

# Strategic Housing Land Availability Assessment (SHLAA)

2019 Update – Published January 2021

Blackpool Council



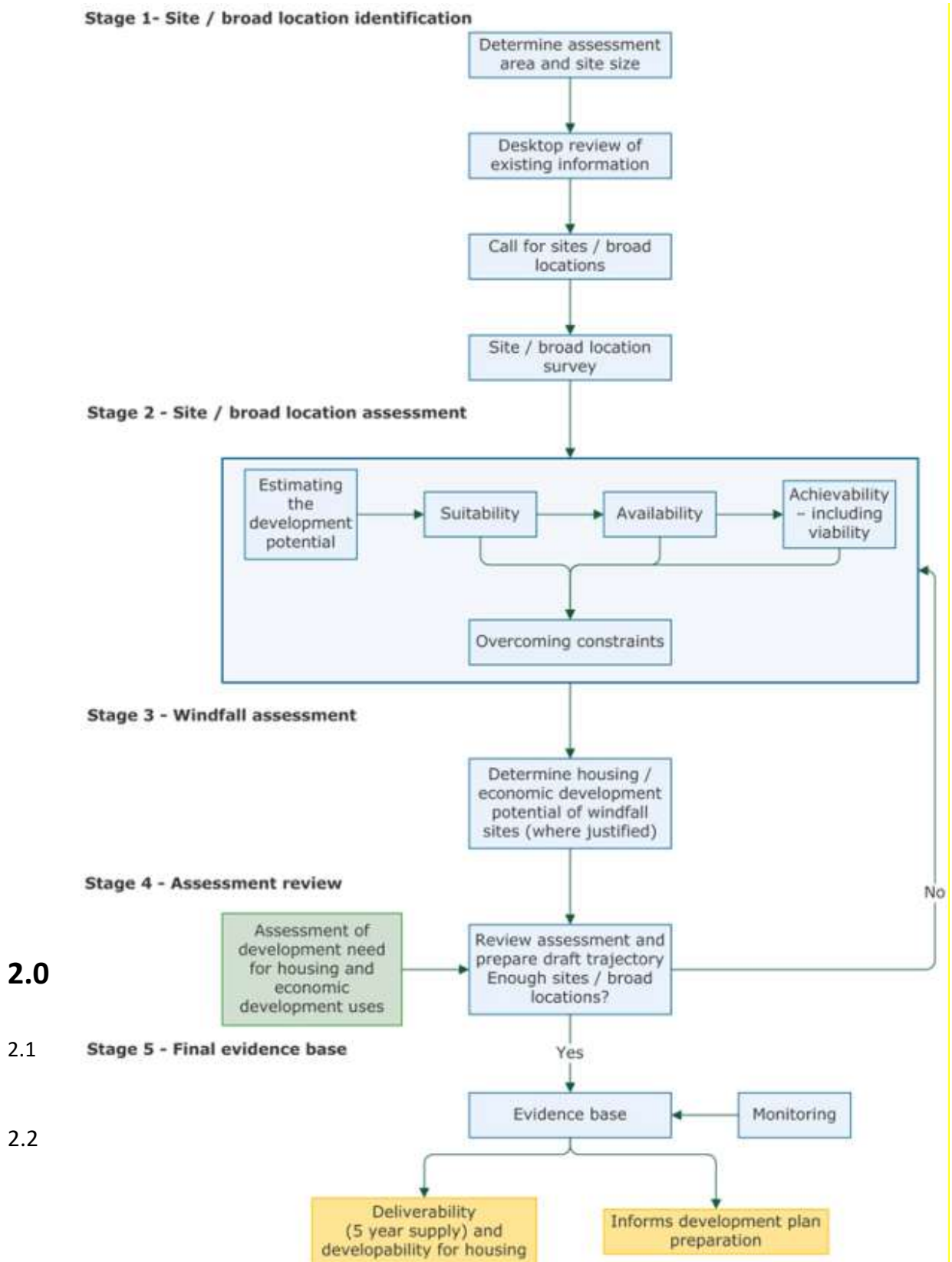
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## 1.0 Introduction

- 1.1 Blackpool's Strategic Housing Land Availability Assessment (SHLAA) is a key study underpinning the Blackpool Local Plan. It provides evidence of how much land is suitable, available and achievable for housing over the plan period, by identifying potential housing sites within Blackpool and estimating their development potential. Strategic policy making authorities are required to prepare a SHLAA in order to have a clear understanding of the land available in their area to inform planning policies on the supply and mix of sites.
- 1.2 Blackpool Council first published its SHLAA in May 2008. Since then, SHLAA updates have been produced in 2009, 2010, 2011 and 2013 (published in 2014). The 2013 update provided evidence on the supply of housing sites to inform the Blackpool Local Plan Part 1: Core Strategy, which covers the period 2012-2027 and was adopted in January 2016.
- 1.3 This 2019 update informs the proposed allocations and approach taken to housing supply in the Local Plan Part 2: Site Allocations and Development Management Policies document, which covers the period until 2027.
- 1.4 The SHLAA 2019 update contains a revised schedule of sites to reflect Blackpool's supply position at 1st April 2019, superseding the last SHLAA update. This revised schedule includes new sites that have been identified from various sources and updates information on existing sites identified, for example progress with delivery of development or changes to estimated timescale. In some instances, a change in circumstance means that sites have been removed from the schedule.
- 1.5 The 2019 update follows the methodology set out in Planning Practice Guidance (PPG) on housing land availability assessment and takes account of policy on delivering a sufficient supply of homes in the National Planning Policy Framework (NPPF). The methodology is set out in Figure 1 on the following page.
- 1.6 It is important to note that whilst the SHLAA is an important piece of evidence to inform plan making, it does not in itself allocate sites for housing development, or determine which sites should be developed. It is the role of the assessment to provide information on the range of sites which are available to meet Blackpool's requirements, but it is for the Local Plan to determine which sites are the most suitable for development and allocate sites accordingly. The inclusion of sites in the SHLAA does not necessarily mean that they will be allocated for development or that a planning application will be considered favourably. Similarly, sites that are not included at this stage are not necessarily unsuitable for housing development in all cases.

Figure 1: SHLAA methodology (Taken from PPG)



informed this SHLAA update, which covers housing land availability.

- 2.3 Blackpool functions within the Fylde Coast Housing market area and the three Fylde Coast authorities of Blackpool, Fylde and Wyre have published a joint Fylde Coast Strategic Housing Market Assessment (SHMA).
- 2.4 The Fylde Coast authorities are at different stages of the Local Plan process. Both Fylde and Wyre have recently adopted Local Plans that include housing allocations. Blackpool is at an earlier stage of the plan preparation process in terms of site allocations; therefore, this SHLAA covers the Blackpool local authority area only.
- 2.5 The neighbouring authorities of Fylde, Wyre and Lancashire were consulted on the draft methodology and the SHLAA will be published to support the Publication consultation on the Local Plan Part 2, which will offer an opportunity for comments from neighbouring authorities. Collaborative working will also continue to take place between the authorities, in accordance with the Duty to Co-operate.
- 2.6 PPG states that assessments of land availability should consider all sites capable of delivering 5 or more dwellings, although where appropriate plan makers may wish to consider alternative site size thresholds. Previous SHLAAs have used a site size threshold of 1 dwelling, but it is very difficult to accurately identify all potential sites of such a small size and therefore the 2019 SHLAA uses a 5 dwelling threshold in accordance with PPG. Any sites of less than 5 dwellings that come forward will be a further source of housing, in addition to sites identified in the SHLAA.
- 2.7 PPG emphasises the importance of undertaking a desktop review when identifying sites or broad locations. It states that when carrying out a desktop review, plan-makers need to be proactive in identifying as wide a range of sites and broad locations for development as possible. Identified sites, which have particular constraints should be included in the assessment for the sake of comprehensiveness but constraints need to be set out clearly.

2.8 Reflecting the approach advocated in PPG, a wide range of sites have been considered as potential sites for housing allocation. Table 1 sets out the types of sites and data sources that have been considered.

**Table 1: Sources of Sites**

<b>Type of Site</b>	<b>Data Source</b>
Sites previously identified with potential for housing development	2013 SHLAA Update
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
Sites submitted to the Council via the 'Call for Sites' process	'Call for Sites' records
Sites submitted to the Council as part of the Local Plan Part 2 Consultation Process	Local Plan Part 2 Consultation Responses
Employment land with potential for alternative uses	Existing employment allocations and employment sites
Land in the local authority's ownership	Council records and engagement with other Council departments
Surplus or likely to become surplus public sector land owned by other bodies	Engagement with other public sector bodies
Additional opportunities in established uses	Engagement with site owners 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

2.9 The key source of sites for the 2019 SHLAA Update was the 2013 SHLAA Update (Published in 2014). This identified 153 potential housing sites. All of these sites were assessed to see whether they were still appropriate for inclusion in the 2019 SHLAA Update. The 2019 SHLAA reflects the latest information on housing

permissions and housing completions and on site availability, suitability and achievability.

- 2.10 A formal 'Call for Sites' exercise was undertaken at the same time as the Local Plan Part 2 Regulation 18 scoping 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. Prior to the formal consultation in 2017, the Council website informed landowners/developers that they could submit a Blackpool Local Plan Housing Site Identification Form if they wished to put a site forward for consideration as part of the Local Plan process.
- 2.11 At November 2019, the 'Call for Sites' process remained live and a form is available on the Council website for landowners/developers to submit sites for consideration for housing, or other uses. In addition, the 2019 Site Allocations and Development Management Policies Informal Consultation Paper encouraged readers to let the Council know about any additional sites which could be considered for housing development through the submission of the form. At November 2019, 25 'Call for Sites' forms for residential use had been submitted, although this included a small number of overlapping sites.
- 2.12 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.
- 2.13 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.
- 2.14 Potential sites from these sources have been assessed 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
  - Ponds, streams and other waterbodies

- Woodland, trees or other plant habitats



## 3.0 Stage 2: Site/Broad Location Assessment

### The housing potential of sites

- 3.1 PPG states that the estimate of the development potential of each identified site can be guided by the existing or emerging plan policy including locally determined policies on density. When assessing development potential, plan makers should seek to make the most efficient use of land in line with policies set out in the NPPF.
- 3.2 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 the 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.
- 3.3 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.
- 3.4 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 a 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 2019 SHLAA Update 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 subject to consultation as part of the methodology for the SHLAA update that was undertaken in summer 2017.
- 3.5 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 the table below.

**Table 2: Net Developable Area of Sites**

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

**Site assessment: availability**

- 3.6 PPG advises that plan-makers will need to assess the availability, suitability and achievability of sites. This will provide information as to whether a site can be considered deliverable within the next five years, developable over a longer period, or unlikely to be developed for residential purposes.
- 3.7 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.
- 3.8 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
- 3.9 Unless evidence was provided to the contrary, sites received through the 'Call for Sites' process were considered to be available for development.
- 3.10 In relation to sites from other sources, information on availability was also obtained 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.
- 3.11 Where sites from the identified sources were not considered likely to be available for housing development, they were not taken forward in the SHLAA update or as potential allocations. However, circumstances can change and there is potential

for sites to be reconsidered if evidence emerges to suggest that sites are available for housing development.

### **Site assessment: suitability**

3.12 Potential sites were assessed in terms of their suitability. 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. The assessment of site suitability also takes account of site specific constraints to residential development.

3.13 The following site specific 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

3.14 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.

- 3.15 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.

**Site assessment: achievability**

- 3.16 PPG states that a site is considered achievable for development where there is a reasonable prospect that the 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.

- 3.17 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. A representative range of housing sites are also being considered as part of the viability assessment work 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)

- 3.18 After taking account of availability, suitability and achievability a number of potential housing sites were excluded and not proposed for inclusion in the SHLAA Update.

3.19 All of the 153 potential housing sites in the 2013 SHLAA were assessed as part of the update process to see to see whether they were still appropriate for inclusion as potential housing sites. This update excludes a significant number of the 2013 SHLAA sites. The main reasons for this are set out below:

- Sites were below the 5 dwelling SHLAA site threshold
- Housing had been completed on the site, so the site was no longer available
- Other uses had been developed on the site, so the site was no longer available
- The site was actively in use for other purposes so wasn't available
- Landowners or developers had confirmed that non-residential uses were proposed, so the site wasn't available
- There was no evidence to suggest that the land was owned by a developer or landowner(s) who had expressed an intention to develop or sell for housing purposes, so the site wasn't available
- The site was no longer considered suitable for housing development; for example, in terms of access, amenity or policy constraints
- Housing development was not considered achievable on the site; for example, in terms of access or ownership constraints

3.20 Potential new housing sites identified through the sources set out in Table 3 were also assessed as part of the SHLAA Update process.

## 4.0 Stage 3: Windfall Assessment

- 4.1 Windfall sites are those 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 and changes of use. The NPPF states that planning authorities should support the development of windfall sites through their policies and decisions to promote the development of a good mix of sites, giving great weight to the benefits of using suitable sites within existing settlements for homes. The NPPF allows local planning authorities to make an allowance for windfall sites as part of their anticipated supply, if there is compelling evidence that they will provide a reliable source of supply.
- 4.2 The issue of windfall housing provision was considered by the Blackpool Core Strategy Inspector (paragraph 42 of the Inspector's Report). He notes that the majority of windfall site developments in Blackpool are anticipated to be conversions (notably of hotels and guest houses) in the inner areas and that the Council is encouraging such schemes in appropriate circumstances as part of its regeneration strategy. He states that *"Given this, the availability of such premises in Blackpool and the evidence of windfall housing development at around 100 dpa in recent years, there is compelling evidence that windfalls will continue to provide a reliable source of housing land supply during the plan period"* (para. 42).
- 4.3 Therefore, the Inspector considered that there was compelling evidence to justify a windfall allowance of around 100 dwellings per year in Blackpool. This is reflected in Core Strategy Policy CS2, which identifies windfall housing as one of the three sources of housing provision in Blackpool.
- 4.4 The 2018/19 Housing Monitoring Report (HMR) provides up to date information about windfall development in Blackpool. The table below shows that between 2012 and 2019, 978 dwellings were completed on windfall sites through conversions and changes of use and 76 dwellings were completed on new build windfall sites, which is a total of 1,054 dwellings and an average of 151 dwellings per year, over the 7 year period.

**Table 3: Windfall Housing**

Year	Conversions/ Changes of Use: Permitted & CLDE/CLUP/CPA			Conversions: Other Sources	Windfall Conversions / Changes of Use Total	Windfall New Build	Windfall Total
	Small Sites	Major Sites	Total				
2012/13	99	24	123	-10	<b>113</b>	<b>39</b>	<b>152</b>
2013/14	129	22	151	-37	<b>114</b>	<b>0</b>	<b>114</b>
2014/15	148	31	179	44	<b>223</b>	<b>0</b>	<b>223</b>
2015/16	149	12	161	0	<b>161</b>	<b>1</b>	<b>162</b>
2016/17	95	16	111	0	<b>111</b>	<b>-13</b>	<b>98</b>
2017/18	117	10	127	0	<b>127</b>	<b>9</b>	<b>136</b>
2018/19	115	14	129	0	<b>129</b>	<b>40</b>	<b>169</b>
<b>Total</b>	<b>852</b>	<b>129</b>	<b>981</b>	<b>-3</b>	<b>978</b>	<b>76</b>	<b>1,054</b>

- 4.5 The table shows that 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.
- 4.6 This source of supply is expected to continue because Core Strategy Policy CS23 allows more hotels and guest houses to change to residential uses than previous policy approaches. In addition, in 2015 the Council established Blackpool Housing Company, which acquires poor quality existing homes and redundant buildings, such as former holiday accommodation and remodels them into quality affordable homes for rent. They have a development programme which aims to deliver between 80 and 100 quality homes per year. Although not all of these homes will be net additions to the stock, this work will further boost the supply of dwellings created through conversions and changes of use.
- 4.7 Conversions/changes of use on larger sites (sites of over 9 dwellings) also come forward (at an average of 18 per year since 2012), but the figures can be unduly influenced by very large schemes, which come forward sporadically, rather than consistently. No very large schemes came forward from 2012-2019, but a scheme for 66 apartments is currently under construction at New South Promenade and another scheme has been approved for 92 apartments at Mexford House. New build windfall sites also tend to come forward in a sporadic manner.

- 4.8 Therefore, it is considered realistic to continue to use a windfall allowance of 100 dwellings per year, as set out in the Core Strategy and to base this upon conversions/changes of use on small sites of nine units or less, which have consistently delivered housing (at a rate of 122 dwellings per year) over the plan period. Any new build windfall sites or major conversions/changes of use that come forward will be in addition to the windfall allowance.
- 4.9 The supporting text to Core Strategy Policy CS2 identifies a windfall allowance of around 1,500 homes over the plan period. Eight years remain of the plan period, so approximately 800 additional new dwellings are expected to be completed via conversions/changes of use over this period. At 31 March 2019 there were 162 dwellings permitted in conversions/change of use schemes on small sites. To avoid double counting, these permitted dwellings are incorporated into the windfall allowance.



## 5.0 Stage 4: Assessment Review

- 5.1 This section sets that out that sufficient sites have been identified to meet the Core Strategy housing requirement over the plan period to 2027.
- 5.2 The identified housing supply is summarised in Table 4 below. A supply of approximately 4,544 dwellings has been identified, which exceeds the housing requirement of 4,200 dwellings and ensures that there is a flexible portfolio of housing sites that can be delivered throughout the plan period. Further detailed information regarding the housing supply can be found in the Housing Topic Paper (2020) that supports the Blackpool Local Plan Part 2.

**Table 4: Housing Supply Summary**

<b>Housing Supply Summary</b>	
<b>Source</b>	<b>Number of Dwellings</b>
Completions 1 April 2012 – 31 March 2019	1,307
New build dwellings with extant permission at 31 March 2019 (including 584 dwellings on allocated sites)	1,177
New build dwellings with permission granted since 01 April 2019 (including 145 dwellings on allocated sites)	175
Permitted conversions/changes of use (10 or more dwellings) at 31 March 2019	140
Permitted conversions/changes of use granted since 01 April 2019 (10 or more dwellings)	105
Windfall Allowance for conversions/changes of use (9 or less dwellings) and new build dwellings over period 1 April 2019 – 31 March 2027	800
Allocated housing sites identified in the SHLAA without planning permission	690
Additional supply from Town Centre Strategic Sites	150
<b>Total Housing Supply</b>	<b>4,544</b>

- 5.3 Taking account of any known constraints, all of the sites are considered to be deliverable or developable for housing over the plan period.

## **6.0 Stage 5: Final Evidence Base**

- 6.1 Appendix A sets out the schedule of SHLAA sites including a trajectory of when it is anticipated the sites will come forward for development. Appendix B identifies those sites which have been discounted and gives reasons for their removal from the SHLAA. Appendix C contains maps showing their location within the Borough.

## Appendix A: Schedule of sites

SHLAA Site Reference	Address	Site Size (ha)	2019 Outstanding Capacity	2019 - 2024					2024 - 2027			2027 Onwards	Comments
				2019 - 20	2020 - 21	2021 - 22	2022 - 23	2023 - 24	2024 - 25	2025 - 26	2026 - 27		
SN/007	Ryscar Way, Kincaig Road (Phase 2)	2.06	47	0	0	30	17	0	0	0	0	0	Site has residential planning permission (19/0176)
SN/017 & SN/044	Land off Regency Gardens & Bispham High School	9.10	176	0	0	30	60	60	26	0	0	0	The site is owned by the local authority. Land Release Funding has been awarded to support housebuilding on the site and a planning application is under consideration (application 19/0241) for the relocation of the cadet hut and the erection of up to 176 dwellings.
SN/021	41 Bispham Road & Land rear of 19 – 39 Bispham Road	0.35	16	0	0	16	0	0	0	0	0	0	Site has residential planning permission (05/0185 & 06/0433)
SN/023	Land at Hoo Hill Lane (Rear of 15 – 17 Bispham Road)	0.23	16	0	0	0	0	0	0	0	0	16	Vacant site that has been subject to past residential development interest.

SHLAA Site Reference	Address	Site Size (ha)	2019 Outstanding Capacity	2019 - 2024					2024 - 2027			2027 Onwards	Comments
				2019 - 20	2020 - 21	2021 - 22	2022 - 23	2023 - 24	2024 - 25	2025 - 26	2026 - 27		
SN/029	Land rear of 307- 339 Warley Road	0.33	14	0	0	0	0	0	14	0	0	0	Planning permission for 8 houses and 6 flats was granted on this site in 2008 (application 07/0923), but the permission expired. It is a small vacant site with landowner interest in development for housing.
SN/030	Land at Bromley Close (adjacent to Rathmore Gardens)	0.22	12	0	0	0	0	0	12	0	0	0	Planning permission for 12 flats was granted on this site in 2007 (application 07/0303) and the permission was renewed in 2012, but the permission expired. It is a small vacant site with landowner interest in development for housing.
SN/032	50 Bispham Road	0.09	12	0	0	12	0	0	0	0	0	0	Site has residential planning permission (17/0439)
SN/036	Former Filling Station, Norbreck Castle	0.15	15	0	0	0	0	0	15	0	0	0	Vacant site that has had residential planning permission (15/0002).
SN/040	Land at Warren Drive	3.12	86	0	0	30	30	26	0	0	0	0	Site has residential planning permission (17/0466).
SN/042	Former Mariners PH, Norbreck Road	0.20	35	0	0	0	0	0	35	0	0	0	This is a small cleared site with landowner interest in redevelopment for housing.

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SN/043	Mexford House, Mexford Avenue	1.08	43 (New Build) 92 (Conversion)	-	-	-	-	-	-	-	-	-	*Prior approval granted for use of premises as 92 flats (19/0105). Capacity not recorded in timeline because conversions and changes of use are recorded separately.
SN/047	Kings Christian Centre, Warley Road	0.12	15	0	0	15	0	0	0	0	0	0	Site has residential planning permission (15/0362 & 18/0590)
SN/048	Anchorsholme Methodist Church	0.2	8	0	0	0	0	0	8	0	0	0	Site has residential planning permission (17/0042)
SC/003	Land at Back Eaves Street	0.17	6	0	0	0	0	0	0	0	0	6	Under-utilised site that has had residential planning permission (07/0272).
SC/005	Land at Coopers Way	1.22	45	30	15	0	0	0	0	0	0	0	Site has residential planning permission (05/0705 & 07/0453) and is under construction.
SC/011	Land at Coleridge Road/George Street	0.14	14	0	0	0	0	0	14	0	0	0	This is a small vacant site with landowner interest in redevelopment for housing.
SC/016	Talbot Gateway	13.2	50	0	0	0	0	0	50	0	0	0	Approximately 50 apartments expected to come forward as part of redevelopment proposals but location within Talbot Gateway not yet confirmed.

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SC/017	37 Charles Street	0.04	5	0	0	0	0	0	0	0	0	5	Vacant site that has had residential planning permission (12/0826 – 5 dwellings).
SC/024	Land at Lever Street	0.63	25	0	0	0	0	0	0	0	0	25	Under-utilised land that has been subject to past residential development interest.
SC/025	157 Whitegate Drive	0.17	14	0	0	0	0	0	0	0	0	14	Vacant site that has had residential planning permission (10/0211).
SC/042	9-15 Brun Grove (Blackpool Trim Shops)	0.18	10	0	0	0	0	0	10	0	0	0	Site has residential planning permission (17/0573).
SC/057	Land at Ball Street/Duke Street	0.07	5	0	0	0	0	0	5	0	0	0	Site has permission for 5 dwellings (19/0009).
SC/063	Land at Devonshire Road/Talbot Road	1.47	70	0	0	0	0	0	0	0	0	70	Vacant brownfield land in prominent position. Planning application possible for non-residential uses.
SC/067	197 Dickson Road	0.14	22	0	0	0	0	0	0	0	0	22	Under-utilised land that has been subject to past residential development permission for 22 flats (07/0160)

SHLAA Site Reference	Address	Site Size (ha)	2019 Outstanding Capacity	2019 - 2024					2024 - 2027			2027 Onwards	Comments
				2019 - 20	2020 - 21	2021 - 22	2022 - 23	2023 - 24	2024 - 25	2025 - 26	2026 - 27		
SC/080	Land rear of 2-14 Durham Road	0.78	8	0	0	0	0	0	0	0	0	8	Vacant premises that have had planning permission for redevelopment as 8 dwellings (07/1138).
SC/085	76 and 76a Kent Road	0.11	12	0	0	0	0	0	0	0	0	12	Vacant premises that have had planning permission for redevelopment as 12 dwellings (15/0671).
SC/086	Rigby Road Development Sites (Foxhall Village)	7.84	217	9	37	37	28	28	30	30	18	0	Site has residential planning permission (12/0803, 13/0447 & 19/0103).
SC/088	7-11 Alfred Street	0.04	14	0	0	0	0	0	14	0	0	0	Site has residential planning permission (16/0664)
SC/106	190 – 194 Promenade (Former Revills Hotel)	0.12	15	0	0	0	0	0	0	15	0	0	Site was subject to a planning application (11/0056) for 15 flats which was recommended for approval, but was withdrawn. The site is currently used as a temporary car park. There is landowner interest in development for housing in the medium term.

SHLAA Site Reference	Address	Site Size (ha)	2019 Outstanding Capacity	2019 - 2024					2024 - 2027			2027 Onwards	Comments
				2019 - 20	2020 - 21	2021 - 22	2022 - 23	2023 - 24	2024 - 25	2025 - 26	2026 - 27		
SC/112 (Expanded)	Land at Grange Park	5.62	160	0	0	45	45	45	25	0	0	0	This land is owned by the local authority and demolition of existing buildings has taken place. Public consultation has taken place on proposals for the sites and a masterplan is currently under preparation.
SC/113	Dinmore Public House, Dinmore Place	0.15	10	0	0	0	0	0	0	0	0	10	Vacant site. Public House demolished. Landowner interest in redevelopment.
SC/120	Land adjacent 232 Promenade	0.05	26	0	0	0	0	0	0	0	0	26	Vacant site that has had residential planning permission (12/0288).
SC/123	Hoyle House, Argosy Avenue	0.36	18	18	0	0	0	0	0	0	0	0	Site has residential planning permission (17/0590).
SC/124	Land at Coleridge Road/Talbot Road	0.29	25	25	0	0	0	0	0	0	0	0	Site has residential planning permission (18/0603).
SC/125	South King Street	0.59	47	0	0	0	0	0	30	17	0	0	The site is owned by the local authority. Existing uses will need to be relocated for housing to be delivered on site.



SHLAA Site Reference	Address	Site Size (ha)	2019 Outstanding Capacity	2019 - 2024					2024 - 2027			2027 Onwards	Comments
				2019 - 20	2020 - 21	2021 - 22	2022 - 23	2023 - 24	2024 - 25	2025 - 26	2026 - 27		
SC/126	29-35 Ripon Road	0.11	8	0	0	0	0	0	8	0	0	0	Site has residential planning permission (19/0177)
SC/127	Bethesda Road Car Park	0.13	13	0	0	0	0	0	13	0	0	0	The site is owned by the local authority. It is a small site where properties have been cleared.
SC/128	Whitegate Manor, Whitegate Drive	0.31	16	0	0	0	0	0	16	0	0	0	The site is owned by the local authority. Demolition will need to take place in order to facilitate new build development.
SC/129	Waterloo Road Methodist Church, Waterloo Road FY4 4BJ	0.14	12	0	0	0	0	0	12	0	0	0	Site has residential planning permission (18/0204).
SS/001	Land at Bridge House Road	1.03	7	0	0	0	0	0	7	0	0	0	Site has residential planning permission (97/0474)
SS/017	200-210 Watson Road	0.89	39	39	0	0	0	0	0	0	0	0	Site has residential permission (17/0873).
SS/051	Land at Moss House Road	16.7	355	40	40	41	41	41	51	51	50	0	Site has residential planning permission (17/0095). Housing is being developed on site. Site is allocated in Core Strategy Policy CS25.

SHLAA Site Reference	Address	Site Size (ha)	2019 Outstanding Capacity	2019 - 2024					2024 - 2027			2027 Onwards	Comments
				2019 - 20	2020 - 21	2021 - 22	2022 - 23	2023 - 24	2024 - 25	2025 - 26	2026 - 27		
SS/054	585-593 New South Promenade and 1 Wimbourne Place	0.4	88	0	0	0	0	0	30	30	28	0	Has residential planning permission (17/0193).
SS/057	Land at Station Road/Lytham Road (Former Grand Hotel)	0.12	12	0	0	0	0	0	0	0	0	12	Prominent vacant site in need of redevelopment.
SS/064	Land at former Hawes Side Clinic, Hawes Side Lane	0.16	8	0	0	0	0	0	0	0	0	8	Vacant site that has had residential planning permission (17/0070 for 8 dwellings).
SS/070	Former St Margaret Clitherow Church, Lytham Road	0.14	6	0	0	0	0	0	0	0	0	6	Vacant site that has been subject to past residential development interest. Options for re-use are being considered by landowner.
SS/071	Land adjacent to 73 Stony Hill Avenue	0.19	8	8	0	0	0	0	0	0	0	0	Housing is being developed on site (16/0493 – 8 dwellings)
SS/076	Land at Baguleys Garden Centre, Midgeland Road	0.57	12	0	0	0	0	0	12	0	0	0	Amended site (brownfield only) has residential permission (18/0642 – 12 dwellings).

SHLAA Site Reference	Address	Site Size (ha)	2019 Outstanding Capacity	2019 - 2024					2024 - 2027			2027 Onwards	Comments
				2019 - 20	2020 - 21	2021 - 22	2022 - 23	2023 - 24	2024 - 25	2025 - 26	2026 - 27		
SS/082	Land at Rough Heys Lane	0.67	27	0	0	0	0	0	27	0	0	0	The site is owned by the local authority.
SS/083	Land at Enterprise Zone, Jepson Way	1.42	57	0	0	0	30	27	0	0	0	0	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. A planning application is under consideration (application 19/0271) for mixed use development, including up to 57 houses.
SE/025	Land to rear of Cornwall Place (off Swallow Close)	0.86	27	0	0	0	0	0	0	0	0	27	Site subject to drainage constraints.
SE/026	Whyndyke Farm	4.93	126	0	0	0	0	0	42	42	42	0	Site has residential permission (11/0314). Site is allocated in Core Strategy Policy CS25.
SE/029	Land to rear of 170 Preston New Road	0.4	6	0	6	0	0	0	0	0	0	0	Site has residential permission (16/0643 – 6 dwellings).
SE/030	Land to rear of 69-85 Kipling Drive	0.27	14	0	0	0	0	0	14	0	0	0	The site and neighbouring Kipling Court are owned by the local authority.

SHLAA Site Reference	Address	Site Size (ha)	2019 Outstanding Capacity	2019 - 2024					2024 - 2027			2027 Onwards	Comments
				2019 - 20	2020 - 21	2021 - 22	2022 - 23	2023 - 24	2024 - 25	2025 - 26	2026 - 27		
SE/031	Land at NS& I Site, Preston Road (Phase 1)	4.86	83	30	30	23	0	0	0	0	0	0	Site has residential permission (15/0420).
SE/032	Site B, Former NS & I Site, Preston New Road (Phase 2)	3.2	90	0	0	0	0	0	30	30	30	0	The site is owned by the housebuilder that is developing the adjacent site.
SE/033	Co-op Sports and Social Club, Preston New Road	1.57	45	15	15	15	0	0	0	0	0	0	Site has residential permission (17/0361)
<b>Totals</b>			<b>2329</b>	<b>214</b>	<b>143</b>	<b>294</b>	<b>251</b>	<b>227</b>	<b>550</b>	<b>215</b>	<b>168</b>	<b>267</b>	

## Appendix B: 2013 SHLAA Sites Discounted

SHLAA Site Reference	Address	Site Size (ha)	SHLAA Comments
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 not available. Site in use as ancillary hotel facilities and hotel curtilage.
SN/009	Ryscar Way, Kincaig Road (Phase 1)	3.05	Housing has been developed on site.
SN/012	Ingthorpe Avenue	0.17	Site not available. Site in use as residential gardens/garages/outbuildings.
SN/013	Land Rear 187-203 Cavendish Road	0.16	Site considered too small for 5 or more dwellings. Subject to access and amenity constraints.
SN/027	Land at Hoo Hill Lane (off Cannock Avenue)	0.39	Site not available. Site is in active use as part of larger industrial estate.
SN/028	Land off Ashfield Road/Wakefield Road	0.76	Site not available. Site is in active use as an industrial estate.
SN/039	Land adjacent 15 Headfort Close	0.05	Site considered too small for 5 or more dwellings.
SN/041	Land to rear of 130 Anchorsholme Lane East	0.04	Housing has been developed on site.
SN/045	Land to rear of 27 Westfield Avenue	0.15	Site not available. Site in use as residential garden.
SN/046	6-8 Northumberland Avenue	0.14	Site not available. Site is in use as renovated holiday accommodation.
SC/001	Land to rear of 119-127 Warley Road	0.22	Site not available. Site is in active commercial use.
SC/004	Land at 41 Clifford Road	0.19	Site not available. Site is in active commercial use.
SC/006	Land to rear of Clyde Street	0.13	Site not available and is in multiple ownerships. Site is partially in use.
SC/012	Firwoods, Collingwood Avenue	0.38	Site not available. Site is in active use as timber and builders merchants.

SHLAA Site Reference	Address	Site Size (ha)	SHLAA Comments
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/019	66-70 Newton Drive	0.26	Housing has been developed on site.
SC/023	102 Park Road	0.58	Site not available. Site has been developed as a car park for Blackpool and Fylde College University Centre.
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 not available. Site redeveloped as a car park.
SC/039	71-79 Ansdell Road	0.06	Site considered too small for 5 or more dwellings.
SC/040	Land adjacent 48 Hodder Avenue	0.02	Site considered too small for 5 or more dwellings.
SC/041	Land to rear of Marton Institute, Sedbergh Avenue	0.33	Site is not available for housing. Site forms part of curtilage of Marton Institute who do not favour housing development on the site.
SC/043	Land at Kirkstall Avenue/Park Road	0.10	Site has been redeveloped as part of Aldi car park.
SC/047	26 General Street	0.05	Site not available.
SC/048	Land at Haig Road (two sites)	0.06	Two separate sites that are not considered suitable for 5 or more dwellings individually
SC/050	Land at Talbot Road/Gorton Street	0.12	Site is not available. Site is in active use as a tyre and MOT Centre
SC/051	Land at Edelston Road/Talbot Road	0.15	Site is not available. Site is in active commercial use (bathroom suppliers and small industrial units)
SC/052	82-82a George Street	0.04	Site not available. Site has been redeveloped as a children's nursery.
SC/053	Land at Elizabeth Street/Charles Street	0.11	Site not available. Majority of site is in active commercial use.

SHLAA Site Reference	Address	Site Size (ha)	SHLAA Comments
SC/054	83-91 Milbourne Street & 78 – 80 Elizabeth Street	0.10	Housing has been developed on site.
SC/055	Land at Charles Street/Buchanan Street	0.04	Site considered too small for 5 or more dwellings
SC/056	52-54 Bolton Street	0.09	Site not available. Site is in active use as a wholesaler's depot.
SC/059	4b & 6-8 Adrian Street	0.09	Site not available and subject to access constraints, which may restrict its residential use
SC/061	Martins Yard, Bagot Street	0.07	Site is in active use (boxing & fitness centre).
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 not available. Site in active commercial use (Kwik Fit tyres, decorator centre and garage)
SC/071	9 Nelson Road	0.01	Site considered too small for 5 or more dwellings.t
SC/073	Land at Pier Street	0.03	Site considered too small for 5 or more dwellings.
SC/074	119-125 Buchanan Street & 230-234 Talbot Road	0.13	Site not available. Site in active commercial use (mobility scooter retailer and car wash)
SC/076	214 Whitegate Drive	0.20	Site not available. Site in active commercial use including children's nursery.
SC/078	Land at 11 Dover Road	0.21	Housing has been developed on site.
SC/081	102-110 Hornby Road	0.19	Site not available. 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	Site not available. Existing residential property has been renovated.
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.

SHLAA Site Reference	Address	Site Size (ha)	SHLAA Comments
SC/100	Land adjacent 250 Central Drive	0.05 ha	Planning permission has been granted for 4 dwellings, which is below the site size threshold for allocation.
SC/101	Queens Park	2.97	Site has been redeveloped for housing.
SC/102	Tram Depot, Rigby Road	2.8	Site not available. Site in active use as a tram depot and bus depot
SC/103	Coop Street Car Park	0.28	Site not available. Site in active uses as a car park.
SC/104	352-358 Lytham Road (former Health Centre)	0.33	Site not available. Site has been redeveloped as a car park
SC/107	Land to rear of 1-7 Wren Grove	0.06	Site considered too small 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	Site not available. Site in active commercial uses.
SC/110	56-60 Counce Street	0.03	Site considered too small for 5 or more dwellings. Premises have been converted into a magician's academy
SC/111	Land to rear of 70-72 Threlfall Road	0.06	Site considered too small 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	Site not available. Site not considered achievable due to access constraints.
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	Site considered too small for 5 or more dwellings.
SC/118	Land at 440 Talbot Road	0.19	Site not available. Site in active use as Trinity Hospice Donation Centre & Furniture Sales Room
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.

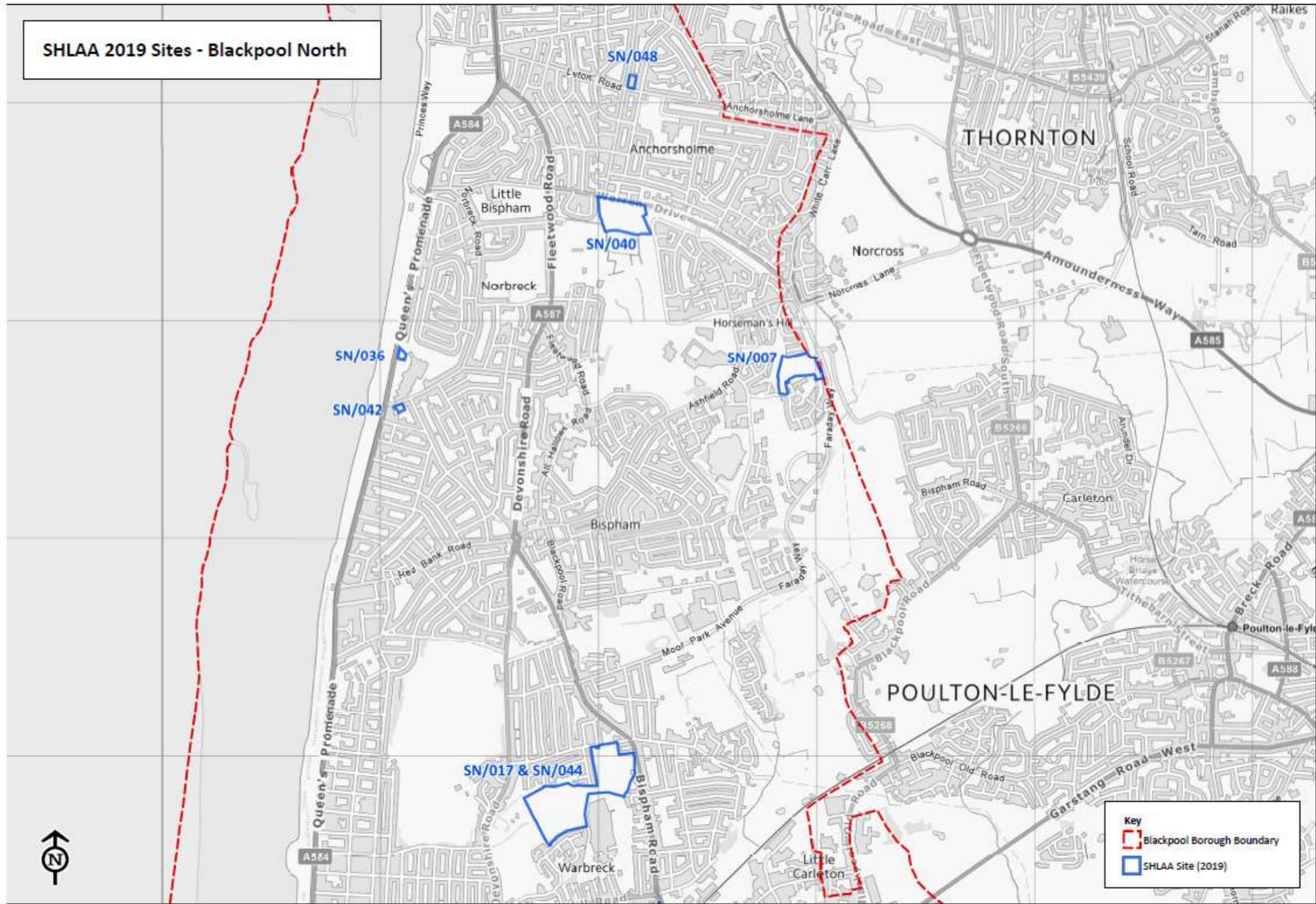


SHLAA Site Reference	Address	Site Size (ha)	SHLAA Comments
SC/122	Land adjacent/rear of 186 Lytham Road	0.03	Site considered too small for 5 or more dwellings.
SS/002	Homebase Car Park, Lightwood Avenue	0.3	Site not available. Site in active use as car park for the Range Store
SS/006	Council Car Park adjacent 394-398 Lytham Road	0.2	Site not available. Narrow site in active use as a Council car park
SS/012	Land rear of 96 Harcourt Road	0.52	Site not available. Site in multiple ownerships and land in use as residential gardens. Site subject to access and amenity constraints.
SS/014	Land adjacent 127 Hawes Side Lane	0.06	Site considered too small for 5 or more dwellings
SS/018	Land at Taybank Avenue	0.11	Site considered too small for 5 or more dwellings. Housing is being developed on site (17/0631 – 3 dwellings)
SS/025	Land off Tudor Place	0.21	Site subject to access constraints, which may make development unachievable
SS/027	Land rear of 1-3 Greystoke Place	0.34	Site not available. Buildings on site form storage units connected to Harrowside Bridge.
SS/029	Land adjacent 9 Dorritt Road	0.18	Site subject to access constraints, which may make development unachievable.
SS/030	Land at Stanmore Avenue	0.45	Site not available. Site is in active use as an industrial estate.
SS/031	Land adjacent 58 Common Edge Road	0.11	Site considered too small for 5 or more dwellings. Site has residential permission (19/0252 – 2 dwellings)
SS/042	34 Osborne Road	0.03	Housing has been developed on site.
SS/044	136-146 Watson Road	0.08	Site not available. Site in active use (Bridge Garage and residential).
SS/046	Empire Bingo, Hawes Side Lane	0.14	Planning permission (17/0767) granted for conversion to residential use (14 flats)
SS/047	Empire Garage, Hawes Side Lane	0.05	Site not available. Site is in active use (Empire Garage – car sales and Dagers 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	Site considered too small for 5 or more dwellings.

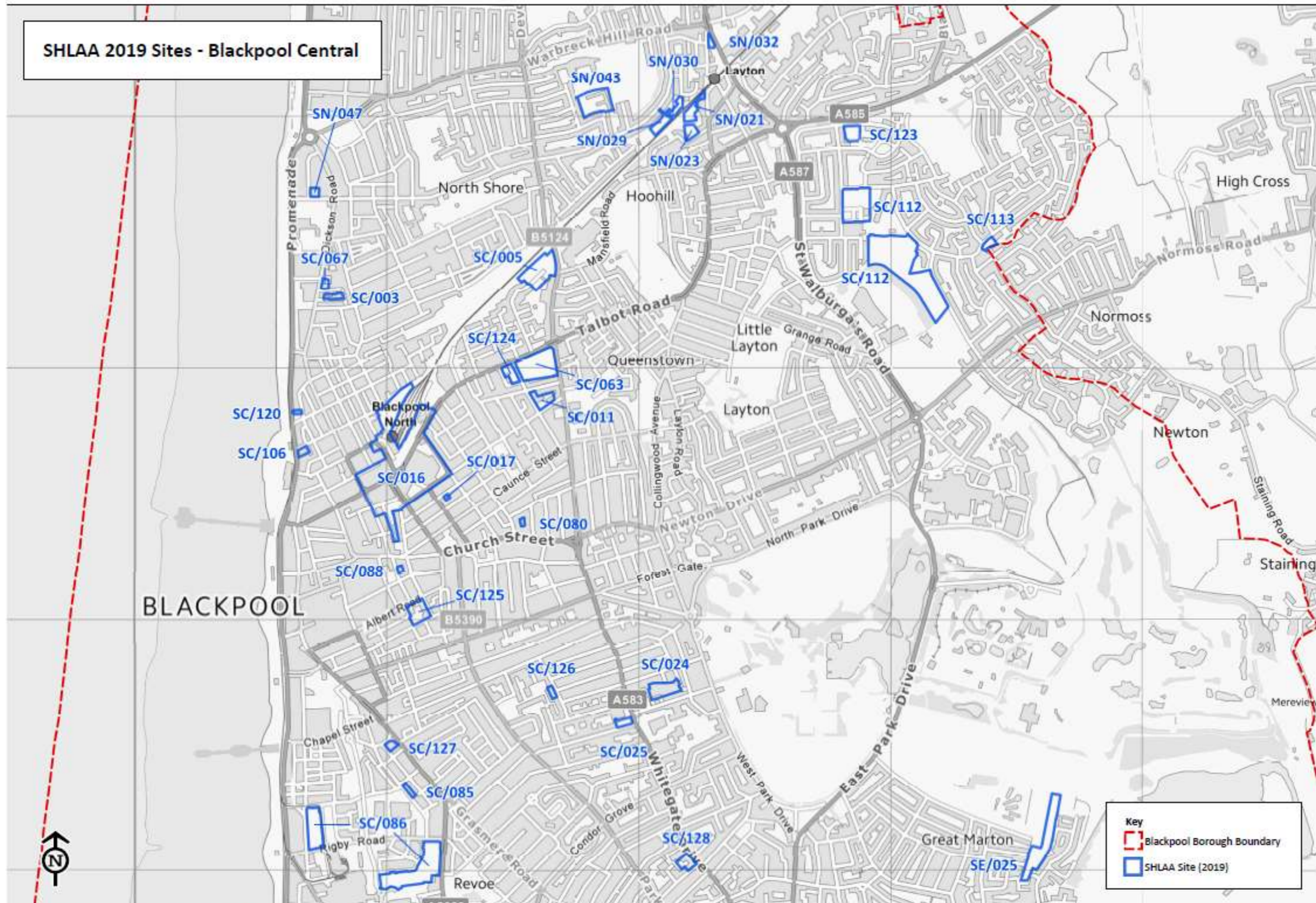
SHLAA Site Reference	Address	Site Size (ha)	SHLAA Comments
SS/060	23 Clifton Drive & 8-10 Burlington Road West	0.13	Site not available. Site is in active use (Henson Hotel)
SS/062	Land at Arnold School	5.45	Site not available. Site has been redeveloped for school purposes (Armfield Academy)
SS/063	Land 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	Site considered too small for 5 or more dwellings.
SS/067	Land at rear of 81-87 Powell Avenue	0.06	Site considered too small for 5 or more dwellings.
SS/068	Land at rear of 89 – 103 Powell Avenue	0.12	Amended site has residential permission (16/0551) for 4 dwellings.
SS/069	Marton Homing Pigeon Society Club, Common Edge Road	0.06	Housing has been developed on site.
SS/072	Land at rear of 88-104 Hawes Side Lane	0.12	Site considered too small for 5 or more dwellings.
SS/073	Land at rear of 22-32 Highgate	0.16	Site considered too small for 5 or more dwellings.
SS/074	Hampton Road Social Club, Hampton Road	0.70	Site not available. Site is in active use as a social club and caravan park.
SS/075	Land adjacent 14 Strathdale	0.05	Site considered too small for 5 or more dwellings. Site has residential permission (18/0423 – 1 dwelling)
SS/077	429-437 Promenade	0.12	Site not available for residential development. Hotel permitted on the site (19/0056).
SS/078	9,11,11a Station Road	0.15	Site not available. Site is in active commercial use.
SS/079	Land at Arncliffe, Sixth Avenue	0.14	Site considered too small for 5 or more dwellings.
SS/080	Land adjacent to 15 Morley Road	0.05	Site considered too small for 5 or more dwellings. Site has residential permission (17/0012 – 2 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	Site considered too small for 5 or more dwellings. Site has residential permission (18/0160 – 1 dwelling)

SHLAA Site Reference	Address	Site Size (ha)	SHLAA Comments
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.
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	Site considered too small for 5 or more dwellings. Site is landscaped open space.
SE/027	Langdale Adult Training Centre, Langdale Road	0.62	Site not available for housing development. Lotus School under construction on site.
SE/028	Land to rear of 5-15 June Avenue	0.04	Site considered too small for 5 or more dwellings.

Appendix C: Maps showing the site locations of potential housing supply

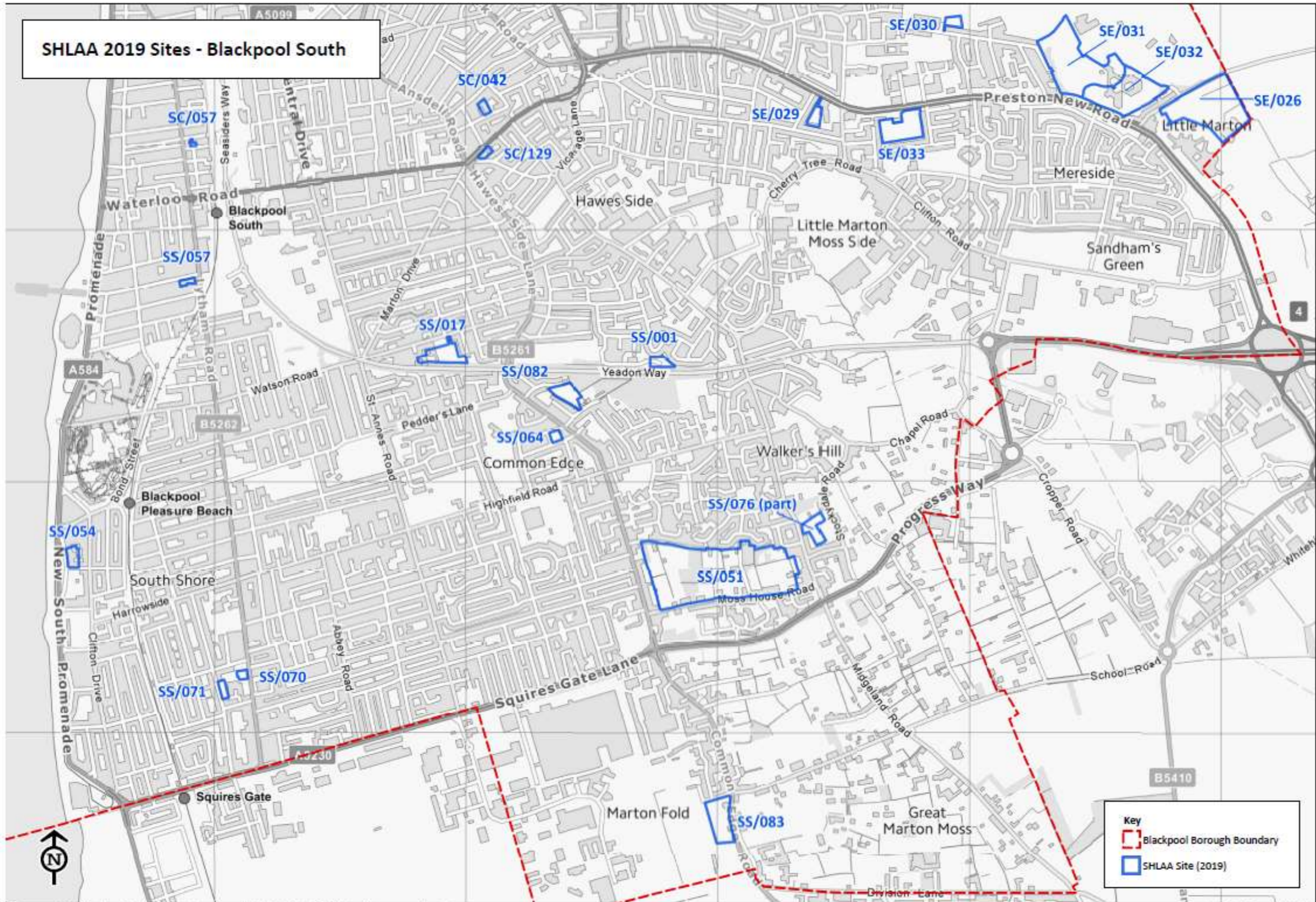


SHLAA 2019 Sites - Blackpool Central



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