 2008).
- The site is in Flood Zone 1 (low risk) and is at very low risk of surface water flooding.
- The site does not have any nature conservation designations, but amphibian surveys are recommended as necessary to inform a planning application.
- There are no heritage assets on site, or adjacent to the site.
- There is no known archaeology or archaeological potential associated with the site.
- The site should be accessed off George Street or Coleridge Road.
- The site is adjacent to industrial units.

Site Assessment: HSA1.6 Land off George Street

	Indicator	Site Performance
Social Indicators	Distance to nearest bus stop	<400m
	Distance to nearest railway station	<1km
	Distance to nearest primary school	<400m
	Distance to nearest food shop	<200m
	Proximity to defined on or off-road cycle route	<500m
	Distance to nearest secondary school	>1km
	Distance to nearest town centre	<1km
	Bus frequency from nearest bus stop (Mon-Sat daytime)	15 minutes or less
	Train frequency from nearest station (Mon-Sat daytime)	30 minutes or less
	Accessibility to other basic services (GP, Post Office, Library, Bank and Pub)	At least 3 within 1.5km
	Accessibility to play area or park	<600m
Environmental Indicators	Land Designation	Defined Inner Area – no specific designation
	Flood Zone	Zone 1
	Greenfield/Brownfield	Brownfield
	SSSI	No
	Other Site of Nature Conservation Value	No
	Conservation Area	No
	Designated heritage assets on site (e.g. Listed Buildings)	No
	Non-designated heritage assets on site (e.g. Locally Listed Buildings)	No
Economic Indicators	Minerals Safeguarding Area	No
	Distance to nearest business park or employment concentration	<1km

Site reference	HSA1.7	
Site address	190 – 194 Promenade, Blackpool, FY1 1RJ	
Ward	Claremont	
Site area	0.12 ha	
Number of dwellings expected to be delivered	15	
Type	Brownfield	



Site Description:

This is a prominent site on the Promenade that was formerly occupied by a hotel. The hotel has been demolished and the site is currently in use as a temporary car park.

The Promenade lies to the west and there are residential uses directly to the south, east and north. The site lies just outside of the designated North Town Centre Main Holiday Accommodation Area centred on Banks Street to the north east.

Housing Delivery:

The site was subject to a planning application (11/0056) for 15 flats which was recommended for approval, but was withdrawn. The site is currently used as a temporary car park. There is landowner interest in development for housing in the medium term and the site is considered developable over the plan period.

Highways Considerations:


- The access/egress should be off Banks Street as far from the Promenade (A584) as possible (approximately 40m from this key link).
- On-street car parking is at a premium in this area and the development should cater adequately for its own parking demand.
- A Transport Statement will be required to address all highways issues, including safe access, with pedestrian linkages to nearby public transport highlighted.

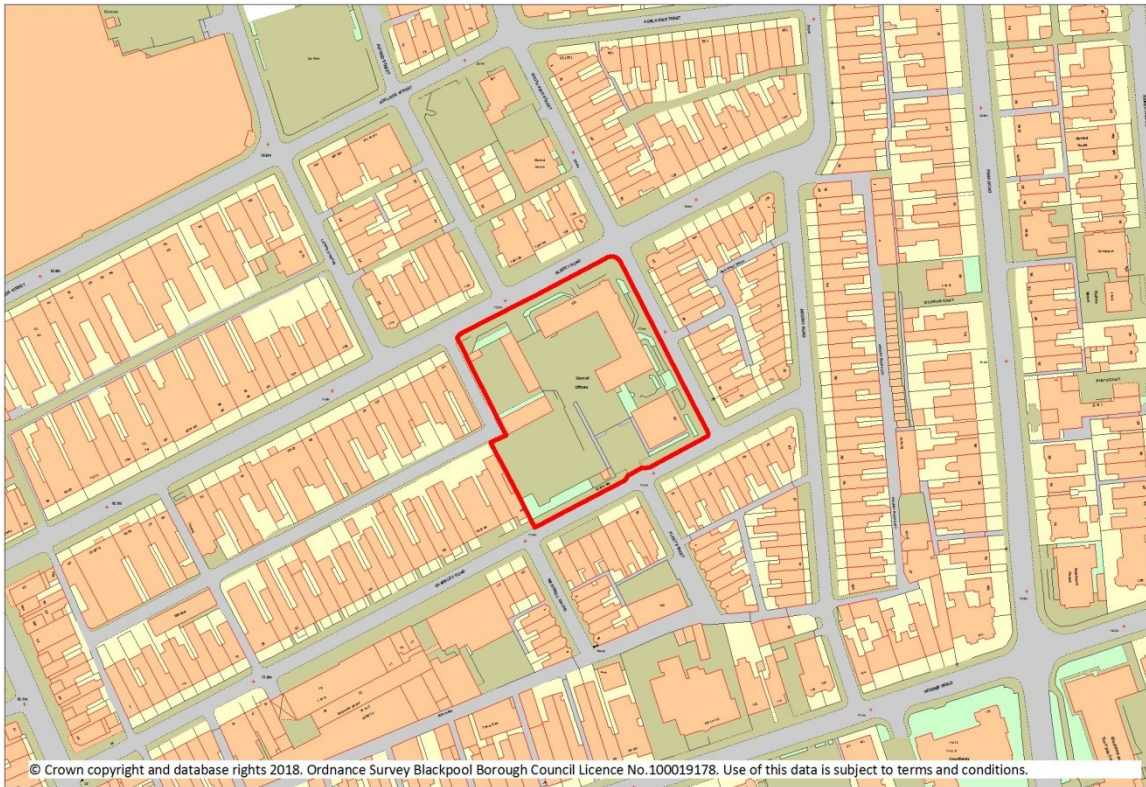
Key Development Considerations:

- The site is brownfield and is identified in the Strategic Housing Land Availability Assessment as a site with potential for housing development (since 2014).
- The site is in Flood Zone 1 (low risk) and is at very low risk of surface water flooding.
- The site does not have any nature conservation designations.
- The site is adjacent to the Town Centre Conservation Area and has been subject to a Heritage Impact Assessment that concludes that the site currently has a negative impact on views towards and from a number of designated and non-designated heritage assets. The development of the site should be carried out to an appropriate height and design to enhance those views.
- There is no known archaeology on this site and it has low archaeological potential.
- The site is accessed off Banks Street.

Site Assessment: HSA1.7 190 – 194 Promenade

	Indicator	Site Performance
Social Indicators	Distance to nearest bus/tram stop	<200m
	Distance to nearest railway station	<800m
	Distance to nearest primary school	>600m
	Distance to nearest food shop	<600m
	Proximity to defined on or off-road cycle route	<100m
	Distance to nearest secondary school	>1km
	Distance to nearest town centre	<1km
	Bus/tram frequency from nearest bus/tram stop (Mon-Sat daytime)	30 minutes or less
	Train frequency from nearest station (Mon-Sat daytime)	30 minutes or less
	Accessibility to other basic services (GP, Post Office, Library, Bank and Pub)	At least 3 within 400m
	Accessibility to play area or park	>600m
Environmental Indicators	Land Designation	Defined Inner Area – no specific designation
	Flood Zone	Zone 1 (low risk)
	Greenfield/Brownfield	Brownfield
	SSSI	No
	Other Site of Nature Conservation Value	No
	Conservation Area	No
	Designated heritage assets on site (e.g. Listed Buildings)	No
	Non-designated heritage assets on site (e.g. Locally Listed Buildings)	No
Minerals Safeguarding Area	No	
Economic Indicators	Distance to nearest business park or employment concentration	<1km

Site reference	HSA1.8	
Site address	Blackpool Council Offices, South King Street, Blackpool, FY1 4PW	
Ward	Talbot	
Site area	0.59 ha	
Number of dwellings expected to be delivered	47	
Type	Brownfield	



Site Description:

This site is located within the defined inner area in close proximity to the town centre. There are municipal offices on the site, which are currently occupied, together with associated car parking. The site is outside of, but adjacent to, the designated South Town Centre Main Holiday Accommodation Area, which has a high concentration of holiday accommodation uses. Charnley Road to the south and Albert Road to the west in particular have high concentrations of holiday accommodation in the form of hotels and guesthouses. To the east the area is more residential in nature and there are a mix of uses including holiday accommodation and residential uses to the north.

Housing Delivery:

The site is owned by the local authority. Existing uses will need to be relocated for housing to be delivered on site. The site is considered developable over the plan period.

Highways Considerations:

- Subject to a thorough Transport Statement, there is no highway related reason why the suggested level of development could not be achieved. Access/egress points should be agreed with the Local Highway Authority.
- On-street parking is at a premium in this area and the development should cater adequately for its own parking demand.
- Convenient pedestrian linkage to the town centre via South King Street, Albert Road and Charley Road will be essential for local amenities and public transport.
-

Key Development Considerations:

- This is a brownfield site and existing uses would need to be relocated and buildings demolished in order to facilitate a comprehensive redevelopment scheme.
- The site is in Flood Zone 1 (low risk) and the risk from surface water flooding for the majority of the site is very low, with small pockets that are at low risk.
- The site does not have any nature conservation designations.
- There are no heritage assets on the site, or adjacent to the site.
- There is no known archaeology on this site and it has low archaeological potential, but photographic recording of the wall and any buildings shown on historic mapping is recommended.
- The site is accessed off Albert Road/Charnley Road.
- Development would need to take account of the changes in gradient on the site, which rises from west to east.

Site Assessment: HSA1.8 South King Street		
	Indicator	Site Performance
Social Indicators	Distance to nearest bus stop	<400m
	Distance to nearest railway station	<800m
	Distance to nearest primary school	<400m
	Distance to nearest food shop	<400m
	Proximity to defined on or off-road cycle route	<500m
	Distance to nearest secondary school	>1km
	Distance to nearest town centre	<1km
	Bus frequency from nearest bus stop (Mon-Sat daytime)	15 minutes or less
	Train frequency from nearest station (Mon-Sat daytime)	30 minutes or less
	Accessibility to other basic services (GP, Post Office, Library, Bank and Pub)	At least 3 within 400m
	Accessibility to play area or park	>600m
Environmental Indicators	Land Designation	Defined Inner Area – no specific designation
	Flood Zone	Zone 1
	Greenfield/Brownfield	Brownfield
	SSSI	No
	Other Site of Nature Conservation Value	No
	Conservation Area	No
	Designated heritage assets on site (e.g. Listed Buildings)	No
	Non-designated heritage assets on site (e.g. Locally Listed Buildings)	No
Minerals Safeguarding Area	No	
Economic Indicators	Distance to nearest business park or employment concentration	<1km

Site reference	HSA1.9
Site address	Car Park, Bethesda Road, Blackpool, FY1 5DT
Ward	Bloomfield
Site area	0.13
Number of dwellings expected to be delivered	13
Type	Brownfield



Site Description:

This site is located within the defined inner area and is currently in use as a car park. It is in a prominent position bordered by Central Drive, Bethesda Road and Erdington Road. Retail units were located on the eastern section of the site, but these have been demolished.

There are a mix of uses in the surrounding area. Residential uses are located to the south west and the Central Drive local centre lies to the south east. There are a mix of retail units/ takeaways/commercial uses to the north and north east.

Housing Delivery:

The site is owned by the local authority. It is a small site where properties have been cleared and the site is considered developable over the plan period.

Highways Considerations:

- Vehicular access/egress should be taken from Erdington Road, the south-western boundary of the site.
- Adequate on-site car parking for the development's needs will be required.
- All pertinent issues should feature in a Transport Statement, including the requirement for good pedestrian connectivity for local amenities and public transport.


Key Development Considerations:

- This is a cleared brownfield site.
- The site is in Flood Zone 1 (low risk) and is at very low or low risk of surface water flooding.
- The site does not have any nature conservation designations.
- There are no heritage assets on site, or adjacent to the site.
- There is no known archaeology on this site and it has low archaeological potential.
- The site is accessed off Erdington Road.

Site Assessment: HSA1.9 Bethesda Road Car Park

	Indicator	Site Performance
Social Indicators	Distance to nearest bus stop	<200m
	Distance to nearest railway station	>1km
	Distance to nearest primary school	<600m
	Distance to nearest food shop	<200m
	Proximity to defined on or off-road cycle route	<500m
	Distance to nearest secondary school	>1km
	Distance to nearest town centre	<1km
	Bus frequency from nearest bus stop (Mon-Sat daytime)	15 minutes or less
	Train frequency from nearest station (Mon-Sat daytime)	30 minutes or less
	Accessibility to other basic services (GP, Post Office, Library, Bank and Pub)	At least 3 within 400m
Accessibility to play area or park	>600m	
Environmental Indicators	Land Designation	Defined Inner Area – no specific designation
	Flood Zone	Zone 1 (low risk)

	Greenfield/Brownfield	Brownfield
	SSSI	No
	Other Site of Nature Conservation Value	No
	Conservation Area	No
	Designated heritage assets on site (e.g. Listed Buildings)	No
	Non-designated heritage assets on site (e.g. Locally Listed Buildings)	No
	Minerals Safeguarding Area	No
Economic Indicators	Distance to nearest business park or employment concentration	<1km

Site reference	HSA1.10	
Site address	Whitegate Manor, Whitegate Drive, Blackpool FY3 9JL	
Ward	Tyldesley	
Site area	0.31 ha	
Number of dwellings expected to be delivered	16	
Type	Brownfield	



Site Description:

This site is located in a prominent position fronting Whitegate Drive. The existing buildings are currently being used by Blackpool Council, but relocation is intended. The Blackpool Centre for Independent Living is located to the north west of the site and residential uses lie to the north east, south east and south west. There are a number of mature trees running along the perimeter of the site on Ferguson Road and Whitegate Drive.

Housing Delivery:

The site is owned by the local authority. Demolition will need to take place in order to facilitate new build development. The site is considered developable over the plan period.

Highways Considerations:

- The Highways Authority consider that any proposal would not be materially different in highways terms to what is currently on site.
- Good pedestrian linkages are required to the nearest bus stops on Whitegate Drive.
- Primary access should be taken from Ferguson Road, with less direct access from Whitegate Drive.
- There are significant pressures relating to on-street parking in the area is at a so the development should cater adequately for its own parking needs.
- Access and parking issues should feature in a Transport Statement as a redevelopment proposal comes forward.

Key Development Considerations:

- This is a brownfield site and the existing buildings would need to be demolished in order to facilitate a new build housing scheme.
- The site is in Flood Zone 1 (low risk) and the risk from surface water flooding for the site is very low.
- The site does not have any nature conservation designations, but a bat survey of any buildings to be demolished is recommended to inform a planning application.
- There are no heritage assets on site, or adjacent to the site.
- The site includes one Historic Environment Record in the form of a nursery named on 1897 Ordnance Survey mapping, but the site was redeveloped and it has low archaeological potential.
- The site is accessed off Whitegate Drive or Ferguson Road.
- The mature trees around the perimeter of the site should be retained.

Site Assessment: HSA1.10 Whitegate Manor, Whitegate Drive

	Indicator	Site Performance
Social Indicators	Distance to nearest bus stop	<200m
	Distance to nearest railway station	>1km
	Distance to nearest primary school	<400m
	Distance to nearest food shop	<200m
	Proximity to defined on or off-road cycle route	<100m
	Distance to nearest secondary school	>1km
	Distance to nearest town centre	<3km
	Bus frequency from nearest bus stop (Mon-Sat daytime)	30 minutes or less
	Train frequency from nearest station (Mon-Sat daytime)	Hourly
	Accessibility to other basic services (GP, Post Office, Library, Bank and Pub)	At least 3 within 800m
	Accessibility to play area or park	<600m
Environmental Indicators	Land Designation	No specific designation
	Flood Zone	Zone 1 (low risk)
	Greenfield/Brownfield	Brownfield
	SSSI	No
	Other Site of Nature Conservation Value	No
	Conservation Area	No
	Designated heritage assets on site (e.g. Listed Buildings)	No
	Non-designated heritage assets on site (e.g. Locally Listed Buildings)	No
	Minerals Safeguarding Area	No
Economic Indicators	Distance to nearest business park or employment concentration	<1km

Site reference	HSA1.11
Site address	Land to the rear of 69-85 Kipling Drive, Blackpool
Ward	Marton
Site area	0.28 ha
Number of dwellings expected to be delivered	14
Type	Greenfield



Site Description:

This is a small area of open space to the rear of residential properties on Kipling Drive. The site is fenced off and overgrown, but can be accessed by pedestrians using a footpath from Kipling Drive, which runs along the western boundary of the site. The Kipling Court sheltered housing scheme lies to the west of the site and Marton Mere holiday park lies to the north east. The holiday park has been extended onto the open space to the north of this site, which means that this parcel of land is surrounded by development, but this is not reflected on the plan or aerial photograph.

Stanley Primary School playing fields lie to the south of the site on the opposite side of Kipling Drive. The site can currently only be accessed by pedestrians and a small section of the curtilage of Kipling Court is required to enable vehicular access. The site rises from north

to south.

Housing Delivery:

The site and neighbouring Kipling Court are owned by the local authority. The site is considered developable over the plan period.

Highways Considerations:


- It would be desirable for the existing access to Kipling Court, the neighbouring property, to be upgraded to act as a single access point for both Kipling Court and the new development, subject to agreement with all interested parties.
- In the event of the loss of parking at Kipling Court, re-provision will be required.
- The new development must be self-sufficient in terms of its parking requirements. The Transport Statement should address all pertinent issues as a viable proposal comes forward.
- Speed calming measures and bus stops are already in place along Kipling Drive, which has a 20mph speed limit.

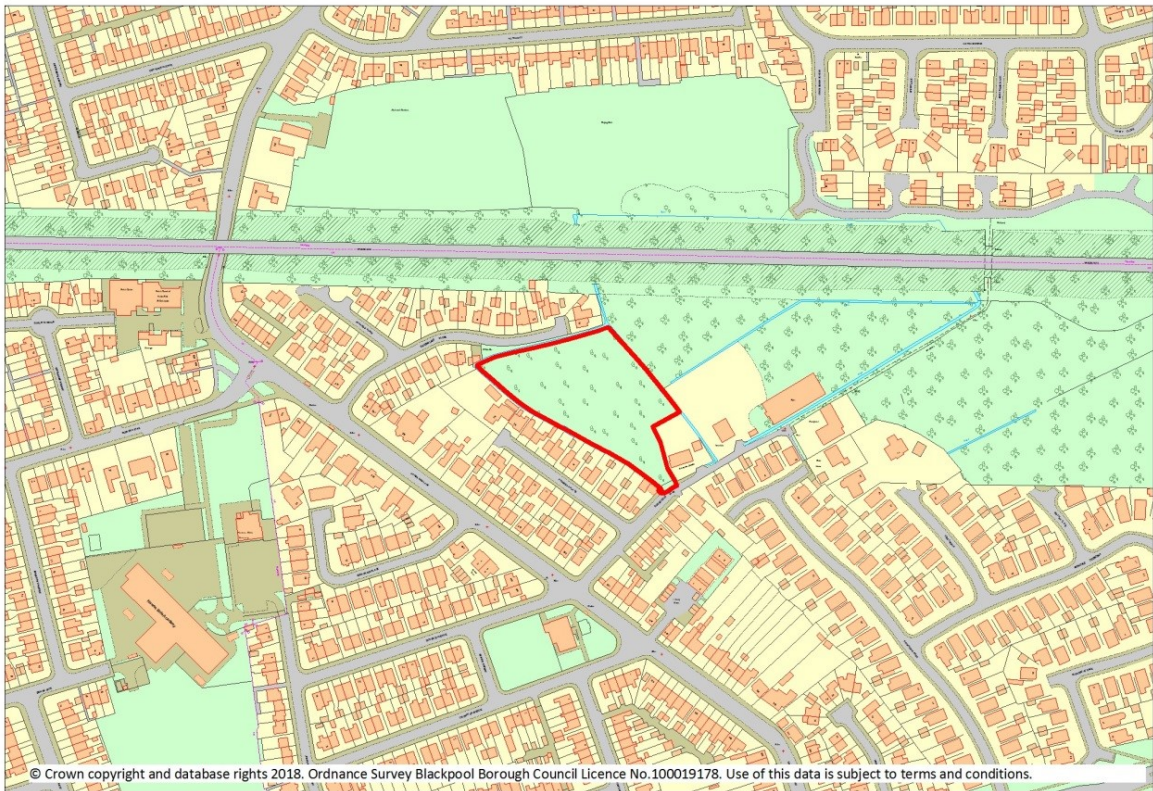
Key Development Considerations:

- This site is identified in the Strategic Housing Land Availability Assessment as a site with potential for housing (since 2014).
- The site lies within Flood Zone 1 (low risk) and it is at a very low risk of surface water flooding.
- The site does not have any nature conservation designations, but there is potential for the site to support foraging bats and badgers. A Phase 1 habitat survey, bat activity survey and a badger survey would be necessary to support a planning application.
- There are no heritage assets on site, or adjacent to the site.
- The site has no known archaeology, but has medium archaeological potential as it lies at a wetland edge indicating a potential for remains of prehistoric activity and paleo environmental remains to be encountered. A field investigation is likely to be required prior to its development.
- The site is part of land that is currently designated as open land meeting community and recreation needs. It is included as part of a much larger area of open space that is classified as natural and semi-natural greenspace in the 2018 Blackpool Open Space Assessment. This open space as a whole is classified as good quality. However, the site itself is neglected, overgrown and isolated by the holiday park extension to the north. Overall, open space provision in Marton ward meets or exceeds the proposed Borough standard and the amount of natural and semi-natural greenspace considerably exceeds the proposed Borough standard.
- Access to the site should be off Kipling Drive and would need to incorporate some of the curtilage of Kipling Court.
- There are no designated public rights of way, but a public footpath runs through the site, which provides access to Marton Mere to the north.

- Development will be required to take account of the proximity of the site to the existing Marton Mere Holiday Village and not compromise its operations.

Site Assessment: HSA1.11 Land off Kipling Drive		
	Indicator	Site Performance
Social Indicators	Distance to nearest bus stop	<200m
	Distance to nearest railway station	>1km
	Distance to nearest primary school	<200m
	Distance to nearest food shop	>600m
	Proximity to defined on or off-road cycle route	>1km
	Distance to nearest secondary school	>1km
	Distance to nearest town centre	<4km
	Bus frequency from nearest bus stop (Mon-Sat daytime)	30 minutes or less
	Train frequency from nearest station (Mon-Sat daytime)	Hourly
	Accessibility to other basic services (GP, Post Office, Library, Bank and Pub)	At least 3 within 1.5km
	Accessibility to play area or park	<200m
Environmental Indicators	Land Designation	Open Land Meeting Community and Recreational Needs
	Flood Zone	Zone 1
	Greenfield/Brownfield	Greenfield
	SSSI	No
	Other Site of Nature Conservation Value	No
	Conservation Area	No
	Designated heritage assets on site (e.g. Listed Buildings)	No
	Non-designated heritage assets on site (e.g. Locally Listed Buildings)	No
Minerals Safeguarding Area	No	
Economic Indicators	Distance to nearest business park or employment concentration	<3km

Site reference	HSA1.12	
Site address	Land at Rough Heys Lane, Blackpool	
Ward	Stanley	
Site area	0.67 ha	
Number of dwellings expected to be delivered	27	
Type	Greenfield	



Site Description:

The land is a parcel of open land to the south of Yeadon Way. Residential development lies to the north, south and west. Open land lies to the north east. There are drainage ditches running around the perimeter of the site to the north, west and east.

Housing Delivery:

The site is owned by the local authority. It is a relatively small site and is considered developable over the plan period.

Highways Considerations:

- The site will is required to be well connected to the existing highway network, for both vehicular and pedestrian movement.
- Good pedestrian linkages are required to Hawes Side Lane, where public transport is available.
- All relevant highway issues should feature in the Transport Statement as development comes forward.

Key Development Considerations:

- The site lies within Flood Zone 1 (low risk). The majority of the site has a very low risk of surface water flooding, but the north eastern section is low risk.
- The site does not have any nature conservation designations, but it includes trees, rough grassland, hedges and ditches and there is potential for it to support foraging and roosting bats, water voles and badgers. An extended Phase 1 habitat survey, water vole survey, bat surveys (roosting and activity) plant survey for meadow rue and badger survey would be necessary to support a planning application.
- There are no heritage assets on site, or adjacent to the site.
- The site has no known archaeology, but a field investigation is likely to be required prior to its development.
- Access to the site is off Rough Heys Lane.
- The site is currently designated as new open space provision although there is no public access and it is classified as poor quality in the 2018 Blackpool Open Space Assessment. There are similar areas of open space immediately to the east of this site. Overall, open space provision in Stanley ward falls just short of the proposed Borough standard as set out the 2018 Blackpool Open Space Assessment, but this study does not assess the countryside at Marton Moss, which fulfils a range of open space functions in the ward.
- The trees, hedges and drainage ditches around the perimeter of the site should be retained.
- The site is in a landfill gas consultation zone.

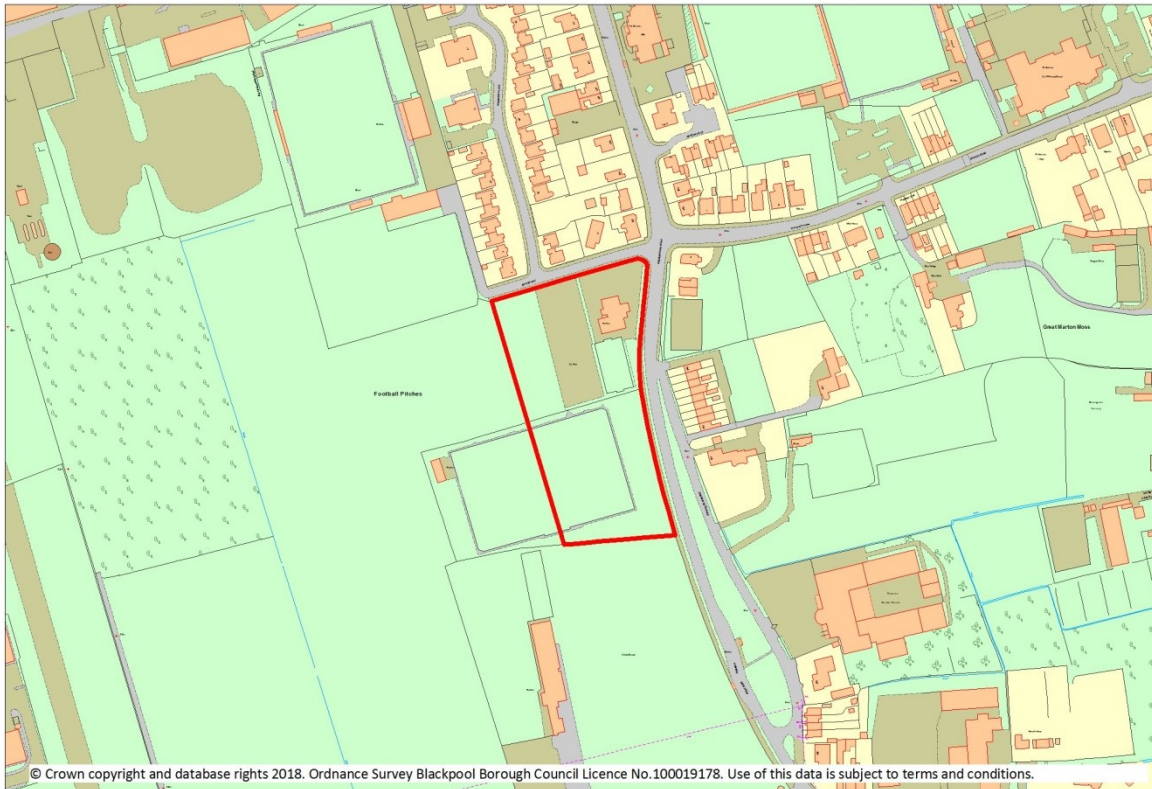
Site Assessment: HSA1.12 Land at Rough Heys Lane

	Indicator	Site Performance
Social Indicators	Distance to nearest bus stop	<200m
	Distance to nearest railway station	>1km
	Distance to nearest primary school	<400m
	Distance to nearest food shop	<600m
	Proximity to defined on or off-road cycle route	<500m
	Distance to nearest secondary school	<600m
	Distance to nearest town centre	<4km

Site Assessment: HSA1.12 Land at Rough Heys Lane

	Indicator	Site Performance
	Bus frequency from nearest bus stop (Mon-Sat daytime)	30 minutes or less
	Train frequency from nearest station (Mon-Sat daytime)	Hourly
	Accessibility to other basic services (GP, Post Office, Library, Bank and Pub)	At least 3 within 1.5km
	Accessibility to play area or park	>600m
Environmental Indicators	Land Designation	New Open Space Provision
	Flood Zone	Zone 1 (low risk)
	Greenfield/Brownfield	Greenfield
	SSSI	No
	Other Site of Nature Conservation Value	No
	Conservation Area	No
	Designated heritage assets on site (e.g. Listed Buildings)	No
	Non-designated heritage assets on site (e.g. Locally Listed Buildings)	No
Economic Indicators	Minerals Safeguarding Area	No
	Distance to nearest business park or employment concentration	<3km

Site reference	HSA1.13	
Site address	Land at Jepson Way/Common Edge Road, Blackpool	
Ward	Stanley	
Site area	1.42 ha	
Number of dwellings expected to be delivered	57	
Type	Mixed	



Site Description:

The site is on the edge of the built up area. It forms part of the Blackpool Airport Enterprise Zone and is included in the illustrative masterplan as a parcel for residential development. This land is currently home to a number of football pitches, associated changing facilities and car parking, accessed off Jepson Way, with Common Edge Road to the east.

Residential properties lie to the north and on the opposite side of Common Edge Road to the east. A cricket pitch lies to the south. Employment uses are proposed to the west as part of the Enterprise Zone development.

Housing Delivery:

The site is owned by the local authority. The Enterprise Zone illustrative masterplan identifies the site for housing, with relocated and improved playing pitches and facilities to be provided to the south of the site. The site is expected to be delivered within five years.

Highways Considerations:


- A withdrawn mixed use planning application indicated up to 57 houses in use class C3. The traffic generation of a residential development of that scale is capable of being accommodated on the local highway network, subject to the infrastructure improvements needed for the wider Blackpool Airport Enterprise Zone being implemented progressively over time.
- Access to the residential units (new and existing) must be taken from the proposed new junction/access road as it is proposed to shut Jepson Way as part of the wider Enterprise Zone scheme, necessary to simplify the junction at Common Edge Road/School Road/Jepson Way for better traffic circulation.
- Pertinent issues should feature in a Transport Assessment, including parking requirements for the development, linkage to public transport and interaction with the wider Enterprise Zone development.
- A Travel Plan will be required to encourage residents to adopt more sustainable travel patterns.

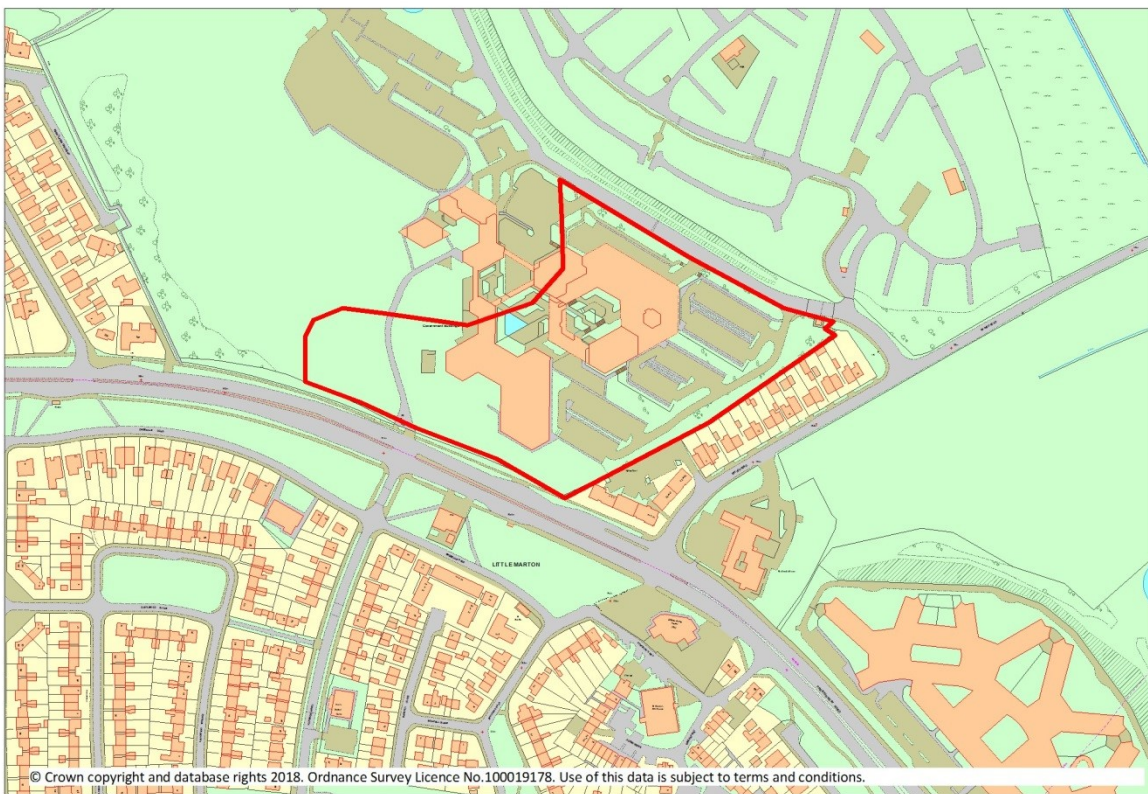
Key Development Considerations:

- The site is in Flood Zone 1 (low risk) and the risk from surface water flooding is very low.
- The site is part brownfield/part greenfield.
- The site does not have any nature conservation designations and potential ecological constraints have not been identified.
- There are no heritage assets on site, or adjacent to the site.
- There is no known archaeology on this site and it has low archaeological potential.
- The site currently has designations including protected playing fields and public open space. The playing fields and football club will be relocated to the south as identified in the Enterprise Zone masterplan. The re-provision of sporting facilities is detailed in the Playing Pitch Strategy (PPS) Update Draft - December) 2020.
- The site is currently in the Green Belt, but it is proposed to remove this parcel of land from this designation. The land is not considered to meet the specific purpose of the Green Belt. It is well contained, surrounded by existing urban development to 75% of its boundaries. The boundaries to the parcel are strong consisting of existing urban areas and additionally Common Edge Road on its eastern boundary. As such it does not play a role in separating neighbouring towns and its removal will not affect the gap between Blackpool and St Annes. Further details can be found in the October 2018 draft Local Green Belt Review Assessment.
- The site is in a landfill gas consultation zone.

Site Assessment: HSA1.13 Land at Enterprise Zone, Jepson Way

	Indicator	Site Performance
Social Indicators	Distance to nearest bus stop	<200m
	Distance to nearest railway station	>1km
	Distance to nearest primary school	<400m
	Distance to nearest food shop	>600m
	Proximity to defined on or off-road cycle route	>1km
	Distance to nearest secondary school	>1km
	Distance to nearest town centre	<4km
	Bus frequency from nearest bus stop (Mon-Sat daytime)	30 minutes or less
	Train frequency from nearest station (Mon-Sat daytime)	Hourly
	Accessibility to other basic services (GP, Post Office, Library, Bank and Pub)	2 basic services within 1.5km
Accessibility to play area or park	>600m	
Environmental Indicators	Land Designation	Green Belt (Proposed for deletion)/Playing Fields and Sports Grounds/Public Open Space
	Flood Zone	Zone 1 (low risk)
	Greenfield/Brownfield	Mixed
	SSSI	No
	Other Site of Nature Conservation Value	No
	Conservation Area	No
	Designated heritage assets on site (e.g. Listed Buildings)	No
	Non-designated heritage assets on site (e.g. Locally Listed Buildings)	No
Minerals Safeguarding Area	No	
Economic Indicators	Distance to nearest business park or employment concentration	<1km

Site reference	HSA1.14	
Site address	Site B, Former National Savings & Investment Site, Preston Road, Blackpool, FY3 9YP	
Ward	Marthon	
Site area	3.2 ha	
Number of dwellings expected to be delivered	90	
Type	Brownfield	



Site Description:

This land forms part of the former National Savings & Investment (NS & I) site. Outline permission (application 15/0420) was granted in October 2016 for commercial uses on this land as part of a hybrid application that also included 118 dwellings to the north west that were subject to a full application. These dwellings are under construction. The site has been cleared but is temporarily in use as a site compound for the residential development that is under construction.

A spine road has been constructed which provides access to this site, to the residential

development that is under construction and to the retained NS & I offices to the north west.

The site is bordered by the residential development that is under construction to the west and north west, established residential uses on Mythop Road to the east, caravans at the Marton Mere Holiday Village to the north and a car park for the retained NS & I buildings to the north west. There are a number of mature trees running around the southern, eastern and northern boundaries of the site.

Housing Delivery:

The site is owned by the house builder that is developing the adjacent site and is considered developable over the plan period.

Highways Considerations:

- The development will be accessed via the recently provided signal controlled junction and link road, implemented for an earlier phase of the site's development.
- The new access is able to accommodate the traffic movements associated with the additional dwellings and provides pedestrian crossing facilities for access to bus stops and local amenities.
- A Transport Assessment and a Travel Plan will be required, addressing all pertinent issues.

Key Development Considerations:

- This is a brownfield site that is currently allocated as a main industrial/business area and it has outline planning permission for commercial uses. However, marketing information has been submitted that suggests that there is limited interest in commercial development on this site.
- The site is accessed off a new spine road that has a signal controlled junction with Preston New Road.
- The site is in Flood Zone 1 (low risk). The majority of the site is at very low risk for surface water flooding, but some very small parts of the site are at low to medium risk of surface water flooding.
- The site does not have any nature conservation designations and potential ecological constraints have not been identified.
- There are no heritage assets on site. The NS & I buildings were locally listed but have now been demolished. The site is to the rear of properties at 2 – 4 Mythop Road, which are locally listed. The impact of developing housing on the significance of these heritage assets will need consideration.
- Archaeological evaluation of the site was undertaken before the NS & I buildings were demolished and the site has no archaeological potential.

Site Assessment: HSA1.14 Site B, Former NS & I Site, Preston New Road

	Indicator	Site Performance
Social Indicators	Distance to nearest bus stop	<200m
	Distance to nearest railway station	>1km
	Distance to nearest primary school	>600m
	Distance to nearest food shop	>600m
	Proximity to defined on or off-road cycle route	>1km
	Distance to nearest secondary school	>1km
	Distance to nearest town centre	>4km
	Bus frequency from nearest bus stop (Mon-Sat daytime)	30 minutes or less
	Train frequency from nearest station (Mon-Sat daytime)	Hourly
	Accessibility to other basic services (GP, Post Office, Library, Bank and Pub)	At least 3 within 800m
	Accessibility to play area or park	>600m
Environmental Indicators	Land Designation	Main Industrial/Business Area
	Flood Zone	Zone 1 (low risk)
	Current/former land use	Brownfield
	SSSI	No
	Other Site of Nature Conservation Value	No
	Conservation Area	No
	Designated heritage assets on site (e.g. Listed Buildings)	No
	Non-designated heritage assets on site (e.g. Locally Listed Buildings)	In close proximity (2 – 4 Mythop Road)
	Minerals Safeguarding Area	No
Economic Indicators	Distance to nearest business park or employment concentration	<3km

Appendix 2A: Site Allocations – Housing – Summary

Table A: Site allocations without planning permission

Site Reference	Site Area (ha)	Number of dwellings expected to be delivered 2019 - 2027
HSA1.1 Former Mariners Public House	0.20	35
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 to the rear of Warley Road	0.33	14
HSA1.5 Land at Grange Park	5.62	160
HSA1.6 Land at George Street	0.14	14
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
Total number of dwellings		690

Table B: Site allocations with planning permission

Site Address	Number of dwellings expected to be delivered 2019 - 2027	Application Reference	Allocation
Land off Warren Drive, FY5 3TG	86	17/0466	Allocation HSA1.15
Land to the north of Ryscar Way and Faraday Way	47	19/0176	Allocation HSA1.16
Land at 50 Bispham Road	12	17/0439	Allocation HSA1.17
41 Bispham Road and land to the rear of 39-41 Bispham Road	16	05/0185 & 06/0433	Allocation HSA1.18
Kings Christian Centre, Warley Road	15	15/0362 & 18/0590	Allocation HSA1.19

Site Address	Number of dwellings expected to be delivered 2019 - 2027	Application Reference	Allocation
Land off Coopers Way	45	05/0705 & 07/0453	Allocation HSA1.20
Land at the Junction of Coleridge Road and Talbot Road	25	18/0603	Allocation HSA1.21
7-11 Alfred Street	14	16/0664	Allocation HSA1.22
Foxhall Village Phases 2(S) 3 & 4	192	12/0803 & 19/0103	Allocation HSA1.23
NS&I Site, Mythop Road	83	15/0420	Allocation HSA1.24
Co-op Sports and Social Club, Preston New Road	45	17/0361	Allocation HSA1.25
Blackpool Trim Shops, Brun Grove	10	17/0573	Allocation HSA1.26
Waterloo Road Methodist Church, Waterloo Road FY4 4BJ	12	18/0204	Allocation HSA1.27
Land at 200-210 Watson Road	39	17/0873	Allocation HSA1.28
585-593 Promenade and 1 Wimbourne Place	88	17/0193	Allocation HSA1.29
Total number of dwellings	729		

Appendix 3: 2019 Strategic Housing Land Availability Assessment (SHLAA) Sites

Table 1: SHLAA 2019 Update Sites proposed for housing allocation in the Local Plan Part 2

SHLAA Site Reference	Address	Proposed Allocation
SN/007	Ryscar Way, Kincaig Road (Phase 2)	HSA1.16
SN/017	Land off Regency Gardens	HSA1.2 (also includes SN/044)
SN/021	41 Bispham Road & Land rear of 19 – 39 Bispham Road	HSA1.18
SN/029	Land to rear of 307- 339 Warley Road	HSA1.4
SN/030	Land at Bromley Close (adjacent to Rathmore Gardens)	HSA1.3
SN/032	50 Bispham Road	HSA1.17
SN/040	Land at Warren Drive	HSA1.15
SN/042	8 Norbreck Road (Former Mariners Pub)	HSA1.1
SN/044	Bispham High School, Bispham Road	HSA1.2 (also includes SN/017)
SN/047	Kings Christian Centre, Warley Road	HSA1.19
SC/005	Land at Coopers Way	HSA1.20
SC/011	Land at Coleridge Road/George Street	HSA1.6 (only part of SC/011)
SC/042	Land at Brun Grove/Wood Park Road/Dover Road	HSA1.26 (only part of SC/042)
SC/086	Rigby Road Development Sites (Foxhall Village)	HSA1.23
SC/088	7 – 11 Alfred Street	HSA1.22
SC/106	190 – 194 Promenade (Former Revills Hotel)	HSA1.7
SC/112	The Grange (Former Grange Park School) Dinmore Avenue	HSA1.5
SC/124	Land at the Junction of Coleridge Road and Talbot Road	HSA1.21
SC/125	South King Street	HSA1.8
SC/127	Bethesda Road Car Park	HSA1.9
SC/128	Whitegate Manor, Whitegate Drive	HSA1.10
SC/129	Waterloo Road Methodist Church, Waterloo Road FY4 4BJ	HSA1.27
SS/017	200 – 210 Watson Road	HSA1.28
SS/054	569 – 613 New South Promenade	HSA1.29 (only part of SS/054)
SS/082	Land at Rough Heys Lane	HSA1.12
SS/083	Land at Enterprise Zone, Jepson Way	HSA1.13
SE/030	Land to rear of 69 – 85 Kipling Drive	HSA1.11
SE/031	Land at NS& I Site, Preston Road	HSA1.24
SE/032	Site B, Former NS & I Site, Preston New Road	HSA1.14

SHLAA Site Reference	Address	Proposed Allocation
SE/033	Co-op Sports and Social Club, Preston New Road	HSA1.25

Table 2: SHLAA 2019 Update Sites not proposed for housing allocation in the Local Plan Part 2

SHLAA Site Reference	Address	Site Size (ha)	Estimated Housing Capacity (net)	Reason Site not proposed for allocation in the Local Plan Part 2
SN/023	Land at Hoo Hill Lane (Rear of 15 – 17 Bispham Road)	0.23	16	No confirmation that site available for residential development over the plan period.
SN/033	Land at Bromley Close (Rear 45 – 55 Bispham Road)	0.14	5	Site considered too small for 10 or more dwellings.
SN/036	Former Filling Station, Norbreck Castle	0.15	15	No confirmation that site available for residential development over the plan period.
SN/043	Mexford House, Mexford Avenue	1.08	43 (new build) 92 (conversion)	Prior approval granted for use of premises as 92 flats (19/0105). Conversion/change of use sites not allocated in plan, but included within permitted/approved housing supply.
SC/003	Land at Back Eaves Street	0.17	6	Site considered too small for 10 or more dwellings.
SC/016	Talbot Gateway	13.2	50	Approximately 50 apartments expected to come forward as part of redevelopment proposals. Included within Local Plan Part 2 housing supply but location within Talbot Gateway not yet confirmed.
SC/017	37 Charles Street	0.04	5	Site is considered too small for 10 or more dwellings.
SC/024	Land at Lever Street	0.63	25	Access and amenity constraints favour a comprehensive scheme. Land is in multiple ownerships. No evidence that whole site is available for housing.
SC/025	157 Whitegate Drive	0.17	14	Confirmation required as to site availability and status in terms of previous permission.
SC/057	Land at Ball Street/Duke Street	0.07	5	Site considered too small for 10 or more dwellings. Site has permission for 5 dwellings (19/0009).
SC/063	Land at Devonshire Road/Talbot Road	1.47	70	Planning application expected for non-residential uses.

SHLAA Site Reference	Address	Site Size (ha)	Estimated Housing Capacity (net)	Reason Site not proposed for allocation in the Local Plan Part 2
SC/067	197 Dickson Road	0.14	22	No confirmation that site available for residential development over the plan period.
SC/080	Land rear of 2 – 14 Durham Road	0.78	8	Site not considered suitable for 10 or more dwellings.
SC/085	76 and 76a Kent Road	0.11	12	Vacant premises that have had planning permission for redevelopment as 12 dwellings (15/0671). No confirmation that site available for residential development over the plan period.
SC/113	Dinmore Public House, Dinmore Place	0.15	18	Vacant site. No confirmation that site available for residential development over the plan period.
SC/120	Land adjacent 232 Promenade	0.05	12	Vacant site that has had residential planning permission (12/0288). No confirmation that site available for residential development over the plan period.
SC/123	Hoyle House, Argosy Avenue	0.36	18	Site under construction and nearing completion
SC/126	29-35 Ripon Road	0.11	8	Site considered too small for 10 or more dwellings
SS/001	Land at Bridge House Road	1.03	7	Site considered too small for 10 or more dwellings.
SS/051	Land at Moss House Road	16.7	355	Site is allocated in Core Strategy Policy CS25.
SS/057	Land at Station Road/Lytham Road (Former Grand Hotel)	0.12	12	No confirmation that site available for residential development over the plan period.
SS/064	Land at Former Hawes Side Clinic, Hawes Side Lane	0.16	8	Site considered too small for 10 or more dwellings.
SS/068	Land at rear of 89 – 103 Powell Avenue	0.12	6	Site considered too small for 10 or more dwellings.
SS/070	Former St Margaret Clitherow Church, Lytham Road	0.14	6	Site considered too small for 10 or more dwellings.
SS/071	Land adjacent to 73 Stony Hill Avenue	0.19	8	Site considered too small for 10 or more dwellings. Housing is being developed on site (16/0493 – 8 dwellings).
SS/076	Land at Baguleys Garden Centre, Midgeland Road	0.57	12	Site is located in Marton Moss where sites will be considered under the neighbourhood planning approach.

SHLAA Site Reference	Address	Site Size (ha)	Estimated Housing Capacity (net)	Reason Site not proposed for allocation in the Local Plan Part 2
SE/025	Land to rear of Cornwall Place (off Swallow Close)	0.86	27	Site subject to drainage constraints and no evidence residential development achievable over the plan period
SE/026	Whyndyke Farm	4.93	126	Site is allocated in Core Strategy Policy CS25.
SE/029	Land to rear of 170 Preston New Road	0.4	6	Site considered too small for 10 or more dwellings

Appendix 4: Site suggestions received through the Call for Sites Process

Site Reference	Site Address	Site area	Recommendation
001	Land at Chapel Road/Cropper Road, Marton Moss, Blackpool	5.6 ha	Not proposed for allocation in the Local Plan Part 2. This land is located at Marton Moss and is covered by Core Strategy Policy CS26. Sites at Marton Moss will be considered as part of the neighbourhood planning approach.
002-1	Land on north side of Cropper Road, Blackpool (land forms part of Site 001)	1.1ha	Not proposed for allocation in the Local Plan Part 2. The site is located in Marton Moss and is covered by Core Strategy Policy CS26. Sites at Marton Moss will be considered as part of the neighbourhood planning approach.
002-2	Land on east side of Chapel Road (south of Yeadon Way), Blackpool (land forms part of Site 001)	1.4ha	Not proposed for allocation in the Local Plan Part 2. The site is located in Marton Moss and is covered by Core Strategy Policy CS26. Sites at Marton Moss will be considered as part of the neighbourhood planning approach.
002-3	Land on west side of Chapel Road (south of Yeadon Way), Blackpool (land forms part of Site 001)	3.1ha	Not proposed for allocation in the Local Plan Part 2. The site is located in Marton Moss and is covered by Core Strategy Policy CS26. Sites at Marton Moss will be considered as part of the neighbourhood planning approach.
004-1	Land at Progress Way, Blackpool	0.8 ha	Not proposed for allocation in the Local Plan Part 2. The site is located in Marton Moss and is covered by Core Strategy Policy CS26. Sites at Marton Moss will be considered as part of the neighbourhood planning approach.
004-2	Runnell Farm, Chapel Road, Blackpool	1 ha	Not proposed for allocation in the Local Plan Part 2. The site is located in Marton Moss and is covered by Core Strategy Policy CS26. Sites at Marton Moss will be considered as part of the neighbourhood planning approach.
004-3	Land at Runnell Farm, Chapel Road, Blackpool	2 ha	Not proposed for allocation in the Local Plan Part 2. The site is located in Marton Moss and is covered by Core Strategy Policy CS26. Sites at Marton Moss will be considered as part of the neighbourhood planning approach.
005	334-336 Midgeland Road, Blackpool, FY4 5HZ	0.4 ha	Not proposed for allocation in the Local Plan Part 2. The site is located in Marton Moss and is covered by Core Strategy Policy CS26. Sites at Marton Moss will be considered as part of the neighbourhood planning approach.

Site Reference	Site Address	Site area	Recommendation
			approach.
006	Field on Chapel Road, Blackpool	2.05 ha	Not proposed for allocation in the Local Plan Part 2. The site is located in Marton Moss and is covered by Core Strategy Policy CS26. Sites at Marton Moss will be considered as part of the neighbourhood planning approach.
007	Field between 231 – 245 Midgeland Road, Blackpool	0.8 ha	Not proposed for allocation in the Local Plan Part 2. The site is located in Marton Moss and is covered by Core Strategy Policy CS26. Sites at Marton Moss will be considered as part of the neighbourhood planning approach.
008-1	1 Runnell Villas, Chapel Road, Blackpool	0.4	Not proposed for allocation in the Local Plan Part 2. The site is located in Marton Moss and is covered by Core Strategy Policy CS26. Sites at Marton Moss will be considered as part of the neighbourhood planning approach.
008-2	35-43 Dagers Hall Lane, Blackpool, FY4 4AX	0.03 ha	Not proposed for allocation in the Local Plan Part 2. Using the standard density multiplier for a site of this size in this location (50 dph and 100% net developable area) results in an estimated capacity of 2 dwellings, which is below the 10 dwelling site size threshold for allocation proposed in the Local Plan Part 2.
009-1	Land at Runnell Farm, Chapel Road, Blackpool	2.4 ha	Not proposed for allocation in the Local Plan Part 2. The site is located in Marton Moss and is covered by Core Strategy Policy CS26. Sites at Marton Moss will be considered as part of the neighbourhood planning approach.
009-2	Land at Progress Way, Blackpool (Same site as 004-1)	0.8 ha	Not proposed for allocation in the Local Plan Part 2. The site is located in Marton Moss and is covered by Core Strategy Policy CS26. Sites at Marton Moss will be considered as part of the neighbourhood planning approach.
010	Land adjacent to “Derryn”, School Road, Marton Moss, Blackpool, FY4 5EL	0.13 ha	Not proposed for allocation in the Local Plan Part 2. The site is located in Marton Moss and is covered by Core Strategy Policy CS26. Sites at Marton Moss will be considered as part of the neighbourhood planning approach. Using the standard density multiplier for a site of this size in this location (50 dph and 100% net developable area) results in an estimated capacity of 7 dwellings, which is below the 10 dwelling site size threshold for allocation proposed in the Local Plan Part 2.

Site Reference	Site Address	Site area	Recommendation
011	Land to the rear of Broad Oak Lane, Staining Blackpool, FY3 0BZ	0.7 ha	Not proposed for allocation in the Local Plan Part 2. The site lies outside of the existing urban area, or the South Blackpool Growth area, and is not in conformity with Core Strategy Policy CS2. This land is currently a designated Countryside Area and this designation is proposed to be taken forward in the Local Plan Part 2. Residential use would extend the built up area into this designated area and harm the character and appearance of this limited resource in Blackpool. The estimated number of dwellings suggested on the submitted form (7) is below the 10 dwelling site size threshold for allocation proposed in the Local Plan Part 2.
014	Carandaw Farm, School Road, Blackpool, FY4 5EJ	0.6 ha	Not proposed for allocation in the Local Plan Part 2. The site is located in Marton Moss and is covered by Core Strategy Policy CS26. Sites at Marton Moss will be considered as part of the neighbourhood planning approach.
015	The Hollies/Dean Nurseries, Chapel Road, Blackpool, FY4 5HU	1.2 ha	Not proposed for allocation in the Local Plan Part 2. The site is located in Marton Moss and is covered by Core Strategy Policy CS26. Sites at Marton Moss will be considered as part of the neighbourhood planning approach.
016	Corner Plot (adjacent to Rose Villa) Chapel Road, Marton, Blackpool	0.63 ha	Not proposed for allocation in the Local Plan Part 2. The site is located in Marton Moss and is covered by Core Strategy Policy CS26. Sites at Marton Moss will be considered as part of the neighbourhood planning approach.
017	Plot of Land formerly 'Marina Nurs', New Hall Avenue, Blackpool, FY4 5HY	0.6 ha	Not proposed for allocation in the Local Plan Part 2. The site is located in Marton Moss and is covered by Core Strategy Policy CS26. Sites at Marton Moss will be considered as part of the neighbourhood planning approach.
018	Former Baguleys Site, Midgeland Road, Marton Moss, Blackpool, FY4 5HE	1.75 ha	Not proposed for allocation in the Local Plan Part 2. The site is located in Marton Moss and is covered by Core Strategy Policy CS26. Sites at Marton Moss will be considered as part of the neighbourhood planning approach.
019	Former NS & I Site, Preston Road, Blackpool	3.9 ha	Proposed allocation for housing in the Local Plan Part 2. The site is a brownfield site located within the existing urban area adjacent to existing and proposed residential development.

Site Reference	Site Address	Site area	Recommendation
020	9 Fishers Lane, Marton Moss, Blackpool, FY4 5DN	0.54 ha	Not proposed for allocation in the Local Plan Part 2. The site is located in Marton Moss and is covered by Core Strategy Policy CS26. Sites at Marton Moss will be considered as part of the neighbourhood planning approach.
021	2 School Road, Blackpool, FY4 5DX	1 ha	Not proposed for allocation in the Local Plan Part 2. The site is located in Marton Moss and is covered by Core Strategy Policy CS26. Sites at Marton Moss will be considered as part of the neighbourhood planning approach.
022	Avondale, Rough Heys Lane, Blackpool, FY4 5AF	1.17 ha	Not proposed for allocation in the Local Plan Part 2. This is a largely greenfield site that is subject to a number of constraints in terms of access (including ownership of potential access routes) and there are other constraints in terms of ecology and surface water drainage that would also need to be overcome. The site is not needed to meet the housing requirement over the plan period.

Appendix 5: Heritage Impact Assessment

Heritage Impact Assessment for Site Allocations in the Local Plan

August 2019

Introduction

This document has been prepared to support the Local Plan for Blackpool Council. Historic England has identified two proposed sites: H11: 190-194 Promenade, and H12: Former Allandale Hotel, Continental & Carlton House Hotels, Abingdon Street, as having the potential to harm the historic environment, heritage assets and their setting, and this therefore needs to be addressed through a heritage impact assessment before being included within the next stage of the Local Plan. After further consideration, the Council is no longer proposing to allocate Site H12 in the Local Plan and therefore a heritage impact assessment has not been included for this site.

For Site H11 this heritage impact assessment shows

- Identification of heritage assets affected (designated and non-designated);
- Assessment of the site contribution to the significance of the heritage asset(s) identified;
- Assessment of the impact of the potential site allocation on the significance of heritage asset(s);
- Consideration of enhancements to the historic environment which could be achieved or ways to mitigate harm to the significance of the heritage asset(s);
- Conclusions and recommendations on the potential allocation.

SITE ALLOCATION HERITAGE IMPACT ASSESSMENT

SITE NAME: H1.11: 190-194 Promenade

Methodology for Impact Assessments on Heritage Assets:

- Identification of the asset(s)
- Identification of the asset's importance and contribution of the site to the significance
- Identification of potential impact of allocation on significance
- Considerations for maximising enhancements and mitigating harm

IDENTIFICATION OF HERITAGE ASSETS

<u>Heritage Asset</u>	<u>Description of Heritage Asset</u>
Listed building	Blackpool Tower
Listed building	War Memorial
Listed building	Clifton Hotel
Listed building	North Pier
Listed building	Promenade shelters
Locally listed building	Metropole Hotel
Conservation Area	Town Centre Conservation Area

SITE CONTRIBUTION TO THE SIGNIFICANCE OF THE ASSET(S)

The site is currently a surface car park and, as such, does not contribute to the significance of the adjacent Conservation Area or other heritage assets in the vicinity. This HIA is therefore concerned with evaluating its impact on those assets in views towards and away from the site, including potentially if the site is developed.

SITE CONTRIBUTION TO THE SIGNIFICANCE OF THE ASSET(S)		
Name of asset	Significance of the asset and its setting	Site impact on the significance of the asset
Blackpool Tower	Grade I: One of the first entertainment complexes in Blackpool built between 1891 and 1894 to the designs of architects Maxwell and Tuke. Open steel girders tapering from 100 feet wide at the base to 30 feet under the main gallery. Lavish interiors including ballroom and circus. The Tower is immediately recognisable as a national icon of the seaside. The Tower's main setting is the	The site is several blocks to the north of the Tower. Prior to demolition, the site formed the corner of a three storey terrace of Victorian boarding houses in various states of repair. The site cannot currently be viewed from the Tower, but would become visible when any building takes place. In views south towards the Tower the site currently has

	<p>Promenade and sea itself which enable wide views towards and away from the structure. It is visible in views from north and south along the Promenade including from the site in question. The smaller scale of the surrounding buildings preserve its dominance in the townscape. It is also experienced in far ranging views from the east, particularly from rising ground in the rural fringes of neighbouring boroughs.</p>	<p>a negative impact.</p>
<p>War Memorial</p>	<p>Grade II* war memorial listed for the high-quality bronze sculptural plaques by Gilbert Ledward, and as a rare example of the depiction of women on a war memorial; an eloquent witness to the tragic impact of world events on the local community, and the sacrifice it made in the conflicts of the C20. Erected in an existing sunken garden which forms the immediate setting. Has group value with North Pier and Clifton Hotel.</p> <p>The War Memorial is a landmark experienced as the focal point of a busy seaside square at the north end of Central Promenade, and is an important open space. It is framed to the west by the Promenade, sea and North Pier, the tram tracks and Queens Square immediately to the east and Talbot Square to the south east, all of which create a spacious feel to the setting when viewed from the south. The backdrop to the north is the Metropole Hotel which blocks views in that direction. Views from the east are framed by the Victorian three-storey buildings on Queen Street.</p>	<p>The highway where the site is located curves north west so it can be glimpsed in tightly framed views north from the vicinity of the tram tracks next to the War Memorial. As a car park it is currently screened by the existing buildings but would become visible when any building takes place. The War Memorial cannot be seen in views south from the site.</p>
<p>Clifton Hotel</p>	<p>Grade II hotel, 1865-74. Fills 3-sided site. First extended in 1865 and then replaced (1874) original Clifton Arms Hotel on the corner of Talbot Square and Promenade. One of the early large hotels on the Promenade.</p> <p>The hotel is in a prominent corner location across from North Pier and south east of the War Memorial square and Metropole Hotel. It also sits on the south west corner of Talbot Square, the town's civic centre, and close to the grade II Town Hall. The setting has a spacious feel but is dominated by the busy junction with tram tracks to the west.</p>	<p>The highway where the site is located curves north west and can be glimpsed in tightly framed views north from the hotel. The car park is currently screened by the existing buildings but would become visible when any building takes place. The hotel can be seen in tightly framed views south from the site.</p>

<p>North Pier</p>	<p>Pier, 1862-3, by Eugenius Birch, contractors R. Laidlaw and Son of Glasgow. Cast iron screw piles and columns supporting iron girders and wooden deck 1,405 feet long, with jetty of 474 feet (added 1867). It is the oldest surviving example of Eugenius Birch's work.</p> <p>The pier entrance forms the westerly boundary of Talbot Square. The pier deck and girders, which are of high significance, are visible in views from north and south on the Promenade.</p>	<p>The pier deck and girders, which are of high significance, are visible in views away from the site, and conversely the site will be visible at a distance from the pier deck. The existing view at an oblique angle has a neutral impact but, when the site is developed, potential harm may be caused by inappropriate design.</p>
<p>Shelters</p>	<p>Six grade II listed shelters are located on Princess Parade between North Pier and the crazy golf course immediately north of the Metropole Hotel. Originally in pairs at the top of steps to the beach, the ornate Edwardian shelters were included as part of development of the Promenade where fashionable visitors could see and be seen. Relocated as part of sea defence works in the early 2000s.</p> <p>Beach and sea is the immediate setting to the west and the locally listed colonnades and Metropole Hotel to the east. Visible in views north and south along the Promenade.</p>	<p>The two most northerly of the six shelters are highly visible from the site, and vice versa. The gable and rear outbuildings which were made good after demolition, together with lack of landscaping, create a highly visible poor outlook.</p>
<p>Metropole Hotel</p>	<p>Large prominent red-brick hotel founded in the late 18th century and altered and enlarged in the 19th century. Located between the seafront and tramway it is a highly visible and significant building in the townscape of the north promenade. Has group value with the listed War Memorial and North Pier, Promenade shelters and the locally listed Colonnades, all of which form its immediate setting together with the sea to the west and Clifton Hotel to the south east. Locally listed in 2013.</p>	<p>The site is immediately adjacent to the hotel on opposite sides of the tram track and currently has a negative impact on its setting.</p>
<p>Town Centre Conservation Area</p>	<p>First designated in 1984 as Talbot Square Conservation Area (CA). Extended in 2004 to include the Metropole and gardens, and in 2015 to include listed buildings such as the Tower and Winter Gardens.</p> <p>The CA has a varied setting but in this location its immediate setting is the sea, the listed and locally listed buildings on</p>	<p>The site is adjacent to the north of the CA and the crazy golf course within its boundary to the north of the Metropole Hotel. It currently has a negative impact on this part of the CA.</p>

	<p>the Cenotaph square and the densely built blocks to the east of the tram tracks. Visible in tightly framed views south, and west towards the sea.</p>	
ENHANCEMENTS AND MITIGATING HARM		
Maximising enhancement		
<p>The site currently has a negative impact on views inwards and outwards. Developing the site for residential purposes has the potential to enhance these views but the level of enhancement will depend on the design, scale, height and massing of the development. In order to preserve the integrity of the historic setting of the Metropole, and to protect views towards the Tower in particular, the development should be no higher than the adjacent Victorian terrace opposite the east side of the Metropole Hotel.</p>		
Mitigating harm		
<p>The site is on the corner of a very busy highway which includes the tram tracks, and development is unlikely to harm further the setting of nearby heritage assets in this regard. Development has the potential to enhance, or further harm the setting and/or views to/from heritage assets.</p> <p>The most likely harm would be caused by inappropriate design, for example being built higher than the existing terrace and/or forward of the historic building line, and these issues should be non-negotiable. However, a modern design and materials would be less harmful and have the potential to enhance views in all directions.</p>		
CONCLUSIONS AND RECOMMENDATIONS		
<p>The site currently has a negative impact on views towards and from a number of designated and non-designated heritage assets. Allocation of the site has the potential to enhance those views, providing development is carried out to an appropriate height and design.</p>		