

Blackpool Borough Council

Deliverable Five Year Housing Land Supply (1st April 2015 – 31st March 2020)

- 1.1 Blackpool’s deliverable supply at the 1st April 2015 shows **1,221** dwellings with planning permission (full or outline) and a further **113** dwellings with a current planning application being considered (including those permitted subject to a S106 legal agreement).

Figure 1: Five Year Supply by Planning Status (Net)

Source of Supply	Total
Sites with Planning Permission	
Sites with Full Planning Permission for new build	852
Sites with Outline Planning Permission for new build	170
Windfall sites with Planning Permission for conversion	199
Sites without Planning Permission	
SHLAA sites with current planning application being considered (including those permitted subject to S106 agreement)	113
Other SHLAA sites with developer interest	429
Windfall sites	301*
Total Sites	2,064

* 301 = 500 – 199 sites with planning permission for conversion

- 1.2 The emerging Core Strategy identifies a requirement for **1,340¹** net dwellings over the period 2015-2020. In meeting this need it is necessary for the Council to identify a deliverable supply which also accommodates any shortfall to date (i.e. under provision that has accrued in the plan period) and includes an appropriate buffer to reflect past under delivery.
- 1.3 The number of completions during the period 1st April 2012 to the 31st March 2015 was **326**, against a requirement of **750** this amounts to a shortfall of **424**.
- 1.4 Reflecting Blackpool’s persistent under-delivery against previous plan requirements (444 dwellings per annum in the (now revoked) NWRSS), a 20% buffer will be applied to this five year supply in order to provide choice and flexibility, as required by the NPPF. This 20% buffer equates to an additional **303** dwellings over the next five years.

¹ 250 dwellings per annum between 2015 - 2017 and 280 per annum between 2017 – 2020 based on a phased approach

Figure 2: Five Year Supply Calculation

A	Housing target 2015-20, no adjustment	1,340
B	Shortfall from earlier in plan period to be accommodated in next five years	177 ²
C	Five year target incorporating shortfall (A + B)	1,517
D	Buffer 20%	303
E	Five year target incorporating buffer (C + D)	1,820
F	Annual target for next five years (E / 5)	364
G	Expected deliverable supply 2015-2020	2,064
H	Council's housing land supply equivalent to (G / F)	5.7 years

- 1.5 Figure 2 demonstrates Blackpool's deliverable housing supply of 2,064 dwellings for the period 1st April 2015 to 31st March 2020 equates to 5.7 years of housing land supply against the requirement of 1,820 dwellings.
- 1.6 To ensure a five year land supply is maintained, this supply will be monitored on a regular basis through annual completion records and regular updates of the Council's SHLAA. Annual reviews of five year supply will continue to include a 20% buffer until the Council can demonstrate delivery against the Core Strategy housing requirement

² Shortfall of 424 divided by the remaining 12 years of the plan period and multiplied by 5