



P L A N N I N G D E P A R T M E N T

Strategic Housing Land Availability Assessment

Review

May 2011



Building a better community for all

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1 Introduction

1.1 The Government's National Planning Policy Statement 3: Housing (PPS3) seeks to ensure that the planning system delivers a flexible and responsive supply of land for housing.

1.2 PPS3 requires Local Planning Authorities to:

- identify specific deliverable sites in the first five years;
- identify specific developable sites for years 6-10, and ideally years 11-15, to enable the five year supply to be topped up;
- where it is not possible to identify specific sites for years 11-15, indicate broad locations for growth;
- not include an allowance for windfalls in the first 10 years of the plan, unless there are justifiable local circumstances.

1.3 It is not the role of the SHLAA to allocate land for development. That is the role of the Local Development Framework process. The SHLAA identifies and records potential housing sites across Blackpool to accommodate growth over the next 15 years. The study provides a mechanism to support the phased delivery of housing sites, supporting the 'plan, monitor and manage' approach towards plan making.

It is important to note that the identification of sites in the SHLAA study as having potential for housing does not imply or infer any particular planning status or weight when considering any future planning applications for development of these sites.

1.4 Blackpool Council completed its SHLAA in May 2008, following consultation on a draft SHLAA, an invitation for suggested sites and comments on the methodology.

1.5 This Review Statement updates and amends the 2008 SHLAA, the methodology of which, for information, is re-presented in Appendix C. The review includes a full revised new schedule of sites to reflect the position on 1st April 2011. This takes account of;

- sites subsequently completed for housing or committed/developed for other uses, which have been deleted.
- sites with new planning permission, which have been added.
- sites identified as part of the preparation of the evolving Core Strategy and supporting Local Development Framework.
- other sites where changes in circumstances and available information have led to amendments to details of small number of sites (e.g. dwelling numbers/time frame).

1.6 The main changes in the 2011 SHLAA assessment relate to:

- The granting of planning permission for development in September 2010 for around 600 houses on Marton Moss, adjoining the existing urban area of south Blackpool.
- A reduced level of potential housing at Marton Moss in south Blackpool (900 dwellings), with maximum potential development on the Moss identified for around 1,500 dwellings (as against 2,700 dwellings in the 2010 SHLAA).
- A reduction of 350 dwellings in proposed housing from the redevelopment of the Foxhall and Rigby Road regeneration sites – now shown as one combined site for 400 dwellings.

1.7 With the continued market downturn and without a fully detailed assessment of the availability of each site, the 5 year supply has been restricted in 2011 to those sites with existing planning permission, along with some initial but limited contribution (of less than 200 dwellings) from major regeneration sites in central Blackpool later in the five year period towards 2016. In practice this means that some sites identified in the 5 year supply in 2010 which comprise vacant land but without existing planning permission are re-categorised as 6-10 year sites. Realistically some of these sites may still come forward earlier but in the context of the current market sites without planning permission have been excluded from the 5 year supply. Sites in existing use have also been generally reviewed and a number of potential development starts assessed as potentially coming forward later than previously anticipated.

1.8 The resulting revised summary position for Blackpool as a whole at 1st April 2011 is set out in the tables and commentary below.

2 Findings

2.1 The SHLAA Review identifies a potential net capacity of **4524** dwellings within Blackpool that could be delivered over the Core Strategy period to 2027 commencing April 2011, excluding conversions permissions. Details and maps for all sites are included in Appendix A and B.

2.2 Policy L4 of the North West Regional Spatial Strategy set a total housing requirement to be met in Blackpool of 8000 dwellings over the period 2003-2021. This doubled the annual average level of provision from 215 dwellings (in the Joint Lancashire Structure Plan 2001-16) to 444 dwellings per annum. Tables 1 and 2 summarise the supply assessment against the NWRSS requirement.

Table 1: Net Housing Potential Requirement (Blackpool Urban Area) 2011-2027.

Source of Supply/Requirement	Net Number of Dwellings
a. Total NWRSS Housing Requirement 2003-2021	8000
b. Total NWRSS Pro-Rata (Core Strategy) Requirement 2003-2027	10656
c. Total Net Completions 2003-2011	2485
d. Total Net NWRSS Requirement 2011-2027 (b-c)	8171
e. SHLAA Identified Potential Capacity 2011-2027	4524

2.3 NWRSS places a dwelling requirement on Blackpool of 8000 dwellings 2003-2021, and for 10,656 dwellings taken forward to 2027. Net completions to date of 2,485 dwellings represent an undersupply of 1,067 dwellings when measured against the NWRSS requirement for this period. This undersupply carried forward to 2027 gives an adjusted net requirement of **8,171** dwellings 2011-2027.

2.4 The identified capacity of **4524** SHLAA lands equates to around 55% of the required NWRSS supply, but does not take account of existing planning permissions from conversions or additional windfall potential sites which could come forward in Blackpool over the longer term period to 2027 to meet this shortfall. The potential for windfalls is considered in Section 3.

Five Year Supply

2.5 The SHLAA identifies a potential net five year housing land supply figure of 1165 dwellings. This is substantially below the 5 year requirement of 5 x 444 p.a. = 2220 dwellings. Taking account of the undersupply in delivery 2003-11 detailed in paragraph 2.3, the adjusted annual net NWRSS requirement is 511 p.a. and this represents an adjusted five year requirement of 2,553 dwellings. The housing land supply for 1165 dwellings represents a shortfall of 1,388 net dwellings.

2.6 This figure excludes any provision from sites with outstanding existing planning permission through conversions of existing buildings. The 2011 Annual Housing Monitoring Report shows 560 net dwellings with outstanding permission at 31.3.11 and an average in excess of 100 dwellings p.a. have come forward from conversions 2003-11. Taking account of existing conversion planning permissions, Blackpool's 5 year supply is 1,165 (land sites) + 560 conversion permissions = **1725 dwellings**. This equates to a percentage supply of identified **Deliverable** potential housing sites, as required by National Indicator, NI159, of 67.6%

Table 2: Net Housing Potential 5 Year Requirement (Blackpool Urban Area) 2011-2016.

Source of Supply/Requirement	Net Number of Dwellings
a. Total NWRSS Housing Requirement 2011-2027	8171
b. Total NWRSS Annual Requirement (a ÷ 16)	511
c. Total Net NWRSS Requirement 2011-2016	2553
d. SHLAA Identified Potential Capacity (land) 2011-2016	1165
e. SHLAA Identified Potential Capacity (conversions) 2011-2016	560
f. SHLAA Identified Potential Capacity (total) 2010-2015	1725
Total net NWRSS supply 2011-2016, Against 5 Year Requirement (c-f)	- 828

3 Determining the Housing Potential of Windfalls

3.1 Residential monitoring of housing supply and the analysis of past completion records show the continuing importance for Blackpool of windfall sources to its supply of housing. The tightly constrained boundary and already intensely built up existing urban area, mean opportunities are very limited compared to most other areas in determining options for future development. Since 2003, 82% of net new housing has been sourced from windfall sites, with a significant proportion (40%) of these windfall completions sourced from the conversion of existing building; the annual breakdown is shown in **Table 3**. The supply of housing through conversion of holiday accommodation, in particular, forms a substantial component of new housing development.

Table 3: Completions on Windfall Sites 2003-11 (Table 4a, Housing Monitoring Report)

Year	Net Conversion Windfall Completions	Total New Dwellings (Net Completions)
2003/04	122	234
2004/05	43	313
2005/06	109	399
2006/07	79	338
2007/08	131	314
2008/09	259	340
2009/10	166	223
2010/11	78	324
2003/11	987	2485

3.2 Any development outside the existing urban area needs to complement inner area regeneration, and help address the problems of declining holiday properties and the high concentration of multi-flatted private rented properties by helping create a wider mix of housing, and more balanced and healthy communities. Given the exceptional land constraints, and high incidence of housing coming from inner area conversions and regeneration, the Blackpool SHLAA as a result includes an allowance for further windfall contributions from conversions, which cannot be site specific.

3.3 A windfall allowance for 1,000 net dwellings created through the conversion of existing buildings is therefore included in the SHLAA for the period 2011-2027. This figure is over and above the existing 560 dwellings with planning permission referred to at paragraph 2.6 and takes account of recent trends in conversion completions shown in Table 3 of the 2011 SHLAA, where it can be seen that conversions have accounted for 40% of all completions in the last seven years. Conversions continue to provide a substantial contribution to housing completions, especially in areas of declining holiday accommodation.

3.4 Together with the identified SHLAA sites (**4524** dwellings) this increases potential housing supply (+ 1,560) to **6,084** dwellings. This falls short of Blackpool’s pro-rata NWRSS requirement (8171) to 2027 by **2,087** dwellings.

3.5 This significant shortfall would potentially have to be met by additional new build windfall developments. There are evolving proposals for potential inner area redevelopment of former holiday accommodation, but the scale of public funding to support regeneration is increasingly uncertain.

3.6 Other potential windfall developments on as yet unidentified sites might come forward elsewhere in the urban area, but the realities of its housing market and limited site opportunities is that NWRSS targets are no longer deliverable.

4 Summary

4.1 The Blackpool SHLAA Review 2011 identifies capacity for a potential **4524** net additional dwellings from housing land sites, with a further **1,560** dwellings from existing committed and future conversions between 2011 and 2027 (**6,084** dwellings). This falls short of Blackpool's pro-rata NWRSS requirement (8,171 2011-27) by 2,087 dwellings. Excluding conversions, other than committed planning permissions, would increase this shortfall to over 3,000 dwellings.

4.2 The SHLAA has identified a potential five year available capacity for **1,725** net additional dwellings that could be delivered by 2016. This potential supply represents **67.6%** of the 2,553 requirement (2011-16).

4.3 The reality is that the impact of an ever increasing NWRSS requirement of 444 per annum, a finite supply of land, the continued downturn in the housing market, and reduced prospects of public funding to support regeneration, have all combined to substantially undermine Blackpool being able to meet an increasingly untenable NWRSS target.

5 What Happens Next?

5.1 The SHLAA represents the position at April 2011 in terms of land supply, availability and existing planning permissions set against the requirement for 444 dwellings per annum in the North West Regional Spatial Strategy, which remained part of the adopted statutory development plan for Blackpool at 1st April 2011. The Government has announced the proposed cancellation of regional housing targets, and new local housing targets for Blackpool are being reviewed as part of the evolving Blackpool Core Strategy which is in course of preparation. The progress of the Government's Localism Bill will formally determine the cancellation date of the existing targets, and will significantly impact on the future findings and review of the Blackpool SHLAA post 2011.

5.2 The SHLAA findings will be reviewed on a continuing annual basis in conjunction with the Council's Housing Monitoring Report. The findings of each review will also be published within the Council's Annual Monitoring Report (AMR) each year.

5.3 Published alongside this SHLAA and on the website is a New Site Identification Form for suggesting any new sites which could potentially be included in a future review of the SHLAA. Please ensure all the information requested is supplied, and that the site suggestion is accompanied by a supporting map clearly identifying the boundary of the site.

5.4 Completed forms can be returned by post, fax or email to:

Planning Department
Blackpool Council
Municipal Buildings
Corporation Street
Blackpool
FY1 1NF
Fax: 01253 476201
Email: development.plans@blackpool.gov.uk

Appendix A

SITE SCHEDULE

Appendix B

SITE PLANS

Appendix C

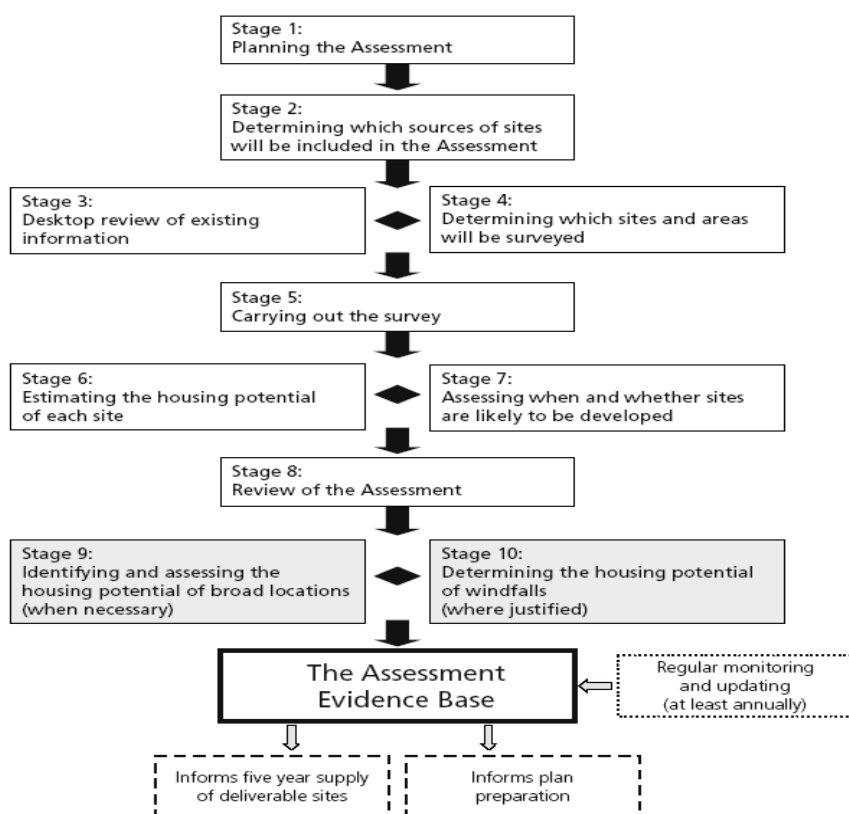
2008 SHLAA Methodology

Methodology

The methodology to identify sites to meet future needs has followed the broad approach to SHLAA's contained within the Government's 'Strategic Housing Land Availability Assessments: Practice Guidance'. The guidance does however give scope for LPA's to undertake differing approaches to meet the requirements.

Figure 1 identifies the main stages in the preparation of an SHLAA. The diagram shows that whilst the stages should generally be carried out in order, certain stages can be carried out in parallel. The Blackpool SHLAA is complete, and now forms part of the LDF evidence base. This section will briefly describe the methodologies that were undertaken to meet the requirements of each stage of SHLAA preparation.

Figure 1: Stages for the preparation of a SHLAA



Stage 1: Planning the Assessment

In broad terms a common approach to SHLAA was agreed between the three authorities comprising the Fylde sub-region. Each authority has undertaken a SHLAA for its own administrative area, ensuring accordance with requirements placed through PPS3 and the Government's practice guidance.

Once each authority in the sub-region has completed the SHLAA process, and the findings have been evaluated and published, a Joint SHLAA Overview Statement will also be produced summarising the key findings for the Fylde Sub-Region as a whole.

Stage 2: Determining which Sources of Sites will be Included in the Assessment

Figure 2 (next page) is taken from the Government’s practice guidance and covers the types of sites that should be included within an SHLAA.

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

In preparing the Blackpool SHLAA, the Council has considered all the above sources of housing potential sites and more, and has endeavoured not to exclude sites from the process at any stage. The focus of the study has been to identify potential sites within the existing urban area that do not have a current planning permission.

The substantially increased housing development requirement for Blackpool in the NWRSS and the limited remaining lands within Blackpool as a whole, however, has meant that consideration has also been given to identifying potential new development land outside of the existing urban area. The approach taken in Blackpool is that all areas of land outside the existing urban area have been looked at as part of the SHLAA, comprising:

Lands at Marton Moss
West of Staining & Mythop Road

These lands have all been looked at in Stage 9 of the process to ensure Blackpool can meet its housing requirement, since it has been crucial to understand the level of potential that can be generated from the existing urban area before any decisions on the extent of development required outside the urban area can be made.

Table 1 identifies the types of sites that have been excluded from the assessment. These sites are in general excluded due to overriding policy considerations relating to conservation and environmental protection. Otherwise, and in geographic terms, there are no locations within Blackpool that are not included within the SHLAA, sites are considered across the town.

Table 1: Areas excluded from the SHLAA

Excluded Area	Justification
SSSI's	National Policy advises against development that would have an adverse impact on nationally and internationally important nature conservation sites.
Green Belt	Local policy restricts development within the greenbelt to agriculturally related uses, recreational uses and other uses appropriate to a rural area to safeguard its open character.
Conversions, Flats Above Shops e.t.c.	These sources will be considered as part of a windfall supply in Stage 10 of the study.

Stage 3: Desktop Review of Existing Information

Table 2 lists all the sources explored to identify sites with suitable housing potential as at 1st April 2008. The status of the sites (in terms of whether planning permission has been granted or development has started) is therefore accurate to this date.

In identifying sites, no minimum site size threshold has been imposed. Therefore sites with capacity for only one dwelling, or sites already occupying buildings, are included in the survey.

Table 2: Sources of sites contained within the SHLAA

Sites in the Planning Process	Purpose
Housing allocations not yet subject to planning permission	To identify sites
Planning permissions/sites under construction	To identify sites
Planning application refusals	To identify sites – particularly those applications rejected on the grounds of prematurity
Other Sources of Information to Identify Sites	Purpose
Urban Potential Study 2004	To identify buildings & land & constraints to delivery
Previously allocated opportunity sites	To identify sites
Local Planning Authority Employment Land Review	To identify sites & surplus land
Backland industry sites	To identify underused sites, surplus land and undesirable uses
Sites submitted by consultees via the SHLAA consultation process	To identify sites
Site surveys, ordnance survey maps, aerial photographs	To identify sites

Sites in the planning process within the SHLAA therefore include:

Existing housing allocations in the Blackpool Local Plan on which development had not commenced at 1st April 2008.

Sites currently with planning permission at 1st April 2008.

During the period October 2004 to April 2007 the Council adopted a restrictive policy controlling the release of land for housing development as Blackpool's levels of completions were at that time exceeding the statutory housing requirement. As a result a number of housing proposals submitted were refused on the ground of 'oversupply' alone. These sites have been included within the SHLAA.

Sites outside the planning process within the SHLAA include:

The Urban Potential Study, completed in 2004 to inform the current adopted Local Plan provided an earlier comprehensive assessment of sites within the urban area – a number of which have since been developed or have planning permission for development. All other sites which remain undeveloped are included in the new SHLAA (this includes a number of earlier housing opportunity sites that were provisionally allocated during the early stages of producing the current Local Plan. These sites were subsequently deleted due to the then adequate capacity of housing allocations to deliver requirements).

The Blackpool Employment Study (2007) has been undertaken and concluded that all the main existing allocated employment estates should generally remain in employment use. In a small minority of locations potential was identified for redevelopment of longstanding vacant sites and these potential housing opportunities have been identified in the SHLAA.

During 2007, a comprehensive survey of all non-allocated smaller scale business and industrial sites was also undertaken. Where appropriate, although many are currently in use, a number of these sites have been included within the SHLAA where it is considered they could have potential to accommodate housing at some stage over the next 15 years.

Stage 4: Determining Which Sites and Areas will be Surveyed

During April 2008 all the sites that have been identified in the SHLAA were surveyed. This included all sites with an existing planning permission, previously identified potential sites and any new sites proposed or sites suggested during the SHLAA consultation period in February/March 2008.

Stage 5: Carrying Out the Survey

Basic information, as stated within the Government's practice guidance, was collected for all sites. Aspects such as site size, boundaries, current and surrounding use and character of the surrounding area have been recorded. In many cases, especially for sites already identified, this information was already known, and therefore the emphasis of the survey was to assess any visible physical and environmental constraints to development or policy/ownership restrictions, to inform later stages of the SHLAA and help determine the deliverability and developability of specific sites.

Stage 6: Estimating the Housing Potential of Each Site

The method for calculating potential capacity for each site has taken account of two important aspects of each site – the location and the area of the site. Where there is an outstanding or previous planning application for a specific number of dwellings for an appropriate form of development of a site, then that figure has generally been used to inform the housing capacity of these sites. For all other identified sites, density multipliers have been used to estimate the housing potential of each site.

Whilst it is acknowledged that this method of calculating potential capacity cannot be considered wholly accurate for individual specific sites, it simply ensures that an approximate, realistic and indicative total capacity figure can be attained in the most practical and manageable way. In addition, the application of varied densities and banded gross/net ratios follows better practice and minimises errors in calculations of potential capacities.

Density Multipliers

The density multipliers in Table 3 have been applied to each site, dependant on their location within Blackpool:

Table 3: Density Multipliers

Location	Density Multiplier (Dwellings per hectare)
Town Centre & Inner Area	100
Elsewhere in the Built Up Area	50

In simple terms, if a site is located within the 'Defined Inner Area' as identified in the Local Plan, the location density for 'Town Centre & Inner Area' will apply. In all other cases the 'Elsewhere in the Built Up Area' density will apply. These densities have been arrived at through detailed analysis of densities achieved on sites completed in these two areas in recent years.

Gross/Net Ratio

The second part of the calculation of estimated potential takes account of the net developable area of the site. This works on the principle that the smaller the site, the greater the potential for the site to make use of existing roads/facilities, and therefore a greater proportion of the site can be developed for housing. The gross/net ratios adopted in the Blackpool SHLAA are shown in Table 4.

Table 4: Gross/Net Ratios

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

The calculation of estimated housing potential for a particular site is then calculated using a simple formula:

$$\text{Site Area (ha)} \times \text{Gross/Net Ratio} \times \text{Location Density} \\ = \text{Housing Potential Capacity}$$

Stage 7: Assessing When and Whether Sites are Likely to be Developed

Assessing the 'Suitability', 'Availability' and 'Achievability' of a site allows conclusions to be drawn as to whether a site is Deliverable, Developable or Not Currently Developable. Information on physical/environmental constraints and policy/ownership restrictions help inform this assessment.

The Government's practice guidance states that a Deliverable site is one which is available now, offers a suitable location and that there is a reasonable prospect that housing will be delivered on the site within five years from adoption of the plan. A Developable site offers a suitable location with a reasonable prospect that it will be available and could be developed at a specific point in time. Where it is unknown when a site could be developed it should be regarded as Not Currently Developable.

The overall assessment of a site, as described in paragraph 3.23, is arrived at by utilising constraint information to determine how suitable, available and achievable a site is. A site currently holding planning permission for residential development has been assumed as Deliverable.

Stage 7a: Assessing Suitability for Housing

A site has been considered suitable for housing development if it offers a suitable location taking account of policy restrictions, physical limitations, environmental conditions and potential impacts of development. Also each identified site has been subject to an assessment of accessibility to basic services – a sustainability checklist.

Stage 7b: Assessing Availability for Housing

A site has been considered available for development when on the best information available there is confidence there are no legal or ownership problems. Survey work undertaken and responses to consultation have provided the knowledge needed to determine the availability of most of the sites identified.

Stage 7c: Assessing Achievability for Housing

A site has been considered achievable for housing where there is simply a prospect of housing development at a particular point in time. Essentially, all sites included in the Blackpool SHLAA are deemed 'achievable'.

Stage 7d: Overcoming Constraints

Very few sites identified in the SHLAA have any known constraints, certainly not those sites assessed as Deliverable. A key role of the LDF and planning process is to help overcome the constraints identified on sites that may come forward in the longer term.

Appendix D

Site identification Form

Blackpool Strategic Housing Land Availability Assessment

New Site Identification Form 2011/2012

Blackpool Council has recently produced a Strategic Housing Land Availability Assessment (SHLAA) to identify sites that can contribute to the Council's housing delivery over the period 2011-2028. The SHLAA will be updated annually to reflect the housing land supply situation at April of each year. As part of these reviews, we are looking at all the available opportunities within the existing urban area and would be keen to hear about any sites, above those currently identified in the SHLAA, that might be developable for housing.

Please return this form, **with a supporting map clearly identifying the boundary of the site**, to:

Development Plans & Projects Division, Planning Department, Blackpool Council, PO Box 17, Corporation Street, Blackpool, FY1 1LZ, or fax to 01253 476201, or via email to development.plans@blackpool.gov.uk

Please use a separate form for each site and complete the questions to the best of your knowledge.

Your Details

Name & Company (if relevant)

Address

Telephone Number

Email Address

I am (please tick those that apply)	The Landowner	<input type="checkbox"/>	Land Agent	<input type="checkbox"/>
	A Developer	<input type="checkbox"/>	Planning Consultant	<input type="checkbox"/>
	A Stakeholder	<input type="checkbox"/>	Other	<input type="text"/>

Site Details

Landowner Name & Address

Site Address

Site Area

Current Use

Planning History (if known)

I have enclosed a map clearly showing the boundary of the site Yes No

Factors Which May Make the Site Unavailable for Development

Are there any ownership constraints? e.g. ransom strips

Has a developer got an option agreement for the site?

Are there any circumstances affecting the sites suitability?

Likely timeframe for development (please tick) 2011-16 2017-22
2023-28

Physical Constraints Which May Make the Site Unavailable for Development

Does the site suffer from known flood risk?

Are there any other known environmental constraints e.g. SSSI, TPO's?

Are there any other known designations of the site e.g. conservation areas, listed buildings?

Are there any other known physical constraints including topography, access, contamination?

What can be done to overcome these constraints?

Is there any further information it would be useful for us to be made aware of?

Blackpool SHLAA Site Schedule (At 1st April 2011) - All Sites

SITE NUMBER	SITE ADDRESS	SITE ADDRESS 2	CURRENT USE	SURROUNDING USE	BROWNFIELD/GREENFIELD	AREA (HA)	DEVELOPMENT SIZE RANGE	DEVELOPMENT RATIO	GROSS TO NET RATIO	LOCATION TYPE	LOCATION DENSITY	POTENTIAL CAPACITY	ACTUAL PERMITTED AVAILABILITY	SUITABLE	AVAILABLE	ACHIEVABLE	OVERALL ASSESSMENT	TIME PERIOD	SUSTAINABILITY CHECKLIST (Within 1km of)					NOTES
																			GP	POST OFFICE	PRIMARY SCHOOL	BUS STOP	FOOD SHOP	
SC/011		Coleridge Road	Mixed Use Industrial Land & Buildings	Mixed Industrial/Residential Area	Brownfield	0.39	<0.4	1	0.39	Town Centre & Inner Area	100	39		Yes	No	Yes	Developable	11-15 Years	Yes	Yes	Yes	Yes	Yes	Ownership constraints, the site is in long-standing industrial use.
SC/012		Collingwood Avenue	Mixed Use Industrial Land & Buildings	Residential Area	Brownfield	0.38	<0.4	1	0.38	Elsewhere In The Built Up Area	50	19		Yes	No	Yes	Developable	11-15 Years	Yes	Yes	Yes	Yes	Yes	Ownership constraints, the site is in long-standing industrial use.
SC/024	Industrial Units	Lever Street	Mixed Use Industrial Land & Buildings	Residential Area	Brownfield	0.63	0.4-2	0.8	0.50	Elsewhere In The Built Up Area	50	25		Yes	No	Yes	Developable	11-15 Years	Yes	Yes	Yes	Yes	Yes	Well occupied medium sized industrial estate, potential contamination and access constraints.
SC/064		Cocker Street Industrial Estate	Mixed Use Industrial Land & Buildings	Residential Area	Brownfield	1.31	0.4-2	0.8	1.05	Town Centre & Inner Area	100	105		Yes	No	Yes	Developable	11-15 Years	Yes	Yes	Yes	Yes	Yes	Medium sized industrial estate within residential area, well occupied units, considered achievable in the longer term.
SN/028		Ashfield Road/Wakefield Road	Mixed Use Industrial Land & Buildings	Mixed Retail/Residential Area	Brownfield	0.76	0.4-2	0.8	0.61	Elsewhere In The Built Up Area	50	31		Yes	No	Yes	Developable	11-15 Years	Yes	Yes	Yes	Yes	Yes	Possible industrial contamination, site in use and well occupied.
SS/048		Crichton Place	Underused/Derelict Residential Area	Residential Area	Brownfield	0.35	<0.4	1	0.35	Elsewhere In The Built Up Area	50	18		Yes	No	Yes	Developable	11-15 Years	Yes	Yes	Yes	Yes	Yes	
SC/003	Industrial Units	Back Eaves Street	Mixed Use Industrial Land & Buildings	Mixed Industrial/Residential Area	Brownfield	0.17	<0.4	1	0.17	Town Centre & Inner Area	100	6		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SC/005	Land Off	Coopers Way	Unused, Derelict Land	Town Centre Area of Mixed Use	Brownfield	1.97	0.4-2	0.8	1.58	Town Centre & Inner Area	100	64		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SC/017		37 Charles Street	Mixed Use Industrial Land & Buildings	Residential Area	Brownfield	0.04	<0.4	1	0.04	Town Centre & Inner Area	100	5		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SC/019		66-70 Newton Drive	Unused, Derelict Land	Residential Area	Brownfield	0.26	<0.4	1	0.26	Elsewhere In The Built Up Area	50	20		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SC/021		3 Princess Street	Unused, Derelict Land	Mixed Holiday Accommodation/Residential Area	Brownfield	0.01	<0.4	1	0.01	Town Centre & Inner Area	100	3		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SC/023	Land Adjacent	102 Park Road	Vacant Undeveloped Land	Mixed Holiday Accommodation/Residential Area	Brownfield	0.09	<0.4	1	0.09	Town Centre & Inner Area	100	9		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SC/025		157 Whitegate Drive	Underused/Derelict Residential Area	Residential Area	Brownfield	0.12	<0.4	1	0.12	Town Centre & Inner Area	100	14		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SC/026	Land Rear	157 Whitegate Drive	Unused, Derelict Land	Residential Area	Brownfield	0.06	<0.4	1	0.06	Town Centre & Inner Area	100	1		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SC/029	Adjacent	32 Grasmere Road	Vacant Undeveloped Land	Mixed Retail/Residential Area	Brownfield	0.03	<0.4	1	0.03	Town Centre & Inner Area	100	3		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SC/031	Corner	Moon Avenue & John Street	Underused/Vacant Industrial Land & Buildings	Mixed Retail/Residential Area	Brownfield	0.02	<0.4	1	0.02	Town Centre & Inner Area	100	8		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SC/035	Industrial units	Ball Street/Ward Street	Mixed Use Industrial Land & Buildings	Mixed Retail/Residential Area	Brownfield	0.14	<0.4	1	0.14	Town Centre & Inner Area	100	8		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SC/037	Land At	Seasiders Way/Unit 1-5 Baron Way	Vacant Undeveloped Land/Mixed Use Industrial Land & Buildings	Residential Area	Brownfield	0.92	0.4-2	0.8	0.74	Town Centre & Inner Area	100	77		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SC/041	Land Rear Marton Institute	Sedbergh Avenue	Unused, Derelict Land	Residential Area	Brownfield	0.33	<0.4	1	0.33	Elsewhere In The Built Up Area	50	17		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SC/043	Land At	Kirkstall Avenue/Park Road	Unused, Derelict Land	Mixed Industrial/Residential Area	Brownfield	0.10	<0.4	1	0.10	Elsewhere In The Built Up Area	50	5		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SC/044		92-94 Layton Road	Unused, Derelict Land	Mixed Industrial/Residential Area	Brownfield	0.06	<0.4	1	0.06	Elsewhere In The Built Up Area	50	3		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SC/058		Devonshire Road/Boothley Road	Underused/Vacant Industrial Land & Buildings	Mixed Industrial/Residential Area	Brownfield	0.12	<0.4	1	0.12	Town Centre & Inner Area	100	12		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SC/062		149-151 Ansdell Road	Underused/Vacant Industrial Land & Buildings	Residential Area	Brownfield	0.32	<0.4	1	0.32	Elsewhere In The Built Up Area	50	10		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SC/063	Former Devonshire Road Hospital	Devonshire Road/Talbot Road	Unused, Derelict Land	Mixed Retail/Residential Area	Brownfield	1.47	0.4-2	0.8	1.18	Town Centre & Inner Area	100	118		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	Former hospital site, now cleared, may be contamination constraints.
SC/067		Dickson Road/Imperial Street	Mixed Use Industrial Land & Buildings	Mixed Industrial/Residential Area	Brownfield	0.10	<0.4	1	0.10	Town Centre & Inner Area	100	22		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SC/069		53 Dickson Road	Vacant Building	Mixed Holiday Accommodation/Residential Area	Brownfield	0.01	<0.4	1	0.01	Town Centre & Inner Area	100	12		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SC/070		28 Barton Avenue/11 Nelson Road	Underused/Vacant Retail Land & Buildings	Mixed Holiday Accommodation/Residential Area	Brownfield	0.02	<0.4	1	0.02	Town Centre & Inner Area	100	5		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SC/071		9 Nelson Road	Vacant Building	Mixed Holiday Accommodation/Residential Area	Brownfield	0.01	<0.4	1	0.01	Town Centre & Inner Area	100	5		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SC/072	Land On	Back Clarendon Road	Underused/Vacant Industrial Land & Buildings	Mixed Retail/Residential Area	Brownfield	0.01	<0.4	1	0.01	Town Centre & Inner Area	100	2		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SC/073	Warehouse	Pier Street	Underused/Vacant Industrial Land & Buildings	Mixed Holiday Accommodation/Residential Area	Brownfield	0.03	<0.4	1	0.03	Town Centre & Inner Area	100	8		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SC/074		119-125 Buchanan Street & 230-234 Talbot Road	Mixed Use Retail Land & Buildings	Town Centre Area of Mixed Use	Brownfield	0.10	<0.4	1	0.10	Town Centre & Inner Area	100	24		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SC/075	Blackpool Reform Jewish Synagogue	40 Raikes Parade	Religious Establishment	Town Centre Area of Mixed Use	Brownfield	0.06	<0.4	1	0.06	Town Centre & Inner Area	100	4		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SC/076		216 Whitegate Drive	Mixed Use Industrial Land & Buildings	Residential Area	Brownfield	0.20	<0.4	1	0.20	Elsewhere In The Built Up Area	50	20		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SC/077	Belle Vue Garage	Whitegate Drive	Underused/Vacant Industrial Land & Buildings	Residential Area	Brownfield	0.06	<0.4	1	0.06	Elsewhere In The Built Up Area	50	15		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SC/078	Land At	11 Dover Road	Underused/Vacant Industrial Land & Buildings	Residential Area	Brownfield	0.21	<0.4	1	0.21	Elsewhere In The Built Up Area	50	15		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SC/079		87-95 Whitegate Drive	Underused/Derelict Residential Area	Residential Area	Brownfield	0.09	<0.4	1	0.09	Town Centre & Inner Area	100	14		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SC/080	Rear	2-14 Durham Road	Vacant Industrial Land & Buildings	Residential Area	Brownfield	0.78	0.4-2	0.8	0.62	Elsewhere In The Built Up Area	50	8		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SC/081		102-110 Hornby Road	Holiday Accommodation	Mixed Holiday Accommodation/Residential Area	Brownfield	0.19	<0.4	1	0.19	Town Centre & Inner Area	100	32		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SC/082		336-342 Church Street	Retail	Mixed Use/ Retail/Residential Area	Brownfield	0.06	<0.4	1	0.06	Town Centre & Inner Area	100	7		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SC/083	Welcome Inn	319 Vicarage Lane	Drinking Establishment / Retail	District Centre Uses/Residential Area	Brownfield	0.40	0.4-2	0.8	0.32	Elsewhere In The Built Up Area	50	15		Yes	No	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SC/084		49 Rawcliffe Street & 24 Hill Street	Residential	Mixed Holiday Accommodation/Residential Area	Brownfield	0.04	<0.4	1	0.04	Town Centre & Inner Area	100	6		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SC/085		76 and 76a Kent Road	Drinking Establishment	Residential Area	Brownfield	0.11	<0.4	1	0.11	Elsewhere In The Built Up Area	50	24		Yes	No	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SC/086		Foxhall Regeneration Site	Mixed Use - Residential/Holiday Accommodation/Commercial	Mixed Use - Residential/Holiday Accommodation/Commercial	Brownfield	5.50	>4.0	0.6	3.30	Town Centre & Inner Area	100	400		Yes	No	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SC/088		7-11 Alfred Street	Residential	Residential Area	Brownfield	0.05	<0.4	1	0.05	Town Centre & Inner Area	100	14		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SC/089	Land Adjacent	45 Bexley Avenue	Vacant Land	Residential Area	Brownfield	0.01	<0.4	1	0.01	Elsewhere In The Built Up Area	50	1		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SC/092	Corner	Moon Street/ John Street	Residential	Residential Area	Brownfield	0.02	<0.4	1	0.02	Town Centre & Inner Area	100	5		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SC/093	Land	Gateside Drive/ Forshaw Ave	Residential	Residential Area	Brownfield	0.92	0.4-2	0.8	0.74	Elsewhere In The Built Up Area	50	26		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SC/095	Land Adjacent	293 Vicarage Lane	Vacant Land	Residential Area	Greenfield	0.01	<0.4	1	0.01	Elsewhere In The Built Up Area	50	2		Yes	Yes	Yes	Developable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SE/005	Land adjacent to	8 Cottesmore Place	Unused, Vacant Land	Residential Area	Greenfield	0.08	<0.4	1	0.08	Elsewhere In The Built Up Area	50	1		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SE/011	Land At	11 Cherry Tree Road North	Unused, Derelict Land	Mixed Retail/Residential Area	Brownfield	0.13	<0.4	1	0.13	Elsewhere In The Built Up Area	50	10		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SE/017	Land At	Dinmore Place	Underused/Derelict Residential/Retail Area	Residential Area	Brownfield	0.32	<0.4	1	0.32	Elsewhere In The Built Up Area	50	10		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SE/019		127-131 Newton Drive	Residential Institution	Residential Area	Brownfield	0.38	<0.4	1	0.38	Elsewhere In The Built Up Area	50	34		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SE/020	Land Rear	207-237 New House Road & 38-46 Cherry Tree Road North	Vacant Undeveloped Land	Mixed Retail/Residential Area	Greenfield	0.23	<0.4	1	0.23	Elsewhere In The Built Up Area	50	20		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SE/021	Former Brindle Lodge	Langdale Road	Mixed Use Industrial Land & Buildings	Mixed Industrial/Residential Area	Brownfield	0.43	0.4-2	0.8	0.34	Elsewhere In The Built Up Area														

Blackpool SHLAA Site Schedule (At 1st April 2011) - All Sites

SITE NUMBER	SITE ADDRESS	SITE ADDRESS 2	CURRENT USE	SURROUNDING USE	BROWNFIELD/GREENFIELD	AREA (HA)	DEVELOPMENT SIZE RANGE	DEVELOPMENT RATIO	GROSS TO NET RATIO	LOCATION TYPE	LOCATION DENSITY	POTENTIAL CAPACITY	ACTUAL PERMITTED AVAILABILITY	SUITABLE	AVAILABLE	ACHIEVABLE	OVERALL ASSESSMENT	TIME PERIOD	SUSTAINABILITY CHECKLIST (Within 1km of)					NOTES
																			GP	POST OFFICE	PRIMARY SCHOOL	BUS STOP	FOOD SHOP	
SN/010	Land Rear	306 Queens Promenade	Vacant Undeveloped Land	Mixed Holiday Accommodation/Residential Area	Brownfield	0.02	<0.4	1	0.02	Elsewhere In The Built Up Area	50	1		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SN/013	Land Rear	187-203 Cavendish Road	Unused, Derelict Land	Residential Area	Brownfield	0.16	<0.4	1	0.16	Elsewhere In The Built Up Area	50	8		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SN/017	Leys Nursery	Leys Road	Vacant Undeveloped Land	Mixed Industrial/Residential Area	Greenfield	2.19	2-4	0.7	1.53	Elsewhere In The Built Up Area	50	77		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	Council Owned
SN/021	Land Rear 19-39 Bispham Road	41 Bispham Road	Unused, Derelict Land	Mixed Industrial/Residential Area	Brownfield	0.33	<0.4	1	0.33	Elsewhere In The Built Up Area	50		19	Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SN/023	Land Rear	15-17 Bispham Road	Vacant Undeveloped Land	Mixed Industrial/Residential Area	Brownfield	0.32	<0.4	1	0.32	Elsewhere In The Built Up Area	50	16		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SN/027		Hoo Hill Industrial Estate	Mixed Use Industrial Land & Buildings	Mixed Industrial/Residential Area	Brownfield	0.39	<0.4	1	0.39	Elsewhere In The Built Up Area	50	14		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SN/029	Land Rear	311-339 Warley Road	Unused, Derelict Land	Mixed Industrial/Residential Area	Brownfield	0.33	<0.4	1	0.33	Elsewhere In The Built Up Area	50	14		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SN/030	Land At	Bromley Close (Adjacent Rathmore Gardens)	Unused, Derelict Land	Mixed Industrial/Residential Area	Brownfield	0.19	<0.4	1	0.19	Elsewhere In The Built Up Area	50	12		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SN/032	Site Of	50 Bispham Road	Underused/Derelict Residential Area	Mixed Industrial/Residential Area	Brownfield	0.09	<0.4	1	0.09	Elsewhere In The Built Up Area	50	11		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SN/033	Bromley Close	Facing Rear 45-55 Bispham Road	Unused, Derelict Land	Mixed Industrial/Residential Area	Brownfield	0.14	<0.4	1	0.14	Elsewhere In The Built Up Area	50	5		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SN/036	Former filling Station	Norbreck Castle	Unused, Derelict Land	Mixed Holiday Accommodation/Residential Area	Brownfield	0.14	<0.4	1	0.14	Elsewhere In The Built Up Area	50		15	Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SN/039	Land adjacent to	15 Headfort Close	Vacant Land	Residential Area	Greenfield	0.05	<0.4	1	0.05	Elsewhere In The Built Up Area	50		1	Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SS/001	Land At	Bridge House Road	Vacant Undeveloped Land	Residential Area	Greenfield	1.21	0.4-2	0.8	0.97	Elsewhere In The Built Up Area	50		12	Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SS/006		Lytham Road	Car Park	Mixed Retail/Residential Area	Brownfield	0.20	<0.4	1	0.20	Town Centre & Inner Area	100	20		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	Local Plan Allocation
SS/012	Land between	77-79 Harcourt Road	Vacant Land	Residential Area	Brownfield	0.01	0.4-2	0.8	0.01	Elsewhere In The Built Up Area	50	21		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	Potential access constraints.
SS/013	Land Rear	142-146 Harcourt Road	Unused, Derelict Land	Residential Area	Brownfield	0.04	<0.4	1	0.04	Elsewhere In The Built Up Area	50	2		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	Potential access constraints.
SS/014	Adjacent	127 Hawes Side Lane	Vacant Undeveloped Land	Mixed Retail/Residential Area	Greenfield	0.06	<0.4	1	0.06	Elsewhere In The Built Up Area	50	3		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SS/018	Adjacent	11 Taybank Avenue	Vacant Undeveloped Land	Residential Area	Brownfield	0.11	<0.4	1	0.11	Elsewhere In The Built Up Area	50	6		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SS/019	Land At	Roundhay/Meanwood Avenue	Unused, Derelict Land	Residential Area	Brownfield	0.29	<0.4	1	0.29	Elsewhere In The Built Up Area	50		2	Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SS/025	North of Railway Bridge	Harrowside	Unused, Derelict Land	Residential Area	Brownfield	0.21	<0.4	1	0.21	Elsewhere In The Built Up Area	50	11		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SS/029	Land Adjacent	9 Dorritt Road	Unused, Derelict Land	Mixed Retail/Residential Area	Brownfield	0.18	<0.4	1	0.18	Elsewhere In The Built Up Area	50	9		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	Potential access constraints.
SS/031	Land Adjacent	58 Common Edge Road	Vacant Undeveloped Land	Mixed Retail/Residential Area	Greenfield	0.11	<0.4	1	0.11	Elsewhere In The Built Up Area	50	6		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	No	Yes	Yes	Yes	
SS/033	Rear	181-187 Common Edge Road	Unused, Derelict Land	Mixed Retail/Residential Area	Brownfield	0.71	0.4-2	0.8	0.57	Elsewhere In The Built Up Area	50	29		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	No	Yes	Yes	Yes	
SS/034		8A Fishers Lane	Vacant Undeveloped Land	Countryside & Associated Uses	Brownfield	0.06	<0.4	1	0.06	Elsewhere In The Built Up Area	50	3		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	No	Yes	Yes	Yes	
SS/035		217 Common Edge Road	Underused/Derelict Residential Area	Residential Area	Brownfield	0.06	<0.4	1	0.06	Elsewhere In The Built Up Area	50	1		Yes	Yes	Yes	Deliverable	1-5 Years	No	No	Yes	Yes	Yes	
SS/040		46 Bond Street/19 Rawcliffe Street	Underused/Vacant Retail Land & Buildings	Mixed Holiday Accommodation/Residential Area	Brownfield	0.03	<0.4	1	0.03	Town Centre & Inner Area	100		7	Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SS/041	Land At	Brookfield Avenue	Vacant Undeveloped Land	Residential Area	Greenfield	0.06	<0.4	1	0.06	Elsewhere In The Built Up Area	50		2	Yes	Yes	Yes	Deliverable	1-5 Years	Yes	No	Yes	Yes	Yes	
SS/042		34 Osborne Road	Unused, Derelict Land	Mixed Holiday Accommodation/Residential Area	Brownfield	0.02	<0.4	1	0.02	Town Centre & Inner Area	100	5		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SS/044		136-146 Watson Road	Underused/Vacant Industrial Land & Buildings	Mixed Industrial/Residential Area	Brownfield	0.08	<0.4	1	0.08	Elsewhere In The Built Up Area	50		11	Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SS/047	Car Showroom	Hawes Side Lane	Mixed Use Industrial Land & Buildings	Mixed Retail/Residential Area	Brownfield	0.05	<0.4	1	0.05	Elsewhere In The Built Up Area	50		8	Yes	No	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	Light industrial uses on site.
SS/049		6 Napier Avenue	Residential	Residential Area	Brownfield	0.21	<0.4	1	0.21	Elsewhere In The Built Up Area	50		1	Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SS/050	Land adjacent to	108 Abbey Road	Vacant Land	Residential Area	Brownfield	0.02	<0.4	1	0.02	Elsewhere In The Built Up Area	50		1	Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SS/055		36 Roaseacre	Underused/Derelict Residential Area	Residential Area	Brownfield	0.12	<0.4	1	0.12	Elsewhere In The Built Up Area	50		3	Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SS/056		505 Midgeland Road	Residential/Commercial	Residential/Countryside Area	Brownfield	0.17	<0.4	1	0.17	Elsewhere In The Built Up Area	50		1	Yes	No	Yes	Deliverable	1-5 Years	No	No	No	Yes	Yes	
SS/057	Former	Grand Hotel Building Station Road	Derelict Building	Residential/Holiday Accommodation Area	Brownfield	0.04	<0.4	1	0.04	Town Centre & Inner Area	50	2		Yes	Yes	Yes	Deliverable	1-5 Years	Yes	Yes	Yes	Yes	Yes	
SC/001	Rear	119-127 Warley Road	Mixed Use Industrial Land & Buildings	Residential Area	Brownfield	0.22	<0.4	1	0.22	Elsewhere In The Built Up Area	50	11		Yes	No	Yes	Developable	6-10 Years	Yes	Yes	Yes	Yes	Yes	Light industrial uses on site.
SC/004		Ashburton Road	Mixed Use Industrial Land & Buildings	Residential Area	Brownfield	0.34	<0.4	1	0.34	Town Centre & Inner Area	100	34		Yes	No	Yes	Developable	6-10 Years	Yes	Yes	Yes	Yes	Yes	
SC/006	Rear	Clyde Street	Mixed Use Industrial Land & Buildings	Residential Area	Brownfield	0.13	<0.4	1	0.13	Town Centre & Inner Area	100	13		Yes	No	Yes	Developable	6-10 Years	Yes	Yes	Yes	Yes	Yes	Potential access and contamination issues.
SC/013	Rear	16 Sussex Road	Underused/Vacant Industrial Land & Buildings	Residential Area	Brownfield	0.32	<0.4	1	0.32	Elsewhere In The Built Up Area	50	16		Yes	Yes	Yes	Developable	6-10 Years	Yes	Yes	Yes	Yes	Yes	Potential industrial contamination.
SC/016		Talbot Gateway	Mixed Use Retail Land & Buildings	Town Centre Area of Mixed Use	Brownfield	13.20	>4.0	0.6	7.92	Town Centre & Inner Area	100	200		Yes	No	Yes	Developable	6-10 Years	Yes	Yes	Yes	Yes	Yes	Ownership constraints, will form part of redevelopment/regeneration scheme for whole site.
SC/020		47-49 Portland Road	Mixed Use Industrial Land & Buildings	Residential Area	Brownfield	0.03	<0.4	1	0.03	Town Centre & Inner Area	100	3		Yes	No	Yes	Developable	6-10 Years	Yes	Yes	Yes	Yes	Yes	Light industrial uses on site.
SC/030		13-21 Princess Street	Underused/Derelict Residential Area	Mixed Industrial/Residential Area	Brownfield	0.06	<0.4	1	0.06	Town Centre & Inner Area	100	6		Yes	No	Yes	Developable	6-10 Years	Yes	Yes	Yes	Yes	Yes	Ownership constraints. Policy constraints, part of defined tourism investment site.
SC/034	Fishers Yard	Rear 43 Crystal Road	Car Park	Mixed Holiday Accommodation/Residential Area	Brownfield	0.10	<0.4	1	0.10	Town Centre & Inner Area	100	10		Yes	Yes	Yes	Developable	6-10 Years	Yes	Yes	Yes	Yes	Yes	
SC/039		71 Ansdell Road	Underused/Vacant Industrial Land & Buildings	Mixed Retail/Residential Area	Brownfield	0.06	<0.4	1	0.06	Elsewhere In The Built Up Area	50	3		Yes	Yes	Yes	Developable	6-10 Years	Yes	Yes	Yes	Yes	Yes	
SC/040	Adjacent	48 Hodder Avenue	Car Park	Residential Area	Brownfield	0.02	<0.4	1	0.02	Elsewhere In The Built Up Area	50	1		Yes	Yes	Yes	Developable	6-10 Years	Yes	Yes	Yes	Yes	Yes	
SC/042	Industrial Estate	Brun Grove/Wood Park Road	Mixed Use Industrial Land & Buildings	Residential Area	Brownfield	0.94	0.4-2	0.8	0.75	Elsewhere In The Built Up Area	50	38		Yes	No	Yes	Developable	6-10 Years	Yes	Yes	Yes	Yes	Yes	Industrial units on site, potential contamination constraints. Current residential planning permissions on adjacent sites.
SC/046		Waterloo Road/Eccleston Road	Underused/Vacant Industrial Land & Buildings	Residential Area	Brownfield	0.11	<0.4	1	0.11	Elsewhere In The Built Up Area	50	6		Yes	Yes	Yes	Developable	6-10 Years	Yes	Yes	Yes	Yes	Yes	
SC/047		General Street	Underused/Vacant Industrial Land & Buildings	Holiday Accommodation Area	Brownfield	0.05	<0.4	1	0.05	Town Centre & Inner Area	100	5		Yes	Yes	Yes	Developable	6-10 Years	Yes	Yes	Yes	Yes	Yes	
SC/048		Haig Road	Mixed Use Industrial Land & Buildings	Mixed Retail/Residential Area	Brownfield	0.06	<0.4	1	0.06	Town Centre & Inner Area	100	6		Yes	No	Yes	Developable	6-10 Years	Yes	Yes	Yes	Yes	Yes	
SC/049		109-111 Buchanan Street	Underused/Vacant Industrial Land & Buildings	Town Centre Area of Mixed Use	Brownfield	0.03	<0.4	1	0.03	Town Centre & Inner Area	100	3		Yes	Yes	Yes	Developable	6-10 Years	Yes	Yes	Yes	Yes	Yes	
SC/050		Talbot Road/Gorton Street	Mixed Use Industrial Land & Buildings	Mixed Industrial/Residential Area	Brownfield	0.12	<0.4	1	0.12	Town Centre & Inner Area	100	12		Yes	No	Yes	Developable	6-10 Years	Yes	Yes	Yes	Yes	Yes	Residential suitability, however currently in light industrial use.
SC/051		Edelston Road/Talbot Road	Mixed Use Industrial Land & Buildings	Mixed Industrial/Residential Area	Brownfield	0.15	<0.4	1	0.15	Town Centre & Inner Area	100	15		Yes	No	Yes	Developable	6-10 Years	Yes	Yes	Yes	Yes	Yes	Residential suitability, however currently in light industrial use.
SC/052		George Street/Gorton Street	Mixed Use Industrial Land & Buildings	Residential Area	Brownfield	0.04	<0.4	1	0.04	Town Centre & Inner Area	100	4		Yes	No	Yes	Developable	6-10 Years	Yes	Yes	Yes	Yes	Yes	Currently in industrial use.
SC/053		Elizabeth Street/Charles Street	Mixed Use Industrial Land & Buildings	Residential Area	Brownfield	0.11	<0.4	1	0.11	Town Centre & Inner Area	100	11		Yes	No									

Blackpool SHLAA Site Schedule (At 1st April 2011) - All Sites

SITE NUMBER	SITE ADDRESS	SITE ADDRESS 2	CURRENT USE	SURROUNDING USE	BROWNFIELD/GREENFIELD	AREA (HA)	DEVELOPMENT SIZE RANGE	DEVELOPMENT RATIO	GROSS TO NET RATIO	LOCATION TYPE	LOCATION DENSITY	POTENTIAL CAPACITY	ACTUAL PERMITTED AVAILABILITY	SUITABLE	AVAILABLE	ACHIEVABLE	OVERALL ASSESSMENT	TIME PERIOD	SUSTAINABILITY CHECKLIST (Within 1km of)					NOTES
																			GP	POST OFFICE	PRIMARY SCHOOL	BUS STOP	FOOD SHOP	
SC/061		Bagot Street	Mixed Use Industrial Land & Buildings	Residential Area	Brownfield	0.07	<0.4	1	0.07	Town Centre & Inner Area	100	7		Yes	No	Yes	Developable	6-10 Years	Yes	Yes	Yes	Yes	Yes	Light industrial uses on site.
SC/065	Corner Of	George Street/Devonshire Road	Underused/Vacant Retail Land & Buildings	Mixed Industrial/Residential Area	Brownfield	0.06	<0.4	1	0.06	Town Centre & Inner Area	100	6		Yes	Yes	Yes	Developable	6-10 Years	Yes	Yes	Yes	Yes	Yes	
SC/066		Dickson Road/Moorhouse Street	Mixed Use Industrial Land & Buildings	Mixed Industrial/Residential Area	Brownfield	0.31	<0.4	1	0.31	Town Centre & Inner Area	100	31		Yes	No	Yes	Developable	6-10 Years	Yes	Yes	Yes	Yes	Yes	Light industrial uses on site.
SC/094		273-275 Promenade	Holiday Accommodation	Holiday Accommodation	Brownfield	0.03	<0.4	1	0.03	Town Centre & Inner Area	100		14	Yes	No	Yes	Developable	6-10 Years	Yes	Yes	Yes	Yes	Yes	
SE/006		109 North Park Drive	Underused/Derelict Residential Area	Residential Area	Brownfield	0.08	<0.4	1	0.08	Elsewhere In The Built Up Area	50	4		Yes	No	Yes	Developable	6-10 Years	Yes	Yes	Yes	Yes	Yes	Possible ownership constraints.
SE/010	Rear	3 Cherry Tree Road North	Car Park	Mixed Retail/Residential Area	Brownfield	0.05	<0.4	1	0.05	Elsewhere In The Built Up Area	50	3		Yes	Yes	Yes	Developable	6-10 Years	Yes	Yes	Yes	Yes	Yes	
SE/014		Vicarage Lane/Burton Road	Unused, Derelict Land	Mixed Industrial/Residential Area	Greenfield	0.63	0.4-2	0.8	0.50	Elsewhere In The Built Up Area	50	40		Yes	Yes	Yes	Developable	6-10 Years	Yes	Yes	Yes	Yes	Yes	Potential physical constraints on site e.g. slope.
SE/023		Pleasington Close	Underused/Derelict Residential Area	Residential Area	Brownfield	1.04	0.4-2	0.8	0.83	Elsewhere In The Built Up Area	50	42		Yes	No	Yes	Developable	6-10 Years	Yes	Yes	Yes	Yes	Yes	In use as a gypsy site.
SE/024	Allotments	Cherry Tree Road	Unused, Derelict Land	Residential Area	Brownfield	1.09	0.4-2	0.8	0.87	Elsewhere In The Built Up Area	50	44		Yes	No	Yes	Developable	6-10 Years	Yes	Yes	Yes	Yes	Yes	In use as allotments/caravan site.
SN/005	Land Rear	Norbreck Castle Hotel	Vacant Undeveloped Land	Mixed Holiday Accommodation/Residential Area	Brownfield	1.05	0.4-2	0.8	0.84	Elsewhere In The Built Up Area	50	42		Yes	Yes	Yes	Developable	6-10 Years	Yes	Yes	Yes	Yes	Yes	
SN/006	Former Working Mens Club	Norbreck Road	Mixed Use Industrial Land & Buildings	Mixed Retail/Residential Area	Brownfield	0.14	<0.4	1	0.14	Elsewhere In The Built Up Area	50	7		Yes	No	Yes	Developable	6-10 Years	Yes	Yes	Yes	Yes	Yes	Site in industrial use and occupied.
SN/012		Ingthorpe Avenue	Underused/Derelict Residential Area	Mixed Retail/Residential Area	Brownfield	0.17	<0.4	1	0.17	Elsewhere In The Built Up Area	50	9		Yes	No	Yes	Developable	6-10 Years	Yes	Yes	Yes	Yes	Yes	Possible ownership constraints.
SN/016		40 Carlin Gate/133 Warbreck Drive	Residential Institution	Residential Area	Brownfield	0.05	<0.4	1	0.05	Elsewhere In The Built Up Area	50	3		Yes	Yes	Yes	Developable	6-10 Years	Yes	Yes	Yes	Yes	Yes	
SN/018	Rear Uncle Tom's Cabin	Knowle Avenue	Car Park	Mixed Holiday Accommodation/Residential Area	Brownfield	0.12	<0.4	1	0.12	Town Centre & Inner Area	100	12		Yes	Yes	Yes	Developable	6-10 Years	Yes	No	Yes	Yes	Yes	
SN/019		7-9 King George Avenue	Vacant Building	Mixed Holiday Accommodation/Residential Area	Brownfield	0.05	<0.4	1	0.05	Town Centre & Inner Area	100	5		Yes	Yes	Yes	Developable	6-10 Years	Yes	No	Yes	Yes	Yes	
SN/024		15 Bispham Road	Underused/Derelict Residential Area	Mixed Industrial/Residential Area	Brownfield	0.08	<0.4	1	0.08	Elsewhere In The Built Up Area	50	4		Yes	Yes	Yes	Developable	6-10 Years	Yes	Yes	Yes	Yes	Yes	
SN/040		Warren Drive	Urban Greenspace	Residential Area	Greenfield	2.90	>4	0.6	1.74	Elsewhere In The Built Up Area	50	20		Yes	Yes	Yes	Developable	6-10 Years	Yes	Yes	Yes	Yes	Yes	Allocated Urban Greenspace - Planning Permission for B1 Offices
SS/002	Focus Store Car Park	Lightwood Avenue	Car Park	Mixed Retail/Residential Area	Brownfield	0.30	<0.4	1	0.30	Elsewhere In The Built Up Area	50	15		Yes	Yes	Yes	Developable	6-10 Years	Yes	Yes	Yes	Yes	Yes	
SS/004	Land At	293 Vicarage Lane	Underused/Derelict Residential Area	Residential Area	Brownfield	0.04	<0.4	1	0.04	Elsewhere In The Built Up Area	50	2		Yes	Yes	Yes	Developable	6-10 Years	Yes	Yes	Yes	Yes	Yes	
SS/011		345 Lytham Road	Underused/Vacant Retail Land & Buildings	Residential Area	Brownfield	0.02	<0.4	1	0.02	Elsewhere In The Built Up Area	50	1		Yes	Yes	Yes	Developable	6-10 Years	Yes	Yes	Yes	Yes	Yes	
SS/017	Rear	Watson Road	Mixed Use Industrial Land & Buildings	Mixed Industrial/Residential Area	Brownfield	1.03	0.4-2	0.8	0.82	Elsewhere In The Built Up Area	50	41		Yes	No	Yes	Developable	6-10 Years	Yes	Yes	Yes	Yes	Yes	Industrial uses on site.
SS/027		1-3 Greystoke Place	Underused/Vacant Industrial Land & Buildings	Residential Area	Brownfield	0.34	<0.4	1	0.34	Elsewhere In The Built Up Area	50	17		Yes	No	Yes	Developable	6-10 Years	Yes	Yes	Yes	Yes	Yes	Potential industrial use on site.
SS/030	Industrial Units	Stanmore Avenue	Mixed Use Industrial Land & Buildings	Mixed Retail/Residential Area	Brownfield	0.45	0.4-2	0.8	0.36	Elsewhere In The Built Up Area	50	18		Yes	No	Yes	Developable	6-10 Years	Yes	No	Yes	Yes	Yes	Well occupied industrial street, possible contamination issues.
SS/039		Bath Street	Underused/Vacant Industrial Land & Buildings	Mixed Holiday Accommodation/Residential Area	Brownfield	0.03	<0.4	1	0.03	Town Centre & Inner Area	100	3		Yes	Yes	Yes	Developable	6-10 Years	Yes	Yes	Yes	Yes	Yes	Access issues, potential contamination constraints.
SS/046	Bingo Hall	Hawes Side Lane	Mixed Use Retail Land & Buildings	Mixed Retail/Residential Area	Brownfield	0.14	<0.4	1	0.14	Elsewhere In The Built Up Area	50	7		Yes	No	Yes	Developable	6-10 Years	Yes	Yes	Yes	Yes	Yes	
SS/051	Marion Moss	Land at Moss House Road	Underused/Derelict Residential Area	Residential/Countryside Area	Greenfield	20.20	>4	0.6	12.12	Elsewhere In The Built Up Area	50		584	Yes	No	Yes	Developable	6-10 Years	No	No	No	Yes	No	S1 - Current Planning application and Draft Core Strategy Allocation
SS/052	Marion Moss (Subject to Review)	Land Between Yeadon Way and Progress Way	Underused/Derelict Residential Area	Residential/Countryside Area	Greenfield	51.50	>4	0.6	30.90	Elsewhere In The Built Up Area	50	900		Yes	No	Yes	Developable	6-10 Years	No	No	No	No	No	S2 - Draft Core Strategy Allocation
SS/054		569-589/600-613 New South Promenade	Holiday Accommodation	Holiday Accommodation / Residential	Brownfield	1.07	0.4-2	0.8	0.85	Town Centre & Inner Area	100	200		Yes	No	Yes	Developable	6-10 Years	Yes	Yes	No	Yes	Yes	
											Totals	3328	1196											

Total Actual & Identified Calculated Housing Potential in Blackpool At April 2011

4524