

Deliverable Five Year Housing Land Supply Statement

(1 April 2019 – 31 March 2024)

Contents

1.0	Introduction	3
2.0	The Five Year Housing Requirement.....	3
	Table 1: Completions against Core Strategy Requirements	4
	Table 2: Blackpool Five Year Supply Housing Requirement.....	6
3.0	The Deliverable Supply	6
	Table 3: Windfall Housing Completions.....	8
	Table 4: Deliverable Housing Supply.....	9
	Appendix 1: Deliverable Housing Sites	10
	Table A: New build sites with detailed permission at 31 March 2019	10
	Table B: Major conversion/change of use schemes with detailed permission at 31 March 2019 ...	12
	Table C: Minor conversion/change of use schemes with detailed permission at 31 March 2019...	13
	Table D: Other Deliverable Sites	16

1.0 Introduction

- 1.1 The National Planning Policy Framework (NPPF), as revised and updated in February 2019, sets out the Government's planning policies for delivering a sufficient supply of homes. Paragraph 73 states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old, incorporating an appropriate buffer.
- 1.2 This statement sets out Blackpool's deliverable five year housing land supply for the period 1 April 2019 – 31 March 2024.

2.0 The Five Year Housing Requirement

- 2.1 The Blackpool Local Plan Part 1: Core Strategy (Core Strategy) was adopted in January 2016 and sets out the housing requirement for Blackpool. Core Strategy Policy CS2 (Housing Provision) states that provision will be made for the delivery of 4,200 new homes in Blackpool between 2012 and 2027. Paragraph 5.20 of the policy supporting text sets out that this is a phased target equating to:

- 250 dwellings per annum between 2012 - 2017
- 280 dwellings per annum between 2017 – 2022
- 310 dwellings per annum between 2022 – 2027

This is an average of 280 dwellings per annum.

- 2.2 The Core Strategy was adopted less than five years ago, so the Council uses the Core Strategy housing requirement for the purposes of calculating the deliverable five year supply, rather than the annual local housing need figure calculated using the standard methodology.
- 2.3 The Core Strategy housing requirement for the five year period April 1st 2019 to March 31st 2024 is as follows:
- 2019 – 2022: 840 dwellings (3 x 280 dwellings per annum)
 - 2022 – 2024: 620 dwellings (2 x 310 dwellings per annum)

This is a requirement for 1,460 dwellings over the five year period.

- 2.4 In addition, the Blackpool Housing Monitoring Report (HMR) for 2018/2019 indicates that there has been a housing delivery shortfall of 503 dwellings over the Core Strategy period 2012 – 2019. This needs to be taken into account when calculating the five year housing supply. Table 1 sets out completions against the Core Strategy Requirement over this period.

Table 1: Completions against Core Strategy Requirements

Year	Dwelling Completions	Core Strategy Requirement	Under/Over Delivery
2012/2013	166	250	-84
2013/2014	-40	250	-290
2014/2015	389	250	+139
2015/2016	294	250	+44
2016/2017	-146	250	-396
2017/2018	276	280	-4
2018/2019	368	280	+88
Total	1,307	1,810	-503

- 2.5 Planning Practice Guidance (PPG) on housing supply and delivery (July 2019) states that student housing and older person housing can contribute towards an authority's housing land supply. Blackpool's Housing Delivery Test (HDT) Measurement includes a contribution of a further 27 dwellings from older person housing, based upon Housing Flows Reconciliation form data. Taking account of this additional supply, the shortfall reduces by 27 dwellings to 476 dwellings.
- 2.6 Paragraph 31 of PPG on housing supply and delivery sets out how past shortfalls against planned requirements should be addressed when considering the five year land supply. It states that:
- "The level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (the Sedgfield approach), then the appropriate buffer should be applied. If a strategic policy-making authority wishes to deal with past under delivery over a longer period, then a case may be made as part of the plan-making and examination process rather than on a case by case basis on appeal."*
- 2.7 As part of the Core Strategy process, a case was made to deal with past under delivery over the plan period, rather than over five years. The Core Strategy Inspector's Report addresses this issue in paragraph 52. Taking account of the fact that the Oxford Economics economic forecasts, on which the Core Strategy housing requirement figure was primarily based, implied a much lower housing requirement figure (72 dwellings per annum) in the early years of the plan period, the Inspector agreed that it was appropriate to deal with past under-delivery over the plan period, rather than over five years. Therefore, when calculating the five year supply there is justification to address the shortfall over the plan period (the 'Liverpool approach'), rather than over five years.
- 2.8 If the shortfall of 476 is accommodated over the remaining eight years of the plan period (2019 – 2027) this equates to a requirement for an additional 298 dwellings to be accommodated over the next five years, or 60 additional dwellings per year.
- 2.9 It should be noted that the shortfall figure has been heavily influenced by demolitions at Queens Park and at All Hallows Road, where Council-led regeneration schemes have resulted in a net loss of 317 dwellings, as unsuitable high density accommodation has been replaced with lower density family homes. These demolitions resulted in a net loss of dwellings during 2013/14 and 2016/2017. The Council's approach to sustainable neighbourhood regeneration is endorsed in paragraph 57 of the Core Strategy Inspector's Report.

- 2.10 Paragraph 73 of the NPPF states that the supply of specific deliverable sites should in addition include a buffer (moved forward to later in the plan period) of:
- 5% to ensure choice and competition in the market for land; or
 - 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
 - 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply. The accompanying footnote states that from November 2018, this will be measured against the HDT, where this indicates that delivery was below 85% of the housing requirement.
- 2.11 The HDT Measurement Rule Book states that where housing requirements are less than five years old, the housing requirement figure will be the lower of either the latest adopted housing requirement, or the minimum annual local housing need figure (which is subject to transitional arrangements for financial years 2015 – 2018).
- 2.12 The Government has now published the HDT results. In Blackpool, the minimum annual local housing need figure was lower than the adopted housing requirement over the same period, so was used as the requirement figure for the purposes of the HDT. Incorporating adjustments for communal accommodation, Blackpool scored 100% in the published HDT results. Therefore, Blackpool is not in a position of significant under delivery over the past three years and it is appropriate to apply a 5% buffer to the housing requirement, for the purposes of calculating the five year supply.
- 2.13 Therefore, for the purposes of the five year supply calculation for the period 2019 - 2024, the five year requirement incorporating a 5% buffer is calculated to be 1,846 dwellings, which is 369 dwellings per annum. This is set out in Table 2:

Table 2: Blackpool Five Year Supply Housing Requirement

A	Core Strategy Housing Requirement 2019 – 2024 (no adjustment)	1,460
B	Shortfall from the beginning of the plan period using the <i>'Liverpool'</i> method	298
C	Five year requirement incorporating shortfall (A + B)	1,758
D	5% buffer (5% of 1,758)	88
E	Five year requirement incorporating buffer (C + D)	1,846
F	Annual requirement for next five years (E/5)	369

3.0 The Deliverable Supply

- 3.1 The NPPF states that to be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.
- 3.2 The NPPF advises that sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years. These deliverable sites are set out in Table A of Appendix 1.
- 3.3 Correspondence has been undertaken with developers on the largest sites with detailed planning permission in relation to build out rates and realistic delivery over the five year period. In the case of the housing site at Moss House Road (ref: 17/0095) Kensington Homes indicate that the site is unlikely to be completed within five years and the deliverable supply has been reduced accordingly.
- 3.4 In total, a deliverable supply of 583 new build dwellings on sites with detailed planning permission, or which do not involve major development and have planning permission, are identified in Table A of Appendix 1. For the purposes of this assessment, sites with reserved matters approval are considered to have detailed permission, because the permissions can now be implemented and in some cases the sites are under construction.
- 3.5 In addition there are 140 dwellings that have detailed planning permission in the form of conversions and changes of use as part of major schemes (10 dwellings or more), which are identified in Table B of Appendix 1. There are also 162 dwellings that have detailed planning permission in the form of conversions and changes of use as part of minor schemes (9 or fewer dwellings), which are identified in Table C of Appendix 1.

- 3.6 The NPPF advises that where a site has outline permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. There are a number of sites that had outline permission for major development in Blackpool at March 31 2019 and evidence has been sought to support the inclusion of these sites in the five year supply.
- 3.7 Where clear evidence has been provided, they have been included as part of the deliverable supply and are set out in Table D of Appendix 1. Where no evidence has been forthcoming, or the evidence supplied has provided little clarity, they have been excluded from the identified supply.
- 3.8 Additional sites that were included in the Blackpool Local Plan Part 2: Proposed Site Allocations and Development Management Policies Informal Consultation Paper and/or the June 2014 Blackpool Strategic Housing Land Availability Assessment are also considered to be deliverable over the five year period. These sites equate to 681 dwellings and are listed in Table D of Appendix 1, with further information to support their inclusion.
- 3.9 In terms of the five year supply, the majority of these sites were considered by the Planning Inspector in an appeal decision relating to Land off Warren Drive (Appeal Ref: APP/J2373/W/18/3203780) dated 09 April 2019. The Inspector's comments have been taken account of in this updated assessment, which covers the five year period from 1 April 2019 – 31 March 2024. At the Warren Drive appeal, the period covered was 1 April 2018 – 31 March 2023.
- 3.10 The NPPF allows local planning authorities to make an allowance for windfall sites as part of their anticipated supply, if there is compelling evidence that they will provide a reliable source of supply. The issue of windfall housing provision was considered by the Blackpool Core Strategy Inspector (paragraph 42 of the Inspector's Report). He notes that the majority of windfall site developments in Blackpool are anticipated to be conversions (notably of hotels and guest houses) in the inner areas and that the Council is encouraging such schemes in appropriate circumstances as part of its regeneration strategy. He considered that there was compelling evidence that windfalls will continue to provide a reliable source of housing land supply during the plan period. This is reflected in Core Strategy Policy CS2, which identifies windfall housing as one of the three sources of housing provision in Blackpool.
- 3.11 The 2018/19 HMR provides up to date information about windfall development in Blackpool. Table 3 below provides a summary of this information. It shows that from 2012 – 2019, 981 dwellings were completed on windfall sites through conversions/changes of use and 76 dwellings were completed on new build windfall sites, which is a total of 1,057 dwellings and an average of 151 dwellings per year.

Table 3: Windfall Housing Completions

Year	Conversions/Changes of Use: Permitted & CLDE/CLUP/CPA			New Build	Windfall Total
	Small Sites	Major Sites	Total		
2012/13	99	24	123	39	162
2013/14	129	22	151	0	151
2014/15	148	31	179	0	179
2015/16	149	12	161	1	162
2016/17	95	16	111	-13	98
2017/18	117	10	127	9	136
2018/19	115	14	129	40	169
Total	852	129	981	76	1,057

- 3.12 Table 3 shows that the most consistent source of windfall completions has been conversions/changes of use on small sites (sites of 9 dwellings or less). This includes dwellings provided through permitted conversions, prior approvals for change of use and lawful development certificates. An average of 122 dwellings per year have been provided through these sources.
- 3.13 This source of supply is expected to continue because Core Strategy Policy CS23 allows more hotels and guest houses to change to residential uses than previous policy approaches. In addition, in 2015 the Council established Blackpool Housing Company, which acquires poor quality existing homes and redundant buildings, such as former holiday accommodation and remodels them into quality affordable homes for rent. They have a development programme which aims to deliver between 80 and 100 quality homes per year. Although not all of these homes will be net additions to the stock, this work will further boost the supply of dwellings created through conversions and changes of use.
- 3.14 Conversions/changes of use on larger sites (sites of over 9 dwellings) also come forward (at an average of 18 per year since 2012), but the figures can be unduly influenced by larger schemes which come forward on an irregular basis (such as the scheme for 66 apartments that is currently under construction at 647 – 651 New South Promenade). New build windfall sites also tend to come forward, but not on a consistent basis.
- 3.15 Therefore, taking account of completion evidence it is considered appropriate to use a windfall allowance of 120 dwellings per year based upon conversions/changes of use on small sites of 9 units or less, which have consistently delivered housing (at a rate of 122 dwellings per year) over the plan period. Any new build windfall sites or major conversions/changes of use that come forward will be in addition to the windfall allowance.
- 3.16 At 31 March 2019 there were 162 dwellings permitted in conversions/change of use schemes on small sites. To avoid double counting, these permitted dwellings are incorporated into the windfall allowance. Table 4 sets out the deliverable housing supply.

Table 4: Deliverable Housing Supply

Source of Supply	Number of Dwellings
New build sites that do not involve major development and have planning permission and sites with detailed planning permission	583
Major conversions and changes of use with detailed planning permission	140
Minor conversions and changes of use with detailed planning permission	162
Windfall allowance for minor conversions and changes of use (600 minus 162 dwellings with permission)	438
Other deliverable sites	681
Total	2,004

- 3.17 The five year target incorporating a 5% buffer is calculated to be 1,846 dwellings. A supply of 2,004 dwellings has been identified. This equates to a 5.4 year deliverable housing supply. Therefore, the Council can currently demonstrate a five year deliverable housing supply, in accordance with the requirements of the NPPF.

Appendix 1: Deliverable Housing Sites

Table A: New build sites with detailed permission at 31 March 2019

Application Number	Address	Total Capacity (net)	Dwellings left to be built (at 1 April 2019)	Deliverable dwellings over 5 year period	Comments
05/0185	41 Bispham Road and land to rear of 39 – 41 Bispham Road	18	16	16	Site with detailed permission.
05/0705	Land off Coopers Way	102	45	45	Dwellings under construction (restarted on site in 2018) (Belmont Homes).
13/0447	Land bounded by Princess Street, Seaside Way, Rigby Road and Blundell Street and land bounded by Rigby Road, Central Drive, Field Street and Seaside Way (Foxhall Village Phases 1 & 2)	218	25	25	Dwellings under construction (Hollinwood Homes).
18/0423	Land at 14 Strathdale	1	1	1	Site with detailed permission.
16/0643	170 Preston New Road	6	6	6	Non-major site with outline permission.
16/0191	Land to the rear of 57 – 61 Bispham Road	4	4	4	Site with detailed permission.
15/0420	NS & I Site Preston New Road	118	86	86	Dwellings under construction (Rowland Homes).
16/0555	Land adjacent to 250 Central Drive	4	4	4	Site with detailed permission.
16/0229	Land to Rear of 199 – 201 Common Edge Road	1	1	1	Site with detailed permission.
17/0012	Land adjacent to 15 Morley Road	2	2	2	Non-major site with outline permission.
16/0797	Land to rear of 435 – 437 Waterloo Road	2	2	2	Site with detailed permission.

Application Number	Address	Total Capacity (net)	Dwellings left to be built (at 1 April 2019)	Deliverable dwellings over 5 year period	Comments
17/0095	Land at Moss House Road	422	355	203	<p>Dwellings under construction (Kensington Developments). Developer confirmed via email that 225 dwellings should be completed by 31.03.23 and 285 by 31.07.24 in total on Phases 1 and 2 of the site.</p> <p>At 31.03.19 67 dwellings had been completed, leaving a further 158 to be completed by 31.03.23. The developer is anticipating that an additional 60 dwellings will be completed over the next 16 months (until 31.07.24), which equates to a build rate of 3.75 per month. Therefore, over the 12 month period from 01.04.23 – 31.03.24 a further 45 dwellings are anticipated. This equates to 203 deliverable dwellings (158 + 45) over the 5 year period.</p>
17/0361	Land at Taybank and Livet Avenue	3	3	3	Dwellings under construction.
16/0551	Land to rear 83 – 103 Powell Avenue	4	4	4	Site with detailed permission.
17/0361	Former Co-op Sports and Social Club, Preston New Road	53	45	45	Dwellings under construction.
17/0439	Land at 50 Bispham Road	12	12	12	Site with detailed permission.
17/0239	Land to rear 46 Harcourt Road	1	1	1	Site with detailed permission.
16/0195	Land to rear 322 and 324 Bispham Road	1	1	1	Site with detailed permission.
17/0563	Land at 19 Sussex Road	4	4	4	Non-major site with outline permission.
17/0590	Hoyle House, Argosy Avenue	18	18	18	Dwellings under construction.
17/0844	Land adjacent to 2 St Louis Avenue	1	1	1	Dwellings under construction.
17/0873	Land at 200 – 210 Watson Road	39	39	39	Dwellings under construction (M.C.I. Developments).

Application Number	Address	Total Capacity (net)	Dwellings left to be built (at 1 April 2019)	Deliverable dwellings over 5 year period	Comments
16/0493	Land adjacent to 73 Stony Hill Avenue	8	8	8	Dwellings under construction.
18/0030	Land rear of 5 Oak Avenue	1	1	1	Site with detailed permission.
18/0160	Land adjacent to 8 Cottesmore Place	1	1	1	Non-major site with outline permission.
18/0404	Land to rear of 49 Moss House Road	1	1	1	Site with detailed permission.
18/0438	Southgate Bennetts Lane	1	1	1	Site with detailed permission.
18/0589	64 Preston Old Road	1	1	1	Non-major site with outline permission.
18/0590	Site of Former Kings Christian Centre	15	15	15	Site with detailed permission.
18/0718	Site of 18 – 20 Empress Drive	4	4	4	Site with detailed permission.
18/0657	12 Broadway	2	2	2	Non-major site with outline permission.
18/0603	Land at the Junction of Coleridge Road	25	25	25	Site with detailed permission.
19/0016	Land at Brun Grove	1	1	1	Site with detailed permission.
	Total			583	

Table B: Major conversion/change of use schemes with detailed permission at 31 March 2019

Application Number	Address	Total Capacity (net)	Dwellings left to be built (at 1 April 2019)	Deliverable dwellings over 5 year period	Comments
16/0421	647 – 651 New South Promenade	66	66	66	Under construction.
16/0563	38 Springfield Road	11	11	11	Under construction.
17/0675	59 Exchange Street	10	10	10	Detailed permission.

Application Number	Address	Total Capacity (net)	Dwellings left to be built (at 1 April 2019)	Deliverable dwellings over 5 year period	Comments
17/0767	Empire Bingo, 173 – 183 Hawes Side Lane	14	14	14	Detailed permission.
18/0501 & 16/0560	653-655 Promenade	19	5	5	Under construction.
18/0288	35 Station Road	11	11	11	Detailed permission.
17/0859	98A Park Road	10	10	10	Detailed permission
18/0596	68 – 76 Central Drive	13	13	13	Detailed permission.
	Major Conversions Total	154	140	140	

Table C: Minor conversion/change of use schemes with detailed permission at 31 March 2019

Application Number	Address	Dwellings left to be built (at 1 April 2019)	Deliverable dwellings over 5 year period
10/1404	Former Marton Library, Waterloo Road	5	5
15/0228	6-8 Carlin Gate	2	2
16/0077	16 Exchange Street	1	1
16/0094	6a and 6b Milbourne Street	3	3
16/0205	64-66 Talbot Road	2	2
16/0541	12 Edward Street	2	2
16/0457	81 Palatine Road	1	1
16/0662	14 St Annes Road	1	1
16/0777	2-7 Gynn Square	1	1
16/0207	5 Penhill Close	1	1
16/0227	218-220 Lytham Road	1	1
16/0019	77-81 Albert Road	6	6
16/0482	22-24 Lytham Road	9	9
16/0322	32-34 Cocker Street	2	2
16/0741	12-14 Withnell Road	7	7
16/0805	56 Osborne Road	2	2

Application Number	Address	Dwellings left to be built (at 1 April 2019)	Deliverable dwellings over 5 year period
17/0054	192 Preston Old Road	1	1
17/0088	30-36 Coronation Street	4	4
17/0090	37 George Street	6	6
17/0145	1 Chapel Street	2	2
17/0238	31-33 Queen Street	2	2
17/0407	141-147 Abbey Road	1	1
17/0518	2 Back Warbreck Road	1	1
17/0551	64 Seafield Road	1	1
17/0565	20 Lytham Road	3	3
17/0669	7-8 Finchley Road	5	5
17/0739	193-195 Church Street	4	4
17/0783	79 Lytham Road	1	1
17/0853	11 Reads Avenue	2	2
17/0826	North Shore Working Mens Club	1	1
17/0799	32 Queen Street	6	6
17/0863	28 Springfield Road	2	2
17/0872	Rear 9-21 Melrose Avenue	1	1
18/0085	17 Shaftesbury Avenue	-1	-1
18/0032	14 Regent Road	2	2
18/0023	24-28 Coronation Street	2	2
18/0073	4 Back Warbreck Road	1	1
18/0082	169 Lytham Road	3	3
18/0090	14 Kirby Road	1	1
18/0060	1 Layton Lodge, Bispham Road	5	5
18/0136	31-33 Hornby Road	6	6
18/0180	44 Warbreck Hill Road	1	1
18/0220	102 Queen's Promenade	1	1
18/0407	30 Rawcliffe Street	2	2
18/0221	28 Lonsdale Road	4	4
18/0303	211 Lytham Road	2	2

Application Number	Address	Dwellings left to be built (at 1 April 2019)	Deliverable dwellings over 5 year period
18/0328	45A Grosvenor Street	1	1
18/0367	6 Central Drive	2	2
18/0296	54-58 Raikes Parade	5	5
18/0372	12-14 Withnell Road	-2	-2
18/0415	61 Withnell Road	2	2
18/0418	46A Cookson Street	2	2
18/0458	77 Adelaide Street	1	1
18/0462	199-201 Promenade	6	6
18/0475	21 St. Martins Road	-1	-1
18/0504	308 Talbot Road	1	1
18/0459	44-46 Reads Avenue	8	8
18/0503	3 Chapel Street	1	1
18/0523	24-30 Bond Street	4	4
18/0528	Moore Bank House, 26-28 Moore Street	1	1
18/0587	452 Lytham Road	1	1
18/0231	234 Waterloo Road	-1	-1
18/0457	243-247 Lytham Road	2	2
18/0785	7 Milbourne Street	1	1
18/0605	10-16 Exchange Street	5	5
18/0657	12 Broadway	2	2
18/0772	134 Albert Road	3	3
18/0784	2 Crystal Road	1	1
18/0831	5 Holmefield Road	1	1
18/0843	28 Clevedon Road	-3	-3
19/0068	9 Daggars Hall Lane	1	1
	Total	162	162

Table D: Other Deliverable Sites

Address	Application Number	Deliverable dwellings over 5 year period	Comments
<p>Land bounded by Princess Street, Seaside Way, Rigby Road & Blundell Street and land bounded by Rigby Road, Central Drive, Field Street and Seaside Way (Foxhall Village Phases 3 & 4)</p>	<p>12/0803 (outline) & 19/0103 (reserved matters)</p>	<p>114</p>	<p>This site was included within the five year housing supply considered as part of the Land off Warren Drive Appeal (Ref: APP/J2373/W/18/3203780), with Inquiry sessions held in January and March 2019. Its inclusion in the five year supply was accepted by the appellant and not disputed by the Inspector.</p> <p>At March 31 2019 Phases 3 & 4 of this site were subject to outline permission for 192 dwellings. Reserved matters permission was granted for 74 dwellings on Phase 3 of this site in June 2019 and site works are taking place.</p> <p>Hollinwood Homes are developing this site under a Development Agreement with Blackpool Council. The Council has assembled the site and is responsible for ground remediation, providing access to services and investing in the public realm. Both the Council and Homes England have invested heavily in this development because of its strategic importance in establishing a new high quality housing offer in an area of inner Blackpool that otherwise offers a poor choice of homes and is characterised by concentrated deprivation.</p> <p>Email evidence from the Blackpool Housing Company Strategic Developments Manager, included as part of the Council's case at the above appeal, states that Phase 3 should be completed by March 31 2023 and that 36 dwellings should also be completed on Phase 4. Since this correspondence it is now estimated that 40 dwellings will be completed on Phase 4 by March 31 2024, which is a total of 114 deliverable dwellings.</p>
<p>Land at Ryscar Way</p>	<p>19/0176 (outline)</p>	<p>47</p>	<p>This site is owned and being promoted by Blackpool Council and is included within the 2014 Strategic Housing Land Availability Assessment as a potential housing site.</p> <p>The Council received £400,000 from the Government's Land Release Fund to support works to unlock this site for housing. In order to receive this funding a key requirement was that the site could be released for development before April 2020. This funding has</p>

Address	Application Number	Deliverable dwellings over 5 year period	Comments
			<p>been used for surveys, the submission of a planning application and other enabling works. A planning application was submitted in March 2019 and the site was granted outline permission for 47 dwellings on 03 July 2019.</p> <p>This site was included within the five year housing supply considered as part of the Land off Warren Drive Appeal (Ref: APP/J2373/W/18/3203780), with Inquiry sessions held in January and March 2019. Its inclusion in the five year supply was accepted by the appellants and not disputed by the Inspector.</p> <p>Email evidence from the Growth and Prosperity Team Senior Programme Manager, included as part of the Council's case at the above appeal, states that the Council is discussing the site with interested parties/housebuilders and that it is anticipated that one housebuilder would build out the site.</p> <p>The Senior Programme Manager anticipated that a reserved matters application would be submitted towards the end of 2019/early 2020 and that housing construction would start in 2020, with the first completions taking place towards the end of this year. He anticipated that all of the dwellings would be built by 2023. He stated that the Council is proposing to draw up a development contract with the developer, which would include a commitment to build within certain timescales.</p>
Land at Bispham High School	Hybrid application 19/0241 (under consideration)	150	<p>This site is owned and being promoted by Blackpool Council. It is included within the 2014 Strategic Housing Land Availability Assessment as 2 potential housing sites. The northern site consists of the former high school and associated playing fields and the southern site relates to land off Regency Gardens. The combined site was included as a proposed housing allocation in the January 2019 Blackpool Local Plan Part 2: Proposed Site Allocations and Development Management Policies Informal Consultation Paper.</p> <p>The Council received £1,050,000 from the Government's Land Release Fund to support works to unlock this site for housing. In order to receive this funding a key requirement</p>

Address	Application Number	Deliverable dwellings over 5 year period	Comments
			<p>was that the site could be released for development before April 2020. This funding has been used for a range of pre-application site assessment work (including surveys relating to ecology, trees, highways, flood risk assessment/drainage and a phase 1 ground survey) and other enabling work.</p> <p>This site was included within the five year housing supply considered as part of the Land off Warren Drive Appeal (Ref: APP/J2373/W/18/3203780). In the appeal decision (dated 09 April 2019) the Inspector noted that impediments might delay and reduce the deliverability of dwellings on this site, and he doubted that the 181 dwellings estimated to be deliverable would be completed by 2023. He stated that, in his view, “there might be a ‘realistic prospect’ of no more than between 90 and 120 dwellings being completed here by April 2023”.</p> <p>Since the Warren Drive appeal decision a hybrid planning application has been submitted (in April 2019), which comprises a full application for the erection of a cadet hut and an outline application for the erection of up to 176 dwellings with associated open space and infrastructure. The planning application is scheduled to be considered at Committee in October 2019.</p> <p>The planning application involves the loss of playing fields associated with the school. The Council is producing an updated playing pitch strategy in conjunction with Sport England, and is proposing replacement pitch provision elsewhere in the Borough. An application has also been made for Secretary of State’s consent under Section 77 of the School Standards and Framework Act 1988 to dispose of the school playing field land.</p> <p>The southern part of the site (Land off Regency Gardens, as identified separately in the Strategic Housing Land Availability Assessment) was not part of the high school site and its development does not involve the loss of playing fields</p>

Address	Application Number	Deliverable dwellings over 5 year period	Comments
			<p>Email evidence from the Growth and Prosperity Team Senior Programme Manager, included as part of the Council's case at the Land off Warren Drive appeal, states that the Council is discussing the site with interested parties/housebuilders and that because the site is split into two broad development areas, it is anticipated that 2 developers could develop the site. He states that the Council is proposing to draw up a development contract with the developer, which would include a commitment to build within certain timescales.</p> <p>As this five year supply statement covers the period until 2024, rather than 2023, the deliverable supply has been increased to 150 dwellings, which takes account of the Inspector's comments and is considered realistic over the period 2019 – 2024, with two developers on the site.</p>
Land at the Enterprise Zone (Jepson Way)	19/0271 (under consideration)	57	<p>This site is owned and being promoted by Blackpool Council. The site is located within the Blackpool Airport Enterprise Zone (EZ). EZ status was approved by the Government for the wider site in 2015 and became operational in April 2016. A masterplan has been approved for the whole EZ and this masterplan incorporates enabling residential development in this location. The Council has allocated a budget of £28.1 million for the first 3 years of delivery of the EZ, including this site, and the EZ has a number of funding mechanisms to support its delivery and development from the Government.</p> <p>The site was included as a proposed housing allocation in the January 2019 Informal Consultation Paper. Part of the EZ, including this site, is currently located in the Green Belt, but it is proposed to amend the Green Belt boundary to address a local anomaly to the boundary and to support economic growth at the EZ. This is set out in the Informal Consultation Paper and justified in the supporting Green Belt Review Assessment. It is anticipated that consultation on a publication version of the Blackpool Local Plan Part 2: Proposed Site Allocations and Development Management Policies document will take place during December 2019/January 2020, with submission of this Plan to take place in spring 2020.</p>

Address	Application Number	Deliverable dwellings over 5 year period	Comments
			<p>This site was included within the five year housing supply considered as part of the Land off Warren Drive Appeal (Ref: APP/J2373/W/18/3203780). Taking account of email evidence from the Blackpool Airport Enterprise Zone Delivery Manager, included as part of the Council's case at the above appeal, The Inspector identified potential impediments to the delivery of the site, but he concluded that "the evidence pointed to a 'reasonable chance' that the anticipated 57 dwellings might materialise on this site within the five year period and, in the context of this appeal, I give the Council the benefit of the doubt".</p> <p>Since the Warren Drive appeal decision an outline application has been submitted (in April 2019) for mixed use development, including up to 57 dwellings, as part of the first phase of development at Blackpool Airport Enterprise Zone.</p> <p>The Blackpool Airport Enterprise Zone Delivery Manager states that the Council has had contact from housebuilders/developers who are interested in the development of this site and he considers that it is realistic to expect that all of the dwellings will be completed by March 31 2024.</p>
Land at Grange Park	Expected in spring 2020	135	<p>This land is owned by Blackpool Council and forms part of the Grange Park housing estate. Existing buildings on the land have been demolished to facilitate redevelopment, which aims to improve the character of the area and provide new homes and amenities for the local community. Part of the site is included within the 2014 Strategic Housing Land Availability Assessment and the whole site was included as a proposed housing allocation in the January 2019 Blackpool Local Plan Part 2: Proposed Site Allocations and Development Management Policies Informal Consultation Paper.</p> <p>BTP Architects were commissioned by the Council to produce a concept masterplan for this land, which was subject to public consultation with residents and stakeholders.</p>

Address	Application Number	Deliverable dwellings over 5 year period	Comments
			<p>Following this consultation and after undertaking site assessment works, the masterplan was revised to provide for 135 homes, retail and public open space.</p> <p>This site was included within the five year housing supply considered as part of the Land off Warren Drive Appeal (Ref: APP/J2373/W/18/3203780). Taking account of email evidence from the Blackpool Housing Company Strategic Developments Manager included as part of the Council's case at the above appeal and based upon an average rate of 30 dwelling completions per year, the Inspector identified that there was a 'realistic prospect' of no more than 90 dwellings being completed by April 2023.</p> <p>The planning application for the development of this land is now expected to be submitted in spring 2020, with work starting on site in 2021. It is anticipated that 50% of the proposed dwellings will for affordable rent, 25% for shared ownership and 25% for market sale. It is expected that all 135 of the dwellings will be completed by 31 March 2024, because the development of this site will have limited reliance on housing sales and is expected to be built out at a faster rate than a market housing site.</p>
Land off Warren Drive	17/0466 (full)	86	<p>This site was included within the 2014 Strategic Housing Land Availability Assessment. It was the subject of the Land off Warren Drive Appeal (Appeal Ref: APP/J2373/W/18/3203780). The Inspector allowed the appeal (decision dated 09 April 2019) and 86 dwellings now have detailed permission.</p> <p>In the appeal decision the Inspector stated that "Given the absence of a 5 year supply of housing land, the contribution of the additional dwellings from the appeal scheme would help to redress the shortfall and constitute an important benefit".</p> <p>Therefore, the contribution of these additional dwellings to help redress a shortfall in housing supply was specifically identified as one of the benefits of this scheme and it is appropriate to include it within the five year supply. The applicant is a housebuilder</p>

Address	Application Number	Deliverable dwellings over 5 year period	Comments
			(Lovell Homes), the site has detailed permission and 86 dwellings are considered deliverable within five years.
Mexford House, Mexford Avenue	19/0105 (Prior Approval)	92	<p>This site was included within the 2014 Strategic Housing Land Availability Assessment.</p> <p>Prior approval was granted for use of these office premises as 92 self-contained flats on 16 April 2019. No additional planning approvals are required.</p> <p>The decision notice states that the development must be completed within a period of 3 years from the date of the prior approval. Therefore, the development is required to be completed by 16 April 2022, which is within the five year period.</p>
Total		681	