Strategic Housing Land Availability Assessment (SHLAA) Update 2025

February 2026

Brighton & Hove City Council

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1. Introduction

1.1 This report presents the annual review of the council's Strategic Housing Land Availability Assessment (SHLAA) for 2024/25. It sets out the city's housing land supply, housing trajectory and five-year housing land supply position.

1.2 The purpose of the SHLAA is to identify a future supply of land which is suitable, available and achievable for housing over the local plan period. This involves identifying all sites with housing potential; assessing their potential for delivery taking account of identified constraints, availability, viability etc; and determining the likely amount of housing and timescale for development. The SHLAA is an important part of the evidence base to inform the preparation of the City Plan 2041, but inclusion in it does not provide a judgement on whether a site should be allocated for housing development.

1.3 A key output of the SHLAA is the preparation of an indicative trajectory setting out the potential future housing supply. The NPPF states that planning policies should identify a supply of:

a) specific deliverable sites for years 1 to 5 of the plan period; and

b) specific developable sites or broad locations for growth for years 6-10 and, where possible, for years 11 and beyond

1.4 The NPPF sets a requirement that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies. Where the strategic policies are more than five years old, local housing need should be calculated using the standard method as set out in national guidance[1]. Where there has been significant under-delivery of housing over the previous three years, a 20% buffer should be included to improve the prospect of achieving the planned supply. Significant under-delivery is considered to be housing delivery below 85% of the housing requirement, as measured by the Housing Delivery Test. The NPPF indicates that past delivery will be measured through the Housing Delivery Test (which is discussed in further detail in Section 5 of this report). Further information on the approach that should be taken to assessing housing supply and delivery is provided in Planning Practice Guidance (PPG)[2].

1.5 The council's approach set out in this SHLAA meets the NPPF requirements and is set out in detail below.

[1] MHCLG Planning Practice Guidance: Housing and economic needs assessment
[2] MHCLG Planning Practice Guidance: Housing supply and delivery

2. The 2025 SHLAA Assessment

2.1 The 2025 SHLAA has taken account of the latest information on housing land supply in the city. The information included is set out below.

a) Annual monitoring of housing development with planning permission

i) Sites gaining planning consent for housing in the year from 1 April 2024 to 31 March 2025, including both newly identified sites and sites previously identified in the SHLAA which did not previously have planning consent.

ii) Updated progress on previously identified sites with planning consent recording whether development on the site has yet to commence, is under construction or has been completed.

iii) The type of residential development (whether new build, change of use or conversion); and

iv) The adjusted supply position where sites have been developed and completed.

b) Sites without planning permission that have identified housing potential

i) Sites without planning permission that are allocated for housing in the City Plan, or have been assessed as suitable, available and achievable for housing. This includes sites that have been promoted through the council's pre-application advice service or have been submitted for consideration by landowners, agents and/or developers and sites in response to a 'Call for Sites' (e.g. as part of the update for the Brownfield Land Register[3], or the City Plan 2041 Key Issues consultation[4]). The SHLAA includes all sites allocated for housing in City Plan Part One (adopted March 2016) and City Plan Part Two (adopted October 2022)[5].

Assessment of site availability, capacity, and timescales

2.2 The availability, capacity and delivery timescale for all identified sites of 6 or more dwellings (net gain) has been reviewed to take account of any further information received from landowners, agents and/or developers. On sites with planning permission which have not commenced or where development has stalled, the relevant developers/agents have been contacted by the council requesting updated information.

2.3 Consideration of the availability of sites has taken into account whether existing uses are safeguarded through current City Plan policies. Sites where residential development would conflict with adopted policies have not been included. The forthcoming new City Plan 2041 will review existing safeguarded areas. Housing capacity of sites takes account of existing planning policy relating to, minimum densities and any assessment work undertaken by council officers, as well as planning applications and permissions granted, and site details submitted for a 'Call for Sites' or Brownfield Land Register. The potential delivery timescales and rates of housing delivery have also been informed by analysis of historic delivery rates for residential developments completed over the past decade.

Assessment of implementation rates and discounting

2.4 The assumptions relating to implementation rates for developments not yet started on small sites with planning permission (<6 units net gain) and large sites with Prior Approval for permitted development (+6 units net gain) were reviewed as part of the

[3] BHCC Brownfield Land Register 2025
[4] BHCC City Plan 2041
[5] See Brighton & Hove City Plan development policies

SHLAA update in 2022[6]. This review considered past implementation rates for those types of permission in order to provide updated evidence to underpin assumptions about implementation rates and levels of discounting that should be applied.

2.5 For developments on small sites overall implementation rates were calculated to be around 70 percent and therefore the non-implementation discount for small sites is set at 30 percent. The analysis has also informed the expected development lead times for the identified supply of small sites. For large sites with Prior Approval, the implementation rate was as also calculated to be around 70 percent, so a 30 percent non-implementation discount has again been applied.

Student and other communal accommodation

2.6 The HDT allows for development of student accommodation and other communal accommodation to be counted towards the overall housing supply figure. Communal accommodation is accounted for by applying nationally set ratios based on 2021 Census data. The ratio applied for student accommodation is 2.4 student bedspaces equivalent to one dwelling, whilst for other communal accommodation, a ratio of 1.9 bedspaces equivalent to one dwelling is applied. This is based on the amount of accommodation that new student housing releases back to the wider housing market and the extent to which it allows general housing to remain in such use. As a result, sites that have gained planning consent for student and other communal accommodation (such as co-living), have been included within the housing assessment.

3. 2025 SHLAA Update Results

3.1 Summary Tables 1-7[7] set out the results of the 2025 SHLAA. In overall terms, the SHLAA has identified a total housing land supply of around 13,771 housing units which are projected to be deliverable up to 2041.

Large Identified Sites (6+ units net gain)

3.2 Summary Tables 1 and 2 indicate the potential supply from sites of 6 units and above. Up to 2041, there is an identified supply of 8,053 units within the eight City Plan Development Areas (DA1-DA8)[8] (Table A[9]) and a further 2,983 units are across the rest of the city (Table B[10]). The overall supply from sites of 6+ units therefore is 11,036 units.

Small Identified Sites (<6 units net gain)

3.3 Summary Table 3 sets out the supply expected from small identified sites, which includes small sites already completed and those with current planning permission. The total identified supply from small sites is 400 units, comprising 131 units completed in the period 2024/25 and a further 269 units expected to be delivered on small sites with planning permission on 1 April 2025. This includes 129 units on sites which have commenced (already under construction) and 140 units on sites not yet started where a 30% discount for non-implementation has been assumed (Table C[11]). As shown in Table C, housing delivery from the small identified sites have been assumed to take

[6] As set out in Paragraphs 2.2 and 2.3, all large, identified sites (6+ units net gain) with planning permission or otherwise identified in the SHLAA have been assessed on an individual site by site basis and therefore no further discounting has been applied to these sites.
[7] SHLAA 2025 Summary Tables
[8] Appendix 1 provides a map showing the location of the eight City Plan Development Areas.
[9] 2025 SHLAA Update Table A: Development in Development Areas (DAs)
[10] 2025 SHLAA Update Table B: Other Identified Supply not within DAs
[11] 2025 SHLAA Update Table C: Small Identified Sites (<6 units net)

place over Years 1 to 4 (2025/26 -2028/29), with sites already commenced divided between Years 1 and 2, and sites where development has not yet started phased across Years 1 to 4.

Other Sources of Housing Supply

3.4 Summary Table 4 indicates the potential additional housing supply from further sources, including Prior Approvals for change of use to residential under permitted development rights.

3.5 The SHLAA Update 2025 identifies a total of 118 net residential units with Prior Approval for change of use to residential (Class C3) under permitted development rights (i.e. without the need to apply for planning permission). To account for potential non-implementation, a 30% discount has been applied to this figure, giving a revised estimate of 83 additional residential units expected to be delivered from this source (Table D[12]).

Small Site Windfall Allowance (less than 6 net units)

3.6 Table 6 identifies the supply estimated to come from small unidentified sites of less than 6 net units ('small windfall sites') over the next 15 years. The NPPF allows for windfall sites to be included as part of projected housing figures where there is compelling evidence that they will provide a reliable source of supply. It states that such allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.

3.7 Table F[13] illustrates how the windfall allowance has been calculated for small sites. The estimated windfall supply is based on average delivery on small sites of less than 6 net units over the past 5 years. Over the period 2020/21 - 2024/25, there was an average annual delivery of 155 units per year on small sites. For comparison, the average delivery over the past 10 years (2015/16 -2024/25) was 156 units per year. These figures indicate that small sites have consistently provided an important component of the city's housing supply, and this supply shows no sign of decreasing. The analysis shows that a large majority of small windfall development takes place through conversions and changes of use (62%). It is difficult to anticipate where these types of developments are likely to arise and therefore small site development are not identified on a site-by-site basis. For these reasons, the inclusion of a windfall allowance for small sites is appropriate.

3.8 To avoid double counting with small sites which already have planning permission (those included in Table C), allowance for small site windfall has only been included in the housing supply from Year 3 (2027/28) onwards. As shown in Table F, it is assumed the small site completions in Years 1 and 2 will comprise sites which already have planning permission (commenced and not yet started) and that completions in Years 3 and 4 will include a mix of both existing small site permissions (not yet started) and windfall sites not yet identified. From Year 5 (2029/30) onwards, an annual small site windfall allowance of 155 units per year has been included in the housing supply figures.

[12] 2024 SHLAA Update Table D: Prior Approvals for Conversion to Residential
[13] 2024 SHLAA Update Table F: Small Site Windfall Allowance

4. Housing Trajectory

4.1 Chart A[14] presents an expected housing trajectory based on the sources of housing supply listed above. The housing trajectory shows the most recent net housing completions in 2024/25, and the projected annual housing delivery over the next 16 years up to 2041.

5. Five-Year Housing Land Supply 2025-2030

5.1 The 2025 SHLAA Update has been used to update the five-year housing land supply position. For the five years immediately following adoption of the City Plan Part One in March 2016, the calculation of five-year housing supply was based on the Phased Requirement Method which is set out in the City Plan Part One Housing Implementation Strategy[15]. This approach was endorsed by the City Plan Part One examination inspector when finding the Plan sound in February 2016[16].

5.2 However, on 24 March 2021 the City Plan Part One reached five years since adoption. National planning policy states that where strategic policies are more than five years old, local housing need calculated using the Government's standard method should be used in place of the local plan housing requirement[17]. The local housing need requirement calculated using the standard method is 2,487 homes per year.

5.3 The NPPF requires the five-year supply calculation to include a 20% buffer where delivery has fallen below 85% of the housing requirement over the previous three years as measured by the Housing Delivery Test. The most recent published Housing Delivery Test figures for the period 2020-2023 show a housing delivery figure of 84%[18] for Brighton & Hove which means a 20% buffer is added to the five-year housing land requirement to produce a requirement of 14,922 residential units over the period 2025-2030.

5.4 The current five-year housing land supply position is summarised in Table G. There is a potential housing supply of 4,480 residential units over the period 2025-2030. The sources of supply that make up this figure are set out in Summary Tables 1-7, whilst Tables A and B show the projected delivery and phasing of individual sites of 6+ units that fall within the first five years.

5.5 Table G calculates the projected five-year housing supply (4,480 units) with the five-year housing requirement (14,922 units) indicates an overall five-year housing shortfall of 10,442 residential units (equivalent to 1.5 years housing supply).

[14] 2024 SHLAA Update Chart A: Housing Trajectory
[15] Brighton and Hove City Plan Part One Annex 3 Housing Implementation Strategy; BHCC (March 2016)
[16] Report on the Examination into the Brighton and Hove City Plan Part One; The Planning Inspectorate (February 2016)
[17] Paragraph 78, National Planning Policy Framework, MHCLG (December 2024)
[18] Housing Delivery Test: 2023 measurement

Five-Year Housing Supply Requirement

Table G: Five-Year Housing Supply Requirement: Standard Method

	Residential units
Five-year Requirement 2025/26 to 2029/30 (based on 2,487 dpa)	12,490
Five-Year Requirement with 20% buffer 2025-2030	**14,922**
Annualised Requirement	**2,984**
Deliverable Housing Supply 2025-2030	
- supply identified in 2025 SHLAA	4,086
- other windfall sources	394
Total Supply	**4,480**
Surplus/Shortfall against Requirement	**-10,442**
Years Supply	**1.5**

6. 2025 SHLAA Update Data Tables

6.1 Housing Supply Summary Tables

		Completions	1 - 5 Year Supply					6-10 Year Supply	11-16 Year Supply	Total Supply up to 2041
	Identified Supply in Development Areas (6 + units)	**2024/25**	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030 - 2035**	**2035 - 2041**	
1	DA1 Central Seafront	0	0	0	50	50	0	100	0	200
	DA2 Brighton Marina & Black Rock	0	0	0	0	165	265	934	792	2,156
	DA3 Lewes Road	363	83	650	330	0	34	410	0	1,870
	DA4 Brighton Station / London Road	229	0	0	0	0	24	605	21	879
	DA5 Eastern Road / Edward Street	0	0	0	0	0	0	177	45	222
	DA6 Hove Station	595	148	0	0	150	302	121	40	1,356
	DA7 Toads Hole Valley	0	0	0	0	200	200	381	281	1,062
	DA8 Shoreham Harbour	0	0	0	0	135	0	173	0	308
	Total Supply in Development Areas	**1,187**	**231**	**650**	**380**	**700**	**825**	**2,901**	**1,179**	**8053**
			2,786							

Source: Table A

		Completions	1 - 5 Year Supply					6-10 Year Supply	11-16 Year Supply	Total Supply up to 2041
	Other Identified Supply not in DA's (6 + units)	**2024/25**	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030 - 2035**	**2035 - 2041**	
2	Completions >6 units	181	0	0	0	0	0	0	0	181
	Allocations with planning consent	0	166	72	39	14	0	0	0	291
	Allocations without planning consent	0	0	0	0	50	107	1,075	0	1,232
	Other planning consents >6 units	0	43	26	119	60	0	0	0	248
	Other identified sites >6 units	0	0	0	0	75	177	415	364	1,031
	Total Supply Other Identified Sites	**181**	**209**	**98**	**158**	**199**	**284**	**1,490**	**364**	**2983**
			948							

Source: Table B

		Completions	1 - 5 Year Supply					6-10 Year Supply	11-16 Year Supply	Total Supply up to 2041
		2024/25	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030 - 2035**	**2035 - 2041**	
3	**Small Site Identified Supply (<6 units)**	**131**	110	89	50	20	0	**0**	**0**	**400**
			269							

Source: Table C

6.1 Housing Supply Summary Tables (continued)

			1 - 5 Year Supply					6-10 Year Supply	11-16 Year Supply	Total Supply up to 2041
4	**Other Sources of Housing Supply**		2025/26	2026/27	2027/28	2028/29	2029/30	2030 - 2035	2035 - 2041	
	Prior Approvals for conversion to residential (>6 units)		83					**0**	**0**	**83**

Source: Table D

		Completions	1 - 5 Year Supply					6-10 Year Supply	11-16 Year Supply	Total Supply up to 2041
5	**Total Identified Supply (A + B + C+ D)**	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030 - 2035	2035 - 2041	
		1,499	4,086					4,391	1,543	**11,519**

			1 - 5 Year Supply					6-10 Year Supply	11-16 Year Supply	Total Supply up to 2041
6	**Small Unidentified Site Allowance (<6 units)**		2025/26	2026/27	2027/28	2028/29	2029/30	2030 - 2035	2035 - 2041	
			0	0	105	135	155	774	1084	**2,252**
			394							

Source: Table F

		Completions	1 - 5 Year Supply					6-10 Year Supply	11-16 Year Supply	Total Supply up to 2041
7	**Total Supply**	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030 - 2035	2035 - 2041	
	Total Supply (Table 5 + Table 6)	1,499	4,480					5,165	2,627	**13,771**

6.2 Table A: Identified Housing Supply (6+ Units) in City Plan Development Areas (DAs)

			Completions	1 - 5 Year Supply					6- 10 Year Supply	11-16 Year Supply	Total Supply up to 2041	
Ref	**DA**	**Identified Supply in Development Areas (6 + units)**	**2024/25**	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030 - 2035**	**2035 - 2041**		**Planning Status**
7022	**DA1 Brighton Centre and Churchill Square**	Kingswest Complex, Brighton	0	0	0	50	50	0	0	0	100	Strategic Allocation - No Planning App
7023		Churchill Square Shopping Centre	0	0	0	0	0	0	100	0	100	Strategic Allocation - No Planning App
		Total	**0**	**0**	**0**	**50**	**50**	**0**	**100**	**0**	**200**	
1	**DA2 Brighton Marina & Black Rock**	Gas Works Site, Boundary Road, Brighton	0	0	0	0	165	165	165	0	495	Strategic Allocation - Not Started
3		Brighton Marina Inner Harbour	0	0	0	0	0	0	500	500	1,000	Strategic Allocation - No Planning App
4		Land at Brighton Marina (Outer Harbour)	0	0	0	0	0	100	269	292	661	No Planning App
		Total	**0**	**0**	**0**	**0**	**165**	**265**	**934**	**792**	**2,156**	
10	**DA3 Lewes Road**	Rear of 37 Lewes Road, Brighton (Pavilion Car Sales)	0	0	0	0	0	8	0	0	8	No Planning App
14		Preston Barracks, Lewes Road	363	0	0	0	0	0	0	0	363	Strategic Allocation - Complete
892		EM1 Melbourne Street/Enterprise Point	0	46	149	0	0	0	0	0	195	Strategic Allocation - Commenced
6106		Eastergate Road Garage Site (HRA)	0	30	0	0	0	0	0	0	30	Strategic Allocation - Commenced
6142		60-62 & 65 Gladstone Place Brighton	0	0	0	0	0	0	10	0	10	Strategic Allocation - No Planning App
6161		186-187 Lewes Road	0	7	0	0	0	0	0	0	7	Commenced
6217		Moulsecoomb Hub North, Hodshrove Lane, Brighton	0	0	106	106	0	0	0	0	212	Not Started
7014		Richmond House, D'Aubigney Road, Brighton	0	0	0	0	0	16	0	0	16	No Planning App
7015		95-97 Hollingdean Road	0	0	0	0	0	10	0	0	10	No Planning App
7036		4 Station Approach, Falmer, Brighton	0	0	7	0	0	0	0	0	7	Not Started
7037		University of Sussex, West Slope, Falmer, Brighton	0	0	223	224	0	0	0	0	447	Commenced
7038		Moulsecoomb Place, Lewes Road, Brighton	0	0	165	0	0	0	0	0	165	Not Started
7039		Sainsburys, 93 Lewes Road	0	0	0	0	0	0	160	0	160	No Planning App
7040		Broadfields, Moulescoomb	0	0	0	0	0	0	70	0	70	No Planning App
7041		Falmer Released Land, Brighton	0	0	0	0	0	0	140	0	140	No Planning App
7048		Moulsecoomb Library and Hall	0	0	0	0	0	0	30	0	30	No Planning App
		Total	**363**	**83**	**650**	**330**	**0**	**34**	**410**	**0**	**1,870**	
132	**DA4 London Road Area**	North of Theobald House Blackman Street/Cheapside	0	0	0	0	0	0	32	0	32	Strategic Allocation - No Planning App
143		25 Ditchling Rise/rear of 57-63 Beaconsfield Road Brighton	0	0	0	0	0	0	0	15	15	Strategic Allocation - No Planning App
860		Anston House, Preston Road (EM2)	229	0	0	0	0	0	0	0	229	Strategic Allocation - Complete
864		Telecom House 123 -135 Preston Road (EM2)	0	0	0	0	0	0	85	0	85	Strategic Allocation - No Planning App
865		149-153 Preston Road	0	0	0	0	0	0	70	0	70	Strategic Allocation - No Planning App
868		Park Gate, 161-163 Preston Road (EM2)	0	0	0	0	0	0	30	0	30	Strategic Allocation - No Planning App
893		Vantage Point and Circus Parade New England Road	0	0	0	0	0	0	45	0	45	Strategic Allocation - No Planning App
7042		Richardson's scrap yard	0	0	0	0	0	0	14	0	14	Strategic Allocation - No Planning App
894		Brewer's Paint (Albany House)	0	0	0	0	0	0	20	0	20	Strategic Allocation - No Planning App
5001		Shell Fuel Garage, 193 Preston Road	0	0	0	0	0	0	0	6	6	No Planning App
6143		Combined Engineering depot, New England Road	0	0	0	0	0	0	100	0	100	Strategic Allocation - No Planning App
6155		45-47 Cheapside	0	0	0	0	0	0	9	0	9	No Planning App
6227		Land at Preston Road/Campbell Road	0	0	0	0	0	24	0	0	24	Strategic Allocation - No Planning App
7016		1 Billinton Way, Brighton, BN1 4LF	0	0	0	0	0	0	100	0	100	No Planning App
7043		Brighton Station Car Park	0	0	0	0	0	0	100	0	100	No Planning App
		Total	**229**	**0**	**0**	**0**	**0**	**24**	**605**	**21**	**879**	

			Completions	1 - 5 Year Supply					6- 10 Year Supply	11-16 Year Supply	Total Supply up to 2041	
Ref	**DA**	**Identified Supply in Development Areas (6 + units)**	**2024/25**	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030 - 2035**	**2035 - 2041**		**Planning Status**
27	**DA5 Eastern Road / Edward Street**	BT Site bottom side Freshfield Road	0	0	0	0	0	0	0	45	45	No Planning App
6199		Royal Sussex County Hospital Outpatients Department	0	0	0	0	0	0	35	0	35	Strategic Allocaton - No Planning App
29881		EM1 Freshfield Road Business Park/Gala Bingo Car Park,	0	0	0	0	0	0	110	0	110	Strategic Allocaton - No Planning App
7024		Oakley House, Leicester Street, Brighton	0	0	0	0	0	0	17	0	17	No Planning App
7046		Windsor House, 30-35 Edward Street (former Job Centre)	0	0	0	0	0	0	15	0	15	No Planning App
		Total	**0**	**0**	**0**	**0**	**0**	**0**	**177**	**45**	**222**	
35	**DA6 Hove Station**	PO Sorting Office, 88 Denmark Villas, Hove	0	0	0	0	0	0	67	0	67	No Planning App
180		Sackville Trading Estate / Coal Yard, Sackville Road	564	0	0	0	0	0	0	0	564	Strategic Allocation - Complete
758		Decon Laboratories, Conway Street	0	0	0	0	0	0	0	28	28	No Planning App
2021		Albert Works, Conway Street, Hove	0	0	0	0	0	16	0	0	16	Strategic Allocation - No Planning App
5004		Shell Fuel Garage 132-134 Old Shoreham Road Hove	0	0	0	0	0	0	0	6	6	No Planning App
5005		ESSO Fuel Garage Hove Station Station Approach	0	0	0	0	0	0	0	6	6	No Planning App
6200		KAP Ltd, Newtown Road, Hove	0	148	0	0	0	0	0	0	148	Strategic Allocation - Commenced
6228		154 Old Shoreham Road, Hove	0	0	0	0	0	0	30	0	30	Strategic Allocation - No Planning App
7017		Sackville Trading Estate / Coal Yard, Sackville Road ("Northern	0	0	0	0	150	156	0	0	306	Strategic Allocation - Not Started
7018		Gemini Business Centre, 136-140 Old Shoreham Road, Hove	31	0	0	0	0	0	0	0	31	Complete
7019		The Agora, Ellen Street, Hove	0	0	0	0	0	40	0	0	40	Strategic Allocation - No Planning App
7020		Tecore House, Conway Street, Hove	0	0	0	0	0	90	0	0	90	Strategic Allocation - No Planning App
7047		Industrial House, Conway Street, Hove	0	0	0	0	0	0	24	0	24	Strategic Allocation - No Planning App
		Total	**595**	**148**	**0**	**0**	**150**	**302**	**121**	**40**	**1,356**	
732	**DA7 Toad's Hole Valley**	Toads' Hole Valley King George VI Avenue Hove	0	0	0	0	200	200	381	281	1,062	Strategic Allocation - Outline Permission
		Total	**0**	**0**	**0**	**0**	**200**	**200**	**381**	**281**	**1,062**	
6029	**DA8 Shoreham Harbour**	9-16 Aldrington Basin/Land South of Kingsway Basin Road North Portslade	0	0	0	0	135	0	0	0	135	Strategic Allocation - No Planning App
6114		Flexer Sacks, Wellington Road, Portslade	0	0	0	0	0	0	45	0	45	Strategic Allocation - No Planning App
6160		Wellington House, Camden Street, Portslade	0	0	0	0	0	0	20	0	20	Strategic Allocation - No Planning App
6163		Prestwich House Portslade	0	0	0	0	0	0	15	0	15	Strategic Allocation - No Planning App
6164		Regency House Portslade	0	0	0	0	0	0	45	0	45	Strategic Allocation - No Planning App
6165		Church Road/Wellington Road/ St Peter's Road Portslade	0	0	0	0	0	0	25	0	25	Strategic Allocation - No Planning App
6180		364-368 Kingsway Hove	0	0	0	0	0	0	23	0	23	Strategic Allocation - No Planning App
		Total	**0**	**0**	**0**	**0**	**135**	**0**	**173**	**0**	**308**	
		All DAs Total	**1,187**	**231**	**650**	**380**	**700**	**825**	**2,901**	**1,179**	**8,053**	

6.3 Table B: Identified Housing Supply (6+ Units) outside City Plan Development Areas

			Completions	1 - 5 Year Supply					6-10 Year Supply	11-16 Year Supply	Total Supply up to 2041	
Other Identified Supply not in DA's (6 + units)	**Ref**	**Site**	**2024/25**	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030 - 2035**	**2035 - 2041**		**Planning Status**
Completions 6+ units	6184	25 York Villas	7	0	0	0	0	0	0	0	7	A. Completions >6 units
	6238	62-63 East Street, Brighton	7	0	0	0	0	0	0	0	7	A. Completions >6 units
	6240	1 Withyham Avenue, Saltdean, Brighton	6	0	0	0	0	0	0	0	6	A. Completions >6 units
	7032	Clarence House, 30-31 North Street, Brighto	9	0	0	0	0	0	0	0	9	A. Completions >6 units
	7022	Land at Lyon Close, Hove	152	0	0	0	0	0	0	0	152	A. Completions >6 units
		Total	**181**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**181**	
Allocations with planning consent	75	Land south of Lincoln Cottages (Lincoln Cott	0	0	9	0	0	0	0	0	9	B. Allocations with planning consent
	139	35-39 The Droveway Hove (Dairycrest)	0	19	0	0	0	0	0	0	19	B. Allocations with planning consent
	185	Preece House, 91-103 Davigdor Road Hove	0	30	29	0	0	0	0	0	59	B. Allocations with planning consent
	700	Land to the rear of Palmer And Harvey House	0	0	0	39	0	0	0	0	39	B. Allocations with planning consent
	728	UF Site 48-48a Cluster sites Saltdean (Land	0	72	0	0	0	0	0	0	72	B. Allocations with planning consent
	872	Spitfire House, 141 Davigdor Road, Hove	0	25	25	0	0	0	0	0	50	B. Allocations with planning consent
	6052	Land at corner of Fox Way and Foredown Ro	0	0	0	0	14	0	0	0	14	B. Allocations with planning consent
	6124	76-79 & 80 Buckingham Road Brighton	0	20	0	0	0	0	0	0	20	B. Allocations with planning consent
	6186	Former Hollingbury Library, Carden Hill, Brigh	0	0	9	0	0	0	0	0	9	B. Allocations with planning consent
		Total	**0**	**166**	**72**	**39**	**14**	**0**	**0**	**0**	**291**	
Allocations without planning consent	41	(Smokey Estate) Corner of Church Road, Lin	0	0	0	0	0	0	32	0	32	C. Allocations without planning consent
	45	King Alfred, Kingsway, Hove	0	0	0	0	0	0	200	0	200	C. Allocations without planning consent
	47	Brighton General Hospital, Elm Grove, Bright	0	0	0	0	0	0	200	0	200	C. Allocations without planning consent
	49	Manchester Street/Charles Street, Brighton	0	0	0	0	0	0	12	0	12	C. Allocations without planning consent
	653	Saunders Glassworks Sussex Place Brighto	0	0	0	0	0	0	49	0	49	C. Allocations without planning consent
	681	UF Site 1 and 2 Land West of Mile Oak Roa	0	0	0	0	0	0	30	0	30	C. Allocations without planning consent
	690	UF Site 11 Benfield Valley, north Hangleton	0	0	0	0	30	30	0	0	60	C. Allocations without planning consent
	691	UF Site 12 Benfield Valley, south Hangleton	0	0	0	0	20	20	0	0	40	C. Allocations without planning consent
	698	UF Site 17 Land at Ladies Mile, Carden Aver	0	0	0	0	0	0	35	0	35	C. Allocations without planning consent
	710	UF Site 32 land at Southdown Riding School	0	0	0	0	0	0	15	0	15	C. Allocations without planning consent
	712	UF Site 30 Land at and adjoining Brighton Ra	0	0	0	0	0	0	30	0	30	C. Allocations without planning consent
	715	UF Site 33 Land North of Warren Road (Ingle	0	0	0	0	0	0	30	0	30	C. Allocations without planning consent
	871	Peacock Industrial Estate, Hove	0	0	0	0	0	0	150	0	150	C. Allocations without planning consent
	1000	UF Site 46a Land at former nursery, Saltdea	0	0	0	0	0	18	0	0	18	C. Allocations without planning consent
	2009	PO Delivery Office 62 North Road Brighton	0	0	0	0	0	0	110	0	110	C. Allocations without planning consent
	6102	Old Ship Hotel, 31-38 Kings Road, Brighton	0	0	0	0	0	0	18	0	18	C. Allocations without planning consent
	6109	71-76 Church Street, Brighton (Patrick Moor	0	0	0	0	0	0	10	0	10	C. Allocations without planning consent
	6182	UF Site 21a Land north of Varley Halls	0	0	0	0	0	0	12	0	12	C. Allocations without planning consent
	6185	Former playground, Swanborough Drive, Whi	0	0	0	0	0	39	0	0	39	C. Allocations without planning consent
	6195	UF Sites 4, 4a Land at Mile Oak Road	0	0	0	0	0	0	70	0	70	C. Allocations without planning consent
	6117	Preston Park Hotel, 216 Preston Road, Brigh	0	0	0	0	0	0	22	0	22	C. Allocations without planning consent
	179720	UF Site 38-39 Land at Ovingdean Hall Farm	0	0	0	0	0	0	50	0	50	C. Allocations without planning consent
		Total	**0**	**0**	**0**	**0**	**50**	**107**	**1,075**	**0**	**1,232**	

			Completions	1 - 5 Year Supply					6-10 Year Supply	11-16 Year Supply	Total Supply up to 2041	
Other Identified Supply not in DA's (6 + units)	**Ref**	**Site**	**2024/25**	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030 - 2035**	**2035 - 2041**		**Planning Status**
Other planning consents 6+ units	6094	Martello House 315 Portland Road Hove (Pa	0	0	0	6	0	0	0	0	6	D. Other planning consents >6 units
	6145	65 Orchard Gardens Hove	0	0	0	21	21	0	0	0	42	D. Other planning consents >6 units
	6211	77 Holland Road, Hove	0	9	0	0	0	0	0	0	9	D. Other planning consents >6 units
	6225	Nevill Court, Nevill Road	0	0	7	0	0	0	0	0	7	D. Other planning consents >6 units
	6226	36 Montefiore Road, Hove	0	0	8	0	0	0	0	0	8	D. Other planning consents >6 units
	6231	46 - 47 London Road, Brighton	0	0	0	6	0	0	0	0	6	D. Other planning consents >6 units
	6232	62-63 Old Steine And 3 Palace Place, Bright	0	0	11	0	0	0	0	0	11	D. Other planning consents >6 units
	7001	Knoll House, Ingram Crescent West, Hove	0	28	0	0	0	0	0	0	28	D. Other planning consents >6 units
	6234	Land To The Rear Of 28-34 Longhill Road, Br	0	6	0	0	0	0	0	0	6	D. Other planning consents >6 units
	7024	26 Abinger Road, Portslade	0	0	0	13	0	0	0	0	13	D. Other planning consents >6 units
	7025	Windlesham House, 123 Windlesham Close	0	0	0	15	0	0	0	0	15	D. Other planning consents >6 units
	7026	37-38 Clarence Square and 38-39 Western R	0	0	0	6	0	0	0	0	6	D. Other planning consents >6 units
	7027	69 The Droveway, Hove	0	0	0	6	0	0	0	0	6	D. Other planning consents >6 units
	7028	22-24 Sackville Gardens, Hove	0	0	0	6	0	0	0	0	6	D. Other planning consents >6 units
	7029	35-36 Egremont Place, Brighton	0	0	0	13	12	0	0	0	25	D. Other planning consents >6 units
	7030	Portslade Village Centre, 3 Courthope Close	0	0	0	14	14	0	0	0	28	D. Other planning consents >6 units
	7031	Saxon Works, Land to the rear of 303-305 P	0	0	0	13	13	0	0	0	26	D. Other planning consents >6 units
		Total	**0**	**43**	**26**	**119**	**60**	**0**	**0**	**0**	**248**	
Other identified sites 6+ units	52	Lansdowne Mews Farm Road Hove	0	0	0	0	0	0	0	6	6	E. Other identified sites >6 units
	95	Land west of Homeleigh London Road Bright	0	0	0	0	0	0	0	23	23	E. Other identified sites >6 units
	122	PO Sorting Office Nevill Road, Rottingdean B	0	0	0	0	0	0	8	0	8	E. Other identified sites >6 units
	164	Area to rear of Bluebird Court,12-14 Hove Str	0	0	0	0	0	0	0	0	0	E. Other identified sites >6 units
	717	UF Site 37 Roedean Miniature Golf Course	0	0	0	0	0	0	0	25	25	E. Other identified sites >6 units
	853	Brighton And Hove (Corals) Stadium Nevill R	0	0	0	0	0	0	0	75	75	E. Other identified sites >6 units
	861	EDF Portland Business Park (EM1)	0	0	0	0	0	0	0	113	113	E. Other identified sites >6 units
	84	25 Montague Place Brighton	0	0	0	0	0	0	0	6	6	E. Other identified sites >6 units
	86	Land and garages at rear of 1 -3 Queensway	0	0	0	0	0	0	0	6	6	E. Other identified sites >6 units
	103	117 Victoria Road Portslade	0	0	0	0	0	0	0	6	6	E. Other identified sites >6 units
	670	Patcham Garage, 41 Old London Road, Patc	0	0	0	0	0	0	0	6	6	E. Other identified sites >6 units
	165	Rear of Rutland Court Rutland Gardens Hove	0	0	0	0	0	0	0	6	6	E. Other identified sites >6 units
	931	Langfords Hotel 8-16 Third Avenue Hove	0	0	0	0	0	0	0	6	6	E. Other identified sites >6 units
	933	Courtlands Hotel 11-17 The Drive Hove	0	0	0	0	0	0	0	6	6	E. Other identified sites >6 units
	935	Prince's Marine Hotel 153 Kingsway Hove	0	0	0	0	0	0	0	6	6	E. Other identified sites >6 units
	950	North Star Car Showroom, 20 Carlton Terrac	0	0	0	0	0	0	0	6	6	E. Other identified sites >6 units
	934	St Catherines Lodge Hotel Kingsway Hove	0	0	0	0	15	15	0	0	30	E. Other identified sites >6 units
	935	Prince's Marine Hotel 153 Kingsway Hove	0	0	0	0	0	0	0	21	21	E. Other identified sites >6 units
	965	Land between 38-50 Carlyle Street Brighton	0	0	0	0	0	0	0	9	9	E. Other identified sites >6 units
	1004	UF Site 36 Land south of Warren Road (inclu	0	0	0	0	0	0	0	8	8	E. Other identified sites >6 units
	2001	Vye's, 19-27 Carlton Terrace Portslade	0	0	0	0	0	0	0	6	6	E. Other identified sites >6 units
	2005	St David's Hall, Whitehawk Road Whitehawk	0	0	0	0	0	10	0	0	10	E. Other identified sites >6 units
	5002	BP Petrol Station 373 Kingsway Hove (St L	0	0	0	0	0	0	0	6	6	E. Other identified sites >6 units
	6003	57 Station Road Portslade	0	0	0	0	0	0	0	6	6	E. Other identified sites >6 units
	6020	Park Manor, London Road, Brighton	0	0	0	0	0	0	6	0	6	E. Other identified sites >6 units
	6091	Sussex House 130 Western Road Hove	0	0	0	0	0	0	6	0	6	E. Other identified sites >6 units
	6095	79 North Street Portslade	0	0	0	0	0	0	6	0	6	E. Other identified sites >6 units
	6100	43-45 Bonchurch Road Brighton	0	0	0	0	0	0	6	0	6	E. Other identified sites >6 units
	6107	Bus Garage corner of Whitehawk Road and	0	0	0	0	0	0	0	6	6	E. Other identified sites >6 units
	6149	1 - 6 Grand Parade Brighton	0	0	0	0	0	0	0	6	6	E. Other identified sites >6 units
	6171	21a-21b Bedford Place, Brighton	0	0	0	0	0	0	6	0	6	E. Other identified sites >6 units
	6190	177 Westbourne Street, Hove, BN3 5FB	0	0	0	0	0	0	6	0	6	E. Other identified sites >6 units
	6205	Hill House, 53 Western Road, Hove	0	0	0	0	0	0	6	0	6	E. Other identified sites >6 units
	6208	Woodbourne Service Station	0	0	0	0	0	0	6	0	6	E. Other identified sites >6 units
	6216	Hotel Seafield, 23 Seafield Road, Hove	0	0	0	0	0	0	6	0	6	E. Other identified sites >6 units
	7003	Patcham Lodge, London Road	0	0	0	0	0	0	6	0	6	E. Other identified sites >6 units
	7004	12 and 14 Tongdean Lane	0	0	0	0	0	18	0	0	18	E. Other identified sites >6 units
	7005	30-36 Marine Drive, Rottingdean	0	0	0	0	0	30	0	0	30	E. Other identified sites >6 units
	7006	Dolphin House, Manchester Street	0	0	0	0	0	23	0	0	23	E. Other identified sites >6 units
	7007	Portland Street Car Park	0	0	0	0	0	6	0	0	6	E. Other identified sites >6 units
	7008	Brighton Telephone Exchange, Withdean Gr	0	0	0	0	0	0	100	0	100	E. Other identified sites >6 units
	7009	Dugard, 75 Old Shoreham Road, Hove	0	0	0	0	60	60	0	0	120	E. Other identified sites >6 units
	7010	2A Tennis Road & 295-301 Kingsway, Hove	0	0	0	0	0	0	30	0	30	E. Other identified sites >6 units
	7011	Brighton Waldorf School, Roedean Road, Br	0	0	0	0	0	8	0	0	8	E. Other identified sites >6 units
	7012	Unit D Cambridge Works, Cambridge Grove,	0	0	0	0	0	7	0	0	7	E. Other identified sites >6 units
	7035	St Mary's Hall, Brighton	0	0	0	0	0	0	117	0	117	E. Other identified sites >6 units
	7044	Cottages south of Warren Road	0	0	0	0	0	0	100	0	100	E. Other identified sites >6 units
		Total	**0**	**0**	**0**	**0**	**75**	**177**	**415**	**364**	**1,031**	
		All Non-DAs Total	**181**	**209**	**98**	**158**	**199**	**284**	**1,490**	**364**	**2,983**	

6.4 Table C: Small Identified Sites (<6 units net)

a) Small Identified Sites as of 1st April 2025: includes 30% non-implementation discount applied to small sites not yet started.

2024/25 Planning Monitoring Data	Identified Small Sites	
	Total Units	Adjusted Units*
Small Commenced (Including Prior Approval)	129	129
Small Not Started (Including Prior Approval)	200	140
Projected Delivery from Identified Small Sites		**269**

*30% non-implementation discount applied to small not started sites

b) Assumed Delivery Phasing for Small Identified Sites

Expected distribution of identified supply	Small Sites Commenced	Small Sites Not Started	Total
2025/26 (Year 1)	90	20	110
2026/27 (Year 2)	39	50	89
2027/28 (Year 3)		50	50
2028/29 (Year 4)		20	20
2029/30 (Year 5)			0
Total 2025-2030 (Years 1-5)	**129**	**140**	**269**

6.5 Table D: Prior Approvals for Conversion to Residential

a) Calculation of Supply from Prior Approvals (> 6 Units):

Prior Approvals	Net Units
Large Not Started Prior Approval	118
Total with 30% Discount*	**83**

* Assumes 70% implementation rate

b) Outstanding Prior Approvals (> 6 Units)

Ref	Site	Units	Planning Status
6009	Blocks E & F Kingsmere, London Road	18	Not Started 2024/25
6018	Blocks A & B, Kingsmere, London Road	18	Not Started 2024/25
6212	Block C, 101-120 Kingsmere Road, London Road,	9	Not Started 2024/25
6213	Block D, 81 - 100 Kingsmere, London Road, Brighton	9	Not Started 2024/25
6237	2 Bartholomews, Brighton	9	Not Started 2024/25
6239	141 Davigdor Road, Hove	18	Not Started 2024/25
6001	Boundary House Boundary Road Hove	18	Not Started 2024/25
7033	Mayfield Court, Lustrells Vale, Saltdean	9	Not Started 2024/25
7034	Homeleigh, London Road, Patcham	10	Not Started 2024/25
	Total	**118**	

6.6 Table F: Small Site Windfall Allowance

a) Net Completions on Small Sites (<6 units) 2010-2025

Monitoring Year	New Build	Conversions	Change of use	Conversions & Changes of Use	Total
2010/11	41	67	40	107	**148**
2011/12	70	43	52	95	**165**
2012/13	45	40	27	67	**112**
2013/14	28	30	38	68	**96**
2014/15	44	19	78	97	**141**
2015/16	88	27	77	104	**192**
2016/17	37	28	76	104	**141**
2017/18	77	30	51	81	**158**
2018/19	56	18	79	97	**153**
2019/20	48	24	68	92	**140**
2020/21	75	31	45	76	**151**
2021/22	54	34	60	94	**148**
2022/23	68	30	77	107	**175**
2023/24	76	8	85	93	**169**
2024/25	47	16	68	84	**131**
Total	**854**	**445**	**921**	**1,366**	**2,220**
%	**38%**	**20%**	**41%**	**62%**	**100%**

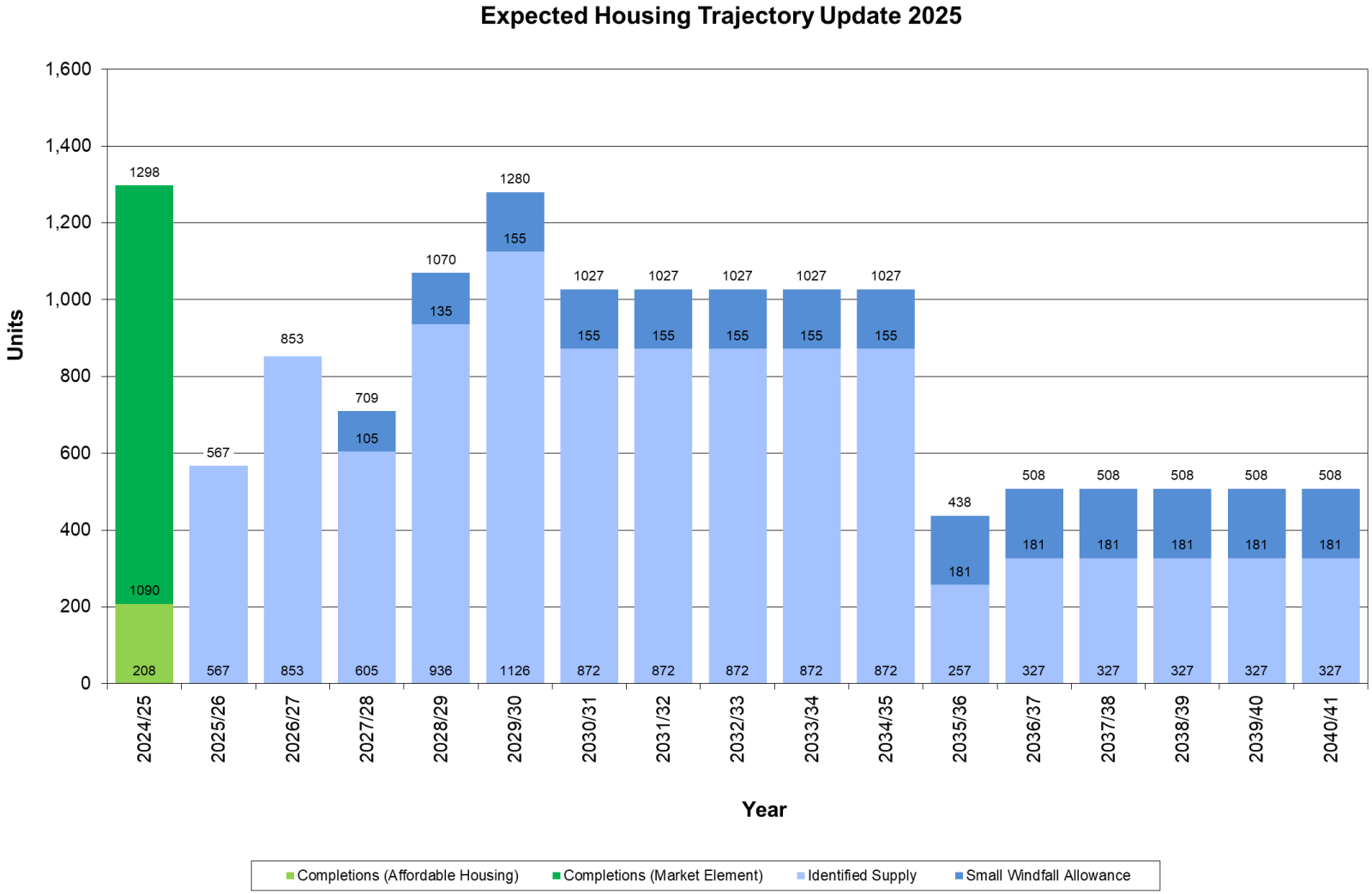
b) Average Net Completions on Small Sites

	Total completions over period	Average completions per year
2015/16 - 2024/25 (10 Years)	1,558	156
2020/21 - 2024/25 (5 Years)	774	155

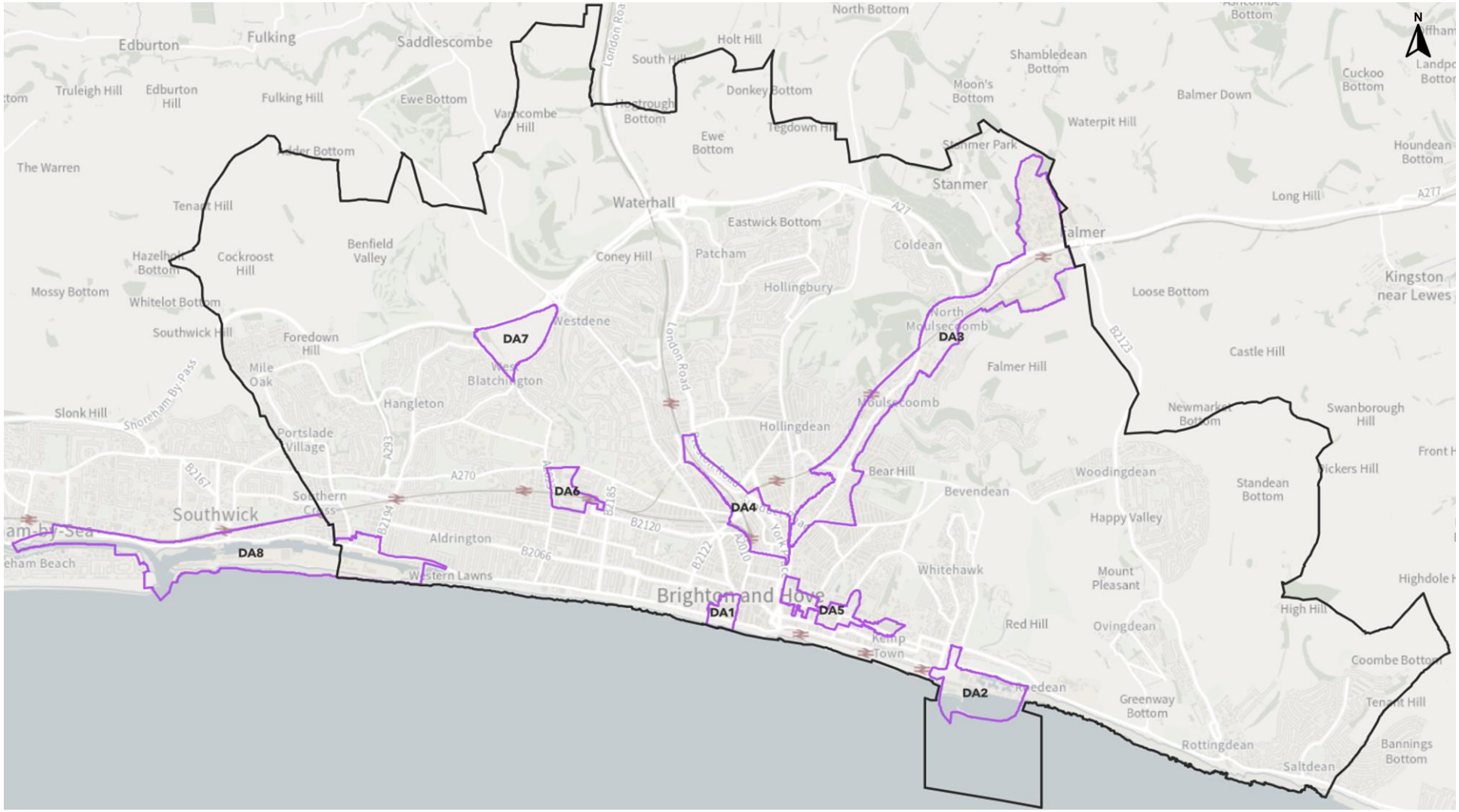
c) Assumed Five-Year Supply from Small Windfall Sites

	Projected annual small site completions					Total 2025-2030
	2025/26	2026/27	2027/28	2028/29	2029/30	
Small identified sites (see Table C)	110	89	50	20	0	**269**
Small windfall allowance	0	0	105	135	155	**394**
Total supply from all small sites	**110**	**89**	**155**	**155**	**155**	**663**

6.7 Chart A: Housing Trajectory



Appendix 1: Map showing location of City Plan Development Areas (DA1 – DA8)



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