

Housing Monitoring Report For 2017/18

Blackpool Council



Contents

1. Introduction	3
2. Policy Context	4
3. Housing Completions	4
4. Housing Commitments	11
Appendix A: Glossary of Terms	15
Appendix B: Schedule of new build completions and demolitions 2017/18	16
Appendix C: Schedule of completions through permitted conversions/change of use 2017/18	18
Appendix D: Other Sources of Dwellings: Certificates of Lawful Use (CLDE) and Dwellings created via Lawful Development Certificates for Proposed Use (CLUP) and Prior Approval for Change of Use (CPA)	20
Appendix E: Extant new build planning permissions at 31st March 2018	21
Appendix F: Extant planning permissions for conversions/change of use at 31st March 2018	27
Appendix G: Applications approved subject to a signed S106 agreement at 31st March 2018	30

1. INTRODUCTION

1.1 The Housing Monitoring Report (HMR) is a technical monitoring report which is prepared annually to provide information on the latest housing position in Blackpool Borough. It reports on housing completions and new housing approvals over a 12 month period, including affordable housing. The 2018 HMR reports on the period from 1st April 2017 to 31st March 2018, drawing on relevant data from a number of sources.

1.2 Publishing the HMR allows the local authority to monitor progress in the delivery of new housing against its housing target for the plan period. In particular, it shows how many dwellings have been completed within the plan period and the number of dwellings with planning permission at 31st March 2018.

1.3 The HMR forms part of the evidence base for the Blackpool Local Plan Part 1: Core Strategy (Core Strategy) and emerging Blackpool Local Plan Part 2: Site Allocations and Development Management Policies Document (Local Plan Part 2) and it provides housing data for the Authority Monitoring Report.

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

1.5 This report reflects the situation in Blackpool at 31st March 2018 and contains the following information:

HOUSING COMPLETIONS

- a. Number of Completions 2012/13 – 2017/18 (*Table 1*)
- b. Completions by Source i.e. Identified Sites in Existing Urban Area/Identified Sites in South Blackpool/Windfall sites (*Table 2*)
- c. Completions on Previously Developed Land and Greenfield Sites (*Table 3*)
- d. Completions by Site Size (*Table 4*)
- e. Completions by Dwelling Type and Size (*Tables 5 & 6*)
- f. Completions by Tenure i.e. Market & Affordable Housing (*Table 7*)

g. Completions by Density (*Table 8*)

h. Annual Net Completions including Other Sources of Additional Dwellings (*Table 9*)

i. Summary of Housing Delivery against Local Plan Requirement (*Table 10*)

HOUSING COMMITMENTS

a. New Dwellings Permitted in 2017-18 (*Table 11*)

b. Extant Planning Permissions (*Table 12*)

c. Extant Planning Permissions by Dwelling Type (*Table 13*)

d. Extant Planning Permissions for Affordable Housing (*Table 14*)

e. Land Committed for New Build Residential Development (*Table 15*)

f. Applications approved subject to a Signed S106 Agreement (*Table 16*)

2. POLICY CONTEXT

National Planning Policy

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

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

Local Planning Policy

2.3 The Core Strategy (Adopted January 2016) sets out a housing target of 280 dwellings per annum, which equates to 4,200 additional dwellings between 2012 and 2027. A phased approach means that between 2012 – 2017 the housing target is 250 dwellings per annum, 280 dwellings per annum between 2017 – 2022 and 310 dwellings per annum between 2022 – 2027.

2.4 Now the Core Strategy is adopted, work has commenced on the Local Plan Part 2, which will identify how this housing requirement will be met. Consultation took place on a Regulation 18 Scoping Document for this Plan during June/July 2017. This was accompanied by a 'call for potential sites for development'. The Council intends to consult on a draft Local Plan Part 2 during the autumn of 2018.

3. HOUSING COMPLETIONS

a. Number of Completions 2017/18

3.1 For the monitoring period 1st April 2017 – 31st March 2018 a gross total of **237** dwellings were completed that were subject to a grant of planning permission. 12 dwellings were lost through permitted conversions and 1 was lost through demolition. Additional dwellings also came forward via other means including through Lawful Development Certificates for Existing and Proposed Uses and via Prior Approval for Change of Use. These are recorded in section h. of this monitoring report. Tables 9 and 10 set out the **total annual net** completions for Blackpool including these sources.

3.2 Table 1 shows that **1282** dwellings (gross) have been completed between 1st April 2012 and 31st March 2018 from new build and permitted conversions. This gross figure does not take into account dwellings which have been lost through demolition or conversion.

3.3 **568** dwellings (net) have been completed between 1st April 2012 and 31st March 2018 from new build and permitted conversions.

3.4 For the monitoring period 2017/18, there were **150** gross new build completions (**149** net). A schedule of new build completions for 2017/18 can be found in Appendix B. Since 2012, a gross total of **635** new build dwellings have been completed, with a net total of **90** new build dwellings. The demolition of 495 dwellings as part of estate regeneration at Queens Park (during two phases in 2013/2014 and 2016/2017) and a small number of other demolitions have considerably reduced the net completion figure over the plan period.

3.5 In terms of permitted conversions, during 2017/18 there were **87** gross completions equating to **71** net. The net figure excludes existing dwellings lost through conversions¹. A schedule of completions through permitted conversions

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

for 2017/18 can be found in Appendix C. Since 2012, a gross total of **647** permitted conversions have been completed, while the net total was **478**.

Table 1: Annual gross & net completions 1st April 2012 - 31st March 2018

Year	New Build			Conversions (Permitted)			Total	
	Gross	Losses	Net	Gross	Losses	Net	Gross	Net
2012/13	56	3	53	131	56	75	187	128
2013/14	22	176	-154	123	24	99	145	-55
2014/15	166	0	166	127	40	87	293	253
2015/16	134	1	133	132	24	108	266	241
2016/17	107	364	-257	47	9	38	154	-219
2017/18	150	1	149	87	16	71	237	220
Total	635	545	90	647	169	478	1282	568

b. Completions by Source

3.6 Policy CS2 of the Core Strategy states that housing may come forward on identified sites within the existing urban area, identified sites within the South Blackpool Growth Area; or on windfall sites that have not been identified as available through the Local Plan process (including conversions).

3.7 There are three sites identified in South Blackpool in the Core Strategy (Moss House Road, Whyndyke Farm and Runnell Farm). In 2017/18, there were 40 completions on identified sites in South Blackpool.

3.8 Sites have been identified through the SHLAA process since the 2008/09 monitoring year when the SHLAA was first published. Due to Blackpool's geographical constraints and intensely developed urban area, the SHLAA includes small sites within the urban area with no minimum site threshold. A Housing and Economic Land Availability Assessment is being prepared, which will replace the

existing (2014) SHLAA. In 2017/18 there were 100 gross completions on sites identified through the SHLAA process.

3.9 Permitted conversions have been a constant source of windfall supply, accounting for 647 gross completions since 2012. This equates to an average of approximately 108 per annum, making a significant contribution to Blackpool's housing supply during the plan period. These conversions are largely due to the change of use of holiday accommodation into permanent residential use within the inner area. In 2017/18 there were 97 gross completions on windfall sites (new build and conversion).

3.10 Monitoring completions on windfall sites is important to demonstrate that such sites have consistently become available, and to support the justification of including a windfall allowance in the future housing supply.

Table 2: Annual gross completions by source

Year	Identified Sites in the Existing Urban Area	Identified Sites in South Blackpool	Windfall		Total
			New Build	Conversion (permitted)	
2012/13	14	0	42	131	187
2013/14	22	0	0	123	145
2014/15	166	0	0	127	293
2015/16	97	35	2	132	266
2016/17	32	43	32	47	154
2017/18	100	40	10	87	237
Total	431	118	86	647	1282

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

3.11 In 2017/18 80% of gross housing completions were on PDL. Since 2012 the vast majority (86%) of gross completions in Blackpool have been on PDL, which reflects the built-up nature of the Borough and the Council's priority to maximise growth and opportunity across the town, which includes regenerating and improving existing neighbourhoods and creating aspirational and high quality homes.

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

Year	New Build		Conversions (Permitted)	Total	
	GF	PDL	PDL	GF	PDL
2012/13	12	44	131	12	175
2013/14	12	10	123	12	133
2014/15	15	151	127	15	278
2015/16	48	86	132	48	218
2016/17	43	64	47	43	111
2017/18	48	102	87	48	189
Total	178	457	647	178	1104

d. Completions by Site Size

3.12 The majority of new build completions since 2012 have been on large sites over 1 hectare (70%). During 2017/18, there were 29 (gross) new build completions on sites below 0.4 hectares, 36 on sites between 0.4 to 1 hectare, and 85 on sites over 1 hectare in size.

Table 4: Annual new build gross completions by site size

Year	Sites Below 0.4ha		Sites 0.4ha to 1ha		Sites Over 1ha	
	PDL	GF	PDL	GF	PDL	GF
2012/13	17	6	27	0	0	6
2013/14	10	1	0	0	0	11
2014/15	21	0	0	0	130	15
2015/16	1	3	0	0	85	45
2016/17	9	0	31	0	24	43
2017/18	25	4	32	4	45	40
Total	83	14	90	4	284	160
Combined Total	97 (15%)		94 (15%)		444 (70%)	

e. Completions by Dwelling Type and Size

Dwelling Type

3.13 In 2017/18 a mix of house types were developed. Semi-detached and detached properties were built in the greatest number, with slightly fewer terraced properties and a limited amount of new build flats. Since 2012 the largest percentage of gross new build completions have been terraced, accounting for 29% of all new build completions, compared to detached (25%), semi-detached (27%) and flats (19%) of properties.

Table 5: Gross annual new build completions by dwelling type

Year	Detached	Semi Detached	Terraced	Flats	Total
2012/13	10	23	15	8	56
2013/14	8	4	5	5	22
2014/15	10	21	82	53	166
2015/16	39	44	27	24	134
2016/17	36	38	24	9	107
2017/18	54	43	34	19	150
Total	157	173	187	118	635
% Total	25%	27%	29%	19%	100%

Dwelling Size

3.14 In 2017/18 new build completions and conversions were predominantly 3 bed or 2 bed properties. Since 2012 the largest proportion of new build properties have been 3 bed (43%) and the largest proportion of conversions have been 2 bed (48%).

Table 6: Gross annual completions by dwelling size

	Year	1 bed	2 bed	3 bed	4 bed	Total
New Build	2012/13	1	19	28	8	56
	2013/14	0	7	10	5	22
	2014/15	42	44	68	12	166
	2015/16	18	27	57	32	134
	2016/17	0	35	52	20	107
	2017/18	7	46	60	37	150
	Total	68 (11%)	178 (28%)	275 (43%)	114(18%)	635
Conversions	2012/13	21	63	25	22	131
	2013/14	19	69	17	18	123
	2014/15	9	49	33	36	127
	2015/16	35	57	27	13	132
	2016/17	5	23	11	8	47
	2017/18	15	50	12	10	87
	Total	104 (16%)	311 (48%)	125 (19%)	107 (17%)	647

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

3.15 In 2017/18 there were 127 new build (gross) market housing completions and 23 affordable completions. Market and affordable housing are defined in Appendix A.

3.16 In 2017/18 87 conversions (gross) provided market housing and 0 provided affordable housing.

Table 7: Gross annual completions by tenure²

	Year	Market (Private Sector)	Affordable		Total
			RSL	Local Authority	
New Build	2012/13	42	14	0	56
	2013/14	22	0	0	22
	2014/15	55	45	66	166
	2015/16	83	25	26	134
	2016/17	81	26	0	107
	2017/18	127	0	23	150
	Total	410	110	115	635
Conversion	2012/13	104	20	7	131
	2013/14	123	0	0	123
	2014/15	127	0	0	127
	2015/16	132	0	0	132
	2016/17	47	0	0	47
	2017/18	87	0	0	87
	Total	620	20	7	647

g. Completions by Density

3.17 The NPPF requires local planning authorities to set out their own approach to housing density to reflect local circumstances. The Core Strategy requires proposals to optimise density, whilst reflecting the characteristics of the site and surrounding area. Building at an optimum density is essential in Blackpool with its limited land resource and will help to sustain local facilities and services. Higher densities are sought in more accessible locations, where the site is within walking distance of town, district or local centres or well-served by public transport. Location, design and site configuration issues will need to be balanced with density considerations, particularly on small sites, in order to achieve the best possible development.

3.18 In 2017/18 32% of new build dwellings were completed on sites with densities below 30 dwellings per hectare, 35% on sites of 30-50 dwellings per hectare and 33% of schemes were built at densities above 50 dwellings per hectare.

Table 8: Gross new build completions by density in 2017/18

Density	Dwellings
Below 30 dwellings per hectare	48(32%)
30-50 dwellings per hectare	53 (35%)
Above 50 dwellings per hectare	49 (33%)
Total	150

² The figures relate to permitted new housing stock, and do not include changes in tenure of existing stock.

h. Other Sources of Additional Dwellings

3.19 So far, figures have been presented on completed dwellings with planning permission. However, it is important that the HMR also takes account of the dwellings that occur through other sources.

- **Lawful Development Certificate for an Existing Use/Development (CLDE)** – Each year a number of previously unauthorised dwellings are granted a certificate of lawful use/development. These dwellings are often flats that have been created in former holiday accommodation properties. In 2017/2018 50 dwellings were authorised through a lawful development certificate for existing use/development (see Appendix D for a detailed schedule).
- **Lawful Development Certificate for a Proposed Use (CLUP) / Prior Approval for Change of Use (CPA)** – In 2017/2018 6 dwellings were delivered via these sources (see Appendix D for a detailed schedule).
- **Local Authority Conversions (LAC)** – At the start of the Core Strategy period a number of local authority owned 1 and 2 bedroom flats were converted

into larger single dwellings, which resulted in a net loss of dwellings, but helped to improve Blackpool's housing offer. No local authority conversions took place during 2017/2018.

- **Council Tax Records (CTR)** - In Blackpool Council Tax records sometimes indicate that dwellings have been created through conversion or change of use without the benefit of planning permission, a CLDE, a CLUP or a CPA. Where appropriate, action is taken against such conversions/changes of use that are unlawful. However, some dwellings have resulted from the conversion of holiday flats (where the historical permission for holiday flats allows them to be used as permanent residential flats within the same use class), or evidence suggests they have been in existence for at least four years and whilst the use has not been regularised with a CLDE or a CLUP, they are effectively deemed to be in lawful use and exempt from further action. No additional dwellings were recorded during 2017/2018.

Table 9: Annual net completions 1st April 2017 - 31st March 2018 including other sources of additional dwellings

Year	New Build	Permitted Conversions	CLDE	CLUP/CPA	LAC	CTR	Empty Homes Funded	Total Dwellings
2012/13	53	75	34	14	-28	18	-	166
2013/14	-154	99	22	30	-51	14	-	-40
2014/15	166	87	62	30	0	34	10	389
2015/16	133	108	44	9	0	0	0	294
2016/17	-257	38	43	30	0	0	0	-146
2017/18	149	71	50	6	0	0	0	276
Total	90	478	255	119	-79	66	10	939

i. Summary of Housing Delivery against Local Plan Requirement

3.20 Against the proposed Core Strategy target of 250 dwellings per annum for the first five years and 280 per year thereafter, there is a shortfall in delivery of 591 dwellings over the period 2012-2018. This figure is heavily affected by the demolition of five tower blocks and other flatted development at Queens Park (495 losses) over this period, in order to redevelop the site for higher quality housing. This demolition work is now complete.

3.21 The Council will publish an updated five year supply document that will set out the latest position in terms of the deliverable housing supply in Blackpool.

Table 10: Completions against Local Plan requirement

Year	Dwelling Completions	Core Strategy Requirement	Under/Over Delivery
2012/13	166	250	-84
2013/14	-40	250	-210
2014/15	389	250	+139
2015/16	294	250	+44
2016/17	-146	250	-396
2017/18	276	280	-4
Total	939	1,530	-591

HOUSING COMMITMENTS

a. New Dwellings Permitted in 2017/18

4.1 Monitoring planning permissions allows us to identify the potential amount of house building activity for future years. 855 dwellings (gross) were granted planning permission in 2017/18, comprising **726** new build dwellings and **129** conversions. The net total was **823** dwellings, comprising **720** new build and **103** conversions. 493 dwellings were permitted on Greenfield land.

4.2 Once a reserved matters application is approved, the figures are updated accordingly and recorded as a full planning permission. The outline application is removed from the list of extant permissions to avoid double counting. Where the application involves the renewal of a lapsed permission, the earlier permission is deleted to avoid double counting.

Table 11: Gross & net dwellings permitted 1st April 2017 - 31st March 2018

Type of Land	Gross			Net		
	New Build	Conversion	All dwellings	New Build	Conversion	All dwellings
PDL	233	129	362	227	103	330
Greenfield	493	-	493	493	-	493
Mixed	0	-	0	0	-	0
Total	726	129	855	720	103	823

b. Extant Planning Permissions

4.3 At the 31st March 2018 there was a stock of 1,503 dwellings (net) with extant planning permission (full or outline³) that were left to be built. This comprises 1,322 new build dwellings and **181** conversions. 74% have full planning permission (on sites which have not started or are under construction), which can be implemented without the need for further approval. A detailed schedule is provided in Appendices E and F.

Table 12: Units with Extant planning permissions at 31st March 2018

Type of Planning Permission / Site Status	New Build Dwellings (Gross)	New Build Dwellings (Net)	Conversions (Gross)	Conversions (Net)	All Dwellings (Gross)	All Dwellings (Net)
Full Planning Permission	949	937	222	181	1,171	1,118
Outline Planning Permission	391	385	-	-	391	385
Total All Permissions	1,340	1,322	222	181	1,562	1,503

³ A full planning permission is extant if either the time limit for commencement has not yet expired or the site is partially under construction. An outline application is extant if the time limit for submission of reserved matters has not yet expired.

Custom/Self-Build Housing

4.4 The Self-build and Custom Housebuilding Act 2015 places a duty on the Council to keep a register of individuals and associations of individuals who are seeking to acquire a serviced plot of land in the area to bring forward self-build and custom housebuilding projects. The Housing and Planning Act 2016 places a duty on the Council to grant sufficient development permissions in respect of serviced plots of land to meet the demand evidenced by the register.

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

4.6 Local authorities are required to grant sufficient development permissions over defined base periods. The first base period started when the Council established its register (March 2016) and ran until 30th October 2016. During this period 1 individual was entered onto the Blackpool register. Subsequent base periods will last for twelve months and commence the day immediately following the end date of the previous base period. No additional entries have been made on the Blackpool register.

4.7 Local authorities have a three year timeframe within which the required number of development permissions should be granted in relation to each base period. The first base period runs until 30th October 2019. In relation to this period 1 development permission is required. Since October 31st 2016 the following permissions in respect of plots of land have been granted.

- 16/0505 - 2 The Knowle – full application for 1 dwelling
- 16/0229 - Land to the rear of 199 – 201 Common Edge Road – outline application for 1 dwelling

4.8 Therefore, Blackpool Council is meeting the demand as evidenced by its register over the first base period.

c. Extant New Build Planning Permissions by Dwelling Type

4.9 At 31st March 2018 the greatest proportion of gross new build dwellings with extant planning permissions were flats (23%), compared to terraced (22%) and detached and semi-detached (both 20%) dwellings. Where the mix of dwelling types is unknown at the outline stage, this is stated.

Table 13: Gross new build extant planning permissions by dwelling type at 31st March 2018

Type of PP / Site Status	Detached	Semi-Detached	Terraced	Flats	Unknown	Total
Full Planning Permission	270	243	284	152	0	949
(Site Under Construction)	150	74	235	119	0	578
(Not Started on Site)	120	169	49	33	0	371
Outline Planning Permission	1	22	16	150	202	391
Total All Permissions	271	265	300	302	202	1340
% Total	20%	20%	22%	23%	15%	100%

d. Extant Planning Permissions for Affordable Housing

4.10 At 31st March 2018 the total number of affordable housing units with extant planning permission was **138** (gross); these are all new build units.

Table 14: Gross extant planning permissions for affordable housing

	Site Status	Market Housing	Affordable Housing Commitment
New Build	Full Planning Permission	811	138
	Outline Planning Permission	416	0
	Total	1227	138
Conversion	Full Planning Permission	222	0
	Outline Planning Permission	0	0
	Total	222	0

e. Land Committed for New Build Residential Development

4.11 At 31st March 2018 the combined site area of extant planning permissions for new build residential development amounted to 59.18 hectares.

Table 15: Land committed for new build residential development at 31st March 2018

Site Status	Hectares	No. Dwellings
Land with Planning Permission	59.18	1340
(Full Planning Permission)	48.28	949
(Outline Planning Permission)	10.9	391
Total	59.18	1340

* Estimated housing number in Blackpool. The majority of the application site lies within Fylde Borough.

f. Applications Approved Subject to a Signed Section 106 Agreement

4.12 At 31st March 2018 there were **219** dwellings (net) approved subject to a signed Section 106 agreement (all new build developments).

Table 16: Net extant planning applications approved subject to a signed s106 agreement at 31st March 2018

Site Status	No. New Build Dwellings	No. Conversions	Total
Full Planning Permission	87	0	87
Outline Planning Permission	132*	n/a	132
Total All Permissions	219	0	219

Appendix A: Glossary of Terms

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

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

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

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

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

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

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

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

Appendix B: Schedule of new build completions and demolitions 2017/18

Planning App No.	Address	Land Type	Origin	Gross Dwellings Built	Demolitions	Net Dwellings Built
16/0750	Land bounded by Fishers Lane, Ecclesgate Road and Common Edge Road	GF	Windfall	4	0	4
16/0814	49 Midgeland Road	GF	Windfall	4	0	4
17/0095	Land at Moss House Road	GF	SHLAA	35	0	35
14/0149	Land at 11 Dover Road	BF	SHLAA	12	0	12
14/0903	Land at Runnell Farm	GF	SHLAA	5	0	5
14/0784	33 Harcourt Road	BF	Windfall	2	1	1
15/0287	Land at 82 Common Edge Road	BF	SHLAA	2	0	2
15/0679	Abbey Road Clinic, Abbey Road	BF	SHLAA	6	0	6
15/0815	Land at 10 Dover Road	BF	SHLAA	5	0	5
16/0579	Land at Newby Place, Langdale Road and Clifton Road	BF	SHLAA	30	0	30
18/0842	Land bound by Mather Street, Stirling Road, Collingwood Avenue and the rear Addison Crescent (Queens Park and Layton Recreation Ground) Queens Park Phase 2	BF	SHLAA	23	0	23

13/0447	Land bounded by Princess Street, Seaside Way, Rigby Road & Blundell Street and Land bounded by Rigby Road, Central Drive, Field Street and Seaside Way (Phase 1 Rigby Road)	BF	SHLAA	22	0	22
			Total	150	1	149

Appendix C: Schedule of completions through permitted conversions & change of use 2017/18

ADDRESS	DWELLINGS		USE		ADDRESS	DWELLINGS		USE	
	Gross	Net	Previous	New		Gross	Net	Previous	New
114-116 Albert Road	10	9	Hotel and Owners Accom	Ten Flats	30 Empress Drive	1	1	Guest House	Single Dwelling
228 Common Edge Road	9	9	Caravan Sales	Nine Flats	28 Coop Street	2	2	Guest House	Two Flats
118-120 Albert Road	10	9	Hotel and owners Accom	Ten Flats	97, 97a -107 Egerton Road	5	4	Sauna and Flat	Two Flats and Three Dwellings
10-12 Northumberland Avenue	6	5	Hotel and Owners Accom	Six Flats	38 Banks Street	3	3	Holiday Flats	Three Flats
32 Edward Street	1	1	Holiday Accommodation	Single Dwelling	626 Lytham Road	1	-1	Two Flats	Single Dwelling
10 Yorkshire Street	2	1	Guest House and Owners Accom	Two flats	42 Lonsdale Road	2	1	Hotel and Owners Accom	Two Maisonettes
46 Bond Street	3	3	Public House	Two flats and a maisonette	38 Shaw Road	1	0	Guest House and Owners Accom	Single Dwelling
56 Regent Road	1	1	Guest House	Single Dwelling	26 Dale Street	1	1	Retail	Single Flat
10 Pleasant Street	3	3	Holiday Accommodation	Three Flats	81 Withnell Road	3	2	Single Dwelling	Three Flats
17 Grosvenor Street	1	1	Offices	Single Dwelling	270 Preston Old Road	1	-1	Two Flats	Single Dwelling
60 Tyldesley Road	1	1	Holiday Accommodation	Single Dwelling	124 Hornby Road	1	1	Holiday Accommodation	Single Dwelling
64 Cornwall Avenue	2	2	Meeting Rooms	Two Dwellings	41 Eaves Street	4	4	Holiday Flats	Four Flats

ADDRESS	DWELLINGS		USE	
	Gross	Net	Previous	New
197 Church Street	1	1	Retail	Single Flat
15-17 Westmorland Avenue	2	2	Rest Home	Two Dwellings
26-28 Crystal Road	2	2	Holiday Accommodation	Two Dwellings
104-106 Queens Promenade	2	2	Hotel	Two Dwellings

ADDRESS	DWELLINGS		USE	
	Gross	Net	Previous	New
136-140 Promenade	6	2	Four Flats	Six Flats
	87	71		

Previous Use Summary

Previous Use	Gross	Net	%
Holiday Accommodation	52	46	65%
Existing Dwellings/Flats	11	2	3%
Retail	11	11	15%
Office	3	3	4%
Industrial	0	0	0%
HMO	0	0	0%
Other	10	9	13%

Appendix D: Other Sources of Dwellings: Certificates of Lawful Use (CLDE) and Dwellings created via Lawful Development Certificates for Proposed Use (CLUP) and Prior Approval for Change of Use (CPA)

REF NO.	ADDRESS	DWELLINGS (Net)	USE
2017-18			
17/0086	200 Cavendish Road	1	Two Flats
17/0110	188 Promenade	10	Ten Flats
17/0135	600 Lytham Road	5	Six Flats
17/0136	6 Warbreck Hill Road	3	Three Flats
17/0173	330 Waterloo Road	1	Single Dwelling
17/0440	Rear 56 Westmorland Road	1	Single Dwelling
17/0536	12-14 Windsor	6	Six Flats
17/0621	78 Harrowside	3	Three flats
17/0733	22 Elizabeth Street	2	Two Flats
17/0574	78 Withnell Road	5	Five Flats
17/0764	18 Cheltenham Road	3	Three Flats
17/0812	28 Gynn Avenue	5	Five Flats
17/0852	21 Coniston Avenue	1	Single Flat
17/0093	17 Windsor Avenue	4	Four Flats
CLDE		50	

REF NO.	ADDRESS	DWELLINGS	USE
2017-18			
14/0031	4-10 All Hallows Road	2	Two Flats
16/0068	451 Waterloo Road	1	Single Dwelling
16/0303	Rear 219-229 Palatine Road	2	Two Dwellings
16/0642	4 Beech Avenue	1	Single Dwelling
CPA		6	

Appendix E: Extant New Build Planning Permissions at 31st March 2018

App. No	Address	PP Type	Area (ha)	Total Capacity (Gross)	Total Capacity (net)	Dwellings under construction	Dwellings not started	Dwellings Lost	Dwellings Completed	Left to be Built (net)	Expiry Date	Source	Land Type
Pre 2013-14													
97/0474	Land at Bridge House Road	Full	1.38	23	23	No	7	0	16	7	N/A	WF	GF
05/0185	41 Bispham Road and land rear 39-41 Bispham Road	Full	0.33	19	18	No	16	1	3	16	N/A	WF	PDL
05/0705	Land off Coopers Way	Full	1.97	102	102	No	74	0	28	74	N/A	LPA	PDL
08/1180	West Gate, Robins Lane (replacement	Full	0.48	1	0	No	1	0	0	0	N/A	WF	PDL
12/0803	Land bounded by Princess Street, Seaside Way, Rigby Road & Blundell Street and land bounded by Rigby Road, Central Drive, Field Street and Seaside Way	Outline	7.84	192	192	N/S	192	0	192	192	11/03/23	SHLAA	PDL
2013-14													
13/0447	Land bounded by Princess Street, Seaside Way, Rigby Road and Blundell Street and Land bounded by Rigby Road, Central Drive, Field Street and Seaside Way	Res'd	7.84	218	218	Yes	-	0	169	49	N/A	SHLAA	PDL
2015-16													

App. No	Address	PP Type	Area (ha)	Total Capacity (Gross)	Total Capacity (net)	Dwellings under construction	Dwellings not started	Dwellings Lost	Dwellings Completed	Left to be Built (net)	Expiry Date	Source	Land Type
14/0635	397-399 Promenade	Outline	0.05	7	7	N/S	7	0	0	7	07/07/18	WF	PDL
14/0862	176 Queens Promenade	Outline	0.10	11	7	N/S	11	0	0	7	07/07/18	WF	PDL
15/0073	Land at 8 Cottessmore Place	Outline	0.08	1	1	N/S	1	0	0	1	14/04/18	WF	PDL
15/0087	10-16 Exchange Street	Outline	0.05	4	4	N/S	4	0	0	4	14/05/18	WF	PDL
15/0315	Land at 14 Strathdale	Full	0.06	1	1	N/S	1	0	0	1	09/09/18	SHLAA	PDL
15/0362	Kings Christian Centre, Warley Road	Outline	0.97	15	15	N/S	15	0	0	15	03/11/18	WF	PDL
15/0636	1a, b and c England Avenue	Res'd	0.03	2	-1	N/S	2	0	0	-1	04/12/19	WF	PDL
15/0671	76 Kent Road	Outline	0.09	12	12	N/S	12	0	0	12	14/03/19	WF	PDL
15/0842	Land bounded by Mather Street, Stirling Road, Collingwood Avenue and the rear Addison Crescent (Queens Park and Layton Recreation Ground) Queens park Phase 2	Full	2.53	99	-220	Yes	-	319	23	76	N/A	SHLAA	PDL

App. No	Address	PP Type	Area (ha)	Total Capacity (Gross)	Total Capacity (net)	Dwellings under construction	Dwellings not started	Dwellings Lost	Dwellings Completed	Left to be Built (net)	Expiry Date	Source	Land Type
2016-17													
16/0196	Land at Bagueleys Garden Centre, Midgeland Road	Res'd	1.75	22	22	N/S	22	0	0	22	27/09/18	WF	Mix
16/0643	170 Preston New Road	Outline	0.34	8	6	N/S	8	0	0	6	23/02/20	SHLAA	Mix
16/0664	7-11 Alfred Street	Outline	0.05	14	14	N/S	14	0	0	14	24/02/20	WF	PDL
16/0289	254 Preston New Road (replacement dwelling)	Full	0.12	1	0	N/S	1	0	0	0	17/08/19	WF	PDL
16/0191	Land to the rear 57-61 Bispham Road	Full	0.07	4	4	N/S	4	0	0	4	07/10/19	WF	GF
15/0420	NS&I Mythop Road	Full	8.92	118	118	Yes	-	0	0	118	N/A	SHLAA	PDL
16/0505	2 The Knowle (replacement dwelling)	Full	0.07	1	0	N/S	1	0	0	0	23/11/19	WF	PDL
16/0555	Land adjacent to 250 Central Drive	Full	0.06	4	4	N/S	4	0	0	4	05/12/19	SHLAA	GF

App. No	Address	PP Type	Area (ha)	Total Capacity (Gross)	Total Capacity (net)	Dwellings under construction	Dwellings not started	Dwellings Lost	Dwellings Completed	Left to be Built (net)	Expiry Date	Source	Land Type
17/0020	138 Stony Hill Avenue	Full	0.21	6	6	Yes	-	0	0	6	N/A	WF	GF
16/0229	Land to the rear 199-201 Common Edge Road	Full	0.08	1	1	N/S	1	0	0	1	08/03/20	WF	GF
17/0012	Land adjacent to 15 Morley Road	Outline	0.05	2	2	N/S	2	0	0	2	19/03/20	WF	GF
2017-18													
16/0797	Land to the rear 435-437 Waterloo Road	Full	0.03	2	2	N/S	2	0	0	2	11/04/20	WF	BF
16/0845	429-437 Promenade	Outline	0.20	15	15	N/S	15	0	0	15	03/04/19	SHLAA	BF
17/0095	Land at Moss House Road	Res'd	17	422	422	Yes	367	0	35	387	N/A	LPA	GF
17/0631	Land at Taybank and Livet Avenue	Full	0.95	3	3	Yes	0	0	0	3	N/A	WF	GF
17/0193	585-593 Promenade and 1 Wimbourne Place	Outline	0.40	88	88	N/S	88	0	0	88	09/05/19	WF	BF
16/0551	Land to the rear 83-103 Powell Avenue	Full	0.17	5	4	N/S	5	0	0	4	06/06/20	SHLAA	BF
17/0042	Anchorsholme Methodist Church	Outline	0.18	8	8	N/S	8	0	0	8	09/06/19	SHLAA	BF

App. No	Address	PP Type	Area (ha)	Total Capacity (Gross)	Total Capacity (net)	Dwellings under construction	Dwellings not started	Dwellings Lost	Dwellings Completed	Left to be Built (net)	Expiry Date	Source	Land Type
17/0215	Land adjacent 372 St Annes Road	Full	0.05	1	1	Yes	-	0	0	1	N/A	WF	BF
17/0361	Co-Op Sports and Social Club, Preston New Road	Res'd	1.60	53	53	Yes	-	0	0	53	N/A	WF	
17/0439	Site at 50 Bispham Road	Full	0.09	12	12	N/S	12	0	0	12	30/08/20	SHLAA	BF
17/0239	Land to the rear 46 Harcourt Road	Full	0.08	1	1	N/S	1	0	0	1	26/09/20	WF	BF
17/0416	Former E H Booth Highfield Road	Full	1.02	26	26	N/S	26	0	0	26	18/09/20	WF	BF
17/0484	3 Banks Street	Res'd	0.01	4	4	Yes	-	0	0	4	N/A	WF	BF
16/0195	Land to the rear 322 and 324 Bispham Road	Res'd	0.03	1	1	N/S	1	0	0	1	20/10/20	WF	GF
17/0563	Land at 19 Sussex Road	Outline	0.12	4	4	N/S	4	0	0	4	29/11/19	SHLAA	BF
17/0573	Blackpool Trim Shops, Brun Grove	Outline	0.18	10	10	N/S	10	0	0	10	06/12/19	SHLAA	BF
17/0590	Hoyle House, Argosy Avenue	Full	0.36	18	18	N/S	18	0	0	18	13/12/20	SHLAA	BF
17/0844	Land adjacent to 2 St Louis Avenue	Full	0.02	1	1	N/S	1	0	0	1	14/02/21	WF	GF

App. No	Address	PP Type	Area (ha)	Total Capacity (Gross)	Total Capacity (net)	Dwellings under construction	Dwellings not started	Dwellings Lost	Dwellings Completed	Left to be Built (net)	Expiry Date	Source	Land Type
17/0873	Land at 200-210 Watson Road	Full	0.89	44	39	N/S	39	0	0	39	21/03/21	SHLAA	BF
16/0493	Land adjacent to 73 Stony Hill Avenue	Full	0.19	8	8	Yes	-	0	0	8	N/A	SHLAA	GF
										1322			

Appendix F: Extant planning permissions for conversions/change of use at 31st March 2017

App No.	Address	Net Gain	Previous Use	Proposed Use
Pre 2012				
10/1404	Former Marton Library	5	Library	Two Maisonettes and Three Flats
2015-16				
15/0032	1-3 Bolton Street and 1a, b and c Alexandra Road	2	Shop	One Maisonette and One Flat
15/0102	189 Lytham Road	1	Shop	One Flat
15/0168	2 Carlin Gate	0	Holiday Flats and Owners Accom	Single Dwelling
15/0194	31-31a Chapel Street	2	Retail and Offices	Retail and One Dwelling and One Maisonette
15/0228	6-8 Carlin Gate	2	Two Dwellings	Four Flats
12/0259	Former Methodist Church Springfield Road	5	Church	Five Flats
15/0333	2 Beaufort Avenue	3	Hotel	Three Dwellings
15/0619	68-74 Waterloo Road	4	Church	Four Flats

App No.	Address	Net Gain	Previous Use	Proposed Use
15/0760	27 King Edward Avenue	-3	Three Flats and a Bedsit	Single Dwelling
2016-17				
16/0077	16 Exchange Street	1	Working Mens Club	Single Dwelling
16/0094	6a and 6b Milbourne Street	3	Workshop	Two Flats and a Maisonette
16/0205	64-66 Talbot Road	2	Shop and Offices	Restaurant and Two Flats
16/0541	12 Edward Street	2	Offices	Two Flats
16/0457	81 Palatine Road	1	Shop	Student Accommodation
16/0563	38-40 Springfield Road and 10-10a Lord Street	11	Holiday Accommodation	Eleven Flats
16/0662	14 St Annes Road	1	Shop	Single Flat
16/0732	12 Palatine Road	0	Holiday Accom and Owners Flat	Single Dwelling

App No.	Address	Net Gain	Previous Use	Proposed Use
16/0773	26 Lonsdale Road	0	Guest House and Owners Accom	Single Dwelling
16/0777	2-7 Gynn Square	1	Restaurant and Flat Over	Two Flats
16/0842	157 Central Drive	0	Shop and Two Flats	Two Flats
16/0131	81 Topping Street	2	Shop and Offices	Two Flats
16/0207	5 Penhill Close	1	Garage	Single Dwelling
16/0227	218-220 Lytham Road	1	Shop and Flat	Two Dwellings
16/0019	77-81 Albert Road	6	Hotel	Hotel and Six Flats
16/0482	22-24 Lytham Road	9	Hotel	Nine Flats
16/0322	32-34 Cocker Street	2	Hotel	Two Dwellings
16/0560	6536-655 Promenade	7	Hotel	Seven Flats
16/0741	12-14 Withnell Road	7	Holiday Accommodation	Seven Flats
16/0805	56 Osborne Road	2	Holiday Accommodation	Two Maisonettes

App No.	Address	Net Gain	Previous Use	Proposed Use
16/0863	41 Eaves Street	4	Holiday Flats	Four Flats
2017-18				
17/0054	192 Preston Old Road	1	Single Dwelling	Two Dwellings
17/0132	37 Crystal Road	0	Holiday and Owners Accom	Single Dwelling
17/0109	Harley House, Harley Road	1	Industrial	Single Flat
17/0088	30-36 Coronation Street	4	Retail	Retail and Flats
17/0090	37 George Street	6	Retail	Six Flats
17/0145	1 Chapel Street	2	Offices and Flat	Three Flats
17/0238	31-33 Queen Street	2	Bar	Two Flats
17/0248	68-70 Elizabeth Street	0	Commercial and Flat	Single Dwelling
17/0249	68 Topping Street	6	Dance Studio and Retail	Six Flats
17/0300	74 Park Road	0	Flat and Maisonette	Two Flats
17/0385	77 Whitegate Drive	0	Single Flat	Single Flat

App No.	Address	Net Gain	Previous Use	Proposed Use
17/0407	141-147 Abbey Road	1	Offices	Single Flat
17/0423	6 Shaw Road	2	Holiday Accommodation	Two Flats
17/0518	2 Back Warbreck Road	1	Garage	Single Dwelling
17/0325	95b Bond Street and Premises to the Rear	0	Retail and Flat	Single Dwelling
17/0451	302-304 Queens Promenade	8	Hotel and Owners Accom	Nine Flats
17/0477	77 Park Road	0	Two Flats	Two Flats
17/0500	1-9 Kirby Road	8	Holiday Accommodation	Thirteen Flats
17/0551	64 Seafield Road	1	Holiday Flats and Owners Accom	Two Flats
17/0565	20 Lytham Road	3	Holiday Accommodation	Three Flats
17/0550	190 Queens Promenade	2	Holiday Flats and Owners Accom	Three Flats
17/0669	7-8 Finchley Road	5	Hotel and Owners Accom	Six Flats
17/0675	59 Exchange Street	10	Public House	Ten Flats
17/0739	193-195 Church Street	4	Retail	Four Flats

App No.	Address	Net Gain	Previous Use	Proposed Use
17/0744	260-262 Hornby Road	6	Rest Home	Seven Flats
17/0783	79 Lytham Road	1	Retail	Single Dwelling
17/0814	27 Bright Street	1	Holiday Accommodation	Single Dwelling
17/0853	11 Reads Avenue	2	Guest House and Owners Accom	Three flats
17/0767	Empire Bingo Hawes Side Lane	14	Bingo Hall	Fourteen Flats
17/0826	North Shore Working Mens Club	1	Public House	Single Flat
17/0799	32 Queen Street	6	Shop and Offices	Six Flats
17/0863	28 Springfield Road	2	Hotel and Owners Accom	Three Flats
17/0872	Rear 9-21 Melrose Avenue	1	Office	Single Dwelling
18/0028	72-74 Guildford Avenue	1	Single Dwelling	Two Dwellings
18/0047	32 Hesketh Avenue	0	Hotel and Owners Accom	Single Dwelling
18/0085	17 Shaftesbury Avenue	-1	Two Flats	Single Flat
18/0032	14 Regent Road	2	Holiday Accommodation	Two Flats
		181		

Appendix G: Applications approved subject to a signed S106 agreement at 31st March 2018

App Ref.	Address	PP Type	Area (ha)	Total Net Capacity	Source	Land Type
11/0314	Land at Whyndyke Farm	Outline	90.86	132*	SHLAA	GF
16/0421	647-651 NEW SOUTH PROMENADE & 2-4 HARROW PLACE	Full	0.36	87	Windfall	BF
			91.22	219		

Key:

* Estimated housing number in Blackpool. The majority of the application site lies within Fylde.