

Blackpool Borough Council

Strategic Housing Land Availability Assessment (SHLAA)

2013 Update

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1.0 Introduction

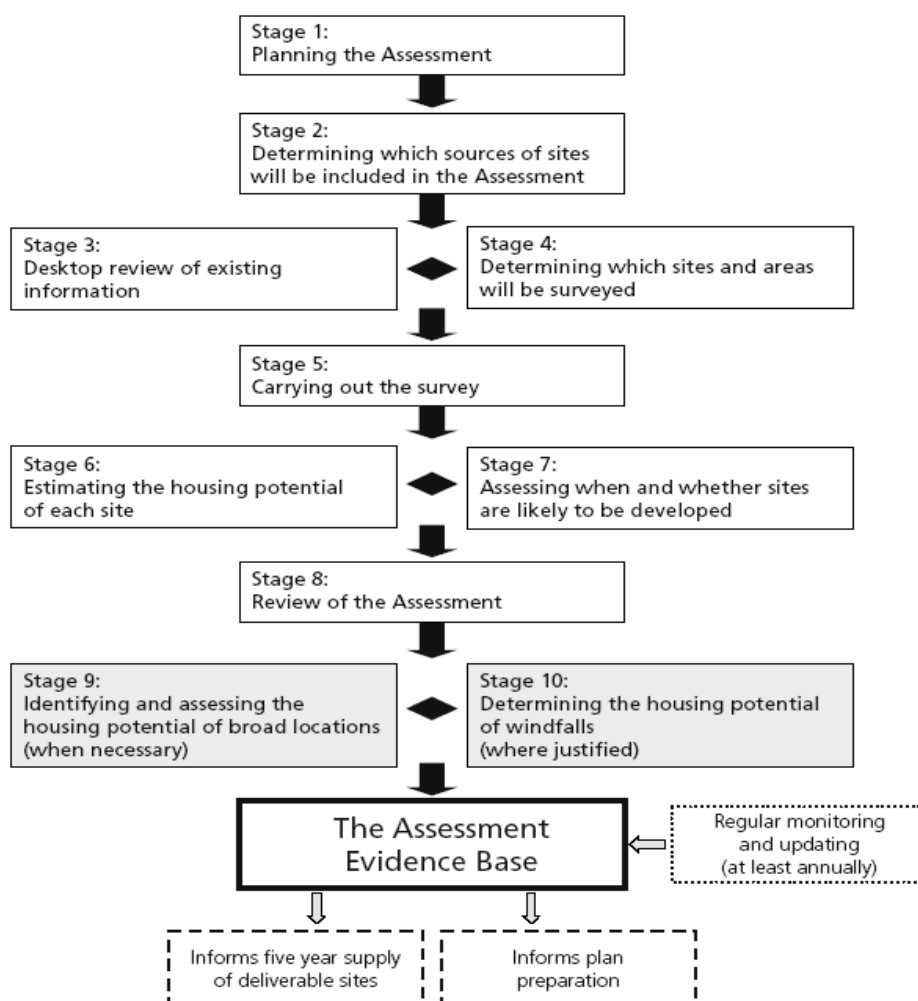
- 1.1 Blackpool's Strategic Housing Land Availability Assessment (SHLAA) is a key study underpinning the new Blackpool Local Plan including the Core Strategy, which is currently being produced. It provides evidence of how much land is suitable, available and achievable for housing over the plan period, by identifying potential housing sites within Blackpool and estimating their development potential. All local planning authorities are required to undertake a SHLAA in order to identify an adequate supply of land for housing.
- 1.2 Blackpool Council first published its SHLAA in May 2008, following consultation on a draft site schedule, proposed methodology and formal 'Call for Sites' Exercise. Since then, three SHLAA updates have been produced in 2009, 2010 and 2011, which included a new schedule of sites to reflect Blackpool's supply position at 1st April of that particular year.
- 1.3 The SHLAA 2013 update contains a revised schedule of sites to reflect Blackpool's supply position at 1st April 2013, superseding the last SHLAA update published in 2011. This revised schedule includes new sites that have been identified from various sources since the 2011 SHLAA update; and updates information on existing sites identified, for example progress with delivery of development or changes to estimated timescale. In some instances, a change in circumstance means it is necessary to remove sites from the schedule.
- 1.4 The 2013 update follows the same broad methodology as the 2008 SHLAA and other SHLAA updates. For clarity, this is presented in Section 2. This methodology is structured to align with the SHLAA Practice Guidance published by the Communities and Local Government (CLG) in 2007¹. In addition, the 2013 update has regard to the National Planning Policy Framework (NPPF) published in March 2012 and the emerging Planning Practice Guidance (PPG); although at the time of undertaking the assessment this new guidance remained in draft form.
- 1.5 The findings and results of the 2013 update are summarised in Section 3, which considers the potential supply of deliverable and developable sites, windfall development and overall supply for the plan period. A full schedule of sites is presented in Appendix A. The locations of these sites are shown on maps presented in Appendix B.
- 1.6 Information on how the SHLAA will continue to be reviewed and updated on a regular basis to provide an informed position on the sites available for future housing in Blackpool is set out in Section 4.
- 1.7 It is important to note that whilst the SHLAA is an important piece of evidence to inform plan making, it does not in itself allocate sites for housing development or determine which sites should be developed. It is for the Local Plan to determine which sites are the most suitable for development and allocate sites accordingly. The inclusion of sites in the SHLAA does not necessarily mean that they will be allocated for development or that a planning application will be considered favourably. Similarly, sites that are not included at this stage are not necessarily unsuitable for housing development in all cases.

¹ This Guidance document was in place when the 2013 SHLAA assessment was undertaken; it has since been cancelled with the launch of the Planning Practice Guidance (PPG) on 6th March 2014.

2.0 Methodology Statement

- 2.1 This section describes the main stages in preparing the SHLAA, including the actions undertaken and the assumptions and relevant decisions made. The methodology is set out in the 2008 SHLAA and re-presented in SHLAA updates. In presenting it here, the opportunity has been taken to provide more detail and clarity where appropriate, whilst explaining any additional processes involved in undertaking the SHLAA 2013 update, for example having regard to the NPPF and the emerging draft PPG where necessary.
- 2.2 Figure 1 illustrates the eight main preparation stages and two further optional stages (covering broad locations and windfalls) which have been broadly followed, as set out in the 2007 SHLAA Guidance².

Figure 1: Main stages of the SHLAA methodology



Stage 1: Planning the Assessment

- 2.3 The first stage involved scoping out how key elements of the study would be carried out.

² As previously stated, this Guidance document was still in place when the 2013 SHLAA assessment was undertaken. Whilst it has since been cancelled, the stages are still considered relevant having regard to the new PPG methodology.

- 2.4 Blackpool functions within the Fylde Coast housing market area. Following discussions with Fylde and Wyre Borough Councils, it was agreed that the three Fylde Coast authorities would follow a broadly consistent SHLAA methodology, but carry out their studies separately. The intention was to produce a joint SHLAA overview statement once each Fylde Coast authority had undertaken its respective study to summarise key findings. However, collaborative working between the authorities in line with the Duty to Co-operate supersedes the need for this. The three authorities have also worked together in preparing a joint Fylde Coast Strategic Housing Market Assessment, which supports this work.
- 2.5 In February 2008, the Council consulted on a proposed methodology, key milestones for completing the study, and a draft schedule of potential housing sites (identified from various sources). Both Fylde and Wyre Councils were consulted along with other relevant stakeholders³. This consultation also involved a 'Call for Sites' exercise, with private and public land owners invited to submit sites for consideration. Since 2008, a 'Call for Sites' form has been available to download from the Council's website⁴ for anyone wanting to submit a site for consideration. All sites nominated through the formal 'Call for Sites' consultation, or since, have been considered in accordance with the methodology criteria (set out below) when producing the 2008 SHLAA or subsequent SHLAA updates.
- 2.6 The 2008 SHLAA and subsequent updates have been produced in-house by staff in the Planning Policy Team. Work has involved data collation from various monitoring sources, site surveys, consultation (2008) and GIS mapping. Officers from across the Council, including Housing, Estates and Economic Development Teams, as well as from the Fylde Coast Economic Development Company, have assisted this process where appropriate.
- 2.7 The appointment of consultants URS in 2013 to undertake the Blackpool Local Plan and Community Infrastructure Levy (CIL) Viability Study Report (URS, 2014) has enabled the Council to revisit and strengthen Stage 7 in particular in the 2013 SHLAA update.

Stage 2: Determining which sources of sites were included

- 2.8 The SHLAA Practice Guidance identifies several sources of sites with potential for housing which should be considered. These are set out in Figure 2.
- 2.9 In preparing the 2008 SHLAA and subsequent updates, the Council has considered these sources and more, and has endeavoured not to exclude sites from the process at any stage. The focus has been to identify potential sites within the existing urban area that do not have a current planning permission. This reflects Blackpool's longstanding objective to maximise regeneration opportunities as well as the physical characteristics of the Borough, namely its tightly drawn boundary and limited future development land.
- 2.10 In considering sites, no minimum site size threshold has been imposed. This is because due to the nature and characteristics of the Borough, a large proportion of housing is expected to be delivered on small-scale sites, which in total are expected to make a significant contribution to overall supply. Therefore, sites with potential capacity for one dwelling or more are included.

³ Comments received can be viewed in the Appendix to the 2008 SHLAA.

⁴ Available to view and download on the Council's website at: www.blackpool.gov.uk/corestrategy

Figure 2: Sources of sites with potential for housing

Sites in the planning process
<ul style="list-style-type: none"> • land allocated (or with permission) for employment or other land uses which are no longer required for those uses • existing housing allocations and site development briefs • unimplemented/outstanding planning permissions for housing • planning permissions for housing that are under construction
Sites not currently in the planning process
<p>Examples:</p> <ul style="list-style-type: none"> • vacant and derelict land and buildings • surplus public sector land • land in non-residential use which may be suitable for re-development for housing, such as commercial buildings or car parks, including as part of mixed-use development • additional housing opportunities in established residential areas, such as under-used garage blocks • large scale redevelopment and re-design of existing residential areas • sites in rural settlements and rural exception sites¹³ • urban extensions¹⁴ • new free standing settlements¹⁴

Footnote 14: The broad location for which will normally have been identified by the Regional Spatial Strategy

- 2.11 In terms of land allocated for employment uses, the Blackpool Employment Land Review (2007) has informed preparation of the 2008 SHLAA and subsequent updates. This concludes that all 13 main employment areas allocated for employment in the current Local Plan continue to be required for business/industrial use to meet future economic development and employment needs in the Borough over the plan period; although some mixed use industrial areas (Hoo Hill and Cocker Street) and non-allocated small-scale industrial sites with amenity issues may not be needed. The SHLAA has therefore considered the housing potential of these sites, informed by the Urban Potential Study (2004) and a survey of backland industrial sites carried out in 2007.
- 2.12 In 2013, work was undertaken on a new Blackpool Employment Land Study (published June 2014) and the outcomes from this have informed the 2013 SHLAA update where appropriate.
- 2.13 The Blackpool Open Space Audit (2009) concludes that all land currently allocated as Public Open Space is still required for that purpose, given that Blackpool has limited open space, particularly in the inner area. Therefore, the housing potential of these sites has not been considered in the SHLAA study to date.
- 2.14 Existing housing allocations in the current (and previous) Blackpool Local Plan not yet with planning permission have been considered, as have sites that were considered for potential development in draft Area Action Plans and Masterplans. Development Briefs produced for two large-scale housing developments at Rigby Road and Queens Park have informed SHLAA updates, with the latest position on each site being reflected in the 2013 SHLAA update.
- 2.15 Sites with outstanding planning permissions for housing, including those that are unimplemented or partially implemented/under construction, and with planning permissions subject to the completion of a Section 106 Agreement, have been considered. The assessment has also considered sites with expired planning permissions, planning applications that have been refused or withdrawn (but where the principle of development is accepted) and pre-application enquiries (which received a favourable outcome but have not yet progressed to the application stage).

- 2.16 Vacant and derelict land and buildings, and surplus (or likely to become surplus) public sector land and buildings have been considered, assisted by discussions with the Council’s Estates Team. Other under-used land and buildings, such as commercial units, car parks and garage blocks, have also been considered, using information from property finder websites/publications, Council sources including maps and the empty property register as well as local knowledge.
- 2.17 The 2008 SHLAA and other SHLAA updates were prepared in the context of substantially higher housing targets for Blackpool as set out in the North West Regional Spatial Strategy (RSS). Whilst broad locations for urban extensions were not identified in the RSS, due to Blackpool’s urban area being intensely developed, then in order to meet this requirement consideration was given to potential sites beyond the existing urban area. It is important to note that these opportunities are limited given the Borough’s tight knit boundary and demonstrable lack of future development land. Areas of countryside land outside the existing urban area were considered, comprising land at Marton Moss and land west of Staining and Mythop Road.
- 2.18 To ensure Blackpool is able to meet its housing requirement, these lands have been considered in Stage 9 of the SHLAA assessment as necessary. Prior to this stage, it has been crucial to understand the range of sites available from the existing urban area, to determine the extent of land (if any) required elsewhere. Development beyond the urban area is only considered necessary in the event of the SHLAA not being able to identify sufficient available land within the existing urban area from the sources detailed above, as well as from windfall sources (Stage 10 of the assessment). The 2013 SHLAA update has considered these lands in the context of the abolishment of RSS in 2013 and the latest evidence available on Blackpool’s housing need⁵.
- 2.19 To clarify, sites more suited to come forward as conversions were excluded from the assessment, as these sources are considered in Stage 10 as windfall supply (to include them at an earlier stage would risk double counting). With the general exception of land protected by existing designations relating to conservation and environmental protection (identified in Figure 3), there were no locations excluded from initial consideration.

Figure 3: Areas excluded from the SHLAA

Excluded Area	Justification
Sites of Special Scientific Interest (SSSI)	National and Local Policy resists development that would adversely affect statutory sites of nature conservation value.
Green Belt	RSS stated Lancashire’s development needs could be met without any changes in Green Belt. Whilst RSS is now abolished, Blackpool’s tightly drawn boundaries and built-up urban area means the Green Belt is essential to prevent it merging with neighbouring settlements; and has important landscape, nature conservation and environmental value.
Biological Heritage Sites (BHS)	Local Policy resists development that would adversely affect County Biological Heritage Sites. The exclusion of BHS was in response to a representation from Lancashire County Council to the draft SHLAA methodology.

⁵ Set out in a new Fylde Coast Strategic Housing Market Assessment (prepared by Turley in 2013; published February 2014) which will inform the proposed housing target in the Core Strategy Proposed Submission.

Stage 3: Desktop review of existing information

2.20 Various sources of information have been used in the desk-top study to identify and obtain details on the numerous sources of sites identified in Stage 2. The key information sources are set out in Figure 4 below (this is not an exhaustive list). Sources explored for the 2008 SHLAA were revisited when preparing the SHLAA updates, to ensure the most up-to-date information has been used.

Figure 4: Sources of information included in Desktop Review

Sites in the planning process	Purpose
Current Blackpool Local Plan (2006) / previous Blackpool Local Plan (1996)	To identify sites allocated for housing not yet with planning permission
Housing monitoring and planning application records	To identify sites with planning permission (unimplemented or under construction), dwelling starts and completion records, and permissions subject to a S106 agreement
Site Development Briefs	To identify sites, delivery programmes and any constraints to overcome
Other sources of information	Purpose
Urban Potential Study (2004) ⁶	To identify vacant, derelict or under-used buildings and land
Blackpool Local Plan / Draft Area Action Plans for Foxhall, South Beach and North Beach	To identify opportunity sites, including sites considered / allocated for other uses where the use is no longer required or appropriate
Employment Land Review / survey of backland industrial sites (2007) and survey work to inform the new 2013 Employment Land Study (Pub 2014)	To identify non-allocated sites in employment use surplus to requirement (underused or undesirable to retain for employment)
Sites identified through the 'Call for Sites' exercise, including from the formal consultation, or since	To identify sites and to understand owner intentions and constraints to delivery
Housing monitoring, planning application records and enquiries received	To identify sites with planning applications that were refused or withdrawn (including due to prematurity / oversupply ⁷), expired planning permissions and favourable pre-application enquiries (where the proposal has not progressed to application stage)
Council empty property register / property finder websites/Auction lists	To identify vacant, derelict or under-used sites
Liaison with Council officers (Estates, Housing and Economic Development) and local knowledge of officers	To identify sites, including surplus / likely to become surplus public sector land, and constraints to delivery
Ordnance Survey maps and aerial photographs	To identify vacant, derelict or under-used sites

⁶ This Study was undertaken to inform the current Blackpool Local Plan (2006) by providing a comprehensive assessment of sites within the urban area. A number of sites have since been developed; all other sites which remain undeveloped (including those with outstanding / expired planning permission) have been considered in the SHLAA.

⁷ During the period October 2004 to April 2007 the Council adopted a policy moratorium on new developments, as Blackpool's completion levels were exceeding the statutory housing requirement at that time. As a result, a number of planning applications were refused on the ground of 'oversupply' alone.

- 2.21 Sites identified from the above sources, including those in the planning process, were each given a unique reference number and recorded on an Excel spreadsheet. Reference numbers were based on the broad location of the site within the Borough (i.e. North = SN, Central = SC, South = SS, East = SE). The spreadsheet also detailed a range of site characteristics, such as address, site type, site area, current land use, surrounding land uses and site constraints. Some of the information was entered at the desk top study stage and the remainder after site survey.
- 2.22 Sites that were not suitable to consider further (determined at the desk top study stage or after site survey) were moved to a 'sites unsuitable' list. This included sites previously identified that were developed for housing or alternative uses, consumed within a wider development, considered more suitable for conversion, or contrary to the overarching strategy of the new Blackpool Local Plan (also having regard to supporting evidence base documents). Those discounted sites are presented in Appendix A.
- 2.23 In undertaking SHLAA updates, the most recent database was used as the starting point, with sites added, removed or updated as appropriate. For the 2013 SHLAA update, the opportunity was taken to redesign the spreadsheet to improve the presentation of data.

Stage 4: Determining which sites and areas will be surveyed

- 2.24 In preparing the 2008 SHLAA, all sites that had been identified were surveyed in April that year. This included sites with planning permission, previously identified potential sites (e.g. from the Urban Potential Study and survey of backland industrial sites) and new sites proposed, including those from the formal 'Call for Sites' consultation exercise. As previously stated, there was no minimum site threshold imposed.
- 2.25 For the 2009, 2010 and 2011 SHLAA updates, to avoid unnecessary survey not all sites were visited. Those sites most likely to experience a change in circumstances (for example dwelling completions) had an outstanding planning permission and were visited as part of the annual monitoring work, so information had already been obtained. For the 2013 SHLAA update all potential sites were visited to provide a complete, up-to-date record (except those with outstanding planning permission for the same reason above).

Stage 5: Carrying out the survey

- 2.26 Site surveys were undertaken by the Council's Planning Policy Team, where information on site characteristics (as detailed in Stage 3 above) was recorded. In many cases, particularly for sites already identified, this information was already known and so the focus of the survey work was to gain a better understanding of any constraints to development and how they could be overcome, and what type and scale of development may be appropriate. This would inform later stages of the assessment on whether the site was considered to be deliverable or developable.
- 2.27 In carrying out site surveys to inform the SHLAA updates, the emphasis was on recording (or checking) site boundaries, land uses and any constraints and making any additional observations. Regular meetings were held to ensure consistency and quality of recording and to have an initial debate on whether sites were considered suitable and available for development (having regard to the criteria in Stage 7). The more extensive survey work undertaken in late 2012/early '13 to inform this update also resulted in the identification of further sites that were either not previously identified or omitted in error.

Stage 6: Estimating the housing potential of each site

- 2.28 Where there is a favourable development scheme, for example a planning permission, current planning application or a pre-application enquiry, the number of dwellings shown was generally used as the basis of the site capacity. In the SHLAA updates, checks were made to ensure the figure from the most up-to-date development scheme had been used. For other identified sites, the development potential was calculated based on either an indicative layout (which reflected any site constraints), a comparable scheme (such as an earlier phase or a nearby development) or by using a density multiplier.
- 2.29 Where a density multiplier has been used to estimate the development potential, this considered two important aspects relating to site location and site area. In applying this method it is acknowledged that the resultant housing capacity figure is only indicative, however it is considered to be a reasonable approach to use in order to produce realistic estimates in the absence of specific local policies on density, and follows best practice.
- 2.30 If a site is located within the defined town centre or inner area, as identified in the Local Plan, then a (location) density of 100 dwellings per hectare (dph) was used. Elsewhere in the Borough, a density of 50dph was used. The increase in density in relation to the town centre and inner area reflects visual factors/physical characteristics and the greater accessibility of sites to services and facilities.
- 2.31 Assumptions in relation to the developable area of the site were also made as set out in Figure 5. The smaller the site, the higher the gross to net ratio, reflecting the fact that there is greater potential to make use of existing infrastructure and so a greater proportion of the site can be developed for housing. In comparison, larger sites would generally need to include more provision for complementary land uses such as roads, landscaping and open space, and this is reflected by a lower gross to net ratio.

Figure 5: Gross / Net Ratio

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

- 2.32 A density of either 100 or 50dph (depending on location) was applied to the developable area of the site (site area x gross/net ratio) to estimate the potential housing capacity.
- 2.33 Figure 6 applies the gross/net ratio (60–100%) to the density figure (100/50dph) to give a density figure for the net developable area of the site. Understanding this net density figure is useful when comparing estimates to actual densities achieved in developments.

Figure 6: Illustrative Density Assumptions

Location	Site Area	< 0.4 ha	0.4 – 2 ha	2.1 – 4 ha	> 4 ha
Town Centre & Inner Area	Density of Gross Area (dph)	100	100	100	100
	Gross / Net Ratio	100%	80%	70%	60%
	<i>Density of Net Area (dph)</i>	100	80	70	60
Elsewhere in the built up area	Density of Gross Area (dph)	50	50	50	50
	Gross / Net Ratio	100%	80%	70%	60%
	<i>Density of Net Area (dph)</i>	50	40	35	30

- 2.34 The estimated SHLAA densities are supported by evidence gathered on average densities achieved in past developments between 2003/04 and 2011/12, with further research undertaken in 2013 to inform the Local Plan and Community Infrastructure Levy Viability Study. A summary of these findings is set out in this Evidence Base Study.
- 2.35 In preparing the 2013 SHLAA update, net figures for site capacity were used in all cases to provide clarity and consistency.

Stage 7: Assessing when and whether sites are likely to be developed

- 2.36 The next stage involved assessing the suitability, availability and achievability of each site, in order to make a judgement as to whether it can be considered deliverable, developable or not currently developable for housing over the plan period. For some sites this stage was undertaken in parallel with estimating the development potential.
- 2.37 The SHLAA Practice Guidance (DCLG, 2007) states to be considered:
- **Deliverable** - a site should be available now, offer a suitable location for housing development now, and there is a reasonable prospect that housing will be delivered on the site within five years from the date of adoption of the plan
 - **Developable** - a site offers a suitable location for housing development, with a reasonable prospect that it will be available for and could be developed at a specific point in time
 - **Not Currently Developable** - it is unknown when a site could be developed, for example if one of the constraints to development is severe, and it is not known when it might be overcome.
- 2.38 In determining whether sites are deliverable and developable in the 2013 SHLAA update, the requirements of the NPPF (DCLG, 2012) have also been considered. To be deliverable, the NPPF also states sites should be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years. For example, they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans. To be considered developable, the NPPF also states there should be a reasonable prospect that the site could be viably developed at the point envisaged.
- 2.39 Evidence from the Viability Assessment prepared in 2013⁸ and annual completion records has helped to inform such decisions in the latest work undertaken, with each site being assessed on merit.

Stage 7a: Assessing suitability for housing

- 2.40 A site has been considered suitable for housing if it offers a suitable location, taking into account the Local Plan (e.g. policy restrictions, protected designations or allocations for alternative uses); physical problems or limitations (e.g. access, ground conditions, flood risk or contamination); environmental conditions; and potential impacts of development on the environment (e.g. effects on landscape features and conservation). This

⁸ Blackpool Local Plan and CIL Viability Study (URS, published 2014)

assessment also includes whether sites are sustainably located in relation to local services, based on a sustainability checklist which considers proximity to nearest GP, post office, primary school, bus stop and food shop.

- 2.41 A site assessed as being suitable for housing development in the future (as opposed to offering a suitable location *now*) is considered as part of the developable supply. This may include sites with physical problems/limitations or policy constraints where there is a reasonable prospect that these issues could be overcome at some point over the plan period. Any action needed to overcome the issue was identified in stage 7d: overcoming constraints.

Stage 7b: Assessing availability for housing

- 2.42 A site has been considered available for development when, on the best information available (confirmed by information from land owners or survey work undertaken), there is confidence that there are no legal or ownership problems.
- 2.43 In undertaking the 2013 SHLAA update, additional information was obtained from survey work, planning records, property listings and the local authority's disposal programme; and landowner, developer and officer knowledge was sought where practicable.
- 2.44 Where potential problems have been identified or there is uncertainty when a site may become available, sites were considered as part of the developable supply. Any action needed to overcome the issue, for example fragmented land ownership, was identified in stage 7d.

Stage 7c: Assessing achievability for housing

- 2.45 In the 2008 SHLAA and previous SHLAA updates, a site was considered achievable for housing where there was a reasonable prospect that the housing would be developed on the site at a particular point in time. Essentially, all sites included were deemed 'achievable'.
- 2.46 In undertaking the 2013 SHLAA update, further consideration has been given to the economic viability of a site, taking into account market, cost and delivery factors, based on evidence from the Blackpool Local Plan and CIL Viability Study and from completion records in comparable locations and timeframes. This takes into account current economic conditions and changes over time.
- 2.47 In relation to market factors, the potential housing capacity for each site was reviewed to reflect changes in the market. Where a developer's intention to amend the permitted capacity on undeveloped or partially built sites in response to the current market was known, this information was used. In other cases, revised capacity figures were applied to more difficult sites in order to facilitate a wider housing mix and reduce the reliance on flat developments. However, this is balanced with the fact that since 2003 there has been a high proportion of flat completions which have continued to come forward in the current market (albeit at a reduced rate, although this is comparable to delivery of other house types); and that some sites, for example on the promenade or within the inner area, are more appropriate to be developed for flats.
- 2.48 In relation to delivery factors, this includes the consideration of lead-in times and build-out rates. For sites with known, up-to-date phasing plans, this information was used. For

other sites, cautious estimates have been used having regard to the local market. On larger sites, the assumption is that multiple developers will be involved and so the annual build-out rates will be greater.

- 2.49 Sites with planning permission (outline or full) not yet implemented or with planning permission agreed subject to a signed Section 106 agreement have been considered deliverable sites, as there are no known major physical or ownership constraints preventing their delivery within five years. Whilst some of these sites fall within less viable locations and/or comprise flat developments, completion records indicate these have continued to come forward in the current market (albeit at a reduced rate, although this is comparable to delivery of other house types), while the proportion of new build completions on sites within the inner areas compared to elsewhere in the Borough has varied each year, with trends ranging from 5-45%. On larger sites, not all permitted units have been included in the deliverable supply to reflect lead-in times and build-out rates; and any outstanding capacity has been included in the developable supply.
- 2.50 In the 2013 SHLAA update, a small number of other sites have also been included in the deliverable supply where a landowner / developer has stated their intentions to bring the site forward within five years; or where a planning application has been submitted or is expected imminently following favourable pre-application discussions (and the site is considered viable and achievable within five years).
- 2.51 Developable sites in years 6-10 have generally included those with a current/previous housing allocation or an expired planning permission; where a planning application is expected imminently following favourable pre-application discussions (although the site is not considered achievable within five years taking into account its size and constraints to overcome); or which are vacant and ready to develop but with no developer interest. Developable sites in years 11+ have generally included those in a suitable location for housing but where the site is not currently available and there is no evidence of intent to develop (although there is evidence of similar sites coming forward for development); or where there is intent to develop but significant constraints to overcome mean the site is unlikely to be delivered earlier in the plan period.
- 2.52 It is important to note that it is the current market which is primarily holding back delivery, rather than a lack of *suitable, available* sites. If the overall housing market does improve, then it is possible that some developments identified in years 6-10 (or beyond) could be delivered sooner than has been assumed. This will be monitored in future SHLAA updates, along with any change in circumstances to ensure sites are recorded in the correct trajectory period.

Stage 7d: Overcoming constraints

- 2.53 Sites assessed as being 'developable' over the plan period were looked at to consider what action would be needed to overcome any constraints identified. This was informed by engagement with relevant stakeholders where appropriate, for example utilities providers on sites with known drainage issues. This information on action(s) required was used to help determine the expected timescale of development.

Stage 8: Review of the assessment

- 2.54 Once these sites had been assessed, the potential deliverable and developable housing supply focused on the existing urban area was reviewed to understand the extent this

would help meet Blackpool's future housing needs evidenced at the time. In the event of a shortfall being identified, this would inform the further assessment to be carried out in Stages 9 and 10.

- 2.55 In undertaking the 2008 SHLAA, the impact of planning for an increased housing requirement based on RSS figures meant that a review of the assessment confirmed there was a need to identify additional land and sites to provide a further 4,960 dwellings between 2008 and 2025. This shortfall was taken into consideration when identifying and assessing locations for housing beyond the urban area (Stage 9) and when identifying a windfall allowance (Stage 10). The level of development proposed in later preparation stages of the emerging Core Strategy (informed by the latest evidence of need) has informed subsequent Stage 9 and 10 assessments in the SHLAA updates.
- 2.56 The capacity identified is what the Council considers could potentially be delivered during the plan period using the best information available and reflecting the regeneration objectives. However, in recognition of Blackpool's challenging housing market and the risks associated with delivering more challenging sites, it is considered necessary for the SHLAA to include a reasonable buffer of identified sites beyond what is realistically required over the plan period to achieve Blackpool's future housing target. Historically a buffer of 30% has been considered reasonable in order to provide flexibility should some sites not come forward as estimated (although this will be kept under review). The need for this buffer has also informed Stage 9 and 10 assessments.

Stage 9: Identifying and assessing the housing potential of broad locations (where necessary)

- 2.57 The SHLAA Guidance defines 'broad locations' as areas where housing development is considered feasible and will be encouraged, but where specific sites cannot yet be identified.
- 2.58 In undertaking the 2008 SHLAA, the potential for housing in locations outside the existing urban area was considered (including potential capacity and delivery factors) to address the shortfall identified at stage 8. These broad locations comprised:
- Lands at Marton Moss; and
 - Lands at North East Blackpool, West of Staining and Mythop Road.
- 2.59 The potential to develop these areas for housing was identified in spatial options presented in the Core Strategy Issues and Options document (June 2008). This also identified options to increase the level of housing within the urban area through regeneration, as a result of pro-active intervention to enable additional dwellings to come forward. As specific sites could not be identified, this potential supply was not identified in earlier stages of the SHLAA assessment.
- 2.60 A Sustainability Appraisal and public consultation informed the decision to support lands at Marton Moss as a broad location for housing development, in order to meet Blackpool's housing need evidenced at that time. This supply would be in addition to, and support the delivery of, additional dwellings within the urban area through regeneration initiatives (considered in determining the windfall allowance at stage 10).
- 2.61 In undertaking the SHLAA updates, including this 2013 update, there has been no need to identify additional broad locations for development. The potential housing capacity

identified on lands at Marton Moss has been adjusted in the site schedule, to align with the required development proposed in the Core Strategy (supported by the latest evidence of need available). For clarity, the potential capacity identified in the 2013 SHLAA update relates to committed developments.

Stage 10: Determining the housing potential of windfalls

- 2.62 In undertaking the 2008 SHLAA, genuine local circumstances were demonstrated to justify the inclusion of a windfall allowance, in line with PPS3 (now superseded by the NPPF) and the SHLAA Practice Guidance.
- 2.63 Past completion records⁹ showed that windfall developments had been a constant and significant source of housing supply in Blackpool since 2003; largely through conversion/subdivision of existing buildings, particularly holiday accommodation. It was considered in the 2008 SHLAA and in subsequent updates that this supply would continue over the plan period, within the context of Blackpool's regeneration objectives to rebalance the housing market and provide a viable level of quality holiday accommodation.
- 2.64 In addition, the objective to link the delivery of new housing development outside the existing urban area with regeneration objectives, for example through financial payments, would assist the local authority to help deliver this windfall provision through pro-active housing intervention in delivering residential conversion and new-build regeneration schemes.
- 2.65 In light of the above, it was considered imperative that the Blackpool SHLAA included a windfall allowance within its future housing supply, with the proposed level of dwellings consistent with recent trends in conversion completions, as well as including an additional new build allowance.
- 2.66 The inclusion of a windfall allowance is supported by the NPPF if there is compelling evidence that such sites have consistently become available in the local area and they will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the SHLAA, historic windfall delivery rates and expected future trends, and should not include residential gardens.
- 2.67 Table 2 in the 2012/13 HMR contains the most up-to-date evidence on historic windfall delivery rates. This shows that windfall sites (including conversions) have remained a constant and significant source of supply in Blackpool, averaging 201 units per year since 2003 (comprising 87 permitted conversions and 114 new build units on average per year). This supply has remained relatively unchanged in the current market, averaging 166 units per year over the last five years (88 permitted conversions and 78 new build units on average per year).
- 2.68 In terms of expected future trends, the approach in the emerging Core Strategy continues to support windfall opportunities, including promoting a new high quality residential offer through conversion/subdivision of existing buildings or redevelopment in appropriate areas; and the Council continues to have pro-active housing intervention programmes, which include bringing long-term empty properties back into use.

⁹ Evidenced in the Council's Housing Monitoring Report (HMR) which is produced annually

2.69 Previous SHLAA assessments have supported a windfall allowance of 100 units per year (largely based on the number of estimated conversions). Whilst this is considered a conservative figure, it is acknowledged that the SHLAA assessment includes small sites with no minimum site threshold. A low estimate of the number of new build windfall sites (with a focus instead on conversions) would reduce the risk of double counting potential supply. Therefore, an estimated windfall allowance of 100 units per year will continue to be supported in this SHLAA update.

3.0 Findings and Results

- 3.1 This section sets out the findings of the 2013 SHLAA update and relates these to the requirements of the emerging Core Strategy.
- 3.2 A schedule of sites assessed as being realistic candidates for development over the plan period can be found at Appendix A (along with a separate schedule of sites discounted for completeness). Appendix B contains maps showing their location within the Borough.

Housing Trajectory (2012 – 2027)

- 3.3 The SHLAA assessment of deliverable and developable sites together with an appropriate windfall allowance has produced an indicative housing trajectory that sets out how much housing can be provided in Blackpool in the future, focused on the existing urban area.
- 3.4 For the 2008 SHLAA, this trajectory was shown for 2008-2023. The 15 year period was then rolled forward in other SHLAA updates to reflect the base date of that particular year. For the 2013 SHLAA update, a trajectory is shown for 2012-2027 to coincide with the Core Strategy plan period. This includes dwellings completed in 2012/13 and a 14 year indicative supply for the remainder of the plan period. The results are summarised in Figure 7 below and presented in a detailed schedule at Appendix 1.

Figure 7: Indicative Housing Supply Trajectory (Net)

Source of Supply	Timescale				Total
	Delivery so far (2012/13)	1-5 years (2013 - 2018)	6-10 years (2019 - 2023)	11+ years (2024 - 2027)	
Completions	128 ¹⁰				128
Sites Identified in SHLAA (inc. new build permissions)		1,112	1,646	1,221	3,979
Windfall Sites (inc. conversion permissions)		500	500	400	1,400
Total		1,612	2,146	1,621	5,379

- 3.5 Figure 7 identifies a potential total net supply of **5,379** dwellings up to 2027, comprising 3,979 dwellings from identified SHLAA sites and 1,400 dwellings from windfall sites. The indicative supply from 1st April 2013 for the remainder of the plan period to 2027 is broken down into time bands 1-5 years, 6-10 years and 11+ years. This shows a 5 year deliverable housing supply of 1,612 dwellings and a developable supply of 3,767 dwellings (detailed below). Unsurprisingly, given the current economic climate and local market, the largest proportion of supply falls within the medium-long term.

¹⁰ This comprises 53 new build dwellings and 75 conversions. It excludes 35 additional homes identified as new stock during this monitoring year from Certificate of Lawfulness & Council Tax Records sources (deemed to be lawful conversions without planning permission).

- 3.6 Of this total supply, committed developments account for 2,206 (net) dwellings (41%), compared to 3,173 dwellings which are uncommitted. A summary of the capacity is set out in Figure 8.

Figure 8: Blackpool's Supply of Land for Housing at 31st March 2013

Source of Supply	Dwellings
Identified SHLAA sites	3,979
Full planning permission (under construction/not started)	328
Outline planning permission	1,266
Planning application under consideration (including those permitted subject to S106 agreement)	592
Local Plan Allocation	107
Development Brief / developer partner (Queen's Park redevelopment)	-297
Surplus public sector land	538
Other uncommitted sites	1,445
Windfall sites	1,400¹¹
Planning permission (conversion)	210
Uncommitted sites, including conversions and returning vacant dwellings into use (1,500 less 210 windfall sites with planning permission)	1,190
Total supply	5,379

- 3.7 Reflecting Blackpool's urban characteristics, the vast majority of supply from identified sites is on previously developed land, amounting to 2,440 dwellings (61% of all dwellings from identified sites)¹². In terms of the distribution of potential supply, the vast majority of supply from identified sites is from the existing urban area, amounting to 3,134 dwellings (79% of all dwellings from identified sites)¹³; and 1,572 dwellings (39.5% of all dwellings from identified sites) are from the defined inner area. In addition, the vast majority of future supply from windfall sites is expected to come forward on previously developed land and be absorbed within the urban area (both within and outside the inner area). Unsurprisingly, this supply is comparable to Blackpool's historical delivery trends, reflecting the Borough's urban character, tightly drawn boundary and longstanding regeneration strategy.
- 3.8 As stated in section 2, the SHLAA is required to show a reasonable buffer of sites (currently around 30%) beyond what is required over the plan period to achieve Blackpool's future housing target. Against a proposed housing figure of 4,200 dwellings over the plan period and deducting the 128 completions in 2012/13, only 2,672 of the 3,979 dwellings identified in the SHLAA (around 67%) would need to come forward to achieve Blackpool's housing requirement¹⁴ *[Note: this paragraph has been added subsequent to Full Council approval of the Core Strategy Proposed Submission (June 2014) to clarify Blackpool's latest published housing land supply position in this 2013 SHLAA update against the Proposed Submission Core Strategy housing requirement].*

¹¹ Based on 100 dwellings per annum over the remaining 14 years of the plan period

¹² Further analysis shows of the 154 sites identified as potential supply in the SHLAA, 121 are previously developed land, 29 are Greenfield land and 4 have mixed attributes (e.g. agricultural land, school playing fields or other undeveloped land along with some developed land). In identifying the overall number of dwellings from Greenfield / Brownfield sites, a figure for both was estimated on the 4 mixed sites based on the amount of developed / undeveloped land.

¹³ All sites excluding land at Moss House Road, Whyndyke Farm, Runnell Farm and Baguleys Garden Centre

¹⁴ Based on a reasonable assumption that 1,400 dwellings (100%) would come forward from windfall sites

Deliverable Five Year Housing Land Supply (1st April 2013 – 31st March 2018)

- 3.9 The NPPF requires local authorities to identify sites sufficient to provide a five year land supply against their housing requirements, with a 20% buffer where there has been a persistent under delivery of housing against previous housing requirements.
- 3.10 Figure 7 shows that Blackpool's five year deliverable supply at the 1st April 2013 was 1,612 net dwellings, comprising 1,112 dwellings identified in the SHLAA and 500 dwellings from windfall sites. Figure 9 summarises the estimated trajectory per year.

Figure 9: Indicative Five Year Supply Trajectory by Year (Net)

Year	2013/14	2014/15	2015/16	2016/17	2017/18	2013/18
SHLAA Site	-127	275	149	407	408	1,112
Windfall Site	100	100	100	100	100	500
Total	-27	375	249	507	508	1,612

- 3.11 A lower trajectory in years 2013/14 and 2015/16 reflects the demolition of 495 flats and maisonettes in two phases at Queens Park to allow comprehensive redevelopment of this Council-owned estate with new homes, public and private spaces. Instigating change at Queens Park is a priority for Blackpool Council as part of a wider approach to tackle unattractive neighbourhoods and create a better housing offer within the town.
- 3.12 Figure 10 summarises the planning status of Blackpool's deliverable supply at the 1st April 2013. This shows 1,104 dwellings with planning permission (full or outline) and a further 245 dwellings with a current planning application being considered (including those permitted subject to a S106 legal agreement).

Figure 10: Five Year Supply by Planning Status (Net)

Source of Supply	Total
Sites with Planning Permission	
SHLAA sites with Full Planning Permission	328
SHLAA sites with Outline Planning Permission	566
Windfall sites with Planning Permission for conversion	210
Sites without Planning Permission	
SHLAA sites with current planning application being considered (including those permitted subject to S106 agreement)	245
SHLAA sites with Development Brief / developer partner	-297*
Other SHLAA sites with developer interest	270
Windfall sites	290**
Total Sites	1,612

* Queen's Park redevelopment (status at 01.04.13)

** 290 = 500 – 210 windfall sites with planning permission

- 3.13 The emerging Core Strategy identifies a requirement for 1,280¹⁵ net dwellings over the period 2013-2018. In meeting this need it is necessary for the Council to identify a deliverable supply which also accommodates any shortfall to date (i.e. under provision that has accrued in the plan period) and includes an appropriate buffer to reflect past under delivery.

¹⁵ 250 dwellings per annum between 2013 - 2017 and 280 per annum between 2017 – 18 based on a phased approach

- 3.14 The number of completions during the period 1st April 2012 to 31st March 2013 was 128; against a requirement for 250 this amounts to a shortfall of 122.
- 3.15 Reflecting Blackpool's persistent under-delivery against previous plan requirements (444 dwellings per annum in the (now revoked) NWRSS), a 20% buffer will be applied to this five year supply in order to provide choice and flexibility, as required by the NPPF. This flexibility allowance effectively means six years worth of deliverable sites will need to be identified to encourage development to come forward in the early part of the plan period. This 20% buffer equates to an additional 264 dwellings over the next five years.

Figure 11: Five Year Supply Calculation

A	Housing target 2013-18, no adjustment	1280
B	Shortfall from earlier in plan period to be accommodated in next five years	43 ¹⁶
C	Five year target incorporating shortfall (A + B)	1,323
D	Buffer 20%	264
E	Five year target incorporating buffer (C + D)	1,587
F	Annual target for next five years (E / 5)	317
G	Expected deliverable supply 2013-18	1,612
H	Council's housing land supply equivalent to (G / F)	5.08 years

- 3.16 **Figure 11 demonstrates Blackpool's deliverable housing supply of 1,612 dwellings for the period 1st April 2013 to 31st March 2018 equates to 5.08 years of housing land supply against the requirement of 1587 dwellings.**
- 3.17 To ensure a five year land supply is maintained, this supply will be monitored on a regular basis through annual completion records and regular updates of the Council's SHLAA. Annual reviews of five year supply will continue to include a 20% buffer until the Council can demonstrate delivery against the Core Strategy housing requirement.

[Note: Paragraphs 3.13–3.17 and Figure 11 have been added subsequent to Full Council approval of the Core Strategy Proposed Submission (June 2014) to clarify Blackpool's latest published housing land supply position in this 2013 SHLAA update against the Proposed Submission Core Strategy housing requirement].

¹⁶ Shortfall of 122 divided by the remaining 14 years of the plan period and multiplied by 5

4.0 Monitoring and Future Reviews

- 4.1 National guidance requires site assessments to be reviewed and updated yearly to coincide with the Council's annual monitoring work. The intention is to publish the next SHLAA update (with a baseline date of 1st April 2014) within the next 12 months to inform future stages of the Core Strategy (including the examination expected in 2015) and provide a timely update on the Council's housing trajectory and five year land supply position. This update will have regard to the new Planning Practice Guidance published in March 2014 and the Council's 2013/14 monitoring report (which will include the latest evidence on completions).
- 4.2 A 'Housing Site Identification Form' will continue to be available on the Council's website (www.blackpool.gov.uk/corestrategy) for prospective landowners/developers wanting to submit a site for consideration. Any site suggestions received will be assessed and the results published in future SHLAA updates. The Council will also consider undertaking a formal 'Call for Sites' Exercise to support a future Site Allocations and Development Management DPD.

APPENDIX A:

SITE SCHEDULE OF EACH SITE CONSIDERED

- Schedule of Sites Assessed As Deliverable or Developable For Housing
- Schedule of Sites Discounted

SCHEDULE OF SITES ASSESSED AS DELIVERABLE OR DEVELOPABLE FOR HOUSING

SHLAA Ref	Address	Site Type	Site Size (ha)	Character	Location	Total site capacity (Net)	Outstanding capacity (Net)	Suitable	Available	Achievable (yrs)	Sustainably Located	1-5 Year Supply					2013-18 Greenfield	2013-18 Brownfield	6-10 Year Supply					2018-23 Greenfield	2018-23 Brownfield	11+ Year Supply				2023-27 Greenfield	2023-27 Brownfield	Site comments inc. planning history / development progress / overcoming constraints		
												2013-14	2014-15	2015-16	2016-17	2017-18			2018-19	2019-20	2020-21	2021-22	2022-23			2023-24	2024-25	2025-26	2026-27					
SN/002	St Stephens on the Cliffs, Holmfield Road	Extant Planning Permission	0.06	BF	E/w	2	1	Y	Y	<5	Y						1																	Permission granted for housing (Ref: 01/440). Part implemented. New planning application expected soon.
SN/005	Land to rear of Norbreck Castle Hotel / Norbreck Road	Urban Potential Study	1.19	BF	E/w	28	28	Y	N/K	6+	Y															6	10	12				28	Demolition of laundry building to facilitate access. Sensitive design to overcome hotel proximity & site levels. Steep slope in part. No.of units estimated.	
SN/007	Ryscar Way, Kincaig Road (Phase 2)	Previous Local Plan Allocation	2	GF	E/w	80	80	Y	Y	6+	Y									20	20	20	20		80								Allocated for housing in 1996 Local Plan / Outline PP for residential (ref: 00/215) as part of a wider development (phase 1 part built). Some infrastructure issues to resolve. No.of units estimated	
SN/009	Ryscar Way, Kincaig Road (Phase 1)	Under Construction	3.05	GF	E/w	121	35	Y	Y	<5	Y	15	20				35																Site partially built (Ref: 03/448 + house type substitutions)	
SN/012	Ingthorpe Avenue	Urban Potential Study	0.17	BF	E/w	8	8	Y	N/K	6+	Y															8						8	Multiple ownerships & proximity to neighbouring properties. No.of units estimated	
SN/013	Land to rear of 187-203 Cavendish Road	Urban Potential Study	0.16	BF	E/w	3	3	Y	N/K	6+	Y															3						3	Demolition required. Access & amenity issues. No.of units estimated	
SN/017	Land off Regency Gardens (Phase 2 Leys Nursery)	Surplus Council land	2.19	GF	E/w	77	77	Y	Y	6+	Y									20	20	20	17		77								Council looking to dispose of / market with Bispham HS site to enhance market attractiveness. No.of units estimated.	
SN/021	41 Bispham Road & Land rear of 19-39 Bispham Road	Under Construction	0.33	BF	E/w	18	16	Y	Y	<5	Y	9	7				16																Under construction (Ref: 05/185 + substitution of house types). Includes 7 flats	
SN/023	Land at Hoo Hill Lane (Rear 15-17 Bispham Rd & adj to 1 Hoo Hill Lane)	Urban Potential Study/Owner interest to develop	0.32	BF	E/w	16	16	Y	Y	6+	Y									8	8					16							Allocated as mixed use industrial improvement zone. Access and amenity issues. Interest in developing site. No.of units estimated.	
SN/027	Land at Hoo Hill Lane (off Cannock Avenue)	Expired Permission	0.39	BF	E/w	14	14	Y	Y	6+	Y									7	7					14							Expired permission for housing (ref: 07/1010). Site allocated as mixed use industrial improvement zone. Demolition & site clean-up required	
SN/028	Land off Ashfield Road/Wakefield Road	Landowner interest to develop	0.76	BF	E/w	23	23	Y	N/K	6+	Y															7	10	6				23	Interest in developing site. Demolition & site clean-up required. Multiple ownerships. Access issues. No.of units estimated.	
SN/029	Land to rear of 307-339 Warley Road	Planning Application	0.36	GF	E/w	13	13	Y	Y	<5	Y																						Expired full PP for houses + 6 flats. Renewal application approved subject to a signed S106 (Ref: 11/9)	
SN/030	Land at Bromley Close (Adj Rathmore Gardens)	Planning Permission	0.22	GF	E/w	12	12	Y	Y	<5	Y		4	8																			Permission granted for flats (Ref: 10/1212 - renewal)	
SN/032	50 Bispham Road	Planning Permission	0.92	BF	E/w	12	12	Y	Y	<5	Y		12																				Permission granted for flats (Ref: 10/1430)	
SN/033	Land at Bromley Close (Rear 45-55 Bispham Rd)	Planning Permission	0.14	GF	E/w	5	5	Y	Y	<5	Y		5																				Permission granted for housing (Ref: 11/774 - renewal)	
SN/036	Former filling Station, Norbreck Castle	Planning Permission	0.15	BF	E/w	15	15	Y	Y	<5	Y																						Permission granted for flats (Ref: 10/635). Site clean-up required.	
SN/039	Land adjacent 15 Headfort Close	Outline Permission	0.05	GF	E/w	1	1	Y	Y	<5	Y																						Outline permission for dwelling (Ref: 10/908)	

SN/040	Land at Warren Drive	Developer interest	2.9	GF	E/w	50	50	Y	Y	<5	Y						20	30	50												Planning application expected soon. Site allocated in Local Plan as urban greenspace, previous employment use not forthcoming
SN/041	Land to rear of 130 Anchorsholme Lane East	Planning Permission	0.04	GF	E/w	1	1	Y	Y	<5	Y	1							1											Permission granted for dwelling (Ref: 13/041 - renewal)	
SN/042	8 Norbreck Road (Former Mariners Pub)	Outline Planning Application	0.1	BF	E/w	35	35	Y	Y	<5	Y						35		35											Outline PP for flats expired (Ref: 07/1092). Renewal app approved subject to signed S106 (Ref:11/967). Demolition required	
SN/043	Mexford House, Mexford Avenue	Landowner interest to develop	1.08	BF	E/w	43	43	Y	Y	<5	Y						20	23	43											Owner expressed intent to develop site in 5years. Site being marketed. Demolition of building required. Existing employment use not protected. No. of units estimated	
SN/044	Bispham High School, Bispham Road	Surplus Council land	4.94	M	E/w	148	148	Y	Y	6+	Y											37	37	37	37			98	50	Plans to close school in 2015 and merge with Collegiate (site will then become available) - disposal / marketing with Phase 2 Leys Nursery site. Part of site allocated as Playing Field / Sports Ground. Demolition of school buildings required. No. of units estimated. Approx. one third of site considered previously developed land.	
SN/045	Land to rear of 27 Westfield Avenue	Local Plan Allocation / Expired Permission	0.15	GF	E/w	7	7	Y	Y	6+	Y											7								Allocated housing site in 2006 Local Plan. Outline permission for housing expired (ref: 05/749). Noise, archaeology & landfill assessments required. No. of units estimated	
SN/046	6-8 Northumberland Avenue	Landowner interest to develop	0.14	BF	E/w	9	9	Y	Y	<5	Y						9		9											Planning application for flats refused (12/795). Principle of smaller development accepted. New application expected soon. Demolition of building required.	
SC/001	Land to rear of 119-127 Warley Road	Urban Potential Study	0.22	BF	E/w	11	11	Y	N/K	6+	Y														11					Demolition required. No.of units estimated	
SC/003	Land at Back Eaves Street	Expired Permission	0.17	BF	IA	6	6	Y	Y	6+	Y												6							Expired permission for 6 dwellings (Ref: 07/272). Demolition & site clean-up required	
SC/004	Land at 41 Clifford Road	Urban Potential Study	0.19	BF	IA	12	12	Y	N/K	6+	Y															12				Demolition required. No. of units estimated	
SC/005	Land at Coopers Way	Under Construction	1.97	BF	IA	102	74	Y	Y	<5	Y			5	17	22	30		74												Under construction but stalled (Ref: 05/705 + various substitution of house types). Discussion with developer ongoing
SC/006	Land to rear of Clyde Street	Urban Potential Study	0.13	BF	IA	7	7	Y	N/K	6+	Y														7					Demolition required. Occupied by existing business. Potential amenity issues. No. of units estimated	
SC/011	Land at Coleridge Road / George Street	Urban Potential Study	0.39	BF	IA	39	39	Y	N/K	6+	Y														13	13	13			Demolition required. Potential multiple ownerships. No. of units estimated	
SC/012	Firwoods, Collingwood Avenue	Urban Potential Study	0.38	BF	E/w	19	19	Y	N/K	6+	Y														10	9				Demolition required. No. of units estimated	
SC/013	Land to rear of 16 Sussex Road	Urban Potential Study	0.32	BF	E/w	16	16	Y	N/K	6+	Y														8	8				Demolition required. No. of units estimated	
SC/016	Talbot Gateway	Outline Planning Permission	13.2	BF	IA	140	140	Y	Y	6+	Y														70	70			140	Outline permission for mixed use development includes 11,626sqm residential (ref: 09/1582)	
SC/017	37 Charles Street	Planning Application	0.04	BF	IA	5	5	Y	Y	<5	Y			5					5											Planning app for dwellings approved subject to signed S106 (Ref: 12/826). Demolition required.	
SC/019	66-70 Newton Drive	Planning Permission	0.26	BF	E/w	14	14	Y	Y	<5	Y	6	8						14											Permission granted for housing (Ref: 11/611)	
SC/023	102 Park Road	Expired Permission	0.58	BF	IA	46	46	Y	Y	6+	Y													12	12	14	8			Demolition required. No. of units estimated	

SC/024	Land at Lever Street	Urban Potential Study	0.63	BF	E/w	25	25	Y	Y	6+	Y									5	10	10	25								Interest in developing land. Demolition & site clean-up required. Potential access issues. No. of units estimated.
SC/025	157 Whitegate Drive	Planning Permission	0.17	BF	IA	14	14	Y	Y	<5	Y		14																	Permission granted for flats (Ref: 10/211)	
SC/029	Land adjacent 32 Grasmere Road	Planning Permission	0.03	BF	IA	1	1	Y	Y	<5	Y		1																	Permission granted for student accommodation (Ref: 12/833)	
SC/031	Land at Lytham Road / Moon Avenue/ John Street	Vacant land / Planning Application	0.03	BF	IA	9	9	Y	Y	<5	Y		3	6																Site includes front (126-130 Lytham Road) & rear (Moon Ave) section. Rear section partially complete, planning application submitted for additional flats (Ref: 13/128). Front section vacant site, planning application for flats withdrawn (Ref: 06/854)	
SC/034	Fishers Yard, rear of 43 Crystal Road	Expired Permission / Urban Potential Study	0.11	BF	IA	5	5	Y	Y	6+	Y									5										Expired permission for 5 dwellings (ref: 01/147)	
SC/039	71-79 Ansdell Road	Urban Potential Study	0.06	BF	E/w	3	3	Y	U/K	6+	Y										3									Site within a defined Local Centre. No. of units estimated	
SC/040	Land adjacent 48 Hodder Avenue	Urban Potential Study	0.02	BF	E/w	1	1	Y	Y	6+	Y										1									No. of units estimated	
SC/041	Land to rear of Marton Institute, Sedbergh Ave	Urban Potential Study	0.33	BF	E/w	17	17	Y	U/K	6+	Y									9	8									No. of units estimated	
SC/042	Land at Brun Grove/ Wood Park Road/ Dover Road (two sites)	Expired Permission	0.86	BF	E/w	35	35	Y	U/K	6+	Y									12	13									Outline permission for housing on part of site expired (ref: 01/117). Demolition & site clean-up required. Uneven site surface. No. of units estimated	
SC/043	Land at Kirkstall Avenue/ Park Road	Urban Potential Study	0.1	BF	E/w	5	5	Y	U/K	6+	Y													5						5 No. of units estimated	
SC/047	26 General Street	Urban Potential Study	0.05	BF	IA	5	5	Y	Y	6+	Y													5						5 Demolition required. No. of units estimated	
SC/048	Land at Haig Road (two sites)	Urban Potential Study	0.06	BF	IA	6	6	Y	U/K	6+	Y													6						Demolition required. Building attached to residential property. No. of units estimated	
SC/050	Land at Talbot Road/ Gorton Street	Urban Potential Study	0.12	BF	IA	12	12	Y	U/K	6+	Y													6	6					12 Demolition required. No. of units estimated	
SC/051	Land at Edelston Road/ Talbot Road	Urban Potential Study	0.15	BF	IA	15	15	Y	U/K	6+	Y													7	8					15 Demolition required. No. of units estimated	
SC/052	82-82a George Street	Landowner interest to develop	0.04	BF	IA	7	7	Y	Y	<5	Y		7																	Planning application for flats expected soon. Demolition required. Occupied by existing business - available in medium term.	
SC/053	Land at Elizabeth Street/ Charles Street	Urban Potential Study	0.11	BF	IA	11	11	Y	U/K	6+	Y															5	6			11 Demolition required. No. of units estimated	
SC/054	83-91 Milbourne Street & 78-80 Elizabeth Street	Landowner interest to develop	0.1	BF	IA	8	8	Y	Y	<5	Y		8																	Planning application for housing expected soon. Demolition required. Building leased to April '15	
SC/055	Land at Charles Street/ Buchanan Street	Landowner interest to develop	0.04	BF	IA	4	4	Y	U/K	6+	Y									4											Demolition required. No. of units estimated

SC/094	273-275 Promenade	Planning Permission	0.03	BF	IA	14	14	Y	Y	<5	Y			14													14													Permission granted for flats (ref: 10/1445). Site clean-up required
SC/098	Land adjacent 6a Dover Road	Outline Planning Permission	0.03	BF	E/w	4	4	Y	Y	<5	Y			4													4												Outline permission granted for housing (ref: 12/704). Site clean-up required	
SC/099	54 Counce Street	Planning Permission	0.04	BF	IA	9	9	Y	Y	<5	Y			9													9												Permission granted for flats (ref: 08/362). Vacant site on market for sale. Demolition required.	
SC/100	Land adjacent 250 Central Drive	Outline Planning Permission	0.53	BF	E/w	9	9	Y	Y	<5	Y			9													9												Outline permission granted for flats (ref: 10/552). Site on market for sale	
SC/101	Queens Park	Development Brief	2.97	BF	E/w	-297	-297	Y	U/K	<5	Y	-176	92	-319	50	56											-297												Full PP for phase 1 / Outline PP for phase 2 expected Summer '13. Agreed both phases to be completed by March '18. Constraints identified in Development Brief	
SC/102	Tram Depot, Rigby Road	Site strategically located for housing devp	2.8	BF	IA	147	147	Y	Y	6+	Y																												Demolition & site clean-up required. Relocation of Blackpool Transport. No. units estimated	
SC/103	Coop Street Car Park	Planning Permission	0.28	BF	IA	51	51	Y	Y	<5	Y			51													51												Permission granted for flats (ref: 10/1516). Underground electricity cables to/from adjacent sub-station	
SC/104	352-358 Lytham Road (Former Health Centre)	Planning Application	0.33	BF	IA	10	10	Y	Y	<5	Y			10													10												Planning application approved for housing subject to a signed S106 (ref: 12/368)	
SC/106	190-194 Promenade (Former Revills Hotel)	Planning Application	0.11	BF	IA	15	15	Y	Y	<5	Y			15													15												Planning application approved for flats subject to a signed S106 (ref: 11/056)	
SC/107	Land to rear of 1-7 Wren Grove	Expired permission	0.06	BF	E/w	4	4	Y	Y	6+	Y									4							4												Outline permission expired for flats (ref: 07/063). Demolition & site clean-up required	
SC/108	Land to rear of 44-48 Boardman Avenue	Planning application	0.1	BF	E/w	2	2	Y	Y	6+	Y								2								2												Outline permission refused for housing (ref: 10/27) - S106 not signed. Principle accepted. Demolition required	
SC/109	Concorde House, Charnley Road	Vacant land, interest to develop	0.36	BF	IA	14	14	Y	Y	6+	Y								14								14												Vacant premises. Demolition required. No. of units estimated	
SC/110	56-60 Counce Street	Vacant premises	0.03	BF	IA	3	3	Y	Y	6+	Y																								3				Vacant premises on the market for sale. Demolition required. No. of units estimated	
SC/111	Land to rear of 70-72 Threlfall Road	Vacant land	0.06	BF	E/w	3	3	Y	Y	6+	Y																								3				Vacant premises. Demolition required. No. of units estimated	
SC/112	The Grange (Former Grange Park School) Dinmore Avenue	Surplus Council land	1.31	BF	E/w	52	52	Y	Y	6+	Y																												Allocated Playing Field, may need to retain part of site for such use. Buildings to be demolished, site clean up required. No. of units estimated	
SC/113	Dinmore Public House, Dinmore Place	Vacant land	0.15	BF	E/w	10	10	Y	Y	6+	Y								10								10												Demolition of pub required. Underground services. Existing covenant stipulates use of site as pub or housing. Part of site in Wyre. No. of units estimated	
SC/114	Land north of 8-12 Steeton Road	Urban Potential Study	0.09	GF	E/w	4	4	Y	Y	6+	Y									4							4												Narrow site. No. of units estimated	
SC/115	Land between 321 & 339 Waterloo Road	Expired permission / Urban Potential Study	0.15	BF	E/w	7	7	Y	Y	6+	Y																													Outline permission for housing expired (ref: 91/898). Demolition and potential site clean-up required. No. of units estimated
SC/116	119 Newton Drive	Landowner interest to develop	0.26	BF	E/w	12	12	Y	Y	<5	Y			12													12													Land on market and available to develop subject to PP. Outline application for flats refused (ref: 08/062) - principle accepted on similar footprint. Demolition of existing dwelling needed
SC/117	Land to rear of 1-9 Greenwood Avenue	Aerial Photography	0.04	BF	E/w	1	1	Y	Y	6+	Y																								1				Demolition and potential site clean-up required. No. of units estimated	

SC/118	Land at 440 Talbot Road	Owner interest to dispose of	0.19	BF	E/w	24	24	Y	Y	6+	Y								15	9																						Existing building leased. Demolition of building & potential site clean-up required. No. of units estimated.
SC/120	Land adjacent 232 Promenade	Planning Permission	0.05	BF	IA	26	26	Y	Y	<5	Y																													Permission granted for flats (ref: 12/288 - renewal)		
SC/121	Former Windmill Public House, Westcliffe Drive	Outline Planning Application	0.2	BF	E/w	5	5	Y	Y	<5	Y														5															Outline application refused and appeal ongoing (Ref: 12/254). Principle accepted		
SC/122	Land adjacent/rear of 186 Lytham Road	Planning Application	0.03	BF	IA	2	2	Y	Y	<5	Y																												Planning application submitted for 2 dwellings (ref: 13/129). Demolition required			
SS/001	Land at Bridge House Road	Under Construction	1.03	GF	E/w	23	9	Y	Y	<5	Y																													Under construction (Ref: 97/474 + house type substitutions)		
SS/002	Homebase Car Park, Lightwood Avenue	Urban Potential Study	0.3	BF	E/w	15	15	Y	Y	6+	Y																										15			15	Access issues to be resolved. No. of units estimated	
SS/006	Council Car Park adj 394-398 Lytham Road	Local Plan Allocation / Council land	0.2	BF	IA	20	20	Y	Y	6+	Y																														Allocated for housing in current Local Plan. Sensitive design re. proximity to railway line. Not currently surplus. No. of units estimated	
SS/012	Land rear of 96 Harcourt Road	Urban Potential Study	0.52	BF	E/w	19	19	Y	U/K	6+	Y																														Backland development, multiple ownerships likely, demolition of existing dwelling to facilitate access. No. of units estimated	
SS/014	Land adjacent 127 Hawes Side Lane	Council land	0.06	BF	E/w	3	3	Y	Y	6+	Y																														Narrow site formerly occupied by houses. Not currently surplus. No. of units estimated	
SS/017	200-210 Watson Road	Expired Permission	0.9	BF	E/w	35	35	Y	Y	6+	Y																														Outline permission expired for housing (ref: 08/1351). Demolition required	
SS/018	Land at Taybank Avenue (adjacent 5 Livet Avenue)	Outline Planning Application	0.11	GF	E/w	3	3	Y	Y	<5	Y																														Outline application submitted for housing (ref: 13/037)	
SS/025	Land off Tudor Place	Urban Potential Study	0.21	BF	E/w	11	11	Y	Y	6+	Y																															Access constraints, adj railway line & sub station, levels difference. No. of units estimated
SS/027	Land rear of 1-3 Greystoke Place	Urban Potential Study	0.34	BF	E/w	17	17	Y	U/K	6+	Y																															Demolition required. Levels difference along N boundary. No. of units estimated
SS/029	Land adjacent 9 Dorritt Road	Urban Potential Study	0.18	BF	E/w	9	9	Y	U/K	6+	Y																														Narrow site between terraces. Potential access issues. No. of units estimated	
SS/030	Land at Stanmore Avenue	Urban Potential Study	0.45	BF	E/w	18	18	Y	U/K	6+	Y																															Demolition and potential site clean-up required. No. of units estimated
SS/031	Land adjacent 58 Common Edge Road	Expired Permission	0.11	GF	E/w	2	2	Y	Y	6+	Y																															Expired permission for dwellings (ref: 79/581)
SS/042	34 Osborne Road	Under Construction	0.03	BF	IA	5	5	Y	Y	<5	Y																															Permission granted for flats (ref: 10/1096)
SS/044	136-146 Watson Road	Expired Permission	0.08	BF	E/w	11	11	Y	Y	6+	Y																															Outline permission for flats expired (Ref: 07/907). Demolition and potential site clean-up required
SS/046	Empire Bingo, Hawes Side Lane	Planning Application	0.14	BF	E/w	7	7	Y	Y	6+	Y																														Planning application withdrawn for flats (ref: 10/182). Site within a Local Centre. Demolition required	
SS/047	Empire Garage, Hawes Side Lane	Planning Permission	0.05	BF	E/w	8	8	Y	Y	<5	Y																														Permission granted for dwellings/ flats (ref: 11/427). Demolition required	
SS/051	Land at Moss House Road	Outline Planning Permission / Core Strategy Policy CS26	16.7	GF	E/w	579	579	Y	Y	<5	Y																															Outline permission for housing (Ref: 09/740). Reserved Matters application expected Summer '13. Developer estimates of delivery rates used. Assumed multiple developers

SS/075	Land adjacent 14 Strathdale	Planning Permission	0.05	GF	E/w	1	1	Y	Y	<5	Y		1																									Permission for house (ref: 12/187 - renewal)
SS/076	Land at Baguleys Garden Centre Midgeland Road	Outline Planning Application	1.75	M	E/w	36	36	Y	Y	<5	Y		28	8																							Outline application for housing submitted (ref: 12/894). Approx. half of site considered previously developed land.	
SS/077	429 - 437 Promenade	Landowner interest to develop	0.12	BF	IA	15	15	Y	Y	<5	Y				15																						Outline application for flats expected soon	
SS/078	9, 11, 11a Station Road	Landowner interest to develop	0.15	BF	IA	10	10	Y	Y	<5	Y				10																						Outline application for housing expected soon. Demolition of existing building required (in use but offered with vacant possession).	
SS/079	Land at Arncliffe, Sixth Avenue	Landowner interest to develop	0.14	GF	E/w	1	1	Y	Y	<5	Y				1																					Permission for dwelling refused (ref: 12/834). New application expected soon. Principle accepted		
SS/080	Land adjacent to 15 Morley Road	Vacant land/Expired permission	0.05	BF	E/w	2	2	Y	Y	6+	Y																									Expired permission for housing (ref: 87/217). Vacant land on the market. Site clean up required		
SS/081	138 Stony Hill Lane	Surplus Council land	0.2	BF	E/w	6	6	Y	Y	<5	Y			6																						Council looking at disposal / marketing. Demolition of building required		
SE/005	Land adjacent to 8 Cottesmore Place	Outline Planning Permission	0.08	GF	E/w	1	1	Y	Y	<5	Y		1																								Outline permission granted for dwelling (ref: 12/089 - renewal)	
SE/011	Land at 11 Cherry Tree Road North	Expired Permission	0.14	BF	E/w	10	10	Y	Y	6+	Y																										Expired permission for flats (ref: 08/043).	
SE/020	Land to rear of 52-90 Cherry Tree Road	Expired Permission	0.32	GF	E/w	14	14	Y	Y	6+	Y																										Outline permission for dwellings/ flats expired (ref: 08/1325). Demolition of existing dwelling required for access	
SE/021	Kensington Lodge (Former Brindle Lodge), Langdale Road	Outline Planning Application	0.42	BF	E/w	39	39	Y	Y	<5	Y		24	15																							Outline application for 15 houses/ 24 flats approved subject to signed S106 (ref: 11/145)	
SE/022	Land adjacent 133-135 Cherry Tree Gardens	Expired Permission	0.08	GF	E/w	3	3	Y	Y	6+	Y																										Outline permission for housing expired (ref: 97/191). Site contains a tree subject of a TPO. No. of units estimated	
SE/025	Land to rear of Cornwall Place (off Swallow Close)	Planning Application	0.86	GF	E/w	27	27	Y	Y	<5	Y		27																								Planning app for housing under consideration (ref: 11/068). Site drainage issues to overcome	
SE/026	Whyndyke Farm	Outline Planning Application / Core Strategy Policy CS26	4.93	GF	E/w	147	147	Y	Y	6+	Y																										Outline planning application under consideration by Fylde BC (ref: 11/314). Majority of site lies within Fylde. No. units estimated for land in Blackpool only, assumed multiple developers. Drainage and other infrastructure issues to resolve.	
SE/027	Langdale Adult Training Centre, Langdale Road	Surplus Council land	0.62	BF	E/w	25	25	Y	Y	<5	Y		10	15																							Council plans for disposal / marketing. No. of units estimated.	
SE/028	Land to rear of 5-15 June Avenue	Vacant land	0.04	BF	E/w	1	1	Y	Y	6+	Y																										Vacant site recently been to auction. Backland site, access issues to resolve. No. of units estimated	
SE/029	Land to rear of 170 Preston New Road	Expired permission	0.4	GF	E/w	6	6	Y	Y	6+	Y																										Outline permission for flats expired (ref: 03/1038). Site contains a number of trees subject of a TPO - reduces capacity	
SE/030	Land to rear of 69-85 Kipling Drive	Surplus Council land	0.27	GF	E/w	13	13	Y	Y	6+	Y																										Council looking at disposal/marketing. Allocated as open land for community & recreation needs (public access needs retaining). Access & ground conditions to resolve. No. of units estimated	
SE/031	Land at NSI Site, Preston Road	Surplus Gov Land / Developer Interest	4.86	M	E/w	130	130	Y	Y	<5	Y				35	35																					Allocated Employment land - would require weight given to emerging policy in Core Strategy + justify as enabling development supported by a Viability Study. Ongoing discussions with landowner & developer - planning application expected soon. Developer estimates used. Approx one tenth of site contains developed land.	

SCHEDULE OF SITES DISCOUNTED

SHLAA Ref	Address	Site Size (ha)	Reason site considered unsuitable to identify	Source
N/A	Midgeland Farm	43	Agricultural land within countryside area where Council not looking to identify land for housing	Call for Sites 2008
N/A	Co-operative Sports & Social Club, Preston New Road	1.58	Allocated sports ground/ playing fields - contrary to Policy BH7	Call for Sites 2008
N/A	The Nook, Staining Road	U/K	Undeveloped land within countryside area where Council not looking to identify land for housing	By letter 2008
N/A	Land at Florence Street	U/K	Site forms part of wider development (Moss House Road)	By letter 2008
N/A	School House Farm, Division Lane	U/K	Agricultural land within countryside area where Council not looking to identify land for housing	By letter 2008
SN/010	Land to rear of 306 Queens Promenade	0.02	Residential garden with previous refusal of two flats. Site not suitable	2011 SHLAA update
SN/016	40 Carlin Gate/ 133 Warbreck Drive	0.05	Site developed for housing	Planning application
SN/018	Land rear of Uncle Tom's Cabin, Knowle Avenue	U/K	Site predominantly used as underground pumping station. Not suitable	2011 SHLAA update
SN/019	7-9 King George Avenue	0.05	Site developed for housing	Planning application
SC/021	3 Princess Street	0.01	Merged with a larger redevelopment site	Planning application
SC/026	Land rear of 157 Whitegate Drive	0.06	Merged with adjoining site (SC/025)	Planning application
SC/030	13-21 Princess Street	0.06	Merged with a larger redevelopment site	2011 SHLAA update
SC/035	Ball Street/ Ward Street	0.14	Site developed for housing	Planning application
SC/037	Barron Way	0.92	Site developed for another use (primary school)	2011 SHLAA update
SC/044	Rear of 92-94 Layton Road	0.06	Site developed for housing	Planning application
SC/046	Land at Waterloo Road / Eccleston Road	0.11	Site developed for another use (Whitworth Pharmacy)	2011 SHLAA update
SC/049	109-111 Buchanan Street	0.03	Site more suited to conversion	2011 SHLAA update
SC/058	Devonshire Road / Boothley Road	0.12	Site developed for another use (KFC)	Urban Potential Study
SC/062	149-151 Ansdell Road	0.32	Site developed for housing	Planning application
SC/065	George Street / Devonshire Road	0.06	Site developed for another use (Farmfoods store)	Urban Potential Study
SC/069	53 Dickson Road	0.01	Site developed for housing	Planning application
SC/070	28 Barton Ave & 11 Nelson Rd	0.02	Site developed for housing	Planning application
sc/075	40 Raikes Parade (Blackpool Reform Jewish Synagogue)	U/K	Site no longer available	2011 SHLAA update
SC/077	Belle Vue Garage, Whitegate Drive	0.06	Site developed for another use (Sainsburys store)	Urban Potential Study
SC/079	87-95 Whitegate Drive	0.09	Site developed for another use (Michael's restaurant)	2011 SHLAA update
SC/087	Rigby Road	U/K	Duplicate entry	2011 SHLAA update
SC/092	Land at Moon Street/ John Street	0.02	Duplicate entry	2011 SHLAA update
SS/004	293 Vicarage Lane	0.04	Site developed for housing	Planning application
SS/011	345 Lytham Road	0.02	Site no longer available	Urban Potential Study
SS/034	8a Fishers Lane	U/K	Site developed for another use (Traveller site)	2011 SHLAA update
SS/035	217 Common Edge Road	0.06	Site promoted for another use (Granny annex)	2011 SHLAA update
SS/039	Bath Street	0.03	Further survey work found site to be unsuitable	2011 SHLAA update
SS/040	46 Bond Street / 19 Rawcliffe Street	0.03	Heritage building unsuitable for redevelopment	2011 SHLAA update
SS/041	Land at Brookfield Avenue	0.06	Site developed for housing	Planning application
SS/048	Land at Critchton Place	U/K	Further survey work found site to be unsuitable	2011 SHLAA update
SS/049	6 Napier Avenue	0.21	Site developed for housing	Planning application
SS/050	Land adjacent 108 Abbey Road	0.02	Site developed for housing	Planning application
SS/052	Marton Moss	51.5	Undeveloped land within countryside area - no longer required to meet Blackpool's future housing requirements	Core Strategy evidence base
SS/055	36 Roseacre	0.12	Site developed for housing	Planning application
SS/056	505 Midgeland	0.17	Replacement dwelling - No net gain in housing	Planning application
SE/006	109 North Park Drive	0.08	Further survey work found site to be unsuitable	2011 SHLAA update
SE/010	Rear 3 Cherry Tree Road North	0.05	Site developed for another use (Subway carpark)	Planning application
SE/014	Land at Vicarage Lane/ Burton Road	0.63	Allocated employment site - contrary to Policy	2011 SHLAA update
SE/017	Land at Dinmore Place	0.32	Site developed for housing	Planning application
SE/019	127-131 Newton Drive	0.38	Site no longer available (promoted for another use - expansion of residential institution)	Planning application
SE/023	Whalley Villa Caravan Park	1.04	Further survey work found site to be unsuitable and not available	2011 SHLAA update
SE/024	Land east of Whalley Villa Caravan Park	1.09	Although vacant land, further survey work found site to be unsuitable and not available due to access issues	2011 SHLAA update

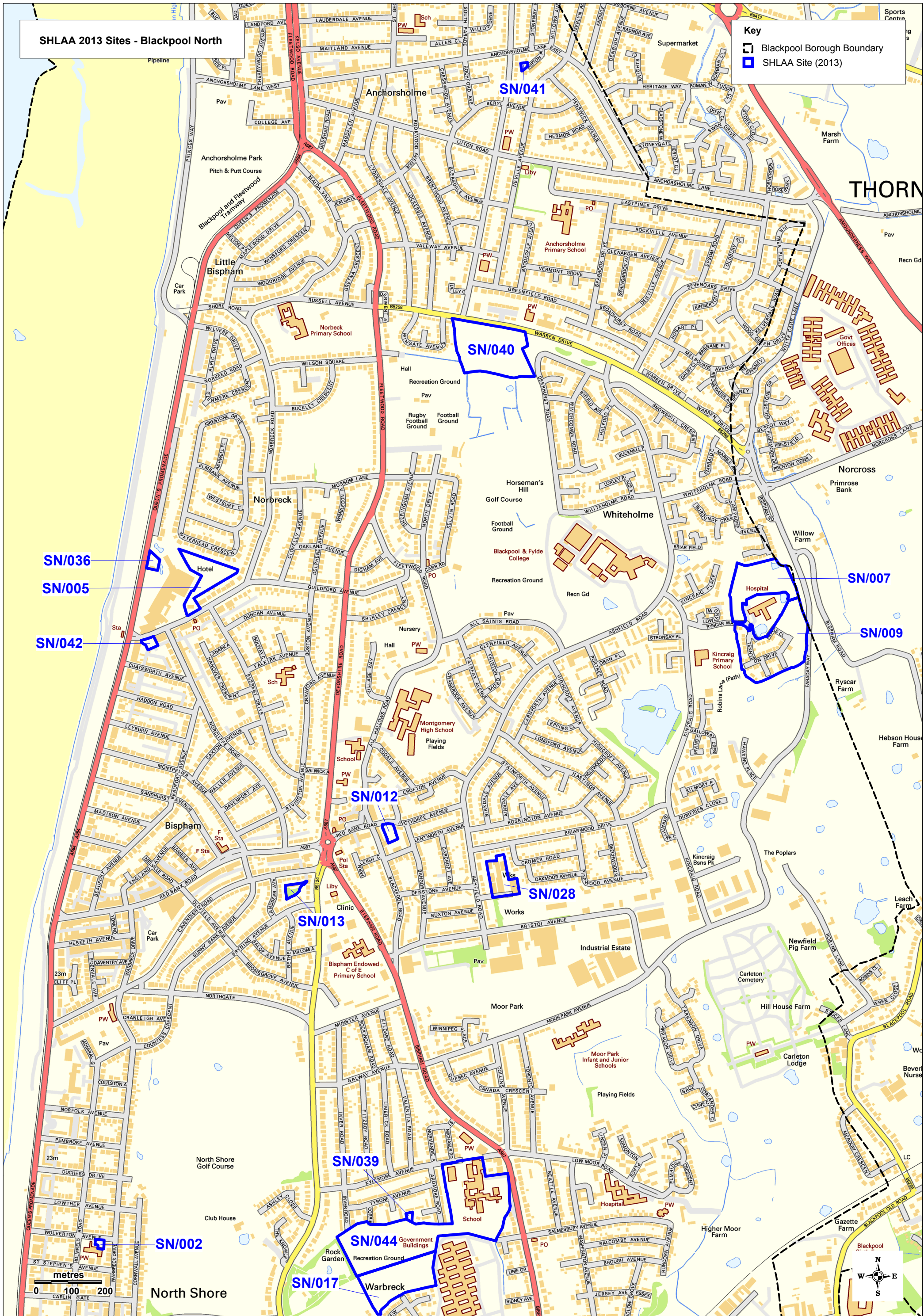
SN/024	Land rear of The Coach House, 1 Hoo Hill Lane	0.03	Site developed for another use (extension to existing dwelling)	2011 SHLAA update
N/A	Geldof Drive	U/K	Council owned site (former landfill site); remediation required. No evidence to show likely to come forward over the plan period	Meeting with Estates Team
N/A	Classic Upholstery, Singleton Street/Bickerstaffe Street/Back Shannon Street	0.03	Survey work found site to be unsuitable due to site constraints	2012/13 Site Visits
N/A	Rear 274-276 Waterloo Road	0.09	Survey work found site to be unsuitable due to site constraints	2012/13 Site Visits
N/A	Burlington Pub	0.15	Site developed for another use (pub has reopened)	2012/13 Site Visits
N/A	Empress Hotel, Exchange Street	0.04	Heritage building unsuitable for redevelopment	2012/13 Site Visits
N/A	Rear 37 Holmfield Road	0.01	Survey work found site to be unsuitable due to site constraints	2012/13 Site Visits
N/A	Corner Jepson Way/Common Edge Road	U/K	Site unsuitable (Green Belt and Protected Open Space)	2012/13 Site Visits
N/A	Bispham Library	0.35	Site developed for another use (Adult Learning Centre)	2012/13 Site Visits
N/A	Corner Dunes Avenue and Lytham Road	U/K	Site no longer available to continue to be used as a car park)	2012/13 Site Visits
N/A	Savoy Garage, King Avenue	U/K	Heritage building unsuitable for redevelopment	2012/13 Site Visits

APPENDIX B:

MAPS SHOWING THE SITE
LOCATIONS OF POTENTIAL
HOUSING SUPPLY

SHLAA 2013 Sites - Blackpool North

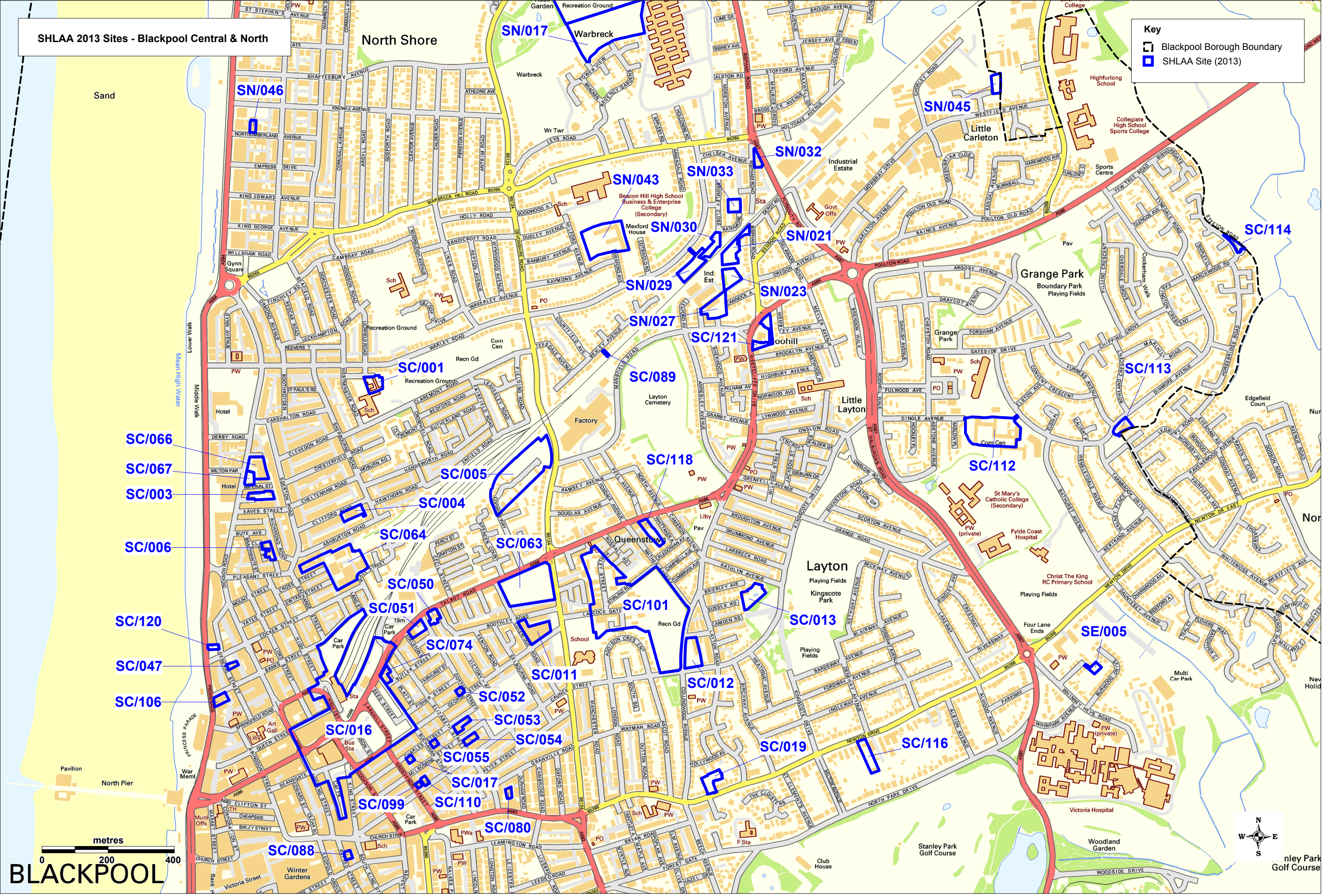
Key
[Dashed line] Blackpool Borough Boundary
[Blue square] SHLAA Site (2013)



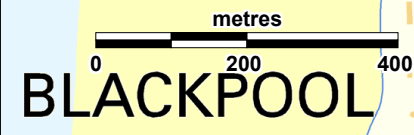
SHLAA 2013 Sites - Blackpool Central & North

Key

- Blackpool Borough Boundary
- SHLAA Site (2013)



- SC/066
- SC/067
- SC/003
- SC/006
- SC/120
- SC/047
- SC/106

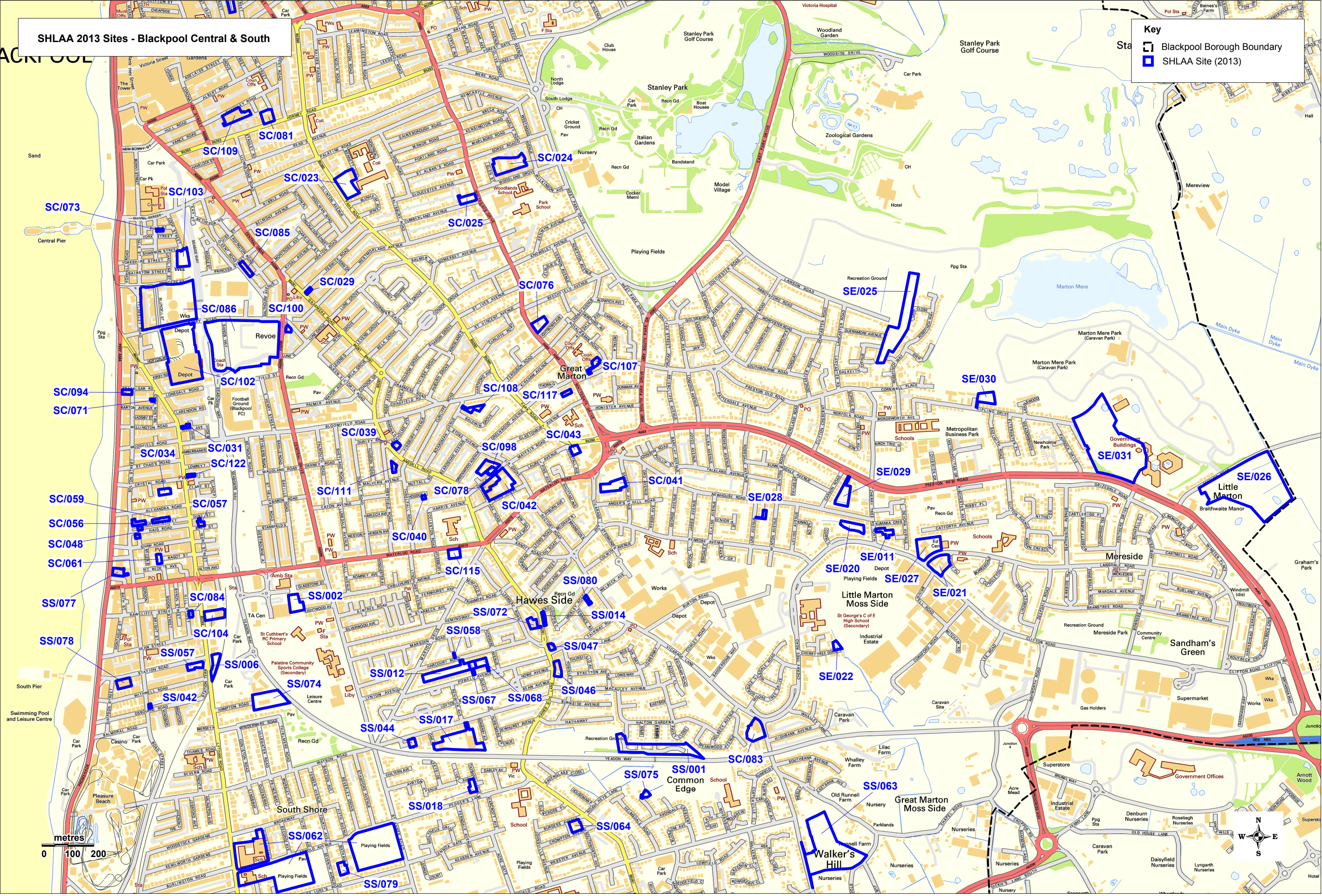


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SHLAA 2013 Sites - Blackpool Central & South

Key
[Dashed line] Blackpool Borough Boundary
[Blue outline] SHLAA Site (2013)

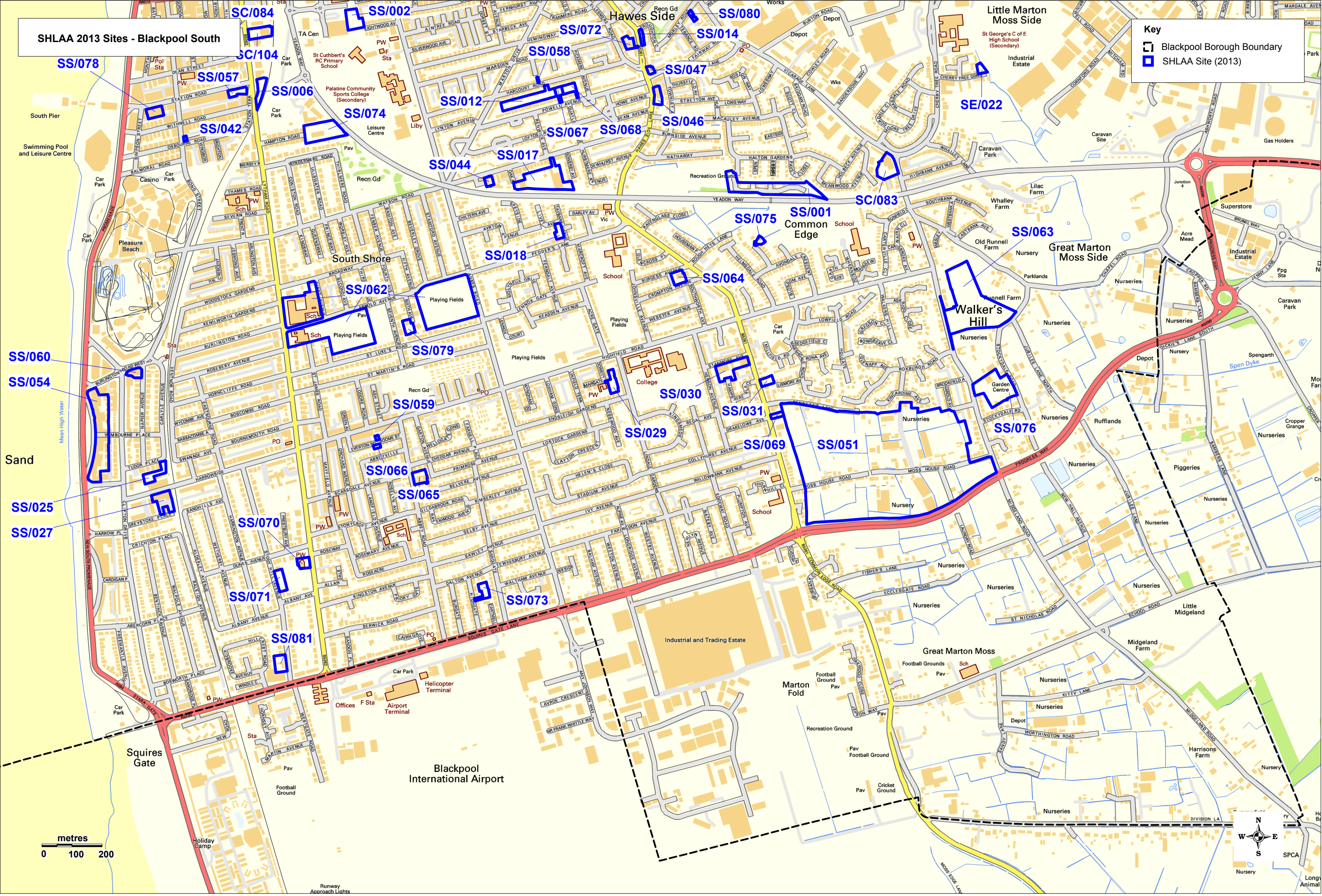


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SHLAA 2013 Sites - Blackpool South

Key
[Dashed line] Blackpool Borough Boundary
[Blue outline] SHLAA Site (2013)



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