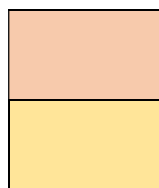


CPP2 Site allocations – Update on Planning Status and Development Progress (September 2021)

The table below provides updated information on the planning status (e.g relevant planning applications and permissions granted) and development progress on all sites proposed for allocation in City Plan Part Part 2 (including proposed Main Modifications).

The following colour coding is used in the table to indicate sites proposed for deletion in BHCC02 Revised Schedule of Main Modifications.



Site proposed for deletion for planning policy reasons.

Site proposed for deletion as development is now complete or substantially complete.

Site	Current planning status and development progress	Projected delivery timescale
Policy SSA1-SSA7 – Strategic Site Allocations		
Policy SSA1 Brighton General Hospital Site	Pre-application discussions ongoing.	2025-2030
Policy SSA2 Combined Engineering Depot, New England Road	Pre-application discussions have taken place.	2025-2030
Policy SSA3 Land at Lyon Close, Hove	<p><u>121-123 Davigdor Road (Artisan)</u> - BH2015/02917 – 47 residential units and D1 floorspace approved. Development completed.</p> <p><u>Spitfire House, 141 Davigdor Road</u>: None.</p> <p><u>113-119 Davigdor Road</u>: BH2018/02926 – 52 residential units and 895sqm B1 space approved Mar 2020. Commenced.</p> <p><u>P&H House, 106-112 Davigdor Road</u>: Various extant Prior Approvals allowing for change of use from office (B1a) to up to 92 residential flats (C3). Not started.</p> <p>BH2020/00895 – Extensions to building to form 8 additional residential flats and 298sqm office space approved Sept 2020. Not started.</p> <p>BH2020/00781 – Application for new 6-storey building to provide additional 43 residential flats. Currently subject to appeal.</p> <p><u>Preece House, 91-103 Davigdor Road</u>: Prior Approval for change of use from office (B1a) to 35 residential flats (C3). Approved Sept 2021. Not started.</p> <p><u>Peacock Industrial Estate</u>: BH2018/01738 – 152 residential & 2 live/work units and 697sqm B1 space approved July 2019. Commenced.</p>	<p>Now complete</p> <p>2025-2030</p> <p>2022/23</p> <p>2022/23</p> <p>2022/23</p> <p>2022/23</p> <p>2023-2025</p>

Site	Current planning status and development progress	Projected delivery timescale
Policy SSA4 Sackville Trading Estate and Coal Yard	BH2019/03548 – Detailed application for 564 'build to rent' residential units, 260 unit care community (C2), 5164sqm office accommodation, ancillary retail floorspace and community/leisure floorspace approved (Aug 2020). Site clearance underway.	2022-2025
Policy SSA5 Madeira Terrace and Madeira Drive	Pre-application discussions ongoing (for the first phase of restoration, the Madeira Terrace 30 Project).	2022-2025 (first phase)
Policy SSA6 Former Peter Pan leisure site (adjacent Yellow Wave), Madeira Drive	BH2020/0108 – variation of conditions. BH2019/00293 (as amended by BH2019/03686) to enlarge swimming pool from 25 m x 12m to 50m x 12m and allow permanent consent and 10 year consent for modular commercial buildings (from previous 5 year temporary consent) approved (Mar 2021). Not started (pre-commencement applications under consideration)	2022-2025
Policy SSA7 Land Adjacent to American Express Community Stadium, Village Way	Pre-application discussions.	2025-2030
Policy H1 - Residential site allocations		
Former St Aubyn's School, 76 High Street, Rottingdean, Brighton, BN2 7JN	Applications BH2017/02681 and BH2017/02680 for provision of 93 residential dwellings. Approved. Construction commenced	2021-2023
Land between Marine Drive and rear of 2-18 The Cliff, Brighton	BH2007/00469 construction of 16 sustainable and low carbon dwellings – approved. Lapsed 2010. No further applications	2025-2030
25 Ditchling Rise / rear of 57-63 Beaconsfield Road, Brighton	None	2025-2030
60-62 & 65 Gladstone Place, Brighton	None	2025-2030
76-79 & 80 Buckingham Road, Brighton, BN1 3RJ	BH2018/01137: 34 residential units and community use unit (D1). Construction commenced.	2020/21 (complete)
87 Preston Road, Brighton, BN1 4QG	BH2017/01083 Change of use from D1 to 25 C3 flats. Approved. Development completed.	Now complete
Eastergate Road Garages, Moulsecoomb, Brighton, BN2 4PB	BH2019/02413 - 30 transitional housing studio apartments and 140m2 communal space. Under consideration.	2021/22
Land between Manchester Street/Charles Street, BN2 1TF	None	2025-2030

Site	Current planning status and development progress	Projected delivery timescale
Preston Park Hotel, 216 Preston Road, Brighton, BN1 6UU	BH2015/04536 Change of use from C1 to C3 to provide 22 flats. Approved. Not commenced.	2022/23
George Cooper House, 20-22 Oxford Street, Brighton	BH2018/02749 COU from B1 to create 10 C3 units, including through the erection of an additional storey. Substantially completed.	2021/22
Old Ship Hotel (garage), 31-38 Kings Road Brighton	BH2018/03943 Remodelling of hotel accommodation to include demolition of existing garage to provide additional 54 bedrooms, swimming pool and other uses. Approved BH2014/02100 Demolition of garage and staff accommodation and to provide 18 dwellings. Approved.	2025-2030
Saunders Glassworks, Sussex Place, Brighton, BN2 9QN	BH2010/03791 extension of time granted to BH2005/00343: 49 residential units. Some discharge of conditions (2013). BH2020/00679 Outline application for erection of 9 houses – refused. Appeal dismissed on grounds that the proposed development would not make efficient use of this previously developed and accessible site	2025-2030
2-16 Coombe Road, Brighton, BN2 4EA	None	Proposed for deletion under MM102
Outpatients Department, Royal Sussex County Hospital	None	2025-2030
Whitehawk Clinic, Whitehawk Road, Brighton	BH2017/01665 Demolition of D1 clinic and provision of 38 dwellings. Approved. Development completed.	Now complete
Buckley Close garages, Hangleton	BH2018/03600 Demolition of existing garages and erection of 3no two storey residential blocks providing 12 flats. Development completed.	Now complete
Former playground, Swanborough Drive, Whitehawk	None	2025-2030
Former Hollingbury Library	None	2025-2030
29-31 New Church Road, Hove	BH2018/02126 Mixed-use development to provide nursery, education, office, car park and 45 C3 units. Approved. Commenced 2020/21	2021/22
189 Kingsway, Hove	BH2017/01108 60 C3 dwellings. Approved. Development substantially completed.	2021/22
Kings House, Grand Avenue, Hove	Bh2018/00868 and 00869 Demolition of Grand House and conversion of remaining building to provide 69 flats. Erection of 6 and 10 storey building	2021/22

Site	Current planning status and development progress	Projected delivery timescale
	to provide 100 flats. Approved. Development substantially completed.	
Victoria Road Former Housing Office (adjacent Portslade Town Hall), Victoria Road, Portslade	BH2019/02578 42no residential units. Commenced 2020/21	2021/22
Land at the corner of Fox Way and Foredown Road, Portslade	BH2021/00780 – Outline application for 14 houses. Approved subject to S106 agreement	2025-2030
Smokey Industrial Estate, Corner of Church Road, Lincoln Road & Gladstone Road Portslade	None	2025-2030
Land south of Lincoln Street Cottages, 15-26 Lincoln Street, Brighton	None	2025-2030
Hove Sorting Office, 88 Denmark Villas, Hove	None	2025-2030
Former Belgrave Centre and ICES, Clarendon Place, Portslade	BH2018/03629 104 C3 units. Approved. Development commenced.	2023/24
Wellington House, Portslade	None	2025-2030
Policy H1 - Mixed use site allocations		
City College, Pelham Tower (and car-park), Pelham Street	BH2018/02607: Hybrid application to provide a mixed-use development to provide D1 uses, and up to 135 C3 units. Reserved matters application BH2020/00326. Both approved and development commenced	2023-2025
71 - 76 Church Street, Brighton	None	2025-2030
Post Office site, 62 North Road, Brighton	Pre-application discussions	2025-2030
27-31 Church Street (corner with Portland Street)	BH2012/02555 Mixed use development of 9 dwellings, 341sqm retail, 631sqm office. Approved and technically commenced. BH2020/02801 - offices – approved subject to S106.	2025-2030
Former Dairy Crest Site, 35-39 The Droveaway, Hove	BH2020/00931 –Mixed-use 19 dwellings & commercial space – Under Consideration BH2018/03798 - Mixed use development to include 1435 sqm flexible use scheme (B1a, A1, A2, A3, D1) and 14 C3 units. Approved subject to S106. BH2017/04050 Mixed use development to include 1383sqm flexible use scheme (B1a, A1, A2, A3, D1)	2022/23

Site	Current planning status and development progress	Projected delivery timescale
	and erection of new wing to deliver 14 C3 units. Approved on appeal.	
Kingsway/Basin Road North	9-16 Aldrington Basin – BH2012/04044 – 52 dwellings and various commercial premises. Approved but unimplemented. A developer has recently undertaken early public consultation on an alternative scheme for this site. 332 Kingsway: BH2015/04408 creation of 9 dwellings over existing office building. Approved. Development completed 336 Kingsway: BH2016/00784 COU from B1 to C3 to provide 6 dwellings. Approved. Development completed	2025-2030
Prestwich House, North Street, Portslade	Southern part of site - 1 Clarendon Place BH2017/04027 –Office building (B1) and 4 C3 houses. Completed 2020/21	2025-2030
Regency House, North Street, Portslade	None	2025-2030
Former Flexer Sacks, Wellington Road, Portslade	BH2020/01968 - Hybrid Application - full planning for mixed-use redevelopment office floorspace, 65 residential units, and outline approval for 71 residential units, office floorspace & leisure use – Refused May 2021	2022-2025
Church Road/Wellington Road/ St Peter's Road	None	2025-2030
Station Road site, Portslade	None	2025-2030
Policy H1 Additional site allocations proposed in Main Modification MM103		
154 Old Shoreham Road, Hove	Pre-application discussions	2022-2025
Land at Preston Road, Campbell Road, Brighton	None	2025-2030
Policy H2 – Urban fringe housing allocations		
Land at Oakdene, Southwick Hill / Land West of Mile Oak Road	None	2025-2030
Land at Mile Oak Road. Portslade	None	2025-2030
Land off Overdown Rise, Mile Oak	BH2017/02410 - Outline planning application for up to 125 dwellings across sites with access, landscaping and informal open space. Construction well underway.	2021-2023
Benfield Valley (2 sites)	None	2025-2030

Site	Current planning status and development progress	Projected delivery timescale
Land at and adjoining Horsdean Recreation Ground, Patcham	None	Proposed for deletion under MM108
Land at Ladies Mile, Carden Avenue	None	2025-2030
Land to north east of Coldean Lane	BH2018/03451 - Erection of 2x7 storey buildings and 4x6 storey buildings to provide 242 C3 units. Approved. Site clearance and preliminary works underway.	2022-2024
Land north of Varley Halls, Coldean Lane	None	2025-2030
Land at and adjoining Brighton Race Course	None	2025-2030
Land at South Downs Riding School & Reservoir Site	None	2025-2030
Land north of Warren Road (Ingleside Stables)	None	2025-2030
Land at Ovingdean Hall Farm & Land at Bulstrode / Ovingdean Farm	None	2025-2030
Land adjacent to Ovingdean and Falmer Road, Ovingdean	BH2016/05530 – Outline application for 45 dwellings allowed on appeal (June 2018) covers majority of site. Not started. BH2015/01890 – Detailed application for 6 dwellings allowed on appeal (Nov 2018) covers remaining small area fronting The Vale. Not started.	2022-2024
Land at former nursery, Saltdean	None	2025-2030
Cluster at Coombe Farm and Saltdean Boarding Kennels, Westfield Avenue North, Saltdean	BH2020/00002 - Detailed planning permission granted (Apr 2021) for 72 dwellings covering majority of allocation (Sites 48, 48a & 48b), except Saltdean Boarding Kennels (Site 48c). Not started.	2022-2024
Land west of Falmer Avenue, Saltdean	BH2014/03394 – Detailed application for 32 dwellings allowed on appeal (Feb 2017). Construction nearing completion.	2021/22
Policy H3 – Purpose Built Student Accommodation		
Lewes Road Bus Garage, Lewes Road, Brighton	Pre-application discussions	2023-25
118–132 London Road, Brighton	BH2018/02699 – Planning permission granted for redevelopment for 232 student bedspaces. Development substantially completed.	Now complete
45 & 47 Hollingdean Road, Brighton	BH2019/03700 – Planning permission granted for redevelopment for 99 student bedspaces on a larger	2022/23

Site	Current planning status and development progress	Projected delivery timescale
	site comprising 39-47 Hollingdean Road. Construction underway.	
Policy E1 – Opportunity site for business and warehouse uses (E1)		
Land at Hangleton Bottom	BH2017/04231: erection of animal welfare facility on part of site. Withdrawn.	2025-2030