

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	169
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	2,063

* 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	2,063
H	Council's housing land supply equivalent to (G / F)	5.7 years

- 1.5 Figure 2 demonstrates Blackpool's deliverable housing supply of 2,063 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

Appendix A – Schedule of New Build Sites by Planning Status

Full PP	Site Address	Site Type	Size	Character	Location	Total Capacity (net)	Outstanding capacity (net)	Net Dwellings to 2020	Notes
SN/009	Ryscar Way Kinraig Road (Phase 1)	Under Construction	3.05	GF	Elsewhere	120	7	7	Site almost complete (03/0448)+ house type substitutions
SN/021	41 Bispham Road and Land Rear 19-39 Bispham Road	Under Construction	0.33	GF	Elsewhere	18	16	16	Under Construction (05/0185+house type substitutions) includes 7 flats
SN/030	Land at Bromley Close adj Rathmore Gardens	Planning Permission	0.22	GF	Elsewhere	12	12	12	Permission granted for flats (10/1212 - Renewal)
SN/036	Land at Former Norbreck Castle Filling Station	Planning Permission	0.15	BF	Elsewhere	15	15	15	Planning permission 15/0002 for flats, site clean up required
SC/005	Land at Coopers Way	Under Construction	1.97	BF	Inner Area	102	74	74	Under construction but stalled (ref 05/0705) discussion with developers ongoing
SC/017	37 Charles Street	Planning Permission	0.04	BF	Inner Area	6	6	6	Application 12/0826 approved 30/04/2013. Demolition required
SC/054	83-91 Milbourne Street	Planning Permission	0.1	BF	Inner Area	8	8	8	Planning permission 13/0417 granted 29/08/2013 for 8 terraces demolition required
SC/078	Land at 11 Dover Road	Planning Permission	0.21	BF	Elsewhere	12	12	12	Planning permission 14/0149 granted 27/05/2014
SC/086	Rigby Road Phase 1	Under Construction	7.84	BF	Inner Area	218	154	154	Under Construction application 13/0447
SC/101	Queens Park Phase 1	Under Construction	1.28	BF	Elsewhere	-84	26	26	Under construction (net capacity 26 as demolitions already recorded in 2013/14)
SC/103	Coop Street Car Park	Planning Permission	0.28	BF	Inner Area	51	51	51	Permission granted for flats (10/1516) Underground electricity cables to/from adjacent sub station)
SC/120	Land at 232 Promenade	Planning Permission	0.05	BF	Inner Area	26	26	26	Permission granted for flats (ref 12/0228) renewal
SC/121	Land at Tesco Westcliffe Drive	Under Construction	0.2	BF	Elsewhere	2	2	2	Permission granted for two dwellings 14/0623
SS/001	Land at Bridge House Road	Under Construction	1.03	BF	Elsewhere	23	7	7	Under construction (97/0474 and house type substitutions)
SS/075	Land at 14 Strathdale	Planning Permission	0.05	GF	Elsewhere	1	1	1	Permission 12/0187 - Renewal
SS/079	Land at Arncliffe Sixth Avenue	Planning Permission	0.14	GF	Elsewhere	1	1	1	Permission 13/0483
SS/051	Land at Moss House Road	Planning Permission	16.7	GF	Elsewhere	579	579	363	Reserved matters application 13/0378
SS/063	Land at Runnell Farm	Planning Permission	2.84	GF	Elsewhere	83	83	83	Reserved matters application 14/0903
14/0781	Land at all Hallows	Planning Permission	0.74	BF	Elsewhere	-13	-13	-13	Planning permission 14/0781, demolition required, Council led scheme
08/1180	West Gate Robins Lane	Under Construction	0.48	BF	Elsewhere	0	0	0	Permission 08/1180, under construction replacement dwelling. Development stalled
11/0317	505 Midgeland Road	Under Construction	0.37	BF	Elsewhere	0	0	0	Permission 11/0317 replacement dwelling under construction

Site Address	Site Type	Size	Character	Location	Total Capacity (net)	Outstanding capacity (net)	Net Dwellings to 2020	Notes	
14/0195	2 Kintyre Close	Planning Permission	0.04	GF	Elsewhere	1	1	1	Permission 14/0195 under construction
					Total			852	
Outline									
SC/081	102-110 Hornby Road	Outline Permission	0.19	BF	Inner Area	32	32	32	Outline permission 11/0421 Demolition required
SC/098	Land at 6a Dover Road	Outline Permission	0.03	BF	Elsewhere	4	4	4	Outline permission 12/0704 Site clean up required
SC/100	Land adj 250 Central Drive	Outline Permission	0.53	BF	Inner Area	9	9	9	Outline permission 14/0451
SC/102	Queens Park Phase 2	Outline Permission	4.6	BF	Elsewhere	-213	-213	-213	Agreed both phases of this dev't to be completed by March 2018
SS/018	Land at Taybank and Livet Avenue	Outline Permission	0.95	GF	Elsewhere	3	3	3	Outline permission 13/0037
SS/076	Land at Bagueleys Garden Centre	Outline Permission	1.75	Mixed	Elsewhere	36	36	36	Outline permission 12/0894 approx half the site considered previously developed land
SS/078	9,11,11a Station Road	Outline Permission	0.15	BF	Inner Area	10	10	10	Outline permission 13/0501 demolition of existing building required
SS/081	138 Stonyhill Lane	Outline Permission	0.21	BF	Elsewhere	6	6	6	Outline application 14/0086. Demolition of building required
SE/021	Kensington Lodge (Former Brindle Lodge), Langdale Road	Outline Permission	0.42	BF	Elsewhere	39	39	39	Outline permission 11/0145
SS/064	Land at Former Hawes Side Clinic	Outline Permission	0.17	BF	Elsewhere	8	8	8	Outline permission 14/0009
SS/070	Former St Margaret Clitherow, 575 Lytham Road	Outline Permission	0.14	BF	Elsewhere	6	6	6	Outline permission, prominent site owned by NHS Blackpool PCT. Site clean up required
SS/071	Land adj 73 Stonyhill Avenue	Outline Permission	0.19	BF	Elsewhere	8	8	8	Outline permission 13/0350 - Trees on site
SC/086	Rigby Road Phase 2	Outline Permission	7.84	BF	Inner Area	192	192	192	Outline permission 12/0803 - Agreed phasing plan
SC/052	82-82a George Street	Outline Permission	0.02	BF	Inner Area	7	7	7	Outline permission 13/0334 demolition required
SS/0077	429-437 Promenade	Outline Permission	0.12	BF	Inner Area	15	15	15	Outline permission 13/0497
12/0658	1a b and c England Ave	Outline Permission	0.03	BF	Elsewhere	-1	-1	-1	Outline permission 12-0658
14/0313	29-35 Ripon Road	Outline Permission	0.1	BF	Inner Area	8	8	8	Outline permission 14/0313 demolition of building required
						Total		169	
Applications outstanding/subject to a S106									
11/0056	190-194 Promenade	Subject to 106	0.11	BF	Inner Area	15	15	15	Permission subject to s106
11/0009	Land to the rear 307-339 Warley Road	Subject to 106	0.36	BF	Elsewhere	14	14	14	Permission subject to s106
11/0967	8 Norbreck Road - Former Mariners Bar	Subject to 106	0.1	BF	Elsewhere	35	35	35	Permission subject to s106 Demolition required
12/0079	Abbey Road Clinic	Subject to 106	0.2	BF	Elsewhere	6	6	6	Permission subject to s106
12/0368	352-358 Lytham Road	Subject to 106	0.33	BF	Elsewhere	10	10	10	Permission subject to s106
15/0088	Land at 50 Bispham Road	Outstanding Permission	0.09	BF	Elsewhere	6	6	6	Outstanding permission Land currently for sale
11/0068	Land to the rear Cornwall Place (Swallow Close)	Outstanding Permission	0.86	GF	Elsewhere	27	27	27	Outstan, site drainage issues to overcome
						Total		113	

Site Address		Site Type	Size	Character	Location	Total Capacity (net)	Outstanding capacity (net)	Net Dwellings to 2020	Notes
Other sites with Developer Interest									
SN/023	Land at Hoo Hill Lane (Rear 15-17 Bispham Road)	Owner interest to develop	0.32	BF	Elsewhere	16	16	16	Allocated mixed use industrial improvement zone, Expired permission (07/1010) Demolition and site clean up required. Recent discussions to develop.
SN/040	Land at Warren Drive	Developer Interest	2.9	GF	Elsewhere	50	50	50	Application expected soon , site allocated in Local Plan as urban greenspace previous employment use not forthcoming
SN/043	Mexford House	Owner interest to develop	1.08	BF	Elsewhere	43	43	43	Owner expressed interest to develop in 5 years. Site being marketed. Demolition of building required, existing employment use not protected. No of units estimated
SN/046	6-8 Northumberland Avenue	Owner interest to develop	0.14	BF	Elsewhere	9	9	9	Planning application for flats refused (12/0795). Principle of smaller development acceptable. Application expected soon. Demolition of building required
SS/062	Land at Arnold School	Surplus Land/Developer Interest	5.54	Mixed	Elsewhere	134	134	60	Planning application expected soon. Site allocated as Playing Field/Sports Ground. School has now been vacated. Demolition of buildings required, no. of units estimated. Developer estimates delivery rates. Approx one third of site considered previously developed land
SE/031	NSI Preston Road	Surplus Gov't Land/Developer Interest	4.86	Mixed	Elsewhere	130	130	130	Allocated Employment Land - would require weight given to emerging Core Strategy policy and justify as enabling development supported by a viability study. Ongoing discussions with landowner and developer. Planning application expected soon. Developer estimates used. Approximately one tenth of site is considered previously developed land
SE/027	Langdale Adult Training Centre, Langdale Road	Surplus Council Land	0.62	BF	Elsewhere	25	25	25	Council plans for disposal/marketing. No. of units estimated
SS/054	569-613 New South Promenade (Bourne Crescent)	Planning Applications submitted	1.07	BF	Elsewhere	96	96	96	Previous outline applications approved for 595-601 (ref 12/0362) and 569-583/603-613 (09/0616 and 09/0617 awaiting a s.106. Council working to help facilitate development. Application expected soon. Designated main holiday accommodation area. Demolition required.
							Total	429	

Appendix B – Schedule of sites with outstanding permission for conversion

REF NO	DEC DATE	ADDRESS	DWELLINGS		PREVIOUS USE	PROPOSED USE
			DWELLINGS (GROSS)	(NET)		
12/0156	01-Jun-12	48 Tyldesley Road	2	1	Hotel/HMO	Flats
12/0393	29-Jun-12	35-37 Springfield Road	2	2	Offices	Two Dwellings
12/0332	19-Jul-12	27 and 27a Chapel Road	2	1	Shop/ Guest House/Owners Accom	Flats
12/0438	28-Aug-12	1 Highfield Road	1	1	Bank	Single Flat
12/0565	30-Aug-12	195-197 Newton Drive	2	1	Single Dwelling	Two Dwellings
12/0358	02-Oct-12	109 Marton Drive	1	1	Retail	Single Flat
12/0554	22-Oct-12	25 Caxton Avenue and 98 Norcliffe Road	2	2	Care Home	Two Dwellings
12/0797	19-Dec-12	32-38 Bond Street	2	2	Retail	Two Flats
12/0820	21-Dec-12	14 Springfield Road	3	2	Holiday Accom and Flat	Three Flats
12/0776	22-Jan-13	2 Yorkshire Street	2	2	Holiday Accommodation	Two Dwellings
12/0627	04-Feb-13	26 Derby Road	1	1	Offices	Single Flat
12/0798	11-Feb-13	39 Kipling Drive	12	12	Care Home	Twelve Flats
13/0035	26-Feb-13	22 Regent Road	1	0	Holiday Accom and Flat	Single Dwelling
13/0052	26-Feb-13	37 Station Road	1	0	Holiday Accommodation	Single Dwelling
13/0018	28-Feb-13	45 Springfield Road	3	3	Offices	Three Flats
12/0896	20-May-13	80-82 Holmfield Road	4	0	HMO and 3 Flats	Four Flats
13/0147	07-May-13	60-62 Talbot Road	2	2	Retail and Storage	Two Flats
13/0320	24-Jul-13	66-68 Station Road	6	5	HMO	Six Flats
13/0265	29-Jul-13	Concorde House, Charnley Road	15	15	Retail	Fifteen Flats
13/0368	01-Aug-13	17 Mere Road	1	-1	Two flats	Single Dwelling
12/0710	20-Aug-13	502 Lytham Road	5	5	Care Home	Five Flats
11/0059	08-Oct-13	Royal Pavillion, Rigby Road	12	12	Bar	Twelve Flats
11/0061	08-Oct-13	Royal Pavillion, Rigby Road	3	3	Bar	Three Flats
13/0502	08-Oct-13	6-8 Greystoke Place	6	6	Care Home	Six Flats
13/0508	20-Nov-13	54-58 Raikes Parade	1	0	Sheltered Accommodation	Student Accommodation
13/0550	11-Nov-13	2 Beaufort Avenue	1	0	Owners Accommodation	SC Flat
13/0535	12-Dec-13	326 Queens Promenade	5	4	Hotel and Owners Accom	Five Flats
13/0691	03-Dec-13	91-93 Bond Street	1	0	Retail and Flat	Single Dwelling
13/0695	09-Dec-13	160 Promenade	2	1	Holiday Accom and Flat	Two Flats
13/0737	20-Dec-13	128 Central Drive	2	1	HMO	Two Flats
13/0420	10-Sep-13	66-68 Tyldesley Road	9	8	Hotel and Owners Accom	Nine Flats
13/0102	03-Sep-13	20 Lytham Road	2	2	Holiday Accommodation	One Maisonette and One Flat
13/0709	06-Feb-14	80-82 Lytham Road	1	1	Retail	One Flat
13/0771	13-Feb-14	135-139 Lytham Road	2	2	Retail	Two Flats
14/0071	31-Mar-14	18-19 Shannon Street	2	2	Holiday Accommodation	Two Dwellings
14/0078	28-Feb-14	43 Tyldesley Road	2	1	HMO	Two Flats
14/0099	26-Mar-14	14 Hawes Side Lane	1	0	Shop and Flat	Single Dwelling
13/0002	02-Oct-13	136-140 Promenade	4	4	Café	Four Flats
13/0750	10-Nov-14	340-342 Lytham Road	3	3	Solicitors Office	Two flats and one Maisonette
13/0792	15-Aug-14	1 West Street and 92 Promenade	2	1	Retail and Flat	Two Flats
14/0073	15-Aug-14	272-274 Queens Promenade	10	9	Hotel and Owners Accommodation	Ten Flats
14/0205	16-May-14	55-57 Dean Street	2	1	Guest House and Owners Accom	Two Dwellings
14/0215	15-May-14	21 Bright Street	1	0	Hotel and Owners Accommodation	Single Dwelling

REF NO	DEC DATE	ADDRESS	DWELLINGS		PREVIOUS USE	PROPOSED USE
			DWELLINGS (GROSS)	(NET)		
14/0234	05-May-14	31 Yorkshire Street	3	2	Guest House and Owners Accom	Two Maisonettes and One Flat
14/0283	05-May-14	39-41 Station Road	1	1	Outbuilding	Single Dwelling
14/0284	05-May-14	118-120 Albert Road	8	8	Holiday Accommodation	Eight Flats
14/0339	14-Jul-14	42 Lonsdale Road	2	1	Hotel and Owners Accom	Two Maisonettes
14/0345	07-Jul-14	49 Rawcliffe Street	1	0	HMO	Single Dwelling
14/0365	03-Jul-14	412-414 Promenade	7	7	Holiday Accommodation	Seven Flats
14/0379	20-Oct-14	2 Carlyle Avenue, 12-14 Burlington Road West and 1 Napier Avenue	12	0	Twelve Flats	Twelve Flats
14/0399	27-Oct-14	2 Carlyle Avenue, 12-14 Burlington Road West and 1 Napier Avenue	2	0	Twelve Flats	Fourteen Flats
14/0400	14-Jul-14	13 Pleasant Street	2	1	Hotel and Owners Accom	Two Dwellings
14/0429	06-Aug-14	12 King George Avenue	1	1	Holiday Accommodation	Single Flat
14/0459	06-Aug-14	62 Tyldesley Road	5	4	Hotel and Owners Accom	Five Flats
14/0479	06-Aug-14	49 Springfield Road	3	3	Retail and Offices	Three Flats
14/0497	18-Aug-14	24a Lonsdale Road	3	2	Hotel and Owners Accom	Three Flats
14/0596	08-Oct-14	390 Lytham Road	2	1	Single Dwelling	Two Flats
14/0657	03-Dec-14	73-77 Lytham Road	1	1	Other	Single Flat
14/0667	12-Dec-14	197 Church Street	1	1	Retail	Single Flat
14/0700	03-Dec-14	374 Waterloo Road	1	1	Other	Retail and Flat Over
14/0732	17-Nov-14	86-86a Buchanan Street	2	1	Retail and Flat	Two Dwellings
14/0757	24-Nov-14	162 Promenade	2	1	Office, Restaurant and Flat	Two Flats
14/0763	30-Oct-15	653-655 New South Promenade	13	12	Hotel and Owners Accom	Eleven Flats and Two Maisonettes
14/0778	26-Jan-15	77 Warbreck Drive	1	1	Holiday Flats	Single Dwelling
14/0801	29-Jan-15	76 Palatine Road	3	-2	Five Flats	Three Flats
14/0805	21-Jan-15	2 Regent Road	1	1	Retail	Single Flat
14/0836	30-Jan-15	18-20 Empress Drive	4	3	Hotel and Owners Accom	Two Flats and Two Maisonettes
14/0475	15-Aug-14	114-116 Albert Road	8	7	Hotel and Owners Accom	Eight Flats
14/0610	17-Nov-14	59 Exchange Street	9	9	Public House	Nine Flats
14/0715	09-Dec-14	10-12 Northumberland Avenue	6	5	Hotel and Owners Accom	Six Flats
14/0895	18-Feb-15	182-184 Lytham Road	2	1	Hotel and Owners Accom	Two Flats
14/0899	18-Feb-15	146 Lytham Road	2	1	Hotel and Owners Accom	Two Flats
14/0647	01-Dec-14	119 Newton Drive	7	6	Single Dwelling	Seven Flats
14/0885	30-Mar-15	7 Holmfield Road	1	1	Holiday Accommodation	Single Dwelling
		Total	260	199		