
B L A C K P O O L C O U N C I L



L O C A L D E V E L O P M E N T F R A M E W O R K

Annual Monitoring Report

For the 2008/09 monitoring year

Dec 2009



Building a better community for all

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Section 1

Introduction

INTRODUCTION

The Role of Monitoring

Adoption and application of agreed policies is central to the manner in which local authorities and many other organisations run their “business”. Whilst those policies may be designed to help deliver particular objectives and targets, they may not, for a number of reasons necessarily succeed in this aim.

In any organisation in order to know whether policies should be retained, amended or discarded it is necessary to ask a number of questions including whether;

- Policies are properly implemented
- Policies are helping achieve those objectives and targets?
- Policies are having other unintended consequences?
- The evidence, assumptions and objectives on which policies are based remain relevant?

As part of the new plan making system introduced under the Planning and Compulsory Purchase Act 2004 every local planning authority is now required not merely to identify how policies will be implemented and monitored (as required under previous arrangements) but to produce an Annual Monitoring Report (AMR).

The AMR must assess progress in preparation and implementation of planning policies and guidance against the Local Planning Authority’s published programme (its Local Development Scheme) and assess the effectiveness of policies in delivering national and local policy objectives.

Planning Policy and Monitoring in Blackpool Borough Council

Blackpool Council and its partners are committed to creating a New Blackpool that truly lives up to its claim to be a great place to visit and an even better place to live. The ambition articulated in the Council’s Corporate Performance Plan, and reflected in the Local Strategic Partnership’s Sustainable Community Strategy, has been given impetus by the establishment of ReBlackpool Urban Regeneration Company. It embraces the establishment of a world class resort and the development of sustainable, balanced and healthy local communities across the town.

This ambition represents nothing less than a radical transformation in Blackpool’s fortunes. It will not be delivered unless appropriate objectives and targets are defined and the right planning and other policies are drawn up, effectively implemented, and regularly reviewed and refined. In this context effective monitoring will be particularly vital.

This document is the fourth AMR for Blackpool Council covering the period from April 1st 2008 to 31st March 2009. The guidance covering the preparation of AMR’s generally envisages a situation in which local authorities are working towards the replacement of relatively out-of-date Local Plan policies which is not entirely the case in Blackpool with the Council having adopted, under previous system, its new 2001-2016 Local Plan on 9th June 2006. Consequently, in the short term, until new national and regional policies

require a fundamental review of local planning policy in the form of the Core Strategy and associated Development Plan Documents, the main focus of Blackpool's AMR will be:-

- To examine the implementation, effectiveness and relevance of the policies in its adopted Local Plan and;
- To consider progress in the preparation of Local Development Documents programmed in its Local Development Scheme. These largely provide guidance in the application of Local Plan policies (Supplementary Planning Documents) or provide the more detailed framework for future development at a neighbourhood level promised in the Local Plan (Area Action Plan DPDs).

Blackpool's AMR's will build upon the important Local Plan monitoring work traditionally undertaken in areas such as annual housing and employment land availability surveys, local and district centre monitoring, and Blackpool wide housing need and retail capacity surveys. However, in line with Department for Communities and Local Government (DCLG) guidance, they will provide a more targets. This more comprehensive coverage will be developed over time as monitoring systems are improved and resources secured for their development.

The Structure of the Annual Monitoring Report

- 1 Policy Objectives** - Identification of 15 objectives as a focus for annual LDF monitoring.
- 2 Blackpool Context** - Identification of contextual indicators that provide a snapshot of the social, environmental and economic characteristics of Blackpool and which highlight some of the key issues facing the town.
- 3 Policy Monitoring** - Under policy objective headings, and incorporating;
 - (a) Assessment of Blackpool's performance against the core output indicators and against locally defined local output indicators and sustainability appraisal derived significant effects and indicators and targets.
 - (b) Brief analysis of the status, use and effectiveness/relevance of Local Plan policies in terms of their contribution to that objective.
- 4 Thematic Overview and more Detailed Analysis** - Commentary in respect of key broad areas of monitoring activity including resort development, housing, business and industrial land provision/take-up and retail development.
- 5 Local Development Scheme Progress** - Review of progress in terms of local development document preparation against the timetable and milestones in the Local Development Scheme.

1 **POLICY OBJECTIVES**

- 1.1 One of the 4 key principles underpinning the initial development of a monitoring framework is setting objectives, policies, targets and indicators (Local Development Framework Monitoring: A Good Practice Guide paragraph 3.7)
- 1.2 The 15 objectives set out below, that will be used as a basis for annual monitoring, have been derived from the stated aims and objectives of the Council and its partners and from national policy as set out in a variety of documents. In particular they draw upon the following four sources:-
- Blackpool Local Plan 2001-2016
 - Sustainable Community Strategy 2008-2028
 - The Local Transport Plan
 - The Sustainability Appraisal Framework used for the appraisal of local plan policy and Local Development Framework documents/policies.
- 1.3 In line with guidance they have been kept to manageable number in order to provide a concise and focussed approach to annual monitoring. They are grouped under the 4 overarching aims for sustainable development, set out in Planning Policy Statement 1 and derived from 'A better Quality of Life – A Strategy for Sustainable Development for the UK' 1999.

A) THE MAINTANENCE OF HIGH AND STABLE LEVELS OF ECONOMIC GROWTH AND EMPLOYMENT	
Objective EC1	To identify and promote opportunities for major tourism development as catalysts for Blackpool's regeneration.
Objective EC2	To re-establish a stable and successful holiday accommodation sector.
Objective EC3	To re-establish the Town Centre as the first choice destination for Fylde Coast residents by improving the range and quality of shopping and supporting facilities.
Objective EC4	To provide sufficient opportunities to meet the development needs of local firms and attract new inward investment.
Objective EC5	To promote Blackpool Town Centre as a location for office development.

B) EFFECTIVE PROTECTION OF THE ENVIRONMENT	
Objective EC1	To identify and promote opportunities for major tourism development as catalysts for Blackpool's regeneration.
Objective EC2	To re-establish a stable and successful holiday accommodation sector.
Objective EC3	To re-establish the Town Centre as the first choice destination for Fylde Coast residents by improving the range and quality of shopping and supporting facilities.
Objective EC4	To provide sufficient opportunities to meet the development needs of local firms and attract new inward investment.
Objective EC5	To promote Blackpool Town Centre as a location for office development.

C) THE PRUDENT USE OF NATURAL RESOURCES	
Objective NR9	To promote sustainable development locations and improved accessibility by integrating development, quality transport infrastructure and travel choice.
Objective NR10	To promote development that does not harm and makes efficient use of natural resources.
Objective NR11	Maximise energy efficiency of buildings through creative layout, design and use of renewable energy sources.

D) SOCIAL PROGRESS WHICH RECOGNISES THE NEEDS OF EVERYONE	
Objective S12	To ensure that sufficient land is made available to meet requirements for new housing.
Objective S13	To provide a balanced mix of housing (type/size) in appropriate locations to meet the community's needs and support the town's regeneration.
Objective S14	To secure a high quality, attractive and safe built environment and public realm.
Objective S15	To promote social inclusion and ensure that the range and distribution of local facilities encourages the development of balanced and healthy local communities across Blackpool.

Section 2

Contextual Indicators

CONTEXTUAL INDICATORS

The contextual indicators and targets outlined below provide the social, environmental and economic context for local development framework policies in Blackpool. This information has been drawn from both corporate and broader regional and national data sources to highlight the key characteristics and issues in Blackpool Borough.

Social

Indicator	Source	Performance	Comments
Under 18 conception per 1000 population	DoH, www.communityhealthprofiles.info	64.4	Government target of 55 by 2010. The teenage pregnancy rate is high compared to the North West averages and is the third highest in the UK
Number of Blackpool Lower Super Output Areas (LSOAs) within the most 10% most deprived nationally	DCLG, Indices of Deprivation 2007	19	The English Indices of Deprivation 2007 shows that 19 out of 94 of the Lower Super Output Areas are in the 10% most deprived nationally, and of these six are pockets of especially high deprivation; these being in the 3% most deprived nationally.

Demographics

Indicator	Source	Performance	Comments
Average life expectancy	DoH www.communityhealthprofiles.info	Male 73.2 Female 79	The average life expectancy in Blackpool is significantly lower than the national averages (77.7 for males and 81.8 for females)
% change in Borough population between 1996 and 2008	Office of National Statistics, (Mid Year Population Estimates)	-3.9%	The population of Blackpool fell from an estimated 147,600 in 1996 to 141,900 in 2008. During this time the estimated Northwest population grew by 1%, whilst the population of Great Britain grew by 5.5%.

Employment

Indicator	Source	Performance	Comments
% of population that is of working age	Annual Population Survey, Nomis, October 2009. Data used is based on Apr 2008 - Mar 2009 survey period	59.5%	This is equivalent to approximately 84,431 people. This is lower than the North West 61.6% and GB 62.2%.
% of working age population that are economically active	ONS Annual Population Survey July 2007 – June 2008 NOMIS	72.1 %	This figure is down from 76% in 2005-06 and is lower than the North West 76.7% and GB 78.8%
% of economically active that are unemployed	ONS Annual Population Survey July 2007 – June 2008 NOMIS	6.5%	This is comparable to regional and national figures, and is therefore not a major cause for concern in the Borough.
Seasonal (Claimant) Unemployment Numbers	Blackpool Figures	3.3% (August 2008) 5.6% (Feb 2009)	As expected there is high seasonal variation in the proportion of resident working age population in Blackpool claiming unemployment related benefits

Housing

Indicator	Source	Performance	Comments
Household composition	2001 Census	Of the 63,940 households in the Borough, 36.7% are single person, 8.4% are lone parent with dependent children	The proportions of household composition are comparable to those on a county, regional and national scale. However the proportion of one-person households is greater in Blackpool (29.3% Lancashire, 31% North West and 30% England and Wales). Lone parent households with dependent children also occur more frequently in Blackpool.
Household tenure	Private Sector Housing Conditions	67% of Blackpool householders are owner	The tenure profile in Blackpool differs from the national average in that there is a lower proportion

	Survey April 2008	occupied, 22% are privately rented accommodation 11% reside in Local Authority Dwellings	of owner occupied dwellings (67% compared to 71% for England), but conversely, the privately rented stock is twice that found in England 22% compared to 11%. Social housing is consequently at a lower level than is the case nationally (11% compared to 18%)
Household spaces	Private Sector Housing Conditions Survey April 2008	95.7% of all household spaces are occupied	Semi detached and terraced housing predominate in Blackpool, making up over two thirds (72.3%) of the total household space, purpose built and converted flats make up a further 11.5

Tourism

Indicator	Source	Performance	Comments
Visitor numbers to the resort	Blackpool Figures	Figures for 2008/9 Indicate 10 million visitors to the resort	Visitor numbers have fallen from just over 12 million in 1989 to present level.
Reason for visit to resort	HLL Fylde Coast Accommodation Study	In 2008/9 approximately 25% of the visits to Blackpool were for an overnight stay and approximately 75% for a day trip.	The number of visitors to Blackpool has declined significantly over recent years, and that there is a considerable degree of seasonality associated with the resort's tourism industry – particularly since the loss of major political conferences.

Land Characteristics

Indicator	Source	Performance	Comments
Level of development within urban area	Blackpool Local Plan 2001-2016	87.8%	The figure shows that the urban area of Blackpool is highly developed; approximately 12% of land in the urban area remains undeveloped
Land outside the urban area	Blackpool Local Plan 2001-2016	428 ha	Approximately 56% (240ha) of land outside the urban area is protected Green Belt, Open Space or SSSI/Nature Reserve

Section 3

Indicators & Policy Analysis

(A) THE MAINTANENCE OF HIGH AND STABLE LEVELS OF ECONOMIC GROWTH AND EMPLOYMENT

OBJECTIVE EC1 – To identify and promote opportunities for major tourism development as catalysts for Blackpool’s regeneration

CORE INDICATORS				
Ref No	Source	Indicator	2007/08 Performance	2008/09 Performance
4a	Annual Completion Reports	Amount of completed leisure development* - “leisure development” defined as per Use Class Order D2 (a cinema, concert hall, bingo hall or casino, dance hall, swimming bath/ skating rink, gymnasium, or other area for indoor or outdoor sports or recreations not involving motorised vehicles or fire arms). This indicator therefore applies to other Objectives i.e. D12, D13. *500 sqm threshold used, in line with RSS monitoring requirements, to reflect major leisure developments only.	No specific comprehensive leisure developments completed, but major development progress in Leisure focused “public realm” developments (see Section 4)	No specific comprehensive leisure developments completed, but major development progress in Leisure focused “public realm” developments (see Section 4)
4b	Annual Completion Reports	Percentage of completed leisure development in town centres	0%	0% (but no major application received).

LOCAL INDICATORS				
Ref No	Indicator	2007/08 Performance	2008/09 Performance	Target
L1.1	Sites allocated in adopted Development Plan	Government’s Casino decision ended Council’s then preferred option	Alternative plans for 2 key sites under consideration	Approved sites for development of both sites by 2011

RELEVANT LOCAL PLAN POLICIES				
Policy No	Policy Title	Status of Policy	Application/Implementation of Policy	Future of Policy in LDF
RR1	Visitor Attractions	Adopted June 06	Used to grant 2 applications 2008-09	Core Strategy Review
RR4	Amusement Arcades and Funfairs	Adopted June 06	Not used in 2008-9	Core Strategy Review
RR7	Promenade frontages within the Resort Core	Adopted June 06	Used to grant 10 applications in 2008-9	Core Strategy Review
RR15	Blackpool Zoo	Adopted June 06	Not used in 2008-9	Saved Development Plan Policy
SR2	Winter Gardens	Adopted June 06	Not used in 2008-9	Core Strategy Review
PO1	Planning Obligations	Adopted June 06		Review as part of Core Strategy reflecting new guidance/government circulars.

RELEVANT COMMUNITY PLAN POLICIES		
	Title	Notes
Sustainable Community Strategy	Goal 1 – Improve Blackpool’s Economic Prosperity	Our key objectives are to: <ul style="list-style-type: none"> • Create high quality all year round reasons to come to Blackpool • Establish Blackpool town centre as the sub regional centre for the Fylde Coast.
Sustainable Community Strategy	Goal 2 – Develop a safe clean and pleasant place to live, work and visit	One of the key objectives to this goal is to <ul style="list-style-type: none"> • Create thriving and active communities

OBJECTIVE EC2 – To establish a stable and successful holiday accommodation sector

LOCAL INDICATORS					
Ref No	Source	Indicator	2007/8 Performance	2008/9 Performance	Target
L2.1	Source: Blackpool Visitor Survey 2009	Number of staying visits to Blackpool	No survey carried out in 2007/8	Estimated 2.6 million in 2008/9	Future accommodation needs are based on marginal increases in staying visitor numbers to Blackpool.
L2.2	Housing Monitoring Report 2008-9	Number of applications for Change of Use out of holiday accommodation use	12	35	To reduce the amount of accommodation, but safeguard supply in the main core of the holiday areas.
L2.3	Blackpool Figures	Number of 3,4 and 5 star Hotels	No survey carried out in 2007/8	7 5 Star – 5 4 Star- 50 3 Star- 156	To increase the amount of 3,4 and 5 star accommodation
L2.4	Blackpool Figures	% of providers of Hotel and Guest House Accommodation that are accredited	No survey carried out in 2007/8	14%	To increase the amount of accredited accommodation

SIGNIFICANT EFFECTS INDICATORS			
Ref	Indicator	2008/9	Target
SE2.1	Proportion of jobs in the tourism sector	18%	To maintain jobs

RELEVANT LOCAL PLAN POLICIES				
Policy No	Policy Title	Status of Policy	Application/Implementation of Policy	Future of Policy in LDF
RR1	Visitor Accommodation	Adopted June	Used to grant 2 applications	Core Strategy DPD

		06	2008-09	
RR8	Resort Neighbourhoods	Adopted June 06	Policy used to determine 67 applications, 62 were granted and 5 were refused	AAP & Core Strategy DPD
RR9	Develop. Proposals involving	Adopted June 06	Policy used to determine 33 applications. Three of those proposals were refused.	Core Strategy DPD for overall approach and DC DPD
RR10	Change of Use to holiday accommodation	Adopted June 06	Policy used to assess and grant 1 application.	Core Strategy DPD for overall approach and DC DPD
RR16	Norbreck Castle	Adopted June 06	Policy not used in 2008-9	Core Strategy DPD
P01	Planning Obligations	Adopted June 06	Policy not used in 2008-9	Review as part of Core Strategy reflecting new guidance/government circulars

RELEVANT COMMUNITY PLAN POLICIES		
	Title	Notes
Sustainable Community Strategy	Goal1 – Improve Blackpool’s Economic Prosperity	Our key objectives are: <ul style="list-style-type: none"> • Create high quality all year round reasons to come to Blackpool. • Establish Blackpool town centre as the sub regional centre for the Fylde Coast
Sustainable Community Strategy	Goal 2 – Develop a safe, clean and pleasant place to live, work and visit.	One of the key objectives to this goal is to <ul style="list-style-type: none"> • Create thriving and active communities

OBJECTIVE EC3 – To re-establish the Town Centre as the first choice destination for Fylde Coast residents by significantly improving the range and quality of shopping and supporting facilities

CORE INDICATORS				
Ref No	Source	Indicator	2007/8 Performance	2008/9 Performance
4a	Annual Completion	Amount of Completed retail	None	18,668 sqm

	Reports	development		(Including 4215m2 from the Hounds Hill extension)
4b	Annual Completion Reports	Percentage of completed retail development in town centres	0%	100%

LOCAL INDICATORS				
Ref No	Source	Indicator	2008/9 Performance	Target
L3.1	Blackpool Property Finder	Vacancy level measured in no. of units /floorspace	Vacant Units – 77 Floorspace – 12263m ²	To reduce the number of vacant units
L3.2	Fylde Coast Retail Study (White Young Green June 2008)	Zone a rentals	Primary frontage 1345 £/m ²	To expand the role of Blackpool town centre as the principal retail centre of the Fylde Coast.
L3.3	Fylde Coast Retail Study (White Young Green June 2008)	Composition of units/floorspace (convenience/ comparison/service/miscellaneous) Information taken from the Fylde Coast Retail Study 2007.	-Convenience goods units 47 (8%) , floorspace - 8,640m² (8%) Gross -Comparison goods units 294 (48%) , floorspace – 63,640m² (60%) Gross -Service units 185 (30%) , floorspace – 22,480m² (21%) Gross -Miscellaneous units 3 (0%) floorspace 4,740m² (4%) Gross	The provision of a major food store in the town centre
L3.4	Fylde Coast Retail Study	No. of National Multiple Retailers	195 units (32%)	To increase numbers

	(White Young Green June 2008)			
L3.5	Fylde Coast Retail Study (White Young Green June 2008)	Retail developments occurring in out-of-town centre locations	No significant development.	To minimise out of centre retail development

RELEVANT LOCAL PLAN POLICIES				
Policy No	Policy Title	Status of Policy	Application/Implementation of Policy	Future of Policy
SR1	Houndshill	Adopted June 06	Policy not used in 2008-9	Review the need for this allocation
SR2	Winter Gardens	Adopted June 06	Policy not used in 2008-9	Policy Review in Core Strategy
SR3	Blackpool North Transport Development Area	Adopted June 06	Policy not used in 2008-9	Policy Review in Core Strategy
SR4	Cookson St / King St	Adopted June 06	Policy used to grant one application	Saved Development Plan Policy
SR5	Principal Retail Area	Adopted June 06	Policy used to assess and grant applications in 2008-9	Saved Development Plan Policy
SR6	Retail/Café Zone	Adopted June 06	Policy used to assess and grant 5 applications	Saved Development Plan Policy
SR7	Mixed Use Zone	Adopted June 06	Policy used to assess and grant 5 applications in 2008-9	Saved Development Plan Policy
SR8	Leisure Zone	Adopted June 06	Policy used to assess and grant 5 applications in 2008-9	Saved Development Plan Policy
SR9	Use of Upper Floors	Adopted June 06	Policy used to assess and grant 3 applications in 2008-9	Saved Development Plan Policy
LQ11	Shopfronts	Adopted June 06	Policy used to determine 21 applications in 2008-9. 2 of those were refused.	Saved Development Plan Policy
BH12	Retail Development and	Adopted June 06	Policy used to determine 11	Core Strategy and Proposals Map,

	Supporting Town Centre Uses		applications in 2008-9. Only one was refused.	DC DPD
BH17	Restaurants, Cafes, Public Houses and Hot Food Take-aways	Adopted June 06	Policy used to determine 13 applications in 2008-9. Only 2 were refused.	Saved Policy & DC DPD
PO1	Planning Obligations	Adopted June 06	Policy not used in 2008-9	Policy review and clarification through Core Strategy

RELEVANT COMMUNITY PLAN POLICIES		
	Title	Notes
Sustainable Community Strategy	Goal 1 – Improve Blackpool’s economic prosperity	Our key objectives are: <ul style="list-style-type: none"> • Create high quality all year round reasons to come to Blackpool • Establish Blackpool town centre as the sub-regional centre for the Fylde Coast • Promote enterprise
Sustainable Communities Strategy	Goal 2 – Develop a safe, clean and pleasant place to live, work and visit.	One of the key objectives to this goal is to <ul style="list-style-type: none"> • Create thriving and active communities

OBJECTIVE EC4 – To provide sufficient opportunities to meet the needs of local firms and attract inward investment

CORE INDICATORS				
Ref no	Source	Indicator	2007/8 Performance	2008/9 Performance
1a	Annual Completion Report	Amount of Land developed for employment type	B1a – 2730m2 B2 – 3144m2 B1b – 0m2 B8 – 340m2 B1c – 0m2 Total – 5874m2	B1a – 22421m2 B2 – 0m2 B1b – 0m2 B8 – 1082m2 B1c – 3273m2 Total – 26,776m2
1b	Annual Completion Report	Amount of land developed for employment, by type, which is in employment areas defined in the Local Development Framework	B1a – 2730m2 B2 – 3144m2 B1b – 0m2 B8 – 0m2 B1c – 0m2 Total – 5874m2	B1a – 22,000m2 B2 – 0m2 B1b – 0m2 B8 – 1082m2 B1c – 3273m2 Total – 26755m2
1c	Annual Completion Report	Amount of floorspace, by employed type, which is on previously developed land.	B1a – 0m2 B2 – 0m2 B1b – 0m2 B8 – 340m2 B1c – 0m2 Total – 340m2	B1a – 421m2 B2 – 0m2 B1b – 0m2 B8 – 0m2 B1c – 2816m2 Total – 3273m2
1d	Employment Land Review	Employment land supply by type	No Employment review was undertaken for 2007/8	All Land B1- 6.5ha B1/B2 -0.29ha B1/B2/B8 – 7.1ha Land Without PP 8.91ha
1e		Losses of employment land in (i) development/regeneration areas and (ii) local authority area	(i) 0m2 (ii) 0m2	(i) 0m2 (ii) 0m2
1f	Housing Monitoring Figures	Amount of employment land lost to residential development	112.63m2	571.8m2

LOCAL INDICATORS					
Ref No	Source	Indicator	2007/8 Performance	2008/9 Performance	Target
L4.1		New Business VAT registrations	300 (9.2% of total stock)	No available figures	12% net increase in total stock by 2010
L4.2	Blackpool	Advertised vacant	No figure available for	40443m2 (153	10% reduction by 2010

	Property Finder	industrial floorspace	2007/8	properties)	
L4.3	Annual Decisions Report	Economic interest in Blackpool based on industrial planning application figures	No of granted permissions B1-6 Total – 6 B2-0 B8-0	No of granted permissions B1 – 2 Total - 3 B2 – 0 B8 – 1	10% increase in permission by 2010

SIGNIFICANT EFFECTS INDICATORS				
Ref No	Source	Indicator	Peformance	Target
SE4.1	Blackpool Figures	% of employment in different sectors	Manufacturing (7%) Construction (3%) Distribution, hotels & restaurants (33%) Transport & Comms (3%) Finance, IT & other business (10%) Public admin, Ed & health (37%) Other services (7%)	To diversify the local economy and attract more skilled jobs
SE4.2	Nomis	GVA per head	£12,390	Increase to £15,000 by 2010

RELEVANT LOCAL PLAN POLICIES				
Policy No	Policy Title	Status of Policy		Future of Policy in LDF
DE1	Industrial and Business Land Provision	Adopted June 06	Policy used to determine 12 applications in 2008-9 one of which was refused.	Core Strategy Review
DE2	Industrial Improvement Zones	Adopted June 06	Policy not used in 2008-9	Core Strategy Review
DE3	Mixed Use Industrial	Adopted June 06	Policy not used in 2008-9	Saved Policy

	Improvement Zones			
DE4	Outside the Defined Industrial/Business Estates	Adopted June 06	Policy used to assess and grant 4 applications in 2008-9	Development Control Policies DPD
PO1	Planning Obligations	Adopted June 06	Policy not used in 2008-9	Review as part of Core Strategy reflecting new guidance / government circulars

RELEVANT COMMUNITY PLAN POLICIES		
	Title	Notes
Sustainable Community Strategy	Goal 1 – Improve Blackpool’s economic prosperity	Our key objectives are to: <ul style="list-style-type: none"> • Establish Blackpool town centre as the sub-regional centre for the Fylde Coast • Promote enterprise
Sustainable Community Strategy	Goal 2 – Develop a safe, clean and pleasant place to live, work and visit	One of the key objectives to this goal is to <ul style="list-style-type: none"> • Create thriving and active communities
Sustainable Community Strategy	Goal 3 – Improve skill levels and educational achievement	One of the key objectives to this goal is to: <ul style="list-style-type: none"> • Support people into work

OBJECTIVE EC5 – To promote Blackpool Town Centre as a location for office development

Local Indicators			
Ref No	Indicator	2007/8 Performance	2008/9 Performance
4a	Amount of completed office development	2730m2	1389m2
4b	Percentage of completed office development in town centres	0%	0%

Relevant Local Plan Policies				
Policy No	Policy Title	Status of Policy	Application/Implementation	Future of Policy in LDF

			of Policy	
SR3	Blackpool North Transport Development Area	Adopted June 06	Policy not used in 2008-9	SPD prepared 2008. Policy Review in Core Strategy
SR4	Cookson St / King St	Adopted June 06	Policy used to assess and grant 1 application in 2008-9	Policy Review in Core Strategy ad Proposals Map Policy Review in Core Strategy.
SR9	Use of Uppers Floors	Adopted June 06	Policy used to assess and grant three applications in 2008-9	Potential to be incorporated into DC DPD
DE1	Industrial and Business Provision	Adopted June 06	Policy used to determine 12 applications in 2008-9 one of which was refused	Core Strategy Review
PO1	Planning Obligations	Adopted June 06	Policy not used in 2008-9	Policy Review and clarification through Core Strategy

RELEVANT COMMUNITY PLAN POLICIES		
	Title	Notes
Sustainable Community Strategy	Goal 1 – Improve Blackpool’s economic prosperity	Our key objectives are to: <ul style="list-style-type: none"> • Establish Blackpool town centre as the sub-regional centre for the Fylde Coast • Promote enterprise
Sustainable Community Strategy	Goal 2 – Develop a safe, clean and pleasant place to live, work and visit	One of the key objectives to this goal is to <ul style="list-style-type: none"> • Create thriving and active communities
Sustainable Community Strategy	Goal 3 – Improve skill levels and educational achievement	One of the key objectives to this goal is to: <ul style="list-style-type: none"> • Support people into work

(B) EFFECTIVE PROTECTION OF THE ENVIRONMENT

OBJECTIVE E6 – To protect, enhance and create areas of green-space

CORE INDICATORS				
Ref No	Source	Indicator	2007/08 Performance	2008/9 Performance
4c	Blackpool Open Space Assessment	Percentage of eligible open spaces managed to green flag award standard	2.2% (Watson Rd Park) comprising 2 Ha of total eligible open space circa 90 Ha	47% Comprising Watson Road Recreation Area (3.1ha), Stanley Park (51.7 ha), Louie Horrocks Park (0.9ha) and Salisbury Woodland 2ha). Total amount of open space in Blackpool 123.6ha.

LOCAL INDICATORS					
Ref No	Source	Indicator	2007/8 Performance	2008/9 Performance	Target
L6.1	Blackpool Open Space Assessment	Satisfaction with parks and open spaces for adults and young people	58.15% (recorded April-June 2005)	46.2% (figures reported from April 08-March 09)	70% satisfaction by 2010
L6.2	Blackpool Open Space Assessment	Loss of existing green space, playing fields	None	None	Nil
L6.3		Development providing open space in accordance with Council's approved standards	£84,452 commuted sums for public open space received in 2007/08.	£44,903 commuted sums for public open space received in 2008/09.	All development > 1Ha to provide POS on site. 24 sq.m.open space per person (on site and/or commuted sum on smaller sites).

RELEVANT LOCAL PLAN POLICIES				
Policy No	Policy Title	Status of Policy	Application/Implementation of Policy	Future of Policy in LDF
RR11	Central Promenade and Seafront	Adopted June 06	Policy used to assess and grant 2 applications in 2008/9.	Core Strategy & DC DPD for specific policy advice
RR12	Other Promenade Areas	Adopted June 06	Not used to determine any applications in 2008/9.	Core Strategy & DC DPD for specific policy advice
RR15	Blackpool Zoo	Adopted June 06	Not used to determine any applications in 2008/9.	Saved Development Plan
HN2	New Housing Allocations	Adopted June 06	Policy used to assess and grant 4 applications in 2008/9	Core Strategy Review
HN4	Windfall Sites	Adopted June 06	Policy used to assess and grant 36 applications in 2008/9	Core Strategy Review
BH2	Talbot and Brunswick Neighbourhood	Adopted June 06	Policy used to determine 8 applications in 2008/9. Two of which were refused.	Review need for policy.
BH5	Protection of Open Space	Adopted June 06	Policy used to assess and grant 4 applications in 2008/9.	Core Strategy
BH6	New Open Space provision	Adopted June 06	Not used to determine any applications in 2008/9..	Core Strategy
BH7	Playing fields and sport grounds	Adopted June 06	Policy used to assess and grant 8 applications in 2008/9.	Core Strategy
BH8	Open land meeting community and recreational needs	Adopted June 06	Policy used to assess and grant 2 applications in 2008/9.	Core Strategy
BH9	Allotments	Adopted June 06	Not used to determine any applications in 2008/9.	Core Strategy
BH10	Open space in new housing developments	Adopted June 06	Policy used to assess and grant 9 applications in 2008/9	New Obligations SPD

RELEVANT COMMUNITY PLAN POLICIES		
	Title	Notes
Sustainable Community Strategy	Goal 2 – Develop a safe, clean and pleasant place to live, work and visit	One of our key objectives for this goal are: <ul style="list-style-type: none"> • Develop a cleaner and greener Blackpool.

OBJECTIVE E7 – To maintain and enhance landscape quality and nature conservation value of Blackpool’s open land natural environment.

CORE INDICATORS				
Ref No	Source	Indicator	2007/8 Performance	2008/9 Performance
8	Lbap.org.uk	Change in the areas and populations of biodiversity importance, including: (i) change in the priority habitats and species (by type): and, (ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance	No revision of designated sites of nature conservation value in 2004/5 (last revision April 2003)	No revision of designated sites of nature conservation value in 2005/6 (last revision April 2003).

LOCAL INDICATORS					
Ref No	Source	Indicator	2007/8 Performance	2008/9 Performance	Target
		Number of sites subject	8 sites have up to date	5 sites have up to	Review Management Plan for

L7.1	Blackpool Open Space Assessment	to management plan preparation/review in last 5 years	Management Plans, these are: Marton Mere LNR, Stanley Park, Watson Road Park, Louie Horrocks Park, Ansdell Road Corner, Cavendish Road Recreation Ground, Kingscote Park and Devonshire Road Rock Gardens	date Management Plans, these are: Stanley Park Louie Horrocks Park Salisbury Woodland Marton Mere LNR Watson Road Park	SSSI/Local Nature Reserve every 5 years. Prepare Management Plans for all Council owned sites of designated conservation value within 5 years.
L7.2	Housing Monitoring Report and Annual Completions	No Of Greenfield vs. Brownfield completions by use of class.	93% PDL housing completions. 100% completions employment use on Greenfield land 2007/8	91% PDL housing completions. 100% completions employment use on Greenfield land 2008/9	At least 65 brownfield% (RSS)

SIGNIFICANT EFFECTS INDICATORS				
Ref No	Source	Indicator	2008/9 Performance	Target
SE7.1	lbap.org.uk	Lancashire Biodiversity Action Plan Species	7 LBAP species covers mammals, birds and amphibians. Many of the LBAP species have not been recorded in Blackpool.	Maintain level of LBAP Species
SE7.2		Lancashire Biodiversity Action Plan Habitats	2 The two LBAP habitats present in Blackpool are reed beds and coastal sand dunes	Maintain level of LBAP Habitats

RELEVANT LOCAL PLAN POLICIES				
Policy No	Policy Title	Status of Policy	Application/Implementation of Policy	Future of Policy in LDF
LQ6	Landscape and Biodiversity Design	Adopted June 06	Policy used to determine 17 applications in 2008/9. One of which was refused.	General approach to quality in the Core Strategy. Specific policies either to be addressed in the DC DPD
LQ7	Strategic Views	Adopted June 06	Not used to determine any applications in 2008/9.	General approach to quality in the Core Strategy. Specific policies either in DC DPD or in the UDF SPD.
HN2	New Housing Allocations	Adopted June 06	Policy used to assess and grant 4 applications in 2008/9	Core Strategy Review
HN4	Windfall Sites	Adopted June 06	Policy used to assess and grant 36 applications in 2008/9	Incorporate into Core Strategy for general approach. Potential to combine with Policies HN1 and HN3.
NE1	Development within Green Belt	Adopted June 06	Policy used to determine 3 applications in 2008/9, one of which was refused.	Incorporate into Core Strategy for general approach. DC DPD.
NE2	Countryside Areas	Adopted June 06	Policy used to determine 14 applications in 2008/9. Two of these were refused	Core Strategy Review
NE3	Replacement Dwellings/ Extensions in the Countryside	Adopted June 06	Policy used to determine 12 applications in 2008/9. Two of these were refused.	Core Strategy Review
NE4	SSSI's	Adopted June 06	Not to determine any applications in 2008/9.	Core Strategy Review

NE5	Other sites of Nature Conservation Value	Adopted June 06	Policy used to assess and grant one application in 2008/9.	Core Strategy Review
NE6	Protected Species	Adopted June 06	Policy used to assess and grant 2 applications in 2008/9.	Core Strategy Review
NE7	Landscape/nature conservation value	Adopted June 06	Policy used to determine 8 applications in 2008/9. One of these were refused	Core Strategy Review
NE8	Urban Green Space	Adopted June 06	Not used to determine any applications in 2008/9.	Core Strategy Review
NE9	Coast and Foreshore	Adopted June 06	Policy used to assess and grant 1 application in 2008/9.	Core Strategy Review

RELEVANT COMMUNITY PLAN POLICIES		
	Title	Notes
Sustainable Community Strategy	Goal 2 – Develop a safe, clean and pleasant place to live, work and visit	One of our key objectives for this goal are: <ul style="list-style-type: none"> • Develop a cleaner and greener Blackpool.

OBJECTIVE E8 – To protect and enhance the appearance and setting of historic and attractive buildings and areas

LOCAL INDICATORS					
Ref No	Source	Indicator	2007/8 Performance	2008/9 Performance	Target
L8.1	Blackpool THI	Improved business/commercial floor space (sq.m) from Townscape Heritage Initiative (THI)	No outputs are available for 2005/6 as the launch of the THI was delayed until 2006/7 (project manager now appointed). The THI is now underway and will be reported in 2009 AMR.	6000 sqm.	1000m2
L8.2	Blackpool THI	No of buildings improved/brought back into use from THI		6	9
L8.3	Blackpool THI	No. of community organisations engaged in heritage projects		5	8
L8.4	Blackpool THI	No. of residents involved in heritage projects.		1100	500

SIGNIFICANT EFFECTS INDICATORS					
Ref No	Source	Indicator	2008/9 Performance	Target	
SE8.1	Blackpool Council	Number of Conservation Areas	2 Both conservation areas (Town Centre, formerly Talbot Square and Stanley Park) are protected under Local Plan policy LQ11, no development or alteration will take place unless it makes a 'positive contribution' to the 'character and appearance' of the area.	Ensure full protection of Conservation Areas from inappropriate development, and seek improvements to the character and appearance of the area wherever possible the THI and Heritage Lottery Fund should enable this).	
SE8.2	English	Number of Listed Buildings	2 Shrine of Our Lady of Lourdes (Grade 2*), a thanksgiving chapel, listed in June 1999 Now in the hands	In the short term, ensure no further Listed Buildings are put on the at risk register. Target to reduce to	

Heritage At Risk Register	on at risk register	of the Historic Chapel Trust. The Winter Gardens, A grade 2 Listed Building (listed 26 th January 1972) social/economic conditions have rendered the complex financially unviable and suffering from widespread management issues. The owners are in discussion with English Heritage and the Local Authority to find a lasting solution. There are five Grade 1 and 2* Listed Buildings in the borough.	0 by 2010.
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RELEVANT LOCAL PLAN POLICIES				
Policy No	Policy Title	Status of Policy	Application/Implementation of Policy	Future of Policy in LDF
SR2	Winter Gardens	Adopted June 06	Not used in determining applications in 2008/9.	Core Strategy Review
LQ1	Lifting the Quality of Design	Adopted June 06	Policy used to determine 482 times in 2008/9. Thirty three of these were refused.	General approach to quality in the core strategy. Specific policies either to be addressed in the DC DPD. Design statement requirements proposed to be incorporated as part of the emerging DC Quality Improvement Initiative in the form of a validation procedure including application form and notes review.
LQ2	Site Context	Adopted June 06	Policy used to determine 48 applications in 2008/9. Nine of these were refused	General approach to quality in the Core Strategy. Specific policies either to be addressed in the DC DPD
LQ6	Landscape Design and Biodiversity	Adopted June 06	Policy used to determine 19 applications in 2008/9. One of these	General approach to quality in the Core Strategy. Specific policies

			were refused	either in DC DPD.
LQ7	Strategic Views	Adopted June 06	Not used to determine any applications in 2008/9.	General approach to quality in the Core Strategy. Specific policies either in DC DPD. Consideration needs to be given to relationship with policy LQ4 B(iii) & (iv).
LQ9	Listed Buildings	Adopted June 06	Policy used to assess and grant 9 applications in 2008/9.	General approach to quality in the Core Strategy. Specific policies either in DC DPD.
LQ10	Conservation Areas	Adopted June 06	Policy used to assess and grant 11 applications in 2008-9	Conservation Strategy to be developed as part of UDF SPD.
LQ11	Shop Fronts	Adopted June 06	Policy used to determine 32 applications in 2008/9. Two of these were refused	General approach to quality in the Core Strategy. Specific policies either in DC DPD Specific Shop front Design & Security Guide to be produced following on from informal note as grant award criteria for THI purposes. In reality the DC guidance will fall under the UDF SPD as topic based documents.
LQ12	Security Shutters	Adopted June 06	Policy used 8 times in 2008/9 to grant 6 applications and refuse 2 applications.	General approach to quality in the Core Strategy. Specific policies either in DC DPD or in the Urban Design Framework SPD
LQ13	Advertisements and Signs	Adopted June 06	Policy used 11 times in 2008/9 of which 10 applications were refused.	General approach to quality in the Core Strategy. Specific policies either in DC DPD
LQ14	Extensions and Alterations	Adopted June 06	Policy used to determine 405 applications in 2008/9. Thirty five of these were refused	General approach to quality in the Core Strategy. Specific policies either in DC DPD
HN2	New Housing Allocations	Adopted June 06	Policy used to assess and grant 4 applications in 2008/9.	Incorporate into DC DPD and amplification in UDF SPD.
BH4	Public Health and	Adopted June 06	Policy used to determine 19	

	Safety		applications in 2008/9. two of these were refused	
PO1	Planning Obligations	Adopted June 06	Policy not used in 2008/9	Review as part of Core Strategy reflecting new guidance/government circulars. Formula for calculating environmental improvement contributions will be developed with DUF SPD.

RELEVANT COMMUNITY PLAN POLICIES		
	Title	Notes
Sustainable Community Strategy	Goal 1- Improve Blackpool's economic prosperity	One of the key objectives for this goal are: <ul style="list-style-type: none"> • Establish Blackpool town centre as the regional centre for the Fylde Coast

(C) THE PRUDENT USE OF NATURAL RESOURCES

OBJECTIVE NR9 – To promote sustainable development locations and improved accessibility by integrating development, quality transport infrastructure and travel choice.

CORE INDICATORS				
REF NO.	Source	INDICATOR	2007-8 PERFORMANCE	2008-9 PERFORMANCE
3a	Annual Completion Figures	Percentage of completed non-residential development (within UCO's A, B and D) complying with the car parking standards set out in the local development framework	100%	100%
3b	Annual Completion Figures	Percentage of new residential development within 30 minutes public transport time of a GP, Hospital, Primary and Secondary School, Employment and a Major Health Centre	100%	100%

LOCAL INDICATORS					
REF NO	Source	INDICATOR	2007-8 PERFORMANCE	2008-9 PERFORMANCE	TARGET
L9.1	National Indicators	% of Local Authority principal roads where structural maintenance should be considered.	No figures available	7%	10%
L9.2	Blackpool Council Transport Policy Figures	No of cycle trips (annualized index)	9183	8369	8304
L9.3	Blackpool Council Transport Policy Figures	Bus Patronage	12,315,814	13,118,734	12,261,000

L9.4	Blackpool Council Transport Policy Figures	Tram Passengers	2,370,866	1,976,768	2,664,000
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RELEVANT LOCAL PLAN POLICIES				
POLICY NUMBER	POLICY TITLE	STATUS OF POLICY	APPLICATION/IMPLEMENTATION OF POLICY	FUTURE OF POLICY IN LDF
RR1	Visitor Attractions	Adopted June 06	Policy used to assess and grant 2 applications in 2008/9	Core Strategy Review
RR2	Visitor Accommodation	Adopted June 06	Policy used to assess and grant 11 applications in 2008/9	Core Strategy Review
RR7	Promenade Frontages within the Resort Core	Adopted June 06	Policy used to assess and grant 10 applications in 2008/9	Core Strategy Review
RR11	Central Promenade and Seafront	Adopted June 06	Policy used to assess and grant 2 applications in 2008/9	Core Strategy Review
RR12	Other Promenade Areas	Adopted June 06	Policy not used in 2008/9	Core Strategy Review
RR13	Central Corridor	Adopted June 06	Policy used to assess and refuse 1 application in 2008/9	Core Strategy Review
SR3	Blackpool North Transport Development Area	Adopted June 06	Policy not used in 2008/9	Core Strategy Review
SR4	Cookson Street/King Street	Adopted June 06	Policy used to assess and grant 1 application in 2008/9	Core Strategy Review
SR6	Retail/Café Zone	Adopted June 06	Policy used to assess and grant 5 applications in 2008/9	Core Strategy Review
SR10	Town Centre Traffic Distribution and Access to Car Parking	Adopted June 06	Policy used to assess and grant 5 applications in 2008/9	Core Strategy Review
SR11	Pedestrian, Cyclist and Public Transport Priority	Adopted June 06	Policy used to assess and grant 1 application in 2008/9	Core Strategy Review

HN2	New Housing Allocations	Adopted June 06	Policy used to assess and grant 4 applications in 2008/9	Core Strategy Review
BH1	Neighbourhoods	Adopted June 06	Policy used to determine 13 applications in 2008/9. One of these was refused	AAP'S
BH2	Talbot and Brunswick Priority	Adopted June 06	Policy used to determine 8 applications in 2008/9. Two of these were refused	Core Strategy Review
BH22	Victoria Hospital	Adopted June 06	Policy used to assess and grant 5 applications in 2008/9	Core Strategy Review
DE1	Industrial and Business Land Provision	Adopted June 06	Policy used to determine 11 applications in 2008/9. One of these were refused	Core Strategy Review
AS1	General Development Requirements	Adopted June 06	Policy used to determine 237 applications in 2008/9. Sixteen of these were refused	Dc DPD
AS2	New Development with Significant Transport Implications	Adopted June 06	Policy used to assess and grant 10 applications in 2008/9	Core Strategy Review
AS3	Provision for Walking and Cycling	Adopted June 06	Policy used to assess and grant 4 applications in 2008/9	DC DPD
AS4	Provision for Public Transport	Adopted June 06	Policy used to assess and grant 1 application in 2008/9	Core Strategy Review
AS5	Traffic Management	Adopted June 06	Policy not used in 2008/9	DC DPD
AS6	Road Schemes	Adopted June 06	Policy not used in 2008/9	DC DPD
PO1	Planning Obligations	Adopted June 06	Policy not used in 2008/9	Review as part of Core Strategy reflecting new guidance/government circulars. Formula for calculating environmental improvement contributions will be

				developed with DUF SPD.
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	TITLE	NOTES
Sustainable Community Strategy	Goal -1 Improve Blackpool's economic prosperity	One of our key objectives for this goal is to: <ul style="list-style-type: none"> • Improve transport and increase accessibility.
Sustainable Community Strategy	Goal 2 – Develop a safe clean and pleasant place to live, work and visit.	One of our key objectives for this goal is to: <ul style="list-style-type: none"> • Create a cleaner and greener Blackpool

OBJECTIVE NR10 – To promote development that does not harm and makes efficient use of natural resources.

CORE INDICATORS			2007-8 PERFORMANCE	2008-9 PERFORMANCE
REF NO	Source	INDICATOR		
1c	Annual Completion Figures	Percentage of 1a (employment land), by type, which is on previously developed land	0%	0%
2b	Housing Monitoring Report	Percentage of new and converted dwellings on previously developed land	93%	91%
5a	NW Regional Aggregates Working Party 2008	Production of primary land won aggregates	0	0
5b	NW Regional Aggregates Working Party 2008	Production of secondary/recycled aggregates	214,047	214,047
6a	Annual Completions Report	Capacity of new waste facilities by type	No new waste facilities in 2007/8	A new waste transfer facility was completed at Layton Depot in 2008/9 which has the following capacity:

				Mixed green waste and cardboard: 1500 tonnes Mixed dry recyclate waste: 1000 tonnes General Waste: 200 tonnes Non-hazardous waste (electrical equipment) 50 tonnes Wood waste 100 tonnes Waste paper and magazines 1000 tonnes Glass waste 100 tonnes Waste steel and aluminum cans 50 tonnes Plastic waste 50 tonnes Waste cardboard 250 tonnes Tyre waste 50 tonnes Textile waste 50 tonnes Street cleaning dry waste 100 tonnes Street cleaning mechanical sweepings 100 tonnes
6b	Lancashire.gov.uk	Amount of municipal waste arising and managed by management type and the percentage each management type represents of the waste managed	80,672 tonnes of which: 53,985 tonnes (66%) landfilled 26,681 (34 %) tonnes composted/recycled 5 tonnes incinerated and 1 tonne other	77,386 tonnes, of which: 49,956 tonnes (65%) landfilled 6 tonnes incinerated 27,817 (35%) recycled/composted 6 tonnes other
7	Planning Decisions Report	Number of planning permissions granted contrary to the advice of the Environment Agency either on flood defence grounds or water quality.	None	None

SIGNIFICANT EFFECTS INDICATORS				
REF NO.	Source	INDICATOR	2007-8 PERFORMANCE	2008-9 PERFORMANCE
SE10.1	Environment Agency	Compliance With Bathing Water Directive	5 Comprising - Bispham Blackpool Central Blackpool North Blackpool Sands Blackpool South	5 Comprising - Bispham Blackpool Central Blackpool North Blackpool Sands Blackpool South
SE10.2	www.airquality.co.uk	Number Of Air Quality Management Areas (AQMA's)	1 This is an area encompassing parts of Blackpool Town Centre, and extending along Talbot Road to the seafront and Dickson Road to its junction with Pleasant Street.	1 This is an area encompassing parts of Blackpool Town Centre, and extending along Talbot Road to the seafront and Dickson Road to its junction with Pleasant Street.

RELEVANT LOCAL PLAN POLICIES				
POLICY NO	POLICY TITLE	STATUS OF POLICY	APPLICATION/IMPLEMENTATION OF POLICY	FUTURE OF POLICY IN LDF
LQ3	Layout of Streets and Spaces	Adopted June 06	Policy used to determine 12 applications in 2008/9. Two of these were refused	General approach to quality in the Core Strategy. Specific policies either to be addressed in the DC DPD or in the UDF SPD.
LQ8	Energy and Resource Conservation	Adopted June 06	Policy used to determine 6 applications in 2008/9. One of these were refused	Core Strategy Review
HN2	New Housing	Adopted June 06	Policy used to assess and grant 4	Core Strategy Review

	Allocations		applications in 2008/9	
HN4	Windfall Sites	Adopted June 06	Policy used to assess and grant 36 applications in 2008/9	Core Strategy Review
BH4	Public Health and Safety	Adopted June 06	Policy used to determine 19 applications in 2008/9. Two of these were refused	
BH9	Allotments	Adopted June 06	Policy not used in 2008/9	Core Strategy
BH11	Shopping and Supporting Uses – Overall Approach	Adopted June 06	Policy used to assess and grant 11 applications in 2008/9	Core Strategy Review
NE10	Flood Risk	Adopted June 06	Policy used to assess and grant 6 applications	Core Strategy Review
AS7	Aerodrome Safeguarding	Adopted June 06	Policy used to assess and grant 5 applications	
PO1	Planning Obligations	Adopted June 06	Policy not used in 2008/9	Review as part of Core Strategy reflecting new guidance/government circulars. Formula for calculating environmental improvement contributions will be developed with DUF SPD.

	TITLE	NOTES
Sustainable Community Strategy	Goal 2 – Develop a safe clean and pleasant place to live, work and visit.	One of our key objectives for this goal is to: <ul style="list-style-type: none"> • Create a cleaner and greener Blackpool

OBJECTIVE NR11 – Maximise energy efficiency of buildings through creative layout, design and use of renewable energy sources

CORE INDICATORS				
REF NO	Source	INDICATOR	2007-8 PERFORMANCE	2008-9 PERFORMANCE
9	Blackpool Figures	Renewable energy installed by type I.E solar panels, biomass heating, small wind turbines, photovoltaic cells (expressed in megawatts/% of electricity consumed or supplied).	0	0

LOCAL INDICATORS					
REF NO	Source	INDICATOR	2007-8 PERFORMANCE	2008-9 PERFORMANCE	TARGET
L11.1	Blackpool Figures	% Of major developments which incorporate renewable energy in their design	0	0	To be established in the 2009/10 AMR
L11.2	Blackpool Figures	Number of micro-generation units developed	0	0	To be established in the 2009/10 AMR
L11.3	Housing Conditions Survey 2008	Energy efficiency of Council Dwellings. Consideration given to feasibility of broadening this to other forms of development	The average SAP rating for private sector dwelling in Blackpool is 49 . This compares to an average SAP rating of 46 nationally, based on the findings of the 2005 EHCS. SAP ratings are based on a number of factors: heating system type,	The average SAP rating for private sector dwelling in Blackpool is 49 . This compares to an average SAP rating of 46 nationally, based on the findings of the 2005 EHCS. SAP ratings are based on a number of factors: heating system type, fuel use, exposure	The national SAP target for all dwellings is a minimum of 65 under the Home Energy Conservation Act (HECA) 1995

			fuel use, exposure of dwelling, construction method (and age) and degree of insulation. This is using SAP2005 (Housing Conditions Survey 2007)	of dwelling, construction method (and age) and degree of insulation. This is using SAP2005 (Housing Conditions Survey 2007)	
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RELEVANT LOCAL PLAN POLICIES				
POLICY NO	POLICY TITLE	STATUS OF POLICY	APPLICATION/IMPLEMENTATION OF POLICY	FUTURE OF POLICY IN LDF
LQ3	Layout of Streets and Spaces	Adopted June 06	Policy used to determine 12 applications in 2008/9. Two of these were refused.	General approach to quality in the Core Strategy. Specific policies either to be addressed in the DC DPD or in the UDF SPD.
LQ8	Energy and Resource Conservation	Adopted June 06	Policy used to determine 6 applications in 2008/9. One of these were refused	General approach to quality in the Core Strategy. Specific policies wither to be addressed in the DC DPD or in the UDF SPD.
HN2	New Housing Allocations	Adopted June 06	Policy used to assess and grant 4 applications in 2008/9	Core Strategy Review
HN4	Windfall Sites	Adopted June 06	Policy used to assess and grant 36 applications in 2008/9	Core Strategy Review
HN7	Density	Adopted June 06	Policy used to assess and grant 6 applications in 2008/9	Core Strategy Review

BH1	Neighbourhoods	Adopted June 06	Used to determine 13 applications in 2008/9. One of these was refused	AAP's
BH3	Residential and Visitor Amenity	Adopted June 06	Policy used to determine 542 applications. Forty four of these were refused	Incorporate into DC DPD
BH4	Public Health and Safety	Adopted June 06	Policy used to determine 19 applications in 2008/9. Two of these were refused	

RELEVANT COMMUNITY PLAN POLICIES		
	Title	Notes
Sustainable Community Strategy	Goal 2 – Develop a safe clean and pleasant place to live, work and visit.	One of our key objectives for this goal is to: <ul style="list-style-type: none"> • Create a cleaner and greener Blackpool

(C) THE PRUDENT USE OF NATURAL RESOURCES

OBJECTIVE NR9 – To promote sustainable development locations and improved accessibility by integrating development, quality transport infrastructure and travel choice.

CORE INDICATORS				
REF NO.	Source	INDICATOR	2007-8 PERFORMANCE	2008-9 PERFORMANCE
3a	Annual Completion Figures	Percentage of completed non-residential development (within UCO's A, B and D) complying with the car parking standards set out in the local development framework	100%	100%
3b	Annual Completion Figures	Percentage of new residential development within 30 minutes public transport time of a GP, Hospital, Primary and Secondary School, Employment and a Major Health Centre	100%	100%

LOCAL INDICATORS					
REF NO	Source	INDICATOR	2007-8 PERFORMANCE	2008-9 PERFORMANCE	TARGET
L9.1	National Indicators	% of Local Authority principal roads where structural maintenance should be considered.	No figures available	7%	10%
L9.2	Blackpool Council Transport Policy Figures	No of cycle trips (annualized index)	9183	8369	8304
L9.3	Blackpool Council Transport Policy Figures	Bus Patronage	12,315,814	13,118,734	12,261,000

L9.4	Blackpool Council Transport Policy Figures	Tram Passengers	2,370,866	1,976,768	2,664,000
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RELEVANT LOCAL PLAN POLICIES				
POLICY NUMBER	POLICY TITLE	STATUS OF POLICY	APPLICATION/IMPLEMENTATION OF POLICY	FUTURE OF POLICY IN LDF
RR1	Visitor Attractions	Adopted June 06	Policy used to assess and grant 2 applications in 2008/9	Core Strategy Review
RR2	Visitor Accommodation	Adopted June 06	Policy used to assess and grant 11 applications in 2008/9	Core Strategy Review
RR7	Promenade Frontages within the Resort Core	Adopted June 06	Policy used to assess and grant 10 applications in 2008/9	Core Strategy Review
RR11	Central Promenade and Seafront	Adopted June 06	Policy used to assess and grant 2 applications in 2008/9	Core Strategy Review
RR12	Other Promenade Areas	Adopted June 06	Policy not used in 2008/9	Core Strategy Review
RR13	Central Corridor	Adopted June 06	Policy used to assess and refuse 1 application in 2008/9	Core Strategy Review
SR3	Blackpool North Transport Development Area	Adopted June 06	Policy not used in 2008/9	Core Strategy Review
SR4	Cookson Street/King Street	Adopted June 06	Policy used to assess and grant 1 application in 2008/9	Core Strategy Review
SR6	Retail/Café Zone	Adopted June 06	Policy used to assess and grant 5 applications in 2008/9	Core Strategy Review
SR10	Town Centre Traffic Distribution and Access to Car Parking	Adopted June 06	Policy used to assess and grant 5 applications in 2008/9	Core Strategy Review
SR11	Pedestrian, Cyclist and Public Transport Priority	Adopted June 06	Policy used to assess and grant 1 application in 2008/9	Core Strategy Review

HN2	New Housing Allocations	Adopted June 06	Policy used to assess and grant 4 applications in 2008/9	Core Strategy Review
BH1	Neighbourhoods	Adopted June 06	Policy used to determine 13 applications in 2008/9. One of these was refused	AAP'S
BH2	Talbot and Brunswick Priority	Adopted June 06	Policy used to determine 8 applications in 2008/9. Two of these were refused	Core Strategy Review
BH22	Victoria Hospital	Adopted June 06	Policy used to assess and grant 5 applications in 2008/9	Core Strategy Review
DE1	Industrial and Business Land Provision	Adopted June 06	Policy used to determine 11 applications in 2008/9. One of these were refused	Core Strategy Review
AS1	General Development Requirements	Adopted June 06	Policy used to determine 237 applications in 2008/9. Sixteen of these were refused	DC DPD
AS2	New Development with Significant Transport Implications	Adopted June 06	Policy used to assess and grant 10 applications in 2008/9	Core Strategy Review
AS3	Provision for Walking and Cycling	Adopted June 06	Policy used to assess and grant 4 applications in 2008/9	DC DPD
AS4	Provision for Public Transport	Adopted June 06	Policy used to assess and grant 1 application in 2008/9	Core Strategy Review
AS5	Traffic Management	Adopted June 06	Policy not used in 2008/9	DC DPD
AS6	Road Schemes	Adopted June 06	Policy not used in 2008/9	DC DPD
PO1	Planning Obligations	Adopted June 06	Policy not used in 2008/9	Review as part of Core Strategy reflecting new guidance/government circulars. Formula for calculating environmental improvement contributions will be

				developed with DUF SPD.
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	TITLE	NOTES
Sustainable Community Strategy	Goal -1 Improve Blackpool's economic prosperity	One of our key objectives for this goal is to: <ul style="list-style-type: none"> • Improve transport and increase accessibility.
Sustainable Community Strategy	Goal 2 – Develop a safe clean and pleasant place to live, work and visit.	One of our key objectives for this goal is to: <ul style="list-style-type: none"> • Create a cleaner and greener Blackpool

OBJECTIVE NR10 – To promote development that does not harm and makes efficient use of natural resources.

CORE INDICATORS			2007-8 PERFORMANCE	2008-9 PERFORMANCE
REF NO	Source	INDICATOR		
1c	Annual Completion Figures	Percentage of 1a (employment land), by type, which is on previously developed land	0%	0%
2b	Housing Monitoring Report	Percentage of new and converted dwellings on previously developed land	93%	91%
5a	NW Regional Aggregates Working Party 2008	Production of primary land won aggregates	0	0
5b	NW Regional Aggregates Working Party 2008	Production of secondary/recycled aggregates	214,047	214,047
6a	Annual Completions Report	Capacity of new waste facilities by type	No new waste facilities in 2007/8	A new waste transfer facility was completed at Layton Depot in 2008/9 which has the following capacity:

				<p>Mixed green waste and cardboard: 1500 tonnes</p> <p>Mixed dry recyclate waste: 1000 tonnes</p> <p>General Waste: 200 tonnes</p> <p>Non-hazardous waste (electrical equipment) 50 tonnes</p> <p>Wood waste 100 tonnes</p> <p>Waste paper and magazines 1000 tonnes</p> <p>Glass waste 100 tonnes</p> <p>Waste steel and aluminium cans 50 tonnes</p> <p>Plastic waste 50 tonnes</p> <p>Waste cardboard 250 tonnes</p> <p>Tyre waste 50 tonnes</p> <p>Textile waste 50 tonnes</p> <p>Street cleaning dry waste 100 tonnes</p> <p>Street cleaning mechanical sweepings 100 tonnes</p>
6b	Lancashire.gov.uk	Amount of municipal waste arising and managed by management type and the percentage each management type represents of the waste managed	<p>80,672 tonnes of which:</p> <p>53,985 tonnes (66%) landfilled</p> <p>26,681 (34 %) tonnes composted/recycled</p> <p>5 tonnes incinerated and</p> <p>1 tonne other</p>	<p>77,386 tonnes, of which:</p> <p>49,956 tonnes (65%) landfilled</p> <p>6 tonnes incinerated</p> <p>27,817 (35%) recycled/composted</p> <p>6 tonnes other</p>
7	Planning Decisions Report	Number of planning permissions granted contrary to the advice of the Environment Agency either on flood defence grounds or water quality.	None	None

SIGNIFICANT EFFECTS INDICATORS				
REF NO.	Source	INDICATOR	2007-8 PERFORMANCE	2008-9 PERFORMANCE
SE10.1	Environment Agency	Compliance With Bathing Water Directive	5 Comprising - Bispham Blackpool Central Blackpool North Blackpool Sands Blackpool South	5 Comprising - Bispham Blackpool Central Blackpool North Blackpool Sands Blackpool South
SE10.2	www.airquality.co.uk	Number Of Air Quality Management Areas (AQMA's)	1 This is an area encompassing parts of Blackpool Town Centre, and extending along Talbot Road to the seafront and Dickson Road to its junction with Pleasant Street.	1 This is an area encompassing parts of Blackpool Town Centre, and extending along Talbot Road to the seafront and Dickson Road to its junction with Pleasant Street.

RELEVANT LOCAL PLAN POLICIES				
POLICY NO	POLICY TITLE	STATUS OF POLICY	APPLICATION/IMPLEMENTATION OF POLICY	FUTURE OF POLICY IN LDF
LQ3	Layout of Streets and Spaces	Adopted June 06	Policy used to determine 12 applications in 2008/9. Two of these were refused	General approach to quality in the Core Strategy. Specific policies either to be addressed in the DC DPD or in the UDF SPD.
LQ8	Energy and Resource Conservation	Adopted June 06	Policy used to determine 6 applications in 2008/9. One of these were refused	Core Strategy Review
HN2	New Housing	Adopted June 06	Policy used to assess and grant 4	Core Strategy Review

	Allocations		applications in 2008/9	
HN4	Windfall Sites	Adopted June 06	Policy used to assess and grant 36 applications in 2008/9	Core Strategy Review
BH4	Public Health and Safety	Adopted June 06	Policy used to determine 19 applications in 2008/9. Two of these were refused	
BH9	Allotments	Adopted June 06	Policy not used in 2008/9	Core Strategy
BH11	Shopping and Supporting Uses – Overall Approach	Adopted June 06	Policy used to assess and grant 11 applications in 2008/9	Core Strategy Review
NE10	Flood Risk	Adopted June 06	Policy used to assess and grant 6 applications	Core Strategy Review
AS7	Aerodrome Safeguarding	Adopted June 06	Policy used to assess and grant 5 applications	
PO1	Planning Obligations	Adopted June 06	Policy not used in 2008/9	Review as part of Core Strategy reflecting new guidance/government circulars. Formula for calculating environmental improvement contributions will be developed with DUF SPD.

	TITLE	NOTES
Sustainable Community Strategy	Goal 2 – Develop a safe clean and pleasant place to live, work and visit.	One of our key objectives for this goal is to: <ul style="list-style-type: none"> • Create a cleaner and greener Blackpool

OBJECTIVE NR11 – Maximise energy efficiency of buildings through creative layout, design and use of renewable energy sources

CORE INDICATORS				
REF NO	Source	INDICATOR	2007-8 PERFORMANCE	2008-9 PERFORMANCE
9	Blackpool Figures	Renewable energy installed by type I.E solar panels, biomass heating, small wind turbines, photovoltaic cells (expressed in megawatts/% of electricity consumed or supplied).	0	0

LOCAL INDICATORS					
REF NO	Source	INDICATOR	2007-8 PERFORMANCE	2008-9 PERFORMANCE	TARGET
L11.1	Blackpool Figures	% Of major developments which incorporate renewable energy in their design	0	0	To be established in the 2009/10 AMR
L11.2	Blackpool Figures	Number of micro-generation units developed	0	0	To be established in the 2009/10 AMR
L11.3	Housing Conditions Survey 2008	Energy efficiency of Council Dwellings. Consideration given to feasibility of broadening this to other forms of development	The average SAP rating for private sector dwelling in Blackpool is 49 . This compares to an average SAP rating of 46 nationally, based on the findings of the 2005 EHCS. SAP ratings are based on a number of factors: heating system type,	The average SAP rating for private sector dwelling in Blackpool is 49 . This compares to an average SAP rating of 46 nationally, based on the findings of the 2005 EHCS. SAP ratings are based on a number of factors: heating system type, fuel use, exposure	The national SAP target for all dwellings is a minimum of 65 under the Home Energy Conservation Act (HECA) 1995

			fuel use, exposure of dwelling, construction method (and age) and degree of insulation. This is using SAP2005 (Housing Conditions Survey 2007)	of dwelling, construction method (and age) and degree of insulation. This is using SAP2005 (Housing Conditions Survey 2007)	
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RELEVANT LOCAL PLAN POLICIES				
POLICY NO	POLICY TITLE	STATUS OF POLICY	APPLICATION/IMPLEMENTATION OF POLICY	FUTURE OF POLICY IN LDF
LQ3	Layout of Streets and Spaces	Adopted June 06	Policy used to determine 12 applications in 2008/9. Two of these were refused.	General approach to quality in the Core Strategy. Specific policies either to be addressed in the DC DPD or in the UDF SPD.
LQ8	Energy and Resource Conservation	Adopted June 06	Policy used to determine 6 applications in 2008/9. One of these were refused	Core Strategy Review
HN2	New Housing Allocations	Adopted June 06	Policy used to assess and grant 4 applications in 2008/9	Core Strategy Review
HN4	Windfall Sites	Adopted June 06	Policy used to assess and grant 36 applications in 2008/9	Core Strategy Review
HN7	Density	Adopted June 06	Policy used to assess and grant 6 applications in 2008/9	Core Strategy Review
BH1	Neighbourhoods	Adopted June 06	Used to determine 13 applications in 2008/9. One of these was refused	AAP'S
BH3	Residential and Visitor Amenity	Adopted June 06	Policy used to determine 542 applications. Forty four of these	Core Strategy Review

			were refused	
BH4	Public Health and Safety	Adopted June 06	Policy used to determine 19 applications in 2008/9. Two of these were refused	

RELEVANT COMMUNITY PLAN POLICIES		
	Title	Notes
Sustainable Community Strategy	Goal 2 – Develop a safe clean and pleasant place to live, work and visit.	One of our key objectives for this goal is to: <ul style="list-style-type: none"> • Create a cleaner and greener Blackpool

(D) SOCIAL PROGRESS WHICH RECOGNISES THE NEEDS OF EVERYONE

Objective S12 – To ensure that sufficient land is made available to meet requirements for new housing

CORE INDICATORS			
Ref No	Indicator	2007/8	2008/9
2a	Housing Trajectory showing : (i) net additional dwellings over the previous five year period or since the start of the relevant development plan period, whichever is the longer; (ii) net additional dwellings for the current year; (iii) projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer; (iv) the annual new additional dwelling requirements; and (v) annual average number of net additional dwellings needed to meet the overall housing requirements, having regard to previous years' performances	3,230 new dwellings between 2001-2016: - 175 p.a. (2001-2006) - 235 p.a. (2006-2016) - 1345 total requirement (01-8) 2007/08 actual 264 dwellings 2001/08 cumulative position to date 1997 dwellings (oversupply 652 dwellings) 2008-2016 av net dwellings to meet requirement 153.5	8,000 new dwellings between 2003-2021: - 5328 p.a. (2009-2021) - 444 p.a. (2003-2021) - 2664 total requirement (03-09) 2008/9 actual 190 dwellings 2003/9 cumulative position to date 1738 dwellings. 2009/21 net dwellings to meet requirement 528

LOCAL INDICATORS				
Ref No	Indicator	2007/8 Performance	2008/9 Performance	Target
	% households residing in privately rented accommodation in inner wards	39% in 2001 of which 23% in private converted shared flats. Policy HN7 housing mix restricts number of new/converted flat	39% in 2001 of which 23% in private converted shared flats. Policy HN7 housing mix restricts number of	Talbot Brunswick INI area – no further 1 bedroom flat

L12.1		developments with less than 2 bedrooms. Within defined inner areas proposals new flat development not permitted which would intensify over concentration of such accommodation Data derived from 2001 Census.	new/converted flat developments with less than 2 bedrooms. Within defined inner areas proposals new flat development not permitted which would intensify over concentration of such accommodation Data derived from 2001 Census	accommodation to be permitted. Potential increased restrictions on provisions in other priority neighbourhoods to be subject to future review.
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RELEVANT LOCAL PLAN POLICIES				
Policy No	Policy Title	Status of Policy	Application/Implementation of Policy	Future of Policy in LDF
RR9	Resort Neighbourhoods Development of Proposals Involving the loss of Holiday Accommodation	Adopted June 06	Policy used to assess and grant 30 applications in 2008/9 and refuse 3.	Core Strategy DPD for overall approach and DC DPD
SR3	Blackpool North Transport Development Area	Adopted June 06	Policy not used in 2008/9	SPD required.
SR9	Use of Upper Floors	Adopted June 06	Policy used to assess and grant 3 applications in 2008/9 and refuse 0.	Potential to incorporate into DC DPD
HN2	New Housing Allocations	Adopted June 06	Policy used to assess and grant 4 applications in 2008/9	Core Strategy Review
HN4	Windfall Sites	Adopted June 06	Policy used to assess and grant 36 applications in 2008/9.	Incorporate into Core Strategy for general approach. Potential to combine with Policies HN1 and HN3.
	Conversions and Sub-	Adopted June	Policy used to grant 87 applications and	Incorporate into DC DPD.

HN5	Divisions	06	refuse 11 applications in 2008/9.	Potential to combine with RR9 and clarification in SDP
HN6	Housing Mix	Adopted June 06	Policy used to assess and grant 52 applications in 2008/9 and refuse 4.	DC DPD
HN7	Density	Adopted June 06	Policy used to assess and grant 6 applications in 2008/9	DC DPD
HN8	Affordable and Specialist Needs Housing	Adopted June 06	Policy used to assess and grant 1 application in 2008/9 and refuse 1.	Incorporate into Core Strategy

RELEVANT COMMUNITY PLAN POLICIES		
	Title	Notes
Sustainable Community Strategy	Goal 2 – Develop a safe, clean and pleasant place to live, work and visit	The key objectives in this goal are: <ul style="list-style-type: none"> • Provide high quality housing in sustainable, mixed communities • Create thriving and active communities

OBJECTIVE S13 – To provide a balanced mix of housing (type/size) in appropriate locations to met the community’s needs and support the town’s regeneration.

CORE INDICATORS			
Ref No	Indicator	2007/8 Performance	2008/9 Performance
2c	Percentage of new dwellings completed at: (i) less than 30 dwellings per hectare: (ii) between 30 and 50 dwellings per hectare: and (iii) above 50 dwellings per hectare	298 dwellings on sites > 5 dwellings: (i) 9 (5%) (ii) 0 (0%) (iii) 167 (95%)	296 dwellings on sites > 5 dwellings: (i) 103(29%) (ii) 17 (5%) (iii) 238 (66%)
2d	Affordable housing completions	44	0

LOCAL INDICATORS				
Ref No	Indicator	2007/8 Performance	2008/9 Performance	Target
		Of 188 new build dwellings	Of 85 new build dwellings	There is an oversupply

L13.1	% Types of household space	Detached = 18 (10%) Semi Detached = 38 (20%) Terraced = 15 (8%) Flats = 117 (62%) High proportion of flat completions in year, due to limited sites, 44% of outstanding permissions are for flats.	Detached = 2 (2%) Semi Detached = 6 (7%) Terraced = 45 (53%) Flats = 32 (38%) High proportion of flat completions in year, due to limited sites, 69% of outstanding permissions are for flats.	of flat accommodation in Blackpool. Though there are a decreased proportion of completions this year, the proportion of outstanding permissions has increased.
L13.2	% of households living in social housing that does not meet set standards of decency	Figures for council properties (not RSL's) show: non-decent 5.8%	Figures for council properties (not RSLs) show: non-decent 5.8%	BV1184 target for 2009/10 set at 7% non decent

SIGNIFICANT EFFECTS INDICATORS				
Ref No	Source	Indicator	2008/9 Performance	Target
SE13.1	Blackpool Housing Conditions Survey 2008	Number of unfit dwellings	7.2%	The proportion of vulnerable private sector households in decent condition homes is to be above 70% by 2010-11 and 75% by 2020-21
SE13.2	Indices of Deprivation 2007	Number of SOAs in bottom 10% for living environment deprivation (IMD)	20 These are pockets of high living environment deprivation close to the town and seafront, moving southward. Information taken from the 2007 IMD	Reduce number of SOA's in the bottom 10% for living environment deprivation.

RELEVANT LOCAL PLAN POLICIES				
Policy No	Policy Title	Status of Policy	Application/Implementation of Policy	Future of Policy in LDF
RR9	Neighbourhood Resorts Development Proposals involving the loss of Holiday Accommodation.	Adopted June 06	Policy used to assess and grant 30 applications in 2008/9 and refuse 3.	Core Strategy DPD for overall approach and DC DPD
HN5	Conversions and Sub-divisions	Adopted June 06	Policy used to grant 87 applications and refuse 11 applications in 2008/9.	Incorporate into DC DPD. Potential to combine with RR11 and clarification in SDP
HN6	Housing Mix	Adopted June 06	Policy used to assess and grant 52 applications in 2008/9 and refuse 4.	DC DPD
HN7	Density	Adopted June 06	Policy used to assess and grant 6 applications in 2008/9.	Incorporate into Core Strategy for general approach. DC DPD and possible Allocations DPD & Proposals Map
BH1	Neighbourhoods	Adopted June 06	Policy used to assess and grant 12 applications in 2008/9 and refuse 1.	To be reviewed.

RELEVANT COMMUNITY PLAN POLICIES		
	Title	Notes
Sustainable Community Strategy	Goal 2 – Develop a safe, clean and pleasant place to live, work and visit	The key objectives in this goal are: <ul style="list-style-type: none"> • Provide high quality housing in sustainable, mixed communities • Create thriving and active communities

OBJECTIVE S14 – To secure a high quality, attractive and safe built environment and public realm

LOCAL INDICATORS					
Ref No	Source	Indicator	2007/8 Performance	2008/9 Performance	Target
L14.1	Annual Completion Figures	Ha of public realm improved	No Information	2.6ha This figure equates to the 2ha improvements at Salisbury Woodlands and 0.6ha from the THI	10ha (2006/7)

Ref No	Indicator	2008/9 Performance	Target
SE14.1	Recorded Crime: Violence against the person per 1,000 population Source – Blackpool Health Profile	34.7 Whilst other areas of recorded crime have on the whole fallen in recent times, violence against the person has risen considerably in Blackpool since 2001. However, although levels in Blackpool are significantly higher than in the North West and England, the pattern of increasing levels of violence against the person is replicated at these scales.	Reduce the rate of increasing levels of recorded crime (violence against the person). No targets set for BV127a as agreed with Home Office.
SE14.2a	% of males/females feeling 'fairly' or 'very' unsafe after dark – Walking in neighbourhood after dark. Source - 2007 Citizens Panel	Gender combined – 23% safe & 77% unsafe.	Target to be established
SE14.2b	% of males/females feeling 'fairly' or 'very' unsafe after dark – in house after dark	Gender combined – 73% safe & 27% unsafe	Target to be established

	Source - 2007 Citizens Panel		
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RELEVANT LOCAL PLAN POLICIES				
Policy No	Policy Title	Status of Policy	Application/Implementation of Policy	Future of Policy in LDF
RR11	Central Promenade and Seafront	Adopted June 06	Policy used to assess and grant 2 applications in 2008/9.	Core Strategy & DC DPD for specific policy advice
RR12	Other Promenade Areas	Adopted June 06	Policy not used to determine any applications in 2008/9,	Core Strategy & DC DPD for specific policy advice
SR5	Principal Retail Core	Adopted June 06	Policy used to assess and grant 2 applications in 2008/9.	Potential to be incorporated into DC DPD.
SR6	Retail/Café Zone	Adopted June 06	Policy used to assess and grant 5 applications in 2008/9	Potential to be incorporated into DC DPD
SR9	Use of Upper Floors	Adopted June 06	Policy used to assess and grant 3 applications in 2008/9.	Potential to be incorporated into DC DPD
SR11	Pedestrian, Cyclist and Public Transport Priority	Adopted June 06	Policy used to assess and grant 1 application in 2008/9.	Core Strategy & Town Centre AAP
LQ1	Lifting the Quality of Design	Adopted June 06	Policy used to determine 482 applications in 2008/9. Thirty three of these were refused	General approach to quality in the core strategy. Specific policies either to be addressed in the DC DPD or in the UDF SPD. Design statement requirements proposed to be incorporated as part of the emerging DC Quality Improvement Initiative in the form of a

				validation procedure including application form and notes review.
LQ2	Site Context	Adopted June 06	Policy used to determine 48 applications in 2008/9. Nine of these were refused.	General approach to quality in the Core Strategy. Specific policies either to be addressed in the DC DPD or in the UDF SPD.
LQ3	Layout of Streets and Spaces	Adopted June 06	Policy used to assess and grant 10 applications in 2008/9 and refuse 2	General approach to quality in the Core Strategy. Specific policies either to be addressed in the DC DPD or in the UDF SPD.
LQ4	Building Design	Adopted June 06	Policy used in determining 47 applications in 2008/9. Seven of these were refused.	General approach to quality in the Core Strategy. Specific policies either to be addressed in the DC DPD or in the UDF SPD.
LQ5	Public Realm Design	Adopted June 06	Policy used to assess and grant 2 applications in 2008/9 and refuse 1.	General approach to quality in the Core Strategy. Specific policies either to be addressed in the DC DPD or in the UDF SPD.
LQ7	Strategic Views	Adopted June 06	Policy not used in 2008/9	General approach to quality in the Core Strategy. Specific policies either in DC DPD or in the UDF SPD
LQ8	Energy and Resource Conservation	Adopted June 06	Policy used to assess and grant 5 applications in 2008/9 and refuse 1.	General approach to quality in the Core Strategy. Specific policies either to be addressed in the DC DPD or

				in the UDF SPD.
LQ9	Listed Buildings	Adopted June 06	Policy used to assess and grant 9 applications in 2008/9.	General approach to quality in the Core Strategy. Specific policies either in DC DPD or in the UDF SPD.
LQ10	Conservation Areas	Adopted June 06	Policy used to assess and grant 11 applications in 2008/9.	Incorporate into Allocations DPD and Proposals Map. Conservation Strategy to be developed as part of UDF SPD
LQ11	Shop fronts	Adopted June 06	Policy used to assess and grant 19 applications in 2008/9 and refuse 2	General approach to qualify in the Core Strategy. Specific policies either in DC DPD or in the UDF SPD. Specific Shop front Design & Security Guide to be produced following on from informal note as grant award criteria for THI purposes. In reality the DC guidance will fall under the wider UDF SPD as topic based documents.
LQ12	Security Shutters	Adopted	Policy used to assess and grant 6 applications in 2008/9 and refuse 2.	General approach to quality in the Core Strategy. Specific policies either in DC DPD or in the UDF SPD. Comment as above.
LQ13	Advertisement and Signs	Adopted June 06	Policy used to assess and grant 1 application in 2008/9 and refuse 10.	General approach to quality in the Core Strategy. Specific policies either in DC

				DPD or in the UDF SPD. Comment as above.
LQ14	Extensions and Alterations	Adopted June 06	Policy used to determine 405 applications in 2008/9. Thirty five of these were refused.	General approach to qualify in the Core Strategy. Specific policies either in DC DPD or in the UDF SPD.
LQ15	Telecommunications Development	Adopted June 06	Policy used to assess and grant 1 application in 2008/9.	General approach to quality in the core strategy. Specific policies either to be addressed in the DC DPD or in the UDF SPD.
BH1	Neighbourhoods	Adopted June 06	Policy used to assess and grant 12 applications in 2008/9 and refuse 1.	AAP's.
BH2	Talbot & Brunswick Priority Neighbourhood	Adopted June 06	Policy used to assess and grant 6 applications in 2008/9 and refuse 2	Guidance adopted early in 2006. Review need for policy
BH3	Residential and Visitor Amenity	Adopted June 06	Policy used in determining 542 applications in 2008/9. Forty four of these were refused.	Incorporate into DC DPD and amplification in UDF SPD
BH4	Public Health & Safety	Adopted June 06	Policy used to determine 19 applications in 2008/9. Two of these were refused	Incorporate into DC DPD and amplification in UDF SPD
AS1	General Development Requirements	Adopted June 06	Policy used in determining 237 applications in 2008/9. Sixteen of these were refused	Core Strategy & DC DPD
AS3	Provision for Walking and Cycling	Adopted June 06	Policy used to assess and grant 4 applications in 2008/9.	Incorporate into AS1
AS4	Provision for Public Transport	Adopted June 06	Policy used to assess and grant 1 application in 2008/9	Incorporate into AS1
AS5	Traffic Management	Adopted June 06	Policy not used in 2008/9	To be deleted.
AS7	Aerodrome	Adopted June	Policy used to assess and grant 1	Review as part of Core

	Safeguarding	06	application in 2008/9.	Strategy reflecting new guidance/government circulars.
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RELEVANT COMMUNITY PLAN POLICIES		
	Name	Notes
Sustainable Community Strategy	Goal 2 – Develop a safe, clean and pleasant place to live, work and visit	Our key objectives within this goal are: <ul style="list-style-type: none"> • Provide high quality housing in sustainable, mixed communities • Create a safer Blackpool • Create thriving and active communities

OBJECTIVE S15 – To promote social inclusion and ensure that the range and distribution of local facilities encourages the development of balanced and health local communities across Blackpool.

LOCAL INDICATORS				
Ref No	Indicator	2007/8 Performance	2008/9 Performance	Target
L15.1	The % of people who feel that their local area is a place where people of different backgrounds can get on well together	79% (Citizens Panel Survey 2007)	79% (Citizens Panel Survey 2007)	To be established.
L15.2	The % of people expressing satisfaction with their local neighbourhood	78% (Citizens Panel Survey 2007)	78% (Citizens Panel Survey 2007)	To be established.
L15.3	The % of people who feel respected	67% (Citizens Panel Survey 2007)	67% (Citizens Panel Survey 2007)	To be established.
L15.4	% of people surveyed who find it easy to access key local services	No Data Available. (2007 AMR looked to clarify indicator and put question to Citizen Panel in 2007, however, no	No Data Available. (2007 AMR looked to clarify indicator and put question to Citizen Panel in 2007, however, no	To be established.

		citizens panel was held)	citizens panel was held)	
L15.5	Amount of completed development (Leisure, retail, office) in district centres	None	None (Source: Annual Completions Report)	To be established in 2009/10 HMR

SIGNIFICANT EFFECTS INDICATORS				
Ref No		Indicator	2008/9 Performance	Target
SE15.1	Source: Blackpool Figures	% of pupils in local authority schools achieving 5 or more GCSEs at grades A*-C or equivalent	34.5%	41.4%
SE15.2	Source: Blackpool Figures	% of resident working age population with no qualifications	21.8% of working age people in Blackpool had no qualifications compared to 15.0% in the North West and 13.1% in Great Britain. (Source: ONS Annual Population Survey January 2007 - December 2007 – NOMIS website)	Reduce to 18% by 2010 and ensure future annual reductions.
SE15.3	Indices of Deprivation 2007	Number of SOA's in the bottom 10% for health deprivation and disability (IMD)	39 – 2007 Index of Deprivation (39 – 2004) No change, but 17 of the 39 are within 3% most deprived nationally in 2007. This is up from 14 in the 2004. The Council appointment of a Health and Well Being Policy Officer in August 2006 demonstrates prioritization.	Reduce number of SOA's in the bottom 10% for health deprivation and disability.

SE15.4	Indices of Deprivation 2007	Number of SOA's in the bottom 10% for health deprivation and disability (IMD)	0 – 2007 (0 – 2004) No change. The compact urban nature of Blackpool means that this indicator does not show high levels of deprivation	Ensure no growth in barriers to housing and service deprivation.
SE15.5	Indices of Deprivation 2007	Number of SOA's in bottom 10% for income deprivation.	23 – 2007 (20 – 2004) An increase to 23 from 20 of SOAs in bottom 10%, together with an increase to 5 from 3 in 2004 within the 3% most deprived nationally.	Reduce number of SOA's in the bottom 10% for income deprivation.
SE15.6	Indices of Deprivation 2007	Number of SOA's in bottom 10% for employment deprivation	30 – 2007 (29 – 2004) An increase to 30 from 29 of SOAs in bottom 10%, together with an increase to 17 from 14 in 2004 within the 3% most deprived nationally.	Reduce number of SOA's in the bottom 10% for employment deprivation.

RELEVANT LOCAL PLAN POLICIES				
Policy No	Policy Title	Status of Policy	Application/Implementation of Policy	Future of Policy in LDF
RR8	Resort Neighbourhoods	Adopted June 06	Policy used to assess and grant 62 applications in 2008/9 and refuse 5	AAP's & Core Strategy DPD
RR9	Resort Neighbourhoods – Development proposals involving the loss of holiday accommodation	Adopted June 06	Policy used to assess and grant 30 applications in 2008/9 and refuse 3.	Core Strategy DPD for overall approach and DC DPD
RR10	Resort Neighbourhoods – Change of Use to Holiday	Adopted June 06	Policy used to assess and grant 1 applications in 2008/9	Core Strategy DPD for overall approach and DC

	Accommodation			DPD
HN2	New Housing Allocations	Adopted June 06	Policy used to assess and grant 4 applications 2008/9.	Core Strategy
HN4	Windfall Sites	Adopted June 06	Policy used to assess and grant 36 applications 2008/9.	Incorporate into Core Strategy for general approach. Potential to combine with policies HN1/3
HN5	Conversions and Sub-divisions	Adopted June 06	Policy used to determine 98 applications in 2008/9. Eleven of these were refused	Incorporate into DC DPD. Potential to combine with RR11 and clarification in SDP
HN6	Housing Mix	Adopted June 06	Policy used to assess and grant 52 applications 2008/9 and refuse 4.	DC DPD
HN7	Density	Adopted June 06	Policy used to assess and grant 6 applications 2008/9.	DC DPD
HN8	Affordable and Specialist Needs Housing	Adopted June 06	Policy used to assess and grant 1 application 2008/9 and refuse 1	Incorporate into Core Strategy for general approach. DC DPD
HN9	Gypsies and travelling Showmen	Adopted June 06	Policy used to assess and grant 1 application in 2008/9	Review need for allocation
BH1	Neighbourhoods	Adopted June 06	Policy used to assess and grant 12 applications in 2008/9 and refuse 1.	AAP's
BH2	Talbot and Brunswick Priority Neighbourhood	Adopted June 06	Policy used to assess and grant 6 applications in 2008/9 and refuse 2.	Review need for policy
BH3	Residential and Visitor Amenity	Adopted June 06	Policy used in determining 542 applications in 2008/9. Forty four of these were refused.	Incorporate info DC DPD and amplification in UDF SPD
BH11	Shopping and Supporting Uses – Overall Approach	Adopted June 06	Policy used to assess and grant 11 applications in 2008/9	Incorporate into Core Strategy For general approach to retail hierarchy. DC DPD.
BH13	District Centres	Adopted June 06	Policy used to assess and grant 14 applications in 2008/9 and refuse 2.	Incorporate into DC DPD

BH14	Local Centres	Adopted June 06	Policy used to assess and grant 14 applications in 2008/9.	Incorporate into DC DPD
BH15	Change of Use of Premises Outside the Define Areas	Adopted June 06	Policy used to assess and grant 6 applications in 2008/9	Incorporate into DC DPD
BH16	Proposed Shopping Development Outside Existing Frontages	Adopted June 06	Policy used to assess and grant 5 applications in 2008/9.	Incorporate into DC DPD
BH17	Restaurants, Cafes, Public Houses and Hot Food Takeaways	Adopted June 06	Policy used to assess and grant 11 applications in 2008/9 and refuse 2.	Incorporate into DC DPD
BH18	Amusement Centres	Adopted June 06	Policy not used in 2008/9	Incorporate into DC DPD
BH19	Neighbourhood Community Facilities	Adopted June 06	Policy used to assess and grant 5 applications in 2008/9.	Incorporate into DC DPD
BH20	Provision of New Community	Adopted June 06	Policy used to assess and grant 2 applications in 2006/7 and refuse 0.	Incorporate into DC DPD. The provision of community facilities could be covered by the Obligations SPD.
BH21	Protection of Community facilities	Adopted June 06	Policy used to assess and grant 2 applications in 2008/9 and refuse 1.	Incorporate into DC DPD. The provision of community facilities could be covered by the Obligations SPD.
BH22	Victoria Hospital	Adopted June 06	Policy used to assess and grant 5 applications in 2008/9.	Incorporate into DC DPD.
BH23	Blackpool & Fylde College	Adopted June 06	Policy not used in determining applications in 2008/9.	Incorporate into DC DPD.
BH24	Residential Institutions and Community Care Residential Use	Adopted June 06	Policy used to assess and grant 2 applications in 2008/9.	Incorporate into DC DPD.
DE3	Mixed Use Industrial Improvement Zones	Adopted June 06	Policy not used in determining applications in 2008/9.	Core Strategy Review
DE4	Outside the Defined Industrial/Business Estates	Adopted June 06	Policy used to assess and grant 4 applications in 2008/9.	DC DPD

AS1	General Development Requirements	Adopted June 06	Policy used in determining 237 applications in 2008/9. Sixteen of these were refused	Core Strategy & DC DPD
AS3	Provision for Walking and Cycling	Adopted June 06	Policy used to assess and grant 4 applications in 2008/9	Incorporate into AS1
AS4	Provision for Public Transport	Adopted June 06	Policy used to assess and grant 1 application in 2008/9	Incorporate into AS1
AS5	Traffic Management	Adopted June 06	Policy not used in 2008/9.	
PO1	Planning Obligations	Adopted June 06	Policy not used in 2008/9.	Review as part of Core Strategy reflecting new guidance/governmental circulars

RELEVANT COMMUNITY PLAN POLICIES		
	Title	Notes
Sustainable Community Strategy	Goal 2 - Develop a safe, clean and pleasant place to live, work and visit.	The key objectives for this goal are to <ul style="list-style-type: none"> • Provide high quality housing in sustainable mixed communities • Create a safer Blackpool • Improve transport and increase accessibility.
Sustainable Community Strategy	Goal 3 – Improve skill levels and educational achievement	The key objectives for this goal are to: <ul style="list-style-type: none"> • Improve educational achievements and aspirations of Blackpool’s children and young people. • Support people into work • Ensure that the whole population has basic literacy and numeracy skills • Foster a workforce with the vocational skills to meet the needs of Blackpool’s economy
Sustainable Community Strategy	Goal 4 – Improve the health and well-being of	Our key objectives for this goal are to:

	the population	<ul style="list-style-type: none">• Reduce the difference in health outcomes between Blackpool's communities and others in the North West and the UK.• Encourage healthy lifestyles and emotional well being for the whole population
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Section 4

Overview & Detailed Analysis

A Resort Regeneration – A Brief Overview April 2008 March 2009

- In 2008-9 Blackpool continued to make progress in delivering its Masterplan. The Masterplan aims to transform the resort into a world-class 21st century visitor destination and provide a sustainable year round economy for all those living and working in Blackpool. Key masterplan projects in 2008/09 include;
- 1. **Talbot Gateway** – International project management specialist MUSE were chosen as developers of the Talbot Gateway, to transform the 12.8Ha area of the town centre into an attractive, pedestrian friendly and cultural quarter for the town. Muse's plans include proposals that range from a large supermarket and retail development to four new hotels with a total of 460 bedrooms. A planning application is due to be determined in 2010.
- 2. **Regeneration by light** - Phase I incorporated a welcoming beacon at the top of Blackpool Tower along with architectural lighting outside of the Town Hall. Phase II consisted of an exciting all year round illuminations spectacle within the town centre culminating in a centrepiece sound and light show in Birley Street.
- 3. **St Johns Project** - St John's Precinct improvements included the creation of a pedestrianised piazza along with new planting, paving and lighting to attract and enhance the character, appearance and atmosphere of the area.
- 4. **Houndshill** – The redevelopment of the Houndshill Shopping Centre has brought a threefold increase in shopping floor-space which was previously occupied by the shopping mall. It has also provided a 3 storey Debenhams along with an array of popular high street stores such as H&M, Next, River Island, Primark.
- 5. **Central Station Site** - The former Central Station site is at the centre of Blackpool's ambition to develop an exciting and unique destination with a sustainable, year round economy. Substantial activity is now underway to source suitable developments.
- 6. **Blackpool & The Fylde HE Campus** - This expanded and modernised campus, based at the existing Palatine site, offers new teaching and learning provision.
- 7. **Coastal Protection** - This project centres on the reconstruction of damaged sea defenses. The sea wall is being replaced and 6 new headlands created, each extending 60 meters seaward. A series of 'Spanish steps' leading down to the sea will complete this protection programme and increase public access to the seafront. The project is ongoing and due to be completed in Spring/Summer 2010.

8. **Tram Track Renewal** – Blackpool secured £85m allowing further improvements to the Blackpool to Fleetwood line in 2008/09, with monies secured to purchase new state-of-the-art trams, refurbished tram-stops and a tramway heritage centre.
9. **Central Corridor Phase 2** - covers the area north of Bloomfield Road adjacent to Blackpool Football Stadium. Key components of this project include remodelled parking, landscaping and traffic management improvements.

B Retail

1.0 Background

- 1.1 Blackpool's vision is for a resort that embraces physical and spiritual change. The goal is to create a year-round economy providing an experience, environment and service of exceptional quality. To achieve this and flourish Blackpool needs to meet and exceed the demands and expectations of its local residents as well as its visitors. The intention is that Blackpool will be established as the retail, business, civic and cultural centre for the Fylde Coast sub region. This can only be achieved by delivering a highly accessible, convenient town centre with an attractive ambience and better shopping.
- 1.2 The regeneration of Blackpool town centre is therefore an integral part of the part of the Blackpool resort Masterplan, which aims to recapture the sub-regional retail market of the Fylde Peninsula. Blackpool's sub-regional status for retail is articulated in Regional Spatial Strategy (RSS13). Blackpool's sub regional status and the vision for the town centre have been incorporated into the Retail strategy of the Local Plan. Key to the town centre's revival is the implementation of the Hounds Hill Phases I, II and III (Policy SR1), Talbot Gateway redevelopment (Blackpool North TDA, Policy SR3) and the Winter Gardens provides an opportunity to locate a new specialist shopping mall knitting together Blackpool's expanding principal retail core on Victoria Street with Abingdon Street, Church Street and the north of the town centre.

2.0 Blackpool Retail Study

- 2.1 To inform policy in the emerging development framework, a Fylde Coast Retail Study was undertaken by White Young Green (WYG) in 2008/2009 to update the previous borough-wide retail study of 2005. Key findings of the study;
- 2.2 Within Blackpool Borough, existing facilities achieve a 37% market share (convenience goods) and retain a 43% market share for comparison goods within the study area.
- 2.3 Tourism remains an important and in some cases essential component of retail trade for the Borough's shopping centres

Estimated Surplus expenditure and capacity for new floorspace (WYG Study)

Year	Surplus expenditure - £m	Sales Density per Sq.m	Potential floorspace sq.m	Potential floorspace Sq.m with increased SFT
2008	-	£4,500	-	
2013	121.0	£4,848	24,960	17,140
2018	289.1	£5,222	55,360	41,630
2021	419.9	£5,461	76,890	52,420

Note: Allows increased productivity + 1.5% per annum, household expenditure growth 5.3% p.a., tourism growth 2.0 p.a.

2.5 Outstanding commitments focused on the Town Centre are identified to absorb more than 90% of all identified capacity (24,960 sqm) by 2013 and there is substantial new additional floorspace planned as part of the Talbot Gateway Redevelopment. Accordingly, the WYG assessment is that there is no additional short term capacity for additional comparison goods floorspace. However the figures show substantial capacity by 2018 (55,360sqm) and 2021 (76,890sqm). Allowing for growth in Special Forms of Trading reduces the potential capacity for new floorspace significantly, but there remains substantial capacity for medium and longer term growth. National economic factors impact on future forecast expenditure and potential capacity figures.

3.0 Key Town Centre Sites

3.1 Hounds Hill (Local Plan Policy SR1): Phase I, was completed in August 2008 comprising a major extension to the Hounds Hill Shopping Centre to provide a new department store, together with other new retail units and the remodelling of parts of the existing centre to ensure its full integration with the new build extension. The extension has provided in the region of 18,500 square metres gross (199,139 sq ft) of new retail floorspace equating to some 14,500 sq m net (156,082 sq ft), anchored by a 8,900 sq m (95,000sq ft) Debenhams Department Store. In addition the extension also includes an additional 200 space extension to the existing Hounds Hill car park increasing capacity to 795 vehicles.

3.2 Hounds Hill (Local Plan Policy SR1): Phase 2 of the Hounds Hill extension was granted planning permission in March 2006. The development will comprise a part four/ part five storey building fronting Coronation St and Adelaide St west. It will provide 4,127 sqm of retail space over two levels and a 63 bedroom hotel on upper levels.

- 3.3 Development of the second and third phases of the Houndshell Centre along with the Wintergardens enhancement will deliver a Blackpool shopping experience which more effectively unities centre and resort offer.
- 3.4 Talbot Gateway: The Resort Masterplan identified the opportunity in the Blackpool North TDA to create a new civic cultural quarter within a large, mixed use development set around a new public square. The SE quarter of the site lies within the Town Centre boundary. The development will create the opportunity for new retail, commercial, community, residential and civic uses.
- 3.5 Talbot Gateway is a major component part of the town centre revival plan. Its specific objective are to create a distinctive gateway onto the town centre with new civic space; provide a mixed-use development containing a major food store, non-food retail, offices, appropriate residential and other complementary uses; and provide upgrade infrastructure an public transport. A significant level of non-food retail development will also be accommodated within the site. A planning application for phase 1 has been submitted and is due to be determined in 2010 completion of phase 1 by 2013.
- 3.6 In the second half of 2007, two blocks of terraced houses on Buchanan Street and the former Flying Handbag nightclub fronting Talbot Road were demolished. In the latter half of 2009 the former Bowling Club site has now been cleared.

4.0 Strategic Implications

- 4.1 In policy terms and in seeking to determine future retail development proposals, the key conclusion of the WYG Study was that the primary objective of future policy should be to maintain and enhance Blackpool town centre's sub-regional role through new investment. The study concluded that the Council should seek to resist further out of centre retail floorspace, with the clear priority to regenerate and improve Blackpool town centre as a retail destination.

C Industry and Employment

1.0 Overview

- 1.1 Blackpool has an economically active population of 63,000 in 2006, of which, 59,300 are in employment. The town is heavily dependent on employment in the service sector, reflecting the importance of the tourist industry and Blackpool's status as the Fylde Coast sub-region's main shopping centre. The town is also an important administrative centre, accommodating a number of large Government offices. Although there is no tradition of heavy industry, the town's small manufacturing sector includes local specialisms in vehicles, food and drink and plastics.
- 1.2 Reflecting the dominance of the service sector and the traditional low-wage resort economy, Blackpool's GDP is the 29th lowest in the UK. The town is also ranked as the 12th most deprived authority under the 2007 Indices of Deprivation. The decline in the resort's holiday accommodation sector and in Blackpool's importance as a major shopping centre have heightened the need to improve opportunities and diversify the local economy.
- 1.3 In recent years the Fylde Coast has also experienced low levels of business formation and Blackpool in particular has suffered from low small and medium sized business survival rates. For each year between 1994 and 2002 the number of existing business de-registrations exceeded new business registrations. This reduced the business stock in the Blackpool area.
- 1.4 The reasons for the current economic situation are many and complex. Blackpool's geographic location as a cul-de-sac away from the M6 corridor has made it less accessible.
- 1.5 As older manufacturing businesses have declined equivalent new developments have not come in to replace them. Until recently there has not been an emphasis on high quality, high value enterprises and consequently the majority of job generated have not been highly skilled and are poorly paid.
- 1.6 The Borough has secured regeneration status and government funding. In 2001 the Council made a successful application to have the heart of the Resort and Town Centre designated as an Economic Development Zone, making it eligible for European Funding.

2.0 Business and Industrial Development Land – Context

- 2.1 In accordance with North West regional policy, future employment land requirements should be based on wider local labour market areas. The Fylde Coast Sub-Region Employment market area is concentrated in the main coastal urban belt of Blackpool,

Fylde and Wyre extending from Fleetwood to Lytham and includes the adjoining rural hinterlands. Strong travel to work and employment links between the three authorities warrant joint consideration of their future employment development strategy.

- 2.2 The Fylde Sub-Region needs to identify a portfolio of sustainable employment land provision which can capitalise on the existing strengths of the Fylde Coast, and compete with and complement larger scale provision elsewhere in the North West.
- 2.3 Blackpool, Fylde and Wyre Councils have each undertaken detailed employment land assessments of their existing portfolio of business and industrial sites to inform future requirements for employment land.

3.0 Employment Land Review

- 3.1 Blackpool's focus within its local authority area is almost entirely concentrated on brownfield development, safeguarding existing sites and increasing and widening the employment focus in Blackpool town centre. Opportunities for further employment development expansion within the borough boundary are extremely limited. The Blackpool Local Plan (2006) identified 13 main industrial/business locations which it is recognised remain important to continue to safeguard for employment use. All of the sites remain established business areas, but there are no significant available remaining lands to meet Blackpool's medium and longer term needs.
- 3.2 The table below shows the take-up of available employment land since the Blackpool 2007 Employment Land Review, and shows there has been 4.3 Hectares of land take-up in the period to 31st March 2009. This figure is derived from:
 - 1.5 Hectares development on the last remaining site at KinCraig Road Estate, and
 - 2.8 Hectare development on Blackpool Business Park

March 31st 2009, Available Employment Land

Site Name	September 2007	March 2009	Take Up in period
Blackpool Business Park	8 Hectares	5.2 Hectares	2.8 Hectares
Squires Gate Industrial Estate	1.9 Hectares	1.9 Hectares	-
Blackpool North Technology Park	3.5 Hectares	3.5 Hectares	-

3.3 In 2009 23.1 industrial the 23.1 Industrial 8.7	Kincraig Road	1.5 Hectares	-	1.5 Hectares	there are Hectares of remaining land. Of Hectares of remaining land only Hectares
	Vicarage Lane Estate	0.8 Hectares	0.8 Hectares	-	
	Clifton Road Estate	3.7 Hectares	3.7 Hectares	-	
	Mowbray Drive	0.3 Hectares	0.3 Hectares	-	
	Preston New Road	4.7 Hectares	4.7 Hectares	-	
	Warren Drive	3 Hectares	3 Hectares	-	
	Total	27.4 Hectares	23.1 Hectares	4.3 Hectares	

(concentrated on Blackpool's two modern business parks – the Blackpool Business Park and the North Blackpool Technology Park) can genuinely be considered to be attractive sites which are suitable, available and developable. Much of this land is already subject to firm developer interest, with there thus being no significant available lands to meet Blackpool's medium to longer term needs.

4.0 New Employment Land Opportunities

- 4.1 The Talbot Gateway site forms a critical component of town centre regeneration, being an important transport gateway, with the relocation and attraction of new office uses offering the opportunity to deliver a high quality mixed use scheme and help diversify the town's employment offer. Blackpool Airport is another key driver, with the Blackpool Business Park well located to capitalise on this asset, alongside potential for major redevelopment and enhancement of the adjoining older estates.
- 4.2 Significant efforts will also be concentrated on providing easy access to business support. Funding will continue to be targeted to boost small enterprise business survival rates in the first crucial years. Business skills, training and mentoring ensure are essential to maintaining momentum, with new business growth guided towards the town centre and other key areas.
- 4.3 Blackpool circumstances, however, mean its future needs cannot realistically be met in Blackpool alone. Blackpool will continue to safeguard its existing provision on its main employment estates, but will rely on a main focus for new provision concentrated on lands in Fylde at the M55 Hub on the edge of Blackpool.

4.4 Blackpool will seek to exploit the wider business growth opportunities with its Fylde Coast partners. Safeguarding existing employment lands and the identification of new employment lands are both strategically important to improving the economic performance of Blackpool and the Fylde sub-region.

D Housing

1.0 Introduction

- 1.1 This section of the AMR sets out the latest position on housing issues for Blackpool. The Report provides an overview of housing land supply, drawing on relevant information and data from a number of sources. It provides an accurate reflection of what has been completed and what commitments are predicted to come forward in the future, and assists the Council in monitoring progress against its strategic housing requirements for housing development set out in the Local Plan.
- 1.2 This section provides detailed information relating to housing development in Blackpool in the period between 1st April 2003 and 31st March 2009.
- 1.3 From October 2004 to 1st April 2007 the Council was operating a restrictive policy on the number of planning permissions granted for new housing in order to deliver new housing at a rate in line with the Blackpool Local Plan 2001-16 annual housing requirement. As of the 1st April 2007 the Council's 'Plan, Monitor, Manage' Note was withdrawn, and following adoption of the North West Regional Spatial Strategy in September 2008, the Council's 2009 Housing Monitoring Report only reflects the higher required RSS figure Blackpool for the period 2003-2021. The earlier restrictive policy had a delayed impact reducing completions in 2007-08, and this period also coincides with the start of the national downturn in the housing market. This has markedly intensified during 2008-9, further depressing housing completions figures. Planning permissions, in contrast, increased substantially in 2007-8, and have since almost doubled again in 2008-9.

2 Policy Context

National Planning Policy

- 2.1 One of the key roles of the planning system is to ensure that new homes are provided in the right place at the right time, whether through new development or the conversion of existing buildings. The Government's policy on planning for housing is set out in Planning Policy Statement 3: Housing, November 2006 (PPS3). The principal aim of PPS3 is to underpin the Government's response to the 'Barker Review of Housing Supply' and the necessary step change in housing delivery through a new, more responsive approach to land supply at the local level.
- 2.2 PPS3 reflects a commitment to improving the affordability and supply of housing in all communities. It contains a range of advice and policy guidance concerning the provision, availability and delivery of an appropriate mix of housing. Local Planning Authorities (LPA's) are required to set out their policies and strategies to enable the continuous delivery of housing for at least 15 years,

having regard to PPS3 and relevant Regional Spatial Strategies.

- 2.3 PPS3 states that high quality, well designed housing, in suitable locations, offering a mix of tenure and price and of a sufficient quantity are the specific outcomes that the planning system should deliver, and that “regular monitoring and review of housing delivery performance through Annual Monitoring Reports is key to achieving the outcomes”. According to PPS3 LPA’s “must provide information on their housing performance” to:
- “on a regular and frequent basis, monitor housing planning permissions granted, completions, whether on previously developed land or greenfield in both urban and rural communities”,
 - “report on progress against the housing and previously developed land trajectories and where relevant targets and design quality objectives”,
 - “set out the actions to be undertaken where actual performance does not reflect the housing and previously developed land trajectories”, and,
 - “consider delivery performance in the context of the objectives for the housing market area and region as a whole”.
- 2.4 The information collected for this report assists the Council to make informed decisions about the release of additional land for housing through the allocation of land in the Local Development Framework or the granting of planning permission. Effectively it is a priority of the national planning system for Local Authorities to monitor and ensure that the level of housing development opportunities identified through their Local Development Framework is in line with the national and regional requirements for the delivery of increased levels of new housing. In practice, particularly with the current major housing market downturn, the actual rate of delivery is more determined at present by the immediate demands of the market – but the aim is to ensure that future levels of development are not restricted by an inadequate supply of land.

North West Regional Spatial Strategy (NWRSS)

- 2.5 The Regional Spatial Strategy (RSS), adopted in September 2008 provides a framework for development and investment in the region over the next fifteen to twenty years.
- 2.6 Policy L4 of the NWRSS sets 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. This proposed level of housing provision was supported by Blackpool Council in order to provide for economic growth, support the regeneration of the town centre and resort, and continue to provide a range of choice of house types and sizes to meet Blackpool residents needs.

Blackpool Local Development Framework and Core Strategy

- 2.7 The Blackpool Local Plan 2001-2016, adopted in June 2006, identified a housing land supply to meet the housing requirements of the earlier Joint Lancashire Structure Plan. Local Development Documents produced as part of the evolving new Local Development Framework are now in course of preparation to identify a housing land supply to meet the new housing requirements. The NWRSS housing figures have dramatically reversed the situation from one of Blackpool having substantially over-provided against its Local Plan requirements, to one of a significant shortfall in completions against the new figures. Substantial progress is being made through the evolving Core Strategy to address this issue. The statutory requirement for the monitoring period set out in this report for the period to 31st March 2009 are the requirements set out in the adopted NWRSS.
- 2.8 The housing land supply to meet the housing requirements of the NWRSS consists of actual housing completions from 2003-09, land with planning permission for housing development, allowances for windfall sites including the conversion of existing buildings for housing, and potential emerging new allocations for housing development arising from the Local Development Framework.

3 Housing Monitoring Data

- 3.1 The data in the AMR reflects the situation in Blackpool as of 31st March 2009. Further data gives details of completions in past years to establish trends back to 2003; the start date of NWRSS. The tables and commentary provide information relating to supply issues and the characteristics of the new housing developments. These are:

A Housing supply

- (i) Number of dwellings provided in Blackpool, 1st April 2003 to 31st March 2009.
- (ii) Proportion of dwellings provided on previously developed land or by re-use of existing buildings.
- (iii) Numbers of dwellings provided on windfall sites.
- (iv) Number and location of outstanding planning permissions, including conversion of existing buildings.
- (v) Amount of land available for housing at 31st March 2009 (including sites under construction).
- (vi) Housing Trajectory of Blackpool's future delivery of housing to 2021.

B Development characteristics

- (vii) The mix of house types, size and tenures.

(viii) The density of new development.

A Housing Supply

(i) Number of new dwellings provided in Blackpool

- 3.2 A total of 2160 additional dwellings have been provided between 1st April 2003 and 31st March 2009, including those created through the conversion of existing buildings (see **Table 1**), this figure is a gross total and includes all new dwellings. It does not take into account dwellings, which may have been lost through redevelopment or conversion. As such the figures in **Table 1** are not directly comparable to the dwelling requirement for Blackpool in the Local Development Framework.

Table 1: Total Gross Dwelling Completions by Year 1st April 2003 – 31st March 2009

	New Build	Conversions	Total Dwellings
2003-04	175	163	338
2004-05	315	96	411
2005-06	314	138	452
2006-07	311	136	447
2007-08	188	102	290
2008-09	85	137	222
2003-09	1388	772	2160

- 3.3 **Table 2** shows that compared to the gross new build figure of 1388 new dwellings (2003-09), the net provision was 1195 dwellings. The net figure excludes replacement dwellings, and deducts demolitions on renewal sites and on other sites.

Table 2: Total Net New Build Dwelling Completions (Exclusion of Policy L4 Clearance & Replacement Dwellings)

	Gross New Build	Demolitions on Replacement Dwellings Sites	Demolitions other than on Renewal Sites	Demolitions on Renewal Sites	Total Net New Build

2003-04	175	0	1	62	112
2004-05	315	2	0	43	270
2005-06	314	0	0	24	290
2006-07	311	1	36	15	259
2007-08	188	1	4	0	183
2008-09	85	0	4	0	81
2003-09	1388	4	45	144	1195

- 3.4 Table 3 similarly shows that compared to the **Table 1** gross figure of 772 new dwellings through conversions, the net level of provision allowing for existing dwellings lost through conversion is 543 dwellings. There has been some variation in the annual level of new dwelling provision through conversions, but the 2008/09 is slightly higher than the trend in recent years, coinciding with by far the lowest net new build figure.

**Table 3: Total Net New Dwellings created through Completed Conversions
(deduction of existing dwellings lost)**

	Gross New Dwellings Through Conversions	Existing Dwellings Lost Through Conversions	Net New Dwellings Through Conversions
2003-04	163	41	122
2004-05	96	53	43
2005-06	138	29	109
2006-07	136	57	79
2007-08	102	21	81
2008-09	137	28	109

2003-09	772	229	543
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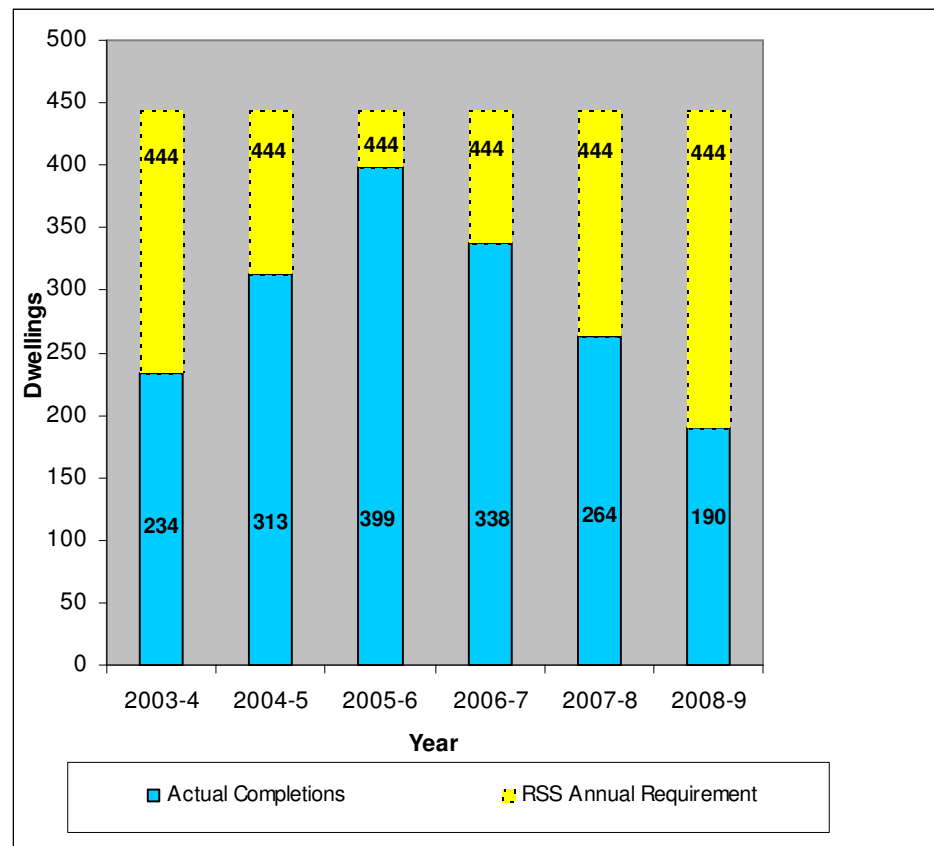
3.5 Combining **Tables 2 and 3**, **Table 4** shows a total of 1738 (net) new build and conversion dwellings were completed between 2003 and 2009. These adjusted net figures are directly comparable to Blackpool's required annual dwelling provision, since the figures take account of 'Clearance Replacement', defined as the required increase in the number of dwellings, over and above the replacement of any dwellings demolished (in other words the net dwelling gain).

Table 4: Total New Dwellings (Net)

	New Build	Conversions	Total New Dwellings
2003-04	112	122	234
2004-05	270	43	313
2005-06	290	109	399
2006-07	259	79	338
2007-08	183	81	264
2008-09	81	109	190
2003-09	1195	543	1738

- 3.6 In total 1738 net new dwellings have been added to the housing stock in the six years 2003-9 representing an average of 290 dwellings per year. The 190 dwellings provided in 2008-09 is therefore significantly below an average year. This is attributed to the national housing market downturn. Specifically, the 81 'new build' dwellings completed in 2008-9 is by far the lowest total new build in recent years, representing less than a third of the six year average (199 dwellings). The annual completions recorded between 2003-09 of 1738 is significantly below the requirement of the adopted NWRSS of 2664 which sets out annual average rates of housing provision at 444 per year from 2003 to 2021.
- 3.7 **Figure 1** graphically represents this information showing the shortfall in provision measured against the annual requirement contained within NWRSS between 2003-2009. This shortfall must, however, be seen in context, as prior to the adoption of NWRSS in September 2008 Blackpool's housing requirement was much lower. Completions for 2003-8 (1,548) represented a substantial overprovision against a the earlier Local Plan requirement of 995 dwellings. An over-provision of 553 dwellings has been transformed into a shortfall against NWRSS in 2009 of 926 dwellings, with a key focus of ongoing LDF preparation being to respond to the major increase in Blackpool's housing requirement.

Figure 1: Yearly Actual Completions Compared to NWRSS Policy L4 Annual Requirements



(ii) Proportion of dwellings provided on previously developed land or by re-use of existing buildings

3.8 Government guidance in PPS3 seeks to make effective use of land by re-using land that has been previously developed land and to allow for the conversion of non-residential buildings for housing, in order both to promote regeneration and minimise the amount of greenfield land being taken for development. The national target is to provide 60% of additional housing on previously developed land and through conversions of existing buildings. PPS3 states that to achieve this target, Regional Spatial Strategies

and Local Development Documents must set plan period targets for the proportion of housing development on previously developed land having regard to the national target. The recycling targets that are relevant to Blackpool are set out below.

TARGETS – PREVIOUSLY-DEVELOPED LAND	
National Target3	60% of additional housing should be provided on previously developed land and through conversions of existing buildings.
Regional Target4	In the Fylde Peninsula at least 65% of new housing will be built on previously developed land.

- 3.9 **Table 5** sets out Blackpool’s performance in relation to recycling targets during the period 2003 - 2009. All figures refer to the net number of completions i.e. they deduct the number of existing dwellings before the development was carried out.
- 3.10 During the six-year period 92% of additional housing was built on previously developed land or through conversions of existing buildings. This exceeds local, regional and national targets considerably. In the longer term, set against the increased housing requirement and significant greenfield commitments, this figure would be expected to decrease in coming years.
- 3.11 Of the 1586 dwellings built on previously developed land over the six-year period, 1043 (66%) were new build developments. This meets the target of 66% set out in the Local Plan.

Table 5: Net Dwelling Completions on Previously Developed Land by Year

	New Build				Conversions (Net)	Total	Total	%
	Greenfield	Brownfield	Total	Percent PDL6	PDL	PDL	All Site	PDL
2003-04	20	92	112	82%	122	214	234	91%
2004-05	17	253	270	94%	43	296	313	95%
2005-06	48	242	290	84%	109	351	399	88%
2006-07	31	228	259	88%	79	307	338	91%
2007-08	19	164	183	90%	81	245	264	93%

2008-09	17	64	81	79%	109	173	190	91%
2003-09	152	1043	1195	86%	543	1586	1738	92%

(iii) Numbers of dwellings provided on windfall sites

- 3.12 **Table 6** compares the number of dwellings provided on sites allocated in the Local Plan with those that have come forward as windfalls. Windfall sites are those that have not been specifically allocated as sites and identified as available in the Local Plan process. They comprise previously developed sites that have unexpectedly become available, including residential conversions.
- 3.13 It is important that the number of dwellings provided on windfall sites is monitored because local authorities are required to make specific allowances for all the different types of windfalls in their plans, which should be based in part on past trends in windfalls coming forward for development.
- 3.14 During the period 2003-09, 801 additional dwellings were provided on new build windfall sites with a further 543 dwellings coming through the conversion of existing buildings. This amounts to over 77% of all dwelling completions. The level of windfall development was particularly high in 2003-04 (91%) and remained high at 83% in 2004-05, despite the reduced level of conversions. . Windfall contribution fell in 2005-06 to just under 62% of total development, however increased again in 2006-07 to just over 72% and in 2007-08 has further increased to 74%. In 2008-09 84% of all dwellings came through windfall sites.⁶

⁶ PDL = Previously-developed land or brownfield land which is defined by PPS3 Annex B as: “*That which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.*”

The definition includes defence buildings, but excludes:

- Land that is or has been occupied by agricultural or forestry buildings
- Land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures
- Land in built-up areas such as parks, recreation grounds and allotments, which, although it may feature paths, pavilions and other buildings, has not been previously developed
- Land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings)

There is no presumption that land that is previously developed is necessarily suitable for housing development nor that the whole of the curtilage should be developed.”

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3.15 The high proportion of sites from windfall developments reflects three main and related factors of Blackpool's character as one tightly developed main urban area:

- The lack of allocated sites for residential development.
- The reliance on smaller development sites within the urban area.
- The high level of conversions, particularly within the inner area, including changes of use from holiday accommodation.

Table 6: Number of dwellings provided on windfall sites 2003-09

	Local Plan Allocations	Windfall Sites (New Build) (Net)	Windfall Sites (Conversions) (Net)	Total
2003-04	20	92	122	234
2004-05	52	218	43	313
2005-06	143	147	109	399
2006-07	79	180	79	338
2007-08	69	114	81	264
2008-09	31	50	109	190
2003-09	394	801	543	1738

3.16 **Table 7** provides further detail on the types of windfall site that have been coming forward for development. PPS3 advises that no allowance should be made for windfalls in the first 10 years of land supply, but it is considered that Blackpool's circumstances of increased housing provision requirement, and limitations on the supply of land within a tight and stringent Borough boundary are exceptional. Thus **Table 7** provides a breakdown of windfall contribution on previously developed land only. The majority of windfall completions during the period 2003-09 were on small sites under 0.4 hectares in size, averaging 78 dwellings per year. A further 49 dwellings per year were provided on larger windfall sites. The total average of 127 dwellings per year from windfall sites provides a basis for estimating the likely level of new build windfall development during the remainder of the plan period although

this needs to be assessed against the future availability of sites suitable for residential development. In the short term a majority of windfall developments will realistically be expected to come from sites already with planning permission.¹

Table 7: Net Completions on new build windfall sites by site size by year, April 2003 – March 2009 (previously developed land only)

	Windfall sites Under 0.4 H	Windfall sites between 0.4 Ha and 1 ha	Windfall sites over 1 ha	Total
2003-04	40	19	33	92
2004-05	99	71	24	194
2005-06	117	20	6	143
2006-07	77	96	0	173
2007-08	98	11	0	109
2008-09	34	16	0	50
2003-09	465	233	63	761

(iv) Planning permissions for new housing development, granted 2008 - 09

- 3.17 By monitoring planning permissions the potential amount of house building activity for future years can be identified. **Table 8** shows the number of new dwellings granted planning permission during 2008-09. Reserved matters approvals are excluded from the figures to avoid double counting because the new dwellings would have been recorded for the original outline application, usually in an earlier year. Renewals of lapsed applications are included. Where the number of dwellings approved is unknown, as is the case with some outline permissions, the capacity of the site has been estimated.

¹ For further information see the Council's Strategic Housing Land Availability Assessment, 2008

3.18 In total permissions were granted for 682 new dwellings in 2008/09. All of these were on previously developed land. These figures do not take into account the number of existing dwellings on the site or in the property to be converted. Of these new permissions, 632 dwellings comprised new windfall planning permissions.

Table 8: Planning permissions for new housing development (gross), granted 1st April 2008 to 31st March 2009

	PDL	Greenfield	All Dwellings
New Build	424	0	424
Conversion	278	0	278
Total	702	0	702

3.19 **Table 9** shows the net number of new permissions granted in 2008-2009 that will, if built, count towards meeting the overall housing requirement. These figures take account of the significant numbers of existing dwellings that would be lost in conversions or redevelopment schemes, the latter of which (nil in 2008-09) are considered separately in **Table 10**.

3.20 The net number of dwellings approved in 2008-2009 of 617 is higher than the annual housing requirement in NWRSS of 444 dwellings per year. This approval rate is almost double last year's figure with previous years showing a declining trend from 708 net new dwellings in 2003-04 to 231 in 2006-07. Over the last six years, while there has been a shortfall in completions, the 2,664 planning permissions have been in line with the NWRSS requirement. Specifically in 2008, despite the national housing downturn in construction, approvals for new development in Blackpool have been at a five year high. The 'slowdown' in the trend followed implementation of the managed housing release advice note. Higher figures in 2007-08 and 08-09 will also be attributed to the withdrawal of the restrictive policy from 1st April 2007. However current lack of available sites in Blackpool does have an impact on the net number of dwellings approved figures.

Table 9: Planning permissions for new housing development (net), granted 1st April 2008-31 March 2009

	PDL	Greenfield	All Dwellings
New Build	412	0	412
Conversion	205	0	205
Total	617	0	617

3.21 **Table 10** shows there were no planning permissions granted for redevelopment schemes in 2008-09.

Table 10: Planning permissions for new housing development as part of housing renewal schemes, granted 1st April 2008 to 31st March 2009

New Dwellings	0
Existing Dwellings	0
Net Reduction in Dwelling Stock	0

(v) Amount of land available for new build housing at 31st March 2009 (including sites under construction)

Planning Permissions

3.22 As of 31st March 2009, there was a 'stock' of permissions for new dwellings – that is, permissions granted in previous years (which have not lapsed) and where completions have yet to occur. The implementation of these permissions will contribute towards meeting the housing requirement over future years. **Table 11** sets out the number of dwellings with an extant planning permission including those on sites that are currently under construction. In total 922 dwellings have planning permission and are still to be built allowing for the number of dwellings that would be demolished. These sites have a total area of 15.74 hectares. 83% have full planning permission meaning that they could be implemented without the need for a further planning approval. Detailed information is provided on a site-by-site basis in Appendix A3.

Table 11: Sites with outstanding planning permissions at 31st March 2009

Site Status	Dwellings left (Gross)	Existing Dwellings	Dwellings (Net)	Area (Ha)
Under Construction	358	6	352	8.08

Not Started	404	30	374	5.68
Full Planning Permission Total	762	36	726	13.76
Outline Planning Permission	197	1	196	1.98
Total All Permissions	959	37	922	15.74

3.23 There are a further 327 dwellings with outstanding permissions arising through the conversion of existing buildings. Details of these permissions are set out in Appendix A4 of the report.

3.24 **Table 12** summarises the overall position with regard to dwellings with planning permission. A total of 1,249 new dwellings were committed as of 31st March 2009.

Table 12: New housing commitments at 31st March 2009

Source of Supply	No. of Dwellings
Outstanding permissions in new build schemes	922
Outstanding permissions for the conversion of existing buildings	327
Total Commitments	1249

3.25 Consistent with the approach adopted for housing completions, the assessment of future supply committed for development also needs to consider the future impact of redevelopment schemes with planning permission. **Table 13** shows there was no potential net loss of dwellings in redevelopment schemes, as at 31st March 2009, with no such sites having planning permission.

Table 13: Clearance sites with outstanding planning permissions at 31st March 2009

Site Status	Dwellings left (Gross)	Existing Dwellings	Dwellings (Net)	Area (Ha)
Full Permission	0	0	0	0
Outline Planning Permission	0	0	0	0

Total All Permissions	0	0	0	0
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Land Allocated for Housing

- 3.26 In addition to those sites with planning permission, supply is also available for residential development in the Local Plan. There is one remaining site identified in **Table 14** allocated in the Local Plan without planning permission as at 31.03.08. This site is 0.2 hectares with a capacity for 8 dwellings, assuming an average density of 40 dwellings per hectare.

Table 14: Land allocated for residential development in Blackpool Local Plan (2001-2016)

Site Status	Location	Land Type	Size (Ha)	No of Dwellings
H2	Lytham Road	PDL	0.2	8

Total Land Available for Housing

Table 15: Total land available for housing development as at 31st March 2009 (new build sites only)

	Hectares	No. of dwellings
Land with Planning Permission	15.74	922
Land Allocated for Housing	0.2	8
Total	15.94	930

Housing Trajectory

- 3.27 The 1,249 dwellings with planning permission thus represents the total committed supply of housing land available for development as at 31st March 2009. These 1,249 dwellings represent almost 3 years supply against the NWRSS requirement of

444 dwellings per annum. In assessing the sufficiency of Blackpool's 2009 housing supply to meet future NWRSS requirements there is additionally a need to take account of:

- Emerging sites identified in the Council's 2009 Strategic Housing Land Availability Assessment (SHLAA) which will also contribute to meeting Blackpool's five year requirement. This identifies a potential net capacity of 6311 dwellings within Blackpool that could be delivered over a 15 year period commencing April 2009, and a potential net five year supply figure of 1737 dwellings, excluding conversion permissions. Taking account of the 327 conversions planning permission gives Blackpool a total 5 year supply of 2064 dwellings.
- The shortfall in provision 2003-9 against the NWRSS requirement of 926 dwellings (2,664 (8 x 444) less 1,738 completed dwellings). This undersupply is therefore carried forward to 2026, to give an adjusted net requirement of 8482 dwellings 2009-2026.

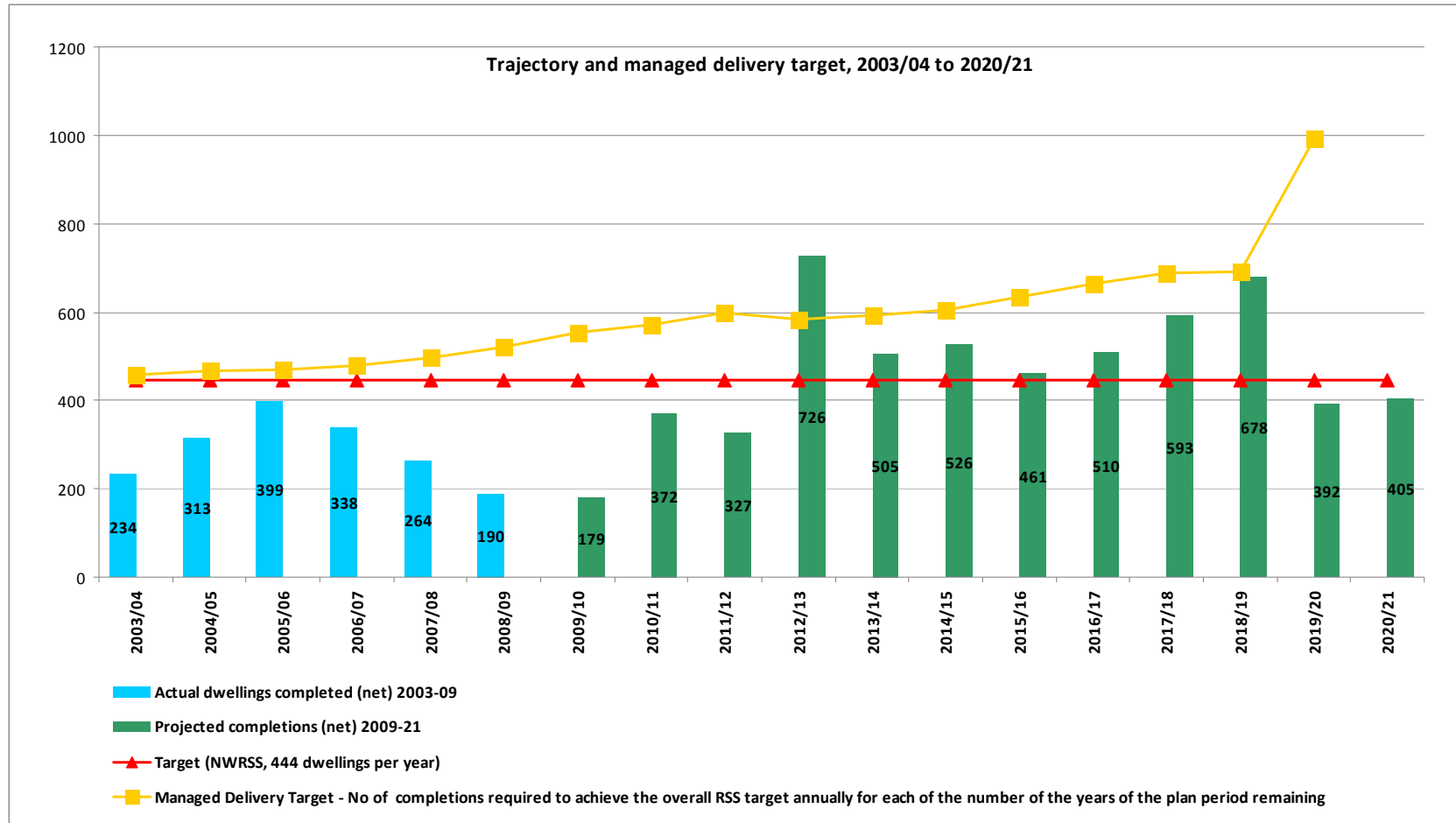
3.28 Taking account of the existing completions to date (**Table 4**) and the total land committed for housing (**Table 15**), a housing trajectory demonstrating Blackpool's future delivery of housing development from 2009 to 2021 is set out in **Figure 2** and supporting tables contained in Appendix B.

3.29 The trajectory sets out:

- Actual dwellings completed (net) at 31.03.09
- Projected completions (net) at 31.03.09
- The NWRSS target of 444 dwellings per year to 2021
- What remains to be completed to achieve the overall RSS target annually for each of the number of the years of the plan period remaining

3.30 The level of future completions allowed to come forward from new permissions from conversions of 800 dwellings is in line with the information in the SHLAA and Table 6 of this report.

Fig 2: Housing Trajectory 2009-21



B DEVELOPMENT CHARACTERISTICS

(i) The mix of house types and tenures

3.33 PPS3 requires local planning authorities to formulate policies that secure an appropriate mix of dwellings size and type. **Table 17** sets out the type of dwellings completed in new build schemes during the first five years of the NWRSS plan period. A range of dwelling types were provided with detached and semi-detached dwellings accounting for 14% each (totaling 28% together) of new dwellings and terraced 21%. With decreasing availability of larger sites, the proportion of new dwellings accounted for by flats averaged 51% of total new build completions 2003-09 and was 36% in 2008-09.

Table 17: Completions by dwelling type by year, 1st April 2003 to 31st March 2009 (new build dwellings (gross) only)

Year	Detached	Semi-Detached	Terraced	Flats	Total
2003-04	46	6	26	97	175
2004-05	53	76	70	116	315
2005-06	48	36	43	187	314
2006-07	31	30	96	154	311
2007-08	18	38	15	117	188
2008-09	2	8	44	31	85
2003-09	198	194	294	702	1388
% of total new build completions	14%	14%	21%	51%	100%

Table 18 shows the size of dwellings by number of bedrooms. This is the third year of monitoring this data and therefore information is provided for year 2006-09. For 2008/09 24% of new build dwelling houses were three bedroom and 21% two bedroom. 31% of new build flats were two bedroom. Taken over three years 2006-09 7% were 1 bedroom and 4% four bedroom.

Table 18: Completions by dwelling size (number of bedrooms), 1st April 2006 to 31st April 2009 (new build dwellings (gross) only).

	Detached (No of Rooms)			Semi-Detached (No of Rooms)			Terraced (No of Rooms)				Flats (No of Rooms)			Totals
	2	3	4	2	3	4	1	2	3	4	1	2	3	
2006-07	2	12	17	20	10	-	-	55	41	-	26	95	33	311
2007-08	10	2	6	-	38	-	-	15	-	-	17	61	39	188
2008-09	-	1	1	-	6	-	-	14	31	-	-	26	6	85
2006-09	12	15	24	20	54	-	-	84	72	-	43	182	78	584
% of total new build completions	3	3	4	3	9	-	-	15	12	-	7	31	13	100%

3.34 **Table 19** looks ahead to the type of dwellings likely to be provided in future housing developments by analysing the mix of dwellings types with an outstanding planning permission. A large proportion of outstanding permissions are for flats (69%). 18% of outstanding permissions are for terraced housing, 5% detached dwellings and 8% Semi-Detached.

Table 19: Outstanding permissions (gross) by dwelling type at 31st March 2009 (new build dwellings only)

Site Status	Detached	Semi-Detached	Terraced	Flats	Unknown	Total
Under construction	36	66	60	196	0	358
Not started	7	12	83	302	0	404
Full Planning Permission Total	43	78	143	498	0	762
Outline planning permission	5	0	30	162	0	197
All permissions	48	78	173	660	0	959

% of total new build permissions	5	8	18	69	0	100 %
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- 3.35 PPS3 also requires local authorities to set an overall target in Local Development Documents for the amount of affordable housing to be provided. This target should reflect the likely economic viability of land for housing, and must meet the needs of current and future occupiers by taking into account information from the Strategic Housing Market Assessment. A comprehensive new survey of the housing needs of Blackpool residents was undertaken in 2004 and has further informed the Council's understanding of the local housing market and the need for affordable housing. The results of the survey showed that Blackpool's social stock is only 11.2%, just over half the national average. The findings of the survey support an increased level of discounted low cost/ shared ownership housing, with future levels of provision of social rented housing linked to housing regeneration in the priority areas.
- 3.36 **Table 20** details the tenure of new build housing completions in the period 2003-09. Of new dwellings, 23% were built by RSL's and can be classified as affordable housing. In 2008/09 no new dwellings were built by RSL's. There was no local authority housing built in the period.

Table 20: Completions by tenure (new build) – 1st April 2003 to 31st March 2009

Year	Private	RSL	Local Authority	Total
2003-04	149	26	0	175
2004-05	206	109	0	315
2005-06	270	44	0	314
2006-07	217	94	0	311
2007-08	144	44	0	188
2008-09	85	0	0	85
2003-09	1071	317	0	1388
% of total new build completions	77%	23%	0%	100%

- 3.37 This years housing monitoring report also includes information on the tenure of dwellings created through completions and outstanding planning permissions. **Table 21** shows all of the 137 dwellings created are privately owned.

Table 21: Completions by tenure (conversions) – 1st April 2003 to 31st March 2009

Private	RSL	Intermediate	Local Authority
137	0	0	0

- 3.38 **Table 22** shows, of the 423 outstanding new build permissions, nearly half (48%) are proposed private ownership, 180 (43%) RSL and 38 (9%) of the outstanding permissions are for intermediate housing provision. Outstanding planning permissions for dwellings through conversion would provide 276 private housing and 1 RSL.

Table 22: Tenure of Outstanding Planning Permissions as at 31st March 09

	Private	RSL	Intermediate	Local Authority
New Build	205	180	38	0
Conversion	276	1	0	0

ii) Density of new development

- 3.39 PPS3 requires local authorities to avoid the inefficient use of land, encouraging local authorities to develop housing density policies having regard to the spatial vision and strategy for housing development in the area, the desirability of using land efficiently and reducing and adapting to the impacts of climate change, and the characteristics of the area including the current and proposed mix of uses. PPS3 therefore states that local authorities may wish to set out a range of densities across the plan area, although 30 dwellings per hectare (net)⁸ should be used as a national indicative minimum.
- 3.40 **Table 23** relates to dwellings completed in the financial year 2008-9 and sets out the number of dwellings completed in developments at different density ranges. It applies to schemes of 5 or more dwellings only. Most dwellings were built at densities above 50 dwellings per hectare. Only 17 new dwellings were built in schemes with a density lower than 30 dwellings per hectare. In total 255 dwellings were built in 2008/9 on schemes of 5 or more dwellings at densities greater than 30 dwellings per hectare, this equates to 71% of all completions.

Table 23: New dwellings completed between 1st April 2008 and 31st March 2009 at different density ranges (schemes of 5 or more dwellings only)

Gross completions at density of less than 30 dwellings per hectare (net site area of the development)	103
Gross completions at density of 30-50 dwellings per hectare (net site area of the development)	17
Gross completions at density above 50 dwellings per hectare (net site area of the development)	238
Total Completions in schemes of 5 dwellings or more only	358

Section 5

Local Development Framework Progress

Introduction and overview

Blackpool continues to pursue an ambitious programme of development plan documents with its Core Strategy well advanced and neighbourhood plans being produced for Blackpool's core resort neighbourhoods – Foxhall, South Beach and North Beach. The Council will also be producing a range of supplementary planning documents in support of the Core Strategy and its neighbourhood plans.

Progress on Local Development Documents

Blackpool Local Plan 2001-2016 – Adopted in June 2006, this provides Development Plan coverage for the Borough

Statement of Community Involvement – Blackpool's Statement of Community Involvement was adopted in June 2007.

Core Strategy – Draft Preferred option to be considered by the Council's Executive in March 2010

Development Control Policies – The Council eventually proposes to produce this document. However, there is no current programme for the document.

Foxhall Area Action plan – Publication programmed for June 2010

South Beach Area Action Plan – Draft Preferred Option programmed for June 2010

North Beach Neighbourhood Plan – The North Beach Interim Planning Statement is programmed for adoption by the Council in February 2010. The Council anticipates that it will be pursuing a Neighbourhood Plan as a Supplementary planning Document

Blackpool Town Centre Strategy - The Council is in the process of producing this document as a non statutory strategy and plan for the future of Blackpool Town Centre

Holiday Accommodation Policy SPD – To be published in draft alongside and in support of the Council's Core Strategy Preferred Option

New Homes from Old Places SPD – To be published alongside and in support of the Councils Core Strategy Preferred Option

Design Standards for New Build Homes SPD – Not currently programmed but expected to be completed during 2010

Sustainability SPD – Not currently programmed

Planning Obligations SPD – Not currently programmed

Extending Your Home SPD - This document has been jointly produced by Blackpool, Fylde and Wyre Councils. It has been adopted by all three Councils in November 2007.