

# Annual Monitoring Report 2012

Blackpool Council



# Annual Monitoring Report 2012

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## 1. INTRODUCTION

This is the 9th Annual Monitoring Report (AMR) for Blackpool Council. It serves as a tool for monitoring planning policy production and implementation and informs the Local Plan process. The Council is required to produce an AMR in line with Section 35 of the Planning and Compulsory Purchase Act 2004.

### THE ROLE OF MONITORING

In order for the Council to know whether planning policies should be retained, amended or discarded, it is important to ensure:

- Policies are properly implemented
- Policies are helping achieve those objectives and targets
- Policies are having other unintended consequences
- The evidence, assumptions and objectives on which policies are based remain relevant

The AMR assesses progress in preparation and implementation of planning policies and guidance against the local planning authority's published Local Development Scheme. The policies are also assessed against the delivery of national and local policy objectives.

### PLANNING POLICY AND MONITORING

Blackpool Council and its partners are committed to creating a new Blackpool that truly lives up to its claim to be a great place to live. Blackpool's transformation will not be delivered unless appropriate objectives and targets are defined and the right planning policies are drawn up, effectively implemented and regularly reviewed. In this context effective monitoring is vital.

The 2012 AMR reports on the monitoring period from 1st April 2011 to 31<sup>st</sup> March 2012, its main focus being:

- To examine the implementation, effectiveness and relevance of policies in the current Local Plan (adopted in 2006) and;
- To review the key broad areas of monitoring activity: Retail, Housing, Employment and Resort Regeneration

Blackpool's AMR builds upon the important Local Plan monitoring work, traditionally undertaken in areas such as annual housing and employment land availability surveys and retail monitoring.

### STRUCTURE OF THE ANNUAL MONITORING REPORT

*Policy Objectives* - 15 objectives are identified as a focus for Local Plan monitoring

*Blackpool Context* - A snapshot of Blackpool's social, economic and environmental characteristics which highlight some of the key issues facing the town

*Policy Monitoring* - Under each policy objective heading, Blackpool's performance is assessed against:

- core output indicators / local output indicators
- significant effects indicators (derived from a sustainability appraisal)
- Relevant Local Plan policies used to determine planning applications

*Appendices A-D* - Overview & Analysis of key areas of monitoring activity including housing, retail, business and industrial land and resort regeneration

*Appendix E* - Review of progress in preparing planning policy documents against the timetable and milestones in the Local Development Scheme.

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## 2. OBJECTIVES

The 15 objectives have been derived from the aims of the Council and its partners and from national policy as set out in a variety of documents. In particular they draw upon the following sources:

- The current Blackpool Local Plan 2001-2016
- The Local Transport Plan
- The Sustainability Appraisal Framework used for the appraisal of the current and emerging Local Plan policies

The objectives have been kept to a manageable number to enable a concise and focussed monitoring approach. They are grouped under the four overarching aims for sustainable development set out in Planning Policy Statement 1.

### A) THE MAINTENANCE OF HIGH AND STABLE LEVELS OF ECONOMIC GROWTH AND EMPLOYMENT

<b>OBJECTIVE EC1</b>	To identify and promote opportunities for major tourism development as catalysts for Blackpool's regeneration
<b>OBJECTIVE EC2</b>	To re-establish a stable and successful holiday accommodation sector
<b>OBJECTIVE EC3</b>	To re-establish the town centre as the first choice destination for Fylde Coast residents by improving the range and quality of shopping and supporting facilities
<b>OBJECTIVE EC4</b>	To provide sufficient opportunities to meet the development needs of local firms and attract new investment
<b>OBJECTIVE EC5</b>	To promote Blackpool town centre as a location for office development

### B) EFFECTIVE PROTECTION OF THE ENVIRONMENT

<b>OBJECTIVE E6</b>	To protect, enhance and create areas of green space
<b>OBJECTIVE E7</b>	To maintain and enhance landscape quality and nature conservation value of Blackpool's open land natural environment
<b>OBJECTIVE E8</b>	To protect and enhance the appearance and setting of historic and attractive buildings and areas

### C) THE PRUDENT USE OF NATURAL RESOURCES

<b>OBJECTIVE NR9</b>	To promote sustainable development locations and improved accessibility by integrating development, quality transport and infrastructure and travel choice
<b>OBJECTIVE NR10</b>	To promote development that does not harm and makes efficient use of natural resources
<b>OBJECTIVE NR11</b>	Maximise energy efficiency of buildings through creative layout, design and use of renewable energy sources

### D) SOCIAL PROGRESS WHICH RECOGNISES THE NEEDS OF EVERYONE

<b>OBJECTIVE S12</b>	To ensure that sufficient land is made available to meet requirements for new housing
<b>OBJECTIVE S13</b>	To provide a balanced mix of housing in appropriate locations to meet the community's needs and support the town's regeneration
<b>OBJECTIVE S14</b>	To secure a high quality, attractive and safe built environment and public realm
<b>OBJECTIVE S15</b>	To promote social inclusion and ensure that the range and distribution local facilities encourages the development of balanced and healthy communities across Blackpool

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## 3. BLACKPOOL CONTEXT

### POPULATION

Located on the Fylde Coast, Blackpool Borough covers an area of just under 14 square miles. It has a population of around 140,000, making it the most densely populated settlement in Northwest England and the 8th most densely populated district in England and Wales outside Greater London.<sup>1</sup>

Approximately 80% of Blackpool's urban area is developed. There is limited open space particularly in the intensively built up inner area. Beyond the built-up area, approximately 56% (240 hectares) of land is protected by Green Belt, Open Space or SSSI/Reserve<sup>2</sup>.

The population of Blackpool fell from an estimated 147,600 in 1996 to 140,000 in 2010/11. During this time the estimated Northwest population grew by 1%, whilst the population of Great Britain grew by 5.5%<sup>1</sup>.

The Annual Population Survey estimates that 2.96% of the population of Blackpool are non-UK nationals.

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<sup>1</sup> Source – ONS population survey mid year estimates 2011 The 2011 Census showed the population to be 142,100. However, as most Labour Market Statistics use the previous figure if 140,000, in order to be consistent with our figures, this is the number we will use

<sup>2</sup> Source – Blackpool Figures 2010/11

### SOCIAL

Whilst the Borough has benefitted from regeneration projects it still suffers from high levels of deprivation which appear to be worsening. The 2010 Indices of Deprivation ranked Blackpool as the 6th most deprived local authority area in the country, after previously being ranked 12<sup>th</sup> (in 2007). It also shows that 35 out of the 94 Lower Super Output Areas (one third of the town) are in the 10% most deprived areas nationally.

The average life expectancy in Blackpool (73.6 for males and 79.4 for females) is significantly lower than the national averages (78.6 for males and 82.6 for females)<sup>3</sup>. Blackpool also has a high teenage pregnancy rate (59.9 per 1000)<sup>3</sup>.

Blackpool faces strong challenges such as providing good quality affordable homes that encourage healthy and sustainable living, improving educational skills and providing business and employment opportunities.

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<sup>3</sup>Source - Blackpool Community Health Profile 2011

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## HOUSING

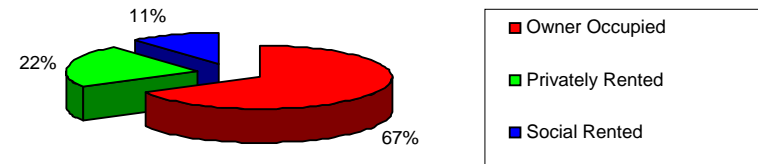
Of the 64,390 households in the Borough, 36.7 % are single person households and 8.4% are lone persons with dependant children<sup>4</sup>. The proportions of household composition are comparable to those on county, regional and national scale. However, the proportion of one-person households (36.7%) is greater in Blackpool, compared to 29.3% in Lancashire, 31% in the North West and 30% in England and Wales. Households comprising lone persons with dependant children also occur more frequently in Blackpool<sup>4</sup>.

67% of Blackpool's accommodation is owner occupied, 22% is privately rented and 11% is social housing stock<sup>4</sup>. The tenure profile in Blackpool differs from the national average in that there is a lower proportion of owner/occupied dwellings (67% compared to 71% for England), but conversely, the privately rented stock is twice that found in England (22% compared to 11% nationally). Social housing is consequently at a lower level than is the case nationally (11% compared to 18%)<sup>4</sup>.

Semi detached and terraced housing predominate in Blackpool, comprising over two thirds (72.3%) of the total household stock. Purpose built and converted flats make up a further 11.5%<sup>4</sup>.

<sup>4</sup> Source – Blackpool Housing Conditions Survey 2008

Household Tenure



## EDUCATION

Blackpool has a total of 41 schools with 19,568 pupils enrolled. There are 10 children's centres operating within Blackpool, 7 are based in schools and the other 3 were originally SureStart centres<sup>5</sup>.

In Blackpool, 51.9% of pupils achieve a grade A\* to C or equivalent at GCSE level and 17.8% of the working age population have no qualifications.

Blackpool has a higher percentage of total absences in both Primary and Secondary schools than in the North West, England and its statistical neighbours. Total absences had gone down overall in Blackpool for Primary Schools and up for Secondary Schools, though absences overall have gone down<sup>6</sup>.

<sup>5</sup> Source – Blackpool figures May 2012

<sup>6</sup> Source – Blackpool NI figures 2011/12



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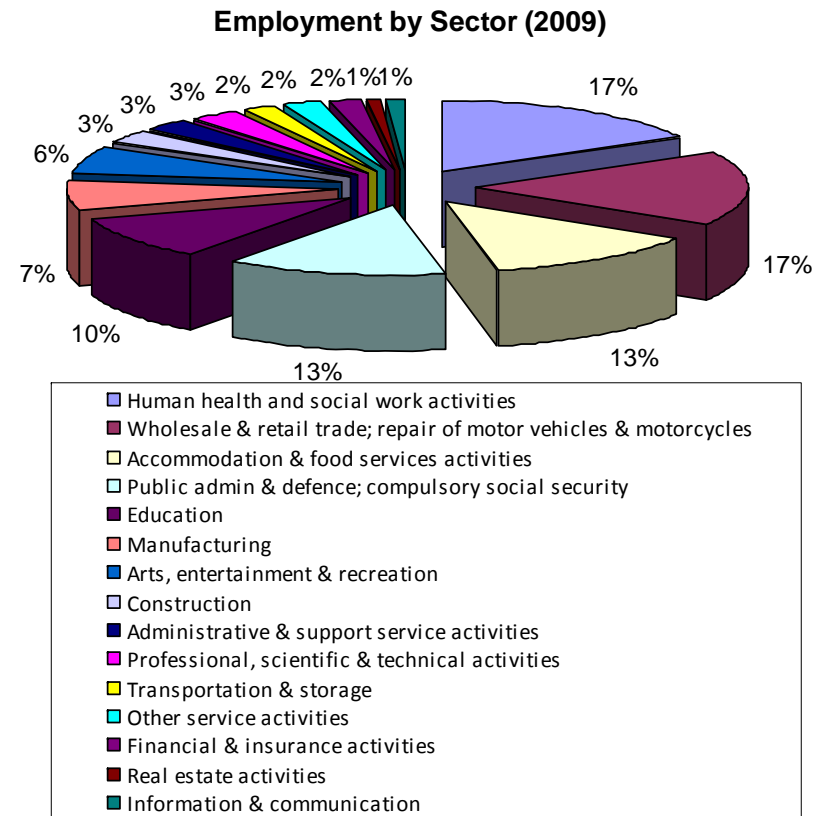
## EMPLOYMENT

In Blackpool, 87,200 people (62.3% of the population) are working age and 74.9% (64,300) of these are economically active. This figure has increased from 73.6% in 2010-11 but is lower than the North West (75.3%) and England (76.6%)<sup>1</sup>.

10.8% of the economically active population (which equates to 7000 people) are unemployed which is higher than the North West figure of 8.8% and the National figure of 8.1%. Seasonal unemployment is an issue in Blackpool with the amount of unemployment benefit claimants rising from 6.1% in August to 7.4% in February<sup>1</sup>.

The public sector, retail and accommodation/food and drink are the key sources of employment in Blackpool. However, manufacturing is also important (see figure below).

39% of employees in Blackpool in 2009 were in part time employment, compared to 33% on the Fylde Coast, 32% in Lancashire and 32% in England.<sup>7</sup>



<sup>7</sup> Source – Local Economy Baseline for Blackpool November 2011

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## TOURISM

The number of visitors to the resort has declined significantly in recent years, and there is a considerable degree of seasonality associated with the resorts tourism industry, particularly with the loss of major political conferences. However, recent visitor economy data has shown an upturn in visitor numbers for the last two years, with 2010/11 attracting 13.19 million visitors, of which 2.6 million were staying visitors<sup>8</sup>.

In 2008/9 approximately 25% of visits to Blackpool were for an overnight stay and approximately 75% for a day trip<sup>7</sup>.

19.5% of Hotel and Guest House accommodation is accredited, which is an increase of 5.5% from 2009/10. There has also been an increase in the number of 3 and 4 star accommodation in Blackpool, and the amount of 5 star accommodation has increased from 3 to 5<sup>7</sup>.

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<sup>8</sup> Source – HLL Fylde Coast Accommodation Study. There is currently a new methodology being implemented to calculate visitor numbers, and so, new figures will be available February 2013.

## PLANNING APPLICATIONS

In the monitoring year 2011/12, there were 667 planning applications made. Of these applications, 61 were refused, 2 were split decisions and 71 were withdrawn, meaning that 533 applications were approved (80%).

There were only 15 applications made for new housing in 2011/12. 12 of these were for small scale housing developments (a minor housing development is defined as a development of less than 10 houses).

There were 15 planning appeals lodged in 2011/12. 2 of these were allowed by the Planning Inspectorate, 6 were dismissed, 1 was withdrawn and 6 were still awaiting a decision at 1<sup>st</sup> April 2012<sup>9</sup>.

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<sup>9</sup> Source – Blackpool Planning Figures 2012



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## 4. INDICATORS AND POLICY ANALYSIS

### A) THE MAINTENANCE OF HIGH AND STABLE LEVELS OF ECONOMIC GROWTH AND EMPLOYMENT

#### OBJECTIVE EC1 – TO IDENTIFY AND PROMOTE OPPORTUNITIES FOR MAJOR TOURISM DEVELOPMENT AS CATALYSTS FOR BLACKPOOLS REGENERATION

##### CORE INDICATORS

REF NO	SOURCE	INDICATOR	2010/11 PERFORMANCE	2011/12 PERFORMANCE
4a	Annual Completion Reports	Amount of completed leisure development (over 500m <sup>2</sup> ) <i>Leisure development defined as per use class order D2 - a cinema, concert hall, bingo hall or casino, dance hall/swimming baths/skating rink, gymnasium or any other area for indoor/outdoor sports or recreations not involving motorised vehicles or firearms. This indicator therefore applies to other objectives i.e. D12 and D13.</i>	No specific comprehensive leisure developments completed.	2,867 square metres. A change of use application was implemented at the former MFI site Sanderson Way (Application 10/0794)
4b	Annual Completion Reports	Percentage of completed leisure development in town centres	0%	0%

##### LOCAL INDICATORS

REF NO	INDICATOR	2010/11 PERFORMANCE	2011/12 PERFORMANCE	TARGET
L1.1	Sites allocated in the adopted development plan	Proposals for the Central station site being pursued in accordance with the proposed Core Strategy policy and the Supplementary Planning Document (SPD) adopted in March 2011.	Proposals for the Central station site being pursued in accordance with the proposed Core Strategy policy and the SPD adopted in March 2011.	To be established

##### RELEVANT LOCAL PLAN POLICIES

POLICY NO	POLICY TITLE	IMPLEMENTATION OF POLICY 2011/12	STATUS OF POLICY	FUTURE OF POLICY
RR1	Visitor attractions	Policy used to assess & approve 10 applications	Adopted June 06	To continue to be a Saved Local Plan Policy
RR4	Amusement arcades and funfairs	Policy not used	Adopted June 06	To continue to be a Saved Local Plan Policy
RR7	Promenade Frontages Within The Resort Core	Policy used to assess 4 applications. 1 was refused	Adopted June 06	To be superseded by adopted Core Strategy policy
RR15	Blackpool Zoo	Policy not used	Adopted June 06	To continue to be a Saved Local Plan Policy
SR2	Winter Gardens	Policy not used	Adopted June 06	To be superseded by adopted Core Strategy policy
PO1	Planning Obligations	Policy not used	Adopted June 06	To be superseded by adopted Core Strategy policy

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## OBJECTIVE EC2 – TO ESTABLISH A STABLE AND SUCCESSFUL HOLIDAY ACCOMMODATION SECTOR

### LOCAL INDICATORS

REF NO	SOURCE	INDICATOR	2010/11 PERFORMANCE	2011/12 PERFORMANCE	TARGET
L2.1	Blackpool Visitor Survey	No. of Staying visits to Blackpool	2.6 million	New methodology being considered; figure not available until late 2013	Future accommodation needs based on marginal increase in staying visitor no's
L2.2	Housing Monitoring Report	No. of applications for change of use out of holiday accommodation	44	39	To address the oversupply of 14,000 serviced accommodation bedspaces in Blackpool
L2.3	Blackpool Figures	No. of 3, 4 and 5 star Holiday Accommodation	5 Star - 5; 4 Star - 50; 3 Star - 156	5 Star - 5; 4 Star - 41; 3 Star - 146	To increase the No. of accredited accommodation
L2.4	Blackpool Figures	% of Accredited Guest House accommodation.	19.5%	New methodology being considered; figure not available until late 2013	To increase the % of accredited accommodation

### SIGNIFICANT EFFECTS INDICATORS

REF	SOURCE	INDICATOR	2011/12 PERFORMANCE	TARGET
SE2.1	ONS	Proportion of jobs in the tourism sector	16.4%	To maintain jobs

### RELEVANT LOCAL PLAN POLICIES

POLICY NO	POLICY TITLE	APPLICATION/IMPLEMENTATION OF POLICY 2011/12	POLICY STATUS	FUTURE OF POLICY
RR1	Visitor Accommodation	Policy used to assess and approve 10 applications.	Adopted June 06	To continue to be a Saved Local Plan Policy
RR8	Resort Neighbourhoods	Policy used to assess 60 applications. 53 were approved and 7 refused	Adopted June 06	To be superseded by adopted core strategy policy
RR9	Resort Neighbourhoods: Development Proposals involving the Loss of Holiday Accommodation	Policy used to assess 47 applications. 41 were approved and 6 were refused	Adopted June 06	To be superseded by adopted core strategy policy
RR10	Change of use to Holiday Accommodation	Policy used to assess and approve 1 application.	Adopted June 06	To be superseded by adopted core strategy policy
RR16	Norbreck Castle	Policy not used	Adopted June 06	To be superseded by adopted core strategy policy
PO1	Planning Obligations	Policy not used	Adopted June 06	To be superseded by adopted core strategy policy

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## OBJECTIVE EC3 – TO RE-ESTABLISH THE TOWN CENTRE AS THE FIRST CHOICE DESTINATION FOR FYLDE COAST RESIDENTS AND BY SIGNIFICANTLY IMPROVING THE RANGE AND QUALITY OF SHOPPING AND SUPPORTING FACILITIES

### CORE INDICATORS

REF NO	SOURCE	INDICATOR	2010/11 PERFORMANCE	2011/12 PERFORMANCE
4a	Annual Completion Reports	Amount of completed retail development over 500 m2	1275 sqm	0 sqm
4b	Annual Completion Reports	Percentage of above retail development in town centres	0%	0%

### LOCAL INDICATORS

REF NO	SOURCE	INDICATOR	2011/12 PERFORMANCE	TARGET
L3.1	Fylde Coast Retail Study (August 2011)	Vacancy levels measured in no. of units	Vacant Units – 114	To reduce the amount of vacant floorspace
L3.2	Fylde Coast Retail Study (August 2011)	Zone A Rentals	Zone A rents in Blackpool Town Centre averaged £115 per square ft in 2009, and have been rising steadily since 1987 when Zone A rents were £70 per sq ft	To expand the role of Blackpool town centre as the principle retail centre of the Fylde Coast
L3.3	Fylde Coast Retail Study (August 2011)	Composition of units/floorspace in the Town Centre (Convenience/comparison/service)	Convenience – 8430 sqm Comparison – 63850 sqm Service – 21,190 sqm	The provision of a major food store in the town centre
L3.4	Fylde Coast Retail Study (August 2011)	No. of national multiple retailers in the Town Centre	98	To increase the number of higher end national retailers
L3.5	Fylde Coast Retail Study (August 2011)	Retail developments occurring in out of town centre locations	No significant development.	To minimise out of town development

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## RELEVANT LOCAL PLAN POLICIES

POLICY NO	POLICY TITLE	APPLICATION/IMPLEMENTATION OF POLICY 2011/12	STATUS OF POLICY	FUTURE OF POLICY
SR1	Hounds Hill	Policy used to assess and approve 1 application	Adopted June 06	To continue to be a Saved Local Plan Policy
SR2	Winter Gardens	Policy not used	Adopted June 06	To be superseded by adopted core strategy policy
SR3	Blackpool North Transport Development Area	Policy used to assess and approve 1 application	Adopted June 06	To be superseded by adopted core strategy policy
SR4	Cookson St/King St	Policy not used	Adopted June 06	Deleted
SR5	Principal Retail Area	Policy used to assess and approve 4 applications	Adopted June 06	To continue to be a Saved Local Plan Policy
SR6	Retail/Café Zone	Policy used to assess and approve 2 applications	Adopted June 06	To continue to be a Saved Local Plan Policy
SR7	Mixed Use Zone	Policy used to assess and approve 4 applications	Adopted June 06	To continue to be a Saved Local Plan Policy
SR8	Leisure Zone	Policy used to assess and approve 1 application	Adopted June 06	To continue to be a Saved Local Plan Policy
SR9	Use of Upper Floors	Policy used to assess and approve 1 application	Adopted June 06	To continue to be a Saved Local Plan Policy
LQ11	Shopfronts	Policy used to assess 31 applications. 30 were approved and 1 was refused	Adopted June 06	To continue to be a Saved Local Plan Policy
BH12	Retail Development and Supporting Town Centre Uses	Policy used to assess 5 applications. 2 were approved and 3 were refused.	Adopted June 06	To be superseded by adopted core strategy policy
BH17	Restaurants, Cafes, Public Houses and Hot Food Takeaways	Policy used to assess 15 applications. 11 were approved and 4 were refused	Adopted June 06	To continue to be a Saved Local Plan Policy
PO1	Planning Obligations	Policy not used	Adopted June 06	To be superseded by adopted core strategy policy

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## OBJECTIVE EC4 – TO PROVIDE SUFFICIENT OPPORTUNITIES TO MEET THE NEEDS OF LOCAL FIRMS AND ATTRACT INWARD INVESTMENT

### CORE INDICATORS

REF NO	SOURCE	INDICATOR	2010/11 PERFORMANCE	2011/12 PERFORMANCE
1a	Annual Completion Reports	Amount of land developed by employment type	B1a – 209m2 B1b – 0m2 B1c – 0m2 B2 – 0m2 B8 - 0m2 Total – 209m2	B1a – 0m2 B1b – 0m2 B1c – 0m2 B2 – 0m2 B8 - 0m2 Total – 0m2
1b	Annual Completion Report	Amount of land developed for employment, by type, within the defined industrial/business estates identified in the Local Plan	B1a – 0m2 B1b – 0m2 B1c – 0m2 B2 – 0m2 B8 - 0m2	B1a – 0m2 B1b – 0m2 B1c – 0m2 B2 – 0m2 B8 - 0m2
1f	Planning Applications	Amount of non-allocated employment floorspace lost to residential development	0m2	0.14 ha (redevelopment at 3a Ball Street)

### LOCAL INDICATORS

REF NO	SOURCE	INDICATOR	2010/11 PERFORMANCE	2011/12 PERFORMANCE
L4.1	NOMIS Labour Market Profile	New business VAT registrations.	320	300
L4.2	Blackpool Property Finder	Advertised vacant industrial floorspace.	52,211m2 (83 properties)	68,252 (171 properties)
L4.3	Annual Decisions Report	Amount of new planning applications for B1, B2, B8 uses.	B1a – 2 B2 – 0 B8 – 3 Total - 5	B1a – 4 B2 – 2 B8 – 2 Total - 8

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## SIGNIFICANT EFFECTS INDICATORS

REF NO	SOURCE	INDICATOR	PERFORMANCE	TARGET
SE4.1	Local Economy Baseline Report (November 2011)	% of employment in different sectors	Human Health & Social Work Activity 17%; Wholesale & Retail Trade; repair of motor vehicles & motorcycles 17%; Accommodation & Food Service activities 13%; Public Admin & Defence; Compulsory Social Security 13%; Education 10%; Manufacturing 7%; Arts, Entertainment & Recreation 6%; Construction 3%; Admin & Support Service Activities 3%; Professional, Scientific & Technical Activities 3%; Transportation & Storage 2%; Other Service Activities 2%; Financial & Insurance Activities 2%; Real Estate Activities 1%; Information & Communication 1%	To diversify the local economy and attract more skilled jobs
SE4.2	Local Economy Baseline Report November 2011	GVA Per Head	£30,500	Target to be established

## RELEVANT LOCAL PLAN POLICIES

POLICY NO	POLICY TITLE	IMPLEMENTATION OF POLICY 2011/12	STATUS OF POLICY	FUTURE OF POLICY
DE1	Industrial and Business Land Provision	Policy used to assess 12 applications. 9 were granted 3 were refused	Adopted June 06	To continue to be a Saved Local Plan Policy
DE2	Industrial Improvement Zones	Policy used to assess and approve 1 application	Adopted June 06	To be superseded by adopted core strategy policy
DE3	Mixed use Industrial Improvement Zones	Policy not used	Adopted June 06	To continue to be a Saved Local Plan Policy
DE4	Outside the defined Industrial/Business Estates	Policy used to assess and approve 5 applications	Adopted June 06	To continue to be a Saved Local Plan Policy
PO1	Planning Obligations	Policy not used	Adopted June 06	To be superseded by adopted core strategy policy

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## OBJECTIVE EC5 – TO PROMOTE BLACKPOOL TOWN CENTRE AS A LOCATION FOR OFFICE DEVELOPMENT

### LOCAL INDICATORS

REF NO	SOURCE	INDICATOR	2010/11 PERFORMANCE	2011/12 PERFORMANCE
4a	Annual Completions Report	Amount of completed office development An updated employment land survey is due to be completed in March 2012	209m2	0m2
4b	Annual Completions Report	Percentage of completed office development in town centre	0%	0%

### RELEVANT LOCAL PLAN POLICIES

POLICY NO	POLICY TITLE	APPLICATION/IMPLEMENTATION OF POLICY 2011/12	STATUS OF POLICY	FUTURE OF POLICY
SR3	Blackpool North Transport Development Area	Policy used to assess and approve 1 application	Adopted June 06	To be superseded by adopted core strategy policy
SR4	Cookson St/King St	Policy not used	Adopted June 06	Deleted
SR9	Use of Upper Floors	Policy used to assess and approve 1 application	Adopted June 06	To continue to be a Saved Local Plan Policy
DE1	Industrial and Business Provision	Policy used to assess 12 applications. 9 were approved 3 were refused	Adopted June 06	To continue to be a Saved Local Plan Policy
PO1	Planning Obligations	Policy not used	Adopted June 06	To be superseded by adopted core strategy policy



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## B) EFFECTIVE PROTECTION OF THE ENVIRONMENT

### OBJECTIVE E6 – TO PROTECT, ENHANCE AND CREATE AREAS OF GREEN SPACE

#### CORE INDICATORS

REF NO	SOURCE	INDICATOR	2010/11 PERFORMANCE	2011/12 PERFORMANCE
4c	Blackpool Figures	Green space allocated as parks and gardens managed to green flag award standard	Watson Road Recreation Area, Stanley Park, Louie Horrocks Park, Salisbury Woodland, Fylde Memorial Arboretum and Cavendish Recreation Ground	No Change 2011/12

#### LOCAL INDICATORS

REF NO	SOURCE	INDICATOR	2010/11 PERFORMANCE	2011/12 PERFORMANCE	TARGET
L6.1	Blackpool NI figures	Satisfaction with parks and open spaces for young people	51.8%	Unknown	70%
L6.2	Planning Applications	Loss of existing green space/playing fields	0.3ha (Gateside Drive/Forshaw Avenue)	None	None
L6.3	Blackpool Figures	Development providing open space in accordance with the Council's approved standards	£7,224 commuted sums for public open space received in 2010/11	£3,440 commuted sums for public open space received in 2011/12	All development > 1Ha to provide POS on site. 24 sqm. open space per person (on site and/or commuted sum on smaller sites)

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## RELEVANT LOCAL PLAN POLICIES

POLICY NO	POLICY TITLE	APPLICATION/IMPLEMENTATION OF POLICY 2011/12	STATUS OF POLICY	FUTURE OF POLICY
RR11	Central Promenade and Sea Front	Policy used to assess and approve 5 applications.	Adopted June 06	To continue to be a Saved Local Plan Policy
RR12	Other Promenade Areas	Policy not used	Adopted June 06	To continue to be a Saved Local Plan Policy
RR15	Blackpool Zoo	Policy not used	Adopted June 06	To continue to be a Saved Local Plan Policy
HN2	New Housing Allocations	Policy not used	Adopted June 06	To be superseded by adopted core strategy policy
HN4	Windfall Sites	Policy used to assess and approve 25 applications	Adopted June 06	To continue to be a Saved Local Plan Policy
BH2	Talbot and Brunswick Neighbourhood	Policy used to assess and approve 1 application	Adopted June 06	To be superseded by adopted core strategy policy
BH5	Protection of Open Space	Policy used to assess 5 applications. 4 were approved 1 was refused	Adopted June 06	To continue to be a Saved Local Plan Policy
BH6	New Open Space Provided	Policy used to assess and approve 1 application	Adopted June 06.	To be superseded by adopted core strategy policy
BH7	Playing Fields and Sport Grounds	Policy used to assess and approve 6 applications	Adopted June 06	To continue to be a Saved Local Plan Policy
BH8	Open land meeting community and recreational needs	Policy not used	Adopted June 06	To continue to be a Saved Local Plan Policy
BH9	Allotments	Policy not used	Adopted June 06	To continue to be a Saved Local Plan Policy
BH10	Open Space in New Housing Developments	Policy used to assess and approve 4 applications	Adopted June 06	To continue to be a Saved Local Plan Policy

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## OBJECTIVE E7 – TO MAINTAIN AND ENHANCE LANDSCAPE QUALITY AND NATURE CONSERVATION VALUE OF BLACKPOOLS OPEN LAND NATURAL ENVIRONMENT

### CORE INDICATORS

REF NO	SOURCE	INDICATOR	2010/11 PERFORMANCE	2011/12 PERFORMANCE
8	LBAP.org.uk	Change in the areas and populations of biodiversity importance including: (i) Change in the priority habitats and species by type and; (ii) Change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance	0 <i>Previous years have recorded a loss of 0.35 hectares at the Herons Reach/Marton Mere Biological Heritage Site. However, there is no loss due to development; the assessment used a different method to measure the site</i>	No change in 2011/12

### LOCAL INDICATORS

REF NO	SOURCE	INDICATOR	2010/11 PERFORMANCE	2011/12 PERFORMANCE	TARGET
L7.1	Blackpool Open Space Assessment	Number of sites subject to management plan preparation/ review in the last 5 years	5 Sites have up to date management plans: Stanley Park, Louie Horrocks Park, Salisbury Woodland, Marton Mere LNR, Watson Road Park	No Change	Review Management Plan for SSSI/ Local Nature Reserve every 5 years. Prepare Management Plans for all Council owned sites of designated conservation value within 5 years.
L7.2	Housing Monitoring Report	No. of Greenfield vs. Brownfield completions	96% PDL housing completions. N/A Employment Completions.	95% PDL housing completions N/A Employment completions	60% PDL housing completions

### SIGNIFICANT EFFECTS INDICATORS

REF NO	SOURCE	INDICATOR	2011/12 PERFORMANCE
SE7.1	LBAP.org.uk	Lancashire biodiversity action plan species	7 LBAP species covers mammals, birds and amphibians. Many of the LBAP species have not been recorded in Blackpool. This figure has not changed in 2011/12.
SE7.2	LBAP.org.uk	Lancashire biodiversity action plan habitats	2 LBAP habitats present in Blackpool are reed beds and coastal sand dunes. This figure has not changed.

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## RELEVANT LOCAL PLAN POLICIES

POLICY NO	POLICY TITLE	APPLICATION/IMPLEMENTATION OF POLICY 2011/12	STATUS OF POLICY	FUTURE OF POLICY
LQ6	Landscape and biodiversity Design	Policy used to assess 11 applications. 10 were approved 1 was refused.	Adopted June 06	To continue to be a Saved Local Plan Policy
LQ7	Strategic Views	Policy not used	Adopted June 06	To continue to be a Saved Local Plan Policy
HN2	New Housing Allocations	Policy not used	Adopted June 06	To be superseded by adopted core strategy policy
HN4	Windfall Sites	Policy used to assess and approve 25 applications	Adopted June 06	To continue to be a Saved Local Plan Policy
NE1	Development within Green Belt	Policy not used	Adopted June 06	To continue to be a Saved Local Plan Policy
NE2	Countryside Areas	Policy used to assess and approve 2 applications	Adopted June 06	To continue to be a Saved Local Plan Policy
NE3	Replacement Dwellings/Extensions in the Countryside	Policy used to assess 4 applications. 2 were approved 2 were refused	Adopted June 0	To continue to be a Saved Local Plan Policy
NE4	SSSI's	Policy not used	Adopted June 06	To continue to be a Saved Local Plan Policy
NE5	Other Sites of Nature Conservation Value	Policy used to assess and approve 1 application	Adopted June 06	To continue to be a Saved Local Plan Policy
NE6	Protected Species	Policy used to assess and approve 1 application	Adopted June 06	To continue to be a Saved Local Plan Policy
NE7	Landscape/Nature Conservation Value	Policy used to assess 3 applications. 2 were approved 1 was refused	Adopted June 06	To continue to be a Saved Local Plan Policy
NE8	Urban Green Space	Policy not used	Adopted June 06	To continue to be a Saved Local Plan Policy
NE9	Coast and Foreshore	Policy used to assess and approve 1 application	Adopted June 06	To continue to be a Saved Local Plan Policy

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## OBJECTIVE E8 – TO PROTECT AND ENHANCE THE APPEARANCE AND SETTING OF HISTORIC BUILDINGS AND SITES

### LOCAL INDICATORS

REF NO	SOURCE	INDICATOR	2011/12 PERFORMANCE	TARGET
L8.1	Blackpool THI	Improved business/commercial floorspace (sqm) from Townscape Heritage Initiative (THI)	2000 (approximately) including Abingdon Street Market	1000m2
L8.2	Blackpool THI	No. of buildings bought back into use from THI	0	-
L8.3	Blackpool THI	No. of community organisations engaged in heritage projects	2	-
L8.4	Blackpool THI	No. of residents involved in heritage projects	0	-

### SIGNIFICANT EFFECTS INDICATORS

REF NO	SOURCE	INDICATOR	2011/12 PERFORMANCE	TARGET
SE8.1	Blackpool Council	Number of Conservation Areas	2 Town Centre and Stanley Park	Ensure full protection of Conservation Areas from inappropriate development, and seek improvements to the character and appearance of the area wherever possible the THI and Heritage Lottery Fund should enable this).
SE8.2	English Heritage at Risk Register	No. of listed buildings on at risk register	3 Thanksgiving Shrine of Our Lady of Lourdes, Blackpool Synagogue and the Winter Gardens	In the short term, ensure no further Listed Buildings are put on the at risk register.

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## RELEVANT LOCAL PLAN POLICIES

POLICY NO	POLICY TITLE	APPLICATION/IMPLEMENTATION OF POLICY 2011/12	STATUS OF POLICY	FUTURE OF POLICY
SR2	Winter Gardens	Policy not used.	Adopted June 06	To be superseded by adopted core strategy policy
LQ1	Lifting the Quality of Design	Policy used to assess 353 applications. 333 were approved 20 were refused.	Adopted June 06	To continue to be a Saved Local Plan Policy
LQ2	Site Context	Policy used to assess 43 applications. 38 were approved 6 were refused.	Adopted June 06	To continue to be a Saved Local Plan Policy
LQ6	Landscape Design and Biodiversity	Policy used to assess 11 applications. 10 were approved 1 was refused.	Adopted June 06	To continue to be a Saved Local Plan Policy
LQ7	Strategic Views	Policy not used.	Adopted June 06	To continue to be a Saved Local Plan Policy
LQ9	Listed Buildings	Policy used to assess 12 applications. 11 were approved 1 was refused	Adopted June 06	To continue to be a Saved Local Plan Policy
LQ10	Conservation Areas	Policy used to assess and approve 7 applications.	Adopted June 06	To continue to be a Saved Local Plan Policy
LQ11	Shop Fronts	Policy used to assess 31 applications. 30 were approved 1 was refused.	Adopted June 06	To continue to be a Saved Local Plan Policy
LQ12	Security Shutters	Policy used to assess and approve 6 applications.	Adopted June 06	To continue to be a Saved Local Plan Policy
LQ13	Advertisements and Signs	Policy used to assess 6 applications. 3 were granted 3 were refused	Adopted June 06	To continue to be a Saved Local Plan Policy
LQ14	Extensions and Alterations	Policy used to determine 303 applications. 290 were approved 13 were refused.	Adopted June 06	To continue to be a Saved Local Plan Policy
HN2	New Housing Allocations	Policy not used.	Adopted June 06	To be superseded by adopted core strategy policy
BH4	Public Health and Safety	Policy used to assess 17 applications. 15 were approved 2 were refused	Adopted June 06	To continue to be a Saved Local Plan Policy
PO1	Planning Obligations	Policy not used.	Adopted June 06	To be superseded by adopted core strategy policy

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## C) THE PRUDENT USE OF NATURAL RESOURCES

### OBJECTIVE NR9 – TO PROMOTE SUSTAINABLE DEVELOPMENT LOCATIONS AND IMPROVED ACCESSIBILITY BY INTEGRATING DEVELOPMENT, QUALITY TRANSPORT INFRASTRUCTURE AND TRAVEL CHOICE

#### CORE INDICATORS

REF NO	SOURCE	INDICATOR	2010/11 PERFORMANCE	2011/12 PERFORMANCE
3a	Annual Completion Figures	Percentage of completed development (within Use Classes A, B and D) complying with the car parking standards as set out in the adopted Blackpool Local Plan	100%	100%
3b	Annual Completion Figures	Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and major health centre	100%	100%

#### LOCAL INDICATORS

REF NO	SOURCE	INDICATOR	2010/11 PERFORMANCE	2011/12 PERFORMANCE	TARGET
L9.3	Blackpool Transport	Bus Patronage	11,137,856 (Blackpool Transport data only)	No statutory requirement to monitor this indicator 2011/12	12,261,000
L9.4	Blackpool Transport	Tram Passengers	1,454,220	No statutory requirement to monitor this indicator 2011/12	2,640,000

#### RELEVANT LOCAL PLAN POLICIES

POLICY NO	POLICY TITLE	IMPLEMENTATION OF POLICY 2011/12	STATUS OF POLICY	FUTURE OF POLICY
RR1	Visitor Attractions	Policy used to assess and approve 10 applications	Adopted June 06	To continue to be a Saved Local Plan Policy
RR2	Visitor Accommodation	Policy used to assess and approve 7 applications	Adopted June 06	To be superseded by adopted core strategy policy
RR7	Promenade Frontages within the Resort Core	Policy used to assess 4 applications. 3 were granted 1 was refused.	Adopted June 06	To be superseded by adopted core strategy policy
RR11	Central Promenade and Seafront	Policy used to assess and approve 5 applications.	Adopted June 06	To continue to be a Saved Local Plan Policy
RR12	Other Promenade Areas	Policy not used.	Adopted June 06	To continue to be a Saved Local Plan Policy
RR13	Central Corridor	Policy not used.	Adopted June 06	To be superseded by adopted core strategy policy



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SR3	Blackpool North Transport Development Area	Policy used to assess and approve 1 application.	Adopted June 06	To be superseded by adopted core strategy policy
SR4	Cookson St/King St	Policy not used.	Adopted June 06	Deleted
SR6	Retail/Café Zone	Policy used to assess and approve 2 applications.	Adopted June 06	To continue to be a Saved Local Plan Policy
SR10	Town Centre Traffic Distribution and Access to Car Parking	Policy not used.	Adopted June 06	To be superseded by adopted core strategy policy
SR11	Pedestrian/Cyclist and Public Transport Priority	Policy not used.	Adopted June 06	To be superseded by adopted core strategy policy
HN2	New Housing Allocations	Policy not used.	Adopted June 06	To be superseded by adopted core strategy policy
BH1	Neighbourhoods	Policy used to assess and approve 7 applications.	Adopted June 06	To be superseded by adopted core strategy policy
BH2	Talbot and Brunswick Priority	Policy used to assess and approve 1 application.	Adopted June 06	To be superseded by adopted core strategy policy
BH22	Victoria Hospital	Policy used to assess and approve 1 application.	Adopted June 06	To continue to be a Saved Local Plan Policy
DE1	Industrial and Business Land Provision	Policy used to assess 12 applications. 9 were approved 3 were refused	Adopted June 06	To continue to be a Saved Local Plan Policy
AS1	General Development Requirements	Policy used to assess 200 applications. 187 were approved 13 were refused.	Adopted June 06	To continue to be a Saved Local Plan Policy
AS2	New Development with Significant Transport Implications	Policy not used.	Adopted June 06	To continue to be a Saved Local Plan Policy
AS3	Provision for cycling and Walking	Policy not used.	Adopted June 06	To continue to be a Saved Local Plan Policy
AS4	Provision for Public Transport	Policy not used.	Adopted June 06	To be superseded by adopted core strategy policy
AS5	Traffic Management	Policy used to assess and approve 1 application.	Adopted June 06	To continue to be a Saved Local Plan Policy
AS6	Road Schemes	Policy not used.	Adopted June 06	Deleted
PO1	Planning Obligations	Policy not used.	Adopted June 06	To be superseded by adopted core strategy policy

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## OBJECTIVE NR10 – TO PROMOTE DEVELOPMENT THAT DOES NOT HARM AND MAKES EFFICIENT USE OF NATURAL RESOURCES

### CORE INDICATORS

REF NO	SOURCE	INDICATOR	2010/11 PERFORMANCE	2011/12 PERFORMANCE
2b	Housing Monitoring Report	Percentage of new and converted dwellings on previously developed land.	96%	95%
5a	NW Regional Aggregates Working Party 2008	Production of primary land won aggregates.	0	0
5b	NW Regional Aggregates Working Party 2008	Production of secondary/recycled aggregates.	214,047	Unknown (No new figure available).
6a	Annual Completions Report	Capacity of new waste facilities by type.	No new waste facilities in 2010/11	No new waste facilities in 2011/12
6b	Blackpool Figures	Amount of municipal waste arising and managed by management type and the percentage of each management type.	72,168 Tonnes. 26,999 tonnes (37%) recycled and 39,176 landfilled.	62,881 Tonnes 24,251 (38%) recycled 29,481 landfilled
7	Planning Decisions Report	Number of planning permissions granted contrary to the advice of the Environment Agency either on flood defence grounds or water quality.	None	None

### SIGNIFICANT EFFECTS INDICATORS

REF NO	SOURCE	INDICATOR	2010/11 PERFORMANCE	2011/12 PERFORMANCE
SE10.1	Environment Agency	Compliance with EU bathing water directive	With regards to the 2011 Bathing Season, Bispham met the “mandatory” standard for bathing water. Blackpool Central and Blackpool South both failed and Blackpool North was closed at the time of testing.	With regards to the 2011 Bathing Season, Bispham and Blackpool Central met the “mandatory” standard for bathing water. Blackpool North and Blackpool South failed.
SE10.2	<a href="http://aqma.defra.gov.uk/aqma/">http://aqma.defra.gov.uk/aqma/</a>	Number of air quality management areas	1 - This is an area encompassing parts of Blackpool town centre and extending along Talbot Road to the seafront and Dickson Road to its junction with Pleasant Street.	1 - This is an area encompassing parts of Blackpool town centre and extending along Talbot Road to the seafront and Dickson Road to its junction with Pleasant Street.

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## RELEVANT LOCAL PLAN POLICIES

POLICY NO.	POLICY TITLE	IMPLEMENTATION OF POLICY 2011/12	STATUS OF POLICY	FUTURE OF POLICY
LQ3	Layout of Streets and Spaces	Policy used to assess and approve 1 application.	Adopted June 06	To continue to be a Saved Local Plan Policy
LQ8	Energy and Resource Conservation	Policy used to assess and approve 7 applications.	Adopted June 06	To be superseded by adopted core strategy policy
HN2	New Housing Allocations	Policy not used.	Adopted June 06	To be superseded by adopted core strategy policy
HN4	Windfall Sites	Policy used to assess 33 applications. 24 were approved 9 were refused	Adopted June 06	To continue to be a Saved Local Plan Policy
BH4	Public Health and Safety	Policy used to assess 17 applications. 15 were approved 2 were refused	Adopted June 06	To continue to be a Saved Local Plan Policy
BH9	Allotments	Policy not used.	Adopted June 06	To continue to be a Saved Local Plan Policy
BH11	Shopping and Supporting Uses – Overall Approach	Policy used to assess and approve 4 applications.	Adopted June 06	To be superseded by adopted core strategy policy
NE10	Flood Risk	Policy used to assess and approve 7 applications.	Adopted June 06	To continue to be a Saved Local Plan Policy
AS7	Aerodrome Safeguarding	Policy used to assess and approve 2 applications.	Adopted June 06	To continue to be a Saved Local Plan Policy
PO1	Planning Obligations	Policy not used.	Adopted June 06	To be superseded by adopted core strategy policy

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## OBJECTIVE NR11 – MAXIMISE ENERGY EFFICIENCY OF BUILDINGS THROUGH CREATIVE LAYOUT, DESIGN AND USE OF RENEWABLE ENERGY SOURCES

### LOCAL INDICATORS

REF NO	SOURCE	INDICATOR	2010/11 PERFORMANCE	2011/12 PERFORMANCE
L11.1	Planning Applications	No. of applications for major developments which incorporate renewable energy into their design	1	1
L11.2	Planning Applications	No. of micro-generation units developed	2	7
L11.3	Housing Conditions Survey	Energy efficiency of Council dwellings. Consideration given to feasibility of broadening this into other forms of development.	The average SAP rating for private sector dwelling in Blackpool is 49. This compares to an average SAP rating of 46 nationally based on the findings of the 2005 EHCS.	The average SAP rating for private sector dwelling in Blackpool is 69.

### RELEVANT LOCAL PLAN POLICIES

POLICY NO	POLICY TITLE	IMPLEMENTATION OF POLICY 2011/12	STATUS OF POLICY	FUTURE OF POLICY
LQ3	Layout of Streets and Spaces	Policy used to assess and approve 1 application.	Adopted June 06	To continue to be a Saved Local Plan Policy
LQ8	Energy and Resource Conservation	Policy used to assess and approve 7 applications	Adopted June 06	To be superseded by adopted core strategy policy
HN2	New Housing Allocations	Policy not used.	Adopted June 06	To be superseded by adopted core strategy policy
HN4	Windfall Sites	Policy used to assess and approve 25 applications.	Adopted June 06	To continue to be a Saved Local Plan Policy
HN7	Density	Policy used to assess and approve 3 applications.	Adopted June 06	To be superseded by adopted core strategy policy
BH1	Neighbourhoods	Policy used to assess and approve 7 applications.	Adopted June 06	To be superseded by adopted core strategy policy
BH3	Residential and Visitor Amenity	Policy used to assess 374 applications. 347 were approved 27 were refused.	Adopted June 06	To continue to be a Saved Local Plan Policy
BH4	Public Health and Safety	Policy used to assess 17 applications. 15 were approved 2 were refused	Adopted June 06	To continue to be a Saved Local Plan Policy

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## D) SOCIAL PROGRESS WHICH RECOGNISES THE NEEDS OF EVERYONE

### OBJECTIVE NR12 - TO ENSURE THAT SUFFICIENT LAND IS MADE AVAILABLE TO MEET REQUIREMENTS FOR NEW HOUSING

#### LOCAL INDICATORS

REF NO	SOURCE	INDICATOR	2010/11 PERFORMANCE	2011/12 PERFORMANCE
L12.1	Blackpool Housing Conditions Survey 2008	% of households residing in privately rented accommodation in inner wards	39%	Unknown - No new figure will be available until late 2013

#### RELEVANT LOCAL PLAN POLICIES

POLICY NO	POLICY TITLE	IMPLEMENTATION OF POLICY 2011/12	STATUS OF POLICY	FUTURE OF POLICY
RR9	Resort Neighbourhoods – Development Proposals involving the Loss of Holiday Accommodation	Policy used to assess 47 applications. 41 were approved 6 were refused	Adopted June 06	To be superseded by adopted core strategy policy
SR3	Blackpool North Transport Development Area	Policy used to assess and approve 1 application.	Adopted June 06	To be superseded by adopted core strategy policy.
SR9	Use of Upper Floors	Policy used to assess and approve 1 application.	Adopted June 06	To continue to be a Saved Local Plan Policy.
HN2	New Housing Allocations	Policy not used.	Adopted June 06	To be superseded by adopted core strategy policy
HN4	Windfall Sites	Policy used to assess and approve 25 applications.	Adopted June 06	To continue to be a Saved Local Plan Policy
HN5	Conversions and Sub-Divisions	Policy used to assess 81 applications. 72 were approved 9 were refused.	Adopted June 06	To continue to be a Saved Local Plan Policy
HN6	Housing Mix	Policy used to assess 48 applications. 45 were approved 3 were refused.	Adopted June 06	To be superseded by adopted core strategy policy
HN7	Density	Policy used to assess and approve 3 applications.	Adopted June 06	To be superseded by adopted core strategy policy
HN8	Affordable and Specialist Needs Housing	Policy used to assess 3 applications. 1 was approved 2 were refused	Adopted June 06	To be superseded by adopted core strategy policy

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## OBJECTIVE NR13 - TO PROVIDE A BALANCED MIX OF HOUSING IN APPROPRIATE LOCATIONS TO MEET THE COMMUNITY'S NEEDS AND SUPPORT THE TOWN'S REGENERATION

### CORE INDICATORS

REF NO	SOURCE	INDICATOR	2010/11 PERFORMANCE	2011/12 PERFORMANCE
2c	Housing Monitoring Report	Number of gross new build dwellings completed at a density of: (i) less than 30 dwellings per hectare (ii) between 30 and 50 dwellings per hectare (iii) above 50 dwellings per hectare	(i) 18 (ii) 68 (iii) 162  This figure relates to developments of 5 dwellings or more	(i) 15 (19%) (ii) 35 (44%) (iii) 29 (37%)  This figure relates to all development
`	Housing Monitoring Report	Affordable Housing Completions	214 (198 RSL, 16 Local Authority)	39 (17 RSL, 22 Local Authority)

### LOCAL INDICATORS

REF NO	INDICATOR	2010/11 PERFORMANCE	2011/12 PERFORMANCE	TARGET
L13.1	New build completions by dwelling type (%)	There were 248 new build dwellings comprising Detached = 10 (4%) Semi Detached = 44 (18%) Terraced = 46 (18%) Flats = 148 (60%)	There were 79 new build dwellings comprising Detached = 9 (11%) Semi Detached = 33 (42%) Terraced = 24 (30%) Flats = 13 (17%)	To provide a greater mix of dwelling types, in particular a greater number of larger family dwellings.
L13.2	% of households living in social housing that does not meet the set standard of decency	Figures for Council Properties (not RSLs) show: Non-Decent 3.7%	Figures for Council Properties (not RSLs) show: Non-Decent 28.11%	BV1184 target for 2009/10 set at 7% non decent

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## SIGNIFICANT EFFECTS INDICATORS

REF NO	SOURCE	INDICATOR	2011/12 PERFORMANCE	TARGET
SE13.2	Indices of Deprivation 2010	Number of SOA's in the bottom 10% for living environment deprivation	20	Reduce number of SOA's in the bottom 10% for living environment deprivation.

## RELEVANT LOCAL PLAN POLICIES

POLICY NO	POLICY TITLE	APPLICATION/IMPLEMENTATION OF POLICY 2011/12	STATUS OF POLICY	FUTURE OF POLICY
RR9	Resort Neighbourhoods – Development Proposals involving the Loss of Holiday Accommodation	Policy used to assess 47 applications. 41 were approved 6 were refused	Adopted June 06	To be superseded by adopted core strategy policy
HN5	Conversions and Sub-Divisions	Policy used to assess 81 applications. 72 were approved 9 were refused.	Adopted June 06	To continue to be a Saved Local Plan Policy
HN6	Housing Mix	Policy used to assess 48 applications. 45 were approved 3 were refused.	Adopted June 06	To be superseded by adopted core strategy policy
HN7	Density	Policy used to assess and approve 3 applications.	Adopted June 06	To be superseded by adopted core strategy policy
BH1	Neighbourhoods	Policy used to assess and approve 7 applications.	Adopted June 06	To be superseded by adopted core strategy policy



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## OBJECTIVE S14 – TO SECURE A HIGH QUALITY, ATTRACTIVE AND SAFE BUILT ENVIRONMENT AND PUBLIC REALM

### LOCAL INDICATORS

REF NO	INDICATOR	2010/11 PERFORMANCE	2011/12	TARGET
L14.1	Ha of public realm improved	Work is continuing on the promenade and headlands. This will be completed in the next monitoring year.	1.7ha. This refers to the works now completed at the Tower Festival Headland	To be established

### SIGNIFICANT EFFECTS INDICATORS

REF NO	SOURCE	INDICATOR	2011/12 PERFORMANCE	TARGET
SE14.1	Blackpool Health Profile 2011	Recorded Crime: Violence against the person per 1,000 population	31.8	To reduce the rate of recorded crime (violence against the person)

### RELEVANT LOCAL PLAN POLICIES

POLICY NO	POLICY TITLE	IMPLEMENTATION OF POLICY 2011/12	STATUS OF POLICY	FUTURE OF POLICY
RR11	Central Promenade and Seafront	Policy used to assess and approve 5 applications.	Adopted June 06	To continue to be a Saved Local Plan Policy
RR12	Other Promenade Areas	Policy not used.	Adopted June 06	To continue to be a Saved Local Plan Policy
SR5	Principal Retail Core	Policy used to assess and approve 4 applications.	Adopted June 06	To continue to be a Saved Local Plan Policy
SR6	Retail/Cafe Zone	Policy used to assess and approve 2 applications.	Adopted June 06	To continue to be a Saved Local Plan Policy
SR9	Use of Upper Floors	Policy used to assess and approve 1 application.	Adopted June 06	To continue to be a Saved Local Plan Policy
SR11	Pedestrian, Cyclist and Public Transport Priority	Policy not used.	Adopted June 06	To be superseded by adopted core strategy policy
LQ1	Lifting the Quality of Design	Policy used to assess 353 applications. 333 were approved 20 were refused.	Adopted June 06	To continue to be a Saved Local Plan Policy
LQ2	Site Context	Policy used to assess 43 applications. 37 were approved 6 were refused.	Adopted June 06	To continue to be a Saved Local Plan Policy
LQ3	Layout of Streets & Spaces	Policy used to assess and approve 1 application.	Adopted June 06	To continue to be a Saved Local Plan Policy
LQ4	Building Design	Policy used to assess and approve 18 applications	Adopted June 06.	To continue to be a Saved Local Plan Policy
LQ5	Public Realm Design	Policy used to assess and approve 1 application.	Adopted June 06	To continue to be a Saved Local Plan Policy
LQ7	Strategic Views	Policy not used.	Adopted June 06	To continue to be a Saved Local Plan Policy

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LQ8	Energy and Resource Conservation	Policy used to assess and approve 7 applications.	Adopted June 06	To be superseded by adopted core strategy policy
LQ9	Listed Buildings	Policy used to assess 12 applications. 11 were approved 1 was refused	Adopted June 06	To continue to be a Saved Local Plan Policy
LQ10	Conservation Areas	Policy used to assess and approve 7 applications.	Adopted June 06	To continue to be a Saved Local Plan Policy
LQ11	Shop Fronts	Policy used to assess 31 applications. 30 were approved 1 was refused.	Adopted June 06	To continue to be a Saved Local Plan Policy
LQ12	Security Shutters	Policy used to assess and approve 6 applications.	Adopted June 06	To continue to be a Saved Local Plan Policy
LQ13	Advertisements and Signs	Policy used to assess 6 applications. 3 were approved 3 were refused	Adopted June 06	To continue to be a Saved Local Plan Policy
LQ14	Extensions and Alterations	Policy used to assess 303 applications. 290 were approved 13 were refused.	Adopted June 06	To continue to be a Saved Local Plan Policy
LQ15	Telecommunications Development	Policy used to assess and approve 5 applications.	Adopted June 06	To continue to be a Saved Local Plan Policy
BH1	Neighbourhoods	Policy used to assess and approve 7 applications.	Adopted June 06	To be superseded by adopted core strategy policy
BH2	Talbot and Brunswick Priority Neighbourhood	Policy used to assess and approve 1 application.	Adopted June 06	To be superseded by adopted core strategy policy
BH3	Residential and Visitor Amenity	Policy used to assess 374 applications. 247 were approved 27 were refused.	Adopted June 06	To continue to be a Saved Local Plan Policy
BH4	Public Health and Safety	Policy used to assess 17 applications. 15 were approved 2 were refused	Adopted June 06	To continue to be a Saved Local Plan Policy
AS1	General Development Requirements	Policy used to assess 200 applications. 187 were approved 13 were refused.	Adopted June 06	To continue to be a Saved Local Plan Policy
AS3	Provision for Walking and Cycling.	Policy not used.	Adopted June 06	To continue to be a Saved Local Plan Policy
AS4	Provision for Public Transport	Policy not used.	Adopted June 06	To be superseded by adopted core strategy policy
AS5	Traffic Management	Policy used to assess and approve 1 application.	Adopted June 06	To continue to be a Saved Local Plan Policy
AS7	Aerodrome Safeguarding	Policy used to assess and approve 2 applications.	Adopted June 06	To continue to be a Saved Local Plan Policy

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## OBJECTIVE S15 – TO PROMOTE SOCIAL INCLUSION AND ENSURE THAT THE RANGE OF DISTRIBUTION OF LOCAL FACILITIES ENCOURAGES THE DEVELOPMENT OF BALANCED AND HEALTHY LOCAL COMMUNITIES ACROSS BLACKPOOL

### LOCAL INDICATORS

REF NO	SOURCE	INDICATOR	2010/11 PERFORMANCE	2011/12 PERFORMANCE	TARGET
L15.5	Annual Completion Figures	Amount of new-build completed development (leisure/retail/office) in district centres	None	None	To be established

### SIGNIFICANT EFFECTS INDICATORS

REF NO	SOURCE	INDICATOR	2011/12 PERFORMANCE	TARGET
SE 15.1	Blackpool Figures	% of pupils in local authority schools achieving 5 or more GCSE's at grades A*-C or equivalent	51.9%	46.8%
SE15.2	Blackpool Figures	% of working age people with no qualifications	17.8%	To be established
SE15.3	Indices of Deprivation 2010	Number of SOA's in the bottom 10% for health deprivation and disability	38	To reduce the number of SOA's in the bottom 10% for health deprivation and disability.
SE15.4	Indices of Deprivation	Number of SOA's in the bottom 10% for housing and services	5	To reduce the number of SOA's in the bottom 10% for housing and services.
SE15.5	Indices of Deprivation 2010	Number of SOA's in the bottom 10% for income deprivation	6	To reduce the number of SOA's in the bottom 10% for income deprivation.
SE15.6	Indices of Deprivation 2010	Number of SOA's in the bottom 10% for employment deprivation	32	To reduce the number of SOA's in the bottom 10% for employment deprivation.

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## RELEVANT LOCAL PLAN POLICIES

POLICY NO	POLICY TITLE	IMPLEMENTATION OF POLICY 2011/12	STATUS OF POLICY	FUTURE OF POLICY
RR8	Resort Neighbourhoods	Policy used to assess 60 applications. 53 were approved 7 were refused	Adopted June 06	To be superseded by adopted core strategy policy
RR9	Resort Neighbourhoods – Development Proposals involving the Loss of Holiday Accommodation	Policy used to assess 47 applications. 41 were approved 6 were refused	Adopted June 06	To be superseded by adopted core strategy policy
RR10	Change of use to Holiday Accommodation	Policy used to assess and approve 1 application.	Adopted June 06	To be superseded by adopted core strategy policy
HN2	New Housing Allocations	Policy not used.	Adopted June 06	To be superseded by adopted core strategy policy
HN4	Windfall Sites	Policy used to assess and approve 25 applications	Adopted June 06	To continue to be a Saved Local Plan Policy
HN5	Conversions & Sub-Divisions	Policy used to assess 81 applications. 73 were approved 9 were refused.	Adopted June 06	To continue to be a Saved Local Plan Policy
HN6	Housing Mix	Policy used to assess 48 applications. 45 were approved 3 were refused.	Adopted June 06	To be superseded by adopted core strategy policy
HN7	Density	Policy used to assess and approve 3 applications	Adopted June 06	To be superseded by adopted core strategy policy
HN8	Affordable and Specialist Needs Housing	Policy used to assess 3 applications. 1 was approved 2 were refused.	Adopted June 06	To be superseded by adopted core strategy policy
HN9	Gypsies & Travelling Showmen	Policy not used.	Adopted June 06	To be superseded by adopted core strategy policy
BH1	Neighbourhoods	Policy used to assess and approve 7 applications.	Adopted June 06	To be superseded by adopted core strategy policy
BH2	Talbot and Brunswick Priority Neighbourhood	Policy used to assess and approve 1 application.	Adopted June 06	To be superseded by adopted core strategy policy
BH3	Residential & Visitor Amenity	Policy used to assess 374 applications. 347 were approved 27 were refused.	Adopted June 06	To continue to be a Saved Local Plan Policy
BH11	Shopping and Supporting Uses – Overall Approach	Policy used to assess and approve 4 applications.	Adopted June 06	To be superseded by adopted core strategy policy
BH13	District Centres	Policy used to assess and approve 14 applications	Adopted June 06	To continue to be a Saved Local Plan Policy
BH14	Local Centres	Policy used to assess 17 applications. 15 were	Adopted June 06	To continue to be a Saved Local Plan Policy

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		approved 2 were refused.		
BH15	Change of Use of Premises Outside the Defined Areas	Policy used to assess 9 applications. 7 were approved 2 were refused.	Adopted June 06	To continue to be a Saved Local Plan Policy
BH16	Proposed Shopping Development Outside the Existing Frontages	Policy used to assess 3 applications. 1 was approved 2 were refused.	Adopted June 06	To continue to be a Saved Local Plan Policy
BH17	Restaurants, Cafes, Public Houses & Hot Food Takeaways	Policy used to assess 15 applications. 13 were approved 2 were refused	Adopted June 06	To continue to be a Saved Local Plan Policy
BH18	Amusement Centres	Policy not used.	Adopted June 06	To continue to be a Saved Local Plan Policy
BH19	Neighbourhood and Community Facilities	Policy used to assess and approve 2 applications.	Adopted June 06	To continue to be a Saved Local Plan Policy
BH20	Provision of New Community Facilities	Policy not used.	Adopted June 06	To be superseded by adopted core strategy policy
BH21	Protection of Community Facilities	Policy used to assess and approve 6 applications.	Adopted June 06	To continue to be a Saved Local Plan Policy
BH22	Victoria Hospital	Policy used to assess and approve 1 application.	Adopted June 06	To continue to be a Saved Local Plan Policy
BH23	Blackpool and Fylde College	Policy not used.	Adopted June 06	To continue to be a Saved Local Plan Policy
BH24	Residential Institutions and Community Care	Policy used to assess 4 applications. 2 were approved 2 were refused.	Adopted June 06	To continue to be a Saved Local Plan Policy
DE3	Mixed Use Industrial Improvement Zones	Policy not used.	Adopted June 06	To continue to be a Saved Local Plan Policy
DE4	Outside the Defined Industrial/Business Estates	Policy used to assess and approve 5 applications.	Adopted June 06	To continue to be a Saved Local Plan Policy
AS1	General Development Requirements	Policy used to assess 200 applications. 187 were approved 13 were refused.	Adopted June 06	To continue to be a Saved Local Plan Policy
AS3	Provision for Walking & Cycling	Policy not used.	Adopted June 06	To continue to be a Saved Local Plan Policy
AS4	Provision for Public Transport	Policy not used.	Adopted June 06	To be superseded by adopted core strategy policy
AS5	Traffic Management	Policy used to assess and approve 1 application.	Adopted June 06	To continue to be a Saved Local Plan Policy
PO1	Planning Obligations	Policy not used.	Adopted June 06	To be superseded by adopted core strategy policy

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## APPENDIX A: OVERVIEW AND ANALYSIS OF HOUSING

### Overview

Blackpool has a unique and extreme set of housing challenges related to its holiday accommodation decline, limited range of affordable housing and attractiveness as a destination for low income vulnerable households from across the country. This dynamic has led to an extremely unbalanced housing supply within the Borough. Whilst there is a mix of housing across the town as a whole, housing choice in many inner area neighbourhoods is very limited, with an unsustainable concentration of low income households and predominance of rented properties. Elsewhere in the Borough, due to rising house prices, affordability is a serious issue for many households who aspire to a better standard of living.

In the last decade there have been no substantial new large housing sites, with two thirds of Blackpool's new housing comprising either conversions or flat development. As a result, there is restricted availability of good quality family housing. Therefore more economically active households are increasingly reliant on wider attractive housing choices elsewhere across the Fylde Coast.

A key aim of the emerging Core Strategy is to address limitations on choice and provide a wider mix of new housing, which people can afford, in areas where people would choose to live, creating more balanced, sustainable and healthy communities. This approach reflects the national priority for sustainable development and the Council's objective to deliver a choice of quality homes across the Borough for new and existing residents, in line with the Core Strategy dual focus on regeneration and supporting growth.

### Blackpool's Future Housing Provision

The National Planning Policy Framework (NPPF) sets out the Government's priorities for planning for housing in England. The regional tier of planning is to be abolished including Regional Spatial Strategies; and local authorities will be responsible for determining their own housing targets. The implication of this change is that the North West Regional Spatial Strategy (NWRSS) housing requirement for Blackpool of 444 dwellings per annum will no longer be a statutory requirement. NWRSS was prepared prior to the recession and the housing requirement figures were based on growth assumptions that were highly optimistic. The proposed revocation of the NWRSS and the Coalition Government's associated localism agenda will give Blackpool Council the scope to set a local housing figure based on clear, up-to-date and robust evidence.

Key documents informing Blackpool's housing requirement include:

- The Strategic Housing Market Assessment (2008)
- Housing Monitoring Reports (2007-11)
- Fylde Coast Housing Strategy (2009)
- Housing Technical Paper (2012)
- Strategic Housing Land Availability Assessment (2008)
- Strategic Housing Land Annual Reviews (2008-2011)
- Representations received in response to May 2010 and November 2010 Core Strategy consultations.

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The most recent household projection forecasts produced by the Office of National Statistics (ONS)<sup>10</sup> for Blackpool set out a requirement of 300 dwellings per annum, which equates to 4,500 additional dwellings 2012-2027. This figure reflects the declining average size of households, leading to a continuing increase in demand for new houses that is higher than the increase in population.

The impact of migration is an important consideration in future housing provision. Blackpool's pattern of migration is distinct, with a net outward movement to the adjoining districts of Fylde and Wyre and a substantial net inward movement from other parts of Lancashire and major conurbations across the UK. For Blackpool it is a key issue that ONS figures are based on past trends of migration that contribute to the housing problems within the inner areas. The strategy therefore seeks to reduce in-migration to the inner areas and transience associated with declining holiday accommodation while providing more balanced neighbourhoods with a wider housing choice.

ONS projections also take no account of local authority boundary constraints. Local housing development trends, in recent years, have mirrored the national economic downturn and depressed wider national housing market. They have also very much reflected the unique characteristics of Blackpool's housing market and acute limitations on sites. Blackpool's past housing delivery is around 270 dwellings per year since 2003. This consists of an average of 150 new build dwellings and 120 dwellings created from conversions per year.

Blackpool's shortage of remaining lands, tight local authority boundary, its structural local need and national priorities to re-use previously developed land,

all support the Core Strategy approach to maximise regeneration. On this basis a realistic approach is required in considering the need for new homes balanced against the site capacity and deliverability of the limited lands within Blackpool.

## Housing Monitoring

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. Publishing the HMR allows the local authority to monitor progress in the delivery of new housing against its housing target for the plan period (currently 2003-2021 in line with the North West Regional Spatial Strategy). In particular, it shows how many dwellings have been completed within the plan period and the number of dwellings with planning permission at the end of the monitoring year.

The HMR forms part of the evidence base for the emerging Blackpool Core Strategy and provides housing data for the Annual Monitoring Report (AMR). The 2012 HMR, which has informed the 2012 AMR, can be viewed on the Council's website at:

<http://www.blackpool.gov.uk/Services/S-Z/TheEvidenceBase/Publications/>

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<sup>10</sup> These were released in 2010 but are based on 2008 forecasts



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## APPENDIX B: OVERVIEW AND ANALYSIS OF RETAIL

### Background

Blackpool Town Centre is the sub-regional centre for the Fylde Coast and plays a pivotal role in driving the local economy and providing Fylde Coast residents and visitors with shopping facilities to meet a wide range of needs.

There is a need to secure investment in retail, leisure and other town centre uses in Blackpool Town Centre to strengthen the offer with high quality shopping, restaurants, leisure, entertainment and offices, making the town centre the first choice shopping destination for Fylde Coast residents.

Blackpool's sub regional status and the vision for the town centre have been incorporated into both the Core Strategy and Draft Town Centre Strategy. Key to the town centre's rejuvenation is the implementation of the Hounds Hill Phases II and III (Saved Policy SR1, Core Strategy Policy CS16)) and Central Business District (Saved Policy SR3 of the Local Plan, Policy R8 of the Core Strategy Preferred Option) which provide opportunities to improve the Town's retail offer.

### Blackpool Retail Study

To inform policy in the emerging development framework, a Fylde Coast Retail Study was undertaken by Roger Tym and Partners in 2011. This provided an update to the previous Fylde Coast Retail Study carried out by White Young Green in 2008.

Key findings of the study were:

- Blackpool Town Centre's retail offer is predominantly characterised by retailers at the middle to low end of the market, with a high concentration of value and discount operators. There is a lack of representation of national multiples, with only one department store.
- Blackpool Town Centre secures £316 million of the residents' comparison goods expenditure which is a retention level of just 33%. This is a modest improvement since 2008 and reflects the implementation of Houndshell Phase I. However the town centre's retention rate remains significantly lower than the 43% that prevailed in 1998 when the Hillier Parker Study was undertaken.
- The three retail parks in Blackpool have an aggregate turnover of £115 million which has increased since 2005. Therefore a presumption against further out of centre development is necessary in order to prevent the retail parks diverting comparison goods expenditure from the Fylde's town and district centres.
- The combined expenditure leakage to Preston City Centre and Deepdale Retail Park amounts to £128.79m
- There is a low level retention achieved by the clothing and shoes category.
- At March 2011 almost 20% of units in Blackpool Town Centre were vacant, compared with the UK average of 12.8%
- There is no quantitative capacity for further convenience goods floorspace in the Fylde Coast Sub-Region over and above existing commitments by 2021 and only limited capacity to 2026.
- Tourism remains an important and in some cases essential component of retail trade for the Borough's shopping centres

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## Key Town Centre Sites

### Hounds Hill Shopping Centre

Phase I (Saved Local Plan Policy SR1) was completed in August 2008 comprising a major extension to the Hounds Hill Shopping Centre to provide a new department store, together with other new retail units, and remodelling of parts of the existing centre. The extension has provided in the region of 18,500sqm gross (199,139 sq ft) of new retail floorspace equating to some 14,500sqm net (156,082 sq ft), anchored by an 8,900sqm (95,000sq ft) Debenhams Department Store. In addition the extension also includes an additional 200 space extension to the existing Hounds Hill car park increasing capacity to 795 vehicles.

Hounds Hill Phase 2 (Saved Local Plan Policy SR1, Core Strategy Revised Preferred Option Policy CS16) was granted planning permission in March 2006. The development will comprise a part four/ part five storey building fronting Coronation St and Adelaide St West. It will provide 4,127sqm of retail space over two levels and a 63 bedroom hotel on upper levels.

Development of the second and third phases will hope to deliver an improved Blackpool shopping experience which more effectively integrates the town centre and resort offer.

### Central Business District (CBD)

The CBD is an important strategic development site at the north east part of the town centre, providing a catalyst for town centre regeneration and supporting economic growth. The Core Strategy (policy CS18) supports proposals to create a new civic quarter within a large, mixed use development set around a new public square. The development will create the opportunity for new retail, commercial and civic uses.

The Central Business District is a major component in the improvement of the Town Centre. Its specific objectives are to create a distinctive gateway onto the town centre with new civic space; provide a mixed-use development containing a major food store, non-food retail, offices and other complementary uses; and provide upgrade infrastructure and public transport. A level of non-food retail development will also be accommodated within the site. Outline planning permission was granted in 2010 for Phase 1 of the scheme.

Planning permission has been granted for three elements of the CBD scheme:

- Class A1 retail foodstore with associated levels of car parking, public realm, landscaping work
- Re-cladding, refurbishment and re-modelling of Talbot Road multi-storey car park to improve existing car parking facilities and provision of 6 retail units at ground floor
- Five storey office building, including 3 retail units at ground floor level.

Work has recently commenced on site and the elements are due for completion around the following dates: Talbot Multi Storey Car Park Improvements - July 2013; New Council Offices - spring/summer 2014; Foodstore - January 2014.

## Strategic Implications

In policy terms and when determining future retail development proposals, the key conclusion of the Fylde Coast Retail Study was that the primary objective of future policy should be to maintain and enhance Blackpool town centre's sub-regional role through new investment. The Council should seek to resist further out of centre retail floorspace, with the clear priority to regenerate and improve Blackpool Town Centre as the main retail destination on the Fylde Coast.

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## APPENDIX C: OVERVIEW AND ANALYSIS OF INDUSTRY AND EMPLOYMENT

### Overview

Blackpool has an economically active population of 63,000 in 2011 of which, 57,400 are in employment. The economy is underpinned by tourism and the service sector; reflecting the importance of the visitor economy and the town centre as the main sub-regional retail centre for the Fylde Coast. Blackpool also benefits from a high proportion of public sector employment and is an important administrative centre, accommodating a number of large Government offices. Whilst there is no tradition of heavy industry, the town's small manufacturing sector includes local specialism in food and drink, and plastics.

Jobs in tourism and the service sector are generally low skill and low wage leading to lower productivity and a seasonal based economy. In addition, three decades of resort decline has led to an underperforming economy, high levels of deprivation, and the town centre is underperforming as a sub-regional centre. Subsequently, Blackpool's GVA is the 11th lowest in the UK (source GVA ONS website) and the 2010 Indices of Deprivation ranked Blackpool as the 6th most deprived local authority area in the country.

Whilst the visitor economy remains a key growth area, to strengthen economic prosperity there is a need to provide sustainable job opportunities in other employment sectors to diversify the local economy.

The total number of businesses in the Fylde Coast has grown at a faster rate (17%) over the last 10 years than the NW as a whole, but growth has been unequal between districts, with Blackpool's much lower than Fylde (30%) and Wyre (21%).

Business density, measured by the number of businesses per 10,000 Working Age Population (WAP), is also significantly higher in Fylde; with the Fylde Coast as a whole much higher than the regional average.

As older manufacturing businesses have declined equivalent new developments have not come forward to replace them. Until recently there has not been an emphasis on high quality, high value enterprises, and consequently the majority of jobs generated have been low skilled and low paid.

### *Number of Business Units per 10,000 Working Age Population*

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

### Business and Industrial Development Land – Context

Blackpool is not an economy in isolation and the wider Fylde Coast Sub Region provides an important resource for Blackpool, especially for higher value economic activity with major employers in aerospace, chemical, nuclear processing and port industries. The sub-region functions as an integrated

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employment market and travel to work area; with strong links in terms of travel to work patterns, employment and shared infrastructure. It is therefore appropriate for the three Fylde Coast authorities to jointly consider future employment development for the sub-region, building on past co-operation. There is a need for a portfolio of sustainable employment land provision which can capitalise on the strengths of the Fylde Coast, and compete with and complement larger scale provision elsewhere in the North West.

Blackpool, Fylde and Wyre Councils have each undertaken detailed employment land assessments of their existing portfolio of business and industrial sites to inform future requirements for employment land.

## Employment Land Review

Blackpool's focus is almost entirely concentrated on Brownfield development, safeguarding existing sites and developing the commercial and business sector in Blackpool Town Centre. There are 13 main industrial/business locations within Blackpool which remain established business areas and are important to continue to safeguard for employment use. Some of these locations have remaining land available to develop (see below). Work is ongoing to progress development opportunities and investment within the town centre, building on infrastructure, accessibility and land availability strengths.

A survey of remaining land available on existing employment sites and take-up of available employment land between March 2010 and March 2012 was undertaken in summer 2012 and is summarised in the table opposite. There was no take up of land between this period; although the amount of available land has reduced from 23.5ha to 22.2ha, due to a recalculation of available land on the Business Park and removal of the Warren Drive site.

## March 31st 2010, Available Employment Land

Site Name	Mar 2010	Mar 2012	Take Up In Period
Blackpool Business Park	5.2 H	6.9 H	-
Squires Gate Industrial Estate	1.9 H	1.9 H	-
Blackpool North Technology Park	3.5 H	3.5 H	-
Kincraig Road	0.4 H	0.4H	-
Vicarage Lane Estate	0.8 H	0.8 H	-
Clifton Road Estate	3.7 H	3.7 H	-
Mowbray Drive	0.3 H	0.3 H	-
Preston New Road	4.7 H	4.7 H	-
Warren Drive	3.0 H	<del>3.0 H</del>	-
<b>Total</b>	<b>23.5 H</b>	<b>22.2 H</b>	-

Whilst this is limited, it represents a reasonable level of provision against Blackpool's future requirement. However, only around 9ha (concentrated on the Business Park and the North Blackpool Technology Park) are genuinely considered to be attractive sites which are suitable, available and developable.

The Borough's tight knit boundary and demonstrable lack of future development land means opportunities for further employment expansion elsewhere within Blackpool are extremely limited. Blackpool's longer term development needs are therefore integrally linked with the wider Fylde Coast employment market area.

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## APPENDIX D: OVERVIEW OF RESORT REGENERATION

In 2011-12, Blackpool continued to make progress in revitalising the resort, with the aim to transform it into a 21st Century visitor destination and provide a sustainable year-round economy for all those living and working in Blackpool.

Key projects include:

**Blackpool Tower and the Winter Gardens** – purchased by Blackpool Council in a groundbreaking £38.9 million project. Bringing the attractions into public ownership for the first time paves the way for major regeneration to take place. The Council has signed up global visitor attraction operator Merlin Entertainments to manage the operation of the Tower complex and Louis Tussauds Waxworks. The Winter Gardens will be operated by Crown Entertainments.

Phase 1 was completed in 2011 and included refurbishment works to the Floral Hall and Horseshoe area areas of the complex, the introduction of new restaurant uses and refurbishment of Church Street and Coronation Street entrance lobbies. In addition, the adjacent property at 77-81 Church St has been converted to form creative office spaces behind a new glazed facade.

Blackpool Tower reopened in September 2011 after a ten month renovation project. This is part of a £20m investment for the tower and promenade.

An observation platform at the top of the Grade I listed structure has been installed featuring a skywalk with floor-to-ceiling glass overlooking the coastline. Other new attractions include a dungeon, a new entrance and a "4D" cinema with a vibrating floor. Work on the outside of the Tower is continuing.

**Blackpool Central Business District** – International project management specialist MUSE were chosen as developers of the Blackpool Central Business District, to transform the 12.8 hectare area of the town centre into an attractive, pedestrian friendly and cultural quarter for the town. An outline planning application for phase 1 was approved in 2010. Work commenced on site in summer 2012. The scheme includes:

- a new Council office building
- A flagship Sainsbury's supermarket and petrol filling station (inc 60,000 sq ft of retail space and 600 car parking spaces)
- Refurbished Talbot Road multi-storey and Banks Street car parks
- Public open space and new non-food retail area

**Festival Headland** – The Tower Festival Headland project was completed in 2012 and provides a huge, flexible outdoor events space located in front of Blackpool Tower. As well as hosting seasonal and cultural events, it is also a permanent public space. The centrepiece of the Headland is a 1,800 square metre public art piece named "The Comedy Carpet". Adjacent to the space is a building that houses a café, restaurant and wedding chapel.

**Central Station Site** – The former Central Station site is at the centre of Blackpool's ambition to develop an exciting and unique destination to support a sustainable, year round economy. The potential for the site to come forward and deliver a major new leisure development is actively being pursued.

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**Coastal Protection** – This project centred on the reconstruction of damaged sea defences. The sea wall has been replaced and 6 new headlands created each extending 60 metres seaward. A series of “Spanish steps” leading down to the sea increases the public access to the seafront. This project was completed in 2011.

**Tram Track Renewal** – Blackpool secured £85m allowing further improvements to the Blackpool-Fleetwood line in 2008-2012, with monies secured to provide new state of the art trams, refurbished tram stops, new tram depot and a tramway heritage centre. This project was completed in 2012.

## APPENDIX E: LOCAL DEVELOPMENT SCHEME PROGRESS

The current Local Development Scheme was published in 2007. Work is currently being undertaken to update this document.

### LOCAL DEVELOPMENT DOCUMENTS ADOPTED / BEING PREPARED

Blackpool Local Plan 2001-2016 - Adopted in June 2006, this provides Development Plan coverage for the Borough.

Statement of Community Involvement - Blackpool’s Statement of Community Involvement was adopted in June 2007. It is intended to update this in 2013.

Core Strategy DPD - Work has been ongoing on the Core Strategy since 2006, with the ‘Issues and Options’, ‘Preferred Option’ and ‘Revised Preferred Option’ preparation stages completed. The next stage is the Pre-Submission document, which is due to be published in summer 2013.

Site Allocations and Development Management Policies DPD - Work is likely to commence in 2013/2014.

Holiday Accommodation Policy SPD - This document was adopted by Blackpool Council on 23rd March 2011.

New Homes from Old Places SPD - This document was adopted by Blackpool Council on 23rd March 2011.

Extending Your Home SPD - This document has been jointly produced by Blackpool, Fylde and Wyre Councils. It was adopted by all three Councils in November 2007.