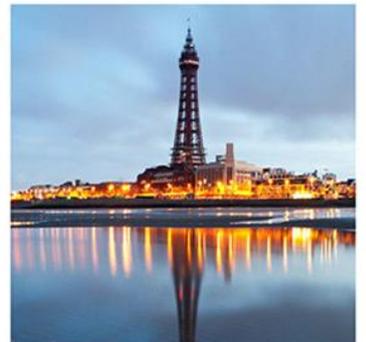


Blackpool Local Plan Evidence Base
Housing Supply Update and Site Allocations
Assessment
Consultation Draft
December 2018

Blackpool Council



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1 Introduction

1.1 Blackpool Council is currently preparing the Local Plan Part 2: Site Allocations and Development Management Policies Document (Local Plan Part 2) which will:

- Allocate sites for new development including housing, employment and retail and identify areas for safeguarding and protection e.g. public open space, Green Belt
- Designate areas where particular policies will apply e.g. local centres
- Include policies to be applied when considering applications for development e.g. design, amenity and transport

1.2 Following consultation on a Regulation 18 Scoping Document for the Local Plan Part 2 in summer 2017, informal consultation is taking place on draft site allocations and development management policies. Potential housing allocation sites are included as part of this consultation in order to gain initial views on their availability, suitability and achievability for housing development. As part of the informal consultation process the Council is also encouraging the submission of additional sites for consideration as allocations.

1.3 This Housing Supply Update and Site Allocations Assessment has been produced to accompany this informal consultation and will form part of the evidence base for the Local Plan Part 2. It sets out the current position in terms of meeting the Local Plan Part 1: Core Strategy (Core Strategy) housing requirement over the plan period and it sets out the approach taken to the identification of potential sites for housing allocation, but at this stage it does not provide an assessment of the deliverable five year supply position.

1.4 Feedback from the informal consultation will also be used to inform a Strategic Housing Land Availability Assessment (SHLAA) update that will be produced to accompany the Local Plan Part 2. Consultation took place on a methodology for the SHLAA update in summer 2017. Key stakeholders were consulted on the draft methodology in a targeted consultation for a four week period, including neighbouring authorities and Lancashire County Council, housebuilders, housing associations and statutory consultees and infrastructure providers.

2 Housing Provision in Blackpool

2.1 Blackpool has a challenging housing market, rooted in the town's changing fortunes as a major UK seaside holiday resort. The decline in overnight visitors has resulted in the conversion and sub-division of a significant number of holiday accommodation premises to permanent residential use. In particular, there is a significant oversupply of poor quality flats and Houses in Multiple Occupation (HMOs) in the inner areas in building stock that is often of poor quality and in need of investment and renewal. This has resulted in a dysfunctional and unbalanced housing supply.

2.2 In contrast, outside of the inner areas the housing stock is generally of a better standard, comprising predominantly semi-detached and terraced housing. However, overall Blackpool has an oversupply of smaller properties, a limited choice of larger properties suitable for family occupation and a significant demand for good quality affordable housing.

3 The Housing Policy Context and Housing Requirement

- 3.1 The National Planning Policy Framework (NPPF) highlights that it is important that a sufficient amount and variety of land can come forward where it is needed to support the Government's objective of significantly boosting the supply of homes. It states that planning policies should identify a sufficient supply and mix of housing sites taking into account their availability, suitability and likely economic viability.
- 3.2 The Blackpool Core Strategy includes a range of housing policies that aim to deliver good quality homes across the Borough, which are of an appropriate scale, type and tenure. The aim is to create more sustainable communities. Inherent to achieving this will be intervention measures to rebalance the existing stock, along with new development focused in the existing urban area and in South Blackpool, in line with the overarching strategy for regeneration and supporting growth.
- 3.3 Core Strategy Policy CS2 sets out the housing requirement for Blackpool over the period 2012 – 2027 and was adopted in January 2016. It sets out that provision will be made for the delivery of 4,200 (net) new homes between 2012 and 2027. This is an average of 280 dwellings per annum. The requirement is phased over the plan period as follows:
- 2012 – 2017: 250 dwellings per annum
 - 2017 – 2022: 280 dwellings per annum
 - 2022 – 2027: 310 dwellings per annum
- 3.3 The justification for this requirement can be found in Blackpool's Housing Requirement Technical Paper (June 2014).
- 3.4 Policy CS2 states that new homes will be located on:
- identified sites within the existing urban area, including major regeneration sites;
 - Identified sites within the South Blackpool Growth area; and
 - Windfall sites.
- 3.5 The policy focuses development in the existing urban area to maximise regeneration opportunities and to ensure that development takes place in the most sustainable locations. However, given that the urban area is intensely developed and can be more challenging in terms of viability, it also identifies opportunities for new housing in South Blackpool to provide a complementary housing offer.
- 3.6 The supporting text to Policy CS2 states that identified sites within the existing urban area, including the major regeneration sites (Queens Park and Foxhall Village), will be allocated in the Local Plan Part 2 and that these sites are likely to include some or all of those identified in the 2014 Strategic Housing Land Availability Assessment (SHLAA), which identifies, as potentially suitable for housing, sites for around 30% more dwellings than are needed to meet the housing requirement. In recognition of Blackpool's difficult housing market the

Core Strategy indicates that it is likely to be necessary for the Local Plan Part 2 to include a buffer of allocated sites over and above the minimum requirement.

- 3.7 Policy CS2 also indicates that identified sites in the South Blackpool growth area at Moss House Road and Whyndyke Farm will provide approximately 750 new homes. It sets out that this housing growth will be complemented by a neighbourhood planning approach for the remaining land at Marton Moss, to ensure the retention and enhancement of the distinctive character of the area.
- 3.8 Finally, Policy CS2 states that further homes will be provided on windfall sites, which are sites that have not been specifically identified as available in the Local Plan process. A significant number of windfall dwellings are delivered each year through the conversion of surplus holiday accommodation. The Core Strategy states that a windfall allowance of 1,500 homes will be the final component of Blackpool's housing supply, with the majority expected to come forward from conversions.

4. Meeting the Housing Requirement

- 4.1 The Core Strategy plan period runs from 2012 – 2027 and a significant proportion of the 4,200 new homes required have already been built, or have planning permission. The 2017/18 Housing Land Monitoring Report indicated that at 31 March 2018, **939** dwellings had been completed that contribute towards the housing supply.
- 4.2 At 31 March 2018, there were also 1,503 dwellings left to be built on sites with planning permission and a further 219 dwellings available on 2 sites where applications had been approved subject to the signing of legal agreements. Legal agreements have now been signed on both of these sites, resulting in a housing supply of a further **1,722** dwellings.
- 4.3 The Council's annual Housing Monitoring Reports show that residential units created through the conversion and subdivision of existing buildings (particularly former holiday accommodation) have been a constant and significant source of housing supply in Blackpool. Core Strategy Policy CS23 allows more hotels and guest houses to change to residential uses than previous policy approaches and the Council has also recently created a housing company that is acquiring, converting and renovating property to create high quality homes for rent. Therefore, the delivery of significant numbers of dwellings through conversions/changes of use on windfall sites is predicted to continue.
- 4.4 The supporting text to Core Strategy Policy CS2 identifies a windfall allowance of around 1,500 homes over the plan period. Nine years remain of the plan period, so approximately 900 additional new dwellings are expected to be completed via conversions/changes of use over this period. At 31 March 2018, conversions and changes of use accounted for 181 permitted dwellings. To avoid double counting, these permitted dwellings are excluded from the allowance, resulting in a windfall allowance of **719** windfall dwellings.
- 4.5 The identified supply is therefore approximately **3,380** dwellings and is summarised in Table 1 on the following page.

Table 1	
Source	Number of Dwellings
Dwellings already provided	939
Dwellings with extant permission & subject to S106 legal agreements	1722
Windfall Allowance	719
Total	3,380

- 4.6 Taking account of the 3,380 dwellings identified, Part 2 of the Local Plan needs to allocate additional sites for housing development to achieve the 4,200 dwelling requirement over the remainder of the plan period. Therefore, provision for a further **820** dwellings needs to be identified.
- 4.7 To take account of any sites where development does not come forward as expected, a 10% buffer has been applied to the 1,722 dwellings with permission plus the 820 dwellings required on additional sites. A 10% buffer is considered appropriate to provide additional flexibility, take account of potential site viability issues and provide more certainty that the housing requirement will be met. The application of a 10% buffer equates to an additional **254** dwellings.
- 4.8 Whilst the SHLAA includes a 30% buffer, it is not considered appropriate to apply a 30% buffer to the proposed allocations, because all of the SHLAA sites have been assessed as part of the process and those considered to have little, or no, likelihood of coming forward have already been discounted and are not proposed for allocation. Only sites that are considered deliverable or developable for housing development over the plan period are proposed for housing allocation. The assessment of SHLAA sites is shown in Appendix 3.
- 4.9 Therefore, incorporating a 10% buffer, Part 2 of the Local Plan needs to identify additional sites to accommodate approximately **1,074** dwellings. In accordance with Core Strategy Policy CS2 these should be located within the existing urban area.

Site size threshold for allocation

- 4.10 There was no minimum site size threshold in the 2014 SHLAA because of the importance of very small sites to housing supply in Blackpool, due to its tightly drawn boundaries. However, whilst very small sites make a valuable contribution towards Blackpool's housing supply, it is not considered practical to allocate them for housing in the Local Plan Part 2. Instead, these sites will contribute towards the housing supply through the windfall allowance.
- 4.11 Planning Practice Guidance (PPG) states that assessments of land availability should consider all sites capable of delivering five or more dwellings, although where appropriate plan makers may wish to consider alternative site size thresholds. For the purposes of housing allocation in the Local Plan Part 2, a minimum site size threshold of five units has been used. This accords with the site size threshold in PPG and should assist the Council in meeting the

NPPF requirement of identifying land to accommodate at least 10% of its requirements on sites of no larger than one hectare.

Sources of sites

- 4.12 Reflecting the approach advocated in PPG, a wide range of sites have been considered as potential sites for housing allocation. Table 2 sets out the types of sites and data sources that have been considered.

Table 2	
Type of Site	Data Source
Unimplemented planning permissions for housing	Housing land monitoring Planning application records
Housing sites under construction	Housing land monitoring Planning application records
Undetermined planning applications for housing, including those subject to S106 agreements	Housing land monitoring Planning application records
Expired planning permissions for housing	Housing land monitoring Planning application records
Refused or withdrawn planning applications where the refusal reason may have changed or constraints may have been overcome	Housing land monitoring Planning application records
Pre-application enquiries for housing, where this is in the public arena	Enquiries received by the Council Engagement with the development sector Local authority records
Sites submitted to the Council via the 'Call for Sites' process as part of Local Plan preparation	Local Plan 'Call for Sites' records and consultation responses
Sites previously identified with potential for housing development	June 2014 SHLAA
Existing economic development allocations and employment land with potential for alternative uses	Saved allocations in the 2006 Blackpool Local Plan Employment land identified in the Blackpool Core Strategy
Land in the local authority's ownership	Local authority records
Surplus or likely to become surplus public sector land owned by other bodies	Engagement with other public sector bodies
Additional opportunities in established uses	Local authority records Online mapping Site surveys Planning application records
Vacant and derelict land and buildings	Blackpool Brownfield Register Online mapping Site surveys Planning application records

- 4.13 Housing Land Monitoring Reports are produced annually and these provide information on unimplemented planning permissions for housing, housing sites under construction and

housing completions. It is proposed to allocate new build sites with planning permission for five dwellings or more in Part 2 of the Local Plan on the Policies Map, to ensure the principle of housing development is maintained on these sites in the case that permission may lapse.

- 4.14 The Core Strategy highlights that the SHLAA is a key source of evidence in terms of the identification of sites with potential for housing allocation. The Council first published its SHLAA in May 2008. Since then, a number of SHLAA updates have been published, with the most recent update published in June 2014. The SHLAA does not in itself allocate sites for housing development, but it is an important piece of evidence to inform plan making. All of the sites in the 2014 SHLAA have been considered in terms of their potential for allocation in the Local Plan Part 2.
- 4.15 An updated SHLAA will be produced to accompany the Local Plan Part 2. This will identify sites with potential for housing and will reflect the latest information on housing permissions, housing completions and other sites that have potential for development.
- 4.16 A formal 'Call for Sites' exercise was undertaken at the same time as the Local Plan Part 2: Regulation 18 consultation during summer 2017. This was targeted at everybody on the Council's Local Plan database. This included developers, those with land interests, local property agents, planning consultants, partner organisations, local people, local community groups, businesses and a variety of other organisations. The 'Call for Sites' process remains open and the Council website encourages the submission of sites with development potential for consideration for allocation in the Local Plan Part 2. This can be found at: <https://www.blackpool.gov.uk/Residents/Planning-environment-and-community/Planning/Planning-policy/Call-for-sites.aspx>. At December 2018, 25 'Call for Sites' forms had been submitted, although this included a small number of duplicate sites.
- 4.17 In addition, existing employment sites and allocations have been considered in terms of their potential for re-use for housing. However, the Core Strategy identified a shortfall in employment land supply in Blackpool. Fylde Council agreed to provide for this shortfall under the Duty to Cooperate process. Therefore the limited supply of alternative employment land needs to be taken into account when considering the potential of re-using any allocated employment land for housing in Blackpool.
- 4.18 The NPPF requires local authorities to take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs, including sites held in public ownership. Reflecting national policy, the Council has been proactive in the selection of sites and has identified land in both public and private ownership for potential allocation. Vacant and derelict land and buildings and additional opportunities in established uses have also been considered as part of the process.

Site filtering

- 4.19 Before detailed site assessment work took place, a filtering exercise was undertaken to eliminate any sites that were not suitable to consider further. Sites that were not considered capable of delivering five or more dwellings, including the smallest SHLAA sites, were eliminated. No sites were suggested on land within the Site of Special Scientific Interest

(SSSI) at Marton Mere, but any proposals in this location would also be excluded from further assessment.

- 4.20 The Blackpool Level 1 Strategic Flood Risk Assessment (November 2014) states that there are no areas in Blackpool that are considered as functional flood plains, where only essential infrastructure and water-compatible development should be permitted. Therefore, no sites have been proposed for exclusion on the grounds that they are in functional floodplains. However, flood risk has been assessed on sites.
- 4.21 The 'Call for Sites' resulted in the submission of a number of potential housing sites on land outside of the existing urban area at Marton Moss, which is subject to Core Strategy Policy CS26. A neighbourhood planning approach is being promoted for this area to develop neighbourhood policy which supports the retention and enhancement of the area's distinctive character, whilst identifying in what circumstances development, including residential, may be acceptable.
- 4.22 Prior to developing a local policy framework through the neighbourhood planning process, Policy CS26 strictly limits development on the remaining lands of the Moss. It does not propose any housing development in this location unless this emerges through the neighbourhood planning process from the community. Therefore, the site suggestions received on land at Marton Moss have not been filtered out, but have not been assessed as part of the preparation process for this informal Local Plan Part 2 consultation. Instead, these sites will be considered as part of the neighbourhood planning approach. The process of establishing a neighbourhood forum to lead on the production of a neighbourhood plan is currently taking place.

Assessment of remaining sites

- 4.23 The NPPF states that planning policies should identify a sufficient supply and mix of housing sites taking into account their availability, suitability and likely economic viability. The remaining sites were assessed in terms of their availability, suitability and achievability for housing allocation.
- 4.24 Potential sites were surveyed and the following information recorded:
- Site size, boundaries and location
 - Current land use and existing buildings/structures on site
 - Neighbouring uses/local character
 - Vehicular and pedestrian access to site, location of site access, constraints to site access and access to public transport
 - Slopes/ground level differences
 - The presence of footpaths and public rights of way
 - Woodland, trees or other plant habitats
 - Streams/ponds
 - Development progress where relevant

Assessing availability

- 4.25 Potential sites were assessed in terms of their availability. PPG states that a site is considered available for development when, on best information available there is confidence that there are no legal or ownership problems, such as unresolved multiple ownerships, ransom strips, tenancies or operational requirements of landowners. It states that this will often mean that the land is owned by a developer or landowner who has expressed an intention to develop, or an intention to sell.
- 4.26 The 'Call for Sites' form requires availability information to be submitted including:
- Site ownership (e.g. sole owner, part owner, leaseholder, option holder etc.)
 - Whether there is ownership support for development of the site
 - Whether there are any current uses/occupiers that will need to be relocated
 - Whether further land is required to develop the site
 - Any other known legal or ownership constraints
- 4.27 Unless evidence was provided to the contrary, sites received through the 'Call for Sites' process were considered to be available for development.
- 4.28 Information on availability was also sourced from planning application information where applicable and through information sourced directly from landowners and developers. Land registry records were checked to get an up-to-date position in terms of site ownership and letters/emails sent to owners enquiring about the availability of land for development.
- 4.29 The 2014 SHLAA sites were assessed in terms of their availability. Some of these sites are no longer considered to be available for housing development for the following reasons:
- Housing has been developed on the site
 - Other uses have been developed on the site
 - Sites are actively in use for other purposes
 - Landowners or developers have confirmed that non-residential uses are proposed
 - There is no evidence to suggest that land is owned by a developer or landowner who has expressed an intention to develop or sell for housing purposes, or the site is in multiple ownerships
- 4.30 Where sites from the identified sources were not considered to be likely to be available for housing development they were not taken forward as potential allocations. However, circumstances can change and there is potential for sites to be reconsidered if evidence emerges to suggest that they are available for housing development.

Assessing suitability

- 4.31 Site suitability has been guided by policies in the Core Strategy, the saved policies in the Local Plan 2001 - 2016 and emerging plan policy in the Local Plan Part 2, as well as national policy.

- 4.32 Housing allocations in the Local Plan Part 2 should be in locations that are in conformity with the Core Strategy, which sets out that the overarching spatial focus for Blackpool is regeneration and supporting growth. Core Strategy Policy CS2 directs housing to identified sites within the existing urban area and to the South Blackpool growth area. Sites within the South Blackpool growth area have already been identified (Whyndyke Farm, Moss House Road and Runnell Farm). Therefore, the focus for housing allocations in the Local Plan Part 2 has been on identifying sites within the existing urban area.
- 4.33 Sites with planning permission have been considered suitable for development, unless circumstances have changed (including changes to local and national policy) that would alter their suitability.
- 4.34 Where identified constraints exist, development may still be suitable, but this will depend upon the size of the site, the extent to which the constraint is found on the site, the impact of the constraint and the potential impact of the development. In some situations it may not be desirable or possible to overcome the identified constraints and a site will be considered unsuitable for housing development. Constraints may have an impact on the capacity of a site, its layout, or the timing of development on the site.
- 4.35 The following factors have been considered when assessing the suitability of sites for development:

Current and past uses of the site

- current land use(s)
- existing buildings/structures on site
- buildings or uses to be retained
- previous land use(s) and buildings on site
- historic or current planning applications

Site access and accessibility

- safe vehicular and pedestrian access
- access to the strategic highway network
- constraints to site access
- public transport accessibility
- accessibility to services and amenities

Environmental constraints

- topography
- international, national or local ecological designations
- Woodland, protected trees, other significant trees or plant habitat
- streams/ponds
- heritage assets – including listed buildings, locally listed buildings and registered parks and gardens
- Conservation area designations

- Flooding or surface water drainage issues
- Neighbouring uses that could impact on the development of the site, such as pylons or industrial uses
- Neighbouring uses that may be sensitive to new development
- Green Belt
- Other planning designations/allocations

4.36 Sustainability Appraisal (SA) of the potential housing site allocations is currently being undertaken by external consultants, who will also be undertaking a Habitats Regulation Assessment of the Plan. This will determine which sites are most sustainable and inform the allocations that are included in the Publication version of the Plan. The SA process is continuous and representations received in relation to the potential sites at the informal consultation stage will inform both the plan and the SA.

4.37 In addition, to inform the selection of the draft site allocations and to give an initial indication of the sustainability of a site, before formal SA is undertaken, performance against the following sustainability indicators has been measured:

Social Indicators

- Distance to nearest bus stop
- Distance to nearest railway station
- Distance to nearest primary school
- Distance to nearest food shop
- Proximity to defined on or off-road cycle route
- Distance to nearest secondary school
- Distance to nearest town centre
- Bus frequency from nearest bus stop (Mon – Sat daytime)
- Train frequency from nearest station (Mon – Sat daytime)
- Accessibility to other basic services (GP, Post Office, library, bank and public house)
- Accessibility to play area or park

Environmental Indicators

- Current land designation
- Flood Zone
- Greenfield/Brownfield
- Site of Special Scientific Interest (SSSI)
- Other Site of Nature Conservation Value
- Conservation Area
- Designated heritage assets on site (e.g. Listed Buildings)
- Non-designated heritage assets on site (e.g. Locally Listed Buildings)
- Minerals Safeguarding Area

Economic Indicators

- Distance to nearest business park or employment concentration

4.38 The social indicators give an indication of the relative accessibility of sites and the approximate distances to services and facilities, including access to public transport. The environmental indicators relate to various environmental factors that may impact upon the development of housing on a site. These factors may restrict the area that is suitable for development, or impact upon the design and layout, or necessitate measures to be undertaken to mitigate potential negative impacts. In some circumstances environmental factors may mean that a site is unsuitable for housing. The economic indicator gives an indication of the relative accessibility of a potential housing site to a significant employment location.

Assessing achievability

4.39 PPG states that a site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. It advises that this is essentially a judgement about the economic viability of a site and the capacity of the developer to complete and let or sell the development over a certain period.

4.40 Information on achievability was sourced from planning application information where this was available, 'Call for Sites' forms and through information sourced directly from landowners and developers. In addition, the potential sites will be assessed as part of the Viability Assessment that will be undertaken for the Local Plan Part 2. The following factors have been considered when assessing achievability:

Access/landownership

- Availability of access – is there an existing access or viable potential access to the site?
- Do properties or structures need to be demolished to gain access to the site?
- Are any necessary agreements in place regarding third party land or property?
- Are there any other factors which would make access difficult?

Market factors

- Adjacent uses
- Attractiveness of the locality
- Evidence of developer interest in residential development on a site

Delivery factors

- Phasing/realistic build-out rates

- Single developer or multiple developers
- Size and capacity of the developer(s)

The housing capacity of sites

- 4.41 Policy CS13 in the Core Strategy sets out the Council’s approach to residential densities. It sets out that new residential development will be required to make efficient use of land, with an optimum density appropriate to the characteristics of the site and its surrounding area. It states that higher densities will be supported in main centres and on public transport corridors. The inner areas of Blackpool are characterised by higher density development and have better access to the town centre and other services and facilities. The outer areas of the town are typically lower density and often have lower accessibility to services and facilities.
- 4.42 On sites where there is an existing planning permission, or a recently expired planning permission, the number of dwellings proposed reflects the planning permission, unless there is more up-to-date information that suggests a change in circumstances.
- 4.43 The capacity of other sites has been based on either an indicative layout (reflecting any site constraints), a comparable local scheme, or by using a density multiplier. In circumstances where an indicative density multiplier has been used, if a site is located within the defined town centre or inner area as identified in the Local Plan, a density of 100 dwellings per hectare (dph) has been assumed. Elsewhere in the Borough, a density of 50 dph has been assumed. These densities reflect those used in the 2014 SHLAA and were set out in the Blackpool Local Plan and CIL Viability Study (February 2014) that informed the Core Strategy. The density multipliers (and net developable area assumptions) were also subject to consultation as part of the methodology for the SHLAA update in summer 2017.
- 4.44 it is recognised that larger sites may need to incorporate open space, service roads, community facilities and other land uses, which can reduce the area that can be developed for housing. As a result, a lower net developable area has been assumed on these sites to take account of these factors. The net developable area includes only those areas that will be developed for housing and directly associated uses. The net developable area used for sites of differing sizes is set out in Table 3.

Table 3	
Site Area (ha)	Net Developable Area
< 0.4 ha	100%
0.4 – 2 ha	80%
2.1 – 4 ha	70%
> 4 ha	60%

5. Potential sites for Housing Allocation

5.1 Following assessment, potential housing sites have been identified to provide for around 1,206 dwellings. This consists of 22 sites listed in Table 4 below, as well as some housing development as part of mixed use proposals at the Central Business District (approximately 50 apartments) and at the Central Leisure Quarter strategic site (approximately 100 apartments) in Blackpool Town Centre.

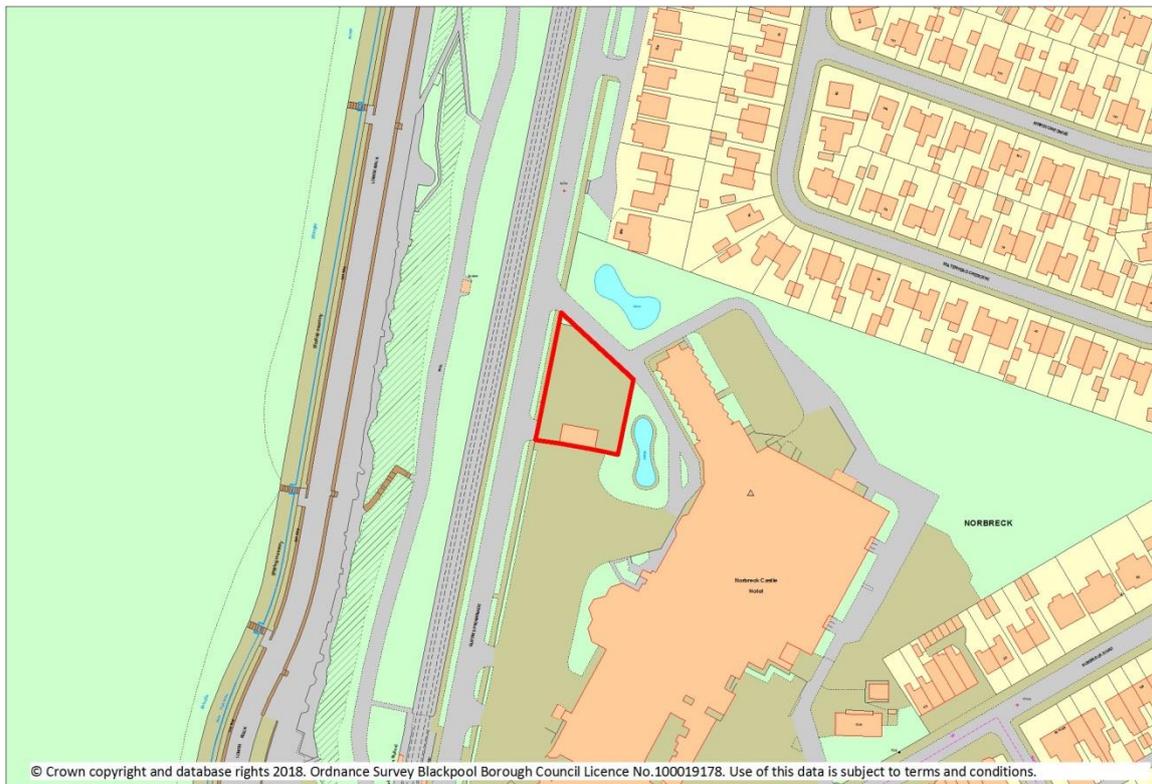
Table 4: Potential Sites for Housing Allocation		
Site Reference	Site Area (ha)	Potential homes over period 2018 – 2027
H1 Former Filling Station at Norbreck Castle	0.14	15
H2 Former Mariners Public House	0.20	35
H3 Former Bispham High School & Land off Regency Gardens	9.13	274
H4 Land at Bromley Close	0.22	12
H5 Land to the rear of Warley Road	0.33	14
H6 Land at Hoo Hill Lane	0.24	12
H7 Land at Grange Park	5.5	200
H8 Former Dinmore Public House	0.22	18
H9 Land at Coleridge Road	0.29	25
H10 Land at George Street	0.14	14
H11 190 – 194 Promenade	0.12	15
H12 Former Allandale Hotel, Abingdon Street	0.04	6
H13 South King Street	0.65	52
H14 Bethesda Road Car Park	0.13	13
H15 Tram Depot Rigby Road	2.61	100
H16 Whitegate Manor, Whitegate Drive	0.31	16
H17 Land off Kipling Drive	0.27	14
H18 Ambulance Station, Parkinson Way	0.86	34
H19 Former Grand Hotel, Station Road	0.13	13
H20 Land at Rough Heys Lane	0.67	27
H21 Land at Enterprise Zone, Jepson Way	1.42	57
H22 Former NS & I Site, Preston New Road	3.9	90
Total	27.52	1,056

- 5.2 Part 2 of the Local Plan needs to allocate additional sites to provide for approximately 820 dwellings, taking account of the housing supply already identified (as set out in paragraph 4.6). Incorporating a 10% buffer for slippage, this increases to approximately 1,094 dwellings. Including the two town centre strategic sites, provision for about **1,206** dwellings has been identified (1,056 + 150), which is a modest surplus of 132 dwellings over the amount needed including the buffer, but helps to ensure that there is a sufficient supply and mix of sites for potential allocation.
- 5.3 Including the two strategic town centre sites, approximately 71% of the sites identified are brownfield, 12% are a mixture of brownfield/greenfield and 17% are greenfield. In dwelling terms this is approximately 835 dwellings on brownfield land and 371 on greenfield land. Therefore, the proposed allocations make significant use of land that has been previously developed.
- 5.4 In addition, the Government want to promote the development of small and medium sized housing sites which can make an important contribution to meeting housing requirements and are often built out relatively quickly. Reflecting this objective, 17 (77%) of the 22 potential housing allocation sites are smaller than 1 hectare.
- 5.5 For each of the 22 sites, a proforma including a site plan, aerial photograph of the site, site description, information on housing delivery and key development considerations can be found in Appendix 1. Site performance against sustainability indicators has been measured and is included with the proformas.
- 5.6 All of the sites are located within the identified urban area, so are in conformity with the spatial strategy set out in Core Strategy Policy CS2. The only exception to this is site H21, which is land at the Enterprise Zone, Jepson Way, which is located on the edge of the identified urban area. This site forms part of the Blackpool Airport Enterprise Zone and is included in the illustrative Enterprise Zone masterplan as a parcel for residential development. The site is currently in the Green Belt, but it is proposed to remove this parcel of land from this designation because the land is not considered to meet the specific purposes of the Green Belt. Further details can be found in the October 2018 draft Local Green Belt Review Assessment.
- 5.7 As all of the sites are located within, or on the edge of, the Blackpool urban area they generally perform well in relation to proximity to services and facilities and in terms of access to public transport. SA of the potential housing site allocations is currently being undertaken by external consultants. This will determine which sites are most sustainable and inform the allocations that are included in the Publication version of the Plan.
- 5.8 Taking account of any known constraints, which are set out in the site proformas, all of the sites are considered to be deliverable or developable for housing over the plan period. Further information about each site can be found in Appendix 1.

- 5.9 It is also proposed to allocate the new build sites with planning permission for five dwellings or more in Part 2 of the Local Plan on the Policies Map, to ensure the principle of housing development is maintained on these sites in the case that permission may lapse. The current sites with planning permission are listed in Appendix 2. Information relating to sites with planning permission can be viewed at: <https://idoxpa.blackpool.gov.uk/online-applications/>
- 5.10 At Publication stage a site trajectory will be produced setting out how much development could be provided, and at what point in the future it is expected. A deliverable five year supply of housing will also be identified.
- 5.11 The 2014 SHLAA sites have all been assessed as part of this process. Appendix 3 sets out the SHLAA sites that are proposed for housing allocation in the Local Plan Part 2 and provides reasons why the other SHLAA sites have not been included as potential site allocations. However, there is potential for sites to be reconsidered if circumstances change and evidence emerges to suggest that there is a realistic possibility of 5 or more dwellings being developed on a site.
- 5.12 Appendix 4 sets out the site suggestions that have been received through the 'Call for Sites' process. It sets out those that are proposed for housing allocation and provides reasons why the other sites have not been included as potential allocations. The majority of the site suggestions received are located at Marton Moss and have not been assessed as part of this process. Instead, these sites will be considered as part of the neighbourhood planning approach. The process of establishing a neighbourhood forum to lead on the production of a neighbourhood plan is currently taking place.

Appendix 1: Proposed Housing Allocations

Site reference	H1	
Site address	Former Filling Station at the Norbreck Castle, Queens Promenade, Blackpool, FY2 9AB	
Ward	Norbreck	
Site area	0.14 ha	
Site capacity	Up to 15 dwellings	
Type	Brownfield	



Site Description:

This is the site of a former petrol station, situated to the west of the Norbreck Castle Hotel. It is accessed off Queens Promenade and is in a prominent location. The site has been cleared. Residential uses lie to the north, Queens Promenade is to the west and a car park for the hotel lies to the south. There are small ponds to the north and to the east.

Housing Delivery:

A number of planning applications have been granted for residential development, the most recent being 15/0002 which was for the erection of a part two, part four and part five storey building to form 15 self-contained permanent flats. This permission was granted in March

2015 and has since expired. This is a small cleared site and development could be delivered within five years.

Key Development Considerations:

- This brownfield site is identified in the Strategic Housing Land Availability Assessment as a site with potential for housing (since 2009) and planning permission for housing has previously been granted on the site.
- The site is in Flood Zone 1 (low risk) and the risk from surface water flooding for the site is very low.
- The site does not have any nature conservation designations, although there are ponds next to the site which may have biological interest. Their biodiversity value will need to be appraised and the potential ecological impacts of development considered.
- The site is accessed off Queens Promenade.
- The neighbouring Norbreck Castle Hotel is locally listed. The impact of developing housing on the significance of this heritage asset will need consideration.
- The historical use of the land as a petrol filling station means there is potential for the land to be contaminated.

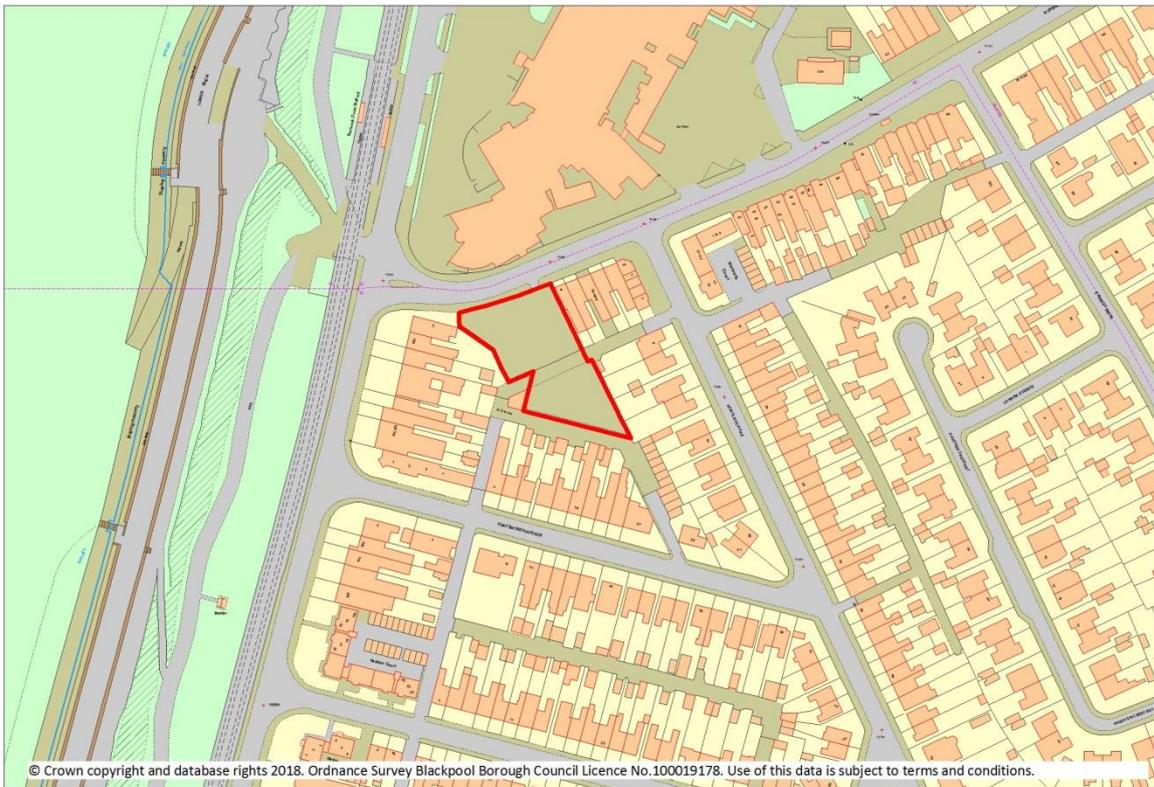
Site Assessment: H1 Former Filling Station at Norbreck Castle, Queens Promenade

	Indicator	Site Performance
Social Indicators	Distance to nearest bus stop	<200m
	Distance to nearest railway station	2km or over
	Distance to nearest primary school	600m or over
	Distance to nearest food shop	1km or over
	Proximity to defined on or off-road cycle route	<100m
	Distance to nearest secondary school	1km or over
	Distance to nearest town centre	<3km
	Bus frequency from nearest bus stop (Mon-Sat daytime)	30 minutes or less
	Train frequency from nearest station (Mon-Sat daytime)	Hourly
	Accessibility to other basic services (GP, Post Office, Library, Bank and Pub)	At least 3 within 1.5km
	Accessibility to play area or park	<1km
Environmental Indicators	Current land designation	No specific designation
	Flood Zone	Zone 1 (low risk)
	Greenfield/Brownfield	Brownfield
	SSSI	No
	Other Site of Nature Conservation Value	No
	Conservation Area	No
	Designated heritage assets on site (e.g. Listed Buildings)	No
	Non-designated heritage assets on site (e.g.	In close proximity (Norbreck

Site Assessment: H1 Former Filling Station at Norbreck Castle, Queens Promenade

	Indicator	Site Performance
	Locally Listed Buildings)	Castle Hotel)
	Minerals Safeguarding Area	No
Economic Indicators	Distance to nearest business park or employment concentration	<3km

Site reference	H2	
Site address	Former Mariners Public House, Norbreck Road, Blackpool, FY5 1RP	
Ward	Bispham	
Site area	0.20 ha	
Site capacity	Up to 35 dwellings	
Type	Brownfield	



Site Description:

This is the former site of the Mariners Public House. The site has been cleared. The site is in a prominent position to the south of the Norbreck Castle Hotel. The site is bordered by residential properties to the west, south and east.

Housing Delivery:

Planning application 11/0967 for 35 flats was approved subject to completion of a S106 agreement, but this was not signed and the application was withdrawn in January 2018.

There is landowner interest in redevelopment. It is a small cleared site and could be delivered within five years.

Key Development Considerations:

- This brownfield site is identified in the Strategic Housing Land Availability Assessment as a site with potential for housing (since 2014) and planning permission for housing has previously been granted subject to the completion of a legal agreement.
- The site is in Flood Zone 1 (low risk) and is at very low risk of surface water flooding.
- The site does not have any nature conservation designations.
- The site is accessed off Norbreck Road.
- The neighbouring Norbreck Castle Hotel is locally listed. The impact of developing housing on the significance of this heritage asset will need consideration.

Site Assessment: H2 Former Mariners Public House, Norbreck Road

	Indicator	Site Performance
Social Indicators	Distance to nearest bus stop	<200m
	Distance to nearest railway station	2km or over
	Distance to nearest primary school	600m or over
	Distance to nearest food shop	1km or over
	Proximity to defined on or off-road cycle route	<100m
	Distance to nearest secondary school	1km or over
	Distance to nearest town centre	<3km
	Bus frequency from nearest bus stop (Mon-Sat daytime)	30 minutes or less
	Train frequency from nearest station (Mon-Sat daytime)	30 minutes or less
	Accessibility to other basic services (GP, Post Office, Library, Bank and Pub)	At least 3 within 1.5km
	Accessibility to play area or park	<1km
Environmental Indicators	Land Designation	No specific designation
	Flood Zone	Zone 1 (low risk)
	Greenfield/Brownfield	Brownfield
	SSSI	No
	Other Site of Nature Conservation Value	No
	Conservation Area	No
	Designated heritage assets on site (e.g. Listed Buildings)	No
	Non-designated heritage assets on site (e.g. Locally Listed Buildings)	In close proximity (Norbreck Castle Hotel)
Minerals Safeguarding Area	No	
Economic Indicators	Distance to nearest business park or employment concentration	<3km

Site reference	H3	
Site address	Former Bispham High School, Bispham Road, Blackpool, FY2 0NH	
Ward	Greenlands	
Site area	9.13 ha	
Site capacity	Up to 274 dwellings	
Type	Mixed	



Site Description:

This is a large site located within the built up area. The eastern section is the former Bispham High School and associated playing fields, accessed off Bispham Road. The western section is currently public open space and the southern section is open land that is accessed from Regency Gardens. An Air Cadets Training Centre is located within the site on the frontage of Bispham Road. Part of the site is currently used as an overspill car park for the neighbouring Department of Work and Pensions offices. There are a number of mature trees around the boundaries of the site and within the site.

Devonshire Road Rock Gardens borders the western boundary of the site and there are residential properties to the south, north and east. The Department of Work and Pensions Offices lie to the south east and a local centre to the north east. There is a playground to the

north west of the site.

Housing Delivery:

The site is owned by the Local Authority (LA). Land Release Funding has been awarded to support housebuilding on the site and a masterplan is being prepared. Housing development could be fully delivered within the plan period.

Key Development Considerations:

- This mixed brownfield and greenfield site is identified in the Strategic Housing Land Availability Assessment as a site with potential for housing (Land off Regency Gardens since 2008 & Former Bispham High School since 2014).
- A masterplan is being produced to guide the development of the site.
- The public open space on the western section of the site is classified as poor quality in the 2018 Blackpool Open Space Assessment. Overall, open space provision in Greenlands ward meets or exceeds the proposed Borough standard, as set out in this Assessment. Development of the open space within the site will require compensatory measures including the provision of improved quality meeting the required standards. Part of the eastern section of the site is playing fields that were associated with the school and Sport England will need to be consulted.
- The site lies within Flood Zone 1 (low risk). The majority of the site is very low risk for surface water flooding, but some areas within the site are higher risk and this should be taken into account in scheme design and layout.
- The site itself does not have any nature conservation designations, but potential ecological impacts need to be considered.
- The site requires a number of access points. As a minimum one would be required on Bispham Road and one at Regency Gardens.
- As a former school, the site is designated for 'educational purposes'. Under Section 77 of the Schools Standards and Framework Act 1998 there is a requirement for the Local Authority (LA) to consult and submit an application to the Secretary of State for Education for a change of use and disposal of the site. The LA has commenced this process and is in discussion with the Department for Education in relation to this application.
- Provision needs to be made for the Air Cadet Training Centre, which is currently located on the site.
- Devonshire Road Rock Gardens and the Squirrel Public house are both locally listed. The impact of developing housing on the significance of these heritage assets will need consideration.
- Mature trees and landscape features should be retained wherever possible.
- There is a designated public right of way running around the south eastern boundary of the site.

Site Assessment: H3 Former Bispham High School & Land off Regency Gardens

	Indicator	Site Performance
Social Indicators	Distance to nearest bus stop	<200m
	Distance to nearest railway station	>1km
	Distance to nearest primary school	<1km
	Distance to nearest food shop	<400m
	Proximity to defined on or off-road cycle route	1km or over
	Distance to nearest secondary school	1km or over
	Distance to nearest town centre	<4km
	Bus frequency from nearest bus stop (Mon-Sat daytime)	15 minutes or less
	Train frequency from nearest station (Mon-Sat daytime)	30-59 minutes
	Accessibility to other basic services (GP, Post Office, Library, Bank and Pub)	At least 3 within 800m
	Accessibility to play area or park	<600m
Environmental Indicators	Land Designation	Playing Fields and Sports Grounds/no specific designation/Public Open Space
	Flood Zone	Zone 1 (low risk)
	Greenfield/Brownfield	Mixed
	SSSI	No
	Other Site of Nature Conservation Value	No
	Conservation Area	No
	Designated heritage assets on site (e.g. Listed Buildings)	No
	Non-designated heritage assets on site (e.g. Locally Listed Buildings)	In close proximity (Devonshire Road Rock Gardens and the Squirrel Hotel)
Minerals Safeguarding Area	No	
Economic Indicators	Distance to nearest business park or employment concentration	<3km

Site reference	H4
Site address	Land at the end of Bromley Close, Blackpool, FY2 0RZ.
Ward	Greenlands
Site area	0.22 ha
Site capacity	Up to 12 flats
Type	Greenfield



Site Description:

The site is open land that is located off Bromley Close and bounded by the Blackpool to Preston railway line to the south east. Residential properties lie to the west, north and north east. Open land lies to the south west.

Housing Delivery:

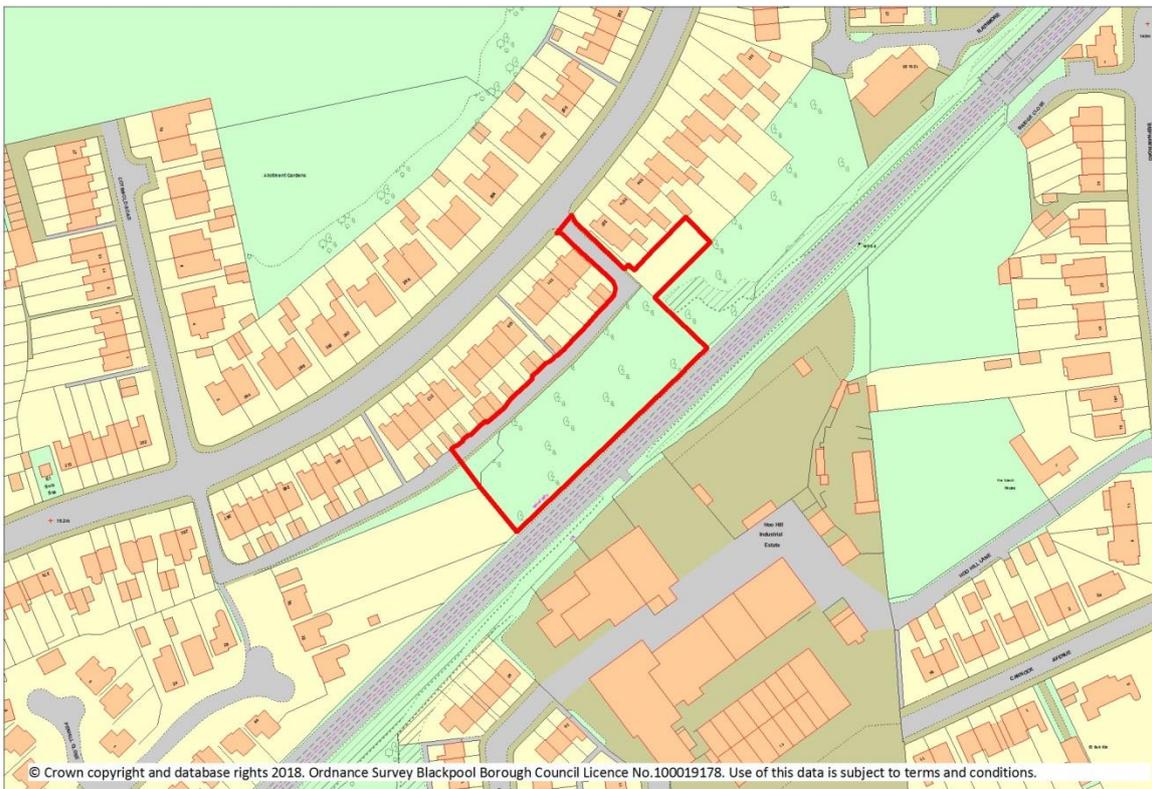
Planning application 07/0303 for the erection of 12 self-contained permanent flats within three two-storey blocks was granted permission in July 2007. The permission was renewed in 2012. This is a small vacant site with landowner interest in development and could be delivered within five years.

Key Development Considerations:

- The site is identified in the Strategic Housing Land Availability Assessment as a site with potential for housing (since 2008) and planning permission for housing has previously been granted on the site.
- The site is in Flood Zone 1 (low risk) and is at low risk of surface water flooding.
- There are no heritage assets on site, or adjacent to the site.
- The site does not have any nature conservation designations.
- The site is accessed off Bromley Close.
- The site is in a landfill gas consultation zone.
- A railway line runs along the south eastern boundary of the site.

Site Assessment: H4 Land at Bromley Close		
	Indicator	Site Performance
Social Indicators	Distance to nearest bus stop	500m or over
	Distance to nearest railway station	<800m
	Distance to nearest primary school	1km or over
	Distance to nearest food shop	1km or over
	Proximity to defined on or off-road cycle route	2km or over
	Distance to nearest secondary school	<600m
	Distance to nearest town centre	<3km
	Bus frequency from nearest bus stop (Mon-Sat daytime)	15 minutes or less
	Train frequency from nearest station (Mon-Sat daytime)	30-59 minutes
	Accessibility to other basic services (GP, Post Office, Library, Bank and Pub)	At least 3 within 1.5km
	Accessibility to play area or park	1km or over
Environmental Indicators	Land Designation	No specific designation
	Flood Zone	Zone 1 (low risk)
	Greenfield/Brownfield	Greenfield
	SSSI	No
	Other Site of Nature Conservation Value	No
	Conservation Area	No
	Designated heritage assets on site (e.g. Listed Buildings)	No
	Non-designated heritage assets on site (e.g. Locally Listed Buildings)	No
Minerals Safeguarding Area	No	
Economic Indicators	Distance to nearest business park or employment concentration	<1km

Site reference	H5	
Site address	Land to the rear of Warley Road, Blackpool	
Ward	Greenlands	
Site area	0.33 ha	
Site capacity	Up to 14 dwellings	
Type	Greenfield	



Site Description:

The site is open land that is located to the east of residential properties along Warley Road. The Blackpool to Preston railway line lies to the south east and residential properties lie to the west and south west. Open land lies to the north east.

Housing Delivery:

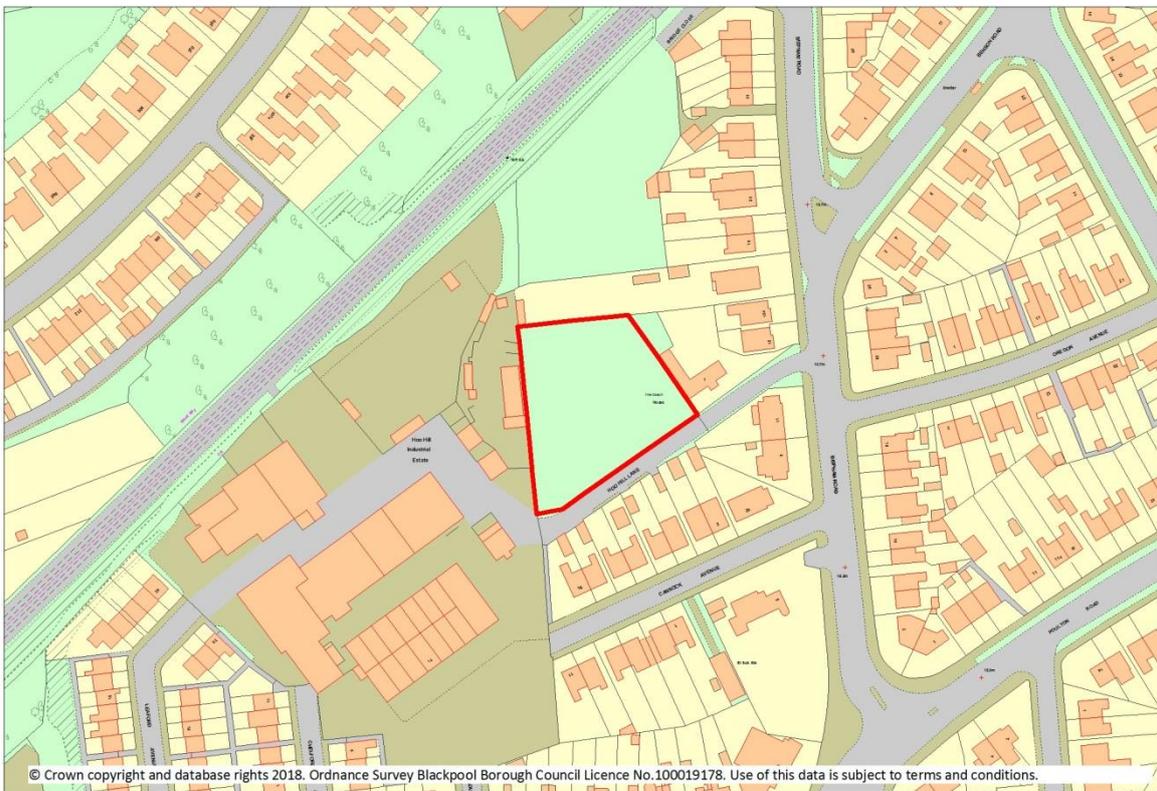
Planning permissions have expired but applications 07/0225 and 07/0923 were approved for 8 houses and a block of 6 flats with access from Warley Road involving the demolition of 377 Warley road. This is a small vacant site with landowner interest in redevelopment, which could be delivered within five years.

Key Development Considerations:

- The site is identified in the Strategic Housing Land Availability Assessment as a site with potential for housing (since 2008) and planning permission for housing has previously been granted on the site.
- The site is in Flood Zone 1 (low risk) and is at low risk of surface water flooding.
- The site does not have any nature conservation designations.
- The site is in a landfill gas consultation zone.
- The site is adjacent to a railway line.
- There are no heritage assets on site, or adjacent to the site.
- The site is accessed off Warley Road.

Site Assessment: H5 Land to the rear of Warley Road		
	Indicator	Site Performance
Social Indicators	Distance to nearest bus stop	500m or over
	Distance to nearest railway station	<800m
	Distance to nearest primary school	1km or over
	Distance to nearest food shop	1km or over
	Proximity to defined on or off-road cycle route	2km or over
	Distance to nearest secondary school	<600m
	Distance to nearest town centre	<3km
	Bus frequency from nearest bus stop (Mon-Sat daytime)	15 minutes or less
	Train frequency from nearest station (Mon-Sat daytime)	30-59 minutes
	Accessibility to other basic services (GP, Post Office, Library, Bank and Pub)	At least 3 within 1.5km
	Accessibility to play area or park	1km or over
Environmental Indicators	Land Designation	No specific designation
	Flood Zone	Zone 1 (low risk)
	Greenfield/Brownfield	Greenfield
	SSSI	No
	Other Site of Nature Conservation Value	No
	Conservation Area	No
	Designated heritage assets on site (e.g. Listed Buildings)	No
	Non-designated heritage assets on site (e.g. Locally Listed Buildings)	No
Minerals Safeguarding Area	No	
Economic Indicators	Distance to nearest business park or employment concentration	<1km

Site reference	H6
Site address	Land off Hoo Hill Lane, Blackpool, FY3 7HJ
Ward	Layton
Site area	0.24
Site capacity	Up to 12 dwellings
Type	Brownfield



Site Description:

This is a vacant brownfield site. The Hoo Hill Industrial Estate lies to the west and residential properties are located to the south and east. A residential garden lies to the north.

Housing Delivery:

This is a vacant site and interest has been expressed in its redevelopment. Housing could be delivered within five years.

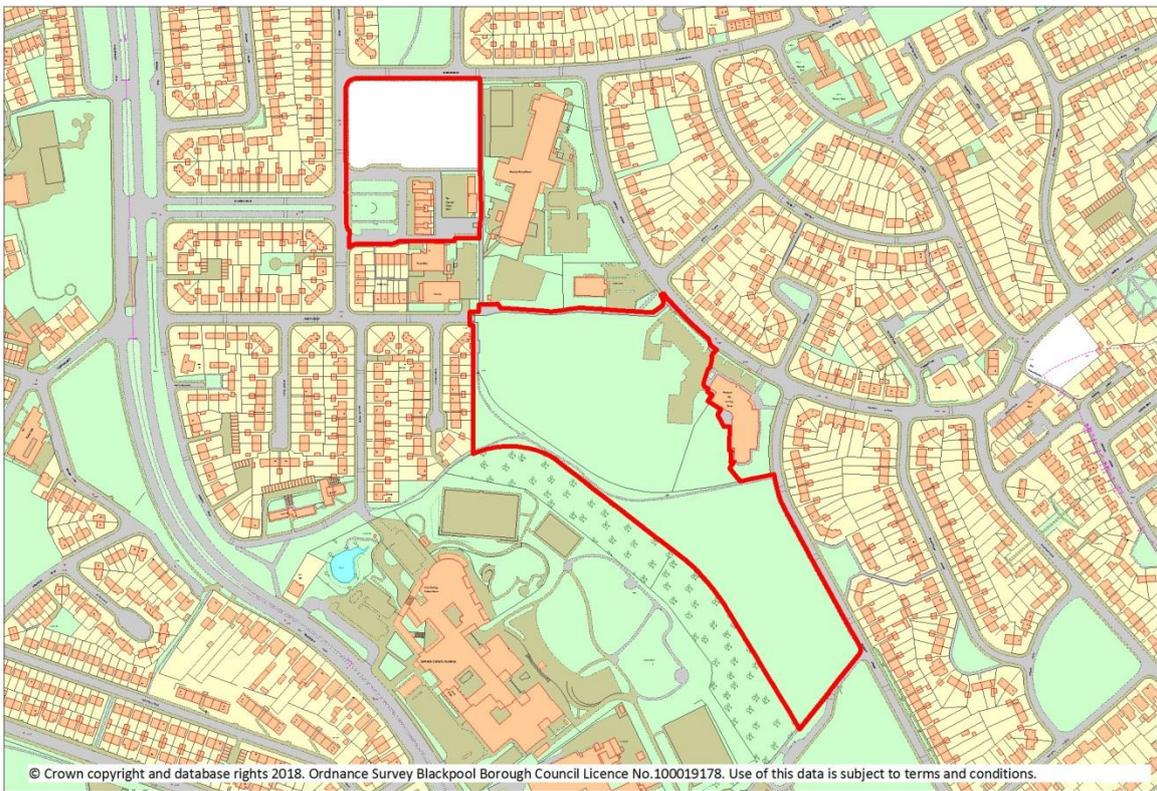
Key Development Considerations:

- The site is a vacant brownfield site identified in the Strategic Housing Land Availability Assessment as a site with potential for housing (since 2008).
- The site is in Flood Zone 1 (low risk) and is at low to medium risk of surface water flooding.
- The site does not have any nature conservation designations.
- There are no heritage assets on site, or adjacent to the site.
- The site is accessed off Hoo Hill Lane.
- The site is adjacent to industrial units.
- The site is in a landfill gas consultation zone.

Site Assessment: H6 land at Hoo Hill Lane

	Indicator	Site Performance
Social Indicators	Distance to nearest bus stop	<400m
	Distance to nearest railway station	<400m
	Distance to nearest primary school	<600m
	Distance to nearest food shop	<400m
	Proximity to defined on or off-road cycle route	>1km
	Distance to nearest secondary school	<1km
	Distance to nearest town centre	<3km
	Bus frequency from nearest bus stop (Mon-Sat daytime)	15 minutes or less
	Train frequency from nearest station (Mon-Sat daytime)	30-59 minutes
	Accessibility to other basic services (GP, Post Office, Library, Bank and Pub)	At least 3 within 800m
	Accessibility to play area or park	>600m
Environmental Indicators	Land Designation	Mixed Use Industrial Improvement Zone
	Flood Zone	Zone 1 (low risk)
	Greenfield/Brownfield	Brownfield
	SSSI	No
	Other Site of Nature Conservation Value	No
	Conservation Area	No
	Designated heritage assets on site (e.g. Listed Buildings)	No
	Non-designated heritage assets on site (e.g. Locally Listed Buildings)	No
Minerals Safeguarding Area	No	
Economic Indicators	Distance to nearest business park or employment concentration	<1km

Site reference	H7	
Site address	Land at Grange Park, Chepstow Road, Dinmore Avenue & Bathurst Avenue, Blackpool	
Ward	Park	
Site area	5.5 ha	
Site capacity	Up to 200 dwellings	
Type	Mixed	



Site Description:

This allocation consists of two sites comprising a cleared site at Chepstow Road and a vacant former school site and open space at Dinmore Avenue/Bathurst Avenue.

The northern site at Chepstow Road is bordered by residential uses to the south, west and north west. Gateside Park lies to the north and Boundary Primary School lies to the east.

The southern site at Dinmore Avenue/Bathurst Avenue is bordered by Boundary Primary School and Grange Park Health Centre to the north, residential uses, the City Learning Centre (including retail units) and a community garden to the east, open space to the south and St Mary’s Catholic Academy to the west.

There are no designated public rights of way, but there are a number of footpaths that run through the southern site, which is bordered by mature trees and shrubbery along its western boundary.

Housing Delivery:

No planning permissions are in place but a masterplan is currently under preparation and initial public consultation has taken place. The sites are owned by the local authority and development could be fully delivered within the plan period.

Key Development Considerations:

- This is a mixed brownfield and greenfield site.
- The land off Dinmore Avenue is identified in the Strategic Housing Land Availability Assessment as a site with potential for housing (since 2014).
- Public consultation on potential residential development has taken place on these sites and responses are informing the development of a masterplan.
- The sites lie within Flood Zone 1 (low risk), but some areas are at higher risk of surface water flooding and this should be taken into account in scheme design and layout.
- The sites do not have any nature conservation designations, but parts are greenfield and their biodiversity value will need to be appraised and the potential ecological impacts of development considered.
- There are no heritage assets on site, or adjacent to the site.
- Parts of the sites are public open space and school playing fields that were associated with a school which has since relocated. Overall, open space provision in Park ward meets or exceeds the proposed Borough standard as set out the 2018 Blackpool Open Space Assessment. The open space at Chepstow Road is classified as fair quality in this assessment and the open space at Bathurst Avenue is classified as good. Development of any open space will require compensatory measures including the provision of improved quality meeting the required standards.
- Trees and shrubs along the western boundary of land at Bathurst Avenue and Dinmore Avenue should be retained and enhanced.
- There are a number of potential access points for the Chepstow Road site and the other sites should be accessed off Dinmore Avenue and Bathurst Avenue.
- A number of footpaths run through the sites, which need to be taken account of in the development of the masterplan.
- There is a primary school to the east of Chepstow Road which generates noise and localised parking issues at peak times.

Site Assessment: H7 Land at Grange Park

	Indicator	Site Performance
Social Indicators	Distance to nearest bus stop	<200m
	Distance to nearest railway station	1 km or over
	Distance to nearest primary school	<400m
	Distance to nearest food shop	1km or over
	Proximity to defined on or off-road cycle route	1km or over
	Distance to nearest secondary school	<400m
	Distance to nearest town centre	<3km
	Bus frequency from nearest bus stop (Mon-Sat daytime)	30 minutes or less
	Train frequency from nearest station (Mon-Sat daytime)	30-59 minutes
	Accessibility to other basic services (GP, Post Office, Library, Bank and Pub)	At least 3 within 1.5km
	Accessibility to play area or park	<600m
Environmental Indicators	Land Designation	Playing Fields and Sports Grounds/no specific designation/Public Open Space/Local Centre
	Flood Zone	Zone 1
	Greenfield/Brownfield	Mixed
	SSSI	No
	Other Site of Nature Conservation Value	No
	Conservation Area	No
	Designated heritage assets on site (e.g. Listed Buildings)	No
	Non-designated heritage assets on site (e.g. Locally Listed Buildings)	No
Economic Indicators	Minerals Safeguarding Area	No
	Distance to nearest business park or employment concentration	<3km

Site reference	H8	
Site address	Former Dinmore Public House, Dinmore Avenue, Blackpool, FY3 7QW	
Ward	Park	
Site area	0.22 ha	
Site capacity	Up to 18 dwellings	
Type	Brownfield	



Site Description:

The site formerly housed the Dinmore Public House but the land has been cleared. The site is accessed off Dinmore Avenue and there are residential uses to the north, south, east and west of the site.

The south eastern section of the site (shaded red on the above plan) is located in Wyre Borough.

Housing Delivery:

This is a small cleared site with landowner interest in redevelopment and it could be delivered within five years.

Key Development Considerations:

- The site is identified in the Strategic Housing Land Availability Assessment as a site with potential for housing (since 2014).
- The site is in Flood Zone 1 (low risk) and the risk from surface water flooding for the site is very low.
- The site does not have any nature conservation designations.
- There are no heritage assets on site, or adjacent to the site.
- The site is accessed off Dinmore Avenue
- The site is in a landfill gas consultation zone.
- Part of the site falls in Wyre so planning applications should be submitted to both authorities.

Site Assessment: H8 Dinmore Public House, Dinmore Avenue

	Indicator	Site Performance
Social Indicators	Distance to nearest bus stop	<200m
	Distance to nearest railway station	1km or over
	Distance to nearest primary school	<400m
	Distance to nearest food shop	1km or over
	Proximity to defined on or off-road cycle route	1km or over
	Distance to nearest secondary school	<600m
	Distance to nearest town centre	<3km
	Bus frequency from nearest bus stop (Mon-Sat daytime)	30 minutes or less
	Train frequency from nearest station (Mon-Sat daytime)	30-59 minutes
	Accessibility to other basic services (GP, Post Office, Library, Bank and Pub)	At least 3 within 800m
	Accessibility to play area or park	<400m
Environmental Indicators	Land Designation	No specific designation
	Flood Zone	Zone 1 (low risk)
	Greenfield/Brownfield	Brownfield
	SSSI	No
	Other Site of Nature Conservation Value	No
	Conservation Area	No
	Designated heritage assets on site (e.g. Listed Buildings)	No
	Non-designated heritage assets on site (e.g. Locally Listed Buildings)	No

	Minerals Safeguarding Area	No
Economic Indicators	Distance to nearest business park or employment concentration	<3km

Site reference	H9	
Site address	Land at the junction of Coleridge Road and Talbot Road, FY1 3NR	
Ward	Claremont	
Site area	0.29	
Site capacity	Up to 25 dwellings	
Type	Brownfield	



Site Description:

This is a cleared former employment site. Residential uses lie to the north and west, with employment and residential use to the south. To the east lies the site of the former Devonshire Road Hospital, which is now vacant.

Housing Delivery:

A full planning application for a mix of affordable 1 bedroom apartments and 2 and 3 bedroom houses was received in August 2018 on this site. This application is currently under consideration. It is considered that residential development on this site could be delivered within five years.

Key Development Considerations:

- This is a cleared brownfield site in a prominent position.
- The site is in Flood Zone 1 (low risk) and is at very low risk of surface water flooding.
- The site does not have any nature conservation designations.
- The site can be accessed off George Street or Coleridge Road.
- The boundary treatment of the former Devonshire Road Hospital is locally listed. The impact of developing housing on the significance of this heritage asset will need consideration.

Site Assessment: H9 Land at Coleridge Road

	Indicator	Site Performance
Social Indicators	Distance to nearest bus stop	<400m
	Distance to nearest railway station	<1km
	Distance to nearest primary school	<400m
	Distance to nearest food shop	<200m
	Proximity to defined on or off-road cycle route	<1km
	Distance to nearest secondary school	>1km
	Distance to nearest town centre	<1km
	Bus frequency from nearest bus stop (Mon-Sat daytime)	15 minutes or less
	Train frequency from nearest station (Mon-Sat daytime)	30 minutes or less
	Accessibility to other basic services (GP, Post Office, Library, Bank and Pub)	At least 3 within 1.5km
	Accessibility to play area or park	<600m
Environmental Indicators	Land Designation	Defined Inner Area – no specific designation
	Flood Zone	Zone 1 (low risk)
	Greenfield/Brownfield	Brownfield
	SSSI	No
	Other Site of Nature Conservation Value	No
	Conservation Area	No
	Designated heritage assets on site (e.g. Listed Buildings)	No
	Non-designated heritage assets on site (e.g. Locally Listed Buildings)	In close proximity (Boundary wall and railings on former Devonshire Road Hospital site)
Minerals Safeguarding Area	No	
Economic Indicators	Distance to nearest business park or employment concentration	<1km

Site reference	H10	
Site address	Land off George Street, Blackpool	
Ward	Brunswick	
Site area	0.14 ha	
Site capacity	Up to 14 units	
Type	Brownfield	



Site Description:

This is a cleared vacant employment site that is adjacent to employment uses to the north and east and residential uses to the south and west.

Housing Delivery:

There is a small vacant site with landowner interest in redevelopment, which could be delivered within five years.

Key Development Considerations:

- The site is identified in the Strategic Housing Land Availability Assessment as part of a larger site with potential for housing (since 2008).
- The site is in Flood Zone 1 (low risk) and is at very low risk of surface water flooding.
- The site does not have any nature conservation designations.
- There are no heritage assets on site, or adjacent to the site.
- The site should be accessed off George Street or Coleridge Road.
- The site is adjacent to industrial units.

Site Assessment: H10 Land off George Street

	Indicator	Site Performance
Social Indicators	Distance to nearest bus stop	<200m
	Distance to nearest railway station	<800m
	Distance to nearest primary school	<400m
	Distance to nearest food shop	<400m
	Proximity to defined on or off-road cycle route	>1km
	Distance to nearest secondary school	>1km
	Distance to nearest town centre	<1km
	Bus frequency from nearest bus stop (Mon-Sat daytime)	15 minutes or less
	Train frequency from nearest station (Mon-Sat daytime)	30 minutes or less
	Accessibility to other basic services (GP, Post Office, Library, Bank and Pub)	At least 3 within 1.5km
	Accessibility to play area or park	<600m
Environmental Indicators	Land Designation	Defined Inner Area – no specific designation
	Flood Zone	Zone 1
	Greenfield/Brownfield	Brownfield
	SSSI	No
	Other Site of Nature Conservation Value	No
	Conservation Area	No
	Designated heritage assets on site (e.g. Listed Buildings)	No
	Non-designated heritage assets on site (e.g. Locally Listed Buildings)	No
Minerals Safeguarding Area	No	
Economic Indicators	Distance to nearest business park or employment concentration	<1km

Site reference	H11	
Site address	190 – 194 Promenade, Blackpool, FY1 1RJ	
Ward	Claremont	
Site area	0.12 ha	
Site capacity	Up to 15 dwellings	
Type	Brownfield	



Site Description:

This is a prominent site on the Promenade that was formerly occupied by a hotel. The hotel has been demolished and the site is currently in use as a temporary car park.

The Promenade lies to the west and there are residential uses directly to the south, east and north. The site lies just outside of the designated North Town Centre Main Holiday Accommodation Area centred on Banks Street to the north east.

Housing Delivery:

The site is subject to a pending planning application (18/0617) for the continued use of the land as a temporary car park for a further 3 years. The site was subject to a planning application (11/0056) for 15 flats which was recommended for approval, but was withdrawn

in 2017. There is landowner interest in redevelopment for housing. It is a small site and could be delivered within the plan period.

Key Development Considerations:

- The site is brownfield and is identified in the Strategic Housing Land Availability Assessment as a site with potential for housing development (since 2014).
- The site is in Flood Zone 1 (low risk) and is at very low risk of surface water flooding.
- The site does not have any nature conservation designations.
- There are no heritage assets on site, or adjacent to the site.
- The site is accessed off Banks Street.

Site Assessment: H11 190 – 194 Promenade

	Indicator	Site Performance
Social Indicators	Distance to nearest bus stop	<200m
	Distance to nearest railway station	<800m
	Distance to nearest primary school	>600m
	Distance to nearest food shop	<600m
	Proximity to defined on or off-road cycle route	<100m
	Distance to nearest secondary school	>1km
	Distance to nearest town centre	<1km
	Bus frequency from nearest bus stop (Mon-Sat daytime)	30 minutes or less
	Train frequency from nearest station (Mon-Sat daytime)	30 minutes or less
	Accessibility to other basic services (GP, Post Office, Library, Bank and Pub)	At least 3 within 400m
	Accessibility to play area or park	>600m
Environmental Indicators	Land Designation	Defined Inner Area – no specific designation
	Flood Zone	Zone 1 (low risk)
	Greenfield/Brownfield	Brownfield
	SSSI	No
	Other Site of Nature Conservation Value	No
	Conservation Area	No
	Designated heritage assets on site (e.g. Listed Buildings)	No
	Non-designated heritage assets on site (e.g. Locally Listed Buildings)	No
Minerals Safeguarding Area	No	
Economic Indicators	Distance to nearest business park or employment concentration	<1km

Site reference	H12	
Site address	Former Allandale Hotel, Continental & Carlton House Hotels, Abingdon St. FY1 1DA	
Ward	Claremont	
Site area	0.04	
Site capacity	6 dwellings	
Type	Brownfield	



Site Description:

This site consists of former holiday accommodation located within the town centre. There are a mix of uses surrounding the site. The Central Library and Art Gallery lie to the east and the former job centre offices lie to the south east. Queen Street to the south and Abingdon Street to the east are home to a mix of uses including bars, shops, offices, restaurants, and takeaways.

Housing Delivery:

The site is owned in part by the local authority. This is a relatively small site and development could be delivered within 5 years, once the buildings on site have been demolished.

Key Development Considerations:

- This is a brownfield site that is located in the designated town centre in a mixed use zone.
- The existing buildings on site would need to be demolished in order to facilitate a new build housing scheme.
- The site is in Flood Zone 1 (low risk) and the risk from surface water flooding for the site is very low.
- The site does not have any nature conservation designations.
- The site is accessed off Abingdon Street.
- The site lies within the Town Centre Conservation Area opposite the Grade 2 Listed Central Library and Art Gallery. The impact of developing housing on the significance of these heritage assets will need consideration.

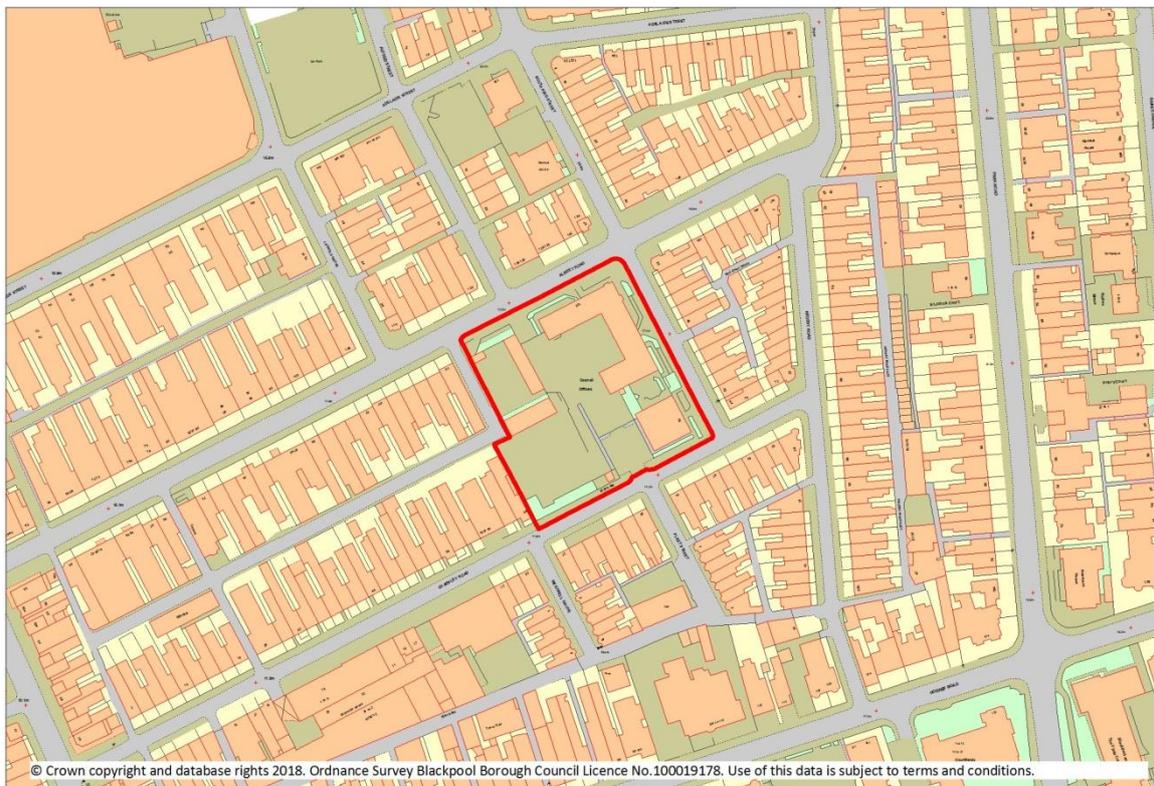
Site Assessment: H12 Former Allandale Hotel, Abingdon Street

	Indicator	Site Performance
Social Indicators	Distance to nearest bus stop	<200m
	Distance to nearest railway station	<400m
	Distance to nearest primary school	<600m
	Distance to nearest food shop	<400m
	Proximity to defined on or off-road cycle route	<500m
	Distance to nearest secondary school	2km or over
	Distance to nearest town centre	<1km
	Bus frequency from nearest bus stop (Mon-Sat daytime)	15 minutes or less
	Train frequency from nearest station (Mon-Sat daytime)	30 minutes or less
	Accessibility to other basic services (GP, Post Office, Library, Bank and Pub)	At least 3 within 400m
	Accessibility to play area or park	1km or over
Environmental Indicators	Land Designation	Defined Inner Area – Mixed Use Zone
	Flood Zone	Zone 1 (low risk)
	Greenfield/Brownfield	Brownfield
	SSSI	No
	Other Site of Nature Conservation Value	No
	Conservation Area	Yes
	Designated heritage assets on site (e.g.	In close proximity (Grade 2

Site Assessment: H12 Former Allandale Hotel, Abingdon Street

	Indicator	Site Performance
	Listed Buildings)	listed Central Library & Art Gallery)
	Non-designated heritage assets on site (e.g. Locally Listed Buildings)	No
	Minerals Safeguarding Area	No
Economic Indicators	Distance to nearest business park or employment concentration	<1km

Site reference	H13
Site address	Blackpool Council Offices, South King Street, Blackpool, FY1 4PW
Ward	Talbot
Site area	0.65 ha
Site capacity	Up to 52 dwellings
Type	Brownfield



Site Description:

This site is located within the defined inner area in close proximity to the town centre. There are municipal offices on the site, which are currently occupied, together with associated car parking.

The site is outside of, but adjacent to, the designated South Town Centre Main Holiday Accommodation Area, which has a high concentration of holiday accommodation uses. Charnley Road to the south and Albert Road to the west in particular have high concentrations of holiday accommodation in the form of hotels and guesthouses. To the east the area is more residential in nature and there a mix of uses including holiday accommodation and residential uses to the north.

Housing Delivery:

The site is owned by the local authority. Existing uses would need to be relocated for housing to be delivered on site. This is a relatively small site and development could be delivered within five years.

Key Development Considerations:

- This is a brownfield site and existing uses would need to be relocated and buildings demolished in order to facilitate a comprehensive redevelopment scheme.
- The site is in Flood Zone 1 (low risk) and the risk from surface water flooding for the majority of the site is very low, with small pockets that are at low risk.
- The site does not have any nature conservation designations.
- There are no heritage assets on site, or adjacent to the site.
- The site is accessed off Albert Road/Charnley Road.
- Development would need to take account of the changes in gradient on the site, which rises from west to east.

Site Assessment: H13 South King Street

	Indicator	Site Performance
Social Indicators	Distance to nearest bus stop	<400m
	Distance to nearest railway station	<800m
	Distance to nearest primary school	<400m
	Distance to nearest food shop	<400m
	Proximity to defined on or off-road cycle route	<1km
	Distance to nearest secondary school	>1km
	Distance to nearest town centre	<1km
	Bus frequency from nearest bus stop (Mon-Sat daytime)	15 minutes or less
	Train frequency from nearest station (Mon-Sat daytime)	30 minutes or less
	Accessibility to other basic services (GP, Post Office, Library, Bank and Pub)	At least 3 within 400m
	Accessibility to play area or park	<1km
Environmental Indicators	Land Designation	Defined Inner Area – no specific designation
	Flood Zone	Zone 1
	Greenfield/Brownfield	Brownfield
	SSSI	No
	Other Site of Nature Conservation Value	No
	Conservation Area	No
	Designated heritage assets on site (e.g. Listed Buildings)	No
	Non-designated heritage assets on site (e.g. Locally Listed Buildings)	No

Site Assessment: H13 South King Street

	Indicator	Site Performance
	Minerals Safeguarding Area	No
Economic Indicators	Distance to nearest business park or employment concentration	<1km

Site reference	H14	
Site address	Car Park, Bethesda Road, Blackpool, FY1 5DT	
Ward	Bloomfield	
Site area	0.13	
Site capacity	Up to 13 dwellings	
Type	Brownfield	



Site Description:

This site is located within the defined inner area and is currently in use as a car park. It is in a prominent position bordered by Central Drive, Bethesda Road and Erdington Road. Retail units were located on the eastern section of the site, but these have been demolished.

There are a mix of uses in the surrounding area. Residential uses are located to the south west and the Central Drive local centre lies to the south east. There are a mix of retail units/ takeaways/commercial uses to the north and north east.

Housing Delivery:

The site is owned by the local authority. It is a small site where properties have been cleared and development could be delivered within five years.

Key Development Considerations:

- This is a cleared brownfield site.
- The site is in Flood Zone 1 (low risk) and is at very low or low risk of surface water flooding.
- The site does not have any nature conservation designations.
- There are no heritage assets on site, or adjacent to the site.
- The site is accessed off Erdington Road.

Site Assessment: H14 Bethesda Road Car Park

	Indicator	Site Performance
Social Indicators	Distance to nearest bus stop	<200m
	Distance to nearest railway station	1km or over
	Distance to nearest primary school	<600m
	Distance to nearest food shop	<200m
	Proximity to defined on or off-road cycle route	<500m
	Distance to nearest secondary school	1km or over
	Distance to nearest town centre	<1km
	Bus frequency from nearest bus stop (Mon-Sat daytime)	15 minutes or less
	Train frequency from nearest station (Mon-Sat daytime)	30 minutes or less
	Accessibility to other basic services (GP, Post Office, Library, Bank and Pub)	At least 3 within 400m
	Accessibility to play area or park	<1km
Environmental Indicators	Land Designation	Defined Inner Area – no specific designation
	Flood Zone	Zone 1 (low risk)
	Greenfield/Brownfield	Brownfield
	SSSI	No
	Other Site of Nature Conservation Value	No
	Conservation Area	No
	Designated heritage assets on site (e.g. Listed Buildings)	No
	Non-designated heritage assets on site (e.g. Locally Listed Buildings)	No
Minerals Safeguarding Area	No	
Economic Indicators	Distance to nearest business park or employment concentration	<1km

Site reference	H15	
Site address	Tram Depot, Rigby Road Blackpool Transport Services, Rigby Road, Blackpool, FY1 5DD	
Ward	Bloomfield	
Site area	2.61 ha	
Site capacity	Up to 100 dwellings	
Type	Brownfield	



Site Description:

This site is actively in use as a bus and tram depot. A locally listed Art Deco office building is located in the north eastern section of the site and much of the remainder of the site comprises bus and tram depot facilities with the tramway connecting to the site. There is a surface level car park in the north western section of the site.

The Foxhall Village Housing Development lies to the north, there is a large retail unit with associated car parking to the west, residential and holiday accommodation properties to the south along Lonsdale Road and the Seaside Way Car Park to the east.

Housing Delivery:

The site is owned by the local authority and is in active use by Blackpool Transport Services as a bus depot and tram depot. The development of any housing on the site would require the relocation of some, or all, of these uses. Relocation options have been considered, but movement off the site is unlikely in the short term. If any of the uses are successfully relocated, partial redevelopment, or redevelopment, could deliver housing towards the end of the plan period.

Key Development Considerations:

- This large brownfield site is identified in the Strategic Housing Land Availability Assessment as a site with potential for housing (since 2014).
- Relocation of some, or all, of the existing uses on site would need to occur before site clearance could commence.
- The site does not have any nature conservation designations.
- The site is accessed off Rigby Road and Blundell Street.
- Much of the site is in Flood Zone 3 (high risk). Therefore, as specified in national policy, a sequential test will need to be applied and then, if necessary, the exception test. For the exception test to be passed it will need to be demonstrated that the development would provide wider sustainability benefits to the community that outweigh the flood risk and that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere.
- There are likely to be land contamination issues given the nature of the previous use.
- There is a locally listed office block on the north western corner of the site. The impact of developing housing on the significance of this heritage asset will need consideration, if it is retained as part of a scheme.

Site Assessment: H15 Tram Depot, Rigby Road

	Indicator	Site Performance
Social Indicators	Distance to nearest bus stop	<400m
	Distance to nearest railway station	1km or over
	Distance to nearest primary school	<600m
	Distance to nearest food shop	<200m
	Proximity to defined on or off-road cycle route	<500m
	Distance to nearest secondary school	1km or over
	Distance to nearest town centre	<3km
	Bus frequency from nearest bus stop (Mon-Sat daytime)	15 minutes or less
	Train frequency from nearest station (Mon-Sat daytime)	Hourly
	Accessibility to other basic services (GP, Post Office, Library, Bank and Pub)	At least 3 within 1.5km
	Accessibility to play area or park	<600m

Site Assessment: H15 Tram Depot, Rigby Road

	Indicator	Site Performance
Environmental Indicators	Land Designation	Defined Inner Area – no specific designation
	Flood Zone	Part Zone 3 (high risk)
	Greenfield/Brownfield	Brownfield
	SSSI	No
	Other Site of Nature Conservation Value	No
	Conservation Area	
	Designated heritage assets on site (e.g. Listed Buildings)	No
	Non-designated heritage assets on site (e.g. Locally Listed Buildings)	Yes
	Minerals Safeguarding Area	No
Economic Indicators	Distance to nearest business park or employment concentration	<3km

Site reference	H16	
Site address	Whitegate Manor, Whitegate Drive, Blackpool FY3 9JL	
Ward	Tyldesley	
Site area	0.31 ha	
Site capacity	Up to 16 dwellings	
Type	Brownfield	



Site Description:

This site is located in a prominent position fronting Whitegate Drive. The existing buildings are currently being used by Blackpool Council, but relocation is intended. The Blackpool Centre for Independent Living is located to the north west of the site and residential uses lie to the north east, south east and south west. There are a number of mature trees running along the perimeter of the site on Ferguson Road and Whitegate Drive.

Housing Delivery:

The site is owned by the local authority. Demolition would need to take place in order to facilitate new build development. This is a relatively small site and development could be delivered within five years.

Key Development Considerations:

- This is a brownfield site and the existing buildings would need to be demolished in order to facilitate a newbuild housing scheme.
- The site is in Flood Zone 1 (low risk) and the risk from surface water flooding for the site is very low.
- The site does not have any nature conservation designations.
- There are no heritage assets on site, or adjacent to the site.
- The site is accessed off Whitegate Drive or Ferguson Road.
- The mature trees around the perimeter of the site should be retained.

Site Assessment: H16 Whitegate Manor, Whitegate Drive

	Indicator	Site Performance
Social Indicators	Distance to nearest bus stop	<200m
	Distance to nearest railway station	>1km
	Distance to nearest primary school	<400m
	Distance to nearest food shop	<200m
	Proximity to defined on or off-road cycle route	<100m
	Distance to nearest secondary school	>1km
	Distance to nearest town centre	<3km
	Bus frequency from nearest bus stop (Mon-Sat daytime)	30 minutes or less
	Train frequency from nearest station (Mon-Sat daytime)	Hourly
	Accessibility to other basic services (GP, Post Office, Library, Bank and Pub)	At least 3 within 800m
	Accessibility to play area or park	<600m
Environmental Indicators	Land Designation	No specific designation
	Flood Zone	Zone 1 (low risk)
	Greenfield/Brownfield	Brownfield
	SSSI	No
	Other Site of Nature Conservation Value	No
	Conservation Area	No
	Designated heritage assets on site (e.g. Listed Buildings)	No
	Non-designated heritage assets on site (e.g. Locally Listed Buildings)	No
Economic Indicators	Minerals Safeguarding Area	No
	Distance to nearest business park or employment concentration	<1km

Site reference	H17
Site address	Land to the rear of 69-85 Kipling Drive, Blackpool
Ward	Marton
Site area	0.28 ha
Site capacity	Up to 14 dwellings
Type	Greenfield



Site Description:

This is a small area of open space to the rear of residential properties on Kipling Drive. The site is fenced off and overgrown, but can be accessed by pedestrians using a footpath from Kipling Drive, which runs along the western boundary of the site. The Kipling Court sheltered housing scheme lies to the west of the site and Marton Mere holiday park lies to the north east. The holiday park is currently being extended (additional caravans) onto the open space to the north of this site. When this work is complete, this parcel of land will be surrounded by development. The extension work is currently taking place and is not reflected on the plan or aerial photograph. Stanley Primary School playing fields lie to the south of the site on the opposite side of Kipling Drive.

The site can currently only be accessed by pedestrians and a small section of the curtilage of Kipling Court is required to enable vehicular access. The site rises from north to south.

Housing Delivery:

The site and neighbouring Kipling Court are owned by the local authority. This is a small site and development could be delivered within 5 years.

Key Development Considerations:

- This site is identified in the Strategic Housing Land Availability Assessment as a site with potential for housing (since 2014).
- The site lies within Flood Zone 1 (low risk) and it is at a very low risk of surface water flooding.
- The site itself does not have any nature conservation designations and isn't adjacent to sites with designations, but it is greenfield and its biodiversity value will need to be appraised and the potential ecological impacts of development considered.
- There are no heritage assets on site, or adjacent to the site.
- The site is part of land that is currently designated as open land meeting community and recreation needs. It is included as part of a much larger area of open space that is classified as natural and semi-natural greenspace in the 2018 Blackpool Open Space Assessment. This open space as a whole is classified as good quality. However, the site itself is neglected, overgrown and isolated by the holiday park extension to the north. Overall, open space provision in Marton ward meets or exceeds the proposed Borough standard and the amount of natural and semi-natural greenspace considerably exceeds the proposed Borough standard.
- Access to the site should be off Kipling Drive and would need to incorporate some of the curtilage of Kipling Court.
- There are no designated public rights of way, but a public footpath runs through the site, which provides access to Marton Mere to the north.

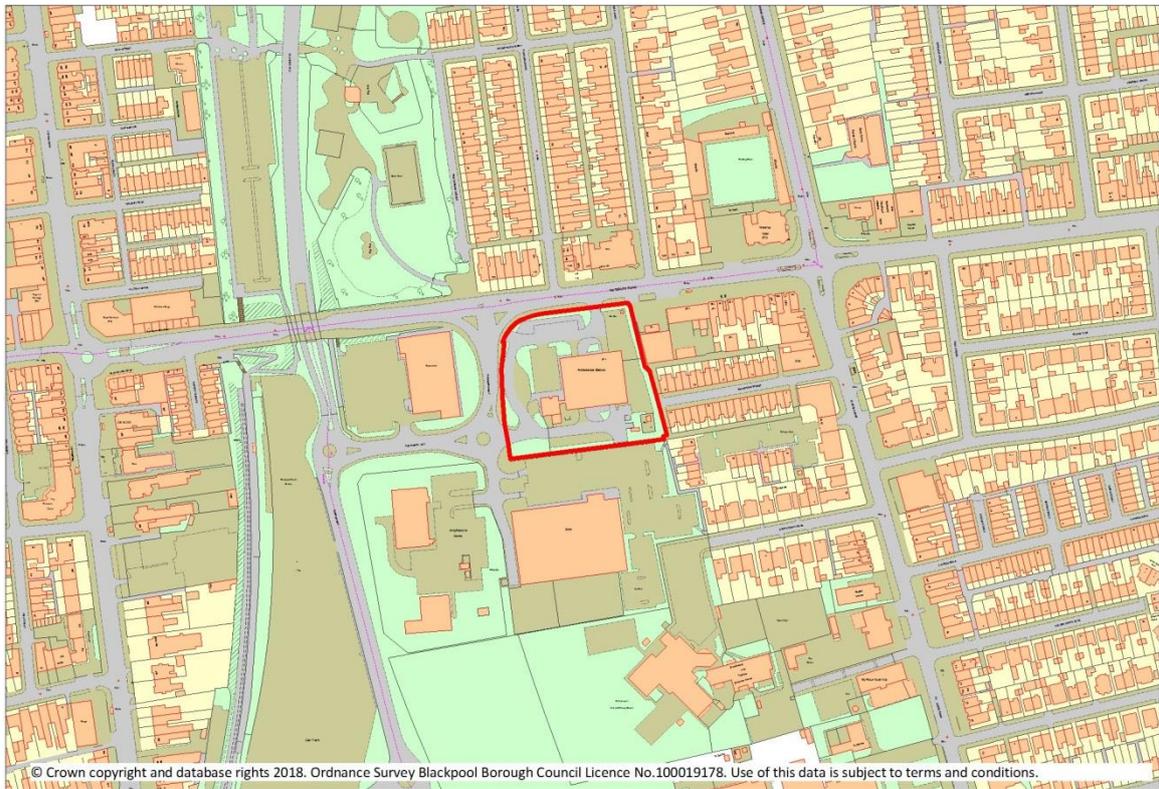
Site Assessment: H17 Land off Kipling Drive

	Indicator	Site Performance
Social Indicators	Distance to nearest bus stop	<200m
	Distance to nearest railway station	2km or over
	Distance to nearest primary school	<200m
	Distance to nearest food shop	1km or over
	Proximity to defined on or off-road cycle route	2km or over
	Distance to nearest secondary school	>1km or over
	Distance to nearest town centre	<4km
	Bus frequency from nearest bus stop (Mon-Sat daytime)	30 minutes or less
	Train frequency from nearest station (Mon-Sat daytime)	Hourly
	Accessibility to other basic services (GP, Post Office, Library, Bank and Pub)	At least 3 within 1.5km

Site Assessment: H17 Land off Kipling Drive

	Indicator	Site Performance
	Accessibility to play area or park	<200m
Environmental Indicators	Land Designation	Open Land Meeting Community and Recreational Needs
	Flood Zone	Zone 1
	Greenfield/Brownfield	Greenfield
	SSSI	No
	Other Site of Nature Conservation Value	No
	Conservation Area	No
	Designated heritage assets on site (e.g. Listed Buildings)	No
	Non-designated heritage assets on site (e.g. Locally Listed Buildings)	No
Minerals Safeguarding Area	No	
Economic Indicators	Distance to nearest business park or employment concentration	<3km

Site reference	H18	
Site address	Blackpool Ambulance Station, Parkinson Way, Blackpool, FY4 2AZ	
Ward	Victoria	
Site area	0.86	
Site capacity	Up to 34 dwellings	
Type	Brownfield	



Site Description:

This site is currently occupied by Blackpool Ambulance Station. It is in a prominent position on Waterloo Road/Parkinson Way.

Residential properties lie to the south east and east. There are a mix of uses in the surrounding area including retail to the south and west, vehicle repair and residential to the east and residential to the north.

Housing Delivery:

The site is currently occupied, but the Ambulance Service are looking at options to relocate. If relocation occurs the site should become available in the next two years.

Key Development Considerations:

- This is a brownfield site. The Ambulance Station would need to be relocated and buildings on site demolished in order to facilitate a redevelopment scheme.
- The site is in Flood Zone 1 (low risk) and is at very low risk of surface water flooding.
- The site does not have any nature conservation designations.
- There are no heritage assets on site, or adjacent to the site.
- The site is accessed off Parkinson Way/Waterloo Road.

Site Assessment: H18 Ambulance Station, Parkinson Way

	Indicator	Site Performance
Social Indicators	Distance to nearest bus stop	<200m
	Distance to nearest railway station	<400m
	Distance to nearest primary school	<600m
	Distance to nearest food shop	<200m
	Proximity to defined on or off-road cycle route	<1km
	Distance to nearest secondary school	<600m
	Distance to nearest town centre	<3km
	Bus frequency from nearest bus stop (Mon-Sat daytime)	15 minutes or less
	Train frequency from nearest station (Mon-Sat daytime)	Hourly
	Accessibility to other basic services (GP, Post Office, Library, Bank and Pub)	At least 3 within 800m
Accessibility to play area or park	<200m	
Environmental Indicators	Land Designation	No specific designation
	Flood Zone	Zone 1 (low risk)
	Greenfield/Brownfield	Brownfield
	SSSI	No
	Other Site of Nature Conservation Value	No
	Conservation Area	No
	Designated heritage assets on site (e.g. Listed Buildings)	No
	Non-designated heritage assets on site (e.g. Locally Listed Buildings)	No
Minerals Safeguarding Area	No	
Economic Indicators	Distance to nearest business park or employment concentration	<1km

Site reference	H19
Site address	Former Grand Hotel, Station Road, Blackpool, FY4 1EU
Ward	Waterloo
Site area	0.13 ha
Site capacity	Up to 13 dwellings
Type	Brownfield



Site Description:

The site is a prominent vacant corner plot fronting Station Road and Lytham Road. The Grand Hotel used to stand on the site. Three storey holiday accommodation and residential development lie to the north, west and south and small scale retail development in a local centre lies to the south east. A public car park lies to the east across Lytham Road.

Housing Delivery:

This is a prominent site in need of redevelopment. As a small cleared site development could be delivered within 5 years.

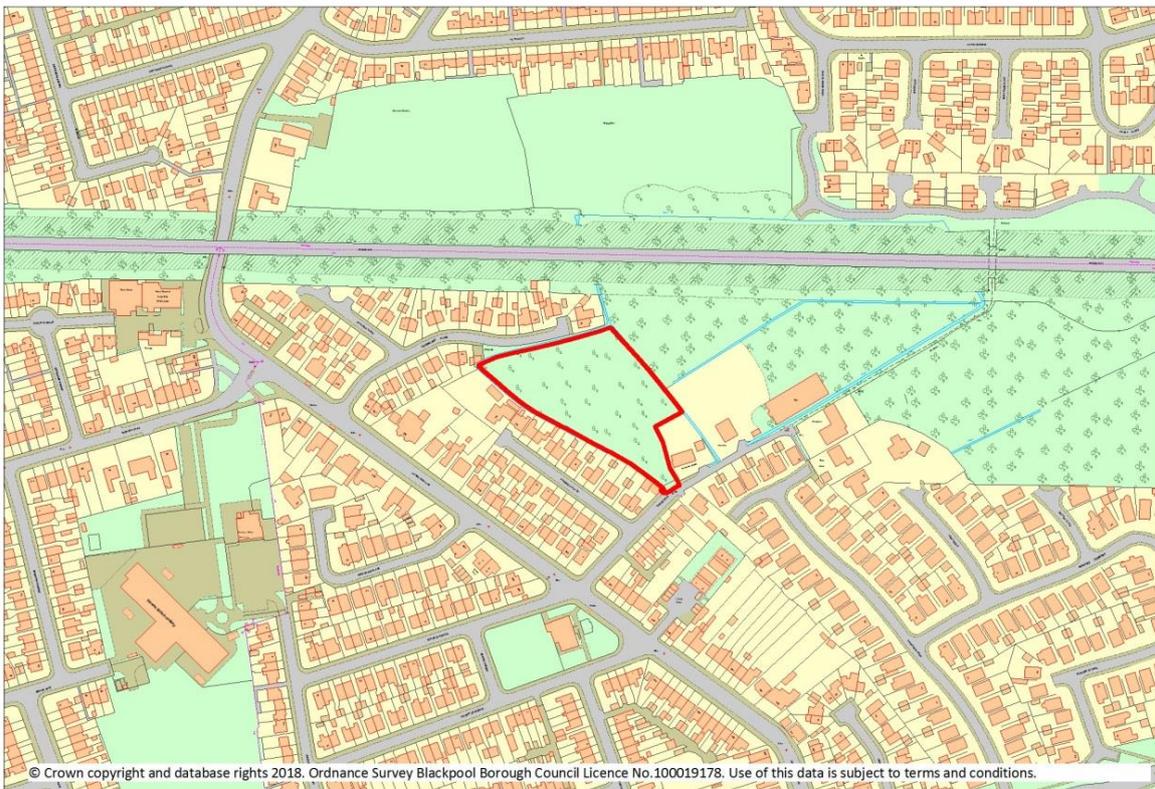
Key Development Considerations:

- This brownfield site is identified in the Strategic Housing Land Availability Assessment as a site with potential for housing development (since 2011).
- It is a vacant cleared site in a prominent position.
- The site is in Flood Zone 1 (low risk) and is at very low risk of surface water flooding.
- The site does not have any nature conservation designations.
- There are no heritage assets on site, or adjacent to the site.
- The site is currently in a Local Centre but local centres are currently under review.
- The site should be accessed off Station Road.

Site Assessment: H19 Former Grand Hotel, Station Road

	Indicator	Site Performance
Social Indicators	Distance to nearest bus stop	<200m
	Distance to nearest railway station	<800m
	Distance to nearest primary school	<400m
	Distance to nearest food shop	600m or over
	Proximity to defined on or off-road cycle route	<500m
	Distance to nearest secondary school	1km or over
	Distance to nearest town centre	<3km
	Bus frequency from nearest bus stop (Mon-Sat daytime)	15 minutes or less
	Train frequency from nearest station (Mon-Sat daytime)	Hourly
	Accessibility to other basic services (GP, Post Office, Library, Bank and Pub)	At least 3 within 1.5km
	Accessibility to play area or park	<600m
Environmental Indicators	Land Designation	Defined Inner Area – Local Centre
	Flood Zone	Zone 1 (low risk)
	Greenfield/Brownfield	Brownfield
	SSSI	No
	Other Site of Nature Conservation Value	No
	Conservation Area	No
	Designated heritage assets on site (e.g. Listed Buildings)	No
	Non-designated heritage assets on site (e.g. Locally Listed Buildings)	No
Minerals Safeguarding Area	No	
Economic Indicators	Distance to nearest business park or employment concentration	<1km

Site reference	H20	
Site address	Land at Rough Heys Lane, Blackpool	
Ward	Stanley	
Site area	0.67 ha	
Site capacity	Up to 27 dwellings	
Type	Greenfield	



Site Description:

The land is a parcel of open land to the south of Yeadon Way. Residential development lies to the north, south and west. Open land lies to the north east. There are drainage ditches running around the perimeter of the site to the north, west and east.

Housing Delivery:

The site is owned by the local authority. This is a relatively small site and development could be delivered within 5 years.

Key Development Considerations:

- The site lies within Flood Zone 1 (low risk). The majority of the site has a very low risk of surface water flooding, but the north eastern section is low risk.
- The site itself does not have any nature conservation designations, but it is a greenfield site bordered by drainage ditches and its biodiversity value will need to be appraised and the potential ecological impacts of development considered.
- There are no heritage assets on site, or adjacent to the site.
- Access to the site is off Rough Heys Lane.
- The site is currently designated as new open space provision although there is no public access and it is classified as poor quality in the 2018 Blackpool Open Space Assessment. There are similar areas of open space immediately to the east of this site. Overall, open space provision in Stanley ward falls just short of the proposed Borough standard as set out the 2018 Blackpool Open Space Assessment, but this study does not assess the countryside at Marton Moss, which fulfils a range of open space functions in the ward.
- The trees, hedges and drainage ditches around the perimeter of the site should be retained.
- The site is in a landfill gas consultation zone.

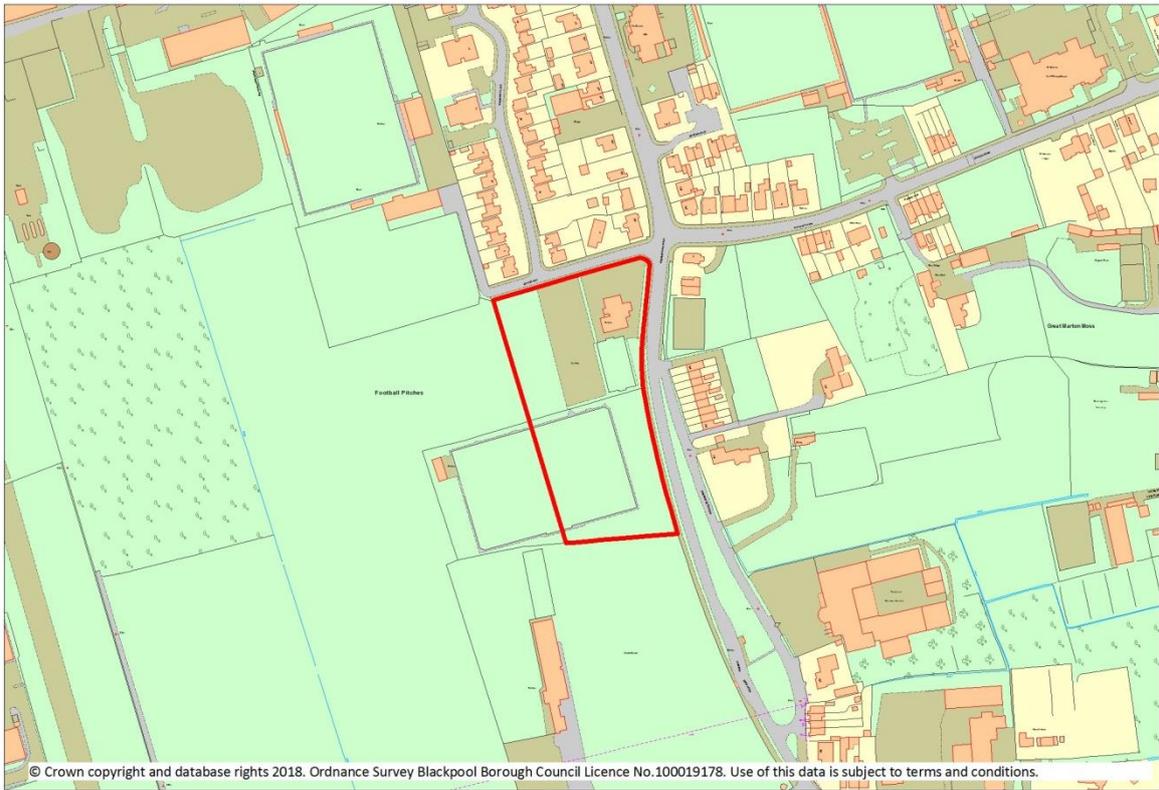
Site Assessment: H2O Land at Rough Heys Lane

	Indicator	Site Performance
Social Indicators	Distance to nearest bus stop	<200m
	Distance to nearest railway station	2km or over
	Distance to nearest primary school	<400m
	Distance to nearest food shop	<600m
	Proximity to defined on or off-road cycle route	1km or over
	Distance to nearest secondary school	>600m
	Distance to nearest town centre	<4km
	Bus frequency from nearest bus stop (Mon-Sat daytime)	30 minutes or less
	Train frequency from nearest station (Mon-Sat daytime)	Hourly
	Accessibility to other basic services (GP, Post Office, Library, Bank and Pub)	At least 3 within 1.5km
	Accessibility to play area or park	1km or over
Environmental Indicators	Land Designation	New Open Space Provision
	Flood Zone	Zone 1 (low risk)
	Greenfield/Brownfield	Greenfield
	SSSI	No
	Other Site of Nature Conservation Value	No
	Conservation Area	No
	Designated heritage assets on site (e.g. Listed Buildings)	No
	Non-designated heritage assets on site (e.g.	No

Site Assessment: H20 Land at Rough Heys Lane

	Indicator	Site Performance
	Locally Listed Buildings)	
	Minerals Safeguarding Area	No
Economic Indicators	Distance to nearest business park or employment concentration	<3km

Site reference	H21	
Site address	Land at Jepson Way/Common Edge Road, Blackpool	
Ward	Stanley	
Site area	1.42 ha	
Site capacity	57 dwellings	
Type	Mixed	



Site Description:

The site is on the edge of the built up area. It forms part of the Blackpool Airport Enterprise Zone and is included in the illustrative masterplan as a parcel for residential development. This land is currently home to a number of football pitches, associated changing facilities and car parking, accessed off Jepson Way, with Common Edge Road to the east.

Residential properties lie to the north and on the opposite side of Common Edge Road to the east. A cricket pitch lies to the south. Employment uses are proposed to the west as part of the Enterprise Zone development.

Housing Delivery:

The site is owned by the local authority. The Enterprise Zone illustrative masterplan identifies the site for housing, with relocated and improved playing pitches and facilities to be provided to the south of the site. The development could be delivered within 5 years.

Key Development Considerations:

- The site is in Flood Zone 1 (low risk) and the risk from surface water flooding is very low.
- The site is part brownfield/part greenfield.
- The site does not have any nature conservation designations, but its biodiversity value will need to be appraised and the potential ecological impacts of development considered.
- There are no heritage assets on site, or adjacent to the site.
- The site currently has designations including protected playing fields and public open space. The playing fields and football club will be relocated to the south as identified in the Enterprise Zone masterplan.
- The site is currently in the Green Belt, but it is proposed to remove this parcel of land from this designation. The land is not considered to meet the specific purpose of the Green Belt. It is well contained, surrounded by existing urban development to 75% of its boundaries. The boundaries to the parcel are strong consisting of existing urban areas and additionally Common Edge Road on its eastern boundary. As such it does not play a role in separating neighbouring towns and its removal will not affect the gap between Blackpool and St Annes. Further details can be found in the October 2018 draft Local Green Belt Review Assessment.
- The site is in a landfill gas consultation zone.
- The site is accessed off Jepson Way.

Site Assessment: H21 Land at Enterprise Zone, Jepson Way

	Indicator	Site Performance
Social Indicators	Distance to nearest bus stop	<200m
	Distance to nearest railway station	2km or over
	Distance to nearest primary school	<400m
	Distance to nearest food shop	1km or over
	Proximity to defined on or off-road cycle route	2km or over
	Distance to nearest secondary school	1km or over
	Distance to nearest town centre	<4km
	Bus frequency from nearest bus stop (Mon-Sat daytime)	30 minutes or less
	Train frequency from nearest station (Mon-Sat daytime)	Hourly
	Accessibility to other basic services (GP, Post Office, Library, Bank and Pub)	1-2 basic services within 1.5km

Site Assessment: H21 Land at Enterprise Zone, Jepson Way

	Indicator	Site Performance
	Accessibility to play area or park	1km or over
Environmental Indicators	Land Designation	Green Belt (Proposed for deletion)/Playing Fields and Sports Grounds/Public Open Space
	Flood Zone	Zone 1 (low risk)
	Greenfield/Brownfield	Mixed
	SSSI	No
	Other Site of Nature Conservation Value	No
	Conservation Area	No
	Designated heritage assets on site (e.g. Listed Buildings)	No
	Non-designated heritage assets on site (e.g. Locally Listed Buildings)	No
	Minerals Safeguarding Area	No
Economic Indicators	Distance to nearest business park or employment concentration	<3km

Site reference	H22	
Site address	Land at former National Savings & Investment Site, Preston Road, Blackpool, FY3 9YP	
Ward	Marthon	
Site area	3.2 ha	
Site capacity	Approximately 90 dwellings	
Type	Brownfield	



Site Description:

This land forms part of the former National Savings & Investment (NS & I) site. Outline permission (Application 15/0420) was granted in October 2016 for commercial uses on this land as part of a hybrid application that also included 118 dwellings to the north west that were subject to a full application. These dwellings are now under construction. The site was previously occupied by National Savings and Investment (NS & I) buildings, but these have been cleared. The site is temporarily in use as a site compound for the residential development and has been put forward for further residential development instead of the permitted commercial development.

A spine road has been constructed through the site to enable access to:

- the residential development that is under construction
- the permitted commercial development
- The retained NS & I Offices to the north west

The site is bordered by the residential development that is under construction to the west and north west, established residential uses on Mythop Road to the east, caravans at the Marton Mere Holiday Village to the north and a car park for the retained NS & I buildings to the north west. There are a number of mature trees running around the southern, eastern and northern boundaries of the site.

Housing Delivery:

The site has been put forward for housing as part of the Call for Site process by a housebuilder. The information on the submitted Call for Sites form indicates that the land has been marketed by property agents for 18 months for the commercial uses permitted, but that there has been limited interest in commercial development on the site. It states that there are no technical constraints to housing delivery, the site has been remediated and that housing development could start on site within five years.

Key Development Considerations:

- This is a brownfield site that is currently allocated as a main industrial/business area and it has outline planning permission for commercial uses. However, marketing information has been submitted that suggests that there is limited interest in commercial development on this site.
- The site is accessed off a new spine road that has a signal controlled junction with Preston New Road.
- The site is in Flood Zone 1 (low risk). The majority of the site is at very low risk for surface water flooding, but some very small parts of the site are at low to medium risk of surface water flooding.
- The site does not have any nature conservation designations.
- There are no heritage assets on site. The NS & I buildings were locally listed but have now been demolished. The site is to the rear of properties at 2 – 4 Mythop Road, which are locally listed. The impact of developing housing on the significance of these heritage assets will need consideration.

Site Assessment: H22 NS & I Site, Preston New Road

	Indicator	Site Performance
Social Indicators	Distance to nearest bus stop	<200m
	Distance to nearest railway station	2km or over
	Distance to nearest primary school	600m or over
	Distance to nearest food shop	1km or over
	Proximity to defined on or off-road cycle route	1km or over
	Distance to nearest secondary school	1km or over
	Distance to nearest town centre	<5km
	Bus frequency from nearest bus stop (Mon-Sat daytime)	30 minutes or less
	Train frequency from nearest station (Mon-Sat daytime)	Hourly
	Accessibility to other basic services (GP, Post Office, Library, Bank and Pub)	At least 3 within 800m
	Accessibility to play area or park	<1km
Environmental Indicators	Land Designation	Main Industrial/Business Area
	Flood Zone	Zone 1 (low risk)
	Current/former land use	Brownfield
	SSSI	No
	Other Site of Nature Conservation Value	No
	Conservation Area	No
	Designated heritage assets on site (e.g. Listed Buildings)	No
	Non-designated heritage assets on site (e.g. Locally Listed Buildings)	In close proximity (2 – 4 Mythop Road)
Minerals Safeguarding Area	No	
Economic Indicators	Distance to nearest business park or employment concentration	<3km

Appendix 2: Proposed Housing Allocations: Sites with Planning Permission

Site Reference	Site Address	Number of units left to be built at April 2018 (net)	Planning Permission	Site Status
P1	Land at Bridge House Road	7	97/0404	Stalled
P2	41 Bispham Road and land to the rear of 39-41 Bispham Road	16	05/0185 & 06/0433	Stalled
P3	Land off Coopers Way	74	05/0705 & 07/0453	Under Construction
P4	Land bounded by Princess Street, Seasiders Way, Rigby Road and Blundell Street and Land bounded by Rigby Road, Central Drive, Field Street and Seasiders Way (Foxhall Village)	241	13/0447 & 12/0803	Under Construction
P5	Kings Christian Centre, Warley Road	15	15/0362 Reserved matters Application 18/0590 received 20/08/18	Outline Permission
P6	76 Kent Road	12	15/0671	Outline Permission
P7	Queens Park	76	15/0842	Under Construction
P8	170 Preston New Road	6	16/0643	Outline Permission
P9	7-11 Alfred Street	14	16/0664	Outline Permission
P10	NS&I Mythop Road	118	15/0420	Under Construction
P11	429-437 Promenade	15	16/0845	Outline Permission
P12	Land at Moss House Road	387	17/0095	Under Construction
P13	585-593 Promenade and 1 Wimbourne Place	88	17/0193	Outline Permission
P14	Anchorsholme Methodist Church	8	17/0042	Outline Permission
P15	Site at 50 Bispham Road	12	17/0439	Not Started
P16	Co-op Sports and Social Club, Preston New Road	53	17/0361	Under Construction
P17	Former E H Booth Store, Highfield Road	26	17/0416	Under Construction

Site Reference	Site Address	Number of units left to be built at April 2018 (net)	Planning Permission	Site Status
P18	Blackpool Trim Shops, Brun Grove	10	17/0573	Outline Permission
P19	Hoyle House, Argosy Avenue	18	17/0590	Not started
P20	Land at 200-210 Watson Road	39	17/0873	Under Construction
P21	Whyndyke Farm	132	11/0314	Outline Permission
P22	Land at Former Hawes Side Clinic	8	17/0070	Not started

Appendix 3: June 2014 Strategic Housing Land Availability Assessment (SHLAA) Sites

Table 1: SHLAA Sites proposed for housing allocation in the Local Plan Part 2

SHLAA Site Reference	Address	Proposed Allocation
SN/017	Land off Regency Gardens	H3
SN/021	41 Bispham Road & Land rear of 19 – 39 Bispham Road	P2
SN/023	Land at Hoo Hill Lane (Rear of 15 – 17 Bispham Road)	H6
SN/029	Land to rear of 307- 339 Warley Road	H5
SN/030	Land at Bromley Close (adjacent to Rathmore Gardens)	H4
SN/032	50 Bispham Road	P15
SN/036	Former Filling Station, Norbreck Castle	H1
SN/042	8 Norbreck Road (Former Mariners Pub)	H2
SN/044	Bispham High School, Bispham Road	H3
SC/005	Land at Coopers Way	P3
SC/011	Land at Coleridge Road/George Street	H10 (only part of SC/011)
SC/085	76 and 76a Kent Road	P6
SC/086	Rigby Road Development Sites	P4
SC/088	7 – 11 Alfred Street	P9
SC/101	Queens Park	P7
SC/102	Tram Depot, Rigby Road	H15
SC/106	190 – 194 Promenade (Former Revills Hotel)	H11
SC/112	The Grange (Former Grange Park School) Dinmore Avenue	H7
SC/113	Dinmore Public House, Dinmore Place	H8
SS/001	Land at Bridge House Road	P1
SS/017	200 – 210 Watson Road	P20
SS/051	Land at Moss House Road	P12
SS/054	569 – 613 New South Promenade	P13 (only part of SS/054)

SHLAA Site Reference	Address	Proposed Allocation
SS/057	Land at Station Road/Lytham Road (Former Grand Hotel)	H19
SS/064	Land at Former Hawes Side Clinic, Hawes Side Lane	P22
SE/026	Whyndyke Farm	P21
SE/029	Land to rear of 170 Preston New Road	P8
SE/030	Land to rear of 69 – 85 Kipling Drive	H17
SE/031	Land at NS& I Site, Preston Road	P10

Table 2: SHLAA Sites not proposed for housing allocation in the Local Plan Part 2

SHLAA Site Reference	Address	Site Size (ha)	Reason Site not proposed for allocation
SN/002	St Stephen on the Cliffs, Holmfield Road	0.06	Housing has been developed on site.
SN/005	Land to rear of Norbreck Castle Hotel	1.19	Site is in use and is not available (ancillary hotel facilities and hotel curtilage).
SN/007	Ryscar Way, Kincaig Road (Phase 2)	2.00	Site not currently available.
SN/009	Ryscar Way, Kincaig Road (Phase 1)	3.05	Housing has been developed on site.
SN/012	Ingthorpe Avenue	0.17	Site is in use and is not available (multiple residential gardens/garages/outbuildings).
SN/013	Land Rear 187-203 Cavendish Road	0.16	Site subject to access and amenity constraints and is not considered suitable for 5 or more dwellings.
SN/027	Land at Hoo Hill Lane (off Cannock Avenue)	0.39	Site is in active use (forms part of larger industrial estate).
SN/028	Land off Ashfield Road/Wakefield Road	0.76	Site is in active use (industrial estate).
SN/033	Land at Bromley Close (Rear 45 – 55 Bispham Road)	0.14	Access to site is through a residential garden. No evidence that the land required for access is available.
SN/039	Land adjacent 15 Headfort Close	0.05	Small site not considered suitable for 5 or more dwellings.
SN/040	Land at Warren Drive	2.9	Planning permission (17/0466) for residential use refused. Currently subject to an appeal.
SN/041	Land to rear of 130 Anchorsholme Lane East	0.04	Housing has been developed on site.
SN/043	Mexford House, Mexford Avenue	1.08	Site is not available for housing (site to be retained for office use).

SHLAA Site Reference	Address	Site Size (ha)	Reason Site not proposed for allocation
SN/045	Land to rear of 27 Westfield Avenue	0.15	Site is in use (residential gardens).
SN/046	6 – 8 Northumberland Avenue	0.14	Site is in use (renovated holiday accommodation).
SC/001	Land to rear of 119 – 127 Warley Road	0.22	Site is in active use (Fox's Garage).
SC/003	Land at Back Eaves Street	0.17	Site is in active use (vehicle parking/storage/repair).
SC/004	Land at 41 Clifford Road	0.19	Majority of site is in active use.
SC/006	Land to rear of Clyde Street	0.13	No evidence that site is available – multiple ownerships.
SC/012	Firwoods, Collingwood Avenue	0.38	Site is in active use as timber and builders merchants.
SC/013	Land to rear of 16 Sussex Road	0.32	Part of site has permission for 4 dwellings (17/0563). No evidence that remainder of site is available and it is subject to access constraints.
SC/016	Talbot Gateway	13.2	Approximately 50 apartments expected to come forward as part of redevelopment proposals but location within Talbot Gateway not yet confirmed.
SC/017	37 Charles Street	0.04	Small site that may not be suitable for 5 or more dwellings.
SC/019	66 – 70 Newton Drive	0.26	Housing has been developed on site.
SC/023	102 Park Road	0.58	Site has been developed as a car park for Blackpool and Fylde College University Centre and is not available.
SC/024	Land at Lever Street	0.63	Access and amenity constraints favour a comprehensive scheme. Land is in multiple ownerships. No evidence that whole site is available for housing.
SC/025	157 Whitegate Drive	0.17	Confirmation required as to site availability and status in terms of previous permission.
SC/029	Land adjacent 32 Grasmere Road	0.03	Housing has been developed on site.
SC/031	Land at Lytham Road/Moon Avenue/John Street	0.03	Housing has been developed on site.
SC/034	Fishers Yard, rear of 43 Crystal Road	0.11	Site has been redeveloped as a car park.
SC/039	71 – 79 Ansdell Road	0.06	Small site not considered suitable for 5 or more dwellings.
SC/040	Land adjacent 48 Hodder Avenue	0.02	Small site not considered suitable for 5 or more dwellings.
SC/041	Land to rear of Marton Institute, Sedbergh Avenue	0.33	Site is not available for housing.
SC/042	Land at Brun Grove/Wood Park Road/Dover Road	0.86	Site is in active use (industrial premises).
SC/043	Land at Kirkstall Avenue/ Park Road	0.10	Site has been redeveloped as part of Aldi car park.

SHLAA Site Reference	Address	Site Size (ha)	Reason Site not proposed for allocation
SC/047	26 General Street	0.05	No evidence that site is available for housing.
SC/048	Land at Haig Road (two sites)	0.06	Two small separate sites not considered suitable for 5 or more dwellings.
SC/050	Land at Talbot Road/Gorton Street	0.12	Site is in active use (Quicksave Motorist Centre).
SC/051	Land at Edelston Road/Talbot Road	0.15	Site is in active use (small industrial units and bathroom suppliers).
SC/052	82 – 82a George Street	0.04	Site has been redeveloped as a children’s nursery and is not available.
SC/053	Land at Elizabeth Street/Charles Street	0.11	No evidence that site is available for housing.
SC/054	83 – 91 Milbourne Street & 78 – 80 Elizabeth Street	0.10	Housing has been developed on site.
SC/055	Land at Charles Street/Buchanon Street	0.04	Small site that may not be suitable for 5 or more dwellings.
SC/056	52 – 54 Bolton Street	0.09	Site is in active use (wholesaler).
SC/057	Land at Ball Street/Duke Street	0.07	Site is in active use (laundry services).
SC/059	4b & 6 – 8 Adrian Street	0.09	Access and amenity constraints may mean that site is unsuitable.
SC/061	Martins Yard, Bagot Street	0.07	Site is in active use (boxing & fitness centre).
SC/063	Land at Devonshire Road/Talbot Road	1.47	Site not available for residential use. Planning application expected for non-residential uses.
SC/064	Cocker Street Industrial Estate	1.31	Site is in active use (Industrial estate).
SC/066	Land at Dickson Road/Moorhouse Street	0.31	Site is in active use (Kwik Fit tyres, decorator centre, and garage).
SC/067	197 Dickson Road	0.14	Site is in use and is not available (hand carwash).
SC/071	9 Nelson Road	0.01	Small site not considered suitable for 5 or more dwellings.
SC/073	Land at Pier Street	0.03	Site is in use and no evidence it is available for housing.
SC/074	119 - 125 Buchanan Street & 230 – 234 Talbot Road	0.13	Site is in active use (mobility scooter retailer and hand car wash).
SC/076	214 Whitegate Drive	0.20	Buildings have been converted into a children’s nursery and are in active use (Ashcroft Day Nursery).
SC/078	Land at 11 Dover Road	0.21	Housing has been developed on site.
SC/080	Land rear of 2 – 14 Durham Road	0.78	Site subject to access and amenity constraints and may not be suitable for 5 or more dwellings.
SC/081	102 – 110 Hornby Road	0.19	Site is in active use (Beechfield Hotel).
SC/083	Welcome Inn, 319 Vicarage Lane	0.40	Public House has been refurbished and is in active use (The Cherry Tree).
SC/084	49 Rawcliffe Street & 24 Hill Street	0.04	Existing residential property has been renovated.

SHLAA Site Reference	Address	Site Size (ha)	Reason Site not proposed for allocation
SC/089	Land adjacent 45 Bexley Avenue	0.01	Small site not considered suitable for 5 or more dwellings.
SC/094	273 – 275 Promenade	0.03	Part of site is in active use (Wembley Hotel). Whole site is in Main Holiday Accommodation Promenade Frontage where residential use only appropriate as part of a mixed use holiday accommodation/residential scheme.
SC/098	Land adjacent 6a Dover Road	0.03	Housing has been developed on site.
SC/099	54 Counce Street	0.04	Housing has been developed on site through the conversion of the existing building.
SC/100	Land adjacent to 250 Central Drive	0.05 ha	Planning permission has been granted for 4 dwellings, which is below the site size threshold for allocation.
SC/103	Coop Street Car Park	0.28	Site is in active use (car park).
SC/104	352 – 358 Lytham Road (former Health Centre)	0.33	Site has been redeveloped as a car park.
SC/107	Land to rear of 1 – 7 Wren Grove	0.06	Small site not considered suitable for 5 or more dwellings.
SC/108	Land to rear of 44 – 48 Boardman Avenue	0.1	Irregularly shaped site not considered suitable for 5 or more dwellings.
SC/109	Concorde House, Charnley Road	0.36	Some of premises is in active use – including a whisky store and laundry services.
SC/110	56-60 Counce Street	0.03	Premises have been converted into a magicians' academy and are not available.
SC/111	Land to rear of 70 – 72 Threlfall Road	0.06	Small site not considered suitable for 5 or more dwellings.
SC/114	Land north of 8 – 12 Steeton Road	0.09	Narrow site not considered suitable for 5 or more dwellings.
SC/115	Land between 321 & 339 Waterloo Road	0.15	No evidence that site is available for housing. Separate open space to north of site may be a constraint to site access.
SC116	119 Newton Drive	0.26	Rear garden to residential property. Bungalows refused on site at appeal (15/0587). Site not considered suitable for additional residential development.
SC/117	Land to rear of 1 – 9 Greenwood Avenue	0.04	Small site not considered suitable for 5 or more dwellings.
SC/118	Land at 440 Talbot Road	0.19	Site is in active use (Trinity Hospice Donation Centre & Furniture Sales Room).
SC/120	Land adjacent 232 Promenade	0.05	Site is in active use (car park).
SC/121	Former Windmill Public House, Westcliffe Drive	0.20	Housing has been developed on part of site. Remainder of site not considered suitable for 5 or more dwellings.
SC/122	Land adjacent/rear of 186 Lytham Road	0.03	Small site not considered suitable for 5 or more dwellings.
SS/002	Homebase Car Park, Lightwood Avenue	0.3	Site is in active use (car park for The Range store which has replaced Homebase).

SHLAA Site Reference	Address	Site Size (ha)	Reason Site not proposed for allocation
SS/006	Council Car Park adjacent 394 – 398 Lytham Road	0.2	Narrow site that is in active use (Council car park).
SS/012	Land rear of 96 Harcourt Road	0.52	Backland development. Site subject to access and amenity constraints, multiple ownerships and land in use as residential gardens.
SS/014	Land adjacent 127 Hawes Side Lane	0.06	Site in active use (car park). Irregularly shaped site not considered suitable for 5 or more dwellings.
SS/018	Land at Taybank Avenue	0.11	Site is being redeveloped for 3 dwellings.
SS/025	Land off Tudor Place	0.21	Site subject to access and amenity constraints. Northern part of site is in active use as private residential gardens – multiple ownerships.
SS/027	Land rear of 1 – 3 Greystoke Place	0.34	Buildings on site form storage units connected to Harrowside Bridge. Constraints in terms of levels.
SS/029	Land adjacent 9 Dorritt Road	0.18	Backland site subject to access constraints.
SS/030	Land at Stanmore Avenue	0.45	Site in active use (industrial estate)
SS/031	Land adjacent 58 Common Edge Road	0.11	Small site not considered suitable for 5 or more dwellings.
SS/042	34 Osborne Road	0.03	Housing has been developed on site.
SS/044	136 – 146 Watson Road	0.08	Site in active use (garage and residential).
SS/046	Empire Bingo, Hawes Side Lane	0.14	Planning permission (17/0767) granted for conversion to residential use.
SS/047	Empire Garage, Hawes Side Lane	0.05	Site is in active use (Empire Garage – car sales and Daggars Hall Garage car repairs).
SS/058	Land between 77 & 79 Harcourt Road	0.01	Housing has been developed on site.
SS/059	29 Boome Street	0.02	Small site not considered suitable for 5 or more dwellings.
SS/060	23 Clifton Drive & 8 – 10 Burlington Road West	0.13	Site is in active use (Henson Hotel).
SS/062	Land at Arnold School	5.45	Site is being redeveloped into the Armfield Academy (school).
SS/063	Land at Runnell Farm	2.84	Housing has been developed on site.
SS/065	Abbey Road Clinic, Abbey Road	0.2	Housing has been developed on site.
SS/066	20 Boome Street	0.03	Small site not considered suitable for 5 or more dwellings.
SS/067	Land at rear of 81 – 87 Powell Avenue	0.06	Small backland site not considered suitable for 5 or more dwellings. Site subject to access constraints – demolition of existing residential property would be required to gain access.

SHLAA Site Reference	Address	Site Size (ha)	Reason Site not proposed for allocation
SS/068	Land at rear of 89 – 103 Powell Avenue	0.12	Site subject to access constraints – demolition of existing residential property would be required to gain access.
SS/069	Marton Homing Pigeon Society Club, Common Edge Road	0.06	Housing has been redeveloped on site.
SS/070	Former St Margaret Clitherow Church, Lytham Road	0.14	Site not currently available.
SS/071	Land adjacent to 73 Stony Hill Avenue	0.19	Housing has been developed on site.
SS/072	Land at rear of 88 – 104 Hawes Side Lane	0.12	Small backland site not considered suitable for 5 or more dwellings. Site subject to access and amenity constraints.
SS/073	Land at rear of 22 – 32 Highgate	0.16	Small backland site not considered suitable for 5 or more dwellings. Site subject to access and amenity constraints.
SS/074	Hampton Road Social Club, Hampton Road	0.70	Site is in active use (social club and caravan park).
SS/075	Land adjacent 14 Strathdale	0.05	Site has permission for 1 dwelling (18/0423). Site not considered suitable for 5 or more dwellings.
SS/076	Land at Baguleys Garden Centre, Midgeland Road	1.75	Site is located in Marton Moss. Potential development sites will be considered under the neighbourhood planning approach.
SS/077	429 – 437 Promenade	0.12	Site not available for residential development. Application (18/0788) under consideration for a hotel on the site.
SS/078	9,11,11a Station Road	0.15	Buildings currently in use for a range of purposes. Land is subject to an application for registration at the Land Registry and may not be available for residential development.
SS/079	Land at Arncliffe, Sixth Avenue	0.14	Small residential garden site not considered suitable for 5 or more dwellings.
SS/080	Land adjacent to 15 Morley Road	0.05	Small site with permission for 2 dwellings (17/0012). Site not considered suitable for 5 or more dwellings.
SS/081	138 Stony Hill Avenue	0.2	Housing has been developed on site.
SE/005	Land adjacent to 8 Cottesmore Place	0.08	Small site with permission for 1 dwelling (18/0160). Site not considered suitable for 5 or more dwellings.
SE/011	Land at 11 Cherry Tree Road North	0.14	Small backland site that is subject to access and amenity constraints. Demolition of existing operational business would be required to gain access.

SHLAA Site Reference	Address	Site Size (ha)	Reason Site not proposed for allocation
SE/020	Land to rear of 52 – 90 Cherry Tree Road	0.32	Backland site that is subject to access and amenity constraints. Demolition of residential property would be required to gain access.
SE/021	Kensington Lodge, Langdale Road	0.42	Housing has been developed on site.
SE/022	Land adjacent 133 – 135 Cherry Tree Gardens	0.08	Landscaped open space. Site not considered suitable for 5 or more dwellings.
SE/025	Land to rear of Cornwall Place (off Swallow Close)	0.86	Site is subject to drainage issues and residential development may not be achievable on the site.
SE/027	Langdale Adult Training Centre, Langdale Road	0.62	Site not available for housing development. Site proposed for educational purposes.
SE/028	Land to rear of 5–15 June Avenue	0.04	Site not considered suitable for 5 or more dwellings.

Appendix 4: Site suggestions received through the Call for Sites Process

Site Reference	Site Address	Site area	Suggested Use	Recommendation
001	Land at Chapel Road/Cropper Road, Marton Moss, Blackpool	5.6 ha	Residential	Not proposed for allocation in the Local Plan Part 2. This land is located at Marton Moss and is covered by Core Strategy Policy CS26. Sites at Marton Moss will be considered as part of the neighbourhood planning approach.
002-1	Land on north side of Cropper Road, Blackpool (land forms part of Site 001)	1.1ha	Residential	Not proposed for allocation in the Local Plan Part 2. The site is located in Marton Moss and is covered by Core Strategy Policy CS26. Sites at Marton Moss will be considered as part of the neighbourhood planning approach.
002-2	Land on east side of Chapel Road (south of Yeadon Way), Blackpool (land forms part of Site 001)	1.4ha	Residential	Not proposed for allocation in the Local Plan Part 2. The site is located in Marton Moss and is covered by Core Strategy Policy CS26. Sites at Marton Moss will be considered as part of the neighbourhood planning approach.
002-3	Land on west side of Chapel Road (south of Yeadon Way), Blackpool (land forms part of Site 001)	3.1ha	Residential	Not proposed for allocation in the Local Plan Part 2. The site is located in Marton Moss and is covered by Core Strategy Policy CS26. Sites at Marton Moss will be considered as part of the neighbourhood planning approach.
004-1	Land at Progress Way, Blackpool	0.8 ha	Residential	Not proposed for allocation in the Local Plan Part 2. The site is located in Marton Moss and is covered by Core Strategy Policy CS26. Sites at Marton Moss will be considered as part of the neighbourhood planning approach.
004-2	Runnell Farm, Chapel Road, Blackpool	1 ha	Residential	Not proposed for allocation in the Local Plan Part 2. The site is located in Marton Moss and is covered by Core Strategy Policy CS26. Sites at Marton Moss will be considered as part of the neighbourhood planning approach.
004-3	Land at Runnell Farm, Chapel Road, Blackpool	2 ha	Residential	Not proposed for allocation in the Local Plan Part 2. The site is located in Marton Moss and is covered by Core Strategy Policy CS26. Sites at Marton Moss will be considered as part of the neighbourhood planning approach.
005	334-336 Midgeland Road,	0.4 ha	Residential	Not proposed for allocation in the Local Plan Part 2. The site is located in

Site Reference	Site Address	Site area	Suggested Use	Recommendation
	Blackpool, FY4 5HZ			Marton Moss and is covered by Core Strategy Policy CS26. Sites at Marton Moss will be considered as part of the neighbourhood planning approach.
006	Field on Chapel Road, Blackpool	2.05 ha	Residential	Not proposed for allocation in the Local Plan Part 2. The site is located in Marton Moss and is covered by Core Strategy Policy CS26. Sites at Marton Moss will be considered as part of the neighbourhood planning approach.
007	Field between 231 – 245 Midgeland Road, Blackpool	0.8 ha	Residential	Not proposed for allocation in the Local Plan Part 2. The site is located in Marton Moss and is covered by Core Strategy Policy CS26. Sites at Marton Moss will be considered as part of the neighbourhood planning approach.
008-1	1 Runnell Villas, Chapel Road, Blackpool	0.4	Residential	Not proposed for allocation in the Local Plan Part 2. The site is located in Marton Moss and is covered by Core Strategy Policy CS26. Sites at Marton Moss will be considered as part of the neighbourhood planning approach.
008-2	35-43 Dagers Hall Lane, Blackpool, FY4 4AX	0.03 ha	Residential	Not proposed for allocation in the Local Plan Part 2. This is a small site that is not considered suitable for 5 or more dwellings.
009-1	Land at Runnell Farm, Chapel Road, Blackpool	2.4 ha	Residential	Not proposed for allocation in the Local Plan Part 2. The site is located in Marton Moss and is covered by Core Strategy Policy CS26. Sites at Marton Moss will be considered as part of the neighbourhood planning approach.
009-2	Land at Progress Way, Blackpool (Same site as 004-1)	0.8 ha	Residential	Not proposed for allocation in the Local Plan Part 2. The site is located in Marton Moss and is covered by Core Strategy Policy CS26. Sites at Marton Moss will be considered as part of the neighbourhood planning approach.
010	Land adjacent to “Derryn”, School Road, Marton Moss, Blackpool, FY4 5EL	0.13 ha	Residential or gypsy and traveller site	Not proposed for allocation in the Local Plan Part 2. The site is located in Marton Moss and is covered by Core Strategy Policy CS26. Sites at Marton Moss will be considered as part of the neighbourhood planning approach.
011	Land to the rear of Broad Oak Lane, Staining Blackpool, FY3	0.7 ha	Residential	Not proposed for allocation in the Local Plan Part 2. This land is currently a designated Countryside Area and this designation is proposed to be taken

Site Reference	Site Address	Site area	Suggested Use	Recommendation
	0BZ			forward in the Local Plan Part 2. Residential use would extend the built up area into this designated area and harm the character and appearance of this limited resource in Blackpool.
012	Devonshire Road Hospital Site, Devonshire Road, Blackpool, FY3 8AZ	1.5 ha	Retail	Not proposed for allocation in the Local Plan Part 2. An application is expected for mixed commercial uses on this site, rather than residential.
013	Land at Starr Gate, Promenade, Blackpool, FY4 1SY	0.5 ha	Tramway vehicle storage	Not proposed for allocation in the Local Plan Part 2. This land is within the urban area and doesn't have a specific designation in the 2001 – 2016 Local Plan. Carrying forward this approach in the Local Plan Part 2 does not preclude appropriate uses and will give flexibility as to any future use of the site.
014	Carandaw Farm, School Road, Blackpool, FY4 5EJ	0.6 ha	Residential	Not proposed for allocation in the Local Plan Part 2. The site is located in Marton Moss and is covered by Core Strategy Policy CS26. Sites at Marton Moss will be considered as part of the neighbourhood planning approach.
015	The Hollies/Dean Nurseries, Chapel Road, Blackpool, FY4 5HU	1.2 ha	Residential	Not proposed for allocation in the Local Plan Part 2. The site is located in Marton Moss and is covered by Core Strategy Policy CS26. Sites at Marton Moss will be considered as part of the neighbourhood planning approach.
016	Corner Plot (adjacent to Rose Villa) Chapel Road, Marton, Blackpool	0.63 ha	Residential	Not proposed for allocation in the Local Plan Part 2. The site is located in Marton Moss and is covered by Core Strategy Policy CS26. Sites at Marton Moss will be considered as part of the neighbourhood planning approach.
017	Plot of Land formerly 'Marina Nurs', New Hall Avenue, Blackpool, FY4 5HY	0.6 ha	Residential	Not proposed for allocation in the Local Plan Part 2. The site is located in Marton Moss and is covered by Core Strategy Policy CS26. Sites at Marton Moss will be considered as part of the neighbourhood planning approach.
018	Former Baguleys Site, Midgeland Road, Marton Moss, Blackpool, FY4 5HE	1.75 ha	Residential	Not proposed for allocation in the Local Plan Part 2. The site is located in Marton Moss and is covered by Core Strategy Policy CS26. Sites at Marton Moss will be considered as part of the neighbourhood planning approach.
019	Former NS & I Site, Preston Road, Blackpool	3.9 ha	Residential	Proposed allocation for housing in the Local Plan Part 2. The site is a brownfield site located within the existing urban area adjacent to existing and

Site Reference	Site Address	Site area	Suggested Use	Recommendation
				proposed residential development.
020	9 Fishers Lane, Marton Moss, Blackpool, FY4 5DN	0.54 ha	Residential	Not proposed for allocation in the Local Plan Part 2. The site is located in Marton Moss and is covered by Core Strategy Policy CS26. Sites at Marton Moss will be considered as part of the neighbourhood planning approach.