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Housing monitoring report 2019

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1. Introduction

1.1 The Housing Monitoring Report (HMR) is a technical monitoring report which is prepared annually to provide information on the latest housing position in Blackpool Borough. It reports on housing completions and new housing approvals over a 12 month period, including affordable housing. The 2019 HMR reports on the period from 1st April 2018 to 31st March 2019, 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 2019.

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 2019.

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 and sustainable 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 has been 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'. Informal consultation took place on Proposed Site Allocations and Development Management Policies during January and February 2019.

3. Housing completions

a. Completions 2018/19 and over the Plan Period

3.1 For the monitoring period 1st April 2018 - 31st March 2019 there were 368 dwelling completions (net). This was made up of 239 new build completions and 129 completions from conversions/changes of use. The conversions/changes of use consisted of 67 dwellings that were subject to a grant of planning permission and 62 dwellings that came forward via lawful development certificates for existing or proposed uses, or via prior approval for change of use. This information is set out in Table 1. A schedule of new build completions and demolitions for 2018/2019 is set out in Appendix B and a schedule of completions through permitted conversions and change of use in Appendix C. Dwellings created through conversions/changes of use brought forward via lawful development certificates and prior approval for change of use are shown in Appendix D.

3.2 Table 1 also shows how many completions have taken place each year since the beginning of the plan period. Housing delivery has increased over the past two years and the figure for 2018/19 is the second highest recorded.

3.3 The table shows that there was a net loss of dwellings in 2013/14 and 2016/17. This is a result of the redevelopment of the Queens Park Estate and flats at All Hallows Road. Properties in these locations have been replaced by high quality family dwellings at lower densities. This redevelopment has helped to improve the quality and choice of the housing offer and to create more sustainable and safer neighbourhoods, but has resulted in a significant loss of dwellings overall.

3.4 Since 1st April 2012 1307 dwellings (net) have been completed. This consists of 329 new build dwellings and 978 dwellings created through conversions/changes of use.

Table 1: Completions 1st April 2012 - 31st March 2019

Year	New Build			Permitted Conversions & Changes of Use		Conversions/Changes of Use: Lawful Development Certificates for Existing Use (CLDE), Lawful Development Certificates for Proposed Use (CLUP) and Prior Approval for Change of Use (CPA)	Other Sources		Total Dwellings (Net)
	Gross	Losses	Net	Gross	Net		Local Authority Conversions	Council Tax Records/Empty Homes Funded	
2012/13	56	3	53	131	75	48	-28	18	166
2013/14	22	176	-154	123	99	52	-51	14	-40

2014/15	166	0	166	127	87	92	0	44	389
2015/16	134	1	133	132	108	53	0	0	294
2016/17	107	364	-257	47	38	73	0	0	-146
2017/18	150	1	149	87	71	56	0	0	276
2018/19	239	0	239	81	67	62	0	0	368
Total	874	545	329	728	545	436	-79	76	1307

b. Summary of Housing Delivery against Local Plan Requirement

3.5 Table 2 sets out housing delivery in relation to the Core Strategy requirements. This shows that the 368 completions recorded in 2018/2019 significantly exceeded the requirement of 280 dwellings for the year. However, over the plan period there has been a shortfall in delivery of 503 dwellings, partly as a result of the demolitions at Queens Park and All Hallows Road, which are referred to in paragraph 3.3.

Table 2: Net completions against Core Strategy requirement

Year	Dwelling Completions	Core Strategy Requirement	Under/Over Delivery	Cumulative Shortfall
2012/13	166	250	-84	-84
2013/14	-40	250	-290	-374
2014/15	389	250	+139	-235
2015/16	294	250	+44	-191
2016/17	-146	250	-396	-587
2017/18	276	280	-4	-591
2018/19	368	280	+88	-503
Total	1307	1,810	-503	-503

c. Completions by Source

3.6 Policy CS2 of the Core Strategy states that provision will be made for the delivery of 4200 new homes in Blackpool between 2012 and 2027 and that these 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

3.7 Table 3a sets out housing completions via these sources over the Core Strategy period. Completions via these sources are reported separately for new build dwellings in Table 3b and for conversions/changes of use in Table 3c.

3.8 Table 3a shows that in 2018/19 there were 167 net completions on identified sites within the existing urban area. Sites have been identified through the SHLAA process since the 2008/09 monitoring year when the SHLAA was first published. A SHLAA update is being prepared, which will replace the existing (2014) SHLAA. However, over the plan period only 103 dwellings (net) have been completed on identified sites within the existing urban area, taking account of the losses caused by the demolitions that have taken place at Queens Park.

3.9 There are three sites identified in South Blackpool in the Core Strategy (Moss House Road, Whyndyke Farm and Runnell Farm). In 2018/19, there were 32 completions on these identified sites in South Blackpool. 150 dwellings have been completed on these sites over the plan period.

3.10 In 2018/2019 there were 169 net completions on windfall sites (new build and conversions/changes of use). Over the plan period 1,054 dwellings (net) have been completed on windfall sites.

Table 3a: Summary of Completions by Source (Net)

Year	Identified Sites in the Existing Urban Area	Identified Sites in South Blackpool	Windfall	Total Dwellings

2012/13	14	0	152	166
2013/14	-154	0	114	-40
2014/15	166	0	223	389
2015/16	97	35	162	294
2016/17	-287	43	98	-146
2017/18	100	40	136	276
2018/19	167	32	169	368
Total	103	150	1,054	1,307

3.11 Table 3b sets out detailed information about new build completions by source. It shows that although 598 new build dwellings have been completed on identified sites within the existing urban area, this equates to only 103 dwellings (net) predominantly due to demolitions at Queens Park. It also shows that there have been 150 new build completions (net) on identified sites in South Blackpool and 76 new build completions (net) on windfall sites.

3.12 Table 3b shows that there have been 329 new build completions (net) and 874 new build completions (gross) over the plan period.

Table 3b: New Build Completions by Source

Year	Identified Sites in the Existing Urban Area		Identified Sites in South Blackpool		New Build Windfall		New Build Total	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net
2012/13	14	14	0	0	42	39	56	53
2013/14	22	-154	0	0	0	0	22	-154
2014/15	166	166	0	0	0	0	166	166
2015/16	97	97	35	35	2	1	134	133
2016/17	32	-287	43	43	32	-13	107	-257
2017/18	100	100	40	40	10	9	150	149
2018/19	167	167	32	32	40	40	239	239
Total	598	103	150	150	126	76	874	329

3.13 Table 3c shows that conversions/changes of use have been a consistent source of housing supply, accounting for 978 net completions since 2012. This equates to an average of 140 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. The most consistent source of windfall completions has been conversions/changes of use on small sites (sites of 9 dwellings or less). This includes dwellings provided through permitted conversions, prior approvals for change of use and lawful development certificates. An average of 122 dwellings per year have been provided through these sources.

Table 3c: Conversion/Change of Use Completions (Net)

Year	Conversions & Changes of Use: Permitted & CLDE/CLUP/CPA			Conversions: Other Sources		Windfall Conversions & Changes of Use Total
	Small Sites	Major Sites	Total	Local Authority Conversions	Council Tax Records/Empty Homes Funded	
2012/13	99	24	123	-28	18	113
2013/14	129	22	151	-51	14	114
2014/15	148	31	179	0	44	223
2015/16	149	12	161	0	0	161
2016/17	95	16	111	0	0	111

2017/18	117	10	127	0	0	127
2018/19	115	14	129	0	0	129
Total	852	129	981	-79	76	978

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

3.14 In 2018/19 89% of permitted housing completions (gross) were on PDL. Since 2012 the vast majority (87%) 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 4: 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
2018/19	34	205	81	34	286
Total	212	662	728	212	1390

e. Completions by Site Size

3.15 The majority of new build completions since 2012 have been on large sites over 1 hectare (77%). Table 5 shows that during 2018/19, there were 10 (gross) new build completions on sites below 0.4 hectares, 2 on sites between 0.4 to 1 hectare, and 227 on sites over 1 hectare in size.

Table 5: 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
2018/19	10	0	0	2	195	32
Total	93	14	90	6	479	192
Combined Total	107 (12%)		96 (11%)		671 (77%)	

f. Completions by Dwelling Type and Size

3.16 In 2018/19 a mix of new build house types were developed. Table 6 shows that semi-detached and detached properties were built in the greatest number, with fewer terraced properties and a limited amount of new build flats. Since 2012 the largest percentage of gross new build completions have been semi-detached, accounting for 29% of all new build completions, with detached and terraced properties each accounting for 28% of completions. Flats account for 15% of new build dwellings completed since 2012.

Table 6: 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
2018/19	89	80	54	16	239
Total	246	253	241	134	874
% Total	28%	29%	28%	15%	100%

3.17 Table 7 shows that in 2018/19 new build completions were predominantly 3 bed and 4 bed properties and permitted conversions/changes of use were predominantly 2 bed properties. Since 2012 the largest proportion of new build properties have been 3 bed properties (42%) and the largest proportion of permitted conversions/changes of use have been 2 bed properties (50%).

Table 7: 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
	2018/19	11	54	96	78	239
	Total	79 (9%)	232 (26%)	371 (42%)	192(22%)	874

Year		1 bed	2 bed	3 bed	4 bed	Total
Conversions & COU	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
	2018/19	14	52	12	3	81
	Total	118 (16%)	363 (50%)	137 (19%)	110 (15%)	728

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

3.18 In 2018/19 there were 142 new build market housing completions and 97 affordable completions (76 local authority and 21 Registered Social Landlord). This is shown in Table 8. Market and affordable housing are defined in Appendix A.

3.19 In 2018/19 81 dwellings (gross) in conversions/changes of use provided market housing and 0 provided affordable housing.

Table 8: Gross annual completions by tenure

Year		Market(Private Sector)	Affordable		Total		
			RSL	Local Authority			
New Build /COU	Conversion	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	
		2018/19	142	21	76	239	
		Total	552	131	191	874	
			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
			2018/19	81	0	0	81
			Total	701	20	7	728

h. Completions by Density

3.20 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.

3.21 Table 9 shows that in 2018/19 40% 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 25% of new build dwellings were built at densities above 50 dwellings per hectare.

Table 9: Gross new build completions by density in 2018/19

Density	Dwellings
Below 30 dwellings per hectare	96 (40%)
30-50 dwellings per hectare	84 (35%)
Above 50 dwellings per hectare	59 (25%)
Total	239 (100%)

4. Housing commitments

a. New Dwellings Permitted in 2018/19

4.1 Monitoring planning permissions allows us to identify the potential amount of house building activity for future years. Table 10 shows that 331 dwellings (gross) were granted planning permission in 2018/19, comprising 194 new build dwellings and 137 dwellings in conversions/changes of use. The net total was 304 dwellings, comprising 193 new build and 111 dwellings

in permitted conversions/changes of use. 160 dwellings were permitted on PDL and 144 dwellings were permitted on Greenfield land (net).

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 10: Gross & net dwellings permitted 1st April 2018 - 31st March 2019

Type of Land	Gross			Net		
	New Build	Conversion & Change of Use	All dwellings	New Build	Conversion & Change of use	All dwellings
PDL	50	137	187	49	111	160
Greenfield	144	-	144	144	-	144
Mixed	0	-	0	0	-	0
Total	194	137	331	193	111	304

b. Extant Planning Permissions

4.3 At the 31st March 2019 there was a stock of 1,508 dwellings (net) with extant planning permission (full or outline^[1]) that were left to be built. This comprises 1,206 new build dwellings and 302 conversions. 68% have full or reserved matters planning permission (on sites which have not started or are under construction), which can be implemented without the need for further approval. This is shown in Table 11. Detailed schedules are provided in Appendices E and F.

Table 11: Units with Extant planning permissions at 31st March 2019

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 or Reserved Matters Planning Permission	732	723	350	302	1,082	1,025
Outline Planning Permission	485	483	-	-	485	483
Total All Permissions (Gross)	1217	1,206	350	302	1,567	1,508

1 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 is extant if the time limit for submission of reserved matters has not yet expired.

c. 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. During the first base 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. At the 31st March 2019 no additional entries had 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.

d. Extant New Build Planning Permissions by Dwelling Type

4.9 Table 12 shows that at 31st March 2019, flats formed the greatest proportion of known new build dwellings with extant planning permission, equating to 22% of the total, followed by terraced properties, which formed 20% of the total. 30% of dwellings were of an unknown dwelling type, because they were on sites subject to outline permission where house types were not specified.

Table 12: Gross new build extant planning permissions by dwelling type at 31st March 2019

Type of PP / Site Status	Detached	Semi-Detached	Terraced	Flats	Unknown	Total
Full Planning Permission	183	156	240	153	0	732
Outline Planning Permission	2	0	0	117	366	485
Total All Permissions	185	156	240	270	366	1217
% Total	15%	13%	20%	22%	30%	100%

e. Extant Planning Permissions for Affordable Housing

4.10 At 31st March 2019 the total number of affordable housing units with extant planning permission was 88 (gross); these are all new build units.

f. Land Committed for New Build Residential Development

4.11 At 31st March 2019 the combined site area of extant planning permissions for new build residential development (gross) amounted to 54 hectares. This is shown in Table 13.

Table 13: Land committed for new build residential development at 31st March 2019

Site Status	Hectares	No. Dwellings (Gross)
Land with Planning Permission	54.00	1217
(Full or Reserved Matters Planning Permission)	40.42	732
(Outline Planning Permission)	13.58	485
Total	54.00	1217

g. Applications with a Resolution to Approve Subject to the Signing of a Section 106 Agreement

4.12 At 31st March 2019 there were no dwellings on sites where there was an application with a resolution to approve subject to the signing of a S106 agreement.

[1] 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.

Appendix A: Glossary of Terms, Acronyms & Abbreviations

Glossary of Terms, Acronyms & Abbreviations

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.
CLDE	Lawful Development Certificate for an Existing Use/Development
CLUP	Lawful Development Certificate for a Proposed Use
CPA	Prior Approval for Change of Use
CTR	Council Tax Records
GF	Greenfield (Land)
HA	Hectares
HMR	Housing Monitoring Report
LAC	Local Authority Conversions
LPA	Local Planning Authority
NPPF	National Planning Policy Framework
PDL	Previously Developed Land
S106	Section 106
SHLAA	Strategic Housing Land Availability Assessment

Appendix B: Schedule of new build completions and demolitions 2018/19

Planning App No.	Address	Land Type	Origin	Gross Dwellings Built	Demolitions	Net Dwellings Built	Total Size Capacity
05/0705	Land Off Coopers Way	PDL	SHLAA	29	0	29	102
13/0447	Land bounded by Princess Street, Seasiders Way, Rigby Road & Blundell Street and Land Bounded by Rigby Road, Central Drive, Field Street and Seasiders Way (Phase 1 Rigby Road)	PDL	SHLAA	24	0	24	218
15/0420	NS & I Mythop Road	PDL	SHLAA	32	0	32	118
17/0020	138 Stony Hill Avenue	PDL	SHLAA	6	0	6	6
17/0361	Co-op Sports and Social Club	PDL	Windfall	8	0	8	53
17/0416	Former EH Booth Highfield Road	PDL	Windfall	26	0	26	26
17/0484	3 Banks Street	PDL	Windfall	4	0	4	4
16/0750	Land Bounded by Fishers Lane, Common Edge Road and Ecclesgate Road	GF	Windfall	2	0	2	6
17/0095	Land at Moss House Road	GF	Identified Site in South	32	0	32	422

			Blackpool				
15/0842	Land bound by Mather Street, Stirling Road, Collingwood Avenue and the rear Addison Crescent (Queens Park and Layton Recreation Ground) Queens Park Phase 2	PDL	SHLAA	76	0	76	99
			Total	239	0	239	1054

Appendix C: Schedule of completions through permitted conversions & change of use 2018/19

ADDRESS	DWELLINGS		USEPROPOSED	
	Gross	Net	Previous	New
653-655 Promenade	14	14	Holiday Accommodation	Fourteen Flats
68-74 Waterloo Road	4	4	Church	Four Flats
30A Raikes Parade	1	1	Teaching	One Flat
157 Central Drive	2	0	Shop and Two Flats	Two Flats
81 Topping Street	2	2	Shop and Offices	Two Flats
Harley House, Harley Road	1	1	Industrial	One Flat
74 Park Road	2	1	Maisonette	Two Flats
68 Topping Street	6	6	Dance Studio & Retail	Six Flats
6 Shaw Road	2	2	Holiday Accommodation	Two Flats
302-304 Queens Promenade	9	8	Hotel & Owners Accommodation	Nine Flats
1-9 Kirby Road	13	8	Holiday Accommodation	Thirteen Flats
260-262 Hornby Road	7	6	Rest Home	Seven Flats
27 Bright Street	1	1	Holiday Accommodation	Single Dwelling
72-74 Guildford Avenue	2	1	Single Dwelling	Two Dwellings
187 Lytham Road	1	1	Holiday Accommodation	One Dwelling
21 Devonshire Road	0	-1	One Flat	Training Facility
Seashells, 146 Lytham Road	1	1	Holiday Accommodation	Single Dwelling
475 Waterloo Road	2	1	Single Dwelling	Two Flats
190 Queens Promenade	3	2	Holiday Flats and Owners Accommodation	Three Flats
9 Dagers Hall Lane	1	1	Tanning Salon	Single Dwelling
24A Lonsdale Road	3	3	Holiday Accommodation	Three Flats
73 Dickson Road	4	4	Holiday Accommodation	Four Flats
	81	67		

Previous Use Summary

Previous Use	Gross	Net	%
Holiday Accommodation	51	44	66%
Existing Dwellings/Flats	8	2	3%
Retail	6	6	9%

Office	2	2	3%
Industrial	1	1	1%
HMO	0	0	0%
Other	13	12	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)

REF NO.	ADDRESS	DWELLINGS (Net)	USE
2018-19			
18/0076	205 Palatine Road	2	Two Flats
18/0079	8 Charles Street	3	Four Flats
18/0170	115 Holmfield Road	6	Six Flats
18/0138	399 Lytham Road	-5	Six Flats
18/0332	4 Luton Road	1	Single Dwelling
18/0496	22 Egerton Road	4	Four Flats
18/0668	46A Lytham Road Avenue	1	One Flat
18/0670	Flat 1, 50 Lytham Road	1	One Flat
18/0671	Flat 2, 50 Lytham Road	1	One Flat
18/0076	205 Palatine Road	2	Two Flats
18/0079	8 Charles Street	3	Four Flats
18/0170	115 Holmfield Road	6	Six Flats
18/0138	399 Lytham Road	-5	Six Flats
18/0332	4 Luton Road	1	One Dwelling
18/0496	22 Egerton Road	4	Four Flats
18/0668	46A Lytham Road	1	One Flat
18/0670	Flat 1, 50 Lytham Road	1	One Flat
18/0671	Flat 2, 50 Lytham Road	1	One Flat
18/0690	20 Balmoral Road	6	Six Flats
18/0738	9 Clare Street	4	Four Flats
18/0759	17 Charnley Road	8	Eight Flats
18/0587	137 George Street	3	Three Flats
19/0002	82 Station Road	5	Five Flats
19/0007	41 Napier Avenue	1	Single Dwelling
19/0021	Peter Court, 66-68 Peter Street	6	Six Flats
CLDE		47	

REF NO.	ADDRESS	DWELLINGS	USE
2017-18			
16/0761	7-9 Wilkinson Avenue	5	Five Flats
16/0689	129 Central Drive	1	Single Dwelling

17/0395	21 Caunce Street	7	Seven Flats
17/0339	23 South King Street	2	Two Flats
CPA		15	

Appendix E: Extant New Build Planning Permissions at 31st March 2019

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
Pre 2013-14											
97/0474	Land at Bridge House Road	Full	1.38	23	23	0	7	0	16	7	N/A
05/0185	41 Bispham Road and land rear 39-41 Bispham Road	Full	0.33	19	18	0	16	1	3	16	N/A
05/0705	Land off Coopers Way	Full	1.97	102	102	14	31	0	57	45	N/A
12/0803	Land bounded by Princess Street, Seasiders Way, Rigby Road & Blundell Street and land bounded by Rigby Road, Central Drive, Field Street and Seasiders Way	Outline	7.84	192	192	N/S	192	0	0	192	11/03/23
2013-14											
13/0447	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	Res'd	7.84	218	218	9	16	0	169	25	N/A
2016-17											
16/0643	170 Preston New Road	Outline	0.34	8	6	N/S	8	0	0	6	23/02/20
16/0664	7-11 Alfred Street	Outline	0.05	14	14	N/S	14	0	0	14	24/02/20
16/0289	254 Preston New Road (replacement dwelling)	Full	0.12	1	0	N/S	1	0	0	0	17/08/19
16/0191	Land to the rear 57-61 Bispham Road	Full	0.07	4	4	N/S	4	0	0	4	07/10/19
15/0420	NS&I Mythop Road	Full	8.92	115	115	15	68	0	32	83	N/A

16/0505	2 The Knowle (replacement dwelling)	Full	0.07	1	0	N/S	1	0	0	0	23/11/19
16/0555	Land adjacent to 250 Central Drive	Full	0.06	4	4	N/S	4	0	0	4	05/12/19
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
17/0012	Land adjacent to 15 Morley Road	Outline	0.05	2	2	N/S	2	0	0	2	19/03/20
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
16/0845	429-437 Promenade	Outline	0.20	15	15	N/S	15	0	0	15	03/04/20
17/0095	Land at Moss House Road	Res'd	17	422	422	33	322	0	67	355	N/A
17/0631	Land at Taybank and Livet Avenue	Full	0.95	3	3	3	0	0	0	3	N/A
17/0193	585-593 Promenade and 1 Wimbourne Place	Outline	0.40	88	88	N/S	88	0	0	88	09/05/20
16/0551	Land to the rear 83-103 Powell Avenue	Full	0.17	5	4	N/S	5	0	0	4	06/06/20
17/0042	Anchorsholme Methodist Church	Outline	0.18	8	8	N/S	8	0	0	8	09/06/20
17/0361	Co-Op Sports and Social Club, Preston New Road	Res'd	1.60	53	53	10	35	0	8	45	N/A
17/0439	Site at 50 Bispham Road	Full	0.09	12	12	N/S	12	0	0	12	30/08/20
17/0239	Land to the rear 46 Harcourt Road	Full	0.08	1	1	N/S	1	0	0	1	26/09/20
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
17/0563	Land at 19 Sussex Road	Outline	0.12	4	4	N/S	4	0	0	4	29/11/20
17/0573	Blackpool Trim Shops, Brun Grove	Outline	0.18	10	10	N/S	10	0	0	10	06/12/20
17/0590	Hoyle House, Argosy Avenue	Full	0.36	18	18	18	0	0	0	18	N/A
17/0844	Land adjacent to 2 St Louis Avenue	Full	0.02	1	1	N/S	1	0	0	1	14/02/21

17/0873	Land at 200-210 Watson Road	Full	0.89	44	39	23	21	0	0	39	N/A
16/0493	Land adjacent to 73 Stony Hill Avenue	Full	0.19	8	8	8	0	0	0	8	N/A
2018-19											
18/0030	Land Rear 5 Oak Avenue	Full	0.03	1	1	N/S	1	0	0	1	11/05/21
18/0160	Land adjacent to 8 Cottesmore Place	Outline	0.08	1	1	N/S	1	0	0	1	31/05/21
11/0314	Land at Whyndyke Farm Parcel 1 (.9 ha) & 1/3 Parcel 7 (1ha)	Outline	2.90	126	126	N/S	126	0	0	126	06/06/21
18/0404	Land to Rear of 49 Moss House Road	Full	0.09	1	1	N/S	1	0	0	1	30/08/21
18/0423	Land adjacent to 14 Strathdale	Full	0.05	1	1	N/S	1	0	0	1	20/08/21
18/0410	Land adjacent to 71 Moss House Road	Outline	0.75	14	14	N/S	14	0	0	14	16/10/21
18/0438	Southgate Bennetts Lane	Full	0.51	1	1	N/S	1	0	0	1	12/09/21
18/0589	64 Preston Old Road	Outline	0.37	1	1	N/S	1	0	0	1	16/10/21
18/0590	Site of Former Kings Christian Centre Warley Road	Res'd	0.12	15	15	N/S	15	0	0	15	02/11/21
18/0684	209 Midgeland Road	Full	0.30	1	1	0	1	0	0	0	21/12/21
18/0718	Site of 18-20 Empress Drive	Full	0.04	4	4	N/S	4	0	0	4	21/12/21
18/0657	12 Broadway	Outline	0.03	2	2	N/S	2	0	0	2	14/01/22
18/0603	Land at the Junction of Coleridge Road and Talbot Road	Full	0.29	25	25	N/S	25	0	0	25	12/03/22
19/0016	Land at Brun Grove	Full	0.01	1	1	N/S	1	0	0	1	18/03/22
										1206	

Appendix F: Extant planning permissions for conversions/change of use at 31st March 2019

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				
15/0168	2 Carlin Gate	0	Holiday Flats and Owners Accommodation	Single Dwelling
15/0228	6-8 Carlin Gate	2	Two Dwellings	Four Flats
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
16/0421	647-651 Promenade & 2-4 Harrow Place	66	Hotel	Sixty Six 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
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
16/0207	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
16/0741	12-14 Withnell Road	7	Holiday Accommodation	Seven Flats
16/0805	56 Osborne Road	2	Holiday Accommodation	Two Maisonettes
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
17/0088	30-36 Coronation Street	4	Retail	Retail and Four 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
17/0385	77 Whitegate Drive	0	Single Flat	Single Flat
17/0407	141-147 Abbey Road	1	Offices	Single Flat
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
17/0477	77 Park Road	0	Two Flats	Two Flats
17/0551	64 Seafield Road	1	Holiday Flats and Owners Accom	Two Flats

17/0565	20 Lytham Road	3	Holiday Accommodation	Three Flats
17/0669	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
17/0783	79 Lytham Road	1	Retail	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
18/0047	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
2018-19				
18/0023	24-28 Coronation Street	2	Holiday Accommodation	Two Flats
18/0073	4 Back Warbreck Road	1	Warehouse	Single Dwelling
18/0082	169 Lytham Road	3	Holiday Accommodation	Three Flats
18/0090	14 Kirby Road	1	Guest House	Single Dwelling
18/0060	1 Layton Lodge, Bispham Road	5	Residential Care Home	Five Flats
18/0136	31-33 Hornby Road	6	Hotel	Six Flats
18/0168	53 Bond Street	0	Commercial Unit and Flat	One Dwelling
18/0180	44 Warbreck Hill Road	1	Guest House	One Dwelling
18/0220	102 Queen's Promenade	1	Guest House	One Dwelling
18/0407	30 Rawcliffe Street	2	Restaurant	Two Dwellings
18/0221	28 Lonsdale Road	4	Vacant Hotel	Four Dwellings
18/0288	35-37 Station Road	11	Two Hotels	Nine Flats and Two Maisonettes
18/0303	211 Lytham Road	2	Holiday Homes	Two Flats
18/0328	45A Grosvenor Street	1	One Dwelling	Two Dwellings
18/0367	6 Central Drive	2	Restaurant	Two Flats
18/0296	54-58 Raikes Parade	5	Student Accommodation	Six Flats
18/0372	12-14 Withnell Road	-2	Seven Flats	Five Flats
17/0736	131 Bloomfield Road	0	Three Flats and a Shop	Three Flats and a Shop
17/0859	98A Park Road	10	Disused Church Hall	Ten Flats
18/0415	61 Withnell Road	2	One Dwelling	Three Flats
18/0418	46A Cookson Street	2	Offices	Two Flats
18/0458	77 Adelaide Street	1	Solicitors (A2 Use Class)	One Dwelling
18/0462	199-201 Promenade	6	Café and Hotel	Six Apartments
18/0475	21 St. Martins Road	-1	Two Flats	One Flat
18/0501	653-655 Promenade	5	Hotel	Five Flats

18/0504	308 Talbot Road	1	Launderette	One Flat
18/0459	44-46 Reads Avenue	8	Hotel and Coach House	Six Flats and Two Maisonettes
18/0503	3 Chapel Street	1	Takeaway and Owner's Accommodation	Two Flats
18/0523	24-30 Bond Street	4	Two Flats	Six Flats
18/0528	Moore Bank House, 26-28 Moore Street	1	Guesthouse and Owners Accommodation	Two Dwellings
18/0587	452 Lytham Road	1	Clinic	One Maisonette
18/0231	234 Waterloo Road	-1	One Dwelling	Extension to Adjoining Care Home
18/0457	243-247 Lytham Road	2	Storage for Shop	Two Flats
18/0785	7 Milbourne Street	1	Office	One Dwelling
18/0162	68-76 Central Drive	13	Unknown	Twelve Flats and One Maisonette
18/0605	10-16 Exchange Street	5	Social and Sports Club	Four Flats and One Dwelling /Dwelling house
18/0657	12 Broadway	2	Commercial Garage	Two Dwellings
18/0772	134 Albert Road	3	Hotel	Three Flats
18/0784	2 Crystal Road	1	Shop	One Flat
18/0831	5 Holmeffield Road	1	One Non Self-Contained Flat	One Flat
18/0843	28 Clevedon Road	-3	One Self-Contained Flat and Four Flatlets	One Self-Contained Flat and One Maisonette
19/0068	9 Dagers Hall Lane	1	Tanning Salon	One Dwelling
		302		

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