

SHLAA Update 2016

February 2017



Brighton & Hove
City Council

2016 SHLAA Update – Commentary

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1. Introduction

1.1 This report outlines the latest (2016) annual review of the council's SHLAA (Strategic Housing Land Availability Assessment). It has been undertaken to incorporate the latest information regarding housing land supply in the city and to update the city's housing trajectory.

1.2 The primary role of the SHLAA is to identify sites with potential for housing; assess their housing potential and assess when they are likely to be developed.

1.3 Current government guidance¹ recognises the SHLAA is an important part of the evidence base to inform plan-making, but notes that it does not in itself determine whether a site should be allocated for housing development. Guidance is also clear that the assessment is not a one-off study and that regular reviews should be undertaken at least annually as part of the annual monitoring process to keep the assessment up to date. This is particularly important in terms of updating the housing trajectory and the five year supply of deliverable sites.

1.4 Government guidance regarding housing land supply is set out in the [National Planning Policy Framework](#). This requires local planning authorities to:

- *Identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land.*
- *Identify a supply of specific developable sites or broad locations for growth for years 6-10 and, where possible, for years 11-15;*
- *For market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a Housing Implementation Strategy describing how they will maintain delivery of a five year supply of housing land to meet their housing target;*

1.5 The approach taken in the council's SHLAA meets these requirements and is expanded upon below.

¹ [Planning Practice Guidance: Housing and economic land availability assessment](#)

2. The 2016 Assessment

2.1 The 2016 SHLAA has taken account of the latest information regarding housing land supply in the city. Information includes:

- a) The latest annual residential monitoring results for the year 2015/16 which records:**
- i) Sites gaining planning consent for housing in the year 2015/16. This will include newly identified sites and/or other sites previously identified in the SHLAA but which did not previously have planning consent.
 - ii) Updating progress on previously identified sites with an extant consent recording whether development on the site has started, is under construction or has been completed.
 - iii) The type of residential development (whether new build, change of use or conversion); and
 - iv) Adjusting the overall supply position where sites have been developed and completed.
- b) The identification and inclusion of other sites with housing potential that have come to the local planning authority's attention.**

This could include, for example, sites submitted during the monitoring year for SHLAA consideration from landowners, agents and/or developers and also sites identified through the pre-application service.

The inclusion of other sites also includes those urban fringe sites identified as having housing potential in the 2014 Urban Fringe Assessment and the Further Assessment of Urban Fringe Sites 2015². These studies were undertaken in response to the City Plan Part One Planning Inspector's initial conclusions following the City Plan Examination in 2013 to look for further housing sites within the city.

- c) Updating housing potential, capacity and deliverability information for a range of sites through site capacity, feasibility and viability assessment.** This is particularly the case for major strategic sites identified in the City Plan but also for a range of other sites across the city.

² [Brighton & Hove City Council Further Assessment of Urban Fringe Sites 2015 by Land use Consultants \(LUC\)](#)

3. Assessment of Availability and Deliverability

- 3.1 An assessment of site availability and deliverability is an important element of the SHLAA exercise. Those sites identified within the first five year supply period must be both 'available' for development and also have a realistic prospect of being delivered within this time period.
- 3.2 SHLAA Guidance (now updated by NPPF, para. 47³ and the NPPG⁴) considers a site to be 'available' for development, when, on the best information available, there is confidence that there are no legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners. This means that it is controlled by a housing developer who has expressed an intention to develop, or the land owner has expressed an intention to sell.
- 3.3 'Deliverable' means that a site is available now and offers a suitable location for housing development now and there is a realistic prospect that housing will be delivered on the site within five years and, in particular, that development of the site is viable.
- 3.4 To be considered developable, sites should be in a suitable location for housing development and there should also be a reasonable prospect that the site is available and could be viably developed at the point envisaged.
- 3.5 The SHLAA assesses site availability, deliverability and whether a site is developable in the following ways:
 - a) **Ongoing liaison with developers/landowners** particularly for the larger sites that have been identified in the city and/or for those sites where Registered Providers (housing associations) are involved. The council's Major Projects and Planning Projects teams maintain regular dialogue with landowners and developers with the aim of progressing development on key development sites within the city. Quarterly meetings are held with Registered Providers operating in the city and these provide development progress updates on sites where Registered Providers are bringing forward affordable housing.
 - b) **Telephone surveys and email queries for other sites identified in the first five year supply.**
These are undertaken to check site availability details and delivery timescales for sites where no other up to date information existed.
 - c) **Identification of land owners via the Land Registry.**
Land Registry details were obtained for new sites assessed as having potential in the 2014 Urban Fringe Assessment.

³ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

⁴ <http://planningguidance.communities.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/what-is-the-purpose-of-the-assessment-of-land-availability/>

4. 2016 SHLAA Update Results

4.1 Summary Tables 1-7⁵ set out the results of the 2016 SHLAA exercise. In overall terms, the exercise identifies a citywide capacity for around **15,348** units of housing (14,659 units to 2031 and 689 post 2031).

a) Large Identified Site Supply (6+ units net gain)

4.2 Tables 1 and 2 indicate a total potential supply of 11,549 units on sites of 6+ units. Of these 5,622 units are in the eight City Plan Development Areas (DA1-DA8) and 5,927 are identified across the rest of the city.

b) Small Identified Site Supply (up to 5 units net gain)

4.3 Table 3 illustrates that small site identified supply is 1,137 units. 868 of these have already been completed since 2010. It is estimated that approximately 144 units will be completed on small sites over the next year 2016/17 and at least 125 units are likely to be completed over the following two to three years (Table C⁶).

c) Broad Locations

4.4 Table 4 identifies two broad locations/sources of further housing development. These are firstly at DA8 Shoreham Harbour and secondly through the Housing Revenue Account (HRA) Estate Regeneration Programme. In total, broad locations will account for approximately 413 units. Figures for broad locations have reduced since the 2014 update to the SHLAA to take account of sites which have gained planning permission and some sites that have been identified and moved forward to the pre-application process (to avoid double counting).

4.5 The Joint Area Action Plan (JAAP) is currently being prepared for Shoreham Harbour that will contain detailed policies for the Shoreham Harbour area. Consultation on a Draft of the JAAP has already been undertaken in 2014⁷ and further consultation on a revised draft JAAP was completed in February 2017. To inform the JAAP, two Development Briefs were prepared; one for the Western Harbour Arm⁸ area and one covering the South Portslade Industrial Estate and Aldrington Basin⁹ area to help identify areas for development.

4.6 In March 2013, an Estate Regeneration Programme was endorsed¹⁰ by the council to progress work regarding the development of HRA assets. This work is being taken forward by the council's Estate Regeneration Team. The work identifies a programme

⁵ SHLAA 2016 Summary Tables

⁶ 2016 SHLAA Update Table C: Small Identified Site Supply as at 1st April 2016

⁷ <http://www.adur-worthing.gov.uk/media/media,121462,en.pdf>

⁸ Approved by Adur District Council, July 2013 <http://www.adur-worthing.gov.uk/media/media,115933,en.pdf>

⁹ Approval at the Economic Development and Culture Committee 19 September 2013, BHCC

<http://www.adur-worthing.gov.uk/media/media,118061,en.pdf>

¹⁰ Housing Committee Meeting March 2013

of three phases, involving former analysis of HRA stock and opportunities in the HRA Estate Master Plan¹¹; some further high level case studies prepared for some identified housing opportunities on HRA land¹², business case appraisals for garage sites and further new opportunities.

- 4.7 As the project progresses and the specific schemes are brought forward, they will be included as identified sites in successive reviews of the SHLAA.

d) Small Site (PDL) Windfall Allowances (up to 5 units net gain)

- 4.8 Table E¹⁶ illustrates how a windfall allowance has been calculated for small (previously developed land sites).
- 4.9 An updated estimate of units per annum excludes 'garden land' development, now considered to be a type of greenfield development. Analysis of small site development over the last five years (2011-2016) indicates that only a small proportion (8.4%) of small site development is 'garden land' type of development. By far the most common type of small windfall development takes place through conversions and changes of use (69%). It is for this reason (i.e. difficulty in anticipating where such development is likely to arise) that small site development (other than that which already has planning permission at the SHLAA base date) is not sought to be assessed through the SHLAA on a site by site basis.

5. Housing Trajectory

- 5.1 The housing trajectory illustrates the rate at which new residential development is anticipated to be delivered over the next 15 years. This trajectory is regularly reviewed to track progress in housing delivery and to reflect local housing market conditions.

6. Five Year Supply

- 6.1 The 2016 SHLAA Update has been used to update the city's five year housing land supply position. The current position is summarised at Appendix 1. The approach to calculating the five year supply requirement follows that set out in Annex 3 to the City Plan Part One (Housing Implementation Strategy) which was endorsed by the City Plan Part One Inspector in finding the Plan sound February 2016. This has also been reported in the 2015/16 Authority Monitoring Report.

¹¹ Analysis produced by CBRE Consultants, 2010

¹² Procured from GVA Consultants

¹⁶ Table E: Small Windfall Development 2000/1 - 2015/16

7. Tables

SHLAA 2016 Supply Summary Tables

		Completions	1 - 5 Year Supply	6- 10 Year Supply	11- 15 Year Supply	Post 2031	Total Supply
		2010-2016	2016-2021	2021-2026	2026-2031		
1	Identified Supply in Development Areas (6 + units)						
	DA1 Central Seafront	13	0	0	8	0	21
	DA2 Brighton Marina & Black Rock	195	244	635	367	500	1441
	DA3 Lewes Road	99	420	157	257	0	933
	DA4 Brighton Station / London Road	285	277	197	241	85	1000
	DA5 Eastern Road / Edward Street	9	208	160	136	0	513
	DA6 Hove Station	15	215	450	103	104	783
	DA7 Toads Hole Valley	0	149	400	220	0	769
	DA8 Shoreham Harbour (see Broad Locations)	8	154	0	0	0	162
Total Supply in Development Areas		624	1667	1999	1332	689	5622

Source: Table A

		Completions	1 - 5 Year Supply	6- 10 Year Supply	11- 15 Year Supply	Post 2031	Total Supply
		2010-2016	2016-2021	2021-2026	2026-2031		
2	Other Identified Supply not in DA's (6 + units)						
	O/S Allocations with PP	0	58	0	0	0	58
	O/S Allocations without PP	0	128	350	274	0	752
	Completed and O/S Planning Consents 6+	1175	812	0	0	0	1987
	Other Identified Sites without PP	0	977	1060	1093	0	3130
	Total Supply Other Identified Sites		1175	1975	1410	1367	0

Source: Table B

3	Small Site Identified Supply (<6 units)	Completions	1 - 5 Year Supply	6- 10 Year Supply	11- 15 Year Supply	Post 2031	Total Supply
		2010-2016	2016-2021	2021-2026	2026-2031		
		868	269	0	0		

Source: Table C

4	Broad Locations / Sources	Completions	1 - 5 Year Supply	6- 10 Year Supply	11- 15 Year Supply	Post 2031	Total Supply
		2010-2016	2016-2021	2021-2026	2026-2031		
		0	0	0	140		
	HRA Estates Masterplan	0	0	23	250	0	273
	Total Supply Broad Locations	0	0	23	390	0	413

Source: Table D

5	Total Identified Supply (A + B + C + D)	Completions	1 - 5 Year Supply	6- 10 Year Supply	11- 15 Year Supply	Post 2031	Total Supply
		2010-2016	2016-2021	2021-2026	2026-2031		
		2667	3911	3432	3089		

6	Small Unidentified Site Allowance (<6 units)	Completions	1 - 5 Year Supply	6- 10 Year Supply	11- 15 Year Supply	Post 2031	Total Supply
		2010-2016	2016-2021	2021-2026	2026-2031		
			260	650	650		

Source: Table E

SHLAA 2016 Summary Tables

		Completions	1 - 5 Year Supply	6- 10 Year Supply	11- 15 Year Supply	Total Supply to 2031	Post 2031	Total Supply
Total Supply		2010-2016	2016-2021	2021-2026	2026-2031			
7	Total Supply (Table 5 + Table 6)	2667	4171	4082	3739	14659	689	15348

Table A: Development in Development Areas

Ref	Strat Alloc	DA	Identified Supply in Development Areas (6 + units)	Completions	1 - 5 Year Supply	6 - 10 Year Supply	11 - 15 Year Supply	Post 2031	Total Supply 2010 - 2031	Planning Status
				2010-2016	2016-2021	2021-2026	2026-2031			
954	N	DA1 Brighton Centre and Churchill Square	24 Castle Street, Brighton	7	0	0	0	0	7	Completed 2012/13
4038	N		Lees House 21 Dyke Road Brighton	0	0	0	8	0	8	No Planning app
981	N		70-73 Western Road	6	0	0	0	0	6	Complete 2010/11
			Total	13	0	0	8	0	21	
1	Y	DA2 Brighton Marina & Black Rock	Gas Works Site, Boundary Road, Brighton	0	0	85	0	0	85	SA - No planning app
3	Y		Land at Brighton Marina (Inner Harbour)	0	0	250	250	500	500	SA - No planning app
4	N		Land at Brighton Marina (Outer Harbour)	195	244	300	117	0	856	Commenced 2014/15. Phase 1 complete 2015/16
			Total	195	244	635	367	500	1441	
5	N	DA3 Lewes Road	Pavilion Retail Park Lewes Road	0	0	0	180	0	180	No Planning app
12	N		Former Esso Garage Hollingdean Road	24	0	0	0	0	24	Complete 2013
14	Y		Preston Barracks Lewes Road	0	360	0	0	0	360	SA - PPA. App expected end 2016/early 2017
973	N		2 Freehold Terrace, Brighton	7	0	0	0	0	7	Complete 2010/11
859	N		Tyre Co, Coombe Road (EM9)	0	0	0	33	0	33	Local Plan Allocation no planning app
151	N		Covers Yard, Melbourne Street	39	0	0	0	0	39	Completed 2013
10	N		Rear 38 Lewes Road, Brighton (Pavillion Car Sales)	0	0	0	12	0	12	No Planning app
92	N		Rear of 31 Appledore Road & 3-5 Halland Road	0	0	0	8	0	8	No Planning app (garage site owned by council)
8	N		8 Park Crescent Place Brighton	0	0	0	12	0	12	No Planning app
945	N		(RSL site) Ainsworth House Wellington Road Brighton	17	0	0	0	0	17	Completed 2013
4007	N		Richmond House Richmond Road Brighton	0	0	0	12	0	12	No Planning app
673	N		18 Wellington Road Brighton	0	25	0	0	0	25	Commenced 2016
892	Y		EM1 Melbourne Street/Enterprise Point	0	0	80	0	0	80	SA
6010	N		46 Freehold Terrace Brighton	0	8	0	0	0	8	Not Started 2016
927	N		58-62 Lewes Road	6	0	0	0	0	6	Complete 2010/11
1019	N		Former Connaught House Site Melbourne Street	6	0	0	0	0	6	Complete 2015
6079	N		Costcutter 6 Pelham Terrace, Lewes Road Brighton	0	0	6	0	0	6	Could come forward hsg above (No plan app) unsure of availability
6080	N		Selsfield Drive Housing Office, Brighton BN2 4HA (HRA site)	0	27	0	0	0	27	HRA Site - Pre App
6081	N		Above Co-operative 56-57 Lewes Road, Brighton	0	0	6	0	0	6	Could come forward hsg above (No plan app) unsure of availability
6082	N		Rodhus Studios 16-30 Hollingdean Road	0	0	15	0	0	15	Could come forward as mixed use (No planning app)
6083	N	Lewes Road Bus Depot	0	0	50	0	0	50	Could come forward for mixed use (No planning app)	
			Total	99	420	157	257	0	933	
17	N	DA4 London Road Area	49-50 Providence Place & 3 & 4 Ann Street	0	9	0	0	0	9	Commenced 2016
24	N		Open Market, Marshall's Row, London Road	87	0	0	0	0	87	Complete 2013/14
860	Y		Anston House, Preston Road (EM2)	0	229	0	0	0	229	SA - Approved Prior Aprvl Not started. 229 units Under Consideration
864	Y		Telecom House 123 -135 Preston Road (EM2)	0	0	0	0	85	0	SA - no planning app
865	Y		149-151 Preston Road (Thales) (EM2)	0	0	0	15	0	15	SA - no planning app
866	Y		(Natwest) 153 Preston Road (EM2)	0	0	40	0	0	40	SA - no planning app
867	Y		157-159 Preston Road (Former Norwich Union) (EM2)	0	32	0	0	0	32	SA - Commenced
868	Y		Park Gate 161-163 Preston Road (EM2)	0	0	0	30	0	30	SA - no planning app
869	Y		87 Preston Road (EM2)	0	0	0	53	0	53	No planning app
6112	N		Shipping containers (part of richardson's scrap yard) 10 New England Road	36	0	0	0	0	36	Complete 2014/15
894	Y		Richardson's scrap yard and Brewer's Paint (Albany House)	0	0	20	0	0	20	SA - no planning app
893/899	Y		Vantage Point and Circus Parade, Longley Industrial Estate (New England Street)	0	0	90	0	0	90	SA - no planning app
898	N		Sains/Aldi, London Road	0	0	0	20	0	20	No planning app
897	N		Preston Circus Fire Station	0	0	0	15	0	15	No planning app
918	N		37/38 Providence Place, Brighton	6	0	0	0	0	6	Complete 2011/12
896	N		Boots Somerfield, London Road	0	0	0	20	0	20	No planning app

Table A: Development in Development Areas

Ref	Strat Alloc	DA	Identified Supply in Development Areas (6 + units)	Completi	1 - 5	6 - 10	11 - 15	Post 2031	Total	Planning Status
				ons	Year Supply	Year Supply	Year Supply		Supply 2010 - 2031	
				2010-2016	2016-2021	2021-2026	2026-2031			
955	N	DA4 London Road Area	17-19 Oxford Street	9	0	0	0	0	9	Complete 2013/14
156	N		Rear of 149 to 163 Preston Road	0	0	0	26	0	26	No planning app
5001	N		193 Preston Road (Shell)	0	0	0	12	0	12	No planning app
143	N		25 Ditchling Rise/rear of 57-63 Beaconsfield Road Brighton	0	0	15	0	0	15	No planning app
1011	Y		Land Adjacent to Britannia House Cheapside Brighton	0	0	0	0	0	0	No planning app
132	Y		North of Theobald House Blackman Street/Cheapside Whitecross Street	0	0	32	0	0	32	SA - No planning app
677	N		City College, Pelham Street	0	0	0	50	0	50	PP-NS
666	N		Block J, Brighton Station Site	147	0	0	0	0	147	Complete 2015
6087	N	25-28 Elder Place	0	7	0	0	0	7	PP-NS	
			Total	285	277	197	241	85	1000	
30	Y	DA5 Eastern Road / Edward Street	Circus St (EM9)	0	142	0	0	0	142	SA - Commenced 2015/16
32	Y		Edward St (Amex)	0	50	50	0	0	100	SA - No planning app
28	N		Brighton Youth Centre 64 Edward Street Grosvenor Place	0	0	0	11	0	11	No planning app
29/881	Y		EM1 Freshfield Road Business Park/Gala Bingo Car Park, Freshfield Way	0	0	110	0	0	110	SA - No planning app
1030	N		Police Station, Edward Street, Brighton	0	0	0	80	0	80	No planning app
6016	N		Stag Inn 33 Upper Bedford Street Brighton	9	0	0	0	0	9	Complete
6084	N		33 Mighell Street and 70a Carlton Hill Brighton	0	9	0	0	0	9	Commenced 2016
27	N		BT Site bottom side Freshfield Road	0	0	0	45	0	45	No planning app
6085	N	31-32 High Street Brighton	0	7	0	0	0	7	Commenced 2016	
			Total	9	208	160	136	0	513	
180	N	DA6 Hove Station	Sackville Trading Estate / Coal Yard, Sackville Road	0	150	250		0	400	No planning app. Pre App discussons
758	N		Decon Laboratories, Conway Street	0	0	0	28	0	28	No planning app
34	N		Ethel Street Garages	0	0	0	23	0	23	No planning app
5005	N		ESSO Fuel Garage Hove Station Station Approach	0	0	0	14	0	14	No planning app
5004	N		Shell Fuel Garage 132-134 Old Shoreham Road Hove	0	0	0	24	0	24	No planning app
93	N		Rear of 130 -136 Old Shoreham Road Hove	0	0	0	14	0	14	No planning app
33	N		Goldstone Retail Park, Old Shoreham Road, Newtown Road & Goldstone Lane	0	0	0	0	60	0	No planning app
35	N		PO Sorting Office Denmark Villas Hove	0	0	0	0	44	0	No planning app
891	N		70 and site of Chrome Productions Limited, Goldstone Lane, Hove	0	65	0	0	0	65	Approved application
2004	N		84- 86 Denmark Villas Hove	15	0	0	0	0	15	Complete 2015/16
862	Y	Conway Street (EM1)	0	0	200	0	0	200	SA- Planning App Under Consideration	
			Total	15	215	450	103	104	783	
732	Y	DA7 Toads Hole Valley	Toads' Hole Valley King George VI Avenue Hove	0	149	400	220	0	769	SA- Approved application
			Total	0	149	400	220	0	769	
6029	N	DA8 Shoreham Harbour	9-16 Aldrington Basin/Land South of Kingsway Basin Road North Portslade	0	52	0	0	0	52	Not Started 2016
6125	N		Britannia House 336 Kingsway Hove	0	6	0	0	0	6	Commenced 2016 - Prior Approval App
6012	N		Britannia House, 332 Kingsway	0	9	0	0	0	9	Planning App - Under Consideration
6077	N	DA8 Shoreham Harbour	Belgrave Centre (and ICES Building)	0	25	0	0	0	25	No planning app
6086	N		1 Wellington Road, Portslade	8	0	0	0	0	8	Completed 2016
930	N		107 Boundary Road Hove	0	6	0	0	0	6	No planning app
6046	N		Heversham House, Boundary Road	0	0	0	0	0	0	Not Started 2016
6114	N		Flexer Sacks, Wellington Road, Portslade	0	50	0	0	0	50	Pre-app
6095	N	79 North Street Portslade	0	6	0	0	0	6	Not Started 2016	
			Total	8	154	0	0	0	162	
			All DAs Total	624	1667	1999	1332	689	5622	

SHLAA 2016 Table B Other Identified Supply not within DA's 6+

Other Identified Supply not in DA's (6 + units)	Ref	Site	Completion s	1 - 5 Year Supply	6- 10 Year Supply	11- 15 Year Supply	Total Supply	Planning Status
			2010-2016	2016-2021	2021-2026	2026-2031		
Outstanding Allocations with PP	653	Saunders Glassworks, Sussex Place, Brighton	0	49	0	0	49	Commenced/Site Cleared
	50	The Post Office 44-51, Ship Street, Brighton	0	9	0	0	9	Commenced 2016
	Total			0	58	0	0	58
Outstanding Allocations without PP	44	2 to 18 The Cliff, Brighton	0	16	0	0	16	No planning app
	45	King Alfred, Kingsway, Hove	0	0	250	250	500	No planning app
	46	12 Richmond Parade, Brighton	0	7	0	0	7	No planning app
	47	Brighton General Hospital, Elm Grove, Brighton	0	105	100	0	205	No planning app
	49	Manchester Street/Charles Street, Brighton	0	0	0	24	24	No planning app
Total			0	128	350	274	752	
Outstanding Planning Consents >6 units	517	Ocean Hotel, Longridge Drive	48	0	0	0	48	Completed
	414	Eastwoods Garden Centre 251-253 Ditchling Road	9	0	0	0	9	Completed
	980	21 Burlington Street, Brighton	6	0	0	0	6	Completed
	978	22 Burlington Street, Brighton	7	0	0	0	7	Completed
	979	49 Brunswick Road, Hove	7	0	0	0	7	Completed
	668	196 Dyke Road Brighton	7	0	0	0	7	Completed
	921	23A & 23E Coleridge Street Hove	6	0	0	0	6	Completed
	971	24 St James's Street Brighton	6	0	0	0	6	Completed
	972	Rotary Point 81 Windlesham Close Portslade	10	0	0	0	10	Completed
	974	22 Sussex Square Brighton	6	0	0	0	6	Completed
	508	1 Cliff Road and 8 Cliff Approach Brighton	6	0	0	0	6	Completed
	916	Dresden House 34-38 Medina Villas Hove	33	0	0	0	33	Completed
	944	(RSL site) 26-28 Brading Road Brighton	12	0	0	0	12	Completed
	940	39 Salisbury Road Hove	9	0	0	0	9	Completed
	928	Former Gospel Hall, 57 Falmer Road Brighton	6	0	0	0	6	Completed
	959	63 Holland Road Hove	7	0	0	0	7	Completed
	961	Rear of 20-32 Baden Road Brighton	7	0	0	0	7	Completed
	207	3 The Ridgway Brighton	7	0	0	0	7	Completed
	966	323-325 Mile Oak Road Brighton	9	0	0	0	9	Completed
	1015	8 Pavilion Parade	7	0	0	0	7	Completed
	1021	3 to 5 Vernon Gardens Denmark Terrace	10	0	0	0	10	Completed
	943	(RSL site) Pioneer House 60 Burstead Close Brighton	24	0	0	0	24	Completed
	941	Former Nurses Accommodation Brighton General Hospital Pankhurst Avenue	95	0	0	0	95	Completed
	659	105 Marine Drive Brighton	8	0	0	0	8	Completed
	123	68-74 High Street, Rottingdean Brighton	8	0	0	0	8	Completed
	958	19 Brunswick Place Hove	6	0	0	0	6	Completed
	671	331 Kingsway Hove	40	0	0	0	40	Completed
	87	Builder Centre, Bristol Gardens and rear of Prince Regents Close Brighton	9	0	0	0	9	Completed
	186	Royal Alexandra Hospital 57 Dyke Road Brighton	119	0	0	0	119	Completed
	968	Buckingham Lodge Buckingham Place Brighton	6	0	0	0	6	Completed
	4006	13-15 Old Steine Brighton	7	0	0	0	7	Completed
	1016	80 Stoneham Road	7	0	0	0	7	Completed
	953	1 to 5 Franklin Road Portslade	9	0	0	0	9	Completed
	1013	145 Vale Avenue	9	0	0	0	9	Completed
	4004	Phoenix House 15a-19 Norway Street Portslade	6	0	0	0	6	Completed
	6007	30-31 Devonshire Place, Brighton	6	0	0	0	6	Completed
	6024	Wavertree House Somerhill Road Hove	6	0	0	0	6	Completed
	6048	243 Preston Road	7	0	0	0	7	Completed
	6049	245 Preston Road	7	0	0	0	7	Completed
	873	Vale House Vale Road Portslade	42	0	0	0	42	Completed

SHLAA 2016 Table B Other Identified Supply not within DA's 6+

Other Identified Supply not in DA's (6+ units)	Ref	Site	Completion s	1 - 5 Year Supply	6- 10 Year Supply	11- 15 Year Supply	Total Supply	Planning Status
			2010-2016	2016-2021	2021-2026	2026-2031		
Outstanding Planning Consents >6 units	967	Stanmer House Stanmer Brighton	15	0	0	0	15	Completed
	679	Gala Bingo Hall, 191 Portland Road Hove	35	0	0	0	35	Completed
	219	58 Palmeira Avenue Hove	7	0	0	0	7	Completed
	960	City Park Orchard Road Hove	6	0	0	0	6	Completed
	962	St Albans Church Coombe Road Brighton	9	0	0	0	9	Completed
	855	Land at Redhill Close, Westdene	31	0	0	0	31	Completed
	1012	28 Marine Drive	9	0	0	0	9	Completed
	1014	19 The Upper Drive	8	0	0	0	8	Completed
	187	Former Bellerby's College, Park House Old Shoreham Road Hove	71	0	0	0	71	Completed
	6008	160 Dyke Road	6	0	0	0	6	Completed
	6023	Port Hall Mews Brighton	6	0	0	0	6	Completed
	6028	43 Palmeira Avenue	8	0	0	0	8	Completed
	6031	3-4 Western Road Hove	6	0	0	0	6	Completed
	963	28-29 Western Road Hove	9	0	0	0	9	Completed
	6044	Mitre House 149 Western Road	12	0	0	0	12	Completed
	6045	2 Osmond Road	13	0	0	0	13	Completed
	135	31-33 Bath Street Brighton	7	0	0	0	7	Completed
	262	25-28 St James's Street Brighton	33	0	0	0	33	Completed
	1020	Kings Gate 111 The Drive	6	0	0	0	6	Completed
	942	(RSL site) St Benedicts Convent 1 Manor Road Brighton	46	0	0	0	46	Completed
	1022	20 Old Steine Brighton	7	0	0	0	7	Completed
	6011	St Augustine's Church, Stanford Avenue	0	9	0	0	9	Commenced
	851	Rowan House Rowan Close Portslade	9	0	0	0	9	Completed
	738	Land to rear of 67-81 Princes Road Brighton	0	6	0	0	6	Commenced
	663	107 Marine Drive Rottingdean Brighton	0	7	0	0	7	Commenced
	863	EM1 Franklin Road Former Infinity Foods Site 45 Franklin Road & 67 67a & 67b Norway Street	31	0	0	0	31	Completed
	6088	25 Arthur Street Hove	6	0	0	0	6	Completed
	6089	Royal York Buildings 41-42 Old Steine Brighton	8	0	0	0	8	Completed
	6090	2 Dudley Road, Brighton	7	0	0	0	7	Completed
	6091	Sussex House 130 Western Road Hove	0	9	0	0	9	Commenced
	6126	HRA site Robert Lodge Manor Place Brighton (HRA) Southern Block	9	0	0	0	9	Completed
	6092	HRA site Robert Lodge Manor Place Brighton (HRA) Northern Block	0	6	0	0	6	Commenced
	6093	11-12 Marlborough Place Brighton	17	0	0	0	17	Completed
	6094	Martello House 315 Portland Road Hove (Part of Em1 site)	28	0	0	0	28	Completed
	6047	Priory House Bartholomew Square Brighton	40	0	0	0	40	Completed
	858	27-31 Church Street Brighton	0	9	0	0	9	Commenced
	6009	Blocks E & F Kingsmere, London Road	0	8	0	0	8	Not Started
	6020	Park Manor, London Road, Brighton	0	6	0	0	6	Not Started
	6021	17 Goldstone Crescent Hove	0	6	0	0	6	Commenced
	6022	4-6 Montefiore Road Hove	9	0	0	0	9	Completed
6025	13 - 22 North Street 12D Meeting House Lane and 11-14 Brighton Place Brighton	0	7	0	0	7	Not Started	
6026	St Andrews Day and Resource Centre St Andrews Road Brighton	0	7	0	0	7	Commenced	
6018	Blocks A & B, Kingsmere, London Road	0	8	0	0	8	Not Started	
6027	31& 33 Selborne Road Hove	0	9	0	0	9	Commenced	
6013	Brooke Mead, Albion Street (HRA)	0	36	0	0	36	Commenced	
6096	19 & Land Adjacent to 19 Dorset Gardens Brighton	0	6	0	0	6	Not Started	
6097	Blocks C & D The Priory London Road Brighton	0	8	0	0	8	Not Started	
671	Rear 331 Kingsway Hove	0	8	0	0	8	Commenced	
6098	38-42 East Street Brighton	0	9	0	0	9	Not Started	

SHLAA 2016 Table B Other Identified Supply not within DA's 6+

Other Identified Supply not in DA's (6 + units)	Ref	Site	Completion s	1 - 5 Year Supply	6- 10 Year Supply	11- 15 Year Supply	Total Supply	Planning Status
			2010-2016	2016-2021	2021-2026	2026-2031		
Outstanding Planning Consents >6 units	6099	P&H House 106-112 Davigdor Road Hove	0	57	0	0	57	Not Started
	6059	7 Symbister Road	0	9	0	0	9	Commenced
	6050	21-23 & 37-40 Brighton Square, Brighton	0	8	0	0	8	Not started
	6120	191 Kingsway Hove	0	9	0	0	9	Commenced
	6015	Halstead Scaffolding Ltd 18 24 28 & 30 Kingsthorpe Road Hove	0	9	0	0	9	Commenced
	878	(EM1) School Road Industrial Area School Road Hove (Westerman Complex)	0	104	0	0	104	Not Started
	6017	Lansdowne Hotel, Lansdowne Place, Hove	0	47	0	0	47	Not Started
	6100	43-45 Bonchurch Road Brighton	0	6	0	0	6	Not Started
	6101	Blocks A, B, & C Belvedere, 152-158 Dyke Road, Brighton	0	6	0	0	6	Not Started
	6102	Old Ship Hotel, 31-38 Kings Road, Brighton	0	18	0	0	18	Not Started
	3789	113-119 Davigdor Road, Hove	0	68	0	0	68	Not Started
	6103	379 & Land Rear 377 Kingsway, Hove	0	8	0	0	8	Commenced
	6104	121-123 Davigdor Road (Happy Cell)	0	47	0	0	47	Commenced
	6053	Findon Road, former Whitehawk Library site, Brighton BN2 5FP (HRA site)	0	57	0	0	57	Commenced
	6105	Mill House Pub, 131 Mill Lane, Portslade	0	8	0	0	8	Commenced
	6051	Astoria 10-14 Gloucester Place Brighton	0	70	0	0	70	Not Started
	6127	83 - 85 Western Road Hove	6	0	0	0	6	Completed
	6128	Units 1, 2, 4, 5, 6, 7, 8, 10 and 11 Bush Mews 5 Arundel Road Brighton	9	0	0	0	9	Completed
	6129	Stretton Hall (Part of EDF Portland Road Business Park (EM1)	0	9	0	0	9	Commenced
	6130	173 Church Road Hove	0	6	0	0	6	Commenced
	6131	Russell House Russell Mews Brighton	0	54	0	0	54	Commenced
	6132	201 Dyke Road Hove	0	7	0	0	7	Commenced
	6133	60 Wilbury Road Hove	0	11	0	0	11	Not Started
	6134	23 & 24 Old Steine Brighton	0	9	0	0	9	Not Started
	6135	5 Norfolk Terrace Brighton	0	6	0	0	6	Not Started
	6136	27 Palmeira Avenue Hove	0	6	0	0	6	Not Started
	6137	(EM1) School Road Industrial Area School Road Hove (Rayford House)	0	9	0	0	9	Not Started
			Total	1175	812	0	0	1987
Identified Sites without Consent	63	Land east & north of 'The New Downsman PH' Hangleton Way Hove	0	30	0	0	30	
	2001	Vye's, 19-27 Carlton Terrace Portslade	0	0	6	0	6	
	969	Tudor Grange 13 The Upper Drive Hove	0	0	6	0	6	
Identified Sites without Consent	2009	PO Delivery Office 62 North Road Brighton	0	0	50	60	110	
	931	Langfords Hotel Third Avenue Hove	0	0	0	27	27	
	6004	35a-41 Vale Road Portslade	0	0	0	20	20	
	965	Land between 38-50 Carlyle Street Brighton	0	0	0	9	9	
	95	Land west of Homeleigh London Road Brighton	0	0	23	0	23	
	85	55 (adj 31Walpole Road) Canning Street Brighton	0	0	6	0	6	
	111	Surrenden Lodge Surrenden Road Brighton	0	0	24	0	24	
	933	Courtlands Hotel 11-17 The Drive Hove	0	0	0	23	23	
	934	St Catherine's Lodge Hotel St Catherine's Terrace, Kingsway Hove	0	0	0	23	23	
	86	Land and garages at rear of 1-3 Queensway Southwater Close Brighton	0	0	12	0	12	
	163	Studor House, 13 Sheridan Terrace Hove	0	0	9	0	9	
	59	Telephone Exchange 34 Palmeira Avenue Hove	0	0	29	0	29	
	185	Preece House 91-103 Davigdor Road Hove	0	0	14	0	14	
	101	1 Shelldale Road Portslade	0	0	0	6	6	
	80	Land at rear of Sussex House, Abbey Road & St George's Road Brighton	0	0	27	0	27	
	136	Sussex Ice Rink 11b Queen Square Brighton	0	0	0	0	0	
	182	69-70 Middle Street Brighton	0	0	0	12	12	
79	Lee Hire 7-13 Church Place Brighton	0	0	7	0	7		

SHLAA 2016 Table B Other Identified Supply not within DA's 6+

Other Identified Supply not in DA's (6 + units)	Ref	Site	Completion s	1 - 5 Year Supply	6- 10 Year Supply	11- 15 Year Supply	Total Supply	Planning Status
			2010-2016	2016-2021	2021-2026	2026-2031		
Identified Sites without Consent	670	Patcham Garage, Old London Road, Patcham	0	0	6	0	6	
	674	Garton House 22 Stanford Avenue Brighton	0	0	0	15	15	
	2005	St David's Hall, Whitehawk Road Whitehawk Way Brighton	0	0	0	9	9	
	264	138 Dyke Road 35a Chatsworth Road Brighton	0	0	0	20	20	
	676	Cadogan Court 134a Dyke Road Brighton	0	0	0	11	11	
	71	(Not Zylo Works) Factory site Marine View Brighton	0	0	32	0	32	
	41	(Smoky Estate) Corner of Church Road, Lincoln Road & Gladstone Road Portslade	0	0	0	32	32	
	55	Victoria Grove Second Avenue Hove	0	0	0	20	20	
	56	St John's Place First Avenue Hove	0	0	0	17	17	
	57	44 - 50 Brunswick Street West Hove	0	0	0	6	6	
	73	site adjacent west Carlton Hill Primary School Kingswood Street Brighton	0	0	0	14	14	
	84	25 Montague Place Brighton	0	0	0	6	6	
	94	Telephone Engineering Centre 274 Old Shoreham Road Hove	0	0	0	40	40	
	103	117 Victoria Road Portslade	0	0	0	6	6	
	114	Knogle Hall Knogle Road Brighton	0	0	0	8	8	
	122	PO Sorting Office Nevill Road, Rottingdean Brighton	0	0	0	8	8	
	137	Corner of Spring Gardens Church Street Brighton	0	0	0	12	12	
	139	35-39 The Droeway Hove (Dairycrest)	0	30	0	0	30	
	164	Area to rear of Bluebird Court,12-14 Hove Street Hove	0	0	0	30	30	
	165	Rear of Rutland Court Rutland Gardens Hove	0	0	0	29	29	
	660	46-54 Old London Road Patcham Brighton	0	0	0	23	23	
	744	Reservoir Dyke Road Brighton	0	0	0	18	18	
	870	Knoll Business Centre Old Shoreham Road Bellingham Crescent Hove	0	0	0	50	50	
	871	Peacock Industrial Estate (incl 141 Davigdor Road) Lyon Close Hove	0	0	60	0	60	
	935	Prince's Marine Hotel 153 Kingsway Hove	0	0	0	21	21	
	950	North Star Car Showroom, Carlton Terrace Station Road Portslade	0	0	0	16	16	
	4002	Unit D Cambridge Grove Hove	0	0	0	13	13	
	4032	Tower Point North Road Brighton	0	0	0	19	19	
	4037	Sovereign House Church Street Brighton	0	0	0	26	26	
	5002	BP Petrol Station Kingsway Hove	0	0	0	17	17	
	6001	Boundary House Boundary Road Hove	0	0	0	17	17	
	3001	6 Cliff Approach Brighton	0	0	0	6	6	
	52	Lansdowne Mews Farm Road Hove	0	0	0	6	6	
	70	Corner John Street/ Sussex Street Brighton	0	0	0	32	32	
	75	Land south of Lincoln Cottages (Lincoln Cottage Works) Lincoln Street Brighton	0	0	0	18	18	
	78	Badger Tennis Club Church Place Brighton	0	0	0	12	12	
	105	Former Brewery site, South Street Portslade	0	40	0	0	40	Pre App Discussions
	144	Rear of Ditchling Rise, Choices, 60 Beaconsfield Road Brighton	0	0	0	21	21	
	665	323-327 Dyke Road Hove	0	0	0	29	29	
	672	Texaco Service Station 24 Kingsway Hove	0	55	0	0	55	Pre App Discussions
853	Brighton & Hove Corals Stadium Nevill Road Hove	0	0	75	0	75		
908	20-36 Baden Road Brighton	0	0	0	9	9		
2008	EDF Whitegates Substation Site London Road Brighton	0	0	0	36	36		
5006	Tesco Petrol Station and Tesco Express Corner of Dyke Road and the Upper Drive	0	0	0	14	14		
964	Land to Rear of 62-68 Beaconsfield Road Brighton	0	0	0	25	25		
952	21 a-f Station Road Portslade	0	0	0	7	7		
6003	57 Station Road Portslade	0	0	0	6	6		
861	EDF Portland Road Business Park (EM1)	0	0	0	113	113		
6052	Land at corner of Fox Way and Foredown Road Portslade	0	9	0	0	9		

SHLAA 2016 Table B Other Identified Supply not within DA's 6+

Other Identified Supply not in DA's (6 + units)	Ref	Site	Completion s	1 - 5 Year Supply	6- 10 Year Supply	11- 15 Year Supply	Total Supply	Planning Status
			2010-2016	2016-2021	2021-2026	2026-2031		
Identified Sites without Consent	681	UF Site 1 and 2 Land West of Mile Oak Road, Portslade	0	30	0	0	30	UF Site
	168	UF Site 4-6 Cluster of sites at Mile Oak Road	0	120	160	0	280	UF Site. Pre App Discussions
	690	UF Site 11 Benfield Valley, north Hangleton Lane	0	0	15	0	15	UF Site
	691	UF Site 12 Benfield Valley, south Hangleton Lane	0	0	15	0	15	UF Site
	697	UF Site 16 Land at and adjoining Horsdean Recreation Ground, Patcham	0	25	0	0	25	UF Site
	698	UF Site 17 Land at Ladies Mile, Carden Avenue	0	0	35	0	35	UF Site
	169	UF Site 21a-c Cluster of sites at Coledean	0	0	140	0	140	UF Site
	712	UF Site 30 Land at and adjoining Brighton Race Course	0	0	150	0	150	UF Site
	711	UF Site 31 Land east of Whitehawk Hill Road	0	0	50	0	50	UF Site
	710	UF Site 32 land at South Downs Riding School	0	15	0	0	15	UF Site
	715	UF Site 33 Land North of Warren Road	0	30	0	0	30	UF Site
	1004	UF Site 36 Land south of Warren Road (including mixed open spaces & Lawns Memorial Cem)	0	0	10	0	10	UF Site
	717	UF Site 37 Rottingdean Miniature Golf Course	0	0	25	0	25	UF Site
	179, 720	UF Site 38-39 Cluster at Ovingdean Farm	0	0	50	0	50	UF Site
	722	UF Site 42 Land adjacent to Ovingdean Road	0	45	0	0	45	UF Site
	723	UF Site 43 Land to rear of Longhill Road	0	6	0	0	6	UF Site
	1000	UF Site 46a Land at Former Nursery site west of Saltdean Vale	0	0	18	0	18	UF Site
	728	UF Site 48-48a Cluster sites Saltdean	0	65	0	0	65	UF Site. Pre-app consultations
	1001	UF Site 50 Land West of Falmer Avenue	0	32	0	0	32	UF Site
	6075	Kings House, Grand Avenue, Hove	0	140	0	0	140	Council owned site
	6006	Housing Office Victoria Road Portslade (adj Portslade Town Hall)	0	20	0	0	20	
	925	Kensington Street car parking sites, Brighton BN1 4AJ (HRA Site)	0	12	0	0	12	HRA site Pre App Discussions
	6054	Wellsbourne site, Whitehawk Road, Brighton, BN2 5FL (HRA site)	0	29	0	0	29	HRA site App Under Consideration
	6057	Buckley Close garage site, Hangleton BN3 8EU (HRA site)	0	13	0	0	13	Pre App Discussions
	6107	Bus Garage corner of Whitehawk Road and Henley Road Brighton	0	0	0	13	13	
	872	Marathonbet House 141 Davigdor Road Hove	0	0	0	12	12	
	6078	Kings School Site, High Street, Portslade	0	0	0	20	20	
	6108	Travis Perkins Trafalgar Lane, Brighton	0	0	0	6	6	
	6109	76 Church Street, Brighton (Patrick Moorhead Antiques/warehousing) (Old PO Sorting Office)	0	0	0	15	15	
	6110	235-237 Hangleton Road, Hove (ODM Office Supplies)	0	0	0	10	10	
	6106	Eastergate Road Garage Site (HRA)	0	24	0	0	24	Pre App Discussions
	6115	Land rear 8 Inwood Crescent, Brighton	0	0	6	0	6	
6116	St Joseph's Rest Home 3-7 Bristol Road Brighton	0	10	0	0	10	Pre App Discussions	
6113	St Aubyns School 76 High Street Rottingdean Brighton	0	40	0	0	40	Pre App Discussions	
6117	Preston Park Hotel, 216 Preston Road, Brighton	0	20	0	0	20	App Under Consideration	
6118	Montpelier Place Baptist Church, Montpelier Place Brighton	0	20	0	0	20		
6119	Hove Business Centre Fonthill Road Hove	0	9	0	0	9	Planning app Under Appeal	
932	Land at 189 Kingsway Hove (Sackville Hotel)	0	60	0	0	60	Pre App Discussions	
6122	251-253 Preston Road, Brighton	0	28	0	0	28	App Under Consideration	
6124	76-79 & 80 Buckingham Road Brighton	0	20	0	0	20	Pre App Discussions	
Total			0	977	1060	1093	3130	
			1175	1975	1410	1367	5927	

Table C: Small Identified Site Supply as at 1st April 2016

2011/12	2011/12	Previous Year	Total
Small Completed	172	152	324
Small Not Started	242		194
Small Commenced	130		130
			637

with 20% discount

2012/13	2012/13	Previous Years	Total
Small Completed	112	324	436
Small Not Started	201		161
Small Commenced	96		96
			682

with 20% discount

2013/14	2013/14	Previous Years	Total
Small Completed	99	436	535
Small Not Started	173		138
Small Commenced	108		108
			781

*note does not include Prior Approval apps

with 20% discount

2014/15	2014/15	Previous Years	Total
Small Completed	141	535	676
Small Not Started	211		169
Small Commenced	162		162
			1007

with 20% discount

2015/16	2015/16	Previous Years	Total
Small Completed (Including Prior Approval)	192	676	868
Small Not Started (Excluding Prior Approval)	139		125
Small Commenced (Including Prior Approval)	144		144
			1137

with 10% discount

Table D: Broad Locations as at 1st April 2016

	Completions	1 - 5 Year Supply	6- 10 Year Supply	11- 15 Year Supply	Total Supply
Broad Location	2011-2016	2016-2021	2021-2026	2026-2031	
DA8 Shoreham Harbour ¹	0	0	0	140	140
HRA Estates Masterplan ²	0	0	23	250	273
Total	0	0	23	390	413

1 160 units deducted from Shoreham Harbour to reflect sites in in Table A

2 227 units deducted from 6-10 year to reflect HRA sites now identified in Table B

Table E: Small Windfall Development 2000/1 - 2015/16 (less than 6 units)

Monitoring Year	New Build	Conversions	Change of use	Conversions & Changes of Use	Total
2000/1	28	21	71	92	120
2001/2	72	100	152	252	324
2002/3	94	131	133	264	358
2003/4	56	57	49	106	162
2004/5	53	117	44	161	214
2005/6	100	154	59	213	313
2006/7	84	144	54	198	282
2007/8	51	70	36	106	157
2008/9	42	63	44	107	149
2009/10	34	37	40	77	111
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
Total	930	1120	994	2114	3044
Percentage	31%	37%	33%	69%	100%

Source: BHCC Residential Monitoring.

Average 2006/07 - 2015/16 (10 Years) = total 155
Average 2011/12 - 2015/16 (5 Years) = total 141

Type of development on small sites (16 Years) :

New Build = 31%

Conversions = 37%

Change of use = 33%

Conversions and Change of use = 69%

Conversions and changes of use 5 year average = 61%

Proportion of new build on small sites that is 'greenfield'.

Year	New Build & Redev PDL	New Build & Redev GREENFIELD	TOTAL
2011/12	52	18	70
2012/13	26	19	45
2013/14	20	9	29
2014/15	38	6	44
2015/16	81	7	88
Total	217	59	276
	79%	21%	100%

Source: BHCC Residential Monitoring.

Greenfield as proportion of all small site development = 8.36%**Updated Small Site Windfall (PDL) Allowance for 5 year Supply:**

Discount 5 year annual average to reflect 'greenfield' garden development:
8.36% of 141 = 12 units

Annual average: 141 minus 12 units = 129. Round to 130 per annum

Table F: Other Windfall: Prior Approval applications

Prior Approvals	Net
Small Not Started Prior Approval	36
Large Not Started Prior Approval	185
Total	221
30% Discount	155

70% implementation rate assumed
So total discounted by 30%

Table G: Five Year Supply

5 year supply categories	SHLAA Ref	DA	Site Address	Planning Status	2016-2021	Commentary re. Availability and Deliverability
Sites in DAs	4	DA2	Land at Brighton Marina (Outer Harbour)	Commenced 2014/15. Phase 1 complete 2015/16	244	Commenced. Phase 1 complete 2015/16 (195) Phase 2 (244) Commenced
	14	DA3	Preston Barracks Lewes Road	Strategic Allocation/ PPA. App expected end 2016/early 2017	360	Pre App, PPA, App due early 2017. Start 2018.
	17	DA4	49-50 Providence Place & 3 & 4 Ann Street	Commenced 2016	9	
	30	DA5	Circus St (EM9)	Strategic Allocation - Commenced 2015/16	142	Strategic Allocation. BH2015/03076. Site Cleared.
	32	DA5	Edward St (Amex)	Strategic Allocation No planning app	50	Pre app discussions. Application expected end 2016
	732	DA7	Toads' Hole Valley King George VI Avenue Hove	Strategic Allocation- Approved application	149	Strategic Allocation. SPD being prepared. Application expected 2017.
	860	DA4	Anston House, Preston Road (EM2)	Strategic Allocation - Approved Prior Approval Not started. 229 units Under Consideration	229	Pre app discussion. PPA.
	867	DA4	157-159 Preston Road (Former Norwich Union) (EM2)	Strategic Allocation - Commenced	32	Strategic Allocation - BH2013/03362 Commenced BH2012/01844 Commenced Nov 16
	891	DA6	70 and site of Chrome Productions Limited, Goldstone Lane, Hove	Approved application	65	
	930	DA8	107 Boundary Road Hove	No planning app	6	BH2016/02047 under consideration.
	6010	DA3	46 Freehold Terrace Brighton	Not started 2016	8	
	6012	DA8	Britannia House, 332 Kingsway	Planning App - Under Consideration	9	
	6029	DA8	9-16 Aldrington Basin/Land South of Kingsway Basin Road North Portslade	Not Started 2016	52	
	6077	DA8	Belgrave Centre (and ICES Building)	No planning app	25	Council owned available site
	6080	DA3	Selsfield Drive Housing Office, Brighton BN2 4HA (HRA site)	HRA Site - Pre App	27	HRA site added 2015. Pre App discussions. App expected 2017.
	6084	DA5	33 Mighell Street and 70a Carlton Hill Brighton	Commenced 2016	9	Commenced 2016
	6085	DA5	31-32 High Street Brighton	Commenced 2016	7	Commenced 2016
	6087	DA4	25-28 Elder Place	PP-NS	7	PP-NS 2016
	180	DA6	Sackville Trading Estate and Coal Yard Sackville Road	No app	150	Pre app discussions. Likely PPA
	6095	DA8	79 North Street Portslade	Not Started 2016	6	BH2013/00756 app not started
6114	DA8	Flexer Sacks, Wellington Road, Portslade	Pre-app	50	Pre app discussions	
673	DA3	18 Wellington Road Brighton	Commenced 2016	25	Commenced 2016	

SHLAA 2016: 5 Year Supply Table

5 year supply categories	SHLAA Ref	DA	Site Address	Planning Status	2016-2021	Commentary re. Availability and Deliverability
Sites in DAs	6125	DA8	336 Kingsway Hove	Commenced 2016 - Prior Approval App	6	PA app BH2015/02473 6 Units commenced 2016
Outstanding Allocations without PP	44		2 to 18 The Cliff, Brighton	No planning app	16	Council owned. Available Site.
	46		12 Richmond Parade, Brighton	No planning app	7	Indication of timeframe from call for sites info; changed to 7 units and put in 5 year supply as per call for sites info
	47		Brighton General Hospital, Elm Grove, Brighton	No planning app	105	
Outstanding Allocations with PP	50		The Post Office 44-51, Ship Street, Brighton	Commenced 2016	9	Commenced 2015
	653		Saunders Glassworks, Sussex Place, Brighton	Commenced/Site Cleared	49	
Outstanding Planning Consents >6 units	663		108 Marine Drive Rottingdean Brighton	Commenced	7	Commenced 2016
	671		Rear 331 Kingsway Hove	Commenced	8	Commenced 2016
	738		Land to rear of 67-81 Princes Road Brighton	Commenced	6	Commenced 2016
	858		27-31 Church Street Brighton	Commenced	9	Commenced 2016
	878		(EM1) School Road Industrial Area School Road Hove (Westerman Complex)		104	App WESTERMAN COMPLEX BH2016/02535 104 units Under Consideration
	3789		113-119 Davigdor Road, Hove	Not Started	68	Not Started - BH2014/02308 - 68 Units
	6009		Blocks E & F Kingsmere, London Road	Not Started	8	Not Started 2016 (BH2015/02713)
	6011		St Augustine's Church, Stanford Avenue	Commenced	9	Commenced 2016
	6013		Brooke Mead, Albion Street (HRA)	Commenced	36	Commenced 2016
	6015		Halstead Scaffolding Ltd 18 24 28 & 30 Kingsthorpe Road Hove	Commenced	9	Commenced 2016
	6017		Lansdowne Hotel, Lansdowne Place, Hove	PA - Not Started	47	BH2014/00093 Not Started
	6018		Blocks A & B, Kingsmere, London Road	Not Started	8	Not Started 2016
	6020		Park Manor, London Road, Brighton	Not Started	6	Not Started 2016
	6021		18 Goldstone Crescent Hove	Commenced	6	Commenced 2016
	6025		14 - 22 North Street 12D Meeting House Lane and 11-14 Brighton Place Brighton	Not Started	7	Not Started 2016
	6026		St Andrews Day and Resource Centre St Andrews Road Brighton	Commenced	7	Commenced 2016
	6027		31& 33 Selborne Road Hove	Commenced	9	Commenced 2016- Changed to 9
	6050		21-23 & 37-40 Brighton Square, Brighton	Not started	8	Not Started 2016 - Application bh2014/01118 nyd and in addition to app BH2013/00715 currently listed in less than 6 unit list
	6051		Astoria 10-14 Gloucester Place Brighton	Not Started	70	
	6053		Findon Road, former Whitehawk Library site, Brighton BN2 5FP (HRA site)	Commenced	57	Commenced 2016 - BH2015/02941 57 Units
6059		8 Symbister Road	Commenced	9	Commenced 2016	

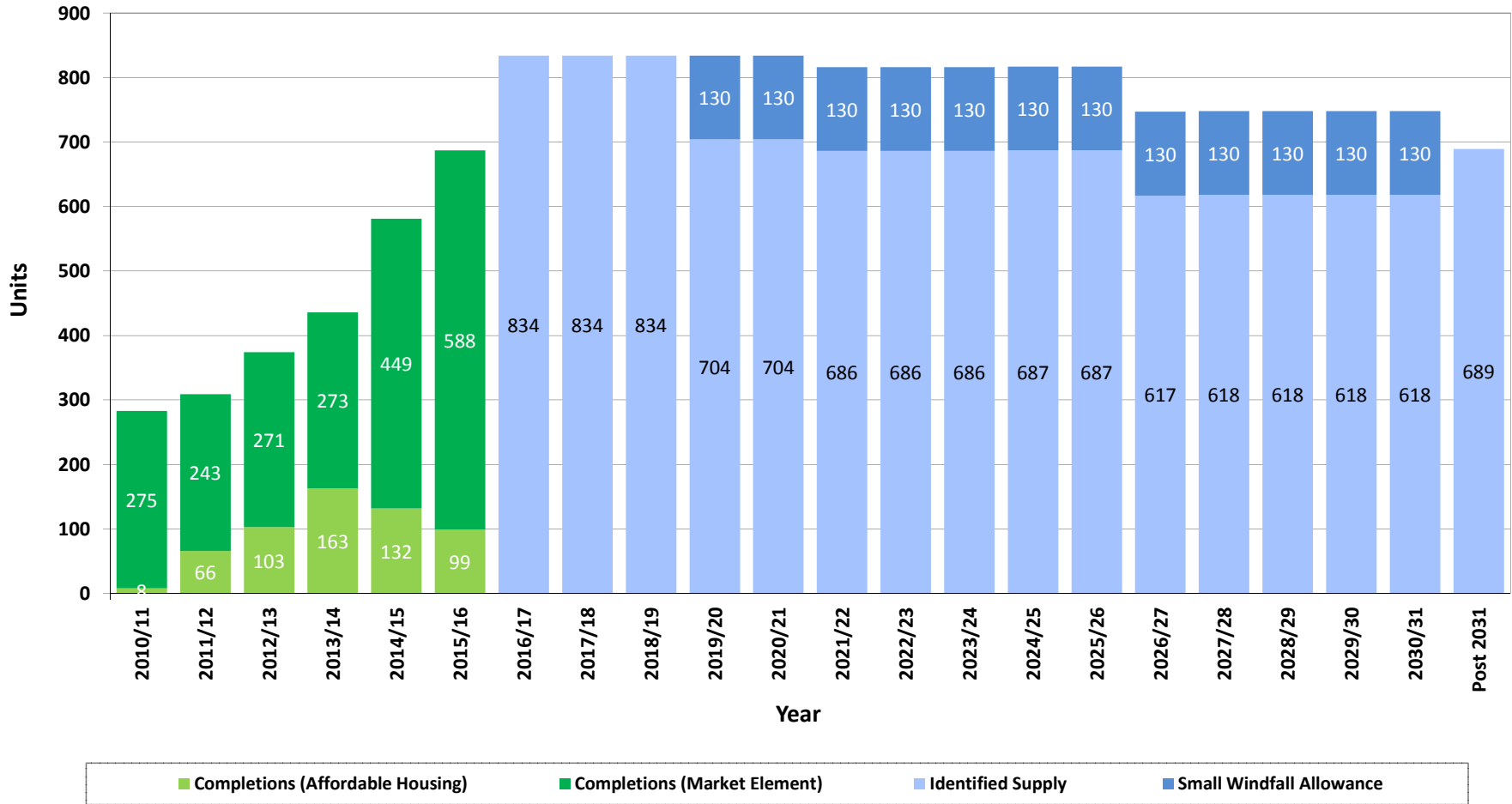
SHLAA 2016: 5 Year Supply Table

5 year supply categories	SHLAA Ref	DA	Site Address	Planning Status	2016-2021	Commentary re. Availability and Deliverability
Outstanding Planning Consents >6 units	6091		Sussex House 130 Western Road Hove	Commenced	9	Commenced 2016
	6092		HRA site Robert Lodge Manor Place Brighton (HRA) Northern Block	Commenced	6	Commenced 2016 - Split to reflect phasing (9 already complete)
	932		Land at 189 Kingsway Hove (Sackville Hotel)		60	Pre App Discussions
	6096		20 & Land Adjacent to 19 Dorset Gardens Brighton	Not Started	6	Not started BH2014/01645
	6097		Blocks C & D The Priory London Road Brighton	Not Started	8	Not Started 2016
	6098		38-42 East Street Brighton	Not Started	9	Not Started 2016
	6099		P&H House 106-112 Davigdor Road Hove	Not Started	57	Not Started 2016- PA BH2014/03006
	6100		43-45 Bonchurch Road Brighton	Not Started	6	Not Started- BH2013/04292 - 6 Flats
	6101		Blocks A, B, & C Belvedere, 152-158 Dyke Road, Brighton	Not Started	6	Not Started - BH2014/03968 6 Units
	6102		Old Ship Hotel, 31-38 Kings Road, Brighton	Not Started	18	Not Started - BH2014/02100 18 Units
	6103		380 & Land Rear 377 Kingsway, Hove	Commenced	8	Commenced - BH2014/02767 8 Units
	6104		121-123 Davigdor Road (Happy Cell)	Commenced	47	Commenced 2016 - BH2015/02917 47 Units
	6105		Mill House Pub, 131 Mill Lane, Portslade	Commenced	8	Commenced 2016 - BH2015/02118 -8 Units
	6120		192 Kingsway Hove	Commenced	9	Commenced 2016
	6130		173 Church Road Hove	Commenced	6	PA Commenced 2016
	6135		5 Norfolk Terrace Brighton	Not Started	6	Not Started 2016 - BH2015/00338
	6136		27 Palmeira Avenue Hove	Not Started	6	Not Started 2016 - BH2015/01066
	6132		201 Dyke Road Hove	Commenced	7	PA Commenced 2016
	6129		Stretton Hall (Part of EDF Portland Road Business Park (EM1)	Commenced	9	PA Commenced 2016
	6134		23 & 24 Old Steine Brighton	Not Started	9	Not Started 2016 - BH2014/02973
6137		Rayford House School Road Hove	Not Started	9	Not Started 2016 - BH2015/04606	
6133		60 Wilbury Road Hove	Not Started	11	Not Started 2016 - BH2015/04265	
6131		Russell House Russell Mews Brighton	Commenced	54	PA Commenced 2016	
No PP >6 units	63		Land east & north of 'The New Downsman PH' Hangleton Way Hove	No planning app	30	
	105		Le Carbone GB Ltd (former Brewery site) South Street Portslade	Pre App Discussions	40	Pre App.
	139		35-39 The Drove Way Hove (Dairycrest)	No planning app	30	SHLAA site submitted 2015 for 38 units
	168		UF Site 4-6 Cluster of sites at Mile Oak Road	UF Site App. Pre App Discussions	120	OA- BH2016/05908-UC 125 Units (Not all site)

SHLAA 2016: 5 Year Supply Table

5 year supply categories	SHLAA Ref	DA	Site Address	Planning Status	2016-2021	Commentary re. Availability and Deliverability
No PP >6 units	672		Texaco Service Station 24 Kingsway Hove	No planning app. Pre App Discussions	55	Site vacant Pre app discussions.
	681		UF Site 1 and 2 Land West of Mile Oak Road, Portslade	UF Site No planning app	30	Council owned site available for development
	697		UF Site 16 Land at and adjoining Horsdean Recreation Ground, Patcham	UF Site No planning app	25	Council owned site available for development
	710		UF Site 32 land at South Downs Riding School	UF Site No planning app	15	Council owned site available for development
	715		UF Site 33 Land North of Warren Road	UF Site No planning app	30	Council owned site available for development
	722		UF Site 42 Land adjacent to Ovingdean Road	UF Site No planning app	45	No app 2016 (Application for 85 units. Appeal dismissed) Pre - App.
	723		UF Site 43 Land to rear of Longhill Road	UF Site No planning app	6	No app 2016
	728		UF Site 48-48a Cluster sites Saltdean	UF Site- Pre-app consultations	65	PA 67 Units BH2016/01903 UC (Larger Site)
	925		Kensington Street car parking sites, Brighton BN1 4AJ (HRA Site)	HRA site Pre App Discussions	12	BH2016/01020 12 Units - UC 2016
	1001		UF Site 50 Land West of Falmer Avenue	UF Site	32	BH2014/03394 - Under Appeal32 to reflect application u/c at time.
	6006		Housing Office Victoria Road Portslade (adj Portslade Town Hall)	No planning app	20	Council owned site available for development -No app 2016
	6052		Land at corner of Fox Way and Foredown Road Portslade	No planning app	9	No app 2016 site cleared capacity identified as 9 by call for sites
	6054		Wellsbourne site, Whitehawk Road, Brighton, BN2 5FL (HRA site)	HRA site App Under Consideration	29	BH2016/01438 - 29 Units
	6057		Buckley Close garage site, Hangleton BN3 8EU (HRA site)	HRA site No planning app	13	Application to be submitted 2016 - No app 2016
	6075		Kings House, Grand Avenue, Hove	Council owned site No planning app	140	
	6106		Eastergate Road Garage Site (HRA)	Pre App Discussions	24	HRA site No app 2016 YMCA working up a business case for 24 Y:Cube units on this site
	6113		St Aubyns School 76 High Street Rottingdean Brighton	App Under Consideration	40	Site brief prepared. Available for development.
	6116		St Joseph's Rest Home 3-7 Bristol Road Brighton	Pre App Discussions	10	Pre -app on site for 10 units. Site submitted in call for sites.
	6117		Preston Park Hotel, 216 Preston Road, Brighton	App Under Consideration	20	BH2015/04536 22 Units UC 2016
	6118		Montpelier Place Baptist Church, Montpelier Place Brighton	No planning app	20	Site currently for sale - not in use April 2016 - No app 2016
6119		Hove Business Centre Fonthill Road Hove	Planning app Under Appeal	9	BH2014/03742 9 Units - Under Appeal 2016	
6122		251-253 Preston Road, Brighton	App Under Consideration	28	BH2016/00403 28 Units	
6124		76-79 & 80 Buckingham Road Brighton	Pre App Discussions	20	BH2016/01766 24 Units UC 2016	
					3642	

Housing Trajectory Revised Position 2016



Appendix 1 - Five year housing land supply position 2016 - 2021

A: 5 Year Housing Supply Requirement - Phased Requirement Method based on 2014 Housing Trajectory set out at Annex 3 Housing Implementation Strategy: City Plan Part One (March 2016).

A	Requirement 2016-21 = (655 x 3) + (856 x 2)	3677
B	Adjustment for Non-Delivery 2014/15 ¹	74
C	Adjust for Delivery 2015/16 ²	-32
D	Sub-Total	3719
E	5% Buffer	186
F	Five Year Requirement 2016-21	3905
G	Annualised Requirement	781

	Deliverable Supply 2016-21	
H	-supply identified in 2016 SHLAA ³	4171
	-other windfall sources ⁴	155
	other non pdl small site development ⁵	60
	Total Supply	4386
I	Years Supply	5.6

B: 5 Year Housing Supply Requirement - Liverpool Method

A	Requirement 2010-30	13200
B	Net Completions 2010-16	2670
C	Residual Requirement 2016-30	10530
D	Five Year Residual Requirement	3760
E	5% Buffer	188
F	Five Year Requirement 16-21	3948
G	Annualised Requirement	790

	Deliverable Supply 16-21	
H	-supply identified in 2016 SHLAA ³	4171
	-other windfall sources ⁴	155
	other non pdl small site development ⁵	60
	Total Supply	4386
I	Years Supply	5.6

¹ 2014/15 Residential Completions (581) minus 2014/15 phased trajectory requirement (655)

² 2015/16 Residential Completions (687) minus 2015/16 phased trajectory requirement (655)

³ 2016 SHLAA, Summary Tables – Table 7 2016-2021

⁴ 2016 SHLAA, Other Sources of Windfall – Table F

⁵ 2016 SHLAA, Small greenfield development. Table E.



Brighton & Hove
City Council