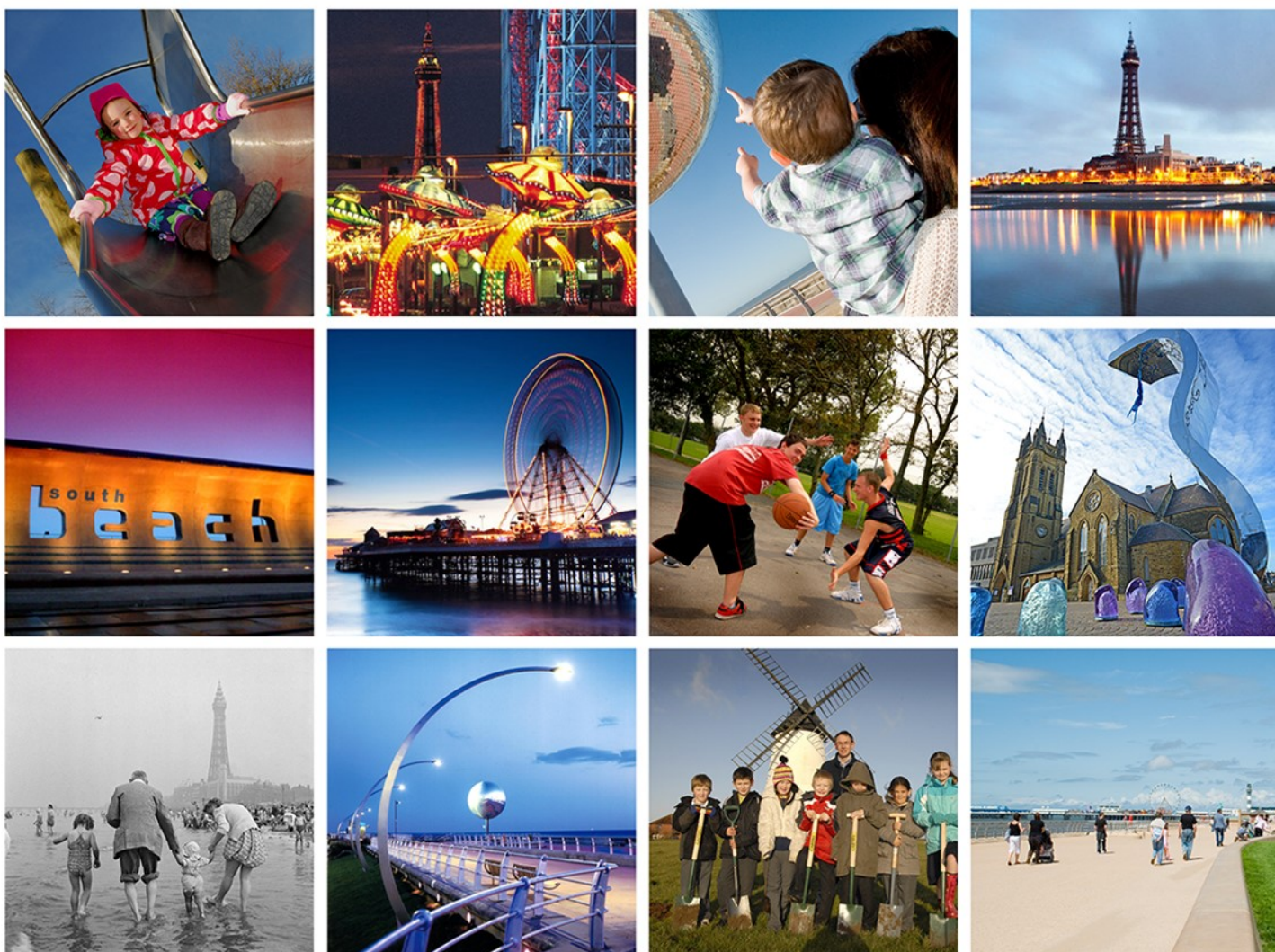


Blackpool Local Plan Part 2 Evidence Base

Housing Topic Paper

Published January 2021



workplace-based affordability ratio for Blackpool is 4.62 (2018), which requires an adjustment to be made. Using the formula set out in PPG results in a minimum annual housing need figure of 114 dwellings per annum (1.039 x 110).

Step 3: Capping the level of any increase

PPG then requires a cap to be applied which limits the increases an individual local authority can face. However, in Blackpool no cap is required because the minimum annual housing need figure calculated using the standard method (114 dwellings per annum) is below the Core Strategy average annual housing requirement figure (280 dwellings per annum over the whole plan period).

- 3.4 Therefore, the minimum annual housing need figure of **114 dwellings per annum** as calculated using the standard method is significantly lower than the Core Strategy housing requirement figure. The Core Strategy figure reflects the assessed needs of the future population, the level of housing considered realistic to deliver in the Borough and alignment of housing growth to economic prosperity. It also supports the Government's objective of significantly boosting the supply of housing.

Housing Distribution

- 3.5 As well as providing the requirement figure, Core Strategy Policy CS2 also sets out in broad terms where new homes will be located. It states that they 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.
- 3.6 The policy focuses development in the existing urban area to maximise regeneration opportunities and to ensure that development takes place in the most sustainable locations. However, given that the urban area is intensely developed and can be more challenging in terms of viability, it also identifies opportunities for new housing in South Blackpool to provide a complementary housing offer.
- 3.7 The supporting text states that identified sites within the existing urban area, including major regeneration sites, will be allocated in the Local Plan Part 2 and that these sites are likely to include some or all of those identified in the 2014 SHLAA, which identifies, as potentially suitable for housing, sites for around 30% more dwellings than are needed to meet the housing requirement. In recognition of Blackpool's difficult housing market, the Core Strategy indicates that it is likely to be necessary for the Local Plan Part 2 to include a buffer of allocated sites over and above the minimum requirement.