

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



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

Housing Monitoring Report

2009



Building a better community for all

1 Introduction

- 1.1 This report 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 Housing Monitoring Report provides detailed information relating to housing development in Blackpool in the period between 1st April 2003 and 31st March 2009. This report will also form the basis of the housing section of the Annual Monitoring Report, which will monitor the effectiveness of the Council's policies across a number of themes.
- 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 As of the 1st April 2007 the Council's 'Plan, Monitor, Manage' Note was withdrawn, and following adoption of the North West Regional Spatial Strategy in September 2008, the Council's 2009 Housing Monitoring Report only reflects the higher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

HOUSING MONITORING REPORT 2009

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

HOUSING MONITORING REPORT 2009

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 Housing Monitoring Report 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

HOUSING MONITORING REPORT 2009

- 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

- 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).

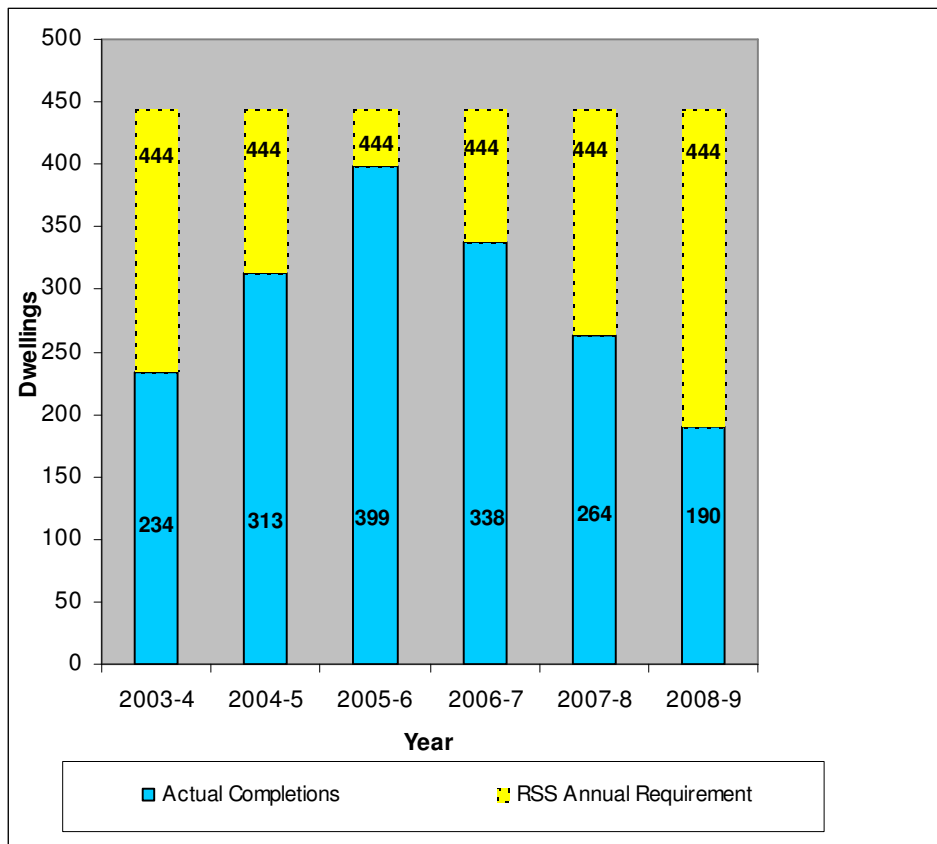
Table 4: Total New Dwellings (Net)

	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 Target ³	60% of additional housing should be provided on previously developed land and through conversions of existing buildings.
Regional Target ⁴	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 PDL ⁶	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
- 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.

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."

HOUSING MONITORING REPORT 2009

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

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

(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.
- 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

HOUSING MONITORING REPORT 2009

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

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.

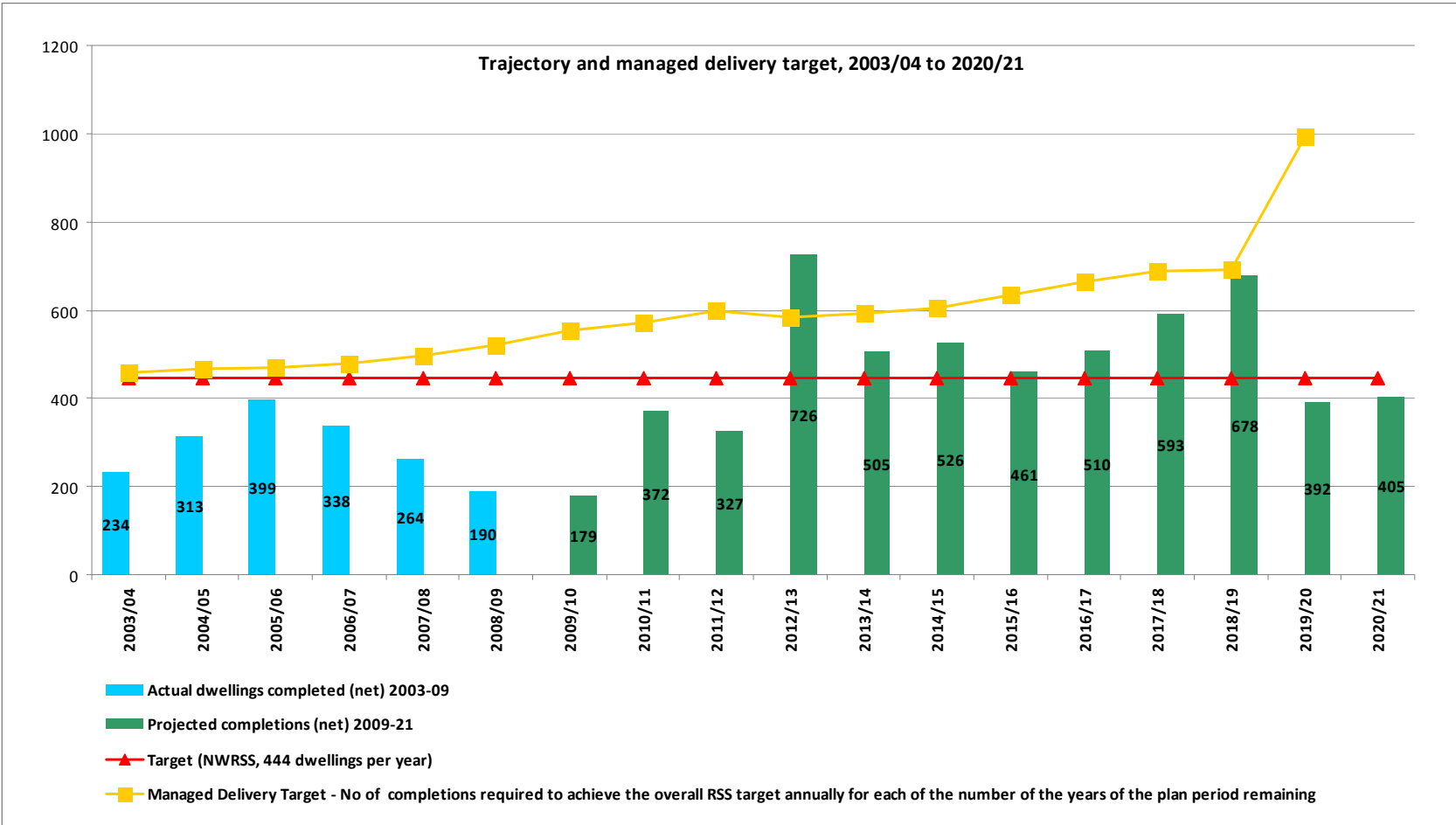
3.28 Taking account of the existing completions to date (**Table 4**) and the total land committed for housing (**Table 15**), a housing trajectory demonstrating Blackpool's future delivery of housing development from 2009 to 2021 is set out in **Figure 2** and supporting tables contained in Appendix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

HOUSING MONITORING REPORT 2009

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%

HOUSING MONITORING REPORT 2009

- 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