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 2009/10 monitoring year

Dec 2010

Blackpool Council
BUILDING A BETTER COMMUNITY FOR ALL

Building a better community for all

Contents

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, 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 covers the period from April 1st 2009 to 31st March 2010. 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 completion of the 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 twofold :

- To examine the implementation, effectiveness and relevance of the policies in its adopted Local Plan and;

- To consider progress in the preparation of the Core Strategy and other Local Development Documents programmed in its Local Development Scheme. These largely provide further guidance in the application of policies (Supplementary Planning Documents) or provide the more detailed framework for future development at a neighbourhood level.

Blackpool's AMR's will build upon the important, Development 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 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	www.community healthprofiles.info	**62.9**	Government target of 55 by 2010. The teenage pregnancy rate is high compared to the North West & UK averages
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.community healthprofiles.info	Male **73.6** Female **78.8**	The average life expectancy in Blackpool is significantly lower than the national averages (77.9 for males and 82 for females)
% change in Borough population between 1996 and 2010	Office of National Statistics, (Mid Year Population Estimates)	**-5.1%**	The population of Blackpool fell from an estimated 147,600 in 1996 to 140,000 in 2009. 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	**62.5%**	This is equivalent to approximately 87,500 people. This is lower than the North West 64.6% and GB 65%.
% of working age population that are economically active	ONS Annual Population Survey April 2009- March 2010	**74.4 %**	This figure is up from 72.1% in 2008-9 is equal to the North West 74.6% and GB 76.5%
% of economically active that are unemployed	ONS Annual Population Survey April 2009-March 2010	**9.3%**	This figure is higher than the regional figure of 8.7% for the North West and considerably higher than the National figure 7.9%
Seasonal (Claimant) Unemployment Numbers	Blackpool Figures	**21.3%** (August 2009) **21.6%** (Feb 2010)	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 (Updated figure available February 2011)	Visitor numbers having fallen from just over 12 million in 1989 to present level. Recent visitor economy data has shown some upturn in each of the last two years.
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 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**	**2008/09 Performance**	**2009/10 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.	No specific comprehensive new leisure developments completed, with major focus on wider 'leisure' development on key new public realm schemes on the Promenade Headlands and within the Town Centre. Also completion of 4^{th} stand at Blackpool Football Club, following promotion to Premier League. There are major emerging schemes for longstanding existing attractions.
4b	Annual Completion Reports	Percentage of completed leisure development in town centres	**0%**	**0%** (But no major application received).

LOCAL INDICATORS				
Ref No	**Indicator**	**2008/09 Performance**	**2009/10 Performance**	**Target**
L1.1	Sites allocated in adopted Development Plan	Alternative plans for 2 key sites under consideration	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 8 applications 2009-10	Saved Development Plan Policy
RR4	Amusement Arcades and Funfairs	Adopted June 06	Used to grant 1 application 2009-10	Saved Development Plan Policy
RR7	Promenade frontages within the Resort Core	Adopted June 06	Used to grant 10 applications in 2009-10	Saved Development Plan Policy
RR15	Blackpool Zoo	Adopted June 06	Used to grant 1 application in 2009-10	Saved Development Plan Policy
SR2	Winter Gardens	Adopted June 06	Not used in 2009-10	Saved Development Plan Policy
PO1	Planning Obligations	Adopted June 06	Used to grant 5 applications in 2009-10	Saved Development Plan Policy. Review 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: • 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 • Create thriving and active communities

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

LOCAL INDICATORS					
Ref No	**Source**	**Indicator**	**2008/9 Performance**	**2009/10 Performance**	**Target**
L2.1	Source: Blackpool Visitor Survey 2009	Number of staying visits to Blackpool	Estimated **2.6 million** in 2008/9	Estimated **2.6 million** in 2008/9 New figures for 2009/10 will not be available until February 2010	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	**35**	**32**	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	7 5 Star – **5** 4 Star- **50** 3 Star- **156**	7 5 Star – **5** 4 Star- **50** 3 Star- **156**	To increase the amount of 3,4 and 5 star accommodation

				New figures for 2009/10 will not be available until February 2010	
L2.4	Blackpool Figures	% of providers of Hotel and Guest House Accommodation that are accredited	**14%**	New figures for 2009/10 will not be available until February 2010	To increase the amount of accredited accommodation

SIGNIFICANT EFFECTS INDICATORS			
Ref	**Indicator**	**2009/10**	**Target**
SE2.1	Proportion of jobs in the tourism sector	**16.4%**	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 06	Used to grant 8 applications 2009-10	Saved Development Plan Policy
RR8	Resort Neighbourhoods	Adopted June 06	Policy used to determine 67 applications, 48 were granted and 2 were refused	Saved Development Plan Policy
RR9	Develop. Proposals involving	Adopted June 06	Policy used to determine 43 applications. 40 were granted and 3 were refused.	Saved Development Plan Policy
RR10	Change of Use to holiday accommodation	Adopted June 06	Policy not used in 2009-10	Saved Development Plan Policy
RR16	Norbreck Castle	Adopted June 06	Policy used to assess and grant 1 application in 2009-10	Saved Development Plan Policy
P01	Planning Obligations	Adopted June 06	Policy used to assess and grant 5 applications in 2009-10	Saved Development Plan Policy. Review reflecting new guidance/government circulars.

RELEVANT COMMUNITY PLAN POLICIES		
	Title	**Notes**
Sustainable Community Strategy	Goal1 – Improve Blackpool's Economic Prosperity	Our key objectives are: • 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 • 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**	**2008/9 Performance**	**2009/10 Performance**
4a	Annual Completion Reports	Amount of Completed retail development	**18,668 sqm** (Including 4215m2 from the Hounds Hill extension)	**0 sqm**
4b	Annual Completion Reports	Percentage of completed retail development in town centres	**100%**	**0%**

LOCAL INDICATORS				
Ref No	**Source**	**Indicator**	**2009/10 Performance**	**Target**
L3.1	Blackpool Property Finder	Vacancy level measured in no. of units /floorspace	Vacant Units – **77** Floorspace – 18819m²	To reduce the number of vacant units
L3.2	Fylde Coast Retail Study (White Young Green	Zone a rentals	Primary frontage **1345** £/m²	To expand the role of Blackpool town centre as

	June 2008)			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 (White Young Green June 2008)	No. of National Multiple Retailers	**195** units **(32%**)	To increase numbers
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 used to assess and grant 1 application in 2009-10	Saved Development Plan Policy
SR2	Winter Gardens	Adopted June 06	Policy not used in 2009-10	Saved Development Plan Policy
SR3	Blackpool North Transport	Adopted June 06	Policy used to assess and grant	Saved Development Plan Policy

	Development Area		1 application in 2009-10	
SR4	Cookson St / King St	Adopted June 06	Policy used to assess and grant 3 applications in 2009-10	Saved Development Plan Policy
SR5	Principal Retail Area	Adopted June 06	Policy used to assess and grant 3 applications in 2009-10	Saved Development Plan Policy
SR6	Retail/Café Zone	Adopted June 06	Policy used to assess and grant 3 applications in 2009-10	Saved Development Plan Policy
SR7	Mixed Use Zone	Adopted June 06	Policy used to assess and grant 2 applications in 2009-10	Saved Development Plan Policy
SR8	Leisure Zone	Adopted June 06	Policy used to assess and grant 6 applications in 2009-10	Saved Development Plan Policy
SR9	Use of Upper Floors	Adopted June 06	Policy used to assess and grant 7 applications in 2009-10	Saved Development Plan Policy
LQ11	Shopfronts	Adopted June 06	Policy used to determine 22 applications in 2009-10. 21 were granted and 1 refused.	Saved Development Plan Policy
BH12	Retail Development and Supporting Town Centre Uses	Adopted June 06	Policy used to determine 15 applications in 2009-10. 8 were granted and 7 were refused.	Saved Development Plan Policy
BH17	Restaurants, Cafes, Public Houses and Hot Food Take-aways	Adopted June 06	Policy used to determine 20 applications in 2008-9.19 were granted, 1 was refused.	Saved Development Plan Policy
PO1	Planning Obligations	Adopted June 06	Policy used to assess and grant 5 applications in 2009-10	Saved Development Plan Policy. Review 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: • 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 • 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**	**2008/9 Performance**	**2009/10 Performance**
1a	Annual Completion Report	Amount of Land developed for employment type	B1a – **22421m2** B2 – **0m2** B1b – **0m2** B8 – **082m2** B1c – **3273m2** Total – **26,776m2**	B1a – **1209** B2 – **220m2** B1b – **0m2** B8 – **201m2** B1c – **0m2** Total – **1630m2**
1b	Annual Completion Report	Amount of land developed for employment, by type, which is in employment areas defined in the Local Development Framework	B1a – **22,000m2** B2 – **0m2** B1b – **0m2** B8 – **082m2** B1c – **3273m2** Total – **26755m2**	B1a – **1172m2** B2 – **0m2** B1b – **0m2** B8 – **0m2** B1c – **0m2** Total – **1172m2**
1c	Annual Completion Report	Amount of floorspace, by employed type, which is on previously developed land.	B1a – **421m2** B2 – **0m2** B1b – **0m2** B8 – **0m2** B1c – **2816m2** Total – **3273m2**	B1a – **1209** B2 – **220m2** B1b – **0m2** B8 – **201m2** B1c – **0m2** Total – **1630m2**
1d	Employment Land Review	Employment land supply by type (Take-up)	B1/B2/B8 – **3.6 Hectares**	B1/B2/B8 - **0.3 Hectares**
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	**571.8m2**	**1192.93 sqm**

LOCAL INDICATORS					
Ref No	**Source**	**Indicator**	**2008/09 Performance**	**2009/10 Performance**	**Target**
L4.1	NOMIS Labour Market Profile 2007	New Business VAT registrations	**300** 9.2% of total stock (2007)	**300** 9.2% of total stock (2007)	12% net increase in total stock by 2010
L4.2	Blackpool Property Finder	Advertised vacant industrial floorspace	**40443m2** (**153** properties)	**29082sqm** (111 properties)	10% reduction by 2010
L4.3	Annual Decisions Report	Economic interest in Blackpool based on industrial planning application figures	No of granted permissions B1 – **2** Total - **3** B2 – **0** B8 – **1**	No of granted permissions B1 – **1** Total - **1** B2 – **0** B8 – **1** (The total number of applications granted is 1 because application 08/1241 is for both B1 and B8 use)	10% increase in permission by 2010

SIGNIFICANT EFFECTS INDICATORS				
Ref No	**Source**	**Indicator**	**Peformance**	**Target**
SE4.1	Nomis Labour Market Profile 2007	% 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 Labour Market Profile 2007	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 9 applications in 2009-10, 8 were granted and 1 was refused.	Saved Development Plan Policy
DE2	Industrial Improvement Zones	Adopted June 06	Policy not used in 2009-10	Saved Development Plan Policy
DE3	Mixed Use Industrial Improvement Zones	Adopted June 06	Policy not used in 2009-10	Saved Development Plan Policy
DE4	Outside the Defined Industrial/Business Estates	Adopted June 06	Policy used to assess and grant 6 applications in 2009-10	Saved Development Plan Policy
PO1	Planning Obligations	Adopted June 06	Policy used to assess and grant 5 applications in 2009-10	Saved Development Plan Policy. Review 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: • 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 • 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: • Support people into work

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

Local Indicators			
Ref No	**Indicator**	**2008/09 Performance**	**2009/10 Performance**
4a	Amount of completed office development	**1389m2**	**4143m2**
4b	Percentage of completed office development in town centres	**0%**	**0%**

Relevant Local Plan Policies				
Policy No	**Policy Title**	**Status of Policy**	**Application/Implementation of Policy**	**Future of Policy in LDF**
SR3	Blackpool North Transport Development Area	Adopted June 06	Policy used to assess and grant 1 application in 2009-10	SPD prepared 2008. Saved Development Plan Policy.
SR4	Cookson St / King St	Adopted June 06	Policy used to assess and grant 3 applications 2009-10	Saved Development Plan Policy
SR9	Use of Uppers Floors	Adopted June 06	Policy used to assess and grant 7 applications in 2009-10	Saved Development Plan Policy
DE1	Industrial and Business Provision	Adopted June 06	Policy used to determine 9 applications in 2009-10, 8 were granted, 1 refused	Saved Development Plan Policy
PO1	Planning Obligations	Adopted June 06	Policy used to assess and grant 5 applications in 2009-10	Saved Development Plan Policy. Review 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: • 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 • 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: • 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**	**2008/09 Performance**	**2009/10 Performance**
4c	Blackpool Open Space Assessment	Percentage of eligible open spaces managed to green flag award standard	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.	No Change 2009/10

LOCAL INDICATORS					
Ref No	**Source**	**Indicator**	**2008/09 Performance**	**2009/10 Performance**	**Target**
L6.1	Blackpool Figures	Satisfaction with parks and open spaces for adults and young people	**46.2%**	**53.2%**	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	£44,903 commuted sums for public open space received in 2008/09.	£12,212 commuted sums for public open space received in 2009/10.	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 10 applications in 2009-10	Saved Development Plan Policy
RR12	Other Promenade Areas	Adopted June 06	Policy used to assess and grant 3 applications 2009-10	Saved Development Plan Policy
RR15	Blackpool Zoo	Adopted June 06	Policy used to assess and grant 3 applications 2009-10	Saved Development Plan Policy
HN2	New Housing Allocations	Adopted June 06	Policy used to assess and grant 1 application in 2009-10	Saved Development Plan Policy
HN4	Windfall Sites	Adopted June 06	Policy used to assess and grant 32 applications and refuse 1 application 2009-10	Saved Development Plan Policy
BH2	Talbot and Brunswick Neighbourhood	Adopted June 06	Policy used to determine 10 applications in 2009-10. 1 was granted and 2 were refused	Saved Development Plan Policy
BH5	Protection of Open Space	Adopted June 06	Policy used to assess and grant 5 applications in 2009-10.	Saved Development Plan Policy
BH6	New Open Space provision	Adopted June 06	Not used to determine any applications in 2009-10	Saved Development Plan Policy
BH7	Playing fields and sport grounds	Adopted June 06	Policy used to assess and grant 10 applications in 2009-10.	Saved Development Plan Policy
BH8	Open land meeting community and	Adopted June 06	Policy used to assess and grant 1 application in 2009-10.	Saved Development Plan Policy

	recreational needs			
BH9	Allotments	Adopted June 06	Not used to determine any applications in 2009-10	Saved Development Plan Policy
BH10	Open space in new housing developments	Adopted June 06	Policy used to assess 16 applications in 2009-10. 13 were granted and 3 were refused	Saved Development Plan Policy

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: • 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**	**2008/9 Performance**	**2009/10 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	(ii) An additional BHS Site identified - Inclusion of 825.30 metres of Hedgerow along Chapel Road for its Common Meadow Rue.	(i) Following the 2009 Review loss of 0.35 Hectares at the Herons Reach/Marton Mere Biological Heritage Site

LOCAL INDICATORS					
Ref No	**Source**	**Indicator**	**2008/09 Performance**	**2009/10 Performance**	**Target**
L7.1	Blackpool Open Space Assessment	Number of sites subject to management plan preparation/review in last 5 years	**5** sites have up to date Management Plans, these are: Stanley Park Louie Horrocks Park Salisbury Woodland Marton Mere LNR Watson Road Park	No Change	Review Management Plan for 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.	**91%** PDL housing completions. **100%** completions employment use on Greenfield land 2008/9	**95%** PDL housing completions. **100%** completions employment use on Greenfield land 2010/11	

SIGNIFICANT EFFECTS INDICATORS				
Ref No	**Source**	**Indicator**	**2009/10 Performance**	**Target**
SE7.1	lbap.org.uk	Lancashire Biodiversity Action Plan Species March 2009/10	**7** LBAP species covers mammals, birds and amphibians. Many of the LBAP species have not been recorded in Blackpool. This figure has not changed in 2009/10.	Maintain level of LBAP Species
SE7.2	Lbap.org.uk	Lancashire Biodiversity Action Plan Habitats March 2010	**2** The two LBAP habitats present in Blackpool are reed beds and coastal sand dunes**.** This figure has not changed	Maintain level of LBAP Habitats

RELEVANTLOCAL 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 32 applications in 2009-10. 30 were granted and 2 were refused.	Saved Development Plan Policy
LQ7	Strategic Views	Adopted June 06	Policy used to assess and grant 10 applications in 2009-10	Saved Development Plan Policy
HN2	New Housing Allocations	Adopted June 06	Policy used to assess and grant 1 application in 2009-10	Saved Development Plan Policy
HN4	Windfall Sites	Adopted June 06	Policy used to determine 33 applications in 2009-10, 32 were granted and 1 was refused	Saved Development Plan Policy
NE1	Development within Green Belt	Adopted June 06	Policy used to assess and grant 1 application in 2009-10	Saved Development Plan Policy
NE2	Countryside Areas	Adopted June 06	Policy used to determine 17 applications in 2009-10. 12 of these were granted and 5 were refused	Saved Development Plan Policy
NE3	Replacement Dwellings/ Extensions in the Countryside	Adopted June 06	Policy used to determine 14 applications in 2009-10. 10 of these were granted and 4 refused.	Saved Development Plan Policy
NE4	SSSI's	Adopted June 06	Policy used to assess and grant 3 applications in 2009-10	Saved Development Plan Policy
NE5	Other sites of Nature Conservation Value	Adopted June 06	Policy used to assess and grant 4 applications in 2009-10.	Saved Development Plan Policy
NE6	Protected Species	Adopted June 06	Policy used to assess and grant 7 applications in 2009-10	Saved Development Plan Policy
NE7	Landscape/nature conservation value	Adopted June 06	Policy used to assess and grant 7 applications 2009-10	Saved Development Plan Policy
NE8	Urban Green Space	Adopted June 06	Not used to determine any applications in 2009-10	Saved Development Plan Policy
NE9	Coast and Foreshore	Adopted June 06	Policy used to assess and grant 6 applications in 2009-10	Saved Development Plan Policy

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: • 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**	**2009/10 Performance**	**Target**
L8.1	Blackpool THI	Improved business/commercial floor space (sq.m) from Townscape Heritage Initiative (THI)	**Unknown**	1000m2
L8.2	Blackpool THI	No of buildings improved/brought back into use from THI	**13**	9
L8.3	Blackpool THI	No. of community organisations engaged in heritage projects	**0**	8
L8.4	Blackpool THI	No. of residents involved in heritage projects.	**73**	500

SIGNIFICANT EFFECTS INDICATORS				
Ref No	**Source**	**Indicator**	**2009/10 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 alternation 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 Heritage At Risk Register	Number of Listed Buildings on at risk register	**0**	In the short term, ensure no further Listed Buildings are put on the at risk register. Target to reduce to 0 by 2010.

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 2009-10	Saved Development Plan Policy
LQ1	Lifting the Quality of Design	Adopted June 06	Policy used to determine 453 times in 2009-10. 424 of these were granted and 29 refused	Saved Development Plan Policy
LQ2	Site Context	Adopted June 06	Policy used to determine 72 applications in 2009-10. 61 of these were granted, 11 were refused	Saved Development Plan Policy
LQ6	Landscape Design and Biodiversity	Adopted June 06	Policy used to determine 35 applications in 2009-10. 33 of these were granted and 2 were refused	Saved Development Plan Policy
LQ7	Strategic Views	Adopted June 06	Policy used to assess and grant 10 applications in 2009-10	Saved Development Plan Policy
LQ9	Listed Buildings	Adopted June 06	Policy used to assess and determine 12 applications 2009-10. 11 of these were granted and 1 was refused	Saved Development Plan Policy
LQ10	Conservation Areas	Adopted June 06	Policy used to assess and grant 17 applications in 2009-10	Saved Development Plan Policy
LQ11	Shop Fronts	Adopted June 06	Policy used to determine 23 applications in 2008/9. 22 of these were granted and 1 was refused	Saved Development Plan Policy
LQ12	Security Shutters	Adopted June 06	Policy used to assess and grant 10 applications n 2009-10	Saved Development Plan Policy
LQ13	Advertisements and Signs	Adopted June 06	Policy used 7 times in 2009-10 of which 5 applications were granted	Saved Development Plan Policy

			and 2 applications were refused.	
LQ14	Extensions and Alterations	Adopted June 06	Policy used to determine 354 applications in 2009-10. 330 were granted and 24 were refused	Saved Development Plan Policy
HN2	New Housing Allocations	Adopted June 06	Policy used to assess and grant 1 application in 2009-10.	Saved Development Plan Policy
BH4	Public Health and Safety	Adopted June 06	Policy used to determine 23 applications in 2009-10. 20 of these were approved and 3 were refused	Saved Development Plan Policy
PO1	Planning Obligations	Adopted June 06	Policy used to assess and grant 5 applications in 2009-10	Saved Development Plan Policy. Review reflecting new guidance/government circulars.

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: • 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**	**2008/09 PERFORMANCE**	**2009/10 PERFORMANCE**
16	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%**
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%**

LOCAL INDICATORS					
REF NO	**Source**	**INDICATOR**	**2008/9 PERFORMANCE**	**2009/10 PERFORMANCE**	**TARGET**
L9.1	National Indicators	% of Local Authority principal roads where structural maintenance should be considered.	**7%**	**6%**	10%
L9.2	Blackpool Council Transport Policy Figures	No of cycle trips (annualized index)	**8369**	**8017**	8304
L9.3	Blackpool Council Transport Policy Figures	Bus Patronage	**13,118,734**	**12,649,119**	12,261,000
L9.4	Blackpool Council Transport Policy Figures	Tram Passengers	**1,976,768**	**1,808,176**	2,664,000

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 8 applications in 2009-10	Saved Development Plan Policy
RR2	Visitor Accommodation	Adopted June 06	Policy used to assess and grant 13 applications in 2009-10	Saved Development Plan Policy
RR7	Promenade Frontages within the Resort Core	Adopted June 06	Policy used to assess and grant 10 applications in 2009-10	Saved Development Plan Policy
RR11	Central Promenade and Seafront	Adopted June 06	Policy used to assess and grant 10 applications in 2009-10	Saved Development Plan Policy

RR12	Other Promenade Areas	Adopted June 06	Policy used to assess and grant 3 applications in 2009-10	Saved Development Plan Policy
RR13	Central Corridor	Adopted June 06	Policy used to assess and grant 2 applications in 2009-10	Saved Development Plan Policy
SR3	Blackpool North Transport Development Area	Adopted June 06	Policy used to assess and grant 1 application in 2009-10	Saved Development Plan Policy
SR4	Cookson Street/King Street	Adopted June 06	Policy used to assess and grant 3 applications in 2009-10	Saved Development Plan Policy
SR6	Retail/Café Zone	Adopted June 06	Policy used to assess and grant 3 applications in 2009-10	Saved Development Plan Policy
SR10	Town Centre Traffic Distribution and Access to Car Parking	Adopted June 06	Policy used to assess and grant 1 application in 2009-10	Saved Development Plan Policy
SR11	Pedestrian, Cyclist and Public Transport Priority	Adopted June 06	Policy used to assess and grant 1 application in 2009-10	Saved Development Plan Policy
HN2	New Housing Allocations	Adopted June 06	Policy used to assess and grant 1 applications in 2009-10	Saved Development Plan Policy
BH1	Neighbourhoods	Adopted June 06	Policy used to determine 17 applications in 2009-10. 14 of these were granted and 3 were refused	Saved Development Plan Policy
BH2	Talbot and Brunswick Priority	Adopted June 06	Policy used to determine 9 applications in 2009-10. 7 of these were granted and 2 were refused	Saved Development Plan Policy
BH22	Victoria Hospital	Adopted June 06	Policy used to assess and grant 8 applications in 2009-10	Saved Development Plan Policy
DE1	Industrial and Business Land Provision	Adopted June 06	Policy used to determine 9 applications in 2009-10. 8 of these were granted and 1 was refused	Saved Development Plan Policy
AS1	General Development Requirements	Adopted June 06	Policy used to determine 241 applications in 2009-10. 219 of these were granted and 22 were refused.	Saved Development Plan Policy
AS2	New Development with		Policy used to assess determine 13	Saved Development

	Significant Transport Implications	Adopted June 06	applications in 2009-10. 12 of these were granted and 1 was refused	Plan Policy
AS3	Provision for Walking and Cycling	Adopted June 06	Policy used to assess and grant 6 applications in 2009-10	Saved Development Plan Policy
AS4	Provision for Public Transport	Adopted June 06	Policy used to assess and grant 4 applications in 2009-10	Saved Development Plan Policy
AS5	Traffic Management	Adopted June 06	Policy used to assess and grant 4 applications in 2009-10	Saved Development Plan Policy
AS6	Road Schemes	Adopted June 06	Policy used to assess and grant 1 application in 2009-10	Saved Development Plan Policy
PO1	Planning Obligations	Adopted June 06	Policy used to assess and grant 5 applications in 2009-10	Saved Development Plan Policy. Review reflecting new guidance/government circulars.

	TITLE	**NOTES**
Sustainable Community Strategy	Goal -1 Improve Blackpool's economic prosperity	One of our key objectives for this goal is to: • 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: • Create a cleaner and greener Blackpool

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

CORE INDICATORS				
REF NO	**Source**	**INDICATOR**	**2008-9 PERFORMANCE**	**2009-10 PERFORMANCE**
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	**91%**	**98%**

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** (No new figure available)
6a	Annual Completions Report	Capacity of new waste facilities by type	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**	No new facilities in 2009-10

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	**77,386** tonnes, of which: **49,956** tonnes **(65%)** land filled **6** tonnes incinerated **27,817 (35%)** recycled/composted **6** tonnes other	No new figure available
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**	**2008-9 PERFORMANCE**	**2009-10 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 assess and determine 23 applications in 2009-10, 20 of these were granted and 3 were refused	Saved Development Plan Policy.
LQ8	Energy and Resource Conservation	Adopted June 06	Policy used to assess and grant 8 applications in 2009-10	Saved Development Plan Policy.
HN2	New Housing Allocations	Adopted June 06	Policy used to assess and grant 1 application in 2009-10	Saved Development Plan Policy.
HN4	Windfall Sites	Adopted June 06	Policy used to assess and determine 33 applications in 2009-10, 32 of these were granted and 1 refused	Saved Development Plan Policy.
BH4	Public Health and Safety	Adopted June 06	Policy used to determine 23 applications in 2009-10. 20 of these were granted and 3 were refused	Saved Development Plan Policy.
BH9	Allotments	Adopted June 06	Policy not used in 2009-10	Saved Development Plan Policy.
BH11	Shopping and Supporting Uses – Overall Approach	Adopted June 06	Policy used to assess and determine 12 applications in 2009-10. 7 of these were granted and 5 were refused	Saved Development Plan Policy.
NE10	Flood Risk	Adopted June 06	Policy used to assess and determine 12 applications. 11 were granted and 1 was refused	Saved Development Plan Policy.
AS7	Aerodrome Safeguarding	Adopted June 06	Policy used to assess and grant 5 applications in 2009-10	Saved Development Plan Policy.
PO1	Planning Obligations	Adopted June 06	Policy used to assess and grant 5 applications in 2009-10	Saved Development Plan Policy. Review reflecting new guidance/government circulars.

	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: • 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**	**2008-9 PERFORMANCE**	**2009-10 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**	**2008-9 PERFORMANCE**	**2009-10 PERFORMANCE**	**TARGET**
L11.1	Blackpool Figures	% Of major developments which incorporate renewable energy in their design	**-**	**-**	To be established
L11.2	Blackpool Figures	Number of micro-generation units developed	**-**	**-**	To be established
L11.3	Housing Conditions	Energy efficiency of Council Dwellings. Consideration given to feasibility of broadening this to other forms of	The average SAP rating for private sector dwelling in Blackpool is **49**. This compares to an average SAP rating of **46** nationally, based	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	The national SAP target for all dwellings is a minimum of 65 under the Home Energy Conservation Act (HECA) 1995

	Survey 2008	development	on the findings of the 2005 EHCS. SAP ratings are based on a number of factors: heating system type, fuel use, exposure of dwelling, construction method (and age) and degree of insulation. This is using SAP2005 (Housing Conditions Survey 2007)	findings of the 2005 EHCS. SAP ratings are based on a number of factors: heating system type, fuel use, exposure of dwelling, construction method (and age) and degree of insulation. This is using SAP2005 (Housing Conditions Survey 2007)	

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 23 applications in 2009-10. 20 of these were granted and 3 refused.	Saved Development Plan Policy.
LQ8	Energy and Resource Conservation	Adopted June 06	Policy used to assess and grant 8 applications in 2009-10	Saved Development Plan Policy.
HN2	New Housing Allocations	Adopted June 06	Policy used to assess and grant 1 application in 2009-10	Saved Development Plan Policy.
HN4	Windfall Sites	Adopted June 06	Policy used to assess and determine 33 applications in 2009-10	Saved Development Plan Policy.
HN7	Density	Adopted June 06	Policy used to assess and determine 9 applications in 2009-10. 8 of these were granted and 1 refused	Saved Development Plan Policy.
BH1	Neighbourhoods	Adopted June 06	Used to determine 17 applications in 2009-10. 14 of these were granted and 1 refused	Saved Development Plan Policy.

BH3	Residential and Visitor Amenity	Adopted June 06	Policy used to determine 515 applications in 2009-10. 467 of these were granted and 48 refused	Saved Development Plan Policy.
BH4	Public Health and Safety	Adopted June 06	Policy used to determine 23 applications in 2009-10. 20 of these were granted and 3 refused	Saved Development Plan Policy.

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: • Create a cleaner and greener Blackpool

NEEDS OF EVERYONE

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

CORE INDICATORS			
Ref No	**Indicator**	**2008-9**	**2009/10**
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	**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 **340** dwellings 2003/09 cumulative position to date **1938** dwellings. 2009/21 net dwellings to meet	**8,000** new dwellings between 2003-2021 - **4884** p.a. (2010-2021) - **444** p.a. - **3108** total requirement (03-10) 2009/10 actual **223** dwellings 2003/10 cumulative position to date **2161** dwellings. 2010/21 net dwellings to meet

	(v) annual average number of net additional dwellings needed to meet the overall housing requirements, having regard to previous years' performances	requirement **528**	requirement **531**

LOCAL INDICATORS

Ref No	Indicator	2008/9 Performance	2009/10 Performance	Target
L12.1	% households residing in privately rented accommodation in inner wards (Blackpool Private Housing Conditions Survey 2008)	**39%** in 2001 of which 23% in private converted shared flats. Policy HN7 housing mix restricts number of 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.	**39%** in 2001 of which 23% in private converted shared flats. Policy HN7 housing mix restricts number of 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	Talbot Brunswick INI area – no further 1 bedroom flat accommodation to be permitted. Potential increased restrictions on provisions in other priority neighbourhoods to be subject to future review.

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 40 applications in 2009-10 and refuse 3.	Saved Development Plan Policy.

SR3	Blackpool North Transport Development Area	Adopted June 06	Policy used to assess and grant 1 application in 2009-10	Saved Development Plan Policy.
SR9	Use of Upper Floors	Adopted June 06	Policy used to assess and grant 7 applications in 2009-10	Saved Development Plan Policy.
HN2	New Housing Allocations	Adopted June 06	Policy used to assess and grant 1 application in 2009-10	Saved Development Plan Policy.
HN4	Windfall Sites	Adopted June 06	Policy used to assess and determine 33 applications in 2009-10. 32 of these were granted and 1 was refused	Saved Development Plan Policy.
HN5	Conversions and Sub-Divisions	Adopted June 06	Policy used to determine 84 applications in 2009-10 73 of these were granted and 11 refused	Saved Development Plan Policy.
HN6	Housing Mix	Adopted June 06	Policy used to assess and grant 56 applications in 2009-10 and refuse 6.	Saved Development Plan Policy.
HN7	Density	Adopted June 06	Policy used to assess and grant 9 applications in 2009-10 and refuse 1	Saved Development Plan Policy.
HN8	Affordable and Specialist Needs Housing	Adopted June 06	Policy used to assess and grant 4 applications in 2009-10 and refuse 4.	Saved Development Plan Policy.

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: • 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**	**2008/9 Performance**	**2009/10 Performance**
2c	Percentage of new dwellings completed at: (i) less than 30 dwellings per hectare: (ii) between 30 and 50 dwellings per hectare & (iii) above 50 dwellings per hectare	**296** dwellings on sites > 5 dwellings: (i) **103(29%)** (ii) **17 (5%)** (iii) **238 (66%)**	**296** dwellings on sites > 5 dwellings: (i) **0(0%)** (ii) **0 (0%)** (iii) **48 (100)**
2d	Affordable housing completions	**59**	**0**

LOCAL INDICATORS				
Ref No	**Indicator**	**2008/9 Performance**	**2009/10 Performance**	**Target**
L13.1	% Types of household space	Of **85** new build dwellings 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 **59** new build dwellings Detached = **9 (15%)** Semi Detached = **6 (10%)** Terraced = **12 (20%)** Flats = **32 (55%)** High proportion of flat completions in year, due to limited sites, **57%** of outstanding permissions are for flats.	There is an oversupply 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 **6%**	BV1184 target for 2009/10 set at 7% non decent

SIGNIFICANT EFFECTS INDICATORS

Ref No	Source	Indicator	2009/10 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 40 applications in 2009-10 and refuse 3.	Saved Development Plan Policy.
HN5	Conversions and Sub-divisions	Adopted June 06	Policy used to grant 73 applications and refuse 11 applications in 2009-10.	Saved Development Plan Policy.
HN6	Housing Mix	Adopted June 06	Policy used to assess and grant 56 applications in 2009-10 and refuse 6.	Saved Development Plan Policy.
HN7	Density	Adopted June 06	Policy used to assess and grant 8 applications in 2008/9 and refuse 1	Saved Development Plan Policy.
BH1	Neighbourhoods	Adopted June 06	Policy used to assess and grant 14 applications in 2009-10 and refuse 3.	Saved Development Plan Policy.

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: • 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**	**2008/09 Performance**	**2009/10Performance**	**Target**
L14.1	Annual Completion Figures	Ha of public realm improved	**2.6ha** This figure equates to the 2ha improvements at Salisbury Woodlands and 0.6ha from the THI	**0.56ha** This figure relates to the completion of St Johns/Cedar Square	

Ref No	Indicator	2008/9 Performance	Target
SE14.1	Recorded Crime: Violence against the person per 1,000 population Source – Blackpool Health Profile 2009	**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.	Gender combined – **38.3%** safe & **61.7%** unsafe.	41.3 by 2010/11
SE14.2b	% of males/females feeling 'fairly' or 'very'unsafe after dark – in house after dark Source - 2007 Citizens Panel	Gender combined – **73%** safe & **27%** unsafe	Target to be established

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 10 applications in 2009-10.	Saved Development Plan Policy.
RR12	Other Promenade Areas	Adopted June 06	Policy used to assess and grant 12 applications in 2009-10,	Saved Development Plan Policy.
SR5	Principal Retail Core	Adopted June 06	Policy used to assess and grant 3 applications in 2009-10.	Saved Development Plan Policy.
SR6	Retail/Café Zone	Adopted June 06	Policy used to assess and grant 3 applications in 2009-10	Saved Development Plan Policy.

SR9	Use of Upper Floors	Adopted June 06	Policy used to assess and grant 7 applications in 2009-10	Saved Development Plan Policy.
SR11	Pedestrian, Cyclist and Public Transport Priority	Adopted June 06	Policy used to assess and grant 11 applications in 2009-10.	Saved Development Plan Policy.
LQ1	Lifting the Quality of Design	Adopted June 06	Policy used to determine 453 applications in 2009-10.424 of these were granted and 29 were refused	Saved Development Plan Policy.
LQ2	Site Context	Adopted June 06	Policy used to determine 71 applications in 2009-10. 61 of these were granted and 10 were refused.	Saved Development Plan Policy.
LQ3	Layout of Streets and Spaces	Adopted June 06	Policy used to assess and grant 20 applications in 2009-10 and refuse 3	Saved Development Plan Policy.
LQ4	Building Design	Adopted June 06	Policy used in determining 77 applications in 2009-10. 70 of these were granted and 7 were refused.	Saved Development Plan Policy.
LQ5	Public Realm Design	Adopted June 06	Policy used to assess and grant 15 applications in 2009-10.	Saved Development Plan Policy.
LQ7	Strategic Views	Adopted June 06	Policy used to assess and grant 10 applications in 2009-10	Saved Development Plan Policy.
LQ8	Energy and Resource Conservation	Adopted June 06	Policy used to assess and grant 8 applications in 2009-10	Saved Development Plan Policy.
LQ9	Listed Buildings	Adopted June 06	Policy used to assess and grant 11 applications in 2008/9 and refuse 1	Saved Development Plan Policy.
LQ10	Conservation Areas	Adopted June 06	Policy used to assess and grant 17 applications in 2009-10	Saved Development Plan Policy.
LQ11	Shop fronts	Adopted June 06	Policy used to assess and grant 21 applications in 2009-10 and refuse 1	Saved Development Plan Policy.
LQ12	Security Shutters	Adopted	Policy used to assess and grant 10 applications in 2009-10.	Saved Development Plan Policy.
LQ13	Advertisement and Signs	Adopted June 06	Policy used to assess and grant 2 applications in 2009-10 and refuse 5.	Saved Development Plan Policy.

LQ14	Extensions and Alterations	Adopted June 06	Policy used to determine 354 applications in 2009-10. 330 were granted and 34 were refused.	Saved Development Plan Policy.
LQ15	Telecommunications Development	Adopted June 06	Policy used to assess and grant 3 applications in 2009-10.	Saved Development Plan Policy.
BH1	Neighbourhoods	Adopted June 06	Policy used to assess and grant 14 applications in 2009-10 and refuse 3.	Saved Development Plan Policy.
BH2	Talbot & Brunswick Priority Neighbourhood	Adopted June 06	Policy used to assess and grant 7 applications in 2009-10 and refuse 2	Saved Development Plan Policy.
BH3	Residential and Visitor Amenity	Adopted June 06	Policy used in determining 514 applications in 2009/10. 467 were granted and 47 were refused	Saved Development Plan Policy.
BH4	Public Health & Safety	Adopted June 06	Policy used to determine 23 applications in 2009-10. 20 of these were granted and 3 were refused	Saved Development Plan Policy.
AS1	General Development Requirements	Adopted June 06	Policy used in determining 241 applications in 2009-10. 219 of these were approved and 22 were refused	Saved Development Plan Policy.
AS3	Provision for Walking and Cycling	Adopted June 06	Policy used to assess and grant 6 applications in 2009-10	Saved Development Plan Policy.
AS4	Provision for Public Transport	Adopted June 06	Policy used to assess and grant 4 applications in 2009-10	Saved Development Plan Policy.
AS5	Traffic Management	Adopted June 06	Policy used to assess and grant 4 applications in 2009-10	Saved Development Plan Policy.
AS7	Aerodrome Safeguarding	Adopted June 06	Policy used to assess and grant 5 applications in 2009-10.	Saved Development Plan Policy.

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: • 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**	**2008/9 Performance**	**2009/10 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)	**71.7%** (Blackpool Figures 2008/9)	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 citizens panel was held)	No Data Available. (2007 AMR looked to clarify indicator and put question to Citizen Panel in 2007, however, no citizens panel was held)	To be established.
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**	**2009/10 Performance**	**Target**
SE15.1	Source: Blackpool Figures	% of pupils in local authority schools achieving 5 or more GCSEs at grades A*-C or equivalent	**53.4**	41.4%
SE15.2	Source: Blackpool Figures	% of resident working age population with no qualifications	**18%** of working age people in Blackpool had no qualifications compared to 13.8% in the North West and 12.3% in Great Britain. (Source: ONS Annual Population Survey January 2009 - December 2009 – 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 48 applications in 2009-10 and refuse 2	Saved Development Plan Policy.
RR9	Resort Neighbourhoods – Development proposals involving the loss of holiday accommodation	Adopted June 06	Policy used to assess and grant 40 applications in 2009-10 and refuse 3.	Saved Development Plan Policy.
RR10	Resort Neighbourhoods – Change of Use to Holiday Accommodation	Adopted June 06	Policy not used in 2009-10	Saved Development Plan Policy.
HN2	New Housing Allocations	Adopted June 06	Policy used to assess and grant 1 application 2009-10.	Saved Development Plan Policy.
HN4	Windfall Sites	Adopted June 06	Policy used to assess and grant 32 applications 2009-10 and refuse 1	Saved Development Plan Policy.
HN5	Conversions and Sub-divisions	Adopted June 06	Policy used to determine 84 applications in 2009-10. 73 of these	Saved Development Plan Policy.

			were approved and 11 were refused	
HN6	Housing Mix	Adopted June 06	Policy used to assess and grant 56 applications 2009-10 and refuse 6.	Saved Development Plan Policy.
HN7	Density	Adopted June 06	Policy used to assess and grant applications 2009-10 and refuse 1	Saved Development Plan Policy.
HN8	Affordable and Specialist Needs Housing	Adopted June 06	Policy used to assess and grant 4 applications 2009-10 and refuse 4	Saved Development Plan Policy.
HN9	Gypsies and travelling Showmen	Adopted June 06	Policy used to assess and grant 1 application in 2009-10	Saved Development Plan Policy.
BH1	Neighbourhoods	Adopted June 06	Policy used to assess and grant 14 applications in 2009-10 and refuse 3.	Saved Development Plan Policy.
BH2	Talbot and Brunswick Priority Neighbourhood	Adopted June 06	Policy used to assess and grant 7 applications in 2009-10 and refuse 2.	Saved Development Plan Policy.
BH3	Residential and Visitor Amenity	Adopted June 06	Policy used in determining 542 applications in 2009-10. 467 of these were approved and 47 were refused.	Saved Development Plan Policy.
BH11	Shopping and Supporting Uses – Overall Approach	Adopted June 06	Policy used to assess and grant 7 applications in 2009-10 and refuse 5	Saved Development Plan Policy.
BH13	District Centres	Adopted June 06	Policy used to assess and grant 7 applications in 2009-10 and refuse 2.	Saved Development Plan Policy.
BH14	Local Centres	Adopted June 06	Policy used to assess and grant 13 applications in 2009-10 and refuse 1	Saved Development Plan Policy.
BH15	Change of Use of Premises Outside the Define Areas	Adopted June 06	Policy used to assess and grant 1 applications in 2009-10	Saved Development Plan Policy.
BH16	Proposed Shopping Development Outside Existing Frontages	Adopted June 06	Policy used to assess and grant 1 applications in 2009-10 and refuse 1	Saved Development Plan Policy.

BH17	Restaurants, Cafes, Public Houses and Hot Food Takeaways	Adopted June 06	Policy used to assess and grant 19 applications in 2009-10 and refuse 1.	Saved Development Plan Policy.
BH18	Amusement Centres	Adopted June 06	Policy used to assess and grant 1 application in 2009-10	Saved Development Plan Policy.
BH19	Neighbourhood Community Facilities	Adopted June 06	Policy used to assess and grant 7 applications in 2009-10.	Saved Development Plan Policy.
BH20	Provision of New Community	Adopted June 06	Policy used to assess and grant 2 applications in 2009-10.	Saved Development Plan Policy.
BH21	Protection of Community facilities	Adopted June 06	Policy used to assess and refuse 1 application in 2009-10	Saved Development Plan Policy.
BH22	Victoria Hospital	Adopted June 06	Policy used to assess and grant 8 applications in 2009-10	Saved Development Plan Policy.
BH23	Blackpool & Fylde College	Adopted June 06	Policy used to assess and grant 1 application in 2009-10	Saved Development Plan Policy.
BH24	Residential Institutions and Community Care	Adopted June 06	Policy used to assess and grant 8 applications in 2009-10	Saved Development Plan Policy.
DE3	Mixed Use Industrial Improvement Zones	Adopted June 06	Policy not used in 2009-10	Saved Development Plan Policy.
DE4	Outside the Defined Industrial/Business Estates	Adopted June 06	Policy used to assess and grant 6 applications in 2009-10.	Saved Development Plan Policy.
AS1	General Development Requirements	Adopted June 06	Policy used in determining 241 applications in 2009-10. 219 of these were approved and 22 were refused	Saved Development Plan Policy.
AS3	Provision for Walking and Cycling	Adopted June 06	Policy used to assess and grant 6 applications in 2009-10	Saved Development Plan Policy.
AS4	Provision for Public Transport	Adopted June 06	Policy used to assess and grant 4 applications in 2009-10	Saved Development Plan Policy.
AS5	Traffic Management	Adopted June 06	Policy used to assess and grant 4 applications in 2009-10	Saved Development Plan Policy.
PO1	Planning Obligations	Adopted June 06	Policy used to assess and grant 5 applications in 2009-10	Saved Development Plan Policy.

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 • 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: • 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 the population	Our key objectives for this goal are to: • Reduce the difference in health out comes between Blackpool's communities and others in the North West and the UK. • Encourage healthy lifestyles and emotional well being for the whole population

Section 4

Overview & Detailed Analysis

A Resort Regeneration – A Brief Overview April 2009 March 2010

In 2009-10 Blackpool continued to make major progress in revitalising the resort, with the aim to transform it into a world-class 21st century visitor destination and provide a sustainable year round economy for all those living and working in Blackpool. Key projects in 2009/10 include;

1. **Blackpool Tower and the Winter Gardens -** have been purchased by Blackpool Council in a groundbreaking £38.9 million project. By bringing the attractions into public ownership for the first time will pave the way for major regeneration to take place. The Council has signed up global visitor attraction operator Merlin Entertainments to manage the operation of the Blackpool Tower Complex and Louis Tussauds Waxworks when it formally takes over the businesses in November. The Winter Gardens will be operated by Crown Entertainments.

2. **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. An outline planning application was approved in 2010.

3. **Festival Headland -** Tower Festival Headland is envisaged as a huge, flexible outdoor event space, located in front of Blackpool. Tower. As well as hosting seasonal and cultural events, it will also be a permanent public space. Centrepiece of the new public space is a 1,800 sq m 'floorspace' nicknamed the 'comedy carpet'. Adjacent to the space is a proposed building that will house a café, restaurant and wedding chapel.

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. The potential for the site to come forward and deliver a major new Snowdome winter sports themed development is actively being pursued.

6. **Coastal Protection -** This project centre's 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 2011.

7. **Tram Track Renewal -** Blackpool secured £85m allowing further improvements to the Blackpool to Fleetwood line in 2008-12, with monies secured to provide new state-of-the-art trams, refurbished tram-stops, new tram depot and a tramway heritage centre.

8. **Blackpool Pleasure Beach – Nickelodeon Land –** Blackpool Pleasure Beach will open the first Nickeloldeon-themed attraction in the UK in 2011, at a cost of £10 million. The new land will feature more than 14 rides and shows spread across 6 acres. Popular Nickeldon characters including SpongeBob SquarePants, Dora the Explorer and Fairly Odd Parents will be among those featured in the area. The new development at Blackpool Pleasure Beach will be part-funded by Blackpool Council which has agreed to loan the £5 million at a commercial rate of interest.

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 revitalisation of Blackpool town centre is therefore an integral part of the part of Blackpool's regeneration, 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. 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. 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.

2.6 In November 2010 Roger Tym and Partners have been appointed to undertake an update of the Fylde Coast Retail Study which will take accord of retail developments which have occurred since 2007, and the current economic downturn which has substantially impacted on retail expenditure growth both locally and nationally. This study will be completed February 2011.

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 an 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 sand a 63 bedroom hotel on upper levels.

3.3 Development of the second and third phases of the Houndshill Centre along with the Winter gardens 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 approved in 2010.

3.6 In the second half of 2007, two blocks of terraced houses on Buchannan 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 104,160 in 2010 (equivalent to 74.4% of the working age population), of which, 94,473 are in employment (equivalent to 90.7% of the population). 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 GVA is the 11th lowest in the UK (source GVA ONS website). 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 The total number of business in Fylde Coast has grown at a faster rate (17%) over the last 10 years than NW as a whole but growth unequal between districts. Fylde has seen a 30% increase, Wyre 21% and Blackpool has risen only slightly.

1.4 Business density, measured by the number of businesses per 10,000 WAP, is also significantly higher in Fylde, well above the regional and national averages but the Fylde Coast as a whole is well above the regional average.

<u>Number of Business Units per 10,000 Working Age Population</u>

	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Blackpool	539	565	564	556	534	536	558	583	583	587	577
Fylde	627	656	647	648	640	688	720	768	767	775	775
Wyre	602	609	604	608	596	620	625	661	667	681	677
England	607	624	631	629	628	632	635	651	659	669	677
North West	531	543	549	551	545	550	555	574	586	598	603
Fylde Coast	579	600	596	594	578	597	617	651	653	660	655

1.5 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.

1.6 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.

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 2009 Employment Land Review, and shows there has been 0.3 Hectares of land take-up in the period to 31st March 2010. This figure is derived from:

March 31st 2010, Available Employment Land

Site Name	Mar 2009	Mar 2010	Take Up In Period
Blackpool Business Park	5.2 H	5.2 H	-
Squires Gate Industrial Estate	1.9 H	1.9 H	-
Blackpool North Technology Park	3.5 H	3.5 H	-
Kincraig Road	0.7 H	0.4H	0.3H
Vicarage Lane Estate	0.8 H	0.8 H	-
Clifton Road Estate	3.7 H	3.7 H	-
Mowbray Drive	0.3 H	0.3 H	-
Preston New Road	4.7 H	4.7 H	-
Warren Drive	3.0 H	3.0 H	-
Total	**23.8 H**	**23.5 H**	**0.3H**

3.3 In 2010 there are 23.5 Hectares of remaining industrial land. Of the 23.5 Hectares of remaining Industrial land only 9.1 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. The land currently available given the current economic downturn, represents a reasonable level of provision against recent take-up, but much of this land is already subject to firm developer interest, with there thus being no significant available lands to meets Blackpool's 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 also rely on a supporting 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 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 Development 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 2010. 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, from 2009 onwards the Council's 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 coincided with the start of the national downturn in the housing market. This has markedly intensified during the period 2008-10, further depressing housing completions figures. Planning permissions, in contrast, have increased substantially between 2007-10, despite the housing market downturn.

2 Blackpool Local Development Framework and Core Strategy: Policy Context

2.1 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 2010 are the requirements set out in the adopted NWRSS.

2.2 The housing land supply to meet the housing requirements of the NWRSS consists of actual housing completions from 2003-10, 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 2010. 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 2010.
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 2010 (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 2312 additional dwellings have been provided between 1st April 2003 and 31st March 2010, 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 2010

Year	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
2009-10	59	93	152
2003-10	1447	865	2312

3.3 **Table 2** shows that compared to the gross new build figure of 1447 new dwellings (2003-10), the net provision was 1252 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) 1st April 2003 – 31st March 2010

Year	Gross New Build	Demolitions Replacement Dwellings Sites	Demolitions other than 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
2009-10	59	2	0	0	57
2003-10	1447	6	45	144	1252

3.4 **Table 3** similarly shows that compared to the Table 1 gross figure of 865 new dwellings completed through permitted conversions, the net level of provision allowing for existing dwellings lost through conversion is 609 dwellings. There has been some variation in the annual level of new dwelling provision through conversions, but the 2009/10 is lower than the trend in recent years, coinciding with by far the lowest net new build figure, but with increasing evidence of more conversions taking place without the benefit of planning permission.

Table 3: Total Net New Dwellings created through Completed Conversions (Deduction of existing dwellings lost) 1st April 2003 – 31st March 2010

Year	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**
2009-10	93	27	**66**
2003-10	**865**	**256**	**609**

3.5 Combining **Tables 2** and **3**, **Table 4** shows a total of 1861 (net) new build and conversion dwellings were completed between 2003 and 2010. 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 Net New Dwellings 1st April 2003 – 31st March 2010

Year	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**
2009-10	57	66	**123**
2003-10	**1252**	**609**	**1861**

3.6 In total 1861 net new dwellings have been added to the housing stock in the seven years 2003-10 representing an average of 266 dwellings per year. The 123 dwellings provided in 2009-10 is therefore significantly below an average year. This is attributed to the national housing market downturn. Specifically, the 57 ‘new build’ dwellings completed in 2009-10 is by far the lowest total new build in recent years, representing less than a third of the seven year average (179 dwellings). The annual completions recorded between 2003-10 of 1861 is significantly below the requirement of the adopted NWRSS of 3108 which sets out annual average rates of housing provision at 444 per year from 2003 to 2021.

Total New Dwellings 2010 Blackpool Adjustment

3.7 The detailed annual monitoring of new dwellings created through the granting of planning permission provides a comprehensive assessment of the addition to Blackpool’s housing stock. This, however, fails to take account of two sources of other additional dwellings created without planning permission.

3.8 Blackpool is potentially unique in the number of such additional dwellings created largely related to the change of use without planning permission of premises previously in holiday accommodation use, rather than permanent residential use.

3.9 New such dwellings arise from 2 main sources:

Certificates of Lawful Use records show the creation of 743 new dwellings from CLDEs granted 2003-2010. However, a detailed assessment shows that the actual date in which the vast majority of these properties were actually converted was pre the 2003 current NWRSS Plan period. This is because their lawful use relates to them already having been implemented and established in permanent residential use for 4 or more year’s pre-2003. Only **46 dwellings** granted from CLDEs in 2009-2010 therefore count as additional dwellings against the current Blackpool housing requirement.
Council Tax Records account for a larger number of additional dwellings post 2003, without the benefit of planning permission. The size of Blackpool as a resort, and the level of holiday accommodation decline results in a uniquely difficult situation. In the absence of

any previous planning history for many such properties it is also uncertain as to when precisely conversions actually occurred.

3.10 A detailed assessment of all available information has been undertaken, and a robust inspection and enforcement system has been established to monitor and take appropriate action with regard to any such dwellings created in the future. While no permission has been sought for many such conversions, it is apparent that:

A number of dwellings have been created through change of use from holiday flat to permanent residential use relating to earlier planning permissions with no control to prevent such a change to permanent use.
A number of other dwellings where conversions have been implemented have been in existence for some time, should be regularized, and are effectively “deemed” to now be in lawful use.
Enforcement investigations and potential further action is being taken for those other premises which in line with existing policy would not have been granted permission to convert to residential use.

3.11 While there is no absolute clarity as to the exact timing of changes of use that have now occurred, the fact remains that the exceptional circumstances of Blackpool’s situation means a significant number of new dwellings have been created 2003-2010, which should count towards Blackpool’s new dwelling provision. The focus is not on when such dwellings first appeared on Council records, but when the change actually occurred.

Table 4a: Total Net New Dwellings Blackpool 2010 Adjusted

Year	New Build	Permitted Conversions	CLDEs & Other ‘Deemed’ 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	50	**314**
2008-09	81	109	150	**340**
2009-10	57	66	100	**223**
2003-10	**1252**	**609**	**300**	**2161**

3.12 Looking ahead, the Housing Trajectory identifying the future requirement still to be met 2010 – 2026 accordingly takes account of these dwellings.

3.13 The detailed schedule of all these additional dwellings created through both CLDEs and resulting from the assessment of Council Tax records are set out at Appendix 5 of the 2010 Housing Monitoring Report. It should be noted that ongoing enforcement investigations means details for individual address entries may change, but the figures represent the best estimates at April 1st 2010 of numbers of new dwellings created from these two sources since 2003. These figures increase the overall accuracy of Blackpool’s new dwelling stock and it would be inaccurate to exclude their consideration.

3.14 The amended **Table 4A** includes an allowance for such additional dwellings from Council Tax and Certificates of Lawful Use. The uncertainties in the figures are reflected by the rounded figure of 300 dwellings contribution from these sources over the last 3 years (2007 – 2010).

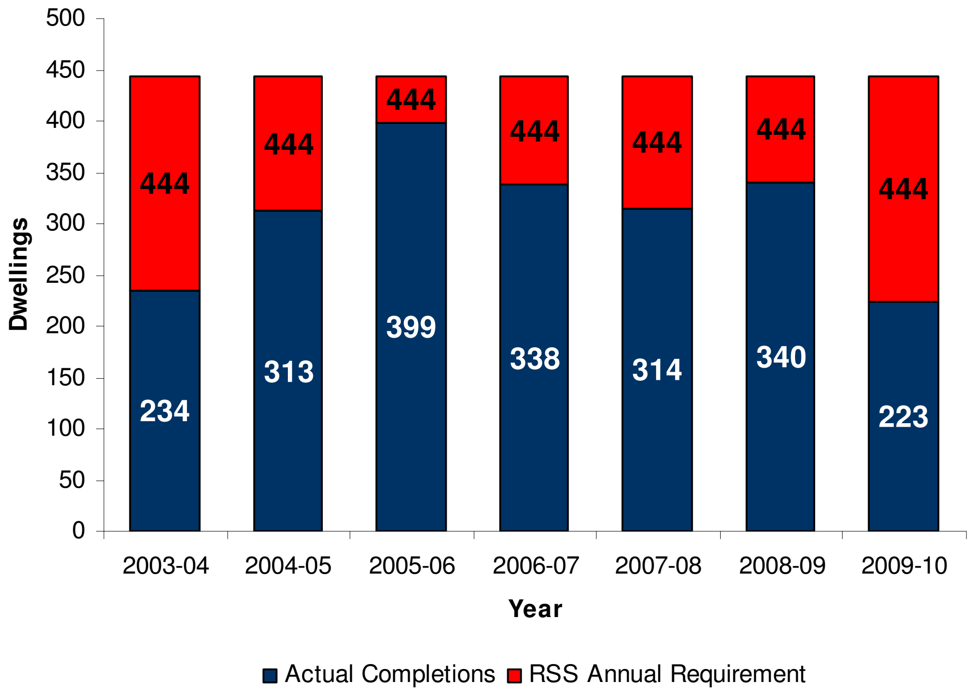
3.15 In the future, active monitoring, enhanced enforcement and inspection programmes, changes in the planning policies and the impact of Blackpool's wider regeneration are all expected to lead to a reduction in unlawful conversions in the holiday areas in the short term, with no such properties coming forward in the longer term other than those with planning permission.

3.16 The remainder of the Tables in the 2010 Housing Monitoring Report relate only to those dwellings which have been created through the normal operation of the planning system

Total Provision Against Blackpool's Annual Requirement

3.17 ***Figure 1*** shows the level of provision of new housing in Blackpool measured against the annual requirement contained within NWRSS between 2003-2010, including these amended figures. The 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 the earlier Local Plan requirement of 995 dwellings. An over-provision of 553 dwellings has been transformed into a shortfall against NWRSS in 2010 of 947 dwellings, with a key focus of ongoing LDF preparation being to respond to the major increase in Blackpool's housing requirement.

Fig 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

3.18 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	60% of additional housing should be provided on previously developed land and through conversions of existing buildings.
Regional Target	In the Fylde Peninsula at least 65% of new housing will be built on previously developed land.

3.19 **Table 5** sets out Blackpool's performance in relation to recycling targets during the period 2003 - 2010. All figures refer to the net number of completions i.e. they deduct the number of existing dwellings before the development was carried out.

3.20 During the seven-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.

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

Year	New Build				Conversions (Net)	Total	Total	%
	Greenfield	Brownfield	Total	% PDL	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%**
2009-10	3	54	57	**95%**	66	120	123	**98%**
2003-10	**155**	**1097**	**1252**	**88%**	**609**	**1706**	**1861**	**92%**

iii. Numbers of dwellings provided on windfall sites

3.21 **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.

3.22 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.

3.23 During the period 2003-10, 855 additional dwellings were provided on new build windfall sites with a further 609 dwellings coming through the conversion of existing buildings. This amounts to over 79% 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 the period 2006-09 to 77%. In 2009-10 the figure has further increased to 79% of all dwellings coming through windfall sites.

3.24 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.

Number of dwellings provided on windfall sites 2003-10

Table 6: Number of dwellings provided on windfall sites 2003-10

Year	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**
2009-10	3	54	66	**123**
2003-10	**397**	**855**	**609**	**1861**

3.25 **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 2003-10 were on small sites under 0.4 hectares in size, averaging 74 dwellings per year. A further 42 dwellings per year were provided on larger windfall sites. The total average of 116 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.

Table 7: Net Completions on new build windfall sites by site size by year (previously developed land only)

Year	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**
2009-10	55	1	0	**56**
2003-09	**520**	**234**	**63**	**817**

Planning permissions for new housing development, granted 2009-10

3.26 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 2009-10. 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.

3.27 In total permissions were granted for 356 new dwellings in 2009/10. 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, 356 dwellings comprised new windfall planning permissions.

Table 8: Planning permissions for new housing development (gross), granted 1st April 2009 to 31st March 2010

Type	PDL	Greenfield	All Dwellings
New Build	173	0	**173**
Conversion	183	0	**183**
Total	**356**	**0**	**356**

3.28 **Table 9** shows the net number of new permissions granted in 2009-10 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 2009-10) are considered separately in **Table 10**.

3.29 The net number of dwellings approved in 2009-2010 of 319 is lower than the annual housing requirement in NWRSS of 444 dwellings per year. This approval rate is far less than last years figure however, higher than previous years where there was declining trend from 708 net new dwellings in 2003-04 to 231 in 2006-07. Over the last seven years, while there has been a shortfall in completions, the 2,983 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 were 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 2009- 31 March 2010

Type	PDL	Greenfield	All Dwellings
New Build	171	0	171
Conversion	148	0	148
Total	**319**	**0**	**319**

3.30 **Table 10** shows there were no planning permissions granted for redevelopment schemes in 2009-10.

Table 10: Planning permissions for new housing development as part of housing renewal schemes, granted 1st April 2009 to 31st March 2010

Type	No of Dwellings
Existing Dwellings	**0**
Net Reduction in Dwelling Stock	**0**

v. Amount of land available for new build housing at 31st March 2010 (including sites under construction)

Planning Permissions

As of 31st March 2010, 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 953 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 26.89 hectares. 71% 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 2010

Site Status	Dwellings left (Gross)	Existing Dwellings	Dwellings (Net)	Area (Ha)
Under Construction	452	23	429	**11.29**
Not Started	256	11	245	**5.47**
Full Planning Permission Total	**708**	**34**	**674**	**16.76**
Outline Planning Permission	**281**	**2**	**279**	**10.13**
Total All Permissions	**989**	**36**	**953**	**26.89**

3.31 There are a further 419 dwellings with outstanding permissions arising through the conversion of existing buildings. Details of these permissions are set out in Appendix A4 of the report.

3.32 **Table 12** summarises the overall position with regard to dwellings with planning permission. A total of 1,372 new dwellings were committed as of 31st March 2010.

Table 12: New housing commitments at 31st March 2010

Source of Supply	No. of Dwellings
Outstanding permissions in new build schemes	**953**
Outstanding permissions for the conversion of existing buildings	**419**
Total Commitments	**1372**

3.33 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 2010, with no such sites having planning permission.

Table 13: Clearance sites with outstanding planning permissions at 31st March 2010

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

3.34 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 31.03.10. 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)	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 2010 (new build sites only)

Land	Hectares	No. of dwellings
Land with Planning Permission	26.89	953
Land Allocated for Housing	0.2	8
Total	27.09	961

vi. Housing Trajectory of Blackpool's future delivery of housing to 2021

3.35 The 1,372 dwellings with planning permission thus represents the total committed supply of housing land available for development as at 31st March 2010. These 1,372 dwellings represent 3 years supply against the NWRSS requirement of 444 dwellings per annum. In assessing the sufficiency of Blackpool's 2010 housing supply to meet future NWRSS requirements there is additionally a need to take account of:

Emerging sites identified in the Council's 2010 Strategic Housing Land Availability Assessment (SHLAA) which will also contribute to meeting Blackpool's five year requirement. This identifies a potential net capacity of 6334 dwellings within Blackpool that could be delivered over a 15 year period commencing April 2010, and a potential net five year supply figure of 1972 dwellings, excluding conversion permissions. Taking account of the 419 conversions planning permission gives Blackpool a total 5 year supply of 2391 dwellings.

The shortfall in provision 2003-10 against the NWRSS requirement is 947 dwellings (3108 (7 x 444) less 2,161 completed dwellings). This undersupply is therefore carried forward to 2026, to give an adjusted net requirement of 8059 dwellings 2010-2026, equating to just over 500 dwellings per annum.

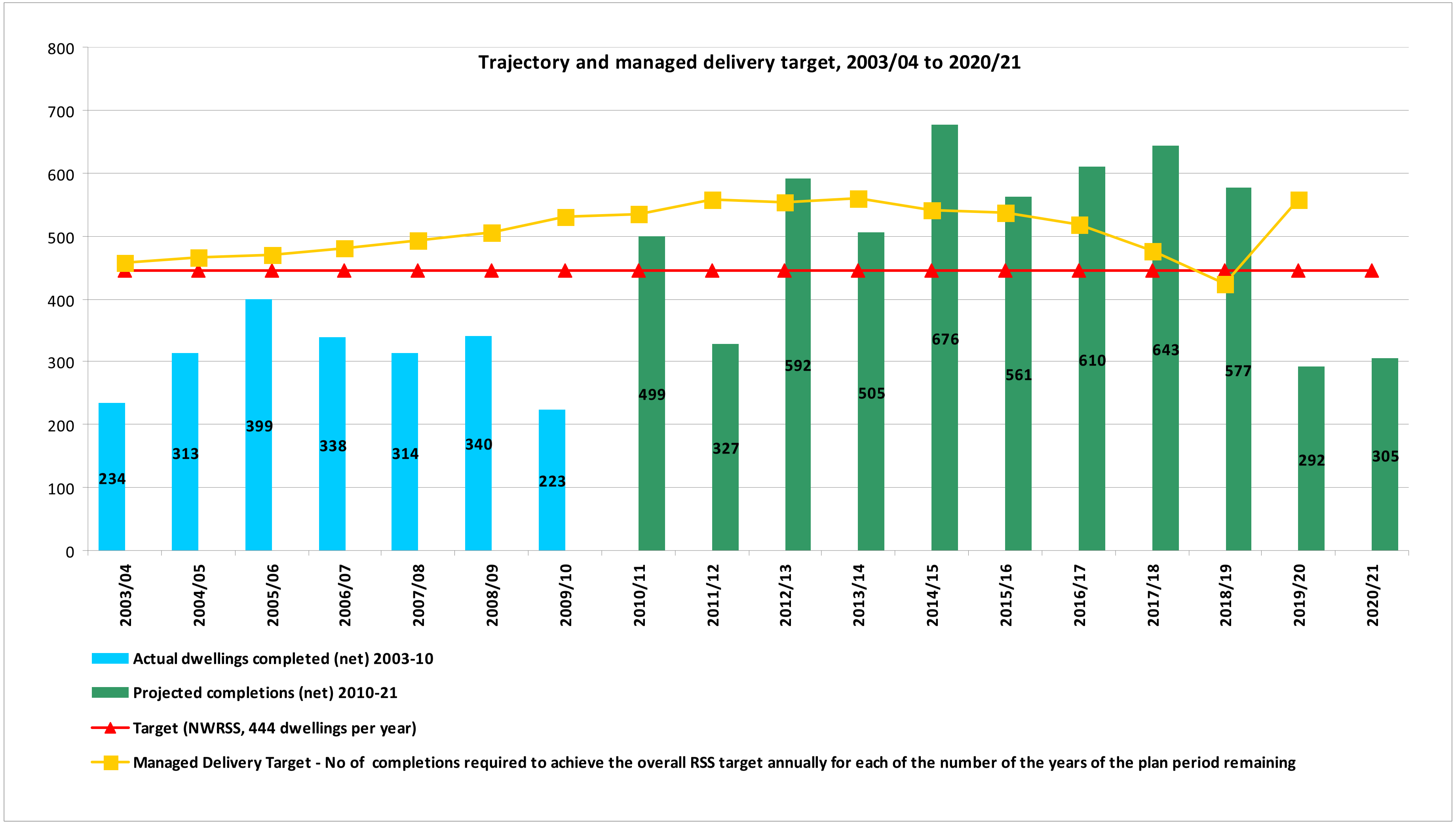
Taking account of the existing completions to date (**Table 4**) and the total land committed for housing **(Table 15**), a housing trajectory demonstrating Blackpool's future delivery of housing development from 2010 to 2021 is set out in ***Figure 2*** and supporting tables contained in Appendix 6.

3.36 The trajectory sets out:

Actual dwellings completed (net) at 31.03.10
Projected completions (net) at 31.03.10
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

3.37 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 2010-21



B Development Characteristics

vii. The mix of house types, size and tenures

3.38 PPS3 requires local planning authorities to formulate policies that secure an appropriate mix of dwellings size and type. **Table 16** 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 2003-10 and was 54% in 2009-10.

Table 16: Completions by dwelling type by year, 1st April 2003 to 31st March 2010 (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**
2009-10	9	6	12	32	**59**
2003-10	**207**	**200**	**306**	**734**	**1447**
% of total new build completions	**14**	**14**	**21**	**51**	**100**

3.39 **Table 17** shows the size of dwellings by number of bedrooms. This is the fourth year of monitoring this data and therefore information is provided for year 2006-10. For 2009/10 35% of new build dwelling houses were three bedroom and 53% two bedroom. Taken over four years 2006-10 33% of all new build completions were two bedroom flats.

Table 17: Completions by dwelling size (number of bedrooms), 1st April 2006 to 31st April 2010 (new build dwellings (gross) only)

Type	Detached			Semi-Detached			Terraced				Flats			Total
No of Rooms	**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
2009-10	5	2	2	2	4			7		5		32		59
2006-10	**17**	**17**	**26**	**22**	**58**			**91**	**72**	**5**	**43**	**214**	**78**	643
% of total New Build Completions	3	3	4	3	9			14	11	1	7	33	12	100

3.40 **Table 18** 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 (57%). 19% of outstanding permissions are for terraced housing, 5% detached dwellings and 15% Semi-detached.

Table 18: Outstanding permissions (gross) by dwelling type at 31st March 2010 (new build dwellings only)

Site Status	Detached	Semi-Detached	Terraced	Flats	Unknown	Total
Under construction	27	82	86	257	0	**452**
Not started	13	50	68	125	0	**256**
Full Planning Permission Total	**40**	**132**	**154**	**382**	**0**	**708**
Outline planning permission	10	18	30	185	38	**281**
All permissions	**50**	**150**	**184**	**567**	**38**	**989**
% of total new build permissions	**5%**	**15%**	**19%**	**57%**	**4%**	**100%**

3.41 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 Fylde Coast sub regional assessment of the housing needs of Blackpool and Fylde Coast residents was undertaken in 2008 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.

3.42 **Table 19** details the tenure of new build housing completions in the period 2003-10. Of new dwellings, 22% were built by RSL's and can be classified as affordable housing. In 2009/10 no new dwellings were built by RSL's. There was no local authority housing built in the period.

Table 19: Completions by tenure (new build) – 1st April 2003 to 31st March 2010

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**
2009-10	**59**	**0**	**0**	**59**
2003-10	**1130**	**317**	**0**	**1447**
% of total new build completions	**78%**	**22%**	**0%**	**100%**

3.43 This years housing monitoring report also includes information on the tenure of dwellings created through completions and outstanding planning permissions. **Table 20** shows all of the 93 dwellings created are privately owned.

Table 20: Completions by tenure (conversions) – 1st April 2008 to 31st March 2010

Type	Private	RSL	Intermediate	Local Authority	Total
Conversion	**93**	**0**	**0**	**0**	**93**

3.44 **Table 21** shows, of the 173 outstanding new build permissions, over half (57%) are proposed private ownership, 46 (27%) RSL and 28 (16%) of the outstanding permissions are for Local Authority provision. Outstanding planning permissions for dwellings through conversion would provide 183 private housing.

Table 21: Tenure of Outstanding Planning Permissions as at 31st March 10

Type/Tenure	Private	RSL	Intermediate	Local Authority	Total
New Build	**99**	**46**	**0**	**28**	**173**
Conversion	**183**	**0**	**0**	**0**	**183**

viii. The density of new development

3.45 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) should be used as a national indicative minimum.

3.46 **Table 22** relates to dwellings completed in the financial year 2009-10 and sets out the number of dwellings completed in developments at different density ranges. It applies to schemes of 5 or more dwellings only. 100% of dwellings on sites of 5 or more dwellings were built at densities above 50 dwellings per hectare.

Table 22: New dwellings completed between 1st April 2009 and 31st March 2010 at different density ranges (schemes of 5 or more dwellings only)

Density	Dwellings
Gross completions at density of less than 30 dwellings per hectare (net site area of the development)	**0**
Gross completions at density of 30-50 dwellings per hectare (net site area of the development)	**0**
Gross completions at density above 50 dwellings per hectare (net site area of the development)	**48**
Total Completions in schemes of 5 dwellings or more only	**48**

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 – Publication Edition is to be published in spring 2011.

Development Management Policies – The Council will review the need for its preparation, but there is no current programme for the document, with reliance on the current saved policies and evolving Local Development Framework.

Neighbourhood Plans
In 2010 a new approach has been adopted. The Council is not continuing the production of Area Action Plans for Foxhall and South Beach. Instead Neighbourhood Plans are being produced as Supplementary Planning Documents (SPDs), which will provide a flexible planning framework for future development and guide intervention in these areas.

Foxhall Area SPD – Publication programmed for 2011.

South Beach SPD – Publication programmed for 2011.

North Beach SPD – Not currently programmed.

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 support of the Council's Core Strategy Publication edition in spring 2011.

New Homes from Old Places SPD – To be published alongside and in support of the Councils Core Strategy Publication Edition in Spring 2011

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 was adopted by all three Councils in November 2007.