

Appendix 3 - Assessment

Contents

1.0	Introduction	2
2.0	The data and criteria	2
3.0	How the assessment has been undertaken.....	3
4.0	Results and recommendations.....	6
	The Promenade frontage	6
	Areas off the Promenade	6
	The Cliffs and North Town Centre	6
	South Town Centre	6
	Foxhall and South Beach	7
	Pleasure Beach.....	7
5.0	Conclusions	7

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APPENDIX 3 – Assessment

1.0 Introduction

- 1.1 The adopted HASPD includes areas on the Promenade (red and orange areas) and a total of 30 streets off the Promenade in 6 distinct areas (blue areas), all as shown on Plans 2a-f in the Stage 1 report.
- 1.2 As outlined in section 7 of the Stage 1 report a number of changes have taken place in each of the areas where the HASPD applies. The purpose of this assessment is to consider the changes that have taken place and provide a snapshot of the current position in each of the areas and streets. These are summarised in the tables below and are based on the current database which is held by the Council.

2.0 The data and criteria

- 2.1 Data has been measured and updated as required during 2016. All data is contained in a database, held and updated by the Council. Land use information, planning enquiries and planning enforcement data is provided by the Council's planning department. Accreditation and 'on the market' data is held by other organisations (AA and Visit England for accreditation and local agents for properties on the market) and passed to the Council, and is regularly updated.
- 2.2 As outlined in Section 7 of the Stage 1 report the criteria used to assess each of the areas and streets is as shown in Table A3:1 below:

Table A3:1

	Criteria	Description
A	Sustainable location	Well located to key attractions, the promenade and public transport
B	Predominance of active holiday accommodation uses	Concentrations of holiday accommodation in the street
C	Proportion of holiday accommodation which is no longer trading	Number of vacant hotels/guest houses/holiday flats within the street
D	Street Character	Overall character of the street
E	Incidence of accreditation	Levels of current visitor accommodation accreditation
F	Pressure for change – currently on the market	Number of properties currently on the market (October 2016)
G	Pressure for change – long term on the market	Number of properties that have been on the market for more than 5 years (since 2011)
H	Pressure for change – planning enquiries	Level of planning enquiries since 2011 for change of use to residential
I	Evidence of unlawful activity	Level of enforcement activity since 2011 for use of holiday accommodation for permanent residential purposes, this includes hotels being used as houses or HMOs, hoteliers taking in permanent residents and holiday flats being used as permanent flats.

3.0 How the assessment has been undertaken

- 3.1 The HASPD includes approximately 1,000 properties, 67% of which are shown as currently “trading” holiday accommodation. Properties are located in two distinct areas: those on the Promenade; and those off the Promenade.
- 3.2 In the case of the Promenade, the current HASPD includes several sections. The “key hotel frontage” (Red area) is easily identified and stretches from Queens Promenade to Talbot Square and includes some of the larger hotels. Within the “main holiday accommodation” promenade frontage (the Orange areas) there are 4 distinct stretches: Norbreck and Bispham Promenade (O1); North Town Centre Promenade (O2); South Promenade (O3), and Pleasure Beach Promenade (O4).
- 3.3 Off the Promenade there are some 30 streets in 6 distinct areas, representing approximately 83% of the total “trading” holiday accommodation.
- 3.4 For the purposes of this assessment we have used the current SPD boundaries, as shown on Plans 2a-2f.
- 3.5 For each criterion a threshold has been developed as shown in Table A3:2 below, with the result falling into one of three categories: Red; Orange; and Green.

Table A3:2

CRITERIA & THRESHOLDS	GREEN	ORANGE	RED
(A) Sustainable location	Based on assessment of location		
(B) Predominance of active HA uses	more than 75%	between 50 and 75%	less than 50%
(C) Proportion of holiday accommodation not trading	less than 10%	between 10 and 25%	more than 25%
(D) Street Character	Street has a strong holiday character	Street has some elements of holiday character	Street has a mixed character
(E) Incidence of accreditation	more than 40%	between 15 and 40%	less than 15%
(F) Pressure for change - currently on the market	less than 15%	between 15 and 40%	more than 40%
(G) Pressure for change - long term on the market	less than 5%	between 5 and 20%	more than 20%
(H) Pressure for change - planning enquiries	less than 5%	between 5 and 10%	more than 10%
(I) Evidence of unlawful activity	less than 5%	between 5 and 15%	more than 15%

- 3.6 The full results of the assessment can be seen in Table A3:3. This provides a ‘traffic light’ system of assessment. This allows an overview of each criterion so as to see where there is increasing pressure for change; where the predominant activity is no longer that of holiday accommodation; and where accreditation levels are low.

Table A3:3

Ref	Street Name	(A) Sustainable location	(B) Predominance of active HA uses	(C) Proportion of holiday accommodation not trading	(D) Street Character	(E) Incidence of accreditation	(F) Pressure for change - currently on the market	(G) Pressure for change - long term on the mkt	(H) Pressure for change - planning enquiries	(I) Evidence of unlawful activity
CL01	Empress Drive	G	G	G	G	O	R	G	G	O
CL02	King Edward Avenue	G	O	G	G	G	O	O	G	G
CL03	Gynn Avenue	G	G	O	O	O	O	O	G	R
NTC01	Lord Street (between Yates Street and Mount Street)	G	O	G	G	O	R	O	O	O
NTC02	Lord Street (between Banks Street and Springfield Road)	G	O	O	O	R	O	G	G	R
NTC03	Banks Street (between Promenade and Dickson Road)	G	O	O	O	R	O	G	O	O
STC01	Albert Road (between Central Drive and Coronation Street)	G	O	O	O	O	R	R	G	O
STC02	Hull Road	G	G	G	G	O	G	G	O	O
STC03	Vance Road	G	O	O	G	O	O	O	O	O
STC04	Hornby Road (between Central Drive and Coronation Street)	G	G	O	G	R	O	O	G	G
STC05	Havelock Street	G	G	G	R	R	O	R	G	R
STC06	Adelaide Street	G	O	O	O	R	R	R	G	O
STC07	Albert Road (between Coronation Street and Leopold Grove)	G	G	G	G	O	G	G	G	O
STC08	Charnley Road	G	O	O	G	R	R	R	G	O
STC09	Hornby Road (between Coronation Street and Regent Road)	G	O	G	O	O	O	O	O	G
STC10	Reads Avenue	G	O	O	R	R	O	O	O	O
STC11	Palatine Road	G	O	R	R	R	O	O	O	O
FOX01	York Street (between Singleton Street and Coop Street)	G	O	R	O	R	G	O	R	R
FOX02	Bairstow Street (between Dale Street and Caroline Street)	G	O	O	O	R	G	G	G	G
SB01	Barton Avenue	G	O	G	O	O	O	G	O	O
SB02	Wellington Road	G	G	G	O	R	O	O	O	R
SB03	Woodfield Road	G	O	O	O	R	O	G	R	O
SB04	St Chads Road	G	O	O	G	R	O	O	G	O
SB05	Alexandra Road	G	O	O	R	O	O	G	G	O
PB01	Dean Street	G	O	O	O	R	G	G	G	R
PB02	Station Road	G	G	G	O	R	O	G	G	G
PB03	Withnell Road	G	R	O	O	R	G	G	G	O
PB04	Osborne Road	G	O	G	O	R	G	G	O	O
PB05	Balmoral Road	G	R	G	R	R	G	G	G	R
PB06	Clifton Drive	G	G	G	R	O	O	O	G	G
R1	Key Promenade Frontage	G	G	G	G	G	O	G	G	G
O1	Norbreck and Bispham Promenade	G	R	O	G	O	O	G	O	O
O2	North Town Centre Promenade	G	G	O	G	O	O	G	G	G
O3	South Promenade	G	O	O	G	O	O	O	O	O
O4	Pleasure Beach Promenade	G	G	O	G	O	G	G	O	G

4.0 Results and recommendations

- 4.1 Based on the results of the assessment shown in Table A3:3 above an individual summary is provided for each area/street together with an overview.
- 4.2 In general terms the assessment shows that there has been an overall weakening of the position since 2011 with greater pressure for change and this picture echoes the comments made in the preliminary consultation during 2016.
- 4.3 A key criterion is the predominance of holiday accommodation (criterion B). Each area was originally chosen to reflect concentrations of trading holiday accommodation. Where the percentage of active holiday accommodation has dropped below 50% the area/street is shown as 'red'.
- 4.4 'On the market', planning enquiries and evidence of unlawful activity illustrate the pressure for change. Accreditation levels are generally low throughout the resort. The street character assessment was undertaken by the Council's planning staff and is based on a range of factors such as the physical appearance of the street as a whole, attractiveness, activity levels, cleanliness etc.

The Promenade frontage

- 4.5 A summary of the Promenade assessment is shown in Table A3:4 below. Only the Norbreck and Bispham frontage (O1) is no longer predominantly holiday accommodation, however this stretch of the Promenade includes several other uses including some historical residential uses. In the South Promenade frontage (O3) a number of high profile commercial uses are included in the current assessment area (between No's 391 and 463 Promenade) and an option would be to amend the boundary accordingly thereby strengthening the concentration of holiday accommodation in this section of the Promenade. Along the Pleasure Beach Promenade frontage (O4) there are a number of large former hotels in Bourne Crescent which are no longer trading.

Areas off the Promenade

- 4.6 Each of the six areas off the Promenade are assessed, a total thirty streets.

The Cliffs and North Town Centre

- 4.7 Table A3:5 shows the assessment for the six streets in this part of the resort. The Cliffs contains three streets all of which appear to be performing well at present.
- 4.8 North Town Centre involves three separate street sections around the Lord Street/Banks Street area. There is evidence of pressure for change with unlawful activity and properties on the market but overall the 3 sections are still performing their main role as providers of holiday accommodation.

South Town Centre

- 4.9 Table A3.6 shows the eleven streets which are included in the South Town Centre area. Two streets, (Reads Avenue, STC10, and Palatine Road, STC11) have changed since 2011, in particular the amount of non-trading accommodation on Palatine. Two further streets, (Havelock Street, STC05, and Adelaide Street, STC06) only include

properties on one side of the road and in each case there is increasing pressure for change. The remaining seven streets are generally performing well.

Foxhall and South Beach

- 4.10 Table A3:7 shows the assessment for the two streets in the Foxhall area. York Street, between Singleton Street and Coop Street (FOX01) has seen significant change since 2011, with a high number of non-trading properties and increased pressure for change. Bairstow Street, between Dale Street and Caroline Street (FOX02) is still performing its role as a holiday accommodation street.
- 4.11 The South Beach area includes 5 streets in total and is shown in Table A3:8. There is evidence of pressure for change but in general the streets are still performing their role as holiday accommodation streets.

Pleasure Beach

- 4.12 The Pleasure Beach area is shown in Table A3:9 and covers six streets in total. This area has seen the most change since 2011 and in the case of two streets (Withnell Road, PB03, and Balmoral Road, PB05) the predominance of active holiday accommodation uses has dropped below 50% and the streets are now mixed use in character.

5.0 Conclusions

- 5.1 The assessment covers a range of criteria and the results are mixed throughout the areas both on and off the Promenade. It is a snapshot based on the current data and therefore will require careful monitoring to assesses any further change.
- 5.2 The Promenade demonstrates some of the best results but a number of streets off the Promenade are also performing well, such as Empress Drive (CL01), King Edward Avenue (CL02), Hull Road (STC02), Albert Road, between Coronation Street and Leopold Grove (STC07) and Station Road (PB02).
- 5.3 Only two streets out of the 30 off the Promenade have fallen below 50% for predominance of active holiday accommodation uses and despite increased pressure for change overall the areas are still performing their role as areas of concentrations of holiday accommodation.
- 5.4 The assessment is included in the Stage 1 report in the options explored in section 8.

Table A3:4 - Assessment Summaries – Promenade Frontage

Key Promenade Frontage	R1
(A) Sustainable location	G
(B) Predominance of active HA uses	G
(C) Proportion of holiday accommodation not trading	G
(D) Street Character	G
(E) Incidence of accreditation	G
(F) Pressure for change - currently on the market	O
(G) Pressure for change - long term on the mkt	G
(H) Pressure for change - planning enquiries	G
(I) Evidence of unlawful activity	G
Summary: The key promenade frontage is performing well against the criteria.	
Overview: Performing well.	

Norbreck and Bispham Promenade	O1
(A) Sustainable location	G
(B) Predominance of active HA uses	R
(C) Proportion of holiday accommodation not trading	O
(D) Street Character	G
(E) Incidence of accreditation	O
(F) Pressure for change - currently on the market	O
(G) Pressure for change - long term on the mkt	G
(H) Pressure for change - planning enquiries	O
(I) Evidence of unlawful activity	O
Summary: The predominant use is no longer that of active holiday accommodation with other uses such as residential interspersed within the promenade frontage. Amending the boundaries to remove residential uses will lead to a fragmented area.	
Overview: This section of the Promenade has fallen below 50% predominant active holiday accommodation use. Some historical residential properties within this frontage.	

North Town Centre Promenade	O2
(A) Sustainable location	G
(B) Predominance of active HA uses	G
(C) Proportion of holiday accommodation not trading	O
(D) Street Character	G
(E) Incidence of accreditation	O
(F) Pressure for change - currently on the market	O
(G) Pressure for change - long term on the mkt	G
(H) Pressure for change - planning enquiries	G
(I) Evidence of unlawful activity	G
Summary: The north town centre promenade is performing well against the criteria, although the numbers 'not trading' has increased and should be monitored. No amendments to the current boundaries are required.	
Overview: Performing well.	

South Promenade	O3
(A) Sustainable location	G
(B) Predominance of active HA uses	O
(C) Proportion of holiday accommodation not trading	O
(D) Street Character	G
(E) Incidence of accreditation	O
(F) Pressure for change - currently on the market	O
(G) Pressure for change - long term on the mkt	O
(H) Pressure for change - planning enquiries	O
(I) Evidence of unlawful activity	O
Summary: The predominance of active holiday accommodation is only just over 60% and there is increasing pressure for change.	
Overview: Large stretch of Promenade frontage which includes some commercial uses as well as holiday accommodation uses.	

Pleasure Beach Promenade	O4
(A) Sustainable location	G
(B) Predominance of active HA uses	G
(C) Proportion of holiday accommodation not trading	O
(D) Street Character	G
(E) Incidence of accreditation	O
(F) Pressure for change - currently on the market	G
(G) Pressure for change - long term on the mkt	G
(H) Pressure for change - planning enquiries	O
(I) Evidence of unlawful activity	G
Summary: Although the predominance of active holiday accommodation uses remains high (77%) the number of those not trading has increased considerably, in particular on Bourne Crescent.	
Overview: Performing well. Some non-trading properties within Bourne Crescent.	

Table A3:5 - Assessment Summaries – The Cliffs Area and North Town Centre

Empress Drive	CL01
(A) Sustainable location	G
(B) Predominance of active HA uses	G
(C) Proportion of holiday accommodation not trading	G
(D) Street Character	G
(E) Incidence of accreditation	O
(F) Pressure for change - currently on the market	R
(G) Pressure for change - long term on the mkt	G
(H) Pressure for change - planning enquiries	G
(I) Evidence of unlawful activity	O
Summary: Is one of 9 streets out of 30 off the Promenade where over 75% of the uses are those of holiday accommodation. Is one of 13 streets out of 30 where less than 10% of the holiday accommodation is not trading. One of 5 streets where more than 40% of the holiday accommodation is currently on the market.	
Overview: overall the street is performing well and is one of the top 5 performers.	

King Edward Avenue	CL02
(A) Sustainable location	G
(B) Predominance of active HA uses	O
(C) Proportion of holiday accommodation not trading	G
(D) Street Character	G
(E) Incidence of accreditation	G
(F) Pressure for change - currently on the market	O
(G) Pressure for change - long term on the mkt	O
(H) Pressure for change - planning enquiries	G
(I) Evidence of unlawful activity	G
Summary: Is one of 13 streets out of 30 where less than 10% of the holiday accommodation is not trading. The only street off the Promenade where accreditation levels exceed 40%.	
Overview: overall the street is performing well and is one of the top 5 performers.	

Gynn Avenue	CL03
(A) Sustainable location	G
(B) Predominance of active HA uses	G
(C) Proportion of holiday accommodation not trading	O
(D) Street Character	O
(E) Incidence of accreditation	O
(F) Pressure for change - currently on the market	O
(G) Pressure for change - long term on the mkt	O
(H) Pressure for change - planning enquiries	G
(I) Evidence of unlawful activity	R
Summary: Is one of 9 streets out of 30 off the Promenade where over 75% of the uses are those of holiday accommodation. One of 7 streets where unlawful activity has been evidenced on over 15% of the holiday accommodation uses.	
Overview: Showing signs of unlawful activity.	

Lord Street (between Yates Street and Mount Street)	NTC01
(A) Sustainable location	G
(B) Predominance of active HA uses	O
(C) Proportion of holiday accommodation not trading	G
(D) Street Character	G
(E) Incidence of accreditation	O
(F) Pressure for change - currently on the market	R
(G) Pressure for change - long term on the mkt	O
(H) Pressure for change - planning enquiries	O
(I) Evidence of unlawful activity	O
Summary: Is one of 13 streets out of 30 where less than 10% of the holiday accommodation is not trading. One of 5 streets where more than 40% of the holiday accommodation is currently on the market.	
Overview: Overall the street is still performing its main function as a holiday accommodation area.	

Lord Street (between Banks Street and Springfield Road)	NTC02
(A) Sustainable location	G
(B) Predominance of active HA uses	O
(C) Proportion of holiday accommodation not trading	O
(D) Street Character	O
(E) Incidence of accreditation	R
(F) Pressure for change - currently on the market	O
(G) Pressure for change - long term on the mkt	G
(H) Pressure for change - planning enquiries	G
(I) Evidence of unlawful activity	R
Summary: One of 18 streets, more than half of the 30, where less than 15% of holiday accommodation is accredited. One of 7 streets where unlawful activity has been evidenced on over 15% of the holiday accommodation uses.	
Overview: Showing signs of unlawful activity.	

Banks Street (between Promenade and Dickson Road)	NTC03
(A) Sustainable location	G
(B) Predominance of active HA uses	O
(C) Proportion of holiday accommodation not trading	O
(D) Street Character	O
(E) Incidence of accreditation	R
(F) Pressure for change - currently on the market	O
(G) Pressure for change - long term on the mkt	G
(H) Pressure for change - planning enquiries	O
(I) Evidence of unlawful activity	O
Summary: One of 18 streets, more than half of the 30, where less than 15% of holiday accommodation is accredited.	
Overview: overall the street is still performing its main function as a holiday accommodation area.	

Table A3:6 - Assessment Summaries – South Town Centre

Albert Road (between Central Drive and Coronation Street)	STC01
(A) Sustainable location	G
(B) Predominance of active HA uses	O
(C) Proportion of holiday accommodation not trading	O
(D) Street Character	O
(E) Incidence of accreditation	O
(F) Pressure for change - currently on the market	R
(G) Pressure for change - long term on the mkt	R
(H) Pressure for change - planning enquiries	G
(I) Evidence of unlawful activity	O
Summary: One of 5 streets where more than 40% of the holiday accommodation is currently on the market. One of 4 streets where more than 20% of the holiday accommodation has been on the market for over 5 years.	
Overview: Showing signs of pressure for change with properties on the market.	

Hull Road	STC02
(A) Sustainable location	G
(B) Predominance of active HA uses	G
(C) Proportion of holiday accommodation not trading	G
(D) Street Character	G
(E) Incidence of accreditation	O
(F) Pressure for change - currently on the market	G
(G) Pressure for change - long term on the mkt	G
(H) Pressure for change - planning enquiries	O
(I) Evidence of unlawful activity	O
Summary: Is one of 9 streets out of 30 off the Promenade where over 75% of the uses are those of holiday accommodation. Is one of 13 streets out of 30 where less than 10% of the holiday accommodation is not trading.	
Overview: overall the street is performing well and is one of the top 5 performers.	

Vance Road	STC03
(A) Sustainable location	G
(B) Predominance of active HA uses	O
(C) Proportion of holiday accommodation not trading	O
(D) Street Character	G
(E) Incidence of accreditation	O
(F) Pressure for change - currently on the market	O
(G) Pressure for change - long term on the mkt	O
(H) Pressure for change - planning enquiries	O
(I) Evidence of unlawful activity	O
Summary:	
Overview: overall the street is still performing its main function as a holiday accommodation area.	

Hornby Road (between Central Drive and Coronation Street)	STC04
(A) Sustainable location	G
(B) Predominance of active HA uses	G
(C) Proportion of holiday accommodation not trading	O
(D) Street Character	G
(E) Incidence of accreditation	R
(F) Pressure for change - currently on the market	O
(G) Pressure for change - long term on the mkt	O
(H) Pressure for change - planning enquiries	G
(I) Evidence of unlawful activity	G
Summary: Is one of 9 streets out of 30 off the Promenade where over 75% of the uses are those of holiday accommodation. One of 18 streets, more than half of the 30, where less than 15% of holiday accommodation is accredited.	
Overview: overall the street is still performing its main function as a holiday accommodation area.	

Havelock Street	STC05
(A) Sustainable location	G
(B) Predominance of active HA uses	G
(C) Proportion of holiday accommodation not trading	G
(D) Street Character	R
(E) Incidence of accreditation	R
(F) Pressure for change - currently on the market	O
(G) Pressure for change - long term on the mkt	R
(H) Pressure for change - planning enquiries	G
(I) Evidence of unlawful activity	R
Summary: Is one of 9 streets out of 30 off the Promenade where over 75% of the uses are those of holiday accommodation. Is one of 13 streets out of 30 where less than 10% of the holiday accommodation is not trading. Overall street character is mixed. One of 18 streets, where less than 15% of holiday accommodation is accredited. One of 4 streets where more than 20% of the holiday accommodation has been on the market for over 5 years. One of 7 streets where unlawful activity has been evidenced on over 15% of the holiday accommodation uses.	
Overview: One of the 6 poorest performing streets. Showing signs of both pressure for change with properties on the market, and an increase in unlawful activity.	

Adelaide Street	STC06
(A) Sustainable location	G
(B) Predominance of active HA uses	O
(C) Proportion of holiday accommodation not trading	O
(D) Street Character	O
(E) Incidence of accreditation	R
(F) Pressure for change - currently on the market	R
(G) Pressure for change - long term on the mkt	R
(H) Pressure for change - planning enquiries	G
(I) Evidence of unlawful activity	O
Summary: One of 18 streets, more than half of the 30, where less than 15% of holiday accommodation is accredited. One of 5 streets where more than 40% of the holiday accommodation is currently on the market. One of 4 streets where more than 20% of the holiday accommodation has been on the market for over 5 years.	
Overview: One of the 6 poorest performing streets. Showing signs of pressure for change with properties on the market.	

Blackpool Holiday Accommodation SPD Review 2016/17: Appendix 3

Albert Road (between Coronation Street and Leopold Grove)	STC07
(A) Sustainable location	G
(B) Predominance of active HA uses	G
(C) Proportion of holiday accommodation not trading	G
(D) Street Character	G
(E) Incidence of accreditation	O
(F) Pressure for change - currently on the market	G
(G) Pressure for change - long term on the mkt	G
(H) Pressure for change - planning enquiries	G
(I) Evidence of unlawful activity	O
Summary: Is one of 9 streets out of 30 off the Promenade where over 75% of the uses are those of holiday accommodation. Is one of 13 streets out of 30 where less than 10% of the holiday accommodation is not trading.	
Overview: overall the street is performing well and is one of the top 5 performers.	

Charnley Road	STC08
(A) Sustainable location	G
(B) Predominance of active HA uses	O
(C) Proportion of holiday accommodation not trading	O
(D) Street Character	G
(E) Incidence of accreditation	R
(F) Pressure for change - currently on the market	R
(G) Pressure for change - long term on the mkt	R
(H) Pressure for change - planning enquiries	G
(I) Evidence of unlawful activity	O
Summary: One of 18 streets, more than half of the 30, where less than 15% of holiday accommodation is accredited. One of 5 streets where more than 40% of the holiday accommodation is currently on the market. One of 4 streets where more than 20% of the holiday accommodation has been on the market for over 5 years.	
Overview: One of the 6 poorest performing streets. Showing signs of pressure for change with properties on the market.	

Hornby Road (between Coronation Street and Regent Road)	STC09
(A) Sustainable location	G
(B) Predominance of active HA uses	O
(C) Proportion of holiday accommodation not trading	G
(D) Street Character	O
(E) Incidence of accreditation	O
(F) Pressure for change - currently on the market	O
(G) Pressure for change - long term on the mkt	O
(H) Pressure for change - planning enquiries	O
(I) Evidence of unlawful activity	G
Summary: Is one of 13 streets out of 30 where less than 10% of the holiday accommodation is not trading. Little evidence of unlawful activity	
Overview: overall the street is still performing its main function as a holiday accommodation area.	

Reads Avenue	STC10
(A) Sustainable location	G
(B) Predominance of active HA uses	O
(C) Proportion of holiday accommodation not trading	O
(D) Street Character	R
(E) Incidence of accreditation	R
(F) Pressure for change - currently on the market	O
(G) Pressure for change - long term on the mkt	O
(H) Pressure for change - planning enquiries	O
(I) Evidence of unlawful activity	O
Summary: Is one of 6 streets where the vitality and condition of the street was considered poor. One of 18 streets, more than half of the 30, where less than 15% of holiday accommodation is accredited.	
Overview: overall the street is still performing its main function as a holiday accommodation area.	

Palatine Road	STC11
(A) Sustainable location	G
(B) Predominance of active HA uses	O
(C) Proportion of holiday accommodation not trading	R
(D) Street Character	R
(E) Incidence of accreditation	R
(F) Pressure for change - currently on the market	O
(G) Pressure for change - long term on the mkt	O
(H) Pressure for change - planning enquiries	O
(I) Evidence of unlawful activity	O
Summary: Is one of 2 streets out of 30 off the Promenade where more than 25% of the holiday accommodation is now not trading. one of 6 streets where the vitality and condition of the street was considered poor. One of 18 streets, more than half of the 30, where less than 15% of holiday accommodation is accredited.	
Overview: One of the 6 poorest performing streets. Despite an increased proportion of not trading overall the street is still performing its main function as a holiday accommodation area.	

Table A3:7 - Assessment Summaries – Foxhall

York Street (between Singleton Street and Coop Street)	FOX01
(A) Sustainable location	G
(B) Predominance of active HA uses	O
(C) Proportion of holiday accommodation not trading	R
(D) Street Character	O
(E) Incidence of accreditation	R
(F) Pressure for change - currently on the market	G
(G) Pressure for change - long term on the mkt	O
(H) Pressure for change - planning enquiries	R
(I) Evidence of unlawful activity	R
<p>Summary: Is one of 2 streets out of 30 off the Promenade where more than 25% of the holiday accommodation is now not trading. One of 18 streets, more than half of the 30, where less than 15% of holiday accommodation is accredited. One of 2 streets where planning enquiries for change of use have been greater than 10%. One of 7 streets where unlawful activity has been evidenced on over 15% of the holiday accommodation uses.</p>	
<p>Overview: One of the 6 poorest performing streets. Showing signs of both pressure for change with planning enquiries and an increase in unlawful activity.</p>	

Bairstow Street (between Dale Street and Caroline Street)	FOX02
(A) Sustainable location	G
(B) Predominance of active HA uses	O
(C) Proportion of holiday accommodation not trading	O
(D) Street Character	O
(E) Incidence of accreditation	R
(F) Pressure for change - currently on the market	G
(G) Pressure for change - long term on the mkt	G
(H) Pressure for change - planning enquiries	G
(I) Evidence of unlawful activity	G
<p>Summary: One of 18 streets, more than half of the 30, where less than 15% of holiday accommodation is accredited.</p>	
<p>Overview: overall the street is still performing its main function as a holiday accommodation area.</p>	

Table A3:8 - Assessment Summaries – South Beach

Barton Avenue	SB01
(A) Sustainable location	G
(B) Predominance of active HA uses	O
(C) Proportion of holiday accommodation not trading	G
(D) Street Character	O
(E) Incidence of accreditation	O
(F) Pressure for change - currently on the market	O
(G) Pressure for change - long term on the mkt	G
(H) Pressure for change - planning enquiries	O
(I) Evidence of unlawful activity	O
Summary: Is one of 13 streets out of 30 where less than 10% of the holiday accommodation is not trading.	
Overview: overall the street is still performing its main function as a holiday accommodation area.	

St Chads Road	SB04
(A) Sustainable location	G
(B) Predominance of active HA uses	O
(C) Proportion of holiday accommodation not trading	O
(D) Street Character	G
(E) Incidence of accreditation	R
(F) Pressure for change - currently on the market	O
(G) Pressure for change - long term on the mkt	O
(H) Pressure for change - planning enquiries	G
(I) Evidence of unlawful activity	O
Summary: One of 18 streets, more than half of the 30, where less than 15% of holiday accommodation is accredited.	
Overview: overall the street is still performing its main function as a holiday accommodation area.	

Wellington Road	SB02
(A) Sustainable location	G
(B) Predominance of active HA uses	G
(C) Proportion of holiday accommodation not trading	G
(D) Street Character	O
(E) Incidence of accreditation	R
(F) Pressure for change - currently on the market	O
(G) Pressure for change - long term on the mkt	O
(H) Pressure for change - planning enquiries	O
(I) Evidence of unlawful activity	R
Summary: Is one of 9 streets out of 30 off the Promenade where over 75% of the uses are those of holiday accommodation. Is one of 13 streets out of 30 where less than 10% of the holiday accommodation is not trading. One of 18 streets, more than half of the 30, where less than 15% of holiday accommodation is accredited. One of 7 streets where unlawful activity has been evidenced on over 15% of the holiday accommodation uses.	
Overview: Showing signs of unlawful activity.	

Alexandra Road	SB05
(A) Sustainable location	G
(B) Predominance of active HA uses	O
(C) Proportion of holiday accommodation not trading	O
(D) Street Character	R
(E) Incidence of accreditation	O
(F) Pressure for change - currently on the market	O
(G) Pressure for change - long term on the mkt	G
(H) Pressure for change - planning enquiries	G
(I) Evidence of unlawful activity	O
Summary: Is one of 6 streets where the vitality and condition of the street was considered poor.	
Overview: overall the street is still performing its main function as a holiday accommodation area.	

Woodfield Road	SB03
(A) Sustainable location	G
(B) Predominance of active HA uses	O
(C) Proportion of holiday accommodation not trading	O
(D) Street Character	O
(E) Incidence of accreditation	R
(F) Pressure for change - currently on the market	O
(G) Pressure for change - long term on the mkt	G
(H) Pressure for change - planning enquiries	R
(I) Evidence of unlawful activity	O
Summary: One of 18 streets, more than half of the 30, where less than 15% of holiday accommodation is accredited. One of 2 streets where planning enquiries for change of use have been greater than 10%.	
Overview: Showing signs of pressure for change with planning enquiries.	

Table A3:9 - Assessment Summaries – Pleasure Beach

Dean Street	PB01
(A) Sustainable location	G
(B) Predominance of active HA uses	O
(C) Proportion of holiday accommodation not trading	O
(D) Street Character	O
(E) Incidence of accreditation	R
(F) Pressure for change - currently on the market	G
(G) Pressure for change - long term on the mkt	G
(H) Pressure for change - planning enquiries	G
(I) Evidence of unlawful activity	R
Summary: One of 18 streets, more than half of the 30, where less than 15% of holiday accommodation is accredited. One of 7 streets where unlawful activity has been evidenced on over 15% of the holiday accommodation uses.	
Overview: Showing signs of unlawful activity.	

Station Road	PB02
(A) Sustainable location	G
(B) Predominance of active HA uses	G
(C) Proportion of holiday accommodation not trading	G
(D) Street Character	O
(E) Incidence of accreditation	R
(F) Pressure for change - currently on the market	O
(G) Pressure for change - long term on the mkt	G
(H) Pressure for change - planning enquiries	G
(I) Evidence of unlawful activity	G
Summary: Is one of 9 streets out of 30 off the Promenade where over 75% of the uses are those of holiday accommodation. Is one of 13 streets out of 30 where less than 10% of the holiday accommodation is not trading. One of 18 streets, more than half of the 30, where less than 15% of holiday accommodation is accredited.	
Overview: overall the street is performing well and is one of the top 5 performers.	

Withnell Road	PB03
(A) Sustainable location	G
(B) Predominance of active HA uses	R
(C) Proportion of holiday accommodation not trading	O
(D) Street Character	O
(E) Incidence of accreditation	R
(F) Pressure for change - currently on the market	G
(G) Pressure for change - long term on the mkt	G
(H) Pressure for change - planning enquiries	G
(I) Evidence of unlawful activity	O
Summary: Is one of 2 streets out of 30 off the Promenade where less than 50% of the current uses are those of holiday accommodation. One of 18 streets, more than half of the 30, where less than 15% of holiday accommodation is accredited.	
Overview: The street has fallen below 50% predominant active holiday accommodation use.	

Osborne Road	PB04
(A) Sustainable location	G
(B) Predominance of active HA uses	O
(C) Proportion of holiday accommodation not trading	G
(D) Street Character	O
(E) Incidence of accreditation	R
(F) Pressure for change - currently on the market	G
(G) Pressure for change - long term on the mkt	G
(H) Pressure for change - planning enquiries	O
(I) Evidence of unlawful activity	O
Summary: Is one of 13 streets out of 30 where less than 10% of the holiday accommodation is not trading. One of 18 streets, more than half of the 30, where less than 15% of holiday accommodation is accredited.	
Overview: overall the street is still performing its main function as a holiday accommodation area.	

Balmoral Road	PB05
(A) Sustainable location	G
(B) Predominance of active HA uses	R
(C) Proportion of holiday accommodation not trading	G
(D) Street Character	R
(E) Incidence of accreditation	R
(F) Pressure for change - currently on the market	G
(G) Pressure for change - long term on the mkt	G
(H) Pressure for change - planning enquiries	G
(I) Evidence of unlawful activity	R
Summary: Is one of 2 streets out of 30 off the Promenade where less than 50% of the current uses are those of holiday accommodation. Is one of 13 streets out of 30 where less than 10% of the holiday accommodation is not trading. Is one of 6 streets where the street character was considered mixed. One of 18 streets, more than half of the 30, where less than 15% of holiday accommodation is accredited. One of 7 streets where unlawful activity has been evidenced on over 15% of the holiday accommodation uses.	
Overview: The street has fallen below 50% predominant active holiday accommodation use.	

Clifton Drive	PB06
(A) Sustainable location	G
(B) Predominance of active HA uses	G
(C) Proportion of holiday accommodation not trading	G
(D) Street Character	R
(E) Incidence of accreditation	O
(F) Pressure for change - currently on the market	O
(G) Pressure for change - long term on the mkt	O
(H) Pressure for change - planning enquiries	G
(I) Evidence of unlawful activity	G
Summary: Is one of 9 streets out of 30 off the Promenade where over 75% of the uses are those of holiday accommodation. Is one of 13 streets out of 30 where less than 10% of the holiday accommodation is not trading. Is one of 6 streets where the vitality and condition of the street was considered poor.	
Overview: overall the street is still performing its main function as a holiday accommodation area.	