

Housing Monitoring Report For 2016-17

Blackpool Council



Contents

1. Introduction	3
2. Policy Context	4
3. Housing Completions	4
4. Housing Commitments	11
Appendix A: Glossary of Terms	15
Appendix B: Schedule of new build completions and demolitions 2016/17	16
Appendix C: Schedule of completions through permitted conversions/change of use 2016/17	17
Appendix D: Certificate of Lawfulness granted for schemes implemented post 2012	19
Appendix E: Extant new build planning permissions at 31st March 2017	20
Appendix F: Extant planning permissions for conversions/change of use at 31st March 2017	24
Appendix G: Applications approved subject to a signed S106 agreement at 31st March 2017	28

1. INTRODUCTION

1.1 The Housing Monitoring Report (HMR) is a technical monitoring report which is prepared annually to provide information on the latest housing position in Blackpool Borough. It reports on housing completions and new housing approvals over a 12 month period, including affordable housing. The 2017 HMR reports on the period from 1st April 2016 to 31st March 2017, drawing on relevant data from a number of sources.

1.2 Publishing the HMR allows the local authority to monitor progress in the delivery of new housing against its housing target for the plan period. In particular, it shows how many dwellings have been completed within the plan period and the number of dwellings with planning permission at 31st March 2017.

1.3 The HMR forms part of the evidence base for the Blackpool Local Plan Part 1: Core Strategy (Core Strategy) and emerging Blackpool Local Plan Part 2: Site Allocations and Development Management Policies Document (Local Plan Part 2) and it provides housing data for the Authority Monitoring Report.

1.4 A glossary of technical terms used in the HMR can be found in Appendix A.

1.5 This report reflects the situation in Blackpool at 31st March 2017 and contains the following information:

HOUSING COMPLETIONS

- a. Number of Completions 2012/13 – 2016/17 (*Table 1*)
- b. Completions by Source i.e. Allocated/Identified/Windfall sites (*Table 2*)
- c. Completions on Previously Developed Land and Greenfield Sites (*Table 3*)
- d. Completions by Site Size (*Table 4*)
- e. Completions by Dwelling Type and Size (*Tables 5 & 6*)
- f. Completions by Tenure i.e. Market & Affordable Housing (*Table 7*)

g. Completions by Density (*Table 8*)

h. Other Sources of Additional Dwellings & Revised Annual Net Completions (*Table 9*)

i. Summary of Housing Delivery against Local Plan requirement (*Table 10*)

HOUSING COMMITMENTS

a. New Dwellings Permitted in 2016-17 (*Table 11*)

b. Extant Planning Permissions (*Table 12*)

c. Extant Planning Permissions by Dwelling Type (*Table 13*)

d. Extant Planning Permissions for Affordable Housing (*Table 14*)

e. Land committed for Residential Development (*Table 15*)

f. Applications approved subject to a Signed S106 Agreement (*Table 16*)

2. POLICY CONTEXT

National Planning Policy

2.1 One of the key roles of the planning system is to ensure that new homes are provided in appropriate locations through either new build development or the conversion of existing buildings. Local planning authorities are required to plan for and enable a continuous supply of housing to meet the identified housing needs of their local communities.

2.2 The National Planning Policy Framework (NPPF) requires local authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years of housing against their housing requirements with an additional buffer of 5% to ensure choice and competition in the market. Where there has been a record of persistent under delivery, this buffer should be increased to 20%. Local authorities are also required to identify a supply of specific, developable sites for years 6-10, and where possible, years 11-15. The Council will publish an updated five year supply document that will set out the latest position in terms of the deliverable housing supply in Blackpool, which will be published separately from the HMR.

Local Planning Policy

2.3 The Core Strategy (Adopted January 2016) sets out a housing target of 280 dwellings per annum, which equates to 4,200 additional dwellings between 2012 and 2027. A phased approach means that during the first five years of the plan period (2012-2017) the housing target is 250 dwellings per annum. Evidence to support this figure, as well as phasing the requirement, is set out in the Housing Technical Paper (June 2014).

2.4 Now the Core Strategy is adopted, work has commenced on the Local Plan Part 2, which will identify how this housing requirement will be met. Consultation took place on a Regulation 18 Scoping Document for this Plan during June/July 2017. This was accompanied by a 'call for potential sites for development'. The Council intends to consult on a draft Local Plan Part 2 during the summer of 2018.

3. HOUSING COMPLETIONS

a. Number of Completions 2015/16 – 2016/17

3.1 For the monitoring period 1st April 2016 – 31st March 2017 a gross total of **154** dwellings were completed that were subject to a grant of planning permission. 9 dwellings were lost through permitted conversions and 364 were lost through demolition.

3.2 Policies in the Core Strategy aim to deliver a range of good quality homes, help rebalance the housing stock and regenerate and improve neighbourhoods. At Queens Park and All Hallows Road this has involved the demolition of unsuitable social housing stock to enable the provision of higher quality homes at a lower density. This demolition work was completed in 2016/2017 at both locations and has resulted in the high level of losses recorded over the monitoring period. Taking account of the demolitions, the net total of new dwellings built was **-219** over the monitoring period.

3.3 It should be noted that additional housing completions (and losses) in Blackpool occur via other sources including Lawful Development Certificates for Existing and Proposed Uses, local authority conversions and council tax records. These are recorded in section h. of this monitoring report. Tables 9 and 10 set out total annual net completions for Blackpool including these sources.

3.4 When collated with historic data, **1045** dwellings (gross) have been completed between 1st April 2012 and 31st March 2017 from new build (485) and permitted conversions (560). This gross figure does not take into account dwellings which have been lost through demolition or conversion.

3.5 **348** dwellings (net) have been completed between 1st April 2012 and 31st March 2017 from new build (-59) and permitted conversions (406). The new build figure is heavily influenced by demolitions at Queens Park in 2013/2014 and 2016/2017.

3.6 In terms of new build development, for the monitoring period 2016/17, there were **107** gross completions (**-257** net). A schedule of new build completions for 2016/17 can be found in Appendix B. Since 2012, a gross total of **485** new build dwellings have been completed, with a net total of **-59**.

3.7 In terms of permitted conversions, during 2016/17 there were **47** gross completions equating to **38** net. The net figure excludes existing dwellings lost through conversions¹. A schedule of completions through permitted conversions for 2016/17 can be found in Appendix C. Since 2012, a gross total of **560** permitted conversions have been completed, while the net total was **407**.

Table 1: Annual gross & net completions 1st April 2012 - 31st March 2017

Year	New Build			Conversions (Permitted)			Total	
	Gross	Losses	Net	Gross	Losses	Net	Gross	Net
2012/13	56	3	53	131	56	75	187	128
2013/14	22	176	-154	123	24	99	145	-55
2014/15	166	0	166	127	40	87	293	253
2015/16	134	1	133	132	24	108	266	241
2016/17	107	364	-257	47	9	38	154	-219
Total	485	544	-59	560	153	407	1045	348

¹ For example self-contained owner accommodation or two dwellings converted into one.

b. Completions by Source

3.8 Housing may come forward on land allocated in the Local Plan; on sites identified through the Strategic Housing Land Availability Assessment (SHLAA) process; or on windfall sites that have not been identified as available through the Local Plan process (including conversions).

3.9 With 2 strategic housing land allocations in the Core Strategy (at Moss House Road and Whyndyke Farm); additional allocated sites will come forward through the Local Plan Part 2.

3.10 Sites have been identified through the SHLAA process since the 2008/09 monitoring year when the SHLAA was first published. Due to Blackpool’s geographical constraints set out above and intensely developed urban area, the SHLAA includes small sites within the urban area with no minimum site threshold. A Housing and Economic Land Availability Assessment is being prepared, which will replace the existing (2014) SHLAA.

3.11 In 2016/17, there were no completions on sites allocated in the Local Plan, 75 gross completions on windfall sites and 32 gross completions on sites identified through the SHLAA process. Permitted conversions have been a constant source of windfall supply, accounting for 560 gross completions since 2012. This equates to an average of 112 (rounded) per annum, making a significant contribution to Blackpool’s housing supply during the plan period. These conversions are largely due to the change of use of holiday accommodation into permanent residential use within the inner area.

3.12 Monitoring completions on windfall sites is important to demonstrate that such sites have consistently become available, and to support the justification of including a windfall allowance in the future housing supply.

Table 2: Annual gross completions by source

Year	Allocated	Identified in the SHLAA	Windfall		Total
			New Build	Conversion (permitted)	
2012/13	6	0	50	131	187
2013/14	11	0	11	123	145
2014/15	13	130	23	127	293
2015/16	10	85	39	132	266
2016/17	0	32	75	47	154
Total	40	247	198	560	1045

c. Completions on Previously Developed Land (PDL) and Greenfield Sites

3.13 In 2016/17 72% of gross housing completions were on PDL. Since 2012 the vast majority (88%) of gross completions in Blackpool have been on PDL, which reflects the built-up nature of the Borough and the Council’s priority to maximise growth and opportunity across the town, which includes regenerating and improving existing neighbourhoods and creating aspirational and high quality homes.

Table 3: Annual gross housing completions on PDL & Greenfield sites (GF)

Year	New Build		Conversions (Permitted)	Total	
	GF	PDL	PDL	GF	PDL
2012/13	12	44	131	12	175
2013/14	12	10	123	12	133
2014/15	15	151	127	15	278
2015/16	48	86	132	48	218
2016/17	43	64	47	43	111
Total	130	355	560	130	915

d. Completions by Site Size

3.14 The majority of new build completions since 2012 have been on large sites over 1 hectare (75%). During 2016/17, there were 9 (gross) new build completions on sites below 0.4 hectares, 31 on sites between 0.4 to 1 hectare, and 67 on sites over 1 hectare in size.

Table 4: Annual new build gross completions by site size

Year	Sites Below 0.4ha		Sites 0.4ha to 1ha		Sites Over 1ha	
	PDL	GF	PDL	GF	PDL	GF
2012/13	17	6	27	0	0	6
2013/14	10	1	0	0	0	11
2014/15	21	0	0	0	130	15
2015/16	1	3	0	0	85	45
2016/17	9	0	31	0	24	43
Total	58	10	58	0	239	120
Combined Total	68 (14%)		58 (12%)		359 (74%)	

e. Completions by Dwelling Type and Size

Dwelling Type

3.15 In 2016/17 a mix of house types were developed. Semi-detached and detached properties were built in the greatest number, with slightly fewer terraced properties and a limited amount of new build flats. Since 2012 the largest percentage of gross new build completions have been terraced, accounting for 32% of all new build completions, compared to detached (21%), semi-detached (27%) and flats (20%) of properties.

Table 5: Gross annual new build completions by dwelling type

Year	Detached	Semi Detached	Terraced	Flats	Total
2012/13	10	23	15	8	56
2013/14	8	4	5	5	22
2014/15	10	21	82	53	166
2015/16	39	44	27	24	134
2016/17	36	38	24	9	107
Total	103	130	153	99	485
% Total	21%	27%	32%	20%	100%

Dwelling Size

3.16 In 2016/17 new build completions and conversions were predominantly 3 bed or 2 bed properties. Since 2012 the largest proportion of new build properties have been 3 bed (44%) and the largest proportion of conversions have been 2 bed (47%).

Table 6: Gross annual completions by dwelling size

	Year	1 bed	2 bed	3 bed	4 bed	Total
New Build	2012/13	1	19	28	8	56
	2013/14	0	7	10	5	22
	2014/15	42	44	68	12	166
	2015/16	18	27	57	32	134
	2016/17	0	35	52	20	107
	Total	61 (12%)	132 (28%)	215 (44%)	77 (16%)	485
Conversions	2012/13	21	63	25	22	131
	2013/14	19	69	17	18	123
	2014/15	9	49	33	36	127
	2015/16	35	57	27	13	132
	2016/17	5	23	11	8	47
	Total	89 (16%)	261 (47%)	113 (20%)	97 (17%)	560

f. Completions by Tenure i.e. Market & Affordable Housing

3.17 In 2016/17 there were 81 new build (gross) market housing completions and 26 affordable completions. Market and affordable housing are defined in Appendix A.

3.18 In 2016/17 47 (gross) conversions provided market housing and 0 provided affordable housing.

Table 7: Gross annual completions by tenure²

	Year	Market (Private Sector)	Affordable		Total
			RSL	Local Authority	
New Build	2012/13	42	14	0	56
	2013/14	22	0	0	22
	2014/15	55	45	66	166
	2015/16	83	25	26	134
	2016/17	81	26	0	107
	Total	278	84	123	485
Conversion	2012/13	104	20	7	131
	2013/14	123	0	0	123
	2014/15	127	0	0	127
	2015/16	132	0	0	132
	2016/17	47	0	0	47
	Total	533	20	7	560

g. Completions by Density

3.19 The NPPF requires local planning authorities to set out their own approach to housing density to reflect local circumstances. The Core Strategy requires proposals to optimise density, whilst reflecting the characteristics of the site and surrounding area. Building at an optimum density is essential in Blackpool with its limited land resource and will help to sustain local facilities and services. Higher densities are sought in more accessible locations, where the site is within walking

distance of town, district or local centres or well-served by public transport. Location, design and site configuration issues will need to be balanced with density considerations, particularly on small sites, in order to achieve the best possible development.

3.20 In 2016/17 40 % of dwellings were completed on sites with densities below 30 dwellings per hectare, 53% achieved 30-50 dwellings per hectare and 7% of schemes were built at densities above 50 dwellings per hectare.

Table 8: Gross new build completions by density in 2015/2016

Density	Dwellings
Below 30 dwellings per hectare	43 (40%)
30-50 dwellings per hectare	56 (53%)
Above 50 dwellings per hectare	8 (7%)
Total	107

² The figures relate to permitted new housing stock, and do not include changes in tenure of existing stock.

h. Other Sources of Additional Dwellings

3.21 So far, figures have been presented on completed dwellings with planning permission. However, it is important that the HMR also considers additional completions that have occurred from other sources.

- **Certificate of Lawful Use (CLDE)** - Since 2012 205 new dwellings have been granted a certificate of lawful use (see Table 9 or Appendix D for a detailed schedule).
- **Lawful Development Certificate for a Proposed Use (CLUP) / Prior Approval for Change of Use (CPA)** – Since 2012 113 completions have occurred from these sources (see Table 9 or Appendix D for a detailed schedule).
- **Local Authority Conversions (LAC)** – 79 losses have been recorded since 2012, but no schemes involving losses have taken place over the past two years. The programme mostly related to the conversion of local authority owned 1 and 2 bedroom flats into larger single dwellings, and whilst resulting in a net loss of dwellings, the programme has been important to improve Blackpool’s housing offer.
- **Council Tax Records (CTR)** show that a significant number of dwellings have been created without the benefit of planning permission, a CLDE, a CLUP or

a CPA. Where appropriate, action is being taken against conversions that are unlawful. However, many dwellings have resulted from the conversion of holiday flats (where the historical permission for holiday flats allows them to be used as permanent residential flats within the same use class), or evidence suggests they have been in existence for at least four years and whilst the use has not been regularised with a CLDE or a CLUP, they are effectively deemed to be in lawful use and exempt from further action. Since 2012 66 dwellings have been recorded via this source (see Table 9).

3.22 Table 9 shows that in 2016/17 43 dwellings were granted a Certificate of Lawful use and that there were 30 completions that were subject to CLUP or CPA. Additional dwellings have consistently been provided by these sources since 2012 and they are an important component of Blackpool’s housing supply.

3.23 In the future, ongoing monitoring, enforcement and inspection of properties, the introduction of Selective Licensing, and an Article 4 Direction controlling the change of use from a house to a house in multiple occupation (HMO) are all expected to help reduce the number of unlawful conversions.

Table 9: Annual net completions 1st April 2012 - 31st March 2017 including other sources of additional dwellings

Year	New Build	Permitted Conversions	Other Lawful Conversions					Total Dwellings
			CLDE	CLUP/CPA	LAC	CTR	Empty Homes Funded	
2012/13	53	75	34	14	-28	18	-	166
2013/14	-154	99	22	30	-51	14	-	-40
2014/15	166	87	62	30	0	34	10	389
2015/16	133	108	44	9	0	0	0	294
2016/17	-257	38	43	30	0	0	0	-146
Total	-59	407	205	113	-79	66	10	663

i. Summary of Housing Delivery against Local Plan Requirement

3.24 Against the proposed Core Strategy target of 250 dwellings per annum there is a shortfall in delivery of 587 dwellings over the period 2012-2017. This figure is heavily affected by the demolition of five tower blocks and other flatted development at Queens Park (495 losses) over this period, in order to redevelop the site for higher quality housing. This demolition work is now complete.

3.25 The Council will publish an updated five year supply document that will set out the latest position in terms of the deliverable housing supply in Blackpool.

Table 10: Completions against Local Plan requirement

Year	Dwelling Completions	Core Strategy Requirement	Under/Over Delivery
2012/13	166	250	-84
2013/14	-40	250	-210
2014/15	389	250	+139
2015/16	294	250	+44
2016/17	-146	250	-396
Total	663	1,250	-587

4. HOUSING COMMITMENTS

a. New Dwellings Permitted in 2016/17

4.1 Monitoring planning permissions allows us to identify the potential amount of house building activity for future years. 614 dwellings (gross) were granted planning permission in 2016/17, comprising **516** new build dwellings and **98** conversions. The net total was **532** dwellings, comprising **508** new build and **89** conversions. 35 dwellings were permitted on Greenfield land.

4.2 Where the number of dwellings approved at outline stage is unknown, this figure is estimated using the density multiplier set out in the SHLAA. Once a reserved matters application is approved, the figures are updated accordingly and recorded as a full planning permission. The outline application is removed from the list of extant permissions to avoid double counting. Where the application involves the renewal of a lapsed permission, the earlier permission is deleted to avoid double counting.

Table 11: Gross & net dwellings permitted 1st April 2016 - 31st March 2017

Type of Land	Gross			Net		
	New Build	Conversion	All dwellings	New Build	Conversion	All dwellings
PDL	451	98	549	443	89	532
Greenfield	35	-	35	35	-	0
Mixed	30	-	30	30	-	0
Total	516	98	614	508	89	532

b. Extant Planning Permissions

4.3 At the 31st March 2017 there was a stock of **1,676**, dwellings with extant planning permission (full or outline³) that have not been completed but are committed for development. This comprises **1,462** new build dwellings and **214** conversions. 78% have full planning permission (on sites which have not started or are under construction), which can be implemented without the need for further approval. A detailed schedule is provided in Appendices E and F.

Table 12: Extant planning permissions at 31st March 2017

Type of Planning Permission / Site Status	No. of New Build Dwellings	No. of Conversions	All Dwellings
Full Planning Permission	1094	214	1308
(Dwellings Under Construction)	38	-	38
(Dwellings Not Started)	1056	-	1056
Outline Planning Permission	368	-	368
Total All Permissions	1462	214	1,676

³ A full planning permission is extant if either the time limit for commencement has not yet expired or the site is partially under construction. An outline application is extant if the time limit for submission of reserved matters has not yet expired.

Custom/Self-Build Housing

4.4 The Self-build and Custom Housebuilding Act 2015 places a duty on the Council to keep a register of individuals and associations of individuals who are seeking to acquire a serviced plot of land in the area to bring forward self-build and custom housebuilding projects. The Housing and Planning Act 2016 places a duty on the Council to grant sufficient development permissions in respect of serviced plots of land to meet the demand evidenced by the register.

4.5 The Council has set up a self-build and custom housebuilding register to provide an indication of the demand for this type of housing in Blackpool. Further information can be found at www.blackpool.gov.uk/selfbuild

4.6 Local authorities are required to grant sufficient development permissions over defined base periods. The first base period started when the Council established its register (March 2016) and ran until 30th October 2016. During this period 1 individual was entered onto the Blackpool register. Subsequent base periods will last for twelve months and commence the day immediately following the end date of the previous base period. No additional entries have been made on the Blackpool register.

4.7 Local authorities have a three year timeframe within which the required number of development permissions should be granted in relation to each base period. The first base period runs until 30th October 2019. In relation to this period 1 development permission is required. Since October 31st 2016 the following permissions in respect of plots of land have been granted.

- 16/0505 - 2 The Knowle – full application for 1 dwelling
- 16/0229 - Land to the rear of 199 – 201 Common Edge Road – outline application for 1 dwelling

4.8 Therefore, Blackpool Council is meeting the demand as evidenced by its register over the first base period.

c. Extant New Build Planning Permissions by Dwelling Type

4.9 At 31st March 2017 the greatest proportion of gross new build dwellings with extant planning permissions were terraced (27%), compared to flats (15%), semi-detached (21%) and detached (18%) dwellings. Where the mix of dwelling types is unknown at the outline stage, this is stated.

Table 13: Gross new build extant planning permissions by dwelling type at 31st March 2017

Type of PP / Site Status	Detached	Semi-Detached	Terraced	Flats	Unknown	Total
Full Planning Permission	259	289	378	168	0	1094
(Site Under Construction)	131	195	351	135	0	812
(Not Started on Site)	128	94	27	33	0	282
Outline Planning Permission	2	22	22	51	271	368
Total All Permissions	261	311	400	219	271	1462
% Total	18%	21%	27%	15%	19%	100%

d. Extant Planning Permissions for Affordable Housing

4.10 At 31st March 2017 the total number of affordable housing units with extant planning permission was **99** (gross); these are all new build units.

Table 14: Gross extant planning permissions for affordable housing

	Site Status	Market Housing	Affordable Housing Commitment
New Build	Full Planning Permission	995	99
	Outline Planning Permission	368	0
	Total	1363	99
Conversion	Full Planning Permission	214	0
	Outline Planning Permission	0	0
	Total	214	0

e. Land Committed for New Build Residential Development

4.11 At 31st March 2017 the combined site area of extant planning permissions for new build residential development amounted to 60.56 hectares.

Table 15: Land committed for new build residential development at 31st March 2017

Site Status	Hectares	No. Dwellings
Land with Planning Permission	60.56	1462
(Full Planning Permission)	47.73	1094
(Outline Planning Permission)	12.83	368
Total	60.56	1462

f. Applications Approved Subject to a Signed Section 106 Agreement

4.12 At 31st March 2017 there were **106** dwellings (net) approved subject to a signed Section 106 agreement (all new build developments).

Table 16: Net extant planning applications approved subject to a signed s106 agreement at 31st March 2017

Site Status	No. New Build Dwellings	No. Conversions	Total
Full Planning Permission	14	0	14
Outline Planning Permission	129	n/a	129
Total All Permissions	143	0	143

Appendix A: Glossary of Terms

Affordable Housing - Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Allocated - Land which has been specifically identified in a Local Plan for housing development..

Complete - A dwelling is said to be complete once it is ready for occupation. For new build dwellings, this is when the roof is on and the windows/doors are in as determined by site survey. For conversions, this is when the Council Building Control records indicate a completion certificate has been issued, or where this is unavailable, when the dwellings are recorded on the Council Tax records / Valuation office.

Identified - Land that has previously been identified through the Strategic Housing Land Availability Assessment (SHLAA). Where sites are identified they are no longer windfall sites.

Market Housing - Private housing for sale or rent where price is not controlled and is set in the open market.

Previously Developed Land - Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Under Construction - A dwelling has commenced when the ground has been excavated in preparation for the laying of foundations. At any time between commencement and completion (see above) a building is 'under construction'.

Windfall - Sites which have not been specifically identified as available in existing Local Plans or SHLAAs. They normally comprise previously-developed sites that have unexpectedly become available, and include residential conversions.

Appendix B: Schedule of new build completions and demolitions 2016/17

Planning App No.	Address	Land Type	Origin	Gross Dwellings Built	Demolitions	Net Dwellings Built
13/0417	83-91 Milbourne Street	PDL	SHLAA	8	0	8
14/0781	Land at All Hallows Road	PDL	Windfall	31	44	-13
15/0842	Land bound by Mather Street, Stirling Road, Collingwood Avenue and the rear Addison Crescent (Queens Park and Layton Recreation Ground) Queens park Phase 2	PDL	SHLAA	0	319	-319
14/0903	Land at Runnell Farm, Chapel Road	GF	Windfall	43	0	43
16/0460	Wayside Nurseries, Kitty Lane	PDL	Windfall	1	1	0
13/0447	Land bounded by Princess Street, Seasiders Way, Rigby Road and Blundell Street and land bounded by Rigby Road, Central Drive, Field Street and Seasiders Way (Phase 1 Rigby Road)	PDL	SHLAA	24	0	24
Total				107	364	-257

Appendix C: Schedule of completions through permitted conversions & change of use 2016/17

ADDRESS	DWELLINGS		USE		ADDRESS	DWELLINGS		USE	
	Gross	Net	Previous	New		Gross	Net	Previous	New
80-82 Holmfield Road	4	0	HMO and 3 Flats	Four Flats	29 Lonsdale Road	1	1	Holiday Accommodation	Single Dwelling
89 Lytham Road	1	0	Shop and Flat	Single Dwelling	250-254 Lytham Road	3	3	Office and Retail	Three Dwellings
27 Clifton Street	1	1	Offices	One Flat	146 Lytham Road	2	1	Hotel and Owners Accommodation	Two Flats
14 Chatsworth Avenue	2	2	Guest House	Two Dwellings	54-58 Raikes Parade	1	0	Sheltered Accommodation	Student Accommodation
26 Derby Road	1	1	Offices	Single Flat	110 Bolton Street	1	1	Retail	Single Flat
3 St Chads Road	1	1	Hotel	Single Dwelling	45 Reads Avenue	2	2	Holiday Flats	Two Flats`
104 High Street	2	2	Guest House	Two Dwellings	38 Lytham Road	3	3	Guest House	Three Flats
5 Napier Avenue	1	1	Hotel	Single Dwelling	23 King Street	1	1	Office	Single Flat
40 and 42 Dean Street	2	2	Holiday Flats	Two Maisonettes	35-37 Springfield Road	1	1	Office	Single Flat
479 Central Drive	5	5	Hotel	Four flats and a maisonette	39 Springfield Road	3	3	Offices	Three Flats
7 Napier Avenue`	1	1	Holiday Accommodation	Single Dwelling	146-148 Central Drive	2	2	Retail and Storage	Two Maisonettes
109 Anchorsholme Lane East	2	1	Single Dwelling	Shop and two flats		47	38		
56 Tyldesley Road	4	3	Hotel and Owners Accommodation	Four Flats					

Previous Use Summary

Previous Use	Gross	Net	%
Holiday Accommodation	26	24	55%
Existing Dwellings/Flats	2	1	4%
Retail	4	3	9%
Office	10	10	21%
Industrial	0	0	0%
HMO	4	0	9%
Other	1	0	2%

Appendix D: Certificate of Lawful Use (CLDE)/ Lawful Development Certificate for Proposed Use (CLUP) / Prior Approval for Change of Use (CPA) granted for schemes implemented post 2012

REF NO.	ADDRESS	DWELLINGS	USE
2016-17			
15/0830	115 Saville Road	3	Three Flats
16/0098	64 Grasmere Road	2	Two Flats
16/0099	93 Egerton Road	3	Three Flats
16/0145	26 Withnell Road	5	Five Flats
16/0182	95 Park Road	4	Four Flats
16/0241	45 Reads Avenue	2	Two Flats
16/0426	69 Alexandra Road	1	Single Dwelling
16/0445	18 Chatsworth Avenue	6	Six Flats
16/0486	187-189 Central Drive	3	Three Flats
16/0676	58-60 Ashfield Road	1	Single Dwelling
16/0835	13 Gorton Street	2	Two Flats
16/0844	26 Balmoral Road	7	Seven Flats
16/0861	104 Bond Street	1	Single Dwelling
17/0025	82 Reads Avenue	3	Three Flats
CLDE		43	

REF NO.	ADDRESS	DWELLINGS	USE
2013-14			
14/0508	52-54 Counce street	6	Six Flats
13/0363	4-10 Springfield Road	16	Sixteen Flats
2015-16			
15/0098	6 Queen Street	4	Retail and Four Flats
2016-17			
16/0357	348-350 Lytham Road	4	Four Flats
CPA		30	

Appendix E: Extant New Build Planning Permissions at 31st March 2017

App. No	Address	PP Type	Area (ha)	Total Capacity	Dwellings under construction	Dwellings not started	Left to be Built	Expiry Date	Source	Land Type
Pre 2013-14										
97/0474	Land at Bridge House Road	Full	1.38	23	0	7	7	N/A	WF	GF
05/0185	41 Bispham Road and land rear 39-41 Bispham Road	Full	0.33	18	0	16	16	N/A	WF	PDL
05/0705	Land off Coopers Way	Full	1.97	102	0	74	74	N/A	LPA	PDL
08/1180	West Gate, Robins Lane	Full	0.48	1	0	1	1	N/A	WF	PDL
12/0803	Land bounded by Princess Street, Seasiders Way, Rigby Road & Blundell Street and land bounded by Rigby Road, Central Drive, Field Street and Seasiders Way	Out	7.84	192	0	192	192	11-03/2023	SHLAA	PDL
2013-14										
13/0447	Land bounded by Princess Street, Seasiders Way, Rigby Road and Blundell Street and Land bounded by Rigby Road, Central Drive, Field Street and Seasiders Way	Res'd	7.84	218	10	61	71	N/A	SHLAA	PDL
13/0378	Land at Moss House Road, Marton Moss	Res'd	16.7	579	5	574	579	N/A	LPA	GF
2014-15										
14/0149	Land at 11 Dover Road	Full	0.21	12	3	9	12	N/A	WF	PDL
14/0903	Land at Runnell Farm, Chapel Road	Res'd	2.84	83	5	0	5	N/A	WF	GF
15/0002	Land at Former Norbreck Castle Filling Station	Full	0.15	15	0	15	15	10-03-2018	WF	PDL

App. No	Address	PP Type	Area (ha)	Total Capacity	Dwellings under construction	Dwellings not started	Left to be Built	Expiry Date	Source	Land Type
2015-16										
14/0635	397-399 Promenade	Outline	0.05	7	0	7	7	07-07-2018	WF	PDL
14/0784	33 Harcourt Road	Full	0.03	1	0	1	2	02-04-2018	WF	PDL
14/0828	Site of Anchorsholme Methodist Church, Luton Road	Outline	0.12	5	0	5	5	21-05-2018	WF	PDF
14/0862	176 Queens Promenade	Outline	0.10	10	0	10	11	07-07-2018	WF	PDL
15/0073	Land at 8 Cottesmore Place	Outline	0.08	1	0	1	1	14-04-2018	WF	PDL
15/0087	10-16 Exchange Street	Outline	0.05	4	0	4	4	14-05-2018	WF	PDL
15/0088	Site at 50 Bispham Road	Outline	0.09	6	0	6	6	11-06-2018	SHLAA	PDL
15/0287	Land adjacent to 82 Common Edge Road	Full	0.60	2	2	0	2	N/A	SHLAA	PDL
15/0315	Land at 14 Strathdale	Full	0.06	1	0	1	1	09-09-2018	SHLAA	PDL
15/0362	Kings Christian Centre, Warley Road	Outline	0.97	15	0	15	15	03-11-2018	WF	PDL
15/0457	Co-Operative Sports and Social Club	Outline	1.60	54	0	54	54	15-01-2019	WF	Mixed
15/0636	1a, b and c England Avenue	Res'd	0.03	-1	0	2	2	04-12-2019	WF	PDL
15/0671	76 Kent Road	Outline	0.09	12	0	12	12	14-03-2019	WF	PDL
15/0679	Abbey Road Clinic, Abbey Road	Res'd	0.20	6	6	0	6	15-01-2018	SHLAA	PDL

App. No	Address	PP Type	Area (ha)	Total Capacity	Dwellings under construction	Dwellings not started	Left to be Built	Expiry Date	Source	Land Type
15/0842	Land bounded by Mather Street, Stirling Road, Collingwood Avenue and the rear Addison Crescent (Queens Park and Layton Recreation Ground) Queens park Phase 2	Full	2.53	-220	0	99	99	15-13-2019	SHLAA	PDL
15/0815	Land at 10 Dover Road	Full	0.06	5	3	2	5	N/A	SHLAA	PDL
2016-17										
16/0196	Land at Bagueleys Garden Centre, Midgeland Road	Res'd	1.75	22	0	22	22	28-09-2018	WF	Mixed
16/0564	Site of former EH Booth Highfield Road	Outline	1.20	25	0	25	25	04-01-2020	SHLAA	PDL
16/0579	Land at Clifton Road, Langdale Road and Newby Place	Full	0.41	30	0	30	30	N/A	SHLAA	PDL
16/0643	170 Preston New Road	Outline	0.34	6	0	6	8	23-02-2020	SHLAA	Mixed
16/0664	7-11 Alfred Street	Outline	0.05	14	0	14	14	24-02-2020	WF	PDL
16/0289	254 Preston New Road	Full	0.12	0	0	1	1	17-08-2019	WF	PDL
15/0814	49 Midgeland Road	Full	0.18	4	4	0	4	N/A	WF	GF
16/0074	3 Banks Street	Outline	0.01	4	0	4	4	27-09-2019	WF	PDL

App. No	Address	PP Type	Area (ha)	Total Capacity	Dwellings under construction	Dwellings not started	Left to be Built	Expiry Date	Source	Land Type
13/0350	Land adjacent to 73 Stony Hill Avenue	Outline	0.19	8	0	8	8	29-09-2019	WF	GF
16/0191	Land to the rear 57-61 Bispham Road	Full	0.07	4	0	4	4	07-10-2019	WF	GF
15/0420	NS&I Mythop Road	Full	8.92	118	0	118	118	28-10-2019	SHLAA	PDL
16/0505	2 The Knowle	Full	0.07	0	0	1	1	23-11-2019	WF	PDL
16/0555	Land adjacent to 250 Central Drive	Full	0.06	4	0	4	4	05-12-2019	SHLAA	GF
16/0750	Land bounded by Fishers Lane, Ecclesgate Road and Common Edge Road	Full	0.45	6	0	6	6	21-12-2019	WF	GF
17/0020	138 Stony Hill Avenue	Full	0.21	6	0	6	6	20-02-2020	WF	GF
16/0229	Land to the rear 199-201 Common Edge Road	Full	0.08	1	0	1	1	08-03-2020	WF	GF
17/0012	Land adjacent to 15 Morley Road	Outline	0.05	2	0	2	2	19-03-2020	WF	GF
					38	1424	1462			

Appendix F: Extant planning permissions for conversions/change of use at 31st March 2017

App No.	Address	Net Gain	Previous Use	Proposed Use
Pre 2012				
10/1404	Former Marton Library	5	Library	Two Maisonettes and Three Flats
2013-14				
13/0147	60-62 Talbot Road	2	Retail and Storage	Two Flats
13/0265	Concorde House, Charnley Road	15	Retail	Fifteen Flats
11/0059	Royal Pavillion, Rigby Road	12	Bar	Twelve Flats
11/0061	Royal Pavillion, Rigby Road	3	Bar	Three Flats
13/0695	160 Promenade	1	Holiday Accom and Flat	Two Flats
14/0071	18-19 Shannon Street	2	Holiday Accommodation	Two Dwellings
2014-15				
13/0792	1 West Street and 92 Promenade	1	Retail and Flat	Two Flats
14/0284	118-120 Albert Road	8	Holiday Accommodation	Eight Flats

App No.	Address	Net Gain	Previous Use	Proposed Use
14/0339	42 Lonsdale Road	1	Hotel and Owners Accom	Two Maisonettes
14/0345	49 Rawcliffe Street	1	HMO	Single Dwelling
14/0657	73-77 Lytham Road	1	Other	Single Flat
14/0667	197 Church Street	1	Retail	Single Flat
14/0700	374 Waterloo Road	1	Other	Retail and flat over
14/0757	162 Promenade	1	Office, Restaurant and Flat	Two Flats
14/0610	59 Exchange Street	9	Public House	Nine Flats
14/0715	10-12 Northumberland Avenue	5	Hotel and Owners Accommodation	Six Flats
14/0647	119 Newton Drive	6	Single Dwelling	Seven Flats
2015-16				
15/0032	1-3 Bolton Street and 1a, b and c Alexandra Road	2	Shop	One Maisonette and One Flat

App No.	Address	Net Gain	Previous Use	Proposed Use
15/0102	189 Lytham Road	1	Shop	One Flat
15/0168	2 Carlin Gate	0	Holiday Flats and Owners Accom	Single Dwelling
15/0194	31-31a Chapel Street	2	Retail and Offices	Retail and One Dwelling and One Maisonette
15/0204	15-17 Westmorland Avenue	2	Rest Home	Two Dwellings
15/0212	Stewart Longton Caravans, 228 Common Edge Road	9	Caravan Sales	Nine Flats
15/0216	136-140 Promenade	2	Four Flats	Six Flats
15/0228	6-8 Carlin Gate	2	Two Dwellings	Four Flats
12/0259	Former Methodist Church Springfield Road	5	Church	Five Flats
15/0333	2 Beaufort Avenue	3	Hotel	Three Dwellings
15/0467	26-28 Crystal Road	2	Holiday Accommodation	Single Dwelling
15/0619	68-74 Waterloo Road	4	Church	Four Flats
15/0760	27 King Edward Avenue	-3	Three Flats and a Bedsit	Single Dwelling

App No.	Address	Net Gain	Previous Use	Proposed Use
15/0845	32 Edward Street	1	Holiday Accommodation	Single Dwelling
15/0856	124 Hornby Road	1	Holiday Accommodation	Single Dwelling
15/0873	114-116 Albert Road	9	Hotel and Owners Accom	Ten Flats
15/0874	118-120 Albert Road	9	Hotel and Owners Accom	Ten Flats
2016-17				
16/0077	16 Exchange Street	1	Working Mens Club	Single Dwelling
16/0081	10 Yorkshire Street	1	Guest House and Owners Accom	Two Flats
16/0094	6a and 6b Milbourne Street	3	Workshop	Two Flats and a Maisonette
16/0105	38 Banks Street	3	Holiday Flats	Three Flats
16/0124	46 Bond Street	3	Public House	Two Flats and a Maisonette
16/0130	56 Regent Road	1	Guest House	Single Dwelling
16/0168	10 Pleasant Street	3	Holiday Accommodation	Three Flats

App No.	Address	Net Gain	Previous Use	Proposed Use
16/0177	17 Grosvenor Street	1	Offices	Single Dwelling
16/0205	64-66 Talbot Road	2	Shop and Offices	Restaurant and Two Flats
16/0257	60 Tyldesley Road	1	Holiday Accommodation	Single Dwelling
16/0452	104-106 Queens Promenade	2	Hotel	Two Dwellings
16/0487	81 Withnell Road	2	Single Dwelling	Three Flats
16/0541	12 Edward Street	2	Offices	Two Flats
16/0457	81 Palatine Road	1	Shop	Student Accommodation
16/0563	38-40 Springfield Road and 10-10a Lord Street	11	Holiday Accommodation	Eleven Flats
16/0662	14 St Annes Road	1	Shop	Single Flat
16/0707	64 Cornwall Avenue	2	Meeting Rooms	Two Dwellings
16/0732	12 Palatine Road	0	Holiday Accom and Owners Flat	Single Dwelling

App No.	Address	Net Gain	Previous Use	Proposed Use
16/0733	30 Empress Drive	1	Holiday Accommodation	Single Dwelling
16/0773	26 Lonsdale Road	0	Guest House and Owners Accom	Single Dwelling
16/0777	2-7 Gynn Square	1	Restaurant and Flat Over	Two Flats
16/0781	97 & 97a-107 Egerton Road	4	Sauna and Flat	Two Flats and Three Dwellings
16/0842	157 Central Drive	0	Shop and Two Flats	Two Flats
16/0131	81 Topping Street	2	Shop and Offices	Two Flats
16/0207	5 Penhill Close	1	Garage	Single Dwelling
16/0227	218-220 Lytham Road	1	Shop and Flat	Two Dwellings
16/0019	77-81 Albert Road	6	Hotel	Hotel and Six Flats
16/0482	22-24 Lytham Road	9	Hotel	Nine Flats
16/0322	32-34 Cocker Street	2	Hotel	Two Dwellings
16/0560	6536-655 Promenade	7	Hotel	Seven Flats

App No.	Address	Net Gain	Previous Use	Proposed Use
16/0741	12-14 Withnell Road	7	Holiday Accommodation	Seven Flats
16/0779	28 Coop Street	2	Guest House	Two Flats
16/0805	56 Osborne Road	2	Holiday Accommodation	Two Maisonettes
16/0863	41 Eaves Street	4	Holiday Flats	Four Flats
		214		

Appendix G: Applications approved subject to a signed S106 agreement at 31st March 2017

App Ref.	Address	PP Type	Area (ha)	Total Net Capacity	Local Plan/ SHLAA Ref	Land Type
11/009	Land to the rear of 307-339 Warley Road	Full (R)	0.36	14	Windfall	PDL
09/616	603-613 New South Promenade	Outline	0.49	42	Windfall	PDL
09/617	569-583 New South Promenade	Outline	0.52	52	Windfall	PDL
11/967	8 Norbreck Road (Former Mariners Bar)	Outline	0.10	35	Windfall	PDL
			1.46	143		

Key:

(R) = Renewal of planning permission