Blackpool Local Plan Evidence Base

Local Centres Assessment

Consultation Draft

October 2018

Blackpool Council

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1 Introduction

1.1 Blackpool Town Centre is the sub-regional centre for the Fylde Coast. It provides Fylde Coast residents and visitors with shopping facilities and other services to meet a wide range of needs.

1.2 At the local level, the Borough is supported by various District and Local Centres which play a vital role in providing the quality and range of shops and other services for the day to day needs of the local communities they serve.

What is a Local Centre?

1.3 A local centre is an area that provides a focus for local convenience, service retail and complementary community facilities. A local centre may include a range of small shops of a local nature serving a small catchment. Typically, local centres might include, amongst other shops a small supermarket, a newsagent, a pharmacy and a hot food takeaway as well as niche shops, cafés or financial services.

1.4 Saved policy BH14 of the Blackpool Local Plan (2006) provides the existing detailed planning policy framework for local centres:

The Plan will seek to safeguard and enhance the role of the local shopping centres shown on the Proposals Map:

(a) Proposals for retail and other active frontage uses which reinforce the role of the local centres will be permitted.

(b) The expansion of shopping and other commercial uses into adjoining residential streets by the piecemeal conversion of individual properties will not be permitted. Proposals to extend the shopping frontages of these centres will only be allowed if they involve frontages that are contiguous with an existing shopping frontage, are in scale with the existing centre and can be achieved without harming residential amenity.

(c) Proposals for new development and changes of use from shopping to other uses (including residential) will be permitted where they would not undermine the retail function, role and character of the centre.

The impact of a proposal on the retail function of a centre will be determined having regard to:

- the type of use proposed and its compatibility with nearby uses
- the site's location and prominence within the centre
- the number and proximity of nearby units not occupied by retail or allied uses
- the level of vacancies in the centre and whether there is an over-supply of shop premises in the area
- the need to maintain a retail core within the centre
- the suitability of the premises for use as a viable shop.

What is the purpose of this assessment?

1.5 This assessment intends to:

- Review the composition of the current local centres;
- Review the existing centre boundaries to ensure that they are appropriate and reflect the changing uses within the local centres;
- Investigate whether any of the previously identified local centres should be removed from the retail hierarchy
- Consider if it is appropriate to add any new local centres.
- Consider the requirement for an impact threshold for out of centre development affecting an existing Local Centre

1.6 As a result of this assessment, the proposals will be taken forward as part of the preparation of the Local Plan. The final boundaries will be defined in the Blackpool Local Plan Part 2 and identified on the accompanying Policies Map.

1.7 Comprehensive surveys of all of the Borough's local centres were carried out in June/July 2017. This report provides detail on each local centre currently identified in the 2006 Local Plan. Each of the following sections of the reports is dedicated to a local centre, for each centre there is a description of the centre and its location; photos; information in relation to its proximity to other centres, its accessibility, the ranges of uses and the quality of the centre; where there is potential for development this is identified; and any proposed amendments to the centre's boundary.

Rationale for defining a Local Centre

1.8 Although no strict criteria were applied to the identification of a local centre, a number of general points were used. To be eligible for designation a local shopping centre must include a cluster of at least four shops together as a core group and not individually strung out a long road. There must be at least one convenience store within the core group such as a newsagent or post office, but preferably a shop selling food related products. There also needs to be recognition of the community and the catchment area that the local shopping centre will draw upon and the proximity to and relationship with other shopping centres.

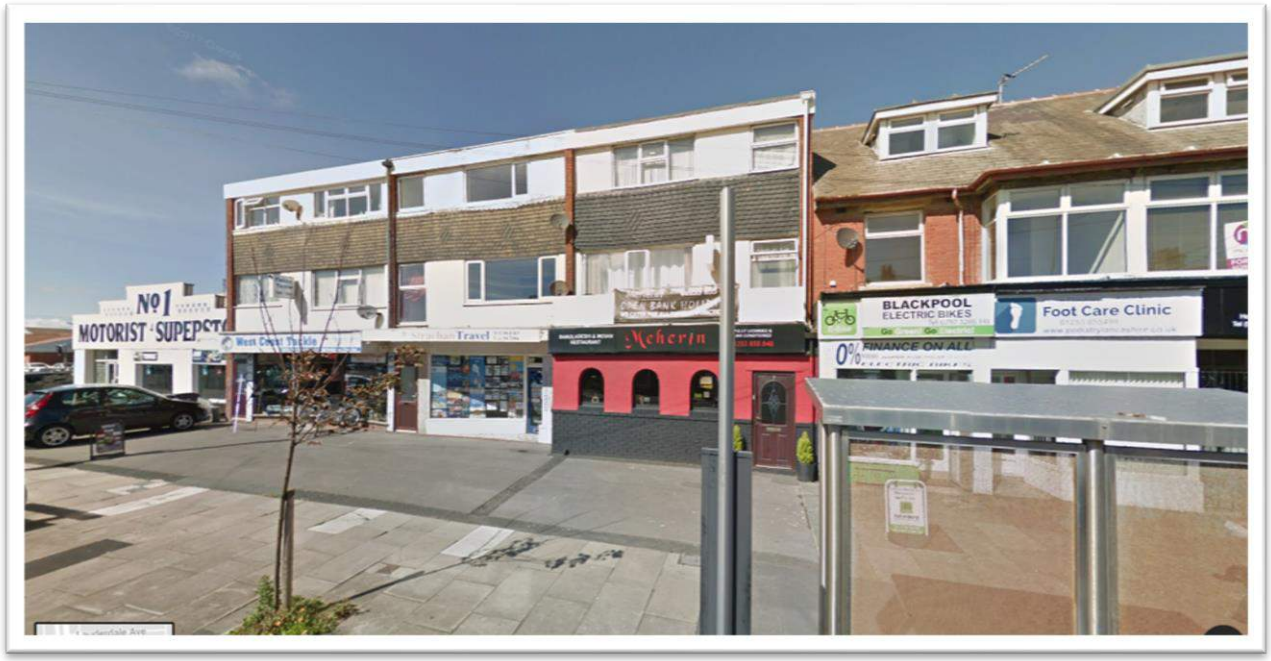
2 Local Centre Analysis

The following section assesses each of the existing 2006 Local Centre designations and recommends any amendments to the designation.

2.1 Anchorsholme Lane East

Location and Description

Anchorsholme Lane East is a local centre situated to the very north of the Borough, close to its boundary with Wyre. The surrounding area has a good range of housing of a mix of types and sizes. The quality and appearance of the centre is good, with a good mix of uses.



Source: Google Street View

Proximity to other Local Centres

Anchorsholme Lane East Local Centre is located close to Eastpines Drive and Fleetwood Road Local Centres. The nearest District Centre in the Borough is Bispham some 3.2km, however it is very close to Cleveleys Town centre located in Wyre Borough – 800m.

Accessibility

Parking is on-street on Anchorsholme Lane East. Lidl has its own dedicated car park. There is a tram stop within the centre and the Number 3 and 4 buses stop on Anchorsholme Lane East.

Range of Uses

The centre currently has 24 units, including a budget operator supermarket, convenience store, various hot food takeaways and hairdresser. There are no vacancies or dwellings.

Quality of the Centre

The centre is of a good quality.

Improvement Potential and Potential Development Sites

There are no potential development sites.

Potential Amendments

This centre performs well. There are no potential amendments to this Local Centre.

2.2 Fleetwood Road

Location and Description

Fleetwood Road is a local centre situated to the north of the Borough, adjacent to Norbreck Primary Academy. The surrounding area has a good range of housing of a mix of types and sizes. The quality and appearance of the centre is good, with a good mix of uses.

Source: Google Street View

Proximity to other Local Centres

Fleetwood Road Local Centre is located close to Eastpines Drive and Anchorsholme Lane East Local Centres (1.4km) The nearest District Centre is Bispham some 2km, however it is fairly close to Cleveleys Town centre located in Wyre Borough.

Accessibility
Fleetwood Road has double yellow lines due to the proximity to the traffic lights. Parking is on-street on the side streets Derwent Place and unnamed road in front of the row of shops on the western side of Fleetwood Road.

Range of Uses
The centre currently has 10 units, including a convenience store, hot food takeaway and hairdresser. There is one vacant unit which is currently undergoing renovation (to be incorporated into the adjacent equipment hire store) and one dwellinghouse. The majority of uses are focussed in a parade on the western side of Fleetwood Road. There are only three units within the centre on the easterm side – a dwelling, equipment hire store and Hardware store

Quality of the Centre
The centre is of a good quality.

Improvement Potential and Potential Development Sites
There are no potential development sites.

Potential Amendments
This main focus of the centre is on the west side of Fleetwood Road which performs well. There is the potential to remove properties on the east side of Fleetwood Road from the designation.

2.3 Eastpines Drive

Location and Description

Eastpines Drive is a local centre situated to the north of the Borough in Anchorsholme, adjacent to Anchorsholme Academy (Primary School). The surrounding area has a good range of housing of a mix of types and sizes. The quality and appearance of the centre is good, with a good mix of uses.

Source: Google Street View

Proximity to other Local Centres

Eastpines Drive Local Centre is located close to Fleetwood Road (1.2km) and Anchorsholme Lane East Local Centres (1.4km) The nearest District Centres is Bispham (2.8km).

Accessibility

The centre has a dedicated parking area to the front of the shops. The Number 3 bus also stops close to the centre.

Range of Uses

The centre currently has 7 units, including 2 convenience stores, hot food takeaways and hairdresser. There are no vacant units. The units are all of a similar size.

Quality of the Centre

The centre is of a good quality.

Improvement Potential and Potential Development Sites

There are no potential development sites within or on the edge of this local centre.

Potential Amendments

This centre performs well. There are no potential amendments to this Local Centre.

2.4 Norbreck Road

Location and Description

Norbreck Road is a local centre situated close to its junction with Queens Promenade, adjacent to the rear of the Norbreck Castle Hotel. The surrounding area has a good range of housing of a mix of types and sizes. The quality and appearance of the centre is good, with a good mix of uses.

Source: Google Street View

Proximity to other Centres

Norbreck Road Local Centre is located close to Fleetwood Road and Anchorsholme Lane East Local Centres (1.4km) The nearest District Centres is Bispham - 1km.

Accessibility

There is plenty of on-street parking on the southern side of Norbreck Road. The Number 4 and Number 1 buses also stop close to the centre.

Range of Uses

The centre currently has 21 units, including a convenience store, hot food takeaways and hairdressers. There are 2 vacant units and 1 residential use. The units are all of a similar size.

Quality of the Centre

The centre is of a good quality.

Improvement Potential and Potential Development Sites

There are no potential development sites within or on the edge of this local centre.

Potential Amendments

This centre performs considerably well. There are no potential amendments to this Local Centre.

2.5 Ashfield Road/Hastings Avenue

Location and Description

Ashfield Road/Hastings Avenue is a parade of shops situated in the north of the Borough, close to Montgomery High School. The surrounding area has a good range of housing of a mix of types and sizes. The quality and appearance of the centre is good, with a mix of uses.

Source: Google Street View

Proximity to other Centres

Ashfield Road/Hastings Avenue Local Centre is located close to the Ashfield Road/Briarwood Drive Local Centres (450m) The centre is close to Bispham District Centre (800m).

Accessibility

There is layby parking on-street on the southern side of Ashfield Road. The Number 3, 9 and 12 buses also stop on Ashfield Road.

Range of Uses

The centre has 5 units, including convenience store, off licence and newsagents. There are no vacancies or dwellings. The units in this centre are fairly small.

Quality of the Centre

The centre is of a good quality.

Improvement Potential and Potential Development Sites

There are no potential development sites within or on the edge of this local centre.

Potential Amendments

This centre performs well. There are no potential amendments to this Local Centre.

2.6 Ashfield Road/Briarwood Drive

Location and Description

Ashfield Road/Briarwood Drive is a local centre situated in the north of the Borough, close to Moor Park Industrial Estate and Moor Park Health and Leisure Centre. The surrounding area has a range of housing of a mix of types and sizes. The quality and appearance of the centre is fair, with a reasonable mix of uses.

Source: Google Street View

Proximity to other Centres

Ashfield Road/Briarwood Drive is located close to Ashfield Road/Hastings Avenue Local Centre (450m). It is also very close to Bispham District Centre - 500m.

Accessibility

There is some on-street parking on the southern side of Ashfield Road. The Number 3 and 9 buses also stop on Ashfield Road, a short walk from the centre.

Range of Uses

The centre has 7 units, including one convenience store, hot food takeaway and hairdresers. There are no vacant units, however there are 2 residential uses.

Quality of the Centre

The centre is of a fair quality.

Improvement Potential and Potential Development Sites

There are no potential development sites within or on the edge of this local centre.

Potential Amendments

This centre performs fairly. There are no potential amendments to this Local Centre as the residential uses are within the centre of the designation.

2.7 Moor Park Avenue

Location and Description

Moor Park Avenue is a local centre situated in the north of the Borough, close to Moor Park Industrial Estate and Moor Park Health and Leisure Centre. The surrounding area has a range of housing of a mix of types and sizes with some social housing adjacent to the centre. The quality and appearance of the centre is good, with a mix of uses.

Source: Google Street View

Proximity to other Centres

Moor Park Avenue is small parade of shops located close to Moor Park Industrial Estate and Moor Park Primary School. The centre is near the Ashfield Road local centre (900m) and Bispham District Centre (850m).

Accessibility

There is some dedicated on-street parking on Moor Park Avenue. The Number 9 bus also stops on Bispham Road, a short walk from the centre.

Range of Uses

The centre has 5 units, including a newsagents, sandwich shop and hot food takeaway. There are no vacancies or dwellings.

Quality of the Centre

The centre is of a fair quality.

Improvement Potential and Potential Development Sites

There are no potential development sites within or on the edge of this local centre.

Potential Amendments

This centre performs reasonably well. There are no potential amendments to this Local Centre.

2.8 Bispham Road/Low Moor Road

Location and Description

Bispham Road/Low Moor Road is a local centre situated around the junction of the two roads. The surrounding area has a range of housing of a mix of types and sizes. The quality and appearance of the centre is fair, with a mix of uses.

Source: Google Street View

Proximity to other Centres

Bispham Road/ Low Moor Road is located close to the Moor Park Avenue local centre (900m), Bispham District Centre (1.4km) and Layton District Centre (1.6km).

Accessibility

There is some limited on-street layby parking on Bispham Road. The Number 9 and 12 buses also stop on Bispham Road, adjacent to the centre.

Range of Uses

The centre has 14 units, including a convenience store, public house and newsagents. There are 3 vacant units.

Quality of the Centre

The western side of the centre is of a good quality on the whole. The vacant units are focussed on the eastern side of the centre.

Improvement Potential and Potential Development Sites

There is a potential development site to the south of the centre on the former Bispham High School site.

Potential Amendments

Although the western side of Bispham centre performs well, the eastern side does not and Bispham Road appears to be a barrier even though there is a pedestrian crossing. It is therefore recommended to remove the eastern side of the centre from the designation.

2.9 Bispham Road/Warbreck Hill Road

Location and Description

Bispham Road/Warbreck Hill is a small parade of shops situated close to one of Blackpool's busiest traffic junctions. It is close to Warbreck Hill DWP Offices. The surrounding area has a range of housing of a mix of types and sizes. The quality and appearance of the centre is fair, with a mix of uses.

Source: Google Street View

Proximity to other Centres

Bispham Road/Warbreck Hill Road is located close to the Bispham Road/Low Moor Road Avenue local centre (700m) and Layton District Centre (1.1 km)

Accessibility

Due to its close proximity to the traffic junction, there is no parking near to the centre. The Number 9 bus stops on Bispham Road, directly in front of the centre.

Range of Uses

The centre has 5 units, including one small convenience store. There are no vacant units and one dwelling (although it does have a commercial appearance).

Quality of the Centre

The centre is of a fair quality.

Improvement Potential and Potential Development Sites

There are no potential development sites within or on edge of this local centre.

Potential Amendments

This centre performs reasonably well. There are no potential amendments to this Local Centre.

2.10 Holmfield Road

Location and Description

Holmfield Road is split into three separate designated areas around the Holmfield Road junctions with Knowle Avenue, Northumberland Avenue and Empress Drive. The surrounding area has a range of housing of a mix of types and sizes and a number of hotels due to its close proximity to Queens Promenade. The quality and appearance of the centre is fair, with a mix of uses.

Source: Google Street View

Proximity to other Centres

Holmfield Road is located close to the Dickson Road local centre to the south (1km) and Bispham District Centre (1.6 km) to the north.

Accessibility

There is some on-street lay by parking. The Number 3 and 4 buses stop on Warbreck Drive, a short walk from the centre. There is also a tram stops close by on Queens Promenade.

Range of Uses

The centre comprises:

- Knowle Avenue junction – 12 units including a convenience store, butchers and hairdressers. Three vacant units (all on the market). The former doctor's surgery is now two dwellinghouses.
- Northumberland Avenue junction – 7 units. Two are residential, one is holiday flats, one vacant.
- Empress Drive junction – 4 units. One vacant unit.

Quality of the Centre

The centre is of a fair quality.

Improvement Potential and Potential Development Sites

There are no potential development sites within or on the edge of this local centre.

Potential Amendments

This local centre is unusual in that it is split into three separate designated areas. The Northumberland Avenue and Empress Drive junctions do not perform well compared the Knowle Avenue junction with some vacancies and residential uses. There is the potential to remove these two designations which in turn will strengthen and reinforce the Knowle Avenue designation. There is also the opportunity to remove residential properties from the Knowle Avenue designation.

2.11 Dickson Road

Location and Description

Dickson Road is one of Blackpool's largest local centres situated close to Gynn Square. The surrounding area is one of Blackpool's more deprived neighbourhoods with holiday accommodation to the west of the centre. The quality and appearance of the centre is fair, with a wide range of uses.

Source: Google Street View

Proximity to other Centres

Dickson Road is located close to the Holmfield Road local centre (1km). Blackpool Town Centre is 1.3km to the south.

Accessibility

There is on street parking on Dickson Road. The Number 3 and 4 buses also stop on Dickson Road, within the centre. There is also a tram stop at Gynn Square.

Range of Uses

The centre has 71 units, including a Spar convenience store, public house, newsagents and hot food takeaways. There are 15 vacant units and 7 dwellinghouses interspersed throughout the centre. There is also a recently built Co-op convenience store which is just outside the local centre boundary.

Quality of the Centre

The centre is of a reasonable quality on the whole.

Improvement Potential and Potential Development Sites

There are no potential development sites.

Potential Amendments

The local centre boundary should be amended to include Co-op within the centre as it is an important convenience anchor.

2.12 Devonshire Road

Location and Description

Devonshire Road is a large local centre located on a busy stretch of Devonshire Road, close to its junction with Warley Road. The surrounding area has a range of housing of a mix of types and sizes. The quality and appearance of the centre is good with a wide mix of uses.

Source: Google Street View

Proximity to other Centres

Devonshire Road is located close to the Dickson Road local centre (850m) and Layton District Centre (1.5km)

Accessibility

There is some limited on-street parking mainly on Devonshire Road. The Number 7 bus stops on Devonshire Road.

Range of Uses

The centre has 22 units, including a Costcutter convenience store, public house, restaurants and butchers . There are no vacant units or dwellings.

Quality of the Centre

The centre is of a good quality on the whole.

Improvement Potential and Potential Development Sites

There are no potential development sites.

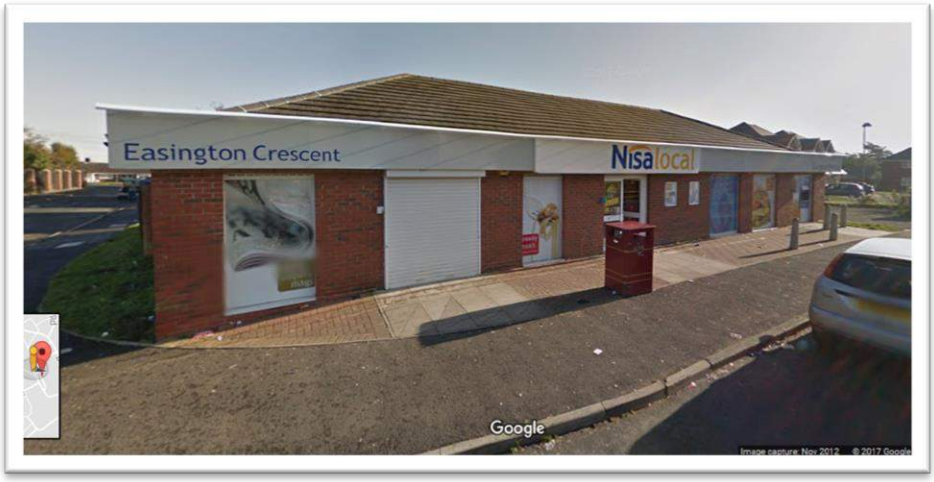
Potential Amendments

This centre performs well. There are no potential amendments to this Local Centre.

2.13 Easington Crescent

Location and Description

Easington Crescent is a small local centre located within the Grange Park Estate. The surrounding area has a range of social housing. The centre originally comprised a parade of shops with flats above but was subject of a renewal scheme in 2003 which redeveloped the site to provide family houses and one standalone convenience store.



Source: Google Street View

Proximity to other Centres

Easington Crescent is located close to the Chepstow Road local centre (1.1 km) and Layton District Centre (2.3km). There is also a Londis convenience store on Garstang Road.

Accessibility

There is some on-street parking mainly on Easington Crescent. The Numbers 6 and 2C buses stop on Dinmore Avenue close to the centre.

Range of Uses

The centre has one unit - a Nisa Local convenience store.

Quality of the Centre

The convenience store is a modern build.

Improvement Potential and Potential Development Sites

There are no potential development sites.

Potential Amendments

Although the store is a welcome facility for Grange Park residents , there is no merit in protecting one standalone store which does not on its own constitute a Local Centre. Easington Crescent designation to be removed.

2.14 Cromwell Road

Location and Description

Cromwell Road is a local centre situated within the Claremont neighbourhood. The surrounding area is one of Blackpool's most deprived neighbourhoods. The quality and appearance of the centre is poor, with one convenience store remaining.

Source: Google Street View

Proximity to other Local Centres

Cromwell Road Local Centre is located close to Devonshire Road and Egerton Road Local Centres (1.4km). There is also convenience provision on Sherbourne Road, Exchange Street, Egerton Road and small newsagents on Bedford Road.

Accessibility

There is on-street parking in front of the local centre. The nearest bus stop is 300m away on Cromwell Road.

Range of Uses

One convenience store. The remainder of the centre has converted to residential.

Quality of the Centre

Low quality – only one small convenience store. No other facilities.

Improvement Potential and Potential Development Sites

None

Potential Amendments

No longer performs role of a local centre. Remove designation.

2.15 Chepstow Road

Location and Description

Chepstow Road is a small local centre located within the Grange Park Estate. The surrounding area has a range of social housing. The centre comprises a parade of shops with flats above.

Source: Google Street View

Proximity to other Centres

Chepstow Road is located close to the Easington Crescent local centre (1.1 km) and Layton District Centre (2.3km).

Accessibility

There is some on-street parking mainly on the un-named road in front of the shops. The Numbers 6 and 2C buses stop on Dinmore Avenue close to the centre.

Range of Uses

The centre currently has 7 units including a One Stop convenience store, hot food takeaway and opticians.

Quality of the Centre

The centre is of a low quality.

Improvement Potential and Potential Development Sites

There are no potential development sites.

Potential Amendments

The site is due for demolition to facilitate the building of much needed improved family housing. Three retail units are to be provided within the City Learning Centre in lieu of the loss the retail units at this location . The designation is to be removed.

2.16 Dinmore Avenue

Location and Description

Dinmore Avenue was a small local centre located within the Grange Park Estate. The centre comprised a parade of shops with flats above. The site was redeveloped in 2008.

Source: Google Street View

The designation will be removed.

2.17 Talbot Road/Foxdale Avenue

Location and Description

Talbot Road/Foxdale Avenue is a local centre situated around the junction of the two roads. The surrounding area has a range of housing of a mix of types and sizes. The quality and appearance of the centre is fair, with a mix of uses.

Source: Google Street View

Proximity to other Centres

Talbot Road/ Foxdale Avenue is located close to the Talbot Road/Devonshire Road local centre (190m) and Layton District Centre (450m)

Accessibility

There is some limited on-street parking on Talbot Road. The Number 5, 9 and 14 buses stop on Talbot Road, adjacent to the centre.

Range of Uses

The centre has 16 units, including a convenience store, public house, newsagents and a number of hot food takeaways (6). There are 3 vacant units.

Quality of the Centre

The centre is of a fair quality on the whole.

Improvement Potential and Potential Development Sites

There are no potential development sites.

Potential Amendments

Despite the vacancies, the centre functions adequately. There are no potential amendments to this Local Centre.

2.18 Talbot Road/Devonshire Road

Location and Description

Talbot Road/Devonshire Road is a small local centre situated close to a major traffic junction. The surrounding area has a range of housing of a mix of types and sizes. The quality and appearance of the centre is fair, with a limited mix of uses.

Source: Google Street View

Proximity to other Centres

Talbot Road/Devonshire Road is located close to the Talbot Road/Foxdale Avenue local centre (190m), Layton District Centre (1.1km) and Blackpool Town Centre (800m).

Accessibility

There is some limited on-street parking just off Talbot Road in front of the shops. The Number 5, 9 and 14 buses stop on Talbot Road, adjacent to the centre.

Range of Uses

The centre has 7 units, including an off licence, hot food takeaway and furniture shops

Quality of the Centre

The centre is of a fair quality on the whole.

Improvement Potential and Potential Development Sites

There are no potential development sites.

Potential Amendments

Although, in terms of convenience provision, there is only an off licence, the centre functions adequately. There are no potential amendments to this Local Centre.

2.19 Egerton Road

Location and Description

Egerton Road is a local centre situated within the Claremont neighbourhood. The surrounding area is one of Blackpool's most deprived neighbourhoods. The quality and appearance of the centre is fairly poor with many roller shutters. There are some original shop fronts that have good architectural quality.

Source: Google Street View

Proximity to other Centres

Egerton Road is located close to the Dickson Road Local Centre (900m) and Layton District Centre (850m). It is only 700m from the new Town Centre Sainsburys store. There is also convenience provision on Sherbourne Road, Exchange Street, Egerton Road and small newsagents on Bedford Road.

Accessibility

There is some limited on-street parking on Egerton Road. The Number 3 and 4 buses stop in the centre.

Range of Uses

The centre has 18 units, including a newsagents, pharmacy and hot food takeaway. There are 7 vacant units (39%) including the former Empress Public House which has planning permission for residential. Overall there is a limited mix of uses.

Quality of the Centre

The centre is of a poor quality on the whole with a high level of vacancy and poor quality shop fronts and roller shutters.

Improvement Potential and Potential Development Sites

There are no potential development sites.

Potential Amendments

The centre does not perform well with an extremely high vacancy rate. It is proposed to remove the designation.

2.20 Grange Road

Location and Description

Grange Road is a local centre situated close to its junction St Walburgas Road. The surrounding area has a good range of housing of a mix of types and sizes. The quality and appearance of the centre is good, however the mix of uses is extremely limited.

Source: Google Street View

Proximity to other Centres

Grange Road Local Centre is located close to Layton District Centre (850m).

Accessibility

There is some limited forecourt parking. The Number 5 bus stops close to the centre.

Range of Uses

The centre currently has 5 units, comprising a dwellinghouse and 4 beauty related uses. There are no vacant units. The units are centre are all of a similar size.

Quality of the Centre

The centre is of a good quality.

Improvement Potential and Potential Development Sites

There are no potential development sites within or on the edge of this local centre.

Potential Amendments

This centre performs no local convenience shopping function. Suggest removal of this centre.

2.21 Layton Road

Location and Description

Layton Road is a local centre located around its junctions with Collingwood Place and Caunce Street. The surrounding area has a good range of housing of a mix of types and sizes. The quality and appearance of the centre is fair to poor, with a limited mix of uses.

Source: Google Street View

Proximity to other Centres

Layton Road Local Centre is located close to Talbot/Foxdale Local Centre (500m) and Talbot/Devonshire Local Centres (800m) The nearest District Centre is Layton (450m).

Accessibility

There is plenty of on-street parking on Layton Road. The Number 6 bus also stops close to the centre.

Range of Uses

The centre currently has 19 units, including a petrol station (which includes a Morrisons Daily and Subway sandwich store), convenience stores, hot food takeaways and hairdressers. There are 6 B1 business uses. There are 3 vacant units and 1 dwellinghouse. The units are centre are fairly small and all of a similar size.

Quality of the Centre

The centre is of a fair to poor quality with some poor shop fronts.

Improvement Potential and Potential Development Sites

There are no potential development sites within or on edge of this local centre.

Potential Amendments

Despite the vacancies (which are interspersed with the centre), the centre functions adequately. There are no potential amendments to this Local Centre.

2.22 Caunce Street

Location and Description

Caunce Street is a local centre located around its junction with Elizabeth Street. It is located within the Talbot and Brunswick Neighbourhood which suffers from high levels of deprivation. The quality and appearance of the centre is fair, with a limited mix of uses.

Source: Google Street View

Proximity to other Centres

Caunce Street Local Centre is located close to Whitegate Drive District Centres (650m). It is also close to Blackpool Town Centre (500m).

Accessibility

There is very limited on-street parking on Caunce Street. The Number 6 bus also stops close to the centre.

Range of Uses

The centre currently has 11 units, including a convenience store and beauty salons. There are 2 vacant units and 3 dwellings located at the edge of the local centre. The units are fairly small and all of a similar size.

Quality of the Centre

The centre is of a fair quality.

Improvement Potential and Potential Development Sites

There are no potential development sites within or on the edge of this local centre.

Potential Amendments

There is potential to remove northern block to the west of Elizabeth Street which are currently dwellings.

2.23 Central Drive

Location and Description

Central Drive is one of Blackpool's largest local centres located on a key route in and out of Blackpool Town Centre. It stretches from Ribble Road to Ashton Road. The surrounding area suffers from high levels of deprivation. The quality and appearance of the centre is fair, with a mix of uses.

Source: Google Street View

Proximity to other Centres

Central Drive Local Centre is located very close to the edge of Blackpool Town Centre (200m).

Accessibility

There some on-street parking on Central Drive. The Number 5, 6, 7 and 17 bus also stop within the centre.

Range of Uses

The centre currently has 72 units, including a convenience store, hot food takeaways and hairdressers. There are 9 vacant units (13%) and 12 dwellings (17%) dispersed throughout the centre. The units are of varying sizes.

Quality of the Centre

The centre is of a fair to poor quality.

Improvement Potential and Potential Development Sites

There are no potential development sites within or on edge of this local centre.

Potential Amendments

- Delete block between Rydal Avenue and Ashton Road – predominantly residential
- Delete residential properties to the south (western side)

2.24 Westmorland Avenue/Park Road

Location and Description

Westmorland Avenue/Park Road is a local centre located around this key junction. It is located within an area which suffers from some levels of deprivation. The quality and appearance of the centre is fair, with a limited mix of uses.

Source: Google Street View

Proximity to other Centres

Westmorland Avenue Local Centre is located close to Central Drive local centre (650m) and Ansdell Road local centre (1km) It is also close to Whitegate Drive District Centre (850km).

Accessibility

There is some limited on-street parking on Westmorland Avenue. The Number 3 bus also stops close to the centre.

Range of Uses

The centre currently has 10 units, including a convenience store, hot food takeaway, launderette and hairdressers. There are 2 vacant units and one dwelling. The units are fairly small and all of a similar size.

Quality of the Centre

The centre is of a fair to poor quality.

Improvement Potential and Potential Development Sites

There are no potential development sites within or on the edge of this local centre.

Potential Amendments

There is the potential to remove approved dwellings from the local centre.

2.25 Ansdell Road/Bloomfield Road

Location and Description

Ansdell Road/Bloomfield Road is a local centre located around this key junction. It is located within an area which suffers from some levels of deprivation, however there are a mix of house types and sizes. The quality and appearance of the centre is good, with a good range of uses.

Source: Google Street View

Proximity to other Centres

Ansdell Road/Bloomfield Road Local Centre is located close to Central Drive Local Centre (850m) and Waterloo Road Local Centre (500m) It is also located between Whitegate Drive and Waterloo Road District Centres.

Accessibility

There is on-street parking on Ansdell Road and a dedicated car park for Lidl customers. The Number 16 and 7 buses also stop close to the centre.

Range of Uses

The centre currently has 24 units, including a Lidl supermarket, public house, butchers, greengrocers and two convenience stores. There are 2 vacant units.

Quality of the Centre

The centre is of a good quality.

Improvement Potential and Potential Development Sites

There is one potential development site within the local centre.

Potential Amendments

The centre performs well. No proposed changes.

2.26 Whitegate Drive

Location and Description

Whitegate Drive is one of Blackpool's larger local centres located on one of Blackpool's key routes, close to the Oxford Square Junction. It is located within an area where there are a mix of house types and sizes. The quality and appearance of the centre is good, with a good range of uses.

Source: Google Street View

Proximity to other Centres

Whitegate Drive Local Centre is located close to Oxford Square Local Centre (250m). It is also close to Whitegate Drive District Centre (800m).

Accessibility

There is limited on-street parking on Whitegate Drive. The Number 18 and 4 buses also stop within the centre.

Range of Uses

The centre currently has 34 units, including a convenience stores, public house, hair salons and sandwich shops. There are two dwellings and no vacancies.

Quality of the Centre

The centre is of a good quality.

Improvement Potential and Potential Development Sites

There are no potential development sites within or on edge of this local centre.

Potential Amendments

The centre performs well. No potential amendments.

2.27 St Leonards/Worcester Road

Location and Description

St Leonards/Worcester Road is a local centre located close to the junction where the two roads meet. It is located within an area where there are a good mix of house types and sizes. It has been subject of a number of residential planning permissions in recent years reflective of its changing role.

Source: Google Street View

Proximity to other Centres

It is located very close to Preston Old Road Local Centre (500m). The nearest District Centre is Whitegate Drive District Centre (1.6km)

Accessibility

There is limited on-street parking away from the junction. The Number 4 bus stops close to the centre.

Range of Uses

The centre has 8 units. There is a hot food takeaway, tanning salon and 6 dwellings.

Quality of the Centre

There is no longer a centre to be able to assess quality.

Improvement Potential and Potential Development Sites

There are no potential development sites within or on edge of this local centre.

Potential Amendments

No longer performs role of a local centre. Remove designation.

2.28 Preston Old Road

Location and Description

Preston Old Road is a local centre centred around its junction with Mereland Road. It is located within an area where there are a mix of house types and sizes.

Source: Google Street View

Proximity to other Centres

Preston Old Road Local Centre is located close to Worcester Road/St Leonard's Road (500m). The nearest District Centre is Whitegate Drive District Centre (1.9km).

Accessibility

There is on-street parking on Preston Old Road. The Number 4 bus stops fairly close to the centre further along Preston Old Road.

Range of Uses

The centre currently has 7 units, including a convenience store, hair salon and hot food takeaway. There is one dwelling which is a historic use that has always existed within the centre.

Quality of the Centre

The centre is of a fair condition and anchored by a small convenience store.

Improvement Potential and Potential Development Sites

There are no potential development sites within or on edge of this local centre.

Potential Amendments

The centre performs well. No potential amendments.

2.29 Oxford Square

Location and Description

Oxford Square is a local centre located on one of Blackpool's key traffic junctions. It is located within an area where there are a mix of house types and sizes.

Source: Google Street View

Proximity to other Centres

Oxford Road Local Centre is located close to Vicarage Lane (400m) and Whitegate Drive Local Centres (300m) It is also close to Whitegate Drive District Centre (1.3km).

Accessibility

There is dedicated parking for Aldi customers with a 90 min limit. There is very little on-street parking due to the close proximity to the major junction. The number 3, 4 and 18 buses stops close to the centre on Park Road and Whitegate Drive.

Range of Uses

The centre currently has 35 units, and is anchored by a recently opened Aldi food store. Other uses include a bakery, bank and numerous hot food takeaways. There are three dwellings.

Quality of the Centre

The centre is of a fair condition and has been reinforced by the recently opened Aldi foodstore.

Improvement Potential and Potential Development Sites

There are no potential development sites within or on the edge of this local centre.

Potential Amendments

The centre performs well. No proposed changes.

2.30 Newhouse Road

Location and Description

Newhouse Road is a small local centre centred around its junction with Winton Avenue. It is located within an area where there are a mix of house types and sizes.

Source: Google Street View

Proximity to other Centres

Newhouse Road Local Centre is located close to the Cherry Tree Road (350m), Preston Old Road (350m) and Oxford Square Local Centres (650m) It is also close to Whitegate Drive District Centre (1km).

Accessibility

There is some limited on-street parking on Newhouse Road and Winton Avenue. The units appear to have forecourt parking for customers. The Number 3 bus stops on Penrose Avenue which is a short walk from the centre.

Range of Uses

The centre currently has 7 units, including a Newsagents, Hair Salons and Dog Grooming Parlour. However 3 out of the 7 units are dwellings.

Quality of the Centre

The centre is of a fair condition and has a very limited range of shops which may make the centre vulnerable.

Improvement Potential and Potential Development Sites

There are no potential development sites within or on edge of this local centre.

Potential Amendments

The very limited number of shops and high vacancies make the centre vulnerable. Remove the designation.

2.31 Cherry Tree Road North

Location and Description

Cherry Tree Road is a local centre located very close to its major traffic junction with Preston New Road. It is located within an area where there are a mix of house types and sizes. Adjacent to the centre are a number of fast food outlets (McDonalds Drive-Thru, KFC Drive-Thru and Pizza Hut) that do not fall within the Local Centre boundary.

Source: Google Street View

Proximity to other Centres

Cherry Tree North Local Centre is located close to the Newhouse Road Local Centre (350m). The nearest District Centre is Whitegate Drive District Centre (2.4km).

Accessibility

There is some very limited on-street parking on Cherry Tree Road. There is parking available at the adjacent McDonalds and KFC/Pizza Hut car parks. The Numbers 3, 6 and 18 buses stops on Cherry Tree Road which is a short walk from the centre.

Range of Uses

The centre has 9 units, including a Convenience Store, Off Licence, Barbers and Hot Food Takeaways.

Quality of the Centre

The centre is of a fair condition and has a range of shops.

Improvement Potential and Potential Development Sites

There are no potential development sites within or on edge of this local centre.

Potential Amendments

The centre performs adequately. No potential amendments.

2.32 Langdale Road

Location and Description

Langdale Road is a local centre situated to the south of the Borough on the Mereside Estate. The surrounding area is mainly social housing. It is a modern purpose built parade of shops with apartments above. The quality and appearance of the centre is good, with a good mix of uses.

Source: Google Street View

Proximity to other Local Centres

The nearest local centre is Cherry Tree Road North (1.1km) The nearest District Centres is Bispham some 2.9km. Clifton Retail Park – an out of centre Retail Park with a large Tesco Superstore is also nearby (750m).

Accessibility

The centre has a dedicated parking area to the front of the shops. The Numbers 3, 4 and 6 buses also stop close to the centre.

Range of Uses

The centre currently has 7 units, including Community Centre, Hot Food Takeaway, Convenience Store, Post Office, Pharmacy and Bakery. There are no vacant units or dwellings. The units are centre are all of a similar size.

Quality of the Centre

The centre is of a very good quality.

Improvement Potential and Potential Development Sites

There are no potential development sites within or on edge of this local centre.

Potential Amendments

This centre performs well. As the local centre was subject to redevelopment after the Local Plan was adopted in 2006 the boundary needs amending to reflect the current layout of the centre.

2.33 St Annes Road

Location and Description

St Annes Road is one of the Borough's larger local centres located very close to its junction with Waterloo Road. It is located within an area where there are a mix of house types and sizes.

Source: Google Street View

Proximity to other Centres

St Annes Local Centre is located close to the Waterloo Road and Marton Drive Local Centres (500m) It is also close to Waterloo Road District Centre (500m).

Accessibility

There is some limited on-street parking on St Annes Road. The Numbers 5,7 and 18 buses stop close to the centre.

Range of Uses

The centre has 54 units, including convenience stores, Off Licence, Barbers and Hot Food Takeaways. There are 9 dwellings and 3 vacant units. A number of the dwellings are historic and appear to have always been dwellings.

Quality of the Centre

The centre is of a fair condition and has a good range of shops.

Improvement Potential and Potential Development Sites

There are no potential development sites within or on edge of this local centre.

Potential Amendments

The centre performs well. No potential amendments.

2.34 Waterloo Road

Location and Description

Waterloo Road is a small local centre between Westfield Road and Eccleston Road. It is located within an area where there are a mix of house types and sizes.

Source: Google Street View

Proximity to other Centres

Waterloo Road Local Centre is located close to the St Annes Road Local Centre (500m)and Oxford Square Local Centres (500m) It is also close to Waterloo Road (South Shore)District Centre (1 km).

Accessibility

There is some on-street parking on Waterloo Road. The Number 18 buses stops in front of the centre.

Range of Uses

The centre has 14 units, including a Newsagents/Off Licence, Beauty Salon and Hot Food Takeaways. There are 6 dwellings (43%) interspersed throughout the centre.

Quality of the Centre

The centre is of a fair/poor condition and has a limited range of shops.

Improvement Potential and Potential Development Sites

There are no potential development sites within or on edge of this local centre.

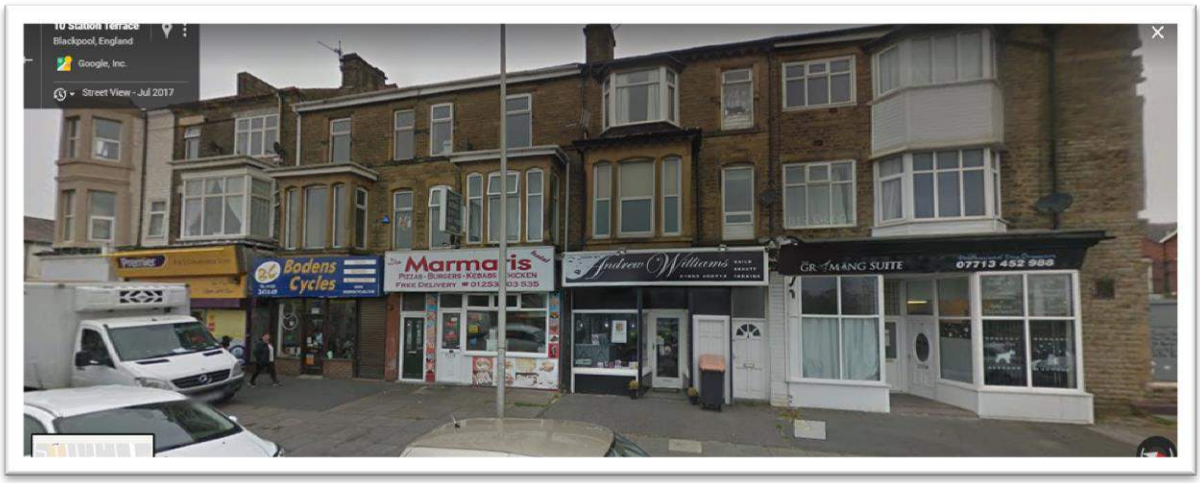
Potential Amendments

Due to the presence of dwellings throughout the centre it is proposed to remove this allocation.

2.35 Lytham Road/Station Terrace

Location and Description

Lytham Road/Station Terrace is a small local centre between Withnell Road and Station Road. It is located within one of the Town's more deprived areas.



Source: Google Street View

Proximity to other Centres

Lytham Road/Station Terrace Local Centre is located very close Waterloo Road (South Shore) District Centre (300m).

Accessibility

There is some on-street parking on Station Terrace. The numbers 11, 5 and 18 buses stop close to the centre.

Range of Uses

The centre has 11 units, including a Convenience Store, Pharmacy, Chiropodist and Hairdressers. There is one vacant unit and a vacant site that was formerly a public house and but was demolished following a fire.

Quality of the Centre

The centre is of a fair condition and has a limited range of shops.

Improvement Potential and Potential Development Sites

There is a large potential development sites within the centre as discussed above.

Potential Amendments

The centre performs ade. No potential amendments.

2.36 Vicarage Lane

Location and Description

Vicarage Lane is a small local centre located around the roundabout junction with Arnott Road and Rectory Road. It is located within one of the Town's more deprived areas.

Source: Google Street View

Proximity to other Centres

Vicarage Lane Local Centre is located close to Oxford Square Local Centre (400m) and Hawes Side Lane Local Centre (400m). The nearest District Centre is Waterloo Road (South Shore) Drive District Centre (1.6km).

Accessibility

There is some on-street parking. The numbers 3 and 6 buses stop near to the centre.

Range of Uses

The centre has 13 units, including a bakers, hairdressers, hot food takeaways and dry cleaners. There is no convenience provision in any form which is likely to be due to the centre's close proximity to an Asda superstore, Greggs and an Iceland – 250m away. There are 2 vacant units and 2 dwellings.

Quality of the Centre

The centre is of a fair condition and has a limited range of shops.

Improvement Potential and Potential Development Sites

There are no potential development sites within or on edge of this local centre.

Potential Amendments

The centre performs relatively well albeit with only the bakers providing food provision. No proposed changes.

2.37 Marton Drive

Location and Description

Marton Drive Local Centre is two separate designated areas located around the junctions with Marsden Road and Harcourt Road. It is located in one of Blackpool's more deprived areas.

Source: Google Street View

Proximity to other Centres

Marton Drive Local Centre is located close to Waterloo Road, St Annes Road, Watson Road and Hawes Side Lane Local Centres (all approx 500m away). It is also close to Waterloo Road (South Shore) District Centre (1km).

Accessibility

There is some on-street parking on Marton Drive. There are no buses that stop on Marton Drive.

Range of Uses

The centre has 14 units, including a Tesco Convenience Store, Vets and Hot Food Takeaways. There are 2 vacant units and 3 dwellings.

Quality of the Centre

The centre is of a fair to poor condition and has a limited range of shops.

Improvement Potential and Potential Development Sites

No potential development sites.

Potential Amendments

Due to its location very close to other stronger centres and the lack of local centre uses it is proposed to remove this designation.

2.38 Hawes Side Lane

Location and Description

Hawes Side Lane is a small local centre around the junction with Daggers Hall Lane. It is located within one of the Town's more deprived areas.

Source: Google Street View

Proximity to other Centres

Hawes Side Lane Local Centre is located close to Marton Drive Local Centre (600m) and Watson Road Local Centre (700m). The nearest District Centre is Highfield Road (1.7km).

Accessibility

There is some limited on-street parking on Daggers Hall Lane. The numbers 6 and 17 buses stop close to the centre.

Range of Uses

The centre has 7 units, including a Convenience Store, Barbers, Hot Food Takeaway and Bingo Hall. There are no vacant units or dwellinghouses.

Quality of the Centre

The centre is of a fair condition and has a limited range of shops.

Improvement Potential and Potential Development Sites

Planning applications have previously been approved for residential development at the Empire Bingo building and Empire garage site.

Potential Amendments

In light of the recently approved applications for residential use, it is proposed to remove the Empire Garage and Empire Bingo buildings from the local centre designation.

2.39 Watson Road

Location and Description

Watson Road is a small local centre between Watson Court and Oak Avenue. It is located within one of the Town's more deprived areas.

Source: Google Street View

Proximity to other Centres

Watson Road Local Centre is located close to St Annes Road and Marton Drive Local Centres (approx 900m away). The nearest District Centre is Waterloo Road (South Shore) Drive District Centre. (1.5km).

Accessibility

There is on-street parking on Watson Road. The number 7 bus stops close to the centre on St Annes Road.

Range of Uses

The centre has 10 units, including a Newsagents, Hot Food Takeaways, Launderette and Vets. There are no vacancies and two dwellings.

Quality of the Centre

The centre is of a fair condition and has a limited range of shops.

Improvement Potential and Potential Development Sites

There are no development sites within the centre.

Potential Amendments

None

2.40 Vicarage Lane/Cherry Tree Road

Location and Description

Vicarage Lane/Cherry Tree Road is a small local centre located on the junction of the two roads. The surrounding area has a good range of housing of a mix of types and sizes. The quality and appearance of the centre is generally good, with a mix of uses.

Source: Google Street View

Proximity to other Centres

Vicarage Lane/Cherry Tree Road Local Centre is located close to Common Edge Road Local Centre (750m). The nearest District Centre is Highfield Road DC (2.1km).

Accessibility

There is some on-street parking on Vicarage Lane and Cherry Tree Road. The numbers 6 and 18 buses stop close to the centre.

Range of Uses

The centre has 11 units, including a Convenience Store, Public House, Hot Food Takeaways and Hairdressers. There are no vacancies or dwellinghouses.

Quality of the Centre

The centre is generally of a good condition and has a range of shops.

Improvement Potential and Potential Development Sites

There are no potential development sites.

Potential Amendments

There are no potential amendments

2.41 Harrowside

Location and Description

Harrowside is a small local centre close to Harrowside Bridge. The surrounding area has a good range of housing of a mix of types and sizes. The quality and appearance of the centre is generally good, with a mix of uses.

Source: Google Street View

Proximity to other Centres

Harrowside Local Centre is located very close to Highfield Road District Centre (350m).

Accessibility

There is on-street parking on Harrowside. The numbers 11, 5 and 18 buses stop close to the centre on Lytham Road.

Range of Uses

The centre has 15 units, including a Convenience Store, Hot Food Takeaways, Fishmongers and Hairdressers. There are no vacant units and two dwellinghouses.

Quality of the Centre

The centre is of a good condition and has a reasonable range of shops.

Improvement Potential and Potential Development Sites

There are no potential development sites within the centre as discussed above.

Potential Amendments

The focus of the centre is on the southern side of Harrowside with only one property (Coin and Bullion Dealer) on the north side in the designated centre which isn't a typical local centre use. The redevelopment of this property would have no impact on the vitality and viability of the remaining centre. Amend boundary to remove the northern side of Harrowside.

2.42 Highfield Road

Location and Description

Highfield Road Local Centre is a small parade of shops around its junction with Acregate. It is located close to Highfield Leadership Academy (Secondary School). The surrounding area has a good range of housing of a mix of types and sizes. The quality and appearance of the centre is good, with a good mix of uses.

Source: Google Street View

Proximity to other Centres

Highfield Road Local Centre is located very close to Highfield Road District Centre and Common Edge Local Centre (550m).

Accessibility

There is on-street parking on Highfield Road. The numbers 5 and 18 buses stop close to the centre.

Range of Uses

The centre has 13 units, including a Newsagent, Pharmacy, Sandwich Shops and Hairdressers. There are no vacancies or dwellings.

Quality of the Centre

The centre is of a good condition and has a good range of shops.

Improvement Potential and Potential Development Sites

There are no potential development sites.

Potential Amendments

The focus of the centre is on the northern side of Highfield Road with only one property (Motorist Superstore) on the south side in the designated centre which isn't a typical local centre use. The redevelopment of this property would have no impact on the vitality and viability of the remaining centre. Amend boundary to remove the south side of Highfield Road.

2.43 Common Edge Road

Location and Description

Common Edge Road is a small local centre close to its junction with Highfield Road. The surrounding area has a range of house types and sizes.

Source: Google Street View

Proximity to other Centres

Common Edge Road Local Centre is located close to Highfield Road Local Centre (550m) and Highfield Road District Centre (1.3km).

Accessibility

There is some on-street parking on Common Edge Road. The numbers 11, 5 and 18 buses stop close to the centre.

Range of Uses

The centre has 11 units, including two convenience stores, pub, pharmacy and hairdressers. There are no vacancies.

Quality of the Centre

The centre is of a good condition and has good range of shops considering its size.

Improvement Potential and Potential Development Sites

None

Potential Amendments

Amend boundary to remove dwelling at 8 Common Edge Road from Local Centre.

2.44 Squires Gate Lane/Clifton Drive

Location and Description

Squires Gate Lane/Clifton Drive is parade of shops located on this busy junction. The surrounding area has a range of house types and sizes.

Source: Google Street View

Proximity to other Centres

Squires Gate Lane/Clifton Drive Local Centre is located very close to Squires Gate/Abbey Road Local Centre (500m) It is also close to Highfield Road District Centre (approx 1.5km).

Accessibility

There is some on-street parking on Squires Gate Lane. The number 68 bus stops in front of the centre. The Starr Gate tram stop is also across the Promenade.

Range of Uses

The centre has 12 units, including a Convenience Store, Restaurants, Hot Food Takeaways, Café. There is a residential block of apartments included in the allocation.

Quality of the Centre

The centre is of a fair condition and has a limited range of shops.

Improvement Potential and Potential Development Sites

None

Potential Amendments

Amend boundary to remove residential development from the allocation.

2.45 Squires Gate Lane/Abbey Road

Location and Description

Squires Gate Lane/Abbey Road is a very small local centre. The surrounding area has a range of house types and sizes.

Source: Google Street View

Proximity to other Centres

Squires Gate Lane/Abbey Road Local Centre is located very close to Squires Gate/St Anne's Road Local Centre (500m) and Squires Gate Lane/Clifton Drive Local Centre (1km). It is also close to Highfield Road District Centre (approx 1km). The centre is also very close (500m) to Blackpool Retail Park which has a Morrisons and Aldi Supermarkets.

Accessibility

There is on-street parking on Abbey Road. The number 18 bus stops close to the centre.

Range of Uses

The centre has 5 units, including a Post Office, Barbers and Hot Food Takeaway. There is one dwelling.

Quality of the Centre

The centre is of a fair condition and has a limited range of shops.

Improvement Potential and Potential Development Sites

None

Potential Amendments

There is no convenience food provision within the centre. This could be due to its close proximity to the Morrisons and Aldi Supermarkets. Suggest removal of the designation.

2.46 Squires Gate/St Anne's Road

Location and Description

Squires Gate/St Anne's Road is a small local centre located primarily fronting St Anne's Road but very close to its junction with Squires Gate Lane. The surrounding area has a range of house types and sizes.

Source: Google Street View

Proximity to other Centres

Squires Gate/St Anne's Road Local Centre is located very close to Squires Gate Lane/Abbey Road Local Centre (500m). It is also close to Highfield Road District Centre (approx 1km).

Accessibility

There is some forecourt and on-street parking. The numbers 7, 5 and 18 buses stop close to the centre.

Range of Uses

The centre has 8 units, including a convenience store, off licence, pub, sandwich shop, hairdressers and hot food takeaways. There are no vacancies.

Quality of the Centre

The centre is of a good condition and has a good range of shops.

Improvement Potential and Potential Development Sites

There are no potential development sites.

Potential Amendments

This centre performs well. There are no potential amendments to this Local Centre.

3 New Local Centre

3.1 @theGrange, Bathurst Avenue

The Blackpool City Learning Centre (CLC) located on Bathurst Avenue, Grange Park was opened in the early 2000's as a technology, training and resource centre. The building was made up of two wings that included a number of IT facilities, education facilities, meeting rooms, AV studio, library and café. The centre was one of 30 such learning centres developed nationally. The majority of these centres have now changed use or those on school sites have been transferred to the school as additional accommodation.

The Centre was re-branded as @theGrange in 2018 with one wing converted to provide three retail shop units. These units provide accommodation for retailers that were based on Chepstow Road Local Centre including One Stop and a local pharmacy and a community shop thereby ensuring that local people have access to affordable food and other commodities.

The other wing of the building has been developed into a Community Hub. The hub will work with the Children's Centre, Boundary School and two health centres to provide facilities for service delivery, volunteers and the community.

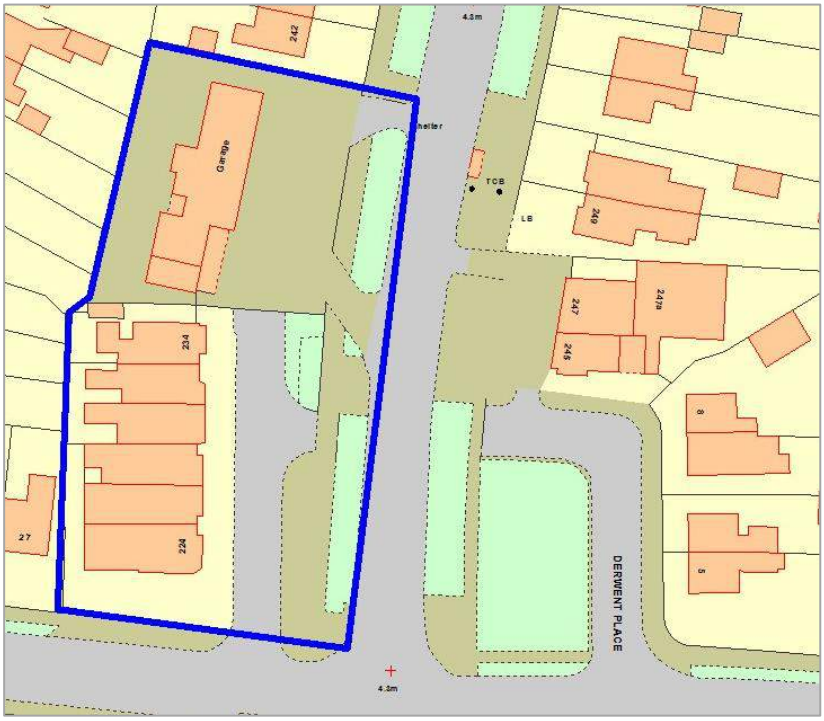
There is also additional land with development potential for additional retail units.

As discussed previously in this assessment, the current shops on Grange Park are in buildings that are no longer fit for purpose for a modern housing estate.

4 Schedule of proposed changes

Centre	Fleetwood Road
Proposed Change	Remove the eastern side of the centre from the designation

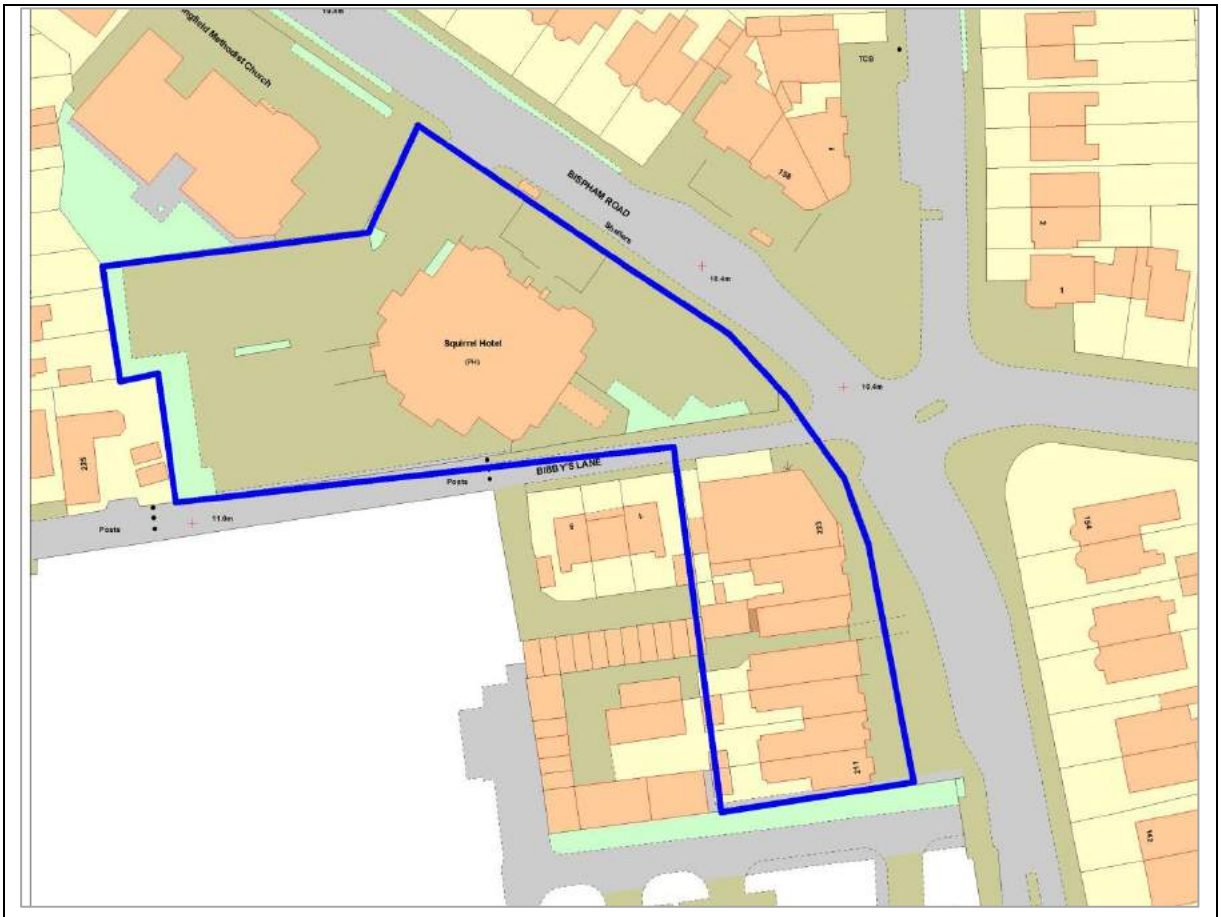
Existing Local Centre designation (2006 Local Plan)



Proposed Amended Local Centre designation

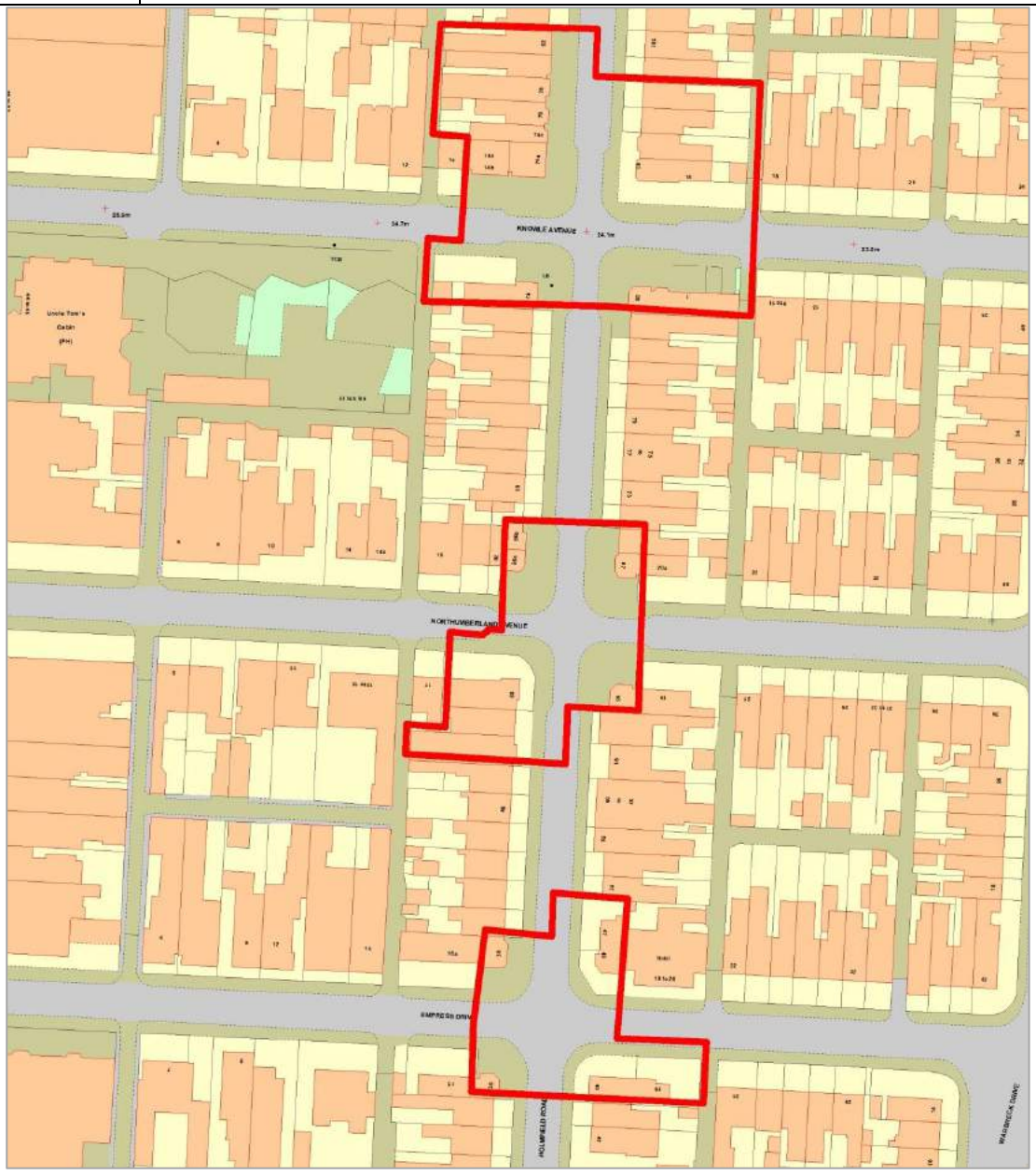
Centre	Bispham Road/Low Moor Road
Proposed Change	Remove the eastern side of Bispham Road the centre from the designation

Existing Local Centre designation (2006 Local Plan)

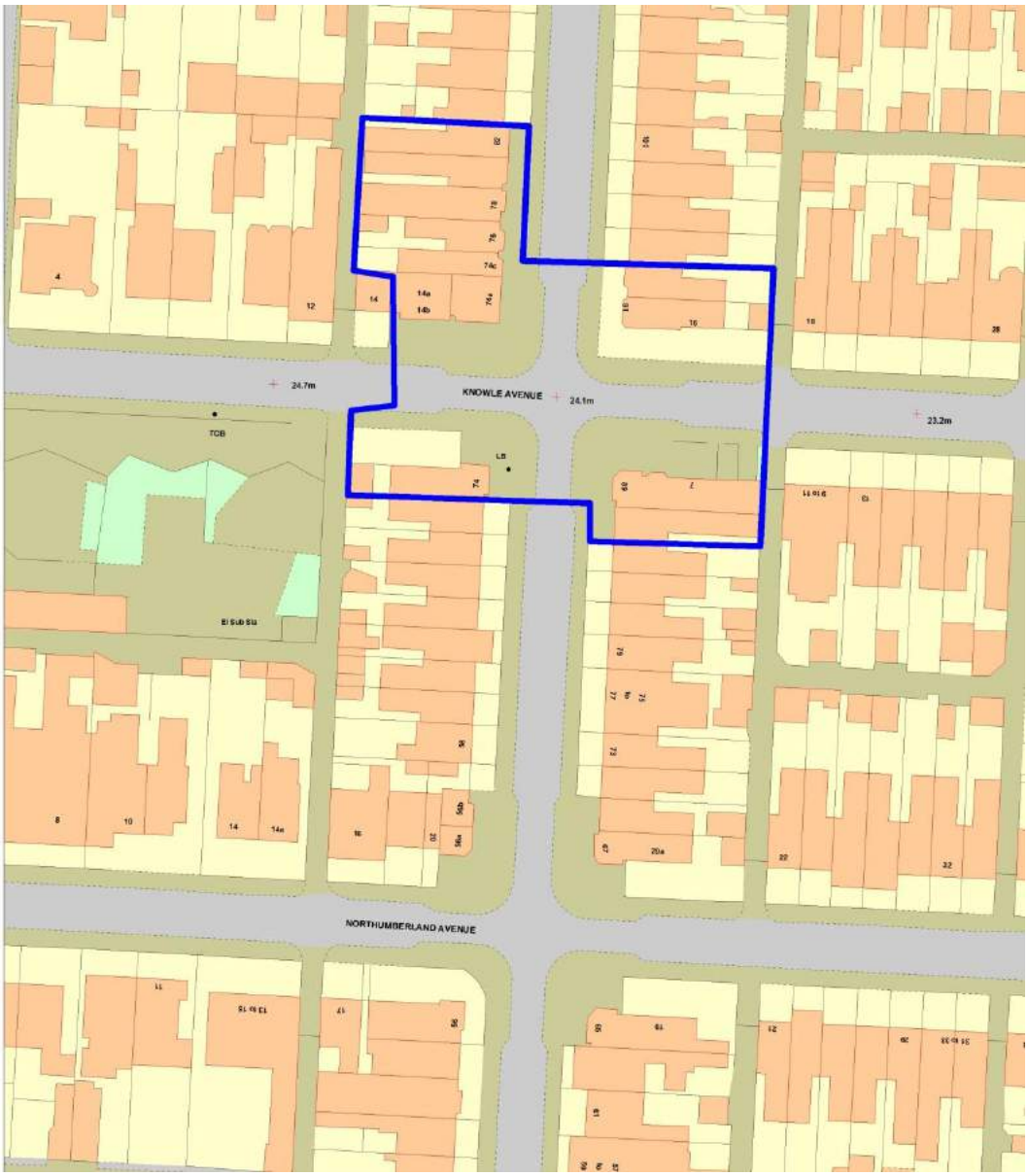


Proposed Amended Local Centre designation

Centre	Holmfield Road
Proposed Change	Removal of current designations around Empress Drive and Northumberland Ave junctions



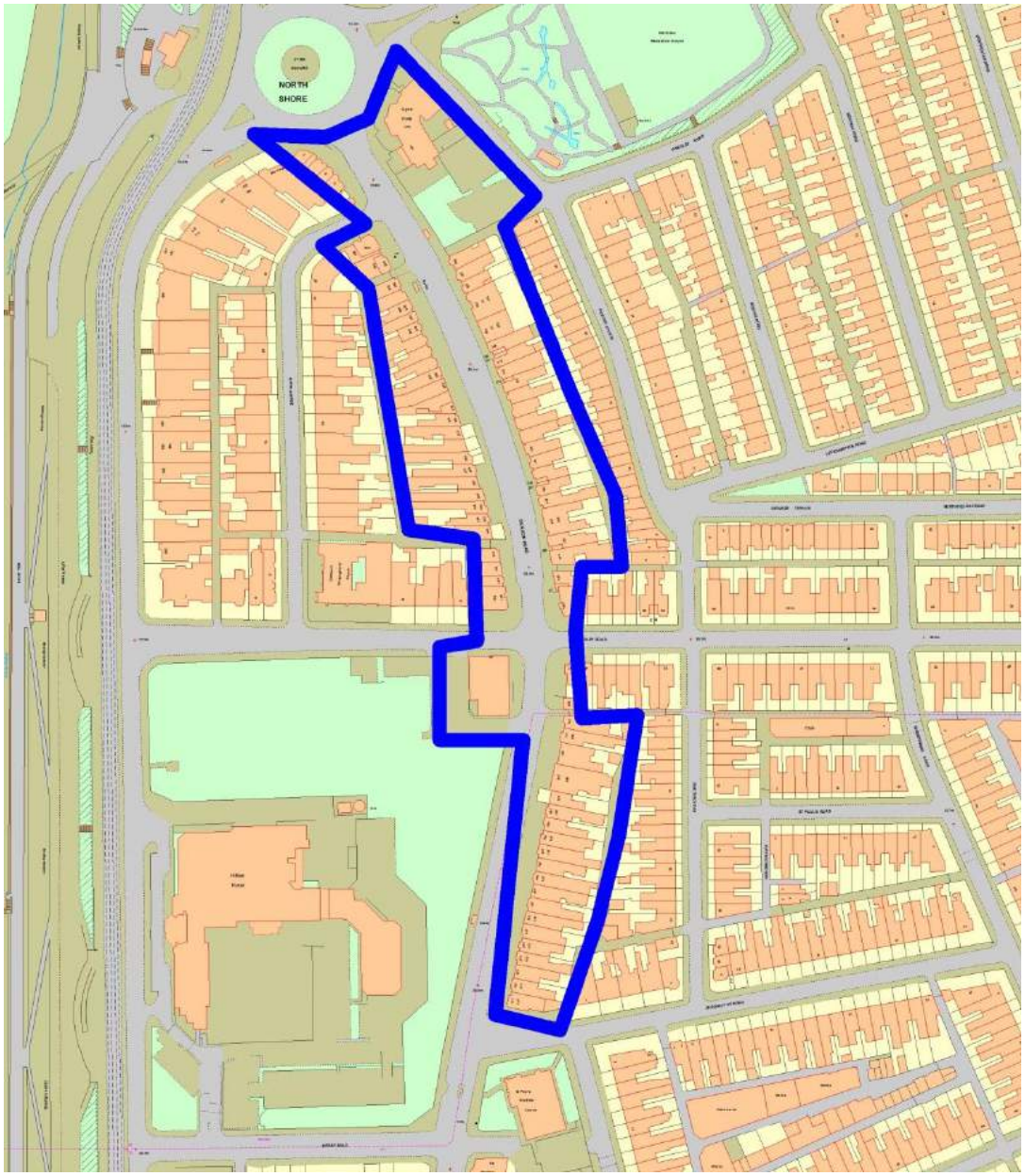
Existing Local Centre designation (2006 Local Plan)



Proposed Amended Local Centre designation

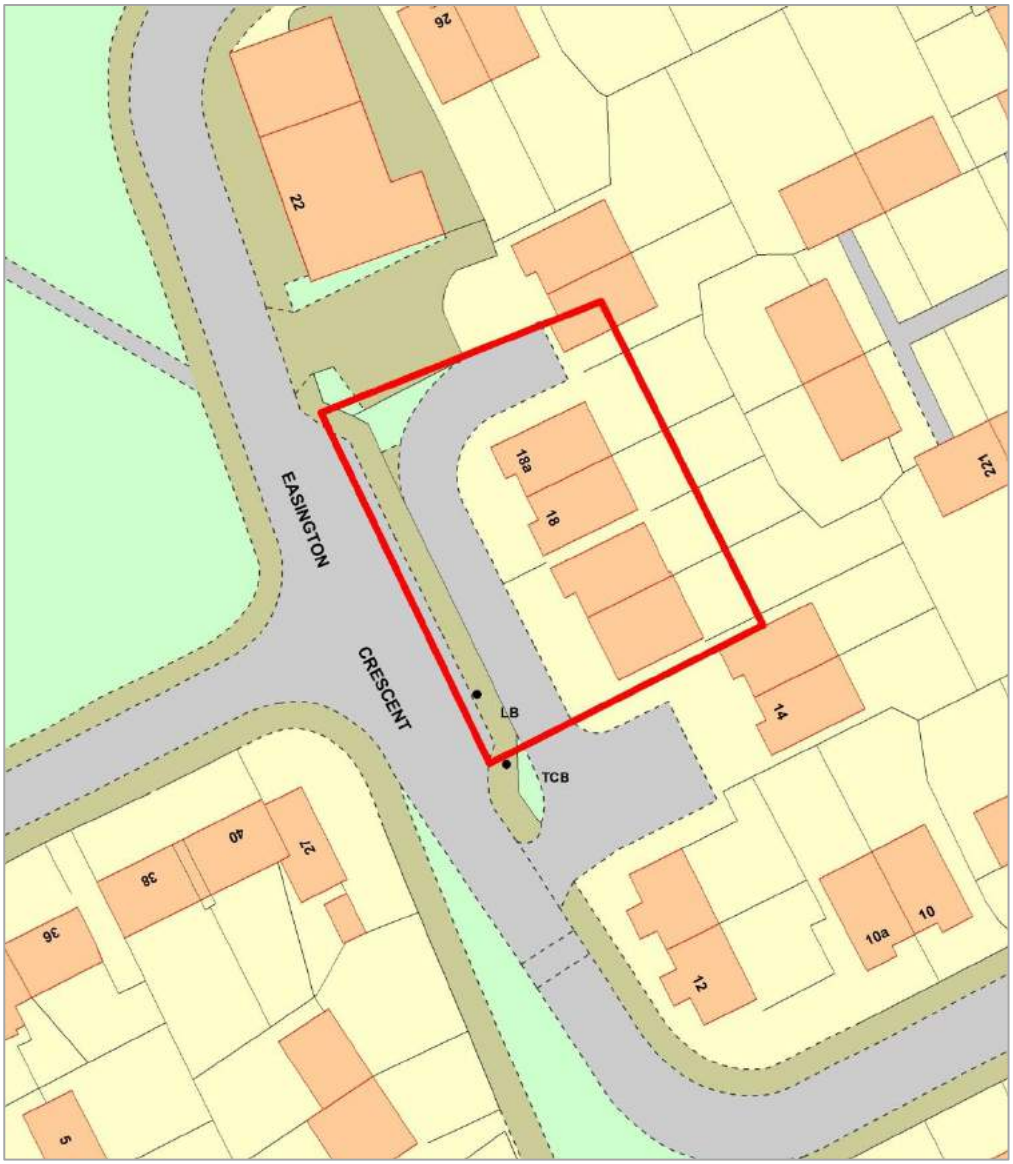
Centre	Dickson Road
Proposed Change	Amend designation to include food store at 35 Warley Road

Existing Local Centre designation (2006 Local Plan)

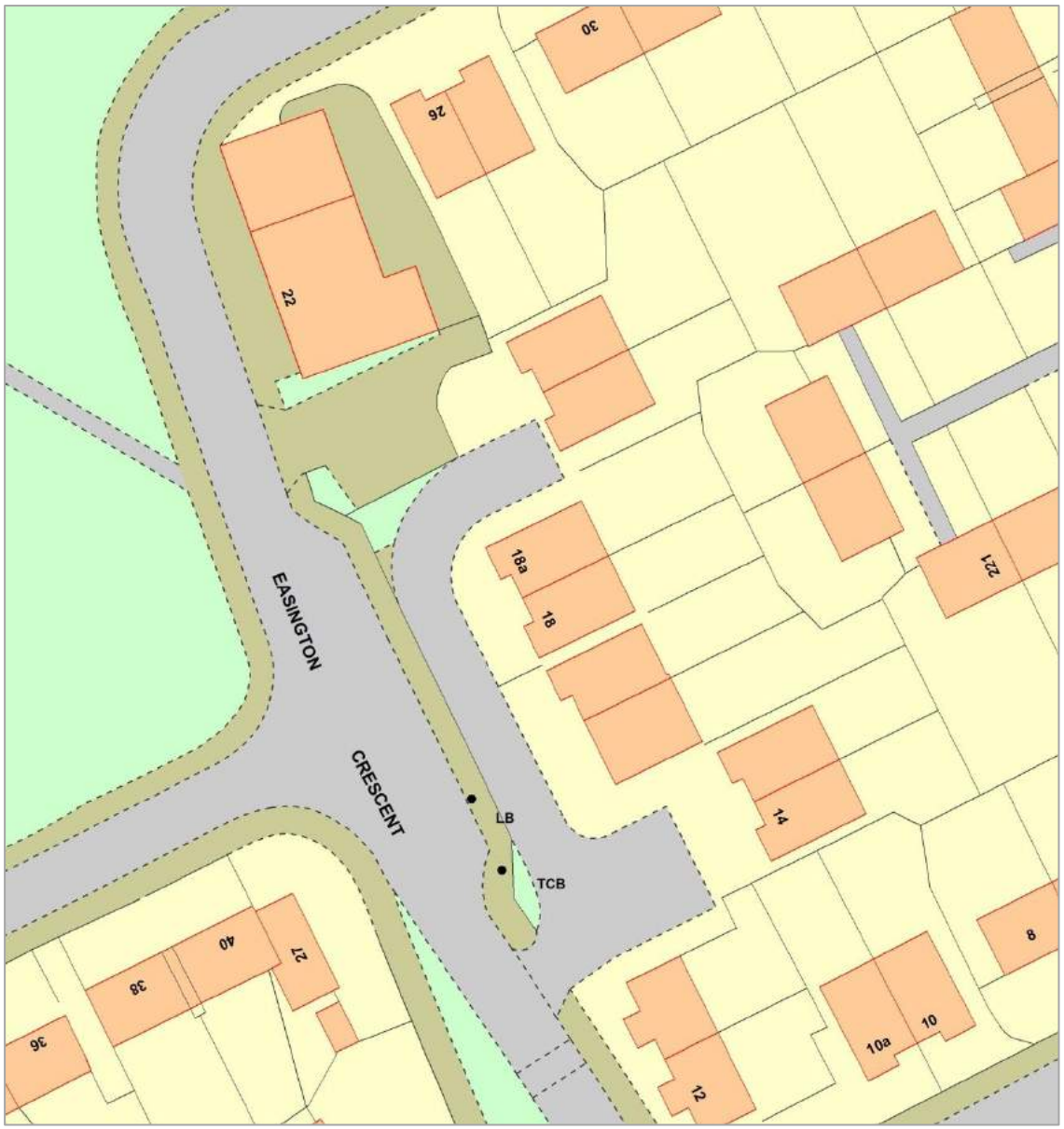


Proposed Amended Local Centre designation

Centre	Easington Crescent
Proposed Change	Removal of designation



Existing Local Centre designation (2006 Local Plan)



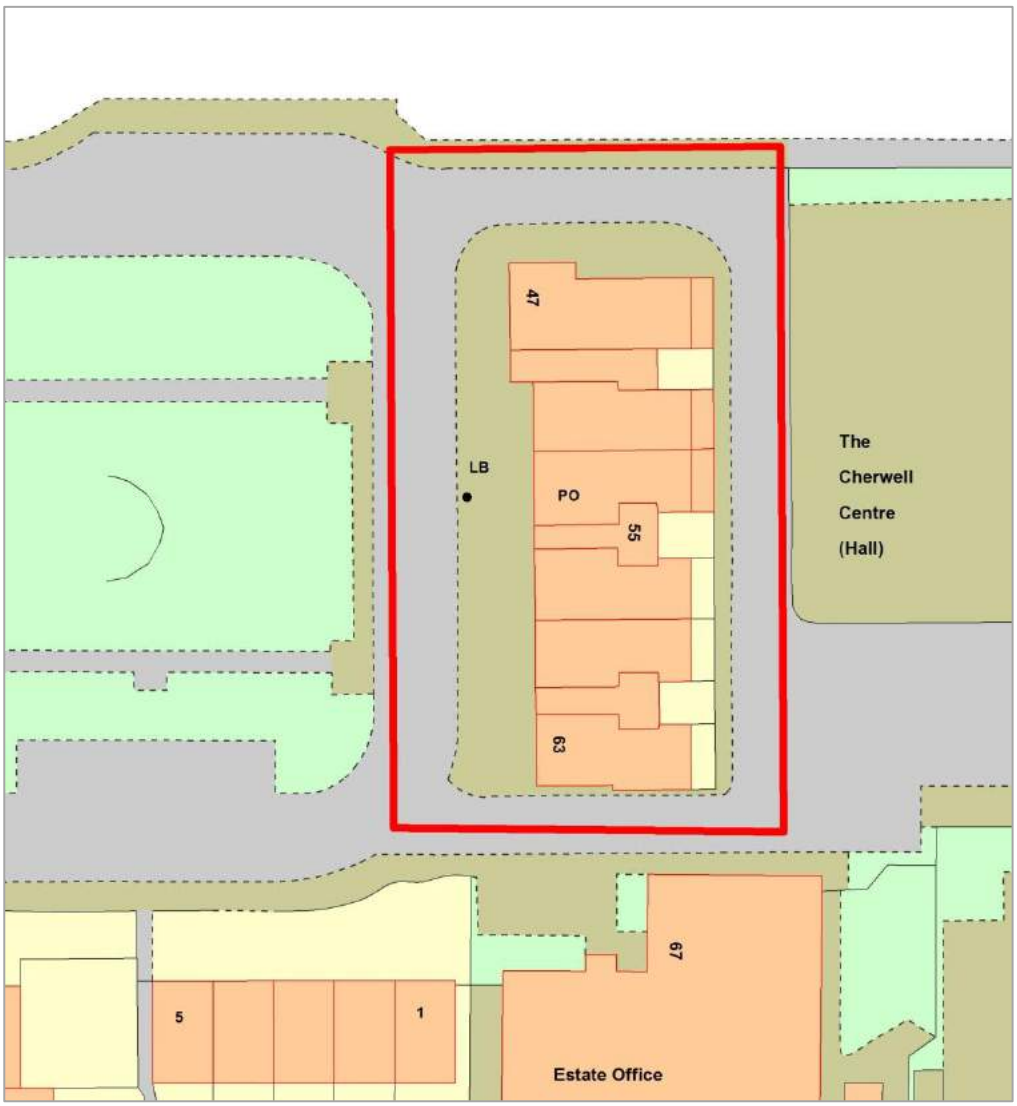
Proposed Deleted Local Centre designation

Centre	Cromwell Road
Proposed Change	Removal of designation

Existing Local Centre designation (2006 Local Plan)

Proposed deleted Local Centre designation

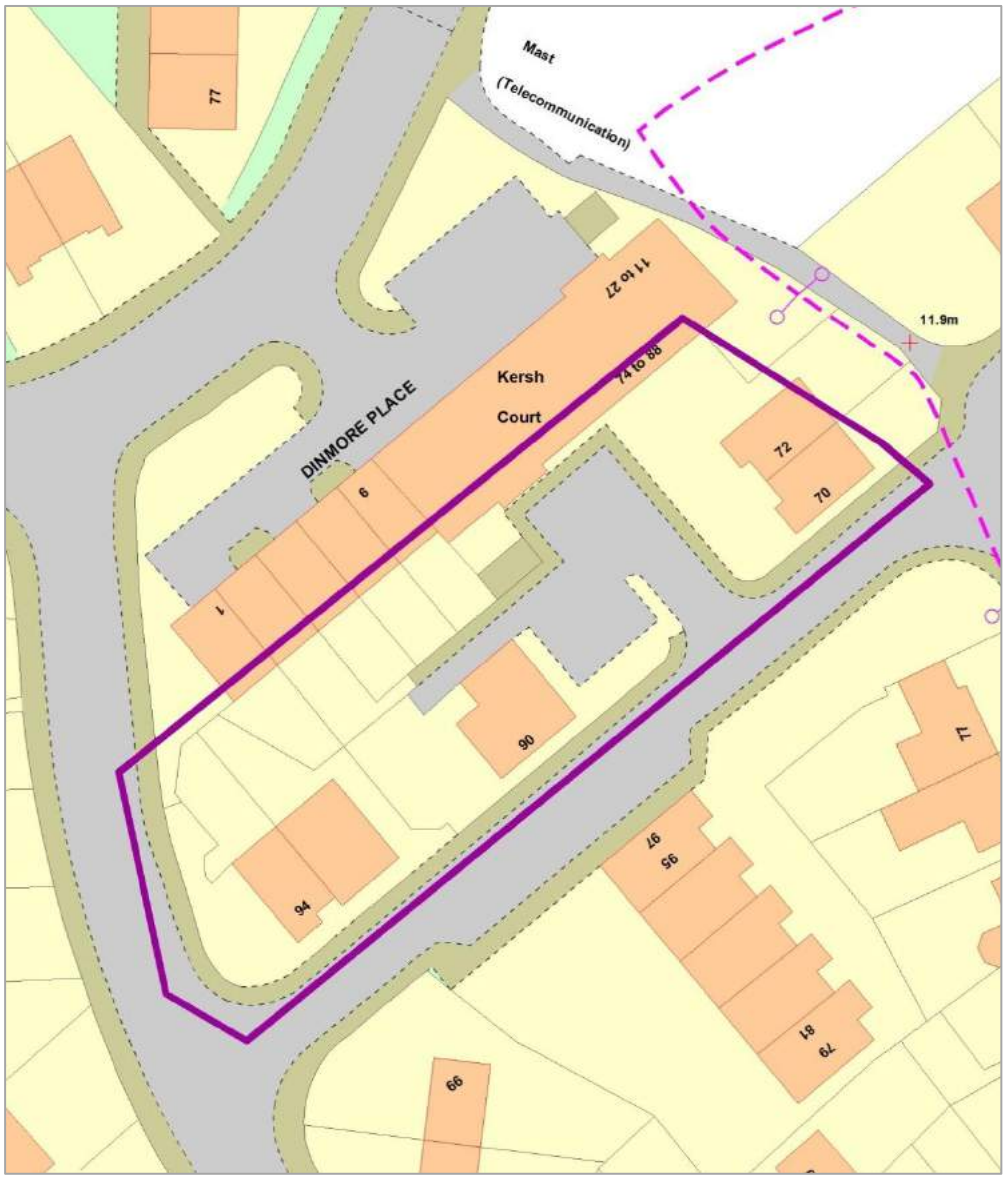
Centre	Chepstow Road
Proposed Change	Removal of designation



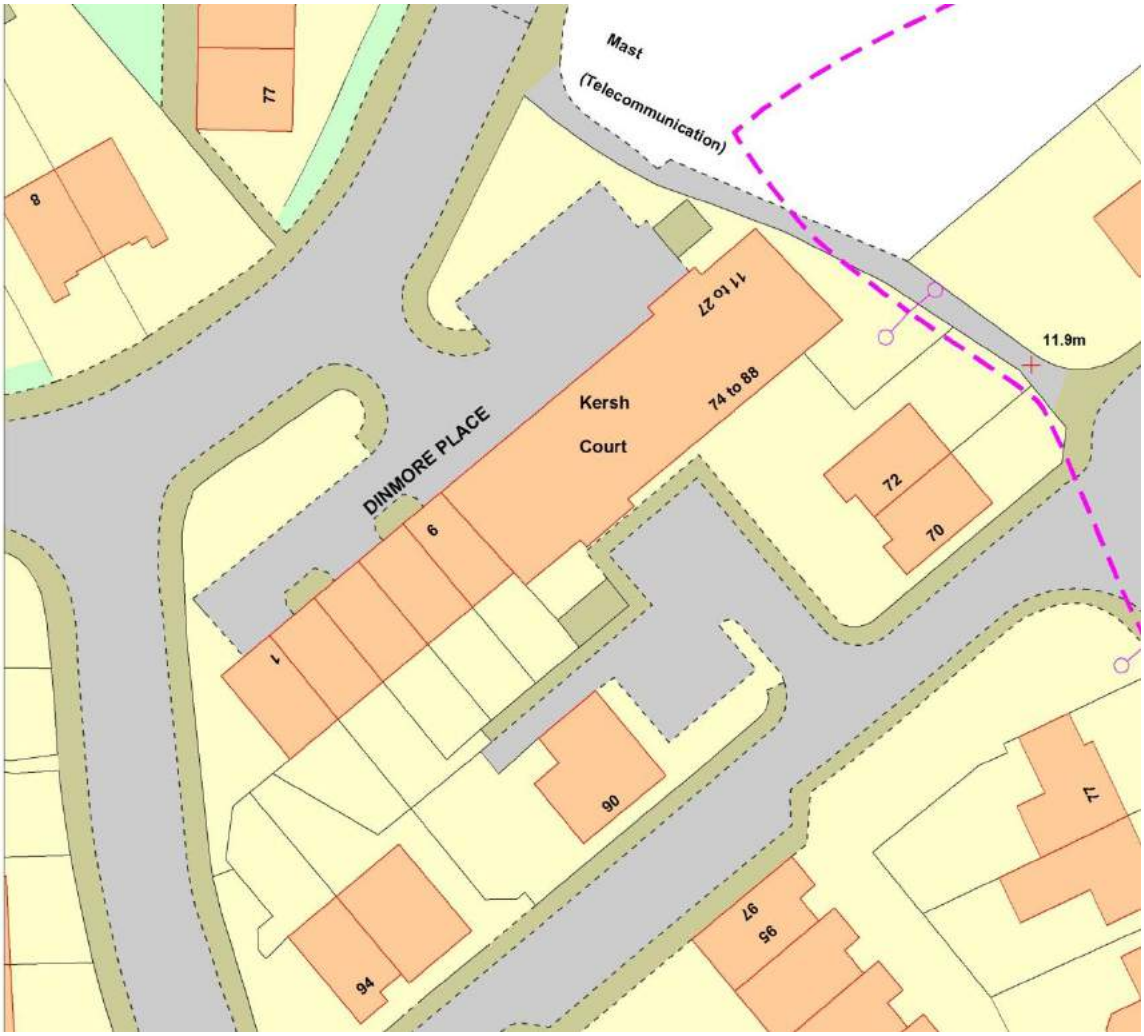
Existing Local Centre designation (2006 Local Plan)

Proposed deleted Local Centre designation

Centre	Dinmore Avenue
Proposed Change	Removal of designation



Existing Local Centre designation (2006 Local Plan)



Proposed deleted Local Centre designation

Centre	Egerton Road
Proposed Change	Removal of designation

Existing Local Centre designation (2006 Local Plan)

Proposed deleted Local Centre designation

Centre	Grange Road
Proposed Change	Removal of designation

Existing Local Centre designation (2006 Local Plan)

Proposed deleted Local Centre designation

Centre	Caunce Street
Proposed Change	Amendment to remove dwellings from the designation

Existing Local Centre designation (2006 Local Plan)

Proposed Amended Local Centre designation

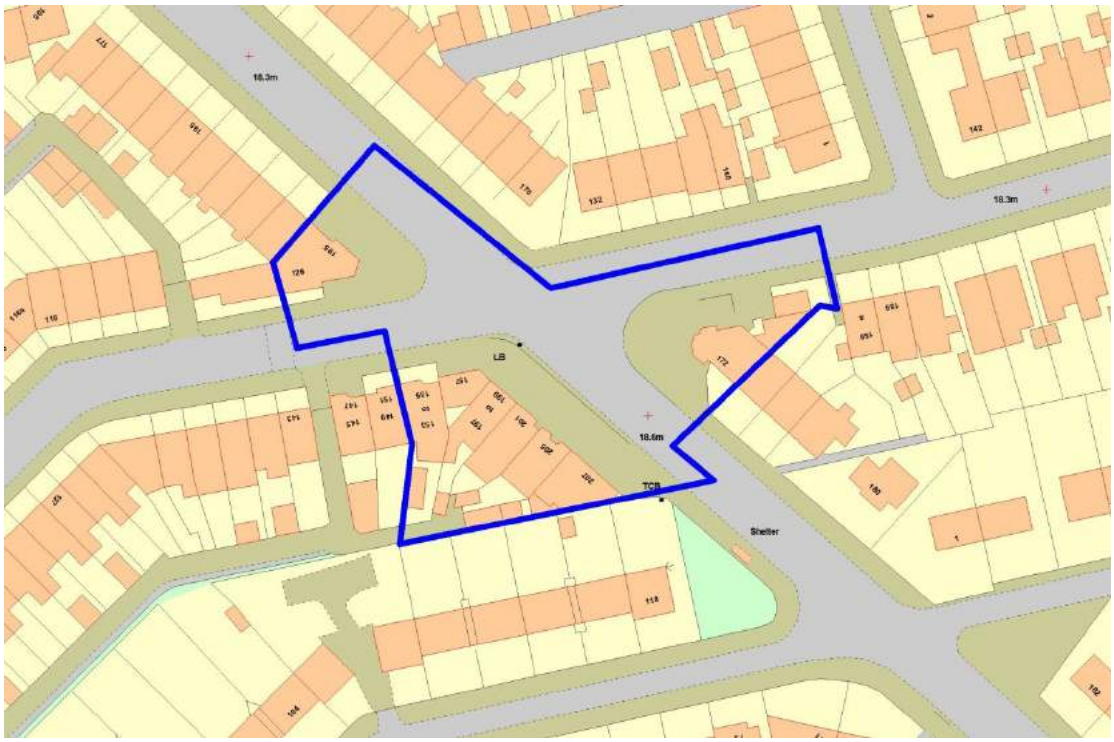
Centre	Central Drive
Proposed Change	Remove 2-12 Grasmere Road, 2 Rydal Avenue and 195-205 Central Drive from the designation.

Existing Local Centre designation (2006 Local Plan)

Proposed Amended Local Centre designation

Centre	Westmorland Avenue
Proposed Change	Remove dwellings from Local Centre designation (145-149 Westmorland Avenue)

Existing Local Centre designation (2006 Local Plan)



Proposed Amended Local Centre designation

Centre	St Leonards/Worcester Road
Proposed Change	Removal of designation

Existing Local Centre designation (2006 Local Plan)

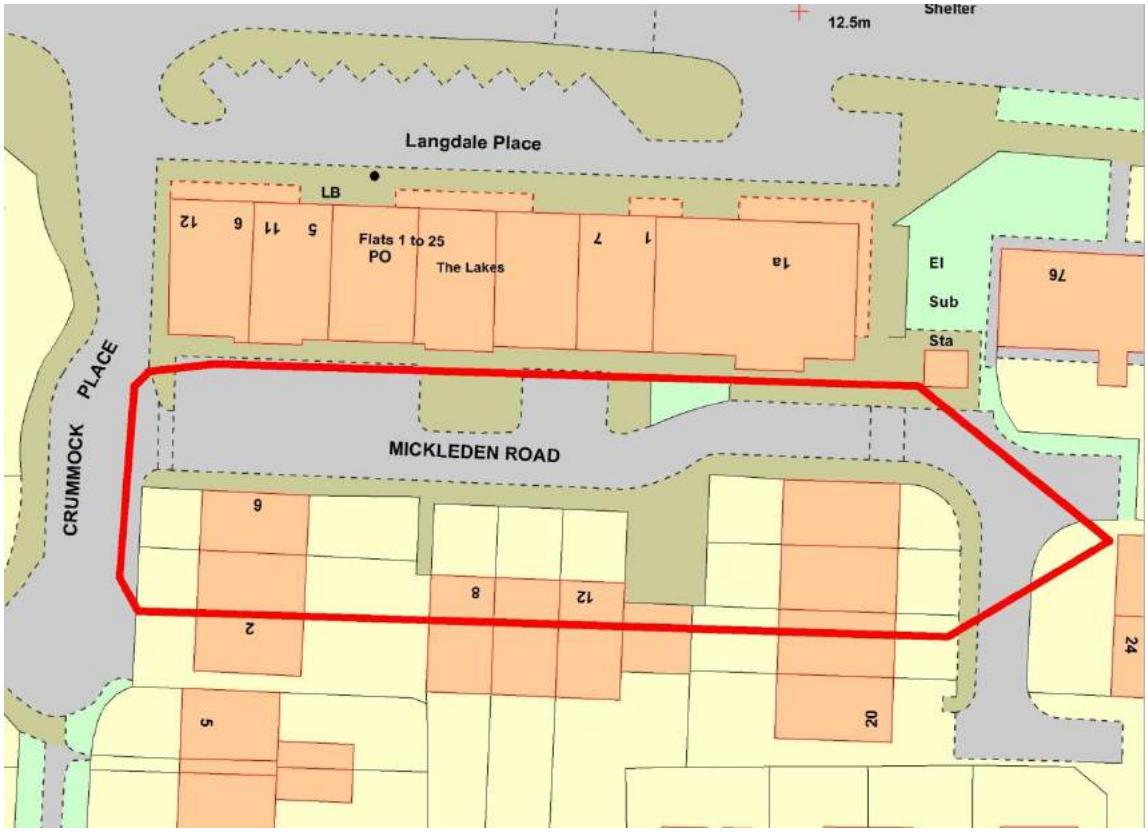
Proposed deleted Local Centre designation

Centre	Newhouse Road
Proposed Change	Removal of designation

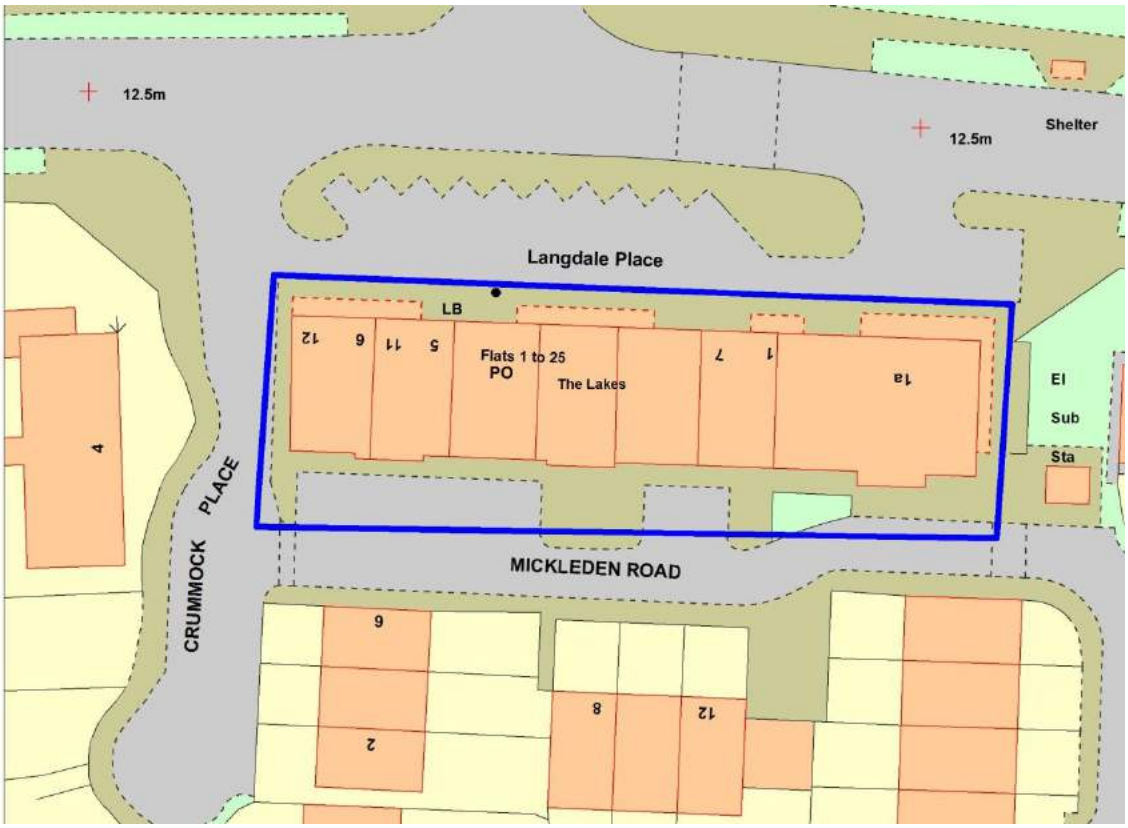
Existing Local Centre designation (2006 Local Plan)

Proposed deleted Local Centre designation

Centre	Langdale Road
Proposed Change	Amended boundary to reflect re-development



Existing Local Centre designation (2006 Local Plan)



Proposed Amended Local Centre designation

Centre	Waterloo Road
Proposed Change	Removal of designation

Existing Local Centre designation (2006 Local Plan)

Proposed deleted Local Centre designation

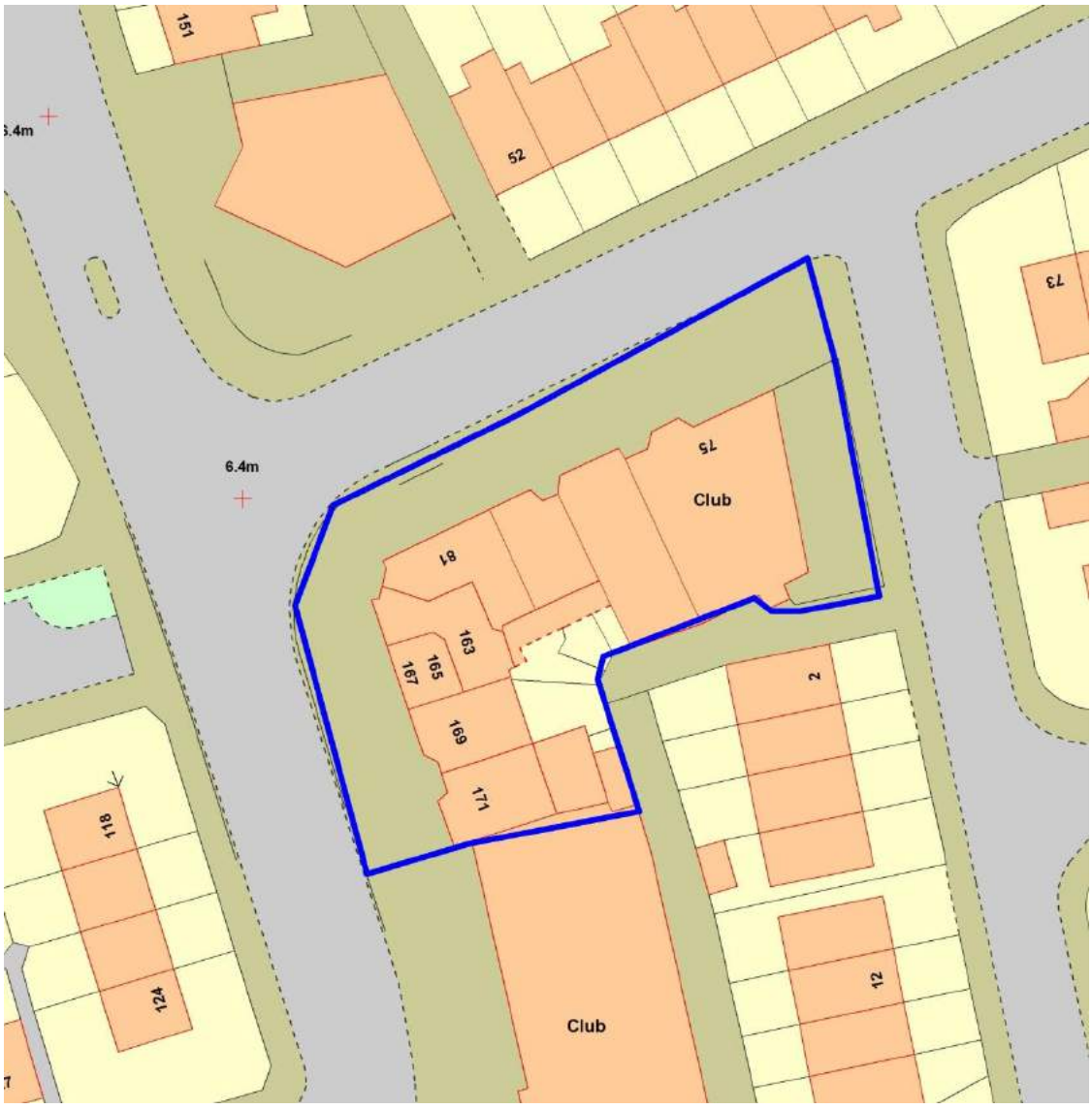
Centre	Marton Drive
Proposed Change	Removal of designation

Existing Local Centre designation (2006 Local Plan)

Proposed deleted Local Centre designation

Centre	Hawes Side Lane
Proposed Change	Removal of Empire Bingo and Empire Garage from Designation

Existing Local Centre designation (2006 Local Plan)



Proposed Amended Local Centre designation

Centre	Harrowside
Proposed Change	Remove the property on the northern side of Harrowside from the designation

Existing Local Centre designation (2006 Local Plan)

Proposed Amended Local Centre designation

Centre	Highfield Road
Proposed Change	Remove property from the southern side of Highfield Road from the designation

Existing Local Centre designation (2006 Local Plan)

Proposed Amended Local Centre designation

Centre	Common Edge Road
Proposed Change	Amendment to remove dwelling from the designation (8 Common Edge Road)

Existing Local Centre designation (2006 Local Plan)

Proposed Amended Local Centre designation

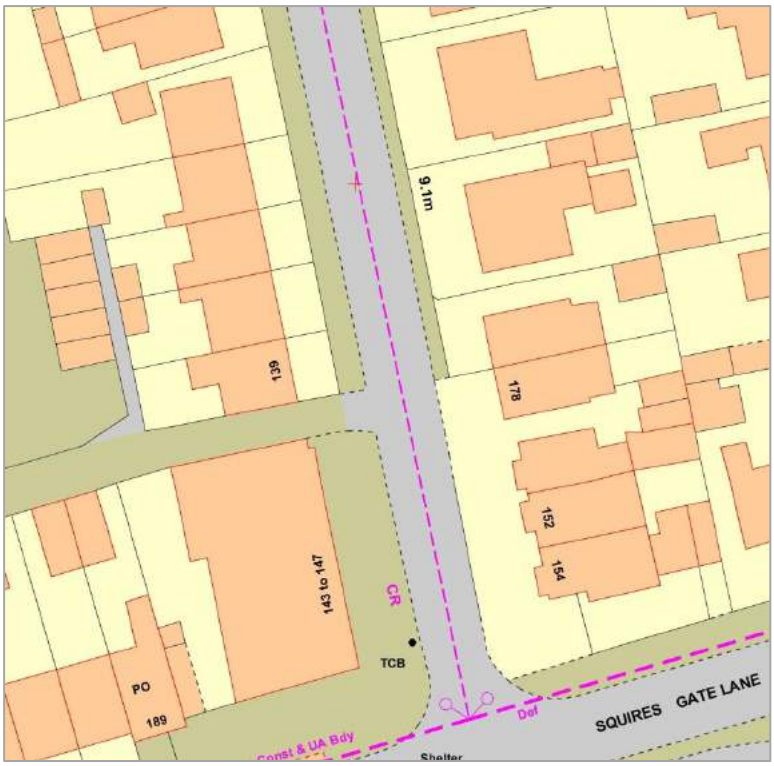
Centre	Squires Gate Lane/Clifton Drive
Proposed Change	Remove apartment development from the local centre designation

Existing Local Centre designation (2006 Local Plan)

Proposed Amended Local Centre designation

Centre	Squires Gate Lane/Abbey Road
Proposed Change	Removal of designation

Existing Local Centre designation (2006 Local Plan)



Proposed deleted Local Centre designation

Centre	@the Grange, Dinmore Avenue, Grange Park
Proposed Change	New local centre

5 Threshold for Impact Assessment

5.1 In accordance with the requirements of paragraph 26 of NPPF (2018) and the advice provided by the Blackpool Retail, Hotel and Leisure Study 2018, it has been agreed to apply an impact threshold to the Borough's Local Centres for the scale of edge of centre and out of centre retail and leisure development which should be the subject of an impact assessment.

5.2 As discussed earlier, the vast majority of local centres identified on the 2006 Proposals Map and assessed as part of this Local Centre Review function successfully and maintain an important range of convenience shops and services for nearby residents. However, a new convenience store in close proximity to a local centre could potentially undermine its role and function and have a detrimental impact on the local centre.

5.3 National Planning Practice Guidance (NPPG) states that the purpose of the impact test is to ensure that over time proposals in out of centre or edge of centre locations do not have a significantly adverse impact on existing centres.

5.4 As identified in the **Blackpool Retail, Commercial Leisure and Hotel Study (2018)**, a blanket threshold is not considered to be appropriate for all types of centres across Blackpool. The location of a main town centre use and its proximity to an existing centre is key in assessing its impact. For example, a 300 sqm convenience stores will be likely to have a greater impact on a small centre than it would have on a much larger town centre.

5.5 Smaller format stores such as Sainsbury's Local and Tesco Express (and similar) stores are often able to have significant turnovers and it is therefore considered appropriate to consider the trade diversion associated with such proposals where they are in proximity to smaller centres.

5.6 Therefore, for the local centres within Blackpool Borough, a lower testing threshold of 200 sqm is proposed. This lower threshold is set at a level which ensures that the impacts arising from proposed convenience stores can be appropriately considered. This 200 sqm threshold would be applicable within 800 metres of the boundary of the relevant local centre. The distance of 800 metres is broadly commensurate with the potential walk-in catchments of smaller centres and is identified by Guidelines for Providing for Journeys on Foot (The Institution of Highways & Transportation, 2000) as being the 'preferred maximum' acceptable walking distance to a centre. This approach is consistent with the advice provided by consultants in the Retail, Commercial Leisure and Hotel Study.

5.7 There have been a number of recent appeals where Inspectors have found that such convenience stores can have a significant adverse impact on smaller centres[1]. This type of development has the potential to divert expenditure and potential operators from the Borough's local centres and that the setting of lower thresholds is therefore justified.

[1] Such cases include the appeal against the refusal of planning permission for a Tesco Express at Luton (PINS reference APP/B0230/A/13/2203864) and the appeal against the refusal of planning permission for a Sainsbury's Local (PINS reference APP/e59000/A/14/2217680) at Tower Hamlets

5.8 The lower threshold for local centres is considered appropriate because of their localised role and function, and the fact that the opening of a small format convenience store outside of these smaller centres is likely to directly compete with the type of local needs provision typically found within such centres. It is therefore considered reasonable for applicants proposing developments of 200 sqm gross for local centres to demonstrate that their proposal will not have a significant adverse impact on smaller centres sharing part of the same catchment.

5.9 The extent and content of an impact assessment will be agreed with the Local Planning Authority at pre-application stage to ensure that an appropriate level of information is submitted with a planning application.