

Housing Monitoring Report For 2015-16

Blackpool Council



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1. INTRODUCTION

1.1 The Housing Monitoring Report (HMR) is a technical monitoring report which is prepared annually to provide information on the latest housing position in Blackpool Borough. It reports on housing completions and new housing approvals over a 12 month period, including affordable housing. The 2016 HMR reports on the period from 1st April 2015 to 31st March 2016, drawing on relevant data from a number of sources.

1.2 Publishing the HMR allows the local authority to monitor progress in the delivery of new housing against its housing target for the plan period. In particular, it shows how many dwellings have been completed within the plan period and the number of dwellings with planning permission at 31st March 2016.

1.3 Where minor adjustments have been made to past figures recorded in previous HMRs, to reflect updated information, these are explained accordingly.

1.4 The HMR forms part of the evidence base for the Blackpool Core Strategy and provides housing data for the Authority Monitoring Report.

1.5 Previous HMRs published by Blackpool Council have included a housing trajectory which illustrates the expected rate of housing delivery in the Borough for the plan period in the Core Strategy to 2027. This information is reported in the Council's 2013 Strategic Housing Land Availability Assessment (SHLAA) update as well as the Housing Technical Paper (both published June 2014).

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

1.7 This report reflects the situation in Blackpool at 31st March 2016 and contains the following information:

HOUSING COMPLETIONS

- a. Number of Completions 2012/13 – 2015/16 (*Table 1*)
- c. Completions by Source i.e. Allocated/Identified/Windfall sites (*Table 2*)
- b. Completions on Previously Developed Land and Greenfield Sites (*Table 3*)
- d. Completions by Site Size (*Table 4*)
- e. Completions by Dwelling Type and Size (*Tables 5 & 6*)
- f. Completions by Tenure i.e. Market & Affordable Housing (*Table 7*)
- g. Completions by Density (*Table 8*)
- h. Other Sources of Additional Dwellings & Revised Annual Net Completions (*Table 9*)
- i. Summary of Housing Delivery against Local Plan requirement (*Table 10*)

HOUSING COMMITMENTS

- a. New Dwellings Permitted in 2015-16 (*Table 11*)
- b. Extant Planning Permissions (*Table 12*)
- c. Extant Planning Permissions by Dwelling Type (*Table 13*)
- d. Extant Planning Permissions for Affordable Housing (*Table 14*)
- d. Land committed for Residential Development (*Table 15*)
- e. Applications approved subject to a Signed S106 Agreement (*Table 16*)

2. POLICY CONTEXT

National Planning Policy

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

2.2 The National Planning Policy Framework (NPPF) (March 2012) requires local authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years of housing against their housing requirements with an additional buffer of 5% to ensure choice and competition in the market. Where there has been a record of persistent under delivery, this buffer should be increased to 20%. The Council sets out its five-year supply position in a separate annual statement. Local authorities are also required to identify a supply of specific, developable sites for years 6-10, and where possible, years 11-15.

Local Planning Policy

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

2.4 Now the Core Strategy is adopted, work has commenced on Part 2 of the Local Plan, which is a Site Allocations and Development Management Development Plan Document This will allocate specific sites for housing development and set out how the housing target will be met.

3. HOUSING COMPLETIONS

a. Number of Completions 2012/13 – 2015/16

3.1 For the monitoring period 1st April 2015 – 31st March 2016 a gross total of **266** dwellings were completed. Twenty four dwellings were lost through conversions and one through demolition therefore the net total of new dwellings was **241**.

3.2 When collated with historic data, **891** dwellings (gross) have been completed between 1st April 2012 and 31st March 2016 from new build (378) and permitted conversions (513). This gross figure does not take into account dwellings which have been lost through demolition or conversion.

3.3 **567** dwellings (net) have been completed between 1st April 2012 and 31st March 2016 from new build (198) and permitted conversions (369), representing an average of 142 dwellings per year.

3.4 In terms of new build development, for the monitoring period 2015/16, there were **134** gross completions (**133** net). A schedule of new build completions for 2015/16 can be found in Appendix B.

3.5 In terms of permitted conversions, during 2015/16 there were **132** gross completions equating to **108** net. The net figure excludes existing dwellings lost through conversions¹. A schedule of completions through permitted conversions for 2014/15 can be found in Appendix C. Since 2012, a gross total of **513** permitted conversions have been completed, while the net total was **369**.

3.6 It should be noted that additional housing completions (and losses) in Blackpool are identified via other sources including Lawful Development Certificates for Existing and Proposed Uses, local authority conversions and Council

tax records. These are recorded in section h. of this monitoring report. Tables 9 and 10 set out total annual net completions for Blackpool including these sources.

Table 1: Annual gross & net completions 1st April 2012 - 31st March 2016

Year	New Build			Conversions (Permitted)			Total	
	Gross	Losses	Net	Gross	Losses	Net	Gross	Net
2012/13	56	3	53	131	56	75	187	128
2013/14	22	176 ²	-154	123	24	99	145	-55
2014/15	166	0	166	127	40	87	293	253
2015/16	134	1	133	132	24	108	266	241
Total	378	180	198	513	144	369	891	567

b. Completions by Source

3.6 Housing may come forward on land allocated in the Local Plan; on sites identified through the SHLAA process; or on windfall sites that have not been identified as available through the local plan process (including conversions). These are defined in Appendix A. Housing completions may also come forward through lawful conversions and these are recorded in section h. of this monitoring report.

3.7 With 2 strategic housing land allocations in the Core Strategy (at Moss House Road and Whyndyke Farm); additional allocated sites will come forward through the Local Plan Part 2: Site Allocations and Development Management document.

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

² The 'losses' figure recorded here for 2013/14 relates to the demolition of 176 flats at Queens Park (Phase 1) in order to make way for 92 new dwellings (due for completion in 2014/15) to improve Blackpool's local authority housing stock.

3.8 Sites have been identified through the SHLAA process since the 2008/09 monitoring year when the SHLAA was first published. Due to Blackpool’s geographical constraints and intensely developed urban area, the SHLAA includes small sites within the urban area with no minimum site threshold.

3.9 In 2015/16, 10 completions (net) were on a site previously allocated in the Local Plan 2001/2016 (Ryscar Way) and 38 were on windfall sites. There were 85 net completions on sites identified through the SHLAA process. Permitted conversions have been a constant source of windfall supply, accounting for 369 (65%) net completions since 2012. This equates to an average of 92 (rounded) per annum, making a significant contribution to Blackpool’s housing supply during the plan period. These conversions are largely due to the change of use of holiday accommodation into permanent residential use within the inner area.

3.10 Monitoring completions on windfall sites is important to demonstrate that such sites have consistently become available, and to support the justification of including a windfall allowance in the future housing supply. Both the 2013 SHLAA Update (2014) and Housing Technical Paper (2014) contain full details of this justification and determine the contribution that windfall development is likely to make for the remainder of the plan period.

Table 2: Annual net completions by source

Year	Allocated	Identified in the SHLAA	Windfall		Total
			New Build	Conversion (permitted)	
2012/13	6	0	47	75	128
2013/14	11	-176	11	99	-55
2014/15	13	130	23	87	253
2015/16	10	85	38	108	241
Total	40	39	119	369	567

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

3.11 In 2015/16, 82% of gross housing completions were on PDL, largely due to the amount of conversions that occurred. In terms of net new build completions, 64% were on PDL, which is lower than an average of 77% over the 2012 – 2016 period.

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

Year	New Build		Conversions (Permitted)	Total	
	GF	PDL	PDL	GF	PDL
2012/13	12	44 (78%)	131	12	175 (93%)
2013/14 ³	12	10 (45%)	123	12	133 (92%)
2014/15	15	151 (91%)	127	15	278 (95%)
2015/16	48	86 (64%)	132	48	218 (82%)
Total	87	291 (77%)	513	87	804 (90%)

d. Completions by Site Size

3.13 The majority of new build completions since 2012 have been on large sites over 1 hectare (78%), previous to this most completions have been on small scale sites (below 0.4ha) which is a reflection that Blackpool Borough is intensely urban and compact, largely built up to its boundaries. During 2015/16, there were 3 (net) new build completions on sites below 0.4 hectares, 0 on sites between 0.4 to 1 hectare, and 130 on sites over 1 hectare in size.

Table 4: Annual new build net completions by site size

Year	Sites Below 0.4ha		Sites 0.4ha to 1ha		Sites Over 1ha	
	PDL	GF	PDL	GF	PDL	GF
2012/13	14	6	27	0	0	6
2013/14 ⁴	10	1	0	0	0	11
2014/15	21	0	0	0	130	15
2015/16	0	3	0	0	85	45
Total	45	10	27	0	215	77
Combined Total	55 (15%)		27 (7%)		292 (78%)	

e. Completions by Dwelling Type and Size

Dwelling Type

3.14 In 2015/16 the majority of gross new build completions were semi-detached properties (44). Since 2012 the largest percentage of gross new build completions have been terraced, accounting for 34% of all new build completions, compared to detached (18%), semi-detached (24%) and flats (24%) properties.

Table 5: Gross annual new build completions by dwelling type

Year	Detached	Semi Detached	Terraced	Flats	Total
2012/13	10	23	15	8	56
2013/14	8	4	5	5	22
2014/15	10	21	82	53	166
2015/16	39	44	27	24	134
Total	67	92	129	90	378
% Total	18%	24%	34%	24%	100%

Dwelling Size

3.15 The majority of new build completions have been 2 and 3 bed properties (26% & 43% respectively), while the majority of conversions have also been 2 and 3 bed properties (47% & 20% respectively).

Table 6: Gross annual completions by dwelling size

	Year	1 bed	2 bed	3 bed	4+ bed	Total
New Build	2012/13	1	19	28	8	56
	2013/14	0	7	10	5	22
	2014/15	42	44	68	12	166
	2015/16	18	27	57	32	134
	Total	61 (16%)	97 (26%)	163 (43%)	57 (15%)	378
Conversions	2012/13	21	63	25	22	131
	2013/14	19	69	17	18	123
	2014/15	9	49	33	36	127
	2015/16	33	55	26	12	126
	Total	82 (16%)	236 (47%)	101 (20%)	88 (17%)	507

⁴ Net figures recorded for PDL sites over 1ha exclude the 176 demolitions at Queens Park.

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

3.16 In 2015/16 there were 83 new build (gross) market housing completions and 51 affordable housing completions. Market and affordable housing are defined in Appendix A.

3.17 In 2015/16 126 (gross) conversions provided market housing and 0 provided affordable housing.

Table 7: Gross annual completions by tenure⁵

	Year	Market (Private Sector)	Affordable		Total
			RSL	Local Authority	
New Build	2012/13	42	14	0	56
	2013/14	22	0	0	22
	2014/15	55	45	66	166
	2015/16	83	25	26	134
	Total	202	84	92	378
Conversion	2012/13	104	20	7	131
	2013/14	123	0	0	123
	2014/15	127	0	0	127
	2015/16	132	0	0	132
	Total	486	20	7	513

g. Completions by Density

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

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

3.19 In 2015/16, 72 % of dwellings were completed on sites with densities below 30 dwellings per hectare, 8% achieved 30-50 dwellings per hectare and 20% of schemes were built at densities above 50 dwellings per hectare.

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

Density	Dwellings
Below 30 dwellings per hectare (net site area)	97
30-50 dwellings per hectare (net site area)	11
Above 50 dwellings per hectare (net site area)	26
Total	134

⁵ The figures relate to permitted new housing stock, and do not include changes in tenure of existing stock.

h. Other Sources of Additional Dwellings

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

- **Certificate of Lawful Use (CLDE)** - since 1st April 2012, 162 new dwellings have been granted a certificate of lawful use. (see Table 9 or Appendix D for a detailed schedule).
- **Lawful Development Certificate for a Proposed Use (CLUP) / Prior Approval for Change of Use (CPA)** - Collectively, these amount to 83 dwellings at the 31st March 2016 (see Table 9 or Appendix D for a detailed schedule).
- **Local Authority Conversions (LAC)** - Figures are published from 1st April 2012 onwards which aligns with the start of the Core Strategy plan period. This mostly relates to the conversion of local authority owned 1 and 2 bedroom flats into larger single dwellings, and whilst resulting in a net loss of dwellings, the programme is important to improve Blackpool's housing offer. This figure amounts to a **net loss of 79** dwellings as at the 31st March 2016
- **Council Tax Records (CTR)** show a large number of additional dwellings have been created since 2003 Where appropriate, action is being taken against

conversions that are unlawful. However, many dwellings have resulted from the conversion of holiday flats (where the historical permission for holiday flats allows them to be used as permanent residential flats within the same use class), or evidence suggests they have been in existence for at least four years and whilst the use has not been regularised with a CLDE or a CLUP, they are effectively deemed to be in lawful use and exempt from further action. As at the 31st March 2016, this figure is **66** dwellings (see Table 9).

3.21 Table 9 shows that in 2015/16, 9 'other lawful conversions' were created (all subject to CLUP) and 44 dwellings (net) came forward after being granted a Certificate of Lawfulness for Existing Use

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

Table 9: Annual net completions 1st April 2012 - 31st March 2016 including other sources of additional dwellings

Year	New Build	Permitted Conversions	Other Lawful Conversions					Total Dwellings
			CLDE	CLUP/CPA	LAC	CTR	Empty Homes Funded	
2012/13	53	75	34	14	-28	18	-	166
2013/14	-154	99	22	30	-51	14	-	-40
2014/15	166	87	62	30	0	34	10	389
2015/16	133	108	44	9	0	0	0	294
Total	198	369	162	83	-79	66	10	809

i. Summary of Housing Delivery against Local Plan Requirement

3.24 Against the proposed Core Strategy target of 250 dwellings per annum, in the first four years, there is a shortfall in delivery of 191 dwellings over the period 2012-2016.

Table 10: Completions against Local Plan requirement

Year	Dwelling Completions	Core Strategy Requirement	Under/Over Delivery
2012/13	166	250	-84
2013/14	-40	250	-210
2014/15	389	250	+139
2015/16	294	250	+44
Total	809	1,000	-191

4. HOUSING COMMITMENTS

a. New Dwellings Permitted in 2015-16

4.1 Monitoring planning permissions allows us to identify the potential amount of house building activity for future years. 323 dwellings (gross) were granted planning permission in 2015/16, comprising **238** new build dwellings and **85** conversions. 0 dwellings were permitted on Greenfield land.

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

Table 11: Gross & net dwellings permitted 1st April 2015 - 31st March 2016

Type of Land	Gross			Net		
	New Build	Conversion	All dwellings	New Build	Conversion	All dwellings
PDL	238	85	323	-88 ⁶	64	-24
Greenfield	0	-	0	0	-	0
Total	238	85	323	-88	64	-24

⁶ This negative figure relates to the 176 demolitions at Queens Park

b. Extant Planning Permissions

4.3 At the 31st March 2016, there was a net stock of **1,111** dwellings with extant planning permission (full or outline⁷) that have not been completed but are committed for development. This comprises **943** new build dwellings and **168** conversions. 76% have full planning permission (on sites which have not started or are under construction), which can be implemented without the need for further approval. A detailed schedule is provided in Appendices E and F. Those sites with extant planning permission will be included in the Council's five year housing supply, with an appropriate phased supply figure.

Custom/Self Build Housing

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

4.5 Appendix H of this monitoring report sets out all smaller sites where there is currently an extant planning permission for between 1 – 5 new build dwellings that have not been started. These permissions are not specifically for custom or self-build housing, but sites are not always developed by the applicants and are sometimes made available for sale. In some circumstances there could be scope for custom or self-build projects, subject to securing the necessary planning permission and landowner agreement. The relevant planning applications can be viewed on the Council's online planning system at <http://idoxpa.blackpool.gov.uk/online-applications/>.

⁷ A full planning permission is extant if either the time limit for commencement has not yet expired or the site is partially under construction. An outline application is extant if the time limit for submission of reserved matters has not yet expired.

Table 12: Net extant planning permissions at 31st March 2016

Type of Planning Permission / Site Status	No. of New Build Dwellings	No. of Conversions	All Dwellings
Full Planning Permission	641	168	809
(Site Under Construction)	240	-	240
(Not Started on Site)	401	-	401
Outline Planning Permission	302	-	302
Total All Permissions	943	168	1,111

c. Extant New Build Planning Permissions by Dwelling Type

4.6 At the 31st March 2016, a large proportion of gross new build dwellings with extant planning permissions are terraced (34%) compared to flats (21%), semi-detached (25%) and detached (15%) dwellings. Where the mix of dwelling types is unknown at the outline stage, this is stated.

Table 13: Gross new build extant planning permissions by dwelling type at 31st March 2016

Type of PP / Site Status	Detached	Semi-Detached	Terraced	Flats	Unknown	Total
Full Planning Permission	185	277	385	162	0	1009
(Site Under Construction)	40	36	116	49	0	241
(Not Started on Site)	145	241	269	113	0	768
Outline Planning Permission	11	52	62	120	60	305
Total All Permissions	196	329	447	282	60	1314
% Total	15%	25%	34%	21%	5%	100%

d. Extant Planning Permissions for Affordable Housing

4.7 During 2015/16, **99** (gross) affordable housing units were permitted; this is a full application which forms part of a Council led regeneration scheme.

4.8 At the 31st March 2016, the total number of affordable housing units with extant planning permission was **147** (gross); these are all new build units. This equates to approximately 10% of all gross extant planning permissions committed for development.

Table 14: Gross extant planning permissions for affordable and market housing

	Site Status	Market Housing	Affordable Housing
New Build	Full Planning Permission	884	125
	Outline Planning Permission	283	22
	Total	1167	147
Conversion	Full Planning Permission	205	0
	Outline Planning Permission	0	0
	Total	205	0

e. Land Committed for New Build Residential Development

4.9 At the 31st March 2016, the combined site area of extant planning permissions for new build residential development amounted to 43.39 hectares.

Table 15: Land committed for new build residential development at 31st March 2016

Site Status	Hectares	Net No. Dwellings
Land with Planning Permission	43.39	943
(Full Planning Permission)	36.42	641
(Outline Planning Permission)	6.97	302
Total	43.39	943

f. Applications Approved Subject to a Signed Section 106 Agreement

4.10 At the 31st March 2016, there were **174** dwellings (net) approved subject to a signed Section 106 agreement (all new build developments)

Table 16: Net extant planning applications approved subject to a signed s106 agreement at 31st March 2016

Site Status	No. New Build Dwellings	No. Conversions	Total
Full Planning Permission	14	0	14
Outline Planning Permission	160	n/a	160
Total All Permissions	174	0	174

Appendix A: Glossary of Terms

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

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

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

Greenfield - An area of land that has never been developed or built on.

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

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

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

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

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

Appendix B: Schedule of new build completions and demolitions 2015/16

Planning App No.	Address	Land Type	Origin	Gross Dwellings Built	Demolitions	Net Dwellings Built
15/0653	261 Midgeland Road	PDL	Windfall	1	1	0
13/0288	Land either side of Healey Street, Between Talbot Road and Stirling Road (Queens Park Phase 1)	PDL	SHLAA	26	0	26
14/0632	Land between Tesco Westcliffe Drive and Wembley Avenue	GF	Windfall	2	0	2
03/0448	Land at Ryscar Way Kincaig Road	GF	Local Plan Allocation	10	0	10
14/0903	Land at Runnell Farm, Chapel Road	GF	Windfall	35	0	35
14/0195	Land adjacent to 2 Kintyre Close	GF	Windfall	1	0	1
13/0447	Land bounded by Princess Street, Seasiders Way, Rigby Road & Blundell Street and Land bounded by Rigby Road, Central Drive, Field Street and Seasiders Way (Phase 1 Rigby Road)	GF	SHLAA	59	0	59
Total				134	1	133

Appendix C: Schedule of completions through permitted conversions & change of use 2015/16

ADDRESS	DWELLINGS		USE		ADDRESS	DWELLINGS		USE	
	Gross	Net	Previous	New		Gross	Net	Previous	New
89 Palatine Road	1	1	Holiday Accommodation	Single Dwelling	326 Queens Promenade	5	4	Hotel and Owners Accom	Five Flats
76 Palatine Road	3	-2	Five Flats	Three Flats	80-82 Lytham Road	1	1	Retail	One Flat
2 Yorkshire Street	3	3	Holiday Accommodation	Three Flats	135-139 Lytham Road	2	2	Retail	Two Flats
55-57 Dean Street	2	2	Guest House	Two Dwellings	340-342 Lytham Road	3	3	Solicitors Office	Two flats and Maisonettes
66-68 Tyldesley Road	9	8	Hotel and Owners Accom	Nine Flats	14 Hawes Side Lane	1	0	Shop and Flat	Single Dwelling
43 Tyldesley Road	2	1	HMO	Two Flats	21 Bright Street	1	1	Holiday Accommodation	Single Dwelling
14 Springfield Road	3	2	Holiday Accom and Flat	Three Flats	2 Carlyle Avenue, 12-14 Burlington Road West and 1 Napier Avenue	12	12	Twelve NSC Flats	Twelve Flats
91-93 Bond Street	1	0	Retail and Flat	Single Dwelling	2 Carlyle Avenue, 12-14 Burlington Road West and 1 Napier Avenue	2	2	Twelve Flats	Fourteen Flats
22 Regent Road	1	0	Holiday Accom and Flat	Single Dwelling	13 Pleasant Street	2	1	Hotel and Owners Accom	Two Dwellings
2 Regent Road	1	1	Retail	Single Flat	62 Tyldesley Road	5	4	Hotel and Owners Accom	Five Flats
39-41 Station Road	1	1	Outbuilding	Single Dwelling					
17 Mere Road	1	-1	Two Flats	Single Dwelling					
6-8 Greystoke Place	6	6	Care Home	Single Dwelling					

ADDRESS	DWELLINGS		USE	
	Gross	Net	Previous	New
390 Lytham Road	2	1	Single Dwelling	Two Flats
86-86a Buchanan Street	2	1	Retail and Flat	Two Dwellings
77 Warbreck Drive	1	1	Holiday Flats	Single Dwelling
7 Holmfield Road	1	1	Holiday Accommodation	Single Dwelling
41 Springfield Road	3	3	Offices	Three Flats
10 King George Avenue	1	1	Guest House	Single Dwelling
5 King George Avenue	1	1	Guest House	Single Dwelling
9 Rawcliffe Street	2	2	Guest House	Two Flats
44 Woodfield Road	1	1	Holiday Accommodation	Single Dwelling
1 Glastonbury Avenue	1	1	Doctors Surgery	Single Dwelling
138 Albert Road	1	1	Hotel	Single Dwelling
66-68 Station Road	6	5	HMO	Six Flats
128 Central Drive	2	1	HMO	Two Flats
49 Springfield Road	3	3	Retail and Offices	Three Flats

ADDRESS	DWELLINGS		USE	
	Gross	Net	Previous	New
99 Park Road	6	5	Bedsits	Six Flats
115 Holmfield Road	3	3	Holiday Accommodation	Three Flats
12 King George Avenue	5	5	Holiday Accommodation	Five Flats
20 Lytham Road	2	2	Holiday Accommodation	One Maisonette and One Flat
412-414 Promenade	7	7	Holiday Accommodation	Seven Flats
182-184 Lytham Road	2	1	Hotel and Owners Accom	Two Flats
136-140 Promenade	4	4	Café	Four Flats
60-62 Talbot Road	2	2	Retail and Storage	Two Flats
18-20 Empress Drive	4	3	Hotel and Owners Accom	Two Flats and Two Maisonettes
102-104 Lytham Road	2	1	Café and Flat	Two Flats
	132	108		

Previous Use Summary

Previous Use	Gross	Net	%
Holiday Accommodation	64	57	53%
Existing Dwellings/Flats	6	-2	0%
Retail	13	10	8%
Office	6	6	5%
Industrial	0	0	0%
HMO	30	26	24%
Other	13	11	10%
Total	132	108	100%

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

REF NO.	ADDRESS	DWELLINGS (gross)	DWELLINGS (net)	USE
2015-16				
15/0027	22 Carshalton Road	3	2	Three Flats
15/0069	148 Reads Avenue	2	2	Two Flats
15/0119	99 Park Road	2	2	Two Flats
15/0139	213 Hornby	1	1	Single Flat
15/0258	378 Lytham Road	2	2	Two Flats
15/0311	16 St Bedes Avenue	5	5	Five Flats
15/0312	22 Grasmere Road	1	1	Single Dwelling
15/0352	25 Park Road	3	2	Three Flats
15/0396	7-9 King George Avenue	8	8	Eight Flats
15/0416	202-202a Dickson Road	2	2	Shop and Two Flats
15/0464	29 Chapel Street	5	4	Five Flats
15/0811	3 Carshalton Road	4	3	Four Flats
15/0861	42 High Street	3	2	Three Flats

REF NO.	ADDRESS	DWELLINGS (gross)	DWELLINGS (net)	USE
16/0014	14 Elizabeth Street	2	2	Two Flats
16/0048	46 Dean Street	5	4	Five Flats
15/0810	57 Bispham Road	2	2	Two Flats
CLDE		50	44	

REF NO.	ADDRESS	DWELLINGS	USE
15/0495	434 Talbot Road	1	Retail and Flat
CPA		1	

REF NO.	ADDRESS	DWELLINGS	USE
2015-16			
14/0833	34-36 Park Road	8	Flats
CLUP		8	

Appendix E: Extant New Build Planning Permissions at 31st March 2016

App. No	Address	PP Type	Area (ha)	Total Net	Site Status	Left to be Built (Net)	Expiry Date	Source	Land Type
Pre 2012-13									
97/0474	Land at Bridge House Road*	Full	1.38	23	U/C	7	N/A	Windfall	GF
05/0185	41 Bispham Rd/Rear 19-39 Bispham Rd	Full	0.33	18	U/C	16	N/A	Windfall	PDL
05/0705	Land off Coopers Way*	Full	1.97	102	U/C	74	N/A	LP	PDL
08/1180	West Gate, Robins Lane	Full	0.48	0	U/C	0	N/A	Windfall	PDL
2013-14									
12/0826	37 Charles Street	Full	0.03	5	N/S	5	30-Apr-16	SHLAA	PDL
13/0334	82 and 82a George Street	Outline	0.02	7	-	7	19-Aug-16	SHLAA	PDL
13/0417	83-91 Milbourne Street	Full	0.10	8	N/S	8	29-Aug-16	SHLAA	PDL
13/0447	Rigby Road Development Phase 1	Res.	7.84	218	N/S	154	16-Sep-16	SHLAA	PDL
12/0894	Land at Baguelys Garden Centre	Outline	1.75	36	-	36	13-Nov-16	Windfall	Mixed#
13/0497	429-437 Promenade	Outline	0.12	15	-	15	18-Nov-16	Windfall	PDL
13/0501	9,11 and 11a Station Road	Outline	0.15	10	-	10	01-Nov-16	Windfall	PDL
13/0483	Arncliffe, Sixth Avenue	Full	0.14	1	N/S	1	16-Dec-16	Windfall	GF
13/0625	Former Site of St Margaret Clitherow, Lytham Road	Outline	0.14	6	-	6	16-Dec-16	Windfall	PDL
11/0145	Kensington Lodge, Langdale Road	Outline	0.42	39	-	39	21-Jan-17	Windfall	PDL
13/0378	Land at Moss House Road, Marton Moss	Res.	16.70	579	N/S	579	13-Jan-17	LP Allocatio	GF
13/0350	Land adj to 73 Stony Hill Avenue	Outline	0.19	8	-	8	16-Sep-16	Windfall	PDL
14/0009	Land at Former Hawes Side Clinic	Outline	0.17	8	-	8	14-Feb-17	Windfall	PDL

App. No	Address	PP Type	Area (ha)	Total Net	Site Status	Left to be Built (Net)	Expiry Date	Source	Land Type
14/0036	138 Stony Hill Avenue	Outline	0.21	6	-	6	14-Mar-17	Windfall	PDL
11/0421	102-110 Hornby Road	Outline	0.19	32	0	32	14-Mar-17	Windfall	PDL
2014-15									
14/0149	Land at 11 Dover Road	Full	0.21	12	N/S	12	27-May-17	Windfall	PDL
14/0781	Land at All Hallows Road	Full	0.74	-13	N/S	-13	14-Jan-18	Windfall	PDL
14/0903	Land at Runnell Farm, Chapel Road	Res'd	2.84	83	U/C	48	18-Apr-18	Windfall	GF
14/0313	29-35 Ripon Road	Outline	0.10	8	Outline	8	09-Jul-16	Windfall	PDL
14/0451	Land adjacent 250 Central Drive	Outline	0.06	9	Outline	9	08-Sep-16	Windfall	GF
15/0002	Land at Former Norbreck Castle Filling Station	Full	0.15	15	N/S	15	10-Mar-18	Windfall	PDL
2015-16									
14/0635	397-399 Promenade	Outline	0.05	7	Outline	7	7-Jul-18	Windfall	PDL
14/0784	33 Harcourt Road	Full	0.03	1	N/S	2	02-Apr-18	Windfall	PDL
14/0828	Site of Anchorsholme Methodist Church, Luton Road	Outline	0.12	5	Outline	5	21-May-18	Windfall	PDL
14/0862	176 Queens Promenade	Outline	0.10	10	Outline	11	07-Jul-18	Windfall	PDL
15/0073	Land at 8 Cottesmore Place	Outline	0.08	1	Outline	1	14-Apr-18	Windfall	PDL
15/0087	10-16 Exchange Street	Outline	0.05	4	Outline	4	14-May-18	Windfall	PDL

15/0088	Site at 50 Bispham Road	Outline	0.09	6	Outline	6	11-Jun-18	SHLAA	PDL
15/0287	Land adjacent to 82 Common Edge Road	Full	0.60	2	N/S	2	20-Jul-18	SHLAA	PDL
15/0315	Land at 14 Strathdale	Full	0.06	1	N/S	1	09-Sep-18	SHLAA	PDL
15/0362	Kings Christian Centre, Warley Road	Outline	0.97	15	N/S	15	03-Nov-18	Windfall	PDL
15/0457	Co-Operative Sports and Social Club, Common Edge Road	Outline	1.60	54	Outline	54	15-Jan-19	Windfall	PDL
15/0636	1a, B and C England Avenue	Res'd	0.03	-1	N/S	2	04-Dec-17	Windfall	PDL
15/0671	76 Kent Road	Outline	0.09	12	Outline	12	14-Mar-19	Windfall	PDL
15/0679	Abbey Road Clinic, Abbey Road	Res'd	0.20	6	N/S	6	15-Jan-18	Windfall	PDL
15/0747	170 Preston New Road	Outline	0.30	11	Outline	13	09-Feb-19	SHLAA	PDL
15/0842	Land bound by Mather Street, Stirling Road, Collingwood Avenue and the rear of Addison Crescent (Queens Park and Layton Recreation Ground) Queens Park Phase 2	Full	2.53	-220	N/S	99	15-Mar19	SHLAA	PDL
15/0815	Land at 10 Dover Road	Full	0.06	5	N/S	5	21-Jan-19	SHLAA	PDL

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*Denotes those sites which have had subsequent applications to amend house types/layout resulting in a change to the net figure; most recent net figure is recorded

Appendix F: Extant planning permissions for conversions/change of use at 31st March 2016

App No	Address	Net Gain	Previous Use	Proposed Use
Pre 2012				
10/1404	Former Marton Library	5	Library	Two Maisonettes and Three Flats
2013-14				
12/0896	80-82 Holmfield Road	0	HMO/Three Flats	Four Flats
13/0147	60-62 Talbot Road	2	Retail and Storage	Two Flats
13/0265	Concorde House	15	Retail	Retail and Flats
13/0368	17 Mere Road	-1	Two Flats	Single Dwelling
12/0710	502 Lytham Road	5	Care Home	Five Flats
11/0059	Royal Pavilion, Rigby Road	12	Bar	Twelve Flats
11/0061	Royal Pavilion Rigby Road	3	Bar	Three Flats
13/0508	54-58 Raikes Parade	0	Sheltered Accom	Student Accom
13/0695	160 Promenade	1	Holiday Accom/ Flat	Two Flats
2014-15				
13/0792	1 West Street and 92 Promenade	1	Retail and Flat	Two Flats
14/0073	272-274 Queens Promenade	9	Hotel and Owners Accom	Ten Flats
14/0284	118-120 Albert Road	8	Holiday Accom	Eight Flats

App No	Address	Net Gain	Previous Use	Proposed Use
14/0339	42 Lonsdale Road	1	Hotel and Owners Accom	Two Maisonettes
14/0345	49 Rawcliffe Street	0	HMO	Single Dwelling
14/0657	73-77 Lytham Road	1	Other	Single Flat
14/0667	197 Church Street	1	Retail	Single Flat
14/0700	374 Waterloo Road	1	Other	Retail and Flat
14/0757	162 Promenade	1	Office, Restaurant and Flat	Two Flats
14/0763	653-655 New South Promenade	12	Hotel and Owners Accom	Eleven Flats and Two Maisonettes
14/0836	18-20 Empress Drive	3	Hotel and Owners Accom	Two Flats and Two Maisonettes
14/0610	59 Exchange Street	9	Public House	Nine Flats
14/0715	10-12 Northumberland Avenue	5	Hotel and Owners Accom	Six Flats
14/0899	146 Lytham Road	1	Hotel and Owners Accom	Two Flats
14/0647	119 Newton Drive	6	Single Dwelling	Seven Flats

2015-16				
15/0026	89 Lytham Road	0	Shop and Flat	Single Dwelling
15/0032	1-3 Bolton Street and 1a, b and c Alexandra Road	2	Shop	One Masionette and One Flat
15/0075	27 Clifton Street	1	Offices	One Flat
15/0102	189 Lytham Road	1	Shop	One Flat
15/0168	2 Carlin Gate	0	Holiday Flat and Owners Accom	Single Dwelling
15/0194	31-31a Chapel Street	2	Retail and Offices	Retail and One Dwelling and one Maisonette
15/0198	14 Chatsworth Avenue	2	Guest House	Two Maisonettes
15/0204	15-17 Westmorland	2	Rest Home	Two Dwellings
15/0212	228 Common Edge	9	Caravan Sales	Nine Flats
15/0216	136-140 Promenade	2	Four Flats	Six Flats
15/0226	102-1047 Lytham Road	1	Café	Single Flat
15/0228	6-8 Carlin Gate	2	Two Dwellings	Four Flats
15/0259	Former Methodist Church Springfield Road	5	Church	Five Flats
15/0329	26 Derby Road	1	Offices	Single Flat
15/0333	2 Beaufort Avenue	3	Hotel	Three Dwellings

15/0408	109 Anchorsholme Lane East	1	Residential	Shop and Two Flats
15/0467	26-28 Crystal Road	2	Holiday	Two Dwellings
15/0515	3 St Chads Road	1	Hotel	Single Dwelling
15/0612	479 Central Drive	3	Hotel	Three Flats
15/0619	68-74 Waterloo Road	4	Church	Four Flats
15/0621	97 and 97a-107	3	Sauna and Flats	Two Flats and
15/0751	56 Tyldesley Road	3	Hotel and Owners Accom	Four Flats
15/0760	27 King Edward Avenue	1	Holiday Accommodation	Single Dwelling
15/0845	32 King Edward Street	1	Holiday Accommodation	Single Dwelling
15/0856	124 Hornby Road	1	Holiday Accommodation	Single Dwelling
15/0873	114-116 Albert Road	9	Hotel and Owners Accom	Ten Flats
15/0874	118-120 Albert Road	9	Hotel and Owners Accom	Ten Flats

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Appendix G: Applications approved subject to a signed S106 agreement at 31st March 2016

App Ref.	Address	PP Type	Area (ha)	Total Net Capacity	Local Plan/ SHLAA Ref	Land Type
11/056	190-194 Promenade	Outline	0.11	15	Windfall	PDL
11/009	Land to the rear of 307-339 Warley Road	Full (R)	0.36	14	Windfall	PDL
09/616	603-613 New South Promenade	Outline	0.49	42	Windfall	PDL
09/617	569-583 New South Promenade	Outline	0.52	52	Windfall	PDL
11/967	8 Norbreck Road (Former Mariners Bar)	Outline	0.10	35	Windfall	PDL
12/079	Abbey Road Clinic	Outline	0.2	6	Windfall	PDL
12/368	352-358 Lytham Road	Outline	0.33	10	Windfall	PDL
			2.11	174		

* Net figures are recorded for the renewal applications listed, as the original application has expired and is not already included as a commitment

Key: (R) = Renewal of planning permission

Appendix H: Small sites with extant permission

App. No	Address	PP Type	Area (ha)	Total Net	Site Status	Left to be Built (Net)	Expiry Date	Source	Land Type
12/0826	37 Charles Street	Full	0.03	5	N/S	5	30-Apr-16	SHLAA	PDL
13/0483	Arncliffe, Sixth Avenue	Full	0.14	1	N/S	1	16-Dec-16	Windfall	GF
14/0784	33 Harcourt Road	Full	0.03	1	N/S	2	02-Apr-18	Windfall	PDL
14/0828	Site of Anchorsholme Methodist Church, Luton Road	Outline	0.12	5	Outline	5	21-May-18	Windfall	PDL
15/0073	Land at 8 Cottesmore Place	Outline	0.08	1	Outline	1	14-Apr-18	Windfall	PDL
15/0087	10-16 Exchange Street	Outline	0.05	4	Outline	4	14-May-18	Windfall	PDL
15/0287	Land adjacent to 82 Common Edge Road	Full	0.60	2	N/S	2	20-Jul-18	SHLAA	PDL
15/0315	Land at 14 Strathdale	Full	0.06	1	N/S	1	09-Sep-18	SHLAA	PDL
15/0636	1a, B and C England Avenue	Res'd	0.03	-1	N/S	2	04-Dec-17	Windfall	PDL
15/0815	Land at 10 Dover Road	Full	0.06	5	N/S	5	21-Jan-19	SHLAA	PDL
						28			