

SHLAA Update 2018

February 2019



Brighton & Hove
City Council

2018 SHLAA Update

| Contents | Page |
|---|-------------|
| 1. Introduction | 2 |
| 2. The 2018 SHLAA Assessment | 2 |
| 3. 2018 SHLAA Update Results | 3 |
| 4. Housing Trajectory | 5 |
| 5. Five Year Housing Land Supply 2018-2023 | 6 |
| 6. 2018 SHLAA Update Data Tables | |
| 6.1 Housing Supply Summary Tables | 8 |
| 6.2 Table A: Identified Housing Supply (6+ Units) in Development Areas (DAs) | 10 |
| 6.3 Table B: Identified Housing Supply (6+ Units) outside Development Areas | 12 |
| 6.4 Table C: Small Identified Sites (<6 units net) | 18 |
| 6.5 Table D: Prior Approvals for Conversion to Residential | 19 |
| 6.6 Table E: Housing Supply from Estate Regeneration Programme | 19 |
| 6.7 Table F: Small Site Windfall Allowance | 20 |
| 6.8 Chart A: Housing Trajectory | 21 |

1. Introduction

- 1.1 This report presents the 2018 annual review of the council's Strategic Housing Land Availability Assessment (SHLAA). It incorporates the latest information regarding housing land supply in the city and presents an updated housing trajectory and five year housing land supply position.
- 1.2 During the past year national planning policy has been updated through the publication of a revised National Planning Policy Framework (NPPF)¹ in July 2018. This has been accompanied by updated Planning Practice Guidance (PPG)² relating to the assessment of housing land supply and the introduction of the Housing Delivery Test.
- 1.3 The purpose and role of the SHLAA remains unchanged in the revised NPPF; that 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 guidance recognises the SHLAA as 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.
- 1.4 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 11-15 of the plan.
- 1.5 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 (or against their local housing need where the strategic policies are more than five years old). The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of 5% to ensure choice and competition in the market for land. 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. The NPPF indicates that past delivery will in future be measured through the Housing Delivery Test (which is discussed in further detail in Section 5 of this report).
- 1.6 The council's approach set out in this SHLAA meets the NPPF requirements and is set out in detail below.

2. The 2018 SHLAA Assessment

- 2.1 The 2018 SHLAA has taken account of the latest information on housing land supply in

¹ [MHCLG Revised National Planning Policy Framework \(July 2018\)](#)

² [MHCLG Planning Practice Guidance: Housing and economic land availability assessment \(updated Sept 2018\)](#)

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 2017 to 31 March 2018, 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 Register³). The SHLAA includes all sites allocated for housing in City Plan Part One or proposed for allocation in City Plan Part Two.

Assessment of site availability, capacity and timescales

- 2.2 The availability, capacity and delivery timescale for all identified sites has been reviewed as part of the SHLAA update to take account of further information received during the monitoring year from landowners, agents and/or developers. Discussion has also been undertaken with relevant council officers (e.g with BHCC Development Management, Housing and Estate Regeneration officers).
- 2.3 The availability and housing capacity of sites has been updated to reflect the housing site allocations proposed in Policies H1 and H2 of the Draft City Plan Part Two which was published for consultation in Summer 2018⁴. The assessment of potential delivery timescales and rates of housing delivery has also been informed by analysis of historic delivery rates for residential developments completed over the past decade.

3. 2018 SHLAA Update Results

- 3.1 Summary Tables 1-7⁵ set out the results of the 2018 SHLAA. In overall terms, the SHLAA has identified a total housing land supply of around 16,506 housing units of which 14,575 units are projected to be deliverable by the end of the City Plan period in 2030. This projected housing supply would substantially exceed the target of 13,200 homes set out in Policy CP1 of City Plan Part One.

³ [BHCC Brownfield Land Register 2018](#)

⁴ [BHCC Draft City Plan Part Two \(published for consultation 5 July to 13 Sept 2018\)](#)

⁵ [SHLAA 2018 Summary Tables](#)

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. Over the City Plan period to 2030, there is an identified supply of 5,893 units within the eight City Plan Development Areas (DA1-DA8) (Table A⁶) and a further 5,372 are across the rest of the city (Table B⁷). The overall supply from sites of 6+ units therefore is 11,265 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 1,496 units, comprising 1,168 units completed in the period 2010-2018 and a further 328 units expected to be delivered on small sites with planning permission at 1 April 2018. This includes 176 units on sites which have commenced (already under construction) and 152 units on sites not yet started where a 10% discount for non-implementation has been assumed (Table C⁸). As shown in Table C, housing delivery from the small identified sites has been assumed to take place over Years 1 to 3 (2018-2021), with sites already commenced divided between Years 1 and 2, and sites where development has not yet started phased across Years 1 to 3.

Other Sources of Housing Supply

- 3.4 Summary Table 4 indicates the potential additional housing supply from two further sources, firstly Prior Approvals for change of use to residential under permitted development rights and secondly the council's Estate Regeneration Programme ('New Homes for Neighbourhoods').
- 3.5 The SHLAA Update 2018 identifies a total of 199 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 139 additional residential units expected to be delivered from this source (Table D⁹).
- 3.6 The council's Housing Revenue Account (HRA) Estate Regeneration Programme known as 'New Homes for Neighbourhoods' (NHFN) was endorsed¹⁰ by the council in March 2013 and has a target to deliver 500 affordable homes on council-owned sites throughout the city. A total of 145 units have been completed on HRA sites, and a further 89 units have planning permission and are projected for delivery in Years 1-5. The HRA sites which have been completed, have planning permission, or have been identified for development are included in SHLAA Tables A and B. Subtracting the total of 234 HRA units completed or permitted from the overall target of 500 homes gives an outstanding figure of 266 units on sites yet to be identified as shown in Table 4. A

⁶ [2018 SHLAA Update Table A: Development in Development Areas \(DAs\)](#)

⁷ [2018 SHLAA Update Table B: Other Identified Supply not within DAs](#)

⁸ [2018 SHLAA Update Table C: Small Identified Site Supply as at 1st April 2017](#)

⁹ [2018 SHLAA Update Table D: Prior Approvals for Conversion to Residential](#)

¹⁰ [BHCC Housing Committee \(March 2013\)](#)

number of additional council owned sites are currently under consideration for housing development under the NHFN programme and the council is confident that at least 500 dwellings will be delivered. As additional sites come forward, they will be identified in the annual SHLAA updates. A breakdown of delivery from the NHFN programme is provided in Table E¹¹.

Small Site Windfall Allowance (less than 6 net units)

- 3.7 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.
- 3.8 Table F¹² 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 2013-2018 there was an average annual delivery of 146 units per year on small sites. For comparison, the average delivery over the past 10 years (2008-2018) was slightly lower averaging 141 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 (69%). It is difficult to anticipate where these types of developments are likely to arise and therefore small site development cannot realistically be identified on a site by site basis as is the case for larger sites of 6+ units. For these reasons, the inclusion of a windfall allowance for small sites is considered to be supported by robust evidence.
- 3.9 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 (2020/21) 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 Year 3 will include a mix of both existing small site permissions (not yet started) and windfall sites not yet identified. From Year 4 (2021/22) onwards, an annual small site windfall allowance of 146 units per year has been included in the housing supply figures.

4. Housing Trajectory

- 4.1 Chart A¹³ presents a housing trajectory based on the sources of housing supply listed above. The housing trajectory shows the annual net housing completions since the start of the City Plan period in 2010 and the projected annual housing delivery to the end of the Plan period in 2030 and over the next 15 years to 2033.

¹¹ [2018 SHLAA Update Table E: Housing Supply from Estate Regeneration Programme](#)

¹² [2018 SHLAA Update Table F: Small Site Windfall Allowance](#)

¹³ [2018 SHLAA Update Chart A: Housing Trajectory](#)

5. Five Year Housing Land Supply 2018-2023

- 5.1 The 2018 SHLAA Update has been used to update the five year housing land supply position. The calculation of five year housing supply is based on the Phased Requirement Method which is set out in the City Plan Part One Housing Implementation Strategy¹⁴. This approach was endorsed by the City Plan Part One examination inspector when finding the Plan sound in February 2016¹⁵.
- 5.2 The NPPF states that the five year supply of deliverable sites should include a buffer (moved forward from later in the plan period) of 5% to ensure choice and competition in the market for land, and that where there has been significant under delivery of housing over the previous three years, a 20% buffer should be included. It also states that from November 2018, the assessment of 'significant under delivery' will be based on the Housing Delivery Test, indicating that the 20% buffer will apply where housing delivery has been below 85% of the housing requirement over the past three monitoring years. Details of how the Housing Delivery Test will be calculated are set out in the Government's Housing Delivery Test Measurement Rulebook¹⁶.
- 5.3 At the current time, the Government has not published the Housing Delivery Test figures for the period 2015-2018. Applying the calculation methodology set out in the Housing Delivery Test Measurement Rule Book to the completions data for Brighton & Hove as supplied by the council to MHCLG in Autumn 2018 would give a housing delivery figure of around 79% against the City Plan housing requirement over the period 2015-2018. This would fall below 85%, indicating that a 20% buffer should be applied to the five year housing land supply. Since the Housing Delivery Test figures are not yet available, the five year supply figures have been calculated applying both a 5% and a 20% buffer.
- 5.4 The current five year housing land supply position is summarised in the tables below. Assuming a 5% buffer would result in a requirement of 4,880 residential units (976 units per year) over the period 2018-2023, whereas applying a 20% buffer would increase the requirement to 5,578 units (1,116 units per year). These figures incorporate the housing delivery shortfall against the City Plan since 2014. As a result the adjusted housing requirement is now substantially higher than the annualised requirement set out in City Plan Part One.
- 5.5 The 2018 SHLAA Update shows a potential housing supply of 5,002 residential units over the period 2018-2023. 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.
- 5.6 As illustrated in the tables below, the identified housing supply exceeds the five year requirement if a 5% buffer is applied, giving a surplus of 122 residential units over the five year period (5.1 years housing supply). However, if a 20% buffer is assumed, there would be a shortfall of 576 units (4.5 years housing supply).

¹⁴ [Brighton and Hove City Plan Part One Annex 3 Housing Implementation Strategy; BHCC \(March 2016\)](#)

¹⁵ [Report on the Examination into the Brighton and Hove City Plan Part One; The Planning Inspectorate \(February 2016\)](#)

¹⁶ [MHCLG Housing Delivery Test Measurement Rulebook \(July 2018\)](#).

**A: Five Year Housing Supply Requirement
Phased Requirement Method including 5% Buffer**

| | | |
|---|---|--------------|
| A | Requirement 2018-23 = (655 x 1) + (856 x 4) | 4,079 |
| B | Adjustment for Delivery 2014/15 ¹⁷ | 74 |
| C | Adjustment for Delivery 2015/16 ¹⁷ | -32 |
| D | Adjustment for Delivery 2016/17 ¹⁷ | 316 |
| E | Adjustment for Delivery 2017/18 ¹⁷ | 211 |
| F | Sub-Total | 4,648 |
| G | 5% Buffer | 232 |
| H | Five Year Requirement 2018-23 | 4,880 |
| I | Annualised Requirement | 976 |

| | | |
|---|--|--------------|
| J | Deliverable Housing Supply 2018-23 | 5,002 |
| K | Surplus/Shortfall against Requirement | +122 |
| L | Years Supply | 5.1 |

**B: Five Year Housing Supply Requirement
Phased Requirement Method including 20% Buffer**

| | | |
|---|---|--------------|
| A | Requirement 2018-23 = (655 x 1) + (856 x 4) | 4,079 |
| B | Adjustment for Delivery 2014/15 ¹⁷ | 74 |
| C | Adjustment for Delivery 2015/16 ¹⁷ | -32 |
| D | Adjustment for Delivery 2016/17 ¹⁷ | 316 |
| E | Adjustment for Delivery 2017/18 ¹⁷ | 211 |
| F | Sub-Total | 4,648 |
| G | 20% Buffer | 930 |
| H | Five Year Requirement 2018-23 | 5,578 |
| I | Annualised Requirement | 1,116 |

| | | |
|---|--|--------------|
| J | Deliverable Housing Supply 2018-23 | 5,002 |
| K | Surplus/Shortfall against Requirement | -576 |
| L | Years Supply | 4.5 |

¹⁷ Net residential completions minus phased trajectory requirement (655 units per annum)

6. 2018 SHLAA Update Data Tables

6.1 Housing Supply Summary Tables

| | Completions | 1 - 5 Year Supply | | | | | 6- 10 Year Supply | 11- 12 Year Supply | Total Supply to 2030 | 13- 15 Year Supply | Post 2033 | Total Supply identified |
|---|-------------|-------------------|------------|------------|------------|------------|-------------------|--------------------|----------------------|--------------------|------------|-------------------------|
| | | 2010-2018 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | | | | | | |
| 1 Identified Supply in Development Areas (6 + units) | | | | | | | | | | | | |
| DA1 Central Seafront | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| DA2 Brighton Marina & Black Rock | 195 | 0 | 0 | 0 | 244 | 0 | 840 | 417 | 1696 | 200 | 300 | 2196 |
| DA3 Lewes Road | 111 | 8 | 189 | 219 | 0 | 0 | 96 | 8 | 631 | 0 | 39 | 670 |
| DA4 Brighton Station / London Road | 325 | 70 | 25 | 13 | 100 | 228 | 260 | 162 | 1183 | 0 | 0 | 1183 |
| DA5 Eastern Road / Edward Street | 25 | 0 | 142 | 56 | 56 | 166 | 0 | 0 | 445 | 56 | 80 | 581 |
| DA6 Hove Station | 15 | 74 | 0 | 0 | 0 | 300 | 460 | 0 | 849 | 66 | 0 | 915 |
| DA7 Toads Hole Valley | 0 | 0 | 0 | 0 | 69 | 80 | 400 | 220 | 769 | 0 | 0 | 769 |
| DA8 Shoreham Harbour | 8 | 15 | 6 | 52 | 0 | 45 | 171 | 23 | 320 | 0 | 0 | 320 |
| Total Supply in Development Areas | 679 | 167 | 362 | 340 | 469 | 819 | 2227 | 830 | 5893 | 322 | 419 | 6634 |
| | | 2157 | | | | | | | | | | |

Source: Table A

| | Completions | 1 - 5 Year Supply | | | | | 6- 10 Year Supply | 11- 12 Year Supply | Total Supply to 2030 | 13- 15 Year Supply | Post 2033 | Total Supply identified |
|--|-------------|-------------------|------------|------------|------------|------------|-------------------|--------------------|----------------------|--------------------|------------|-------------------------|
| | | 2010-2018 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | | | | | | |
| 2 Other Identified Supply not in DA's (6 + units) | | | | | | | | | | | | |
| O/S Allocations with PP | 9 | 0 | 0 | 0 | 49 | 0 | 0 | 0 | 58 | 0 | 0 | 58 |
| O/S Allocations without PP | 0 | 0 | 0 | 0 | 0 | 0 | 723 | 24 | 747 | 0 | 0 | 747 |
| Completed and O/S Planning Consents 6+ | 1597 | 69 | 270 | 358 | 138 | 131 | 76 | 0 | 2639 | 0 | 0 | 2639 |
| Other Identified Sites without PP | 0 | 0 | 12 | 335 | 342 | 287 | 698 | 254 | 1928 | 572 | 180 | 2680 |
| Total Supply Other Identified Sites | 1606 | 69 | 282 | 693 | 529 | 418 | 1497 | 278 | 5372 | 572 | 180 | 6124 |
| | | 1991 | | | | | | | | | | |

Source: Table B

| | Completions | 1 - 5 Year Supply | | | | | 6- 10 Year Supply | 11- 12 Year Supply | Total Supply to 2030 | 13- 15 Year Supply | Post 2033 | Total Supply identified |
|---|-------------|-------------------|---------|---------|---------|---------|-------------------|--------------------|----------------------|--------------------|-----------|-------------------------|
| | | 2010-2018 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | | | | | | |
| 3 Small Site Identified Supply (<6 units) | | | | | | | | | | | | |
| | 1168 | 138 | 139 | 51 | 0 | 0 | 0 | 0 | 1496 | 0 | 0 | 1496 |
| | | 328 | | | | | | | | | | |

Source: Table C

6.1 Housing Supply Summary Tables (continued)

| | Completions | 1 - 5 Year Supply | | | | 6- 10 Year Supply | 11- 12 Year Supply | Total Supply to 2030 | 13- 15 Year Supply | Post 2033 | Total Supply identified |
|--|-------------|-------------------|-----------|--|--|-------------------|--------------------|----------------------|--------------------|-----------|-------------------------|
| | | 2010-2018 | 2018-2023 | | | | | | | | |
| 4 Other Sources of Housing Supply | | | | | | | | | | | |
| Prior Approvals for conversion to residential | | 139 | | | | 0 | 0 | 139 | | | |
| HRA Estates Regen (not identified in Tables A & B) | 0 | 0 | | | | 190 | 76 | 266 | 0 | 0 | 266 |
| Total Supply Broad Locations | 0 | 139 | | | | 190 | 76 | 405 | 0 | 0 | 266 |

Sources: Tables D & E

| | Completions | 1 - 5 Year Supply | | | | 6- 10 Year Supply | 11- 12 Year Supply | Total Supply to 2030 | 13- 15 Year Supply | Post 2033 | Total Supply identified |
|--|-------------|-------------------|-----------|--|--|-------------------|--------------------|----------------------|--------------------|-----------|-------------------------|
| | | 2010-2018 | 2018-2023 | | | | | | | | |
| 5 Total Identified Supply (A + B + C+D) | | | | | | | | | | | |
| | 3453 | 4615 | | | | 3914 | 1184 | 13166 | 894 | 599 | 14659 |

| | Completions | 1 - 5 Year Supply | | | | | 6- 10 Year Supply | 11- 12 Year Supply | Total Supply to 2030 | 13- 15 Year Supply | Post 2033 | Total Supply identified | | | | |
|--|-------------|--|---------|---------|---------|---------|-------------------|--------------------|----------------------|--------------------|-----------|-------------------------|---------|-----------|-----------|-----------|
| | | 2010-2018 | 2018-19 | 2019-20 | 2020-21 | 2021-22 | | | | | | | 2022-23 | 2023-2028 | 2028-2030 | 2030-2033 |
| | | 6 Small Unidentified Site Allowance (<6 units) | | 0 | 0 | 95 | | | | | | | 146 | 146 | 730 | 292 |
| | | 387 | | | | | | | | | | | | | | |

Source: Table F

| | Completions | 1 - 5 Year Supply | | | | 6- 10 Year Supply | 11- 12 Year Supply | Total Supply to 2030 | 13- 15 Year Supply | Post 2033 | Total Supply identified |
|----------------------------------|-------------|-------------------|-----------|--|--|-------------------|--------------------|----------------------|--------------------|-----------|-------------------------|
| | | 2010-2018 | 2018-2023 | | | | | | | | |
| 7 Total Supply | | | | | | | | | | | |
| Total Supply (Table 5 + Table 6) | 3453 | 5002 | | | | 4644 | 1476 | 14575 | 1332 | 599 | 16506 |

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

| Ref | Strat Alloc | DA | Identified Supply in Development Areas (6 + units) | Completions | 1 - 5 Year Supply | | | | | 6- 10 Year Supply | 11- 12 Year Supply | 13- 15 Year Supply | Post 2033 | Total Supply 2010 - 2030 | Planning Status | |
|------|-------------|--|---|-------------|-------------------|------------|------------|------------|------------|-------------------|--------------------|--------------------|------------|---|---|----------------|
| | | | | 2010-2018 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023-2028 | 2028-2030 | 2030-2033 | | | | |
| | | DA1 Brighton Centre and Churchill Square | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | |
| | | | Total | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | |
| 4 | N | DA2 Brighton Marina & Black Rock | Land at Brighton Marina (Outer Harbour) | 195 | 0 | 0 | 0 | 244 | 0 | 200 | 217 | 0 | 0 | 856 | Commenced 2014/15. Phase 1 complete 2015/16 | |
| 1 | Y | | Gas Works Site, Boundary Road, Brighton | 0 | 0 | 0 | 0 | 0 | 0 | 340 | 0 | 0 | 0 | 340 | Strategic Allocation no planning app | |
| 3 | Y | | Land at Brighton Marina (Inner Harbour) | 0 | 0 | 0 | 0 | 0 | 0 | 300 | 200 | 200 | 300 | 500 | Strategic Allocation no planning app | |
| | | | Total | 195 | 0 | 0 | 0 | 244 | 0 | 840 | 417 | 200 | 300 | 1696 | | |
| 12 | N | DA3 Lewes Road | Former Esso Garage Hollingdean Road | 24 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 24 | Complete 2013 | |
| 151 | N | | Covers Yard, Melbourne Street | 39 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 39 | Completed 2013 |
| 673 | N | | 18 Wellington Road Brighton | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | Completed 2018 | |
| 927 | N | | 58-62 Lewes Road | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | Complete 2011 | |
| 945 | N | | (RSL site) Ainsworth House Wellington Road Brighton | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17 | Completed 2013 | |
| 973 | N | | 2 Freehold Terrace, Brighton | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | Complete 2011 | |
| 1019 | N | | Former Connaught House Site Melbourne Street | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | Complete 2015 | |
| 6162 | | | Former St Gabriel's Home 18 Wellington Road | 0 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | Commenced 2018 | |
| 6010 | N | | 46 Freehold Terrace Brighton (HRA) | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | Commenced 2017 | |
| 6161 | | | 187 Lewes Road | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | Not Started | |
| 14 | Y | | Preston Barracks Lewes Road | 0 | 0 | 180 | 183 | 0 | 0 | 0 | 0 | 0 | 0 | 363 | Strategic Allocation - Approved Application | |
| 6080 | N | | Selsfield Drive Housing Office, Brighton BN2 4HA (HRA site) | 0 | 0 | 0 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 30 | Approved Application | |
| 892 | Y | | EM1 Melbourne Street/Enterprise Point | 0 | 0 | 0 | 0 | 0 | 0 | 80 | 0 | 0 | 0 | 80 | Strategic Allocation - No Planning App | |
| 8 | N | | 8 Park Crescent Place Brighton | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 0 | No Planning app | |
| 10 | N | | Rear 38 Lewes Road, Brighton (Pavillion Car Sales) (RO 35-38 Lewes Road/Newport Street) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 0 | No Planning app | |
| 92 | N | | Rear of 31 Appledore Road & 3-5 Halland Road | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 0 | 0 | 8 | No Planning app | |
| 6081 | N | | Above Co-operative 56-57 Lewes Road, Brighton | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 6 | No Planning app | |
| 6082 | N | Rodhus Studios 16-30 Hollingdean Road | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 0 | No Planning app | | |
| 6142 | | 60-62 & 65 Gladstone Place Brighton | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 0 | 0 | 0 | 10 | No planning app | | |
| | | | Total | 111 | 8 | 189 | 219 | 0 | 0 | 96 | 8 | 0 | 39 | 631 | | |
| 17 | N | DA4 London Road Area | 49-50 Providence Place & 3 & 4 Ann Street | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | Complete 2017 | |
| 24 | N | | Open Market, Marshall's Row, London Road | 87 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 87 | Complete 2014 | |
| 666 | N | | Block J, Brighton Station Site | 147 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 147 | Complete 2015 | |
| 918 | N | | 37/38 Providence Place, Brighton | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | Complete 2012 | |
| 955 | N | | 17-19 Oxford Street | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | Complete 2014 | |
| 6112 | N | | Shipping containers (part of richardson's scrap yard) 10 New England Road Brighton | 36 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 36 | Complete 2015 | |
| 867 | Y | | 157-159 Preston Road (Former Norwich Union) (EM2) | 31 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 31 | Strategic Allocation - Complete | |
| 6138 | N | | 171 - 173 Preston Road (Prestamex House) | 0 | 63 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 63 | Commenced 2017 | |
| 6087 | N | | 25-28 Elder Place | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | Commenced 2018 | |
| 869 | Y | | 87 Preston Road (EM2) | 0 | 0 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | Not Started 2018 | |
| 677 | N | | City College, Pelham Street | 0 | 0 | 0 | 0 | 0 | 0 | 100 | 0 | 0 | 0 | 100 | No Planning App | |
| 6143 | N | | Combined Engineering depot, New England Road | 0 | 0 | 0 | 0 | 0 | 0 | 100 | 0 | 0 | 0 | 100 | No Planning App | |
| 132 | Y | | north of Theobald House Blackman Street/Cheapside/Whitecross Street Brighton | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 32 | 0 | 0 | 32 | Strategic Allocation - No Planning App | |
| 864 | Y | | Telecom House 123 -135 Preston Road (EM2) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 85 | 0 | 0 | 85 | Strategic Allocation - No Planning App | |
| 865 | Y | | 149-151 Preston Road (Thales) (EM2) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 0 | 0 | 15 | Strategic Allocation - No Planning App | |
| 866 | Y | | (Natwest) 153 Preston Road (EM2) | 0 | 0 | 0 | 0 | 0 | 0 | 40 | 0 | 0 | 0 | 40 | Strategic Allocation - No Planning App | |
| 868 | Y | | Park Gate 161-163 Preston Road (EM2) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30 | 0 | 0 | 30 | Strategic Allocation - No Planning App | |
| 894 | Y | | Richardson's scrap yard and Brewer's Paint (Albany House) | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 0 | 0 | 0 | 20 | Strategic Allocation - No Planning App | |
| 893 | Y | | Vantage Point and Circus Parade New England Street | 0 | 0 | 0 | 0 | 0 | 45 | 0 | 0 | 0 | 0 | 45 | Strategic Allocation - No Planning App | |
| 899 | Y | | Longley Industrial Estate New England Street | 0 | 0 | 0 | 0 | 0 | 45 | 0 | 0 | 0 | 0 | 45 | Strategic Allocation - No Planning App | |
| 860 | Y | Anston House, Preston Road (EM2) | 0 | 0 | 0 | 0 | 100 | 129 | 0 | 0 | 0 | 0 | 229 | Strategic Allocation - Approved Application | | |
| 6141 | N | Fmr Housing Office (George Cooper House) 21-22 Oxford Street | 0 | 0 | 0 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 13 | Pre App Discussions | | |
| 6155 | N | 45-47 Cheapside | 0 | 0 | 0 | 0 | 0 | 9 | 0 | 0 | 0 | 0 | 9 | Pre App Discussions | | |
| | | | Total | 325 | 70 | 25 | 13 | 100 | 228 | 260 | 162 | 0 | 0 | 1183 | | |

| Ref | Strat Alloc | DA | Identified Supply in Development Areas (6 + units) | Completions | 1 - 5 Year Supply | | | | | 6- 10 Year Supply | 11- 12 Year Supply | 13- 15 Year Supply | Post 2033 | Total Supply 2010 - 2030 | Planning Status |
|-------|-------------|--|---|--------------|-------------------|------------|------------|------------|------------|-------------------|--------------------|--------------------|------------|--|--|
| | | | | 2010-2018 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023-2028 | 2028-2030 | 2030-2033 | | | |
| 6016 | N | DA5 Eastern Road/ Edward Street | Stag Inn 33 Upper Bedford Street Brighton | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | Complete |
| 6084 | N | | 33 Mighell Street and 70a Carlton Hill Brighton | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | Complete 2018 |
| 6085 | N | | 31-32 High Street Brighton | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | Complete 2017 |
| 30 | Y | | Circus St (EM9) | 0 | 0 | 142 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 142 | Strategic Allocation - Commenced 2016 |
| 32 | Y | | Edward St (Amex House) | 0 | 0 | 0 | 56 | 56 | 56 | 0 | 0 | 0 | 0 | 168 | Strategic Allocation - Application Submitted |
| 27 | N | | BT Site bottom side Freshfield Road | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 45 | 0 | 0 | No Planning App |
| 28 | N | | Brighton Youth Centre 64 Edward Street Grosvenor Place | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 0 | 0 | No Planning App |
| 1030 | N | | Police Station, John Street, Brighton | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 80 | 0 | No Planning App |
| 29881 | Y | | EM1 Freshfield Road Business Park/Gala Bingo Car Park, Freshfield Way | 0 | 0 | 0 | 0 | 0 | 110 | 0 | 0 | 0 | 0 | 110 | Strategic Allocaton - Pre App Discussions |
| | | | | Total | 25 | 0 | 142 | 56 | 56 | 166 | 0 | 0 | 56 | 80 | 445 |
| 891 | N | DA6 Hove Station | 70 and site of Chrome Productions Limited, Goldstone Lane, Hove | 0 | 65 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 65 | Commenced 2017 |
| 2004 | N | | 84- 86 Denmark Villas Hove | 15 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 24 | Commenced 2017 |
| 862 | Y | | Conway Street (EM1) | 0 | 0 | 0 | 0 | 0 | 200 | 0 | 0 | 0 | 0 | 200 | Strategic Allocation - Application Submitted |
| 35 | N | | PO Sorting Office Denmark Villas Hove | 0 | 0 | 0 | 0 | 0 | 0 | 60 | 0 | 0 | 0 | 60 | No Planning App |
| 758 | N | | Decon Laboratories, Conway Street | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 28 | 0 | 0 | No Planning App |
| 5004 | N | | Shell Fuel Garage 132-134 Old Shoreham Road Hove | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 24 | 0 | 0 | No Planning App |
| 5005 | N | | ESSO Fuel Garage Hove Station Station Approach | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14 | 0 | 0 | No Planning App |
| 180 | N | | Sackville Trading Estate / Coal Yard, Sackville Road | 0 | 0 | 0 | 0 | 0 | 100 | 400 | 0 | 0 | 0 | 500 | Pre App Discussons |
| | | | Total | 15 | 74 | 0 | 0 | 0 | 300 | 460 | 0 | 66 | 0 | 849 | |
| 6187 | Y | DA7 Toads Hole Valley | Court Farm House King George VI Avenue Hove | 0 | 0 | 0 | 0 | 69 | 0 | 0 | 0 | 0 | 0 | 69 | Commenced 2018 |
| 732 | Y | | Toads' Hole Valley King George VI Avenue Hove | 0 | 0 | 0 | 0 | 0 | 80 | 400 | 220 | 0 | 0 | 700 | Strategic Allocation - Pre App Discussions |
| | | | Total | 0 | 0 | 0 | 0 | 69 | 80 | 400 | 220 | 0 | 0 | 769 | |
| 6086 | N | DA8 Shoreham Harbour | 1 Wellington Road, Portslade | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | Completed 2016 |
| 6029 | N | | 9-16 Aldrington Basin/Land South of Kingsway Basin Road North Portslade | 0 | 0 | 0 | 52 | 0 | 0 | 0 | 0 | 0 | 0 | 52 | Strategic Allocation - Commenced 2017 |
| 6180 | N | | 364-368 Kingsway Hove | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 23 | 0 | 0 | 23 | Strategic Allocation - No Planning App |
| 6125 | N | | Britannia House 336 Kingsway Hove | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | Strategic Allocation - Commenced 2016 |
| 6012 | N | | Britannia House, 332 Kingsway | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | Strategic Allocation - Commenced 2017 |
| 930 | N | | 107 Boundary Road Hove | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | Commenced 2018 |
| 6095 | N | | 79 North Street Portslade | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 6 | Not Started |
| 6077 | N | | Belgrave Centre | 0 | 0 | 0 | 0 | 0 | 45 | 0 | 0 | 0 | 0 | 45 | Strategic Allocation - No Planning App |
| 6114 | N | | Flexer Sacks, Wellington Road, Portslade | 0 | 0 | 0 | 0 | 0 | 0 | 45 | 0 | 0 | 0 | 45 | Strategic Allocation - No Planning App |
| 6160 | N | | Wellington House, Camden Street, Portslade | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 0 | 0 | 0 | 20 | Strategic Allocation - No Planning App |
| 6163 | N | | Prestwich House Portslade | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 0 | 0 | 0 | 15 | Strategic Allocation - No Planning App |
| 6164 | N | | Regency House Portslade | 0 | 0 | 0 | 0 | 0 | 0 | 45 | 0 | 0 | 0 | 45 | Strategic Allocation - No Planning App |
| 6165 | N | Church Road/Wellington Road/ St Peter's Road Portslade | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 0 | 0 | 0 | 25 | Strategic Allocation - No Planning App | |
| 6166 | N | Station Road Portslade | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 0 | 0 | 0 | 15 | Strategic Allocation - No Planning App | |
| | | | Total | 8 | 15 | 6 | 52 | 0 | 45 | 171 | 23 | 0 | 0 | 320 | |
| | | | All DAs Total | 679 | 167 | 362 | 340 | 469 | 819 | 2227 | 830 | 322 | 419 | 5893 | |

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

| Other Identified Supply not in DA's (6 + units) | Ref | Site | Completions | 1 - 5 Year Supply | | | | | 6- 10 Year Supply | 11- 12 Year Supply | 13- 15 Year Supply | Post 2033 | Total Supply 2010- 2030 | Planning Status |
|---|---------------------------------------|--|-------------|-------------------|----------|----------|-----------|------------|-------------------|--------------------|--------------------|------------|-------------------------|-----------------|
| | | | 2010-2018 | 2018/ 19 | 2019/ 20 | 2020/ 21 | 2021/ 22 | 2022/ 23 | 2023-2028 | 2028-2030 | 2030- 2033 | | | |
| Outstanding Allocations with PP | 50 | The Post Office 51 Ship Street, Brighton | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | Completed |
| | 653 | Saunders Glassworks, Sussex Place, Brighton | 0 | 0 | 0 | 0 | 49 | 0 | 0 | 0 | 0 | 0 | 49 | Commenced |
| | Total | | 9 | 0 | 0 | 0 | 49 | 0 | 0 | 0 | 0 | 0 | 58 | |
| Outstanding Allocations without PP | 44 | 2 to 18 The Cliff, Brighton | 0 | 0 | 0 | 0 | 0 | 0 | 16 | 0 | 0 | 0 | 16 | No planning app |
| | 45 | King Alfred, Kingsway, Hove | 0 | 0 | 0 | 0 | 0 | 0 | 500 | 0 | 0 | 0 | 500 | No planning app |
| | 46 | 12 Richmond Parade, Brighton | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 0 | 0 | 0 | 7 | No planning app |
| | 47 | Brighton General Hospital, Elm Grove, Brighton | 0 | 0 | 0 | 0 | 0 | 0 | 200 | 0 | 0 | 0 | 200 | No planning app |
| | 49 | Manchester Street/Charles Street, Brighton | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 24 | 0 | 0 | 24 | No planning app |
| Total | | 0 | 0 | 0 | 0 | 0 | 0 | 723 | 24 | 0 | 0 | 747 | | |
| Outstanding Planning Consents >6 units | 87 | Builder Centre, Bristol Gardens and rear of Prince | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | Completed |
| | 123 | 68-74 High Street, Rottingdean Brighton | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | Completed |
| | 135 | 31-33 Bath Street Brighton | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | Completed |
| | 186 | Royal Alexandra Hospital 57 Dyke Road Brighton | 119 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 119 | Completed |
| | 187 | Former Bellerby's College, Park House Old Shoreham Road Hove | 71 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 71 | Completed |
| | 207 | 3 The Ridgway Brighton | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | Completed |
| | 219 | 58 Palmeira Avenue Hove | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | Completed |
| | 262 | 25-28 St James's Street Brighton | 33 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 33 | Completed |
| | 414 | Eastwoods Garden Centre 251-253 Ditchling Road | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | Completed |
| | 508 | 1 Cliff Road and 8 Cliff Approach Brighton | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | Completed |
| | 517 | Ocean Hotel, Longridge Drive | 48 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 48 | Completed |
| | 659 | 105 Marine Drive Brighton | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | Completed |
| | 663 | 107 Marine Drive Rottingdean Brighton | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | Completed |
| | 668 | 196 Dyke Road Brighton | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | Completed |
| | 671 | 331 Kingsway Hove | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 40 | Completed |
| | 671 | Rear 331 Kingsway Hove | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | Completed |
| | 679 | Gala Bingo Hall, 191 Portland Road Hove | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 35 | Completed |
| | 738 | Land to rear of 67-81 Princes Road Brighton | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | Completed |
| | 851 | Rowan House Rowan Close Portslade | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | Completed |
| | 855 | Land at Redhill Close, Westdene | 31 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 31 | Completed |
| | 863 | EM1 Franklin Road Former Infinity Foods Site 45 | 31 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 31 | Completed |
| | 873 | Vale House Vale Road Portslade | 42 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 42 | Completed |
| | 908 | 20-36 Baden Road Brighton | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | Completed |
| | 916 | Dresden House 34-38 Medina Villas Hove | 33 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 33 | Completed |
| | 921 | 23A & 23E Coleridge Street Hove | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | Completed |
| | 928 | Former Gospel Hall, 57 Falmer Road Brighton | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | Completed |
| | 940 | 39 Salisbury Road Hove | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | Completed |
| | 941 | Former Nurses Accommodation Brighton General Hospital Pankhurst Avenue | 95 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 95 | Completed |
| | 942 | (RSL site) St Benedicts Convent 1 Manor Road | 46 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 46 | Completed |
| | 943 | (RSL site) Pioneer House 60 Burstead Close Brighton | 24 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 24 | Completed |
| | 944 | (RSL site) 26-28 Brading Road Brighton | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | Completed |
| | 953 | 1 to 5 Franklin Road Portslade | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | Completed |
| | 954 | 24 Castle Street, Brighton | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | Completed |
| | 958 | 19 Brunswick Place Hove | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | Completed |
| | 959 | 63 Holland Road Hove | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | Completed |
| | 960 | City Park Orchard Road Hove | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | Completed |
| 961 | Rear of 20-32 Baden Road Brighton | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | Completed | |
| 962 | St Albans Church Coombe Road Brighton | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | Completed | |
| 963 | 28-29 Western Road Hove | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | Completed | |

| Other Identified Supply not in DA's (6 + units) | Ref | Site | Completions | 1 - 5 Year Supply | | | | | 6- 10 Year Supply | 11- 12 Year Supply | 13- 15 Year Supply | Post 2033 | Total Supply 2010- 2030 | Planning Status |
|--|--|--|-------------|-------------------|----------|----------|----------|----------|-------------------|--------------------|--------------------|-----------|-------------------------|-----------------|
| | | | 2010-2018 | 2018/ 19 | 2019/ 20 | 2020/ 21 | 2021/ 22 | 2022/ 23 | 2023-2028 | 2028-2030 | 2030- 2033 | | | |
| Outstanding Planning Consents >6 units (continued) | 966 | 323-325 Mile Oak Road Brighton | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | Completed | |
| | 967 | Stanmer House Stanmer Brighton | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | Completed | |
| | 968 | Buckingham Lodge Buckingham Place Brighton | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | Completed | |
| | 971 | 24 St James's Street Brighton | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | Completed | |
| | 972 | Rotary Point 81 Windlesham Close Portslade | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | Completed | |
| | 974 | 22 Sussex Square Brighton | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | Completed | |
| | 978 | 22 Burlington Street, Brighton | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | Completed | |
| | 979 | 49 Brunswick Road, Hove | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | Completed | |
| | 980 | 21 Burlington Street, Brighton | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | Completed | |
| | 981 | 70-73 Western Road | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | Completed | |
| | 1012 | 28 Marine Drive | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | Completed | |
| | 1013 | 145 Vale Avenue | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | Completed | |
| | 1014 | 19 The Upper Drive | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | Completed | |
| | 1015 | 8 Pavilion Parade | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | Completed | |
| | 1016 | 80 Stoneham Road | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | Completed | |
| | 1020 | Kings Gate 111 The Drive | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | Completed | |
| | 1021 | 3 to 5 Vernon Gardens Denmark Terrace | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | Completed | |
| | 1022 | 20 Old Steine Brighton | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | Completed | |
| | 4004 | Phoenix House 15a-19 Norway Street Portslade | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | Completed | |
| | 4006 | 13-15 Old Steine Brighton | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | Completed | |
| | 6007 | 30-31 Devonshire Place, Brighton | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | Completed | |
| | 6008 | 160 Dyke Road | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | Completed | |
| | 6011 | St Augustine's Church, Stanford Avenue | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | Completed | |
| | 6013 | Brooke Mead, Albion Street (HRA) | 36 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 36 | Completed | |
| | 6015 | Halstead Scaffolding Ltd 18 24 28 & 30 Kingsthorpe Road Hove | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | Completed | |
| | 6021 | 17 Goldstone Crescent Hove | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | Completed | |
| | 6022 | 4-6 Montefiore Road Hove | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | Completed | |
| | 6023 | Port Hall Mews Brighton | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | Completed | |
| | 6024 | Wavertree House Somerhill Road Hove | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | Completed | |
| | 6026 | St Andrews Day and Resource Centre St Andrews | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | Completed | |
| | 6027 | 31& 33 Selborne Road Hove | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | Completed | |
| | 6028 | 43 Palmeira Avenue | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | Completed | |
| | 6031 | 3-4 Western Road Hove | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | Completed | |
| | 6044 | Mitre House 149 Western Road | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | Completed | |
| | 6045 | 2 Osmond Road | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13 | Completed | |
| | 6047 | Priory House Bartholomew Square Brighton | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 40 | Completed | |
| | 6048 | 243 Preston Road | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | Completed | |
| | 6049 | 245 Preston Road | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | Completed | |
| | 6053 | Findon Road, former Whitehawk Library Brighton | 57 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 57 | Completed | |
| | 6054 | Wellsbourne site, Whitehawk Road, Brighton (HRA) | 29 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 29 | Completed | |
| | 6059 | 7 Symbister Road | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | Completed | |
| | 6088 | 25 Arthur Street Hove | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | Completed | |
| | 6089 | Royal York Buildings 41-42 Old Steine Brighton | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | Completed | |
| | 6090 | 2 Dudley Road, Brighton | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | Completed | |
| | 6092 | HRA site Robert Lodge Manor Place Brighton (HRA) | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | Completed | |
| | 6093 | 11-12 Marlborough Place Brighton | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17 | Completed | |
| | 6094 | Martello House 315 Portland Rd Hove (Part of EM1) | 28 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 28 | Completed | |
| 6096 | 19 & Land Adjacent to 19 Dorset Gardens Brighton | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | Completed | | |
| 6103 | 379 & Land Rear 377 Kingsway, Hove | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | Completed | | |
| 6104 | 121-123 Davigdor Road (Happy Cell) | 47 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 47 | Completed | | |
| 6105 | Mill House Pub, 131 Mill Lane, Portslade | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | Completed | | |
| 6126 | HRA site Robert Lodge Manor Place Brighton (HRA) | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | Completed | | |
| 6127 | 83 - 85 Western Road Hove | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | Completed | | |

| Other Identified Supply not in DA's (6 + units) | Ref | Site | Completions | 1 - 5 Year Supply | | | | | 6- 10 Year Supply | 11- 12 Year Supply | 13- 15 Year Supply | Post 2033 | Total Supply 2010- 2030 | Planning Status |
|--|--|--|-------------|-------------------|----------|----------|----------|----------|-------------------|--------------------|--------------------|-----------|-------------------------|-----------------|
| | | | 2010-2018 | 2018/ 19 | 2019/ 20 | 2020/ 21 | 2021/ 22 | 2022/ 23 | 2023-2028 | 2028-2030 | 2030- 2033 | | | |
| Outstanding Planning Consents >6 units (continued) | 6128 | Units 1, 2, 4, 5, 6, 7, 8, 10 and 11 Bush Mews 5 Arundel Road Brighton | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | Completed |
| | 6129 | Stretton Hall (Part of EDF Portland Road Business Park (EM1)) | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | Completed |
| | 6130 | 173 Church Road Hove | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | Completed |
| | 6131 | Russell House Russell Mews Brighton | 53 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 53 | Completed |
| | 6132 | 201 Dyke Road Hove | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | Completed |
| | 6133 | 60 Wilbury Road Hove | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | Completed |
| | 6134 | 23 & 24 Old Steine Brighton | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | Completed |
| | 6146 | Land adj Cedar Centre Lynchet Close Brighton (HRA) | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | Completed |
| | 6154 | 1 Nizells Avenue, Hove | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | Completed |
| | 6156 | Lace House, 39 - 40 Old Steine, Brighton | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | Completed |
| | 6168 | Goldstone Business Centre 2 Goldstone Street Hove | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | Completed |
| | 105 | Former Brewery site, South Street Portslade (Mersen) | 0 | 0 | 11 | 37 | 0 | 0 | 0 | 0 | 0 | 0 | 48 | Commenced |
| | 672 | Texaco Service Station 133 Kingsway Hove | 0 | 0 | 58 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 58 | Commenced |
| | 858 | 27-31 Church Street Brighton | 0 | 0 | 0 | 0 | 0 | 10 | 0 | 0 | 0 | 0 | 10 | Commenced |
| | 925 | Kensington Street car parking sites, Brighton (HRA) | 0 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | Commenced |
| | 6017 | Lansdowne Place Hotel, Lansdowne Place, Hove | 0 | 0 | 45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 45 | Commenced |
| | 6025 | Hanningtons Lane North Street and Brighton Square Brighton | 0 | 0 | 0 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | Commenced |
| | 6051 | Astoria 10-14 Gloucester Place Brighton | 0 | 0 | 0 | 70 | 0 | 0 | 0 | 0 | 0 | 0 | 70 | Commenced |
| | 6091 | Sussex House 130 Western Road Hove | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | Commenced |
| | 6098 | 39-42 East Street Brighton | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | Commenced |
| | 6101 | Blocks A, B, & C Belvedere, 152-158 Dyke Road, Brighton | 0 | 2 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | Commenced |
| | 6118 | Montpelier Baptist Church (Baptist Tabernacle), Montpelier Place Brighton | 0 | 0 | 24 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 24 | Commenced |
| | 6119 | Hove Business Centre Fonthill Road Hove | 0 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | Commenced |
| | 6122 | 251-253 Preston Road, Brighton | 0 | 0 | 28 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 28 | Commenced |
| | 6136 | 27 Palmeira Avenue Hove | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | Commenced |
| | 6151 | 67 Falmer Road, Rottingdean | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | Commenced |
| | 6152 | Microscape House Hove Park Villas Hove | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | Commenced |
| | 6157 | 48-50 Western Road Brighton | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | Commenced |
| | 6173 | 123-129 Portland Road | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | Commenced |
| | 6174 | Freshfield Inn 230 Freshfield Road, Brighton | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | Commenced |
| | 6176 | 17 Bampfield Street, Portslade | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | Commenced |
| | 6178 | The Downsman 189 Hangleton Way and Land east & north Hove | 0 | 0 | 33 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 33 | Commenced |
| | 168 | UF Site 4-6 (Cluster of sites at Mile Oak Road) Land Off Overdown Rise And Mile Oak Road Portslade | 0 | 0 | 0 | 0 | 60 | 65 | 70 | 0 | 0 | 0 | 195 | Not Started |
| | 932 | Land at 189 Kingsway Hove (Sackville Hotel) | 0 | 0 | 0 | 0 | 60 | 0 | 0 | 0 | 0 | 0 | 60 | Not Started |
| 1001 | UF Site 50 Land West of Falmer Avenue | 0 | 0 | 0 | 32 | 0 | 0 | 0 | 0 | 0 | 0 | 32 | Not Started | |
| 3789 | 113-119 Davigdor Road, Hove | 0 | 0 | 0 | 0 | 0 | 56 | 0 | 0 | 0 | 0 | 56 | Not Started | |
| 6009 | Blocks E & F Kingsmere, London Road | 0 | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | Not Started | |
| 6100 | 43-45 Bonchurch Road Brighton | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 6 | Not Started | |
| 6102 | Old Ship Hotel, 31-38 Kings Road, Brighton | 0 | 0 | 0 | 0 | 18 | 0 | 0 | 0 | 0 | 0 | 18 | Not Started | |
| 6124 | 76-79 & 80 Buckingham Road Brighton | 0 | 0 | 0 | 34 | 0 | 0 | 0 | 0 | 0 | 0 | 34 | Not Started | |
| 6137 | (EM1) School Road Industrial Area School Road Hove (Rayford House) | 0 | 0 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | Not Started | |

| Other Identified Supply not in DA's (6 + units) | Ref | Site | Completions | 1 - 5 Year Supply | | | | | 6- 10 Year Supply | 11- 12 Year Supply | 13- 15 Year Supply | Post 2033 | Total Supply 2010- 2030 | Planning Status |
|--|---|--|-------------|-------------------|------------|------------|------------|------------|-------------------|--------------------|--------------------|-----------|-------------------------|-------------------------|
| | | | 2010-2018 | 2018/ 19 | 2019/ 20 | 2020/ 21 | 2021/ 22 | 2022/ 23 | 2023-2028 | 2028-2030 | 2030- 2033 | | | |
| Outstanding Planning Consents >6 units (continued) | 6149 | 1-6 Grand Parade Brighton | 0 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | Not Started |
| | 6150 | 204 Old Shoreham Road Portslade | 0 | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | Not Started |
| | 6153 | 12 Lyndhurst Road, Hove | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | Not Started |
| | 6170 | 61-62 Western Road Brighton (HNV) | 0 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | Not Started |
| | 6171 | 21a-21b Bedford Place, Brighton | 0 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | Not Started |
| | 6172 | Clermont Church, Clermont Terrace | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | Not Started |
| | 6167 | Crown House, 21 Upper North Street, Brighton | 0 | 0 | 0 | 149 | 0 | 0 | 0 | 0 | 0 | 0 | 149 | Planning Approval |
| | | Total | 1597 | 69 | 270 | 358 | 138 | 131 | 76 | 0 | 0 | 0 | 2639 | |
| Sites without Current Planning Permission >6 units | 878 | (EM1) School Road Industrial Area School Road Hove | 0 | 0 | 0 | 41 | 63 | 0 | 0 | 0 | 0 | 0 | 104 | App Under Consideration |
| | 6075 | Kings House, Grand Avenue, Hove | 0 | 0 | 0 | 70 | 70 | 0 | 0 | 0 | 0 | 0 | 140 | App Under Consideration |
| | 6117 | Preston Park Hotel, 216 Preston Road, Brighton | 0 | 0 | 0 | 22 | 0 | 0 | 0 | 0 | 0 | 0 | 22 | App Under Consideration |
| | 6145 | 65 Orchard Gardens Hove | 0 | 0 | 0 | 23 | 0 | 0 | 0 | 0 | 0 | 0 | 23 | App Under Consideration |
| | 6147 | The Coach House, 1-6 Lions Gardens, Withdean Avenue | 0 | 0 | 0 | 26 | 0 | 0 | 0 | 0 | 0 | 0 | 26 | App Under Consideration |
| | 6158 | Whitehawk Clinic Whitehawk Road Brighton | 0 | 0 | 0 | 38 | 0 | 0 | 0 | 0 | 0 | 0 | 38 | App Under Consideration |
| | 6159 | 239 - 243 Kingsway Hove | 0 | 0 | 0 | 36 | 0 | 0 | 0 | 0 | 0 | 0 | 36 | App Under Consideration |
| | 6183 | 51-53 Church Road | 0 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | App Under Consideration |
| | 6184 | 25 York Villas | 0 | 0 | 0 | 0 | 0 | 7 | 0 | 0 | 0 | 0 | 7 | App Under Consideration |
| | 41 | (Smokey Estate) Corner of Church Road, Lincoln Road | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 32 | 0 | 32 | No planning app |
| | 52 | Lansdowne Mews Farm Road Hove | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 6 | No planning app |
| | 55 | Victoria Grove Second Avenue Hove | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 0 | 0 | No planning app |
| | 56 | St John's Place First Avenue Hove | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17 | 0 | 0 | No planning app |
| | 57 | 44 - 50 Brunswick Street West Hove | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 6 | No planning app |
| | 71 | (Not Zylow Works) Factory site Marine View Brighton | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 32 | 0 | No planning app |
| | 75 | Land south of Lincoln Cottages (Lincoln Cottage) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18 | 0 | 0 | 18 | No planning app |
| | 79 | Lee Hire 7-13 Church Place Brighton | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 0 | 0 | 0 | 7 | No planning app |
| | 84 | 25 Montague Place Brighton | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 6 | No planning app |
| | 85 | 55 (adj 31Walpole Road) Canning Street Brighton | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 6 | No planning app |
| | 86 | Land and garages at rear of 1 -3 Queensway | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 0 | 0 | 0 | 9 | No planning app |
| | 95 | Land west of Homeleigh London Road Brighton | 0 | 0 | 0 | 0 | 0 | 0 | 23 | 0 | 0 | 0 | 23 | No planning app |
| | 101 | 1 Sheldale Road Portslade | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 6 | No planning app |
| | 103 | 117 Victoria Road Portslade | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 6 | No planning app |
| | 111 | Surrenden Lodge Surrenden Road Brighton | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 24 | 0 | No planning app |
| | 122 | PO Sorting Office Nevill Road, Rottingdean Brighton | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 0 | 0 | 8 | No planning app |
| | 137 | Corner of Spring Gardens Church Street Brighton (UK Power Networks, Church Street, Brighton) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 0 | No planning app |
| | 139 | 35-39 The Droveaway Hove (Dairycrest) | 0 | 0 | 0 | 0 | 14 | 0 | 0 | 0 | 0 | 0 | 14 | No planning app |
| | 143 | 25 Ditchling Rise/rear of 57-63 Beaconsfield Road | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 0 | 0 | 15 | No planning app |
| | 144 | Rear of Ditchling Rise, 54- 60 Beaconsfield Road | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 21 | 0 | No planning app |
| | 156 | Rear of 149 to 163 Preston Road | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 26 | 0 | 0 | No planning app |
| | 163 | Studor House, 13 Sheridan Terrace Hove | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 0 | 0 | 0 | 9 | No planning app |
| | 164 | Area to rear of Bluebird Court,12-14 Hove Street | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 30 | 0 | No planning app |
| | 165 | Rear of Rutland Court Rutland Gardens Hove | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 29 | 0 | No planning app |
| | 185 | Preece House 91-103 Davigdor Road Hove | 0 | 0 | 0 | 0 | 0 | 0 | 14 | 0 | 0 | 0 | 14 | No planning app |
| | 264 | 138 Dyke Road 35a Chatsworth Road Brighton | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 0 | 0 | No planning app |
| | 660 | 46-54 Old London Road Patcham Brighton | 0 | 0 | 0 | 0 | 0 | 0 | 30 | 0 | 0 | 0 | 30 | No planning app |
| | 670 | Patcham Garage, 41 Old London Road, Patcham | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 6 | No planning app |
| 676 | Cadogan Court 134a Dyke Road Brighton | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 0 | 0 | No planning app | |
| 744 | Reservoir Dyke Road Brighton | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18 | 0 | No planning app | |
| 853 | Brighton And Hove (Corals) Stadium Nevill Road Hove | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 75 | 0 | 0 | No planning app | |

| Other Identified Supply not in DA's (6 + units) | Ref | Site | Completions | 1 - 5 Year Supply | | | | | 6- 10 Year Supply | 11- 12 Year Supply | 13- 15 Year Supply | Post 2033 | Total Supply 2010- 2030 | Planning Status |
|--|---|--|-------------|-------------------|----------|----------|----------|----------|-------------------|--------------------|--------------------|-----------|----------------------------------|-----------------|
| | | | 2010-2018 | 2018/ 19 | 2019/ 20 | 2020/ 21 | 2021/ 22 | 2022/ 23 | 2023-2028 | 2028-2030 | 2030- 2033 | | | |
| Sites without Current Planning Permission >6 units (continued) | 861 | EDF Portland Business Park (EM1) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 113 | 0 | 0 | No planning app |
| | 931 | Langfords Hotel 8-16 Third Avenue Hove | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 27 | 0 | 0 | No planning app |
| | 933 | Courtlands Hotel 11-17 The Drive Hove | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 23 | 0 | 0 | No planning app |
| | 934 | St Catherines Lodge Hotel Kingsway Hove | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 45 | 0 | 0 | No planning app |
| | 935 | Prince's Marine Hotel 153 Kingsway Hove | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 21 | 0 | 0 | No planning app |
| | 950 | North Star Car Showroom, 20 Carlton Terrace Station | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16 | 0 | 0 | No planning app |
| | 952 | 21A- 21F Station Road Portslade | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 0 | 0 | 7 | No planning app |
| | 964 | Land to Rear of 62-68 Beaconsfield Road Brighton | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 0 | 0 | No planning app |
| | 965 | Land between 38-50 Carlyle Street Brighton | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 0 | 0 | 9 | No planning app |
| | 969 | Tudor Grange 13 The Upper Drive Hove | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 6 | No planning app |
| | 982 | 270 Old Shoreham Road Hove | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 0 | 0 | 10 | No planning app |
| | 2001 | Vye's, 19-27 Carlton Terrace Portslade | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 6 | No planning app |
| | 2005 | St David's Hall, Whitehawk Road Whitehawk Way | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 0 | 0 | 9 | No planning app |
| | 2009 | PO Delivery Office 62 North Road Brighton | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 60 | 0 | 0 | 110 | No planning app |
| | 4032 | Tower Point 44 North Road Brighton | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19 | 0 | 0 | No planning app |
| | 4038 | Lees House 21 Dyke Road Brighton | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 0 | No Planning app |
| | 5001 | 193 Preston Road (Shell) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 0 | 0 | No planning app |
| | 5002 | BP Petrol Station 373 Kingsway Hove (St Leohards Filling Station) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17 | 0 | 0 | No planning app |
| | 6001 | Boundary House Boundary Road Hove | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17 | 0 | 0 | No planning app |
| | 6003 | 57 Station Road Portslade | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 6 | No planning app |
| | 6006 | Housing Office Victoria Road Portslade (adj Portslade Town Hall) | 0 | 0 | 0 | 0 | 37 | 0 | 0 | 0 | 0 | 0 | 37 | No planning app |
| | 6018 | Blocks A & B, Kingsmere, London Road | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 0 | 0 | 0 | 8 | No Planning App |
| | 6020 | Park Manor, London Road, Brighton | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 6 | No Planning App |
| | 6052 | Land at corner of Fox Way and Foredown Road Portslade | 0 | 0 | 0 | 0 | 0 | 10 | 0 | 0 | 0 | 0 | 10 | No planning app |
| | 6057 | Buckley Close garage site, Hangleton BN3 8EU (HRA site) | 0 | 0 | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | No planning app |
| | 6078 | Kings School Site, High Street, Portslade | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 0 | 0 | No planning app |
| | 6099 | P&H House 106-112 Davigdor Road Hove | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | No Planning App |
| | 6107 | Bus Garage corner of Whitehawk Road and Henley Road Brighton | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13 | 0 | 0 | No planning app |
| | 6108 | Travis Perkins Trafalgar Lane, Brighton | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | No planning app |
| | 6109 | 76 Church Street, Brighton (Patrick Moorhead Antiques/warehousing) (Old PO Sorting Office) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 0 | 0 | 50 | No planning app |
| | 6113 | St Aubyns School 76 High Street Rottingdean Brighton | 0 | 0 | 0 | 0 | 46 | 47 | 0 | 0 | 0 | 0 | 93 | No planning app |
| | 6115 | Land rear 8 Inwood Crescent, Brighton | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 6 | No planning app |
| | 6116 | St Joseph's Rest Home 3-7 Bristol Road Brighton | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 0 | 0 | No planning app |
| | 6148 | 29 - 31 New Church Road Hove | 0 | 0 | 0 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 40 | No planning app |
| 6185 | Former playground, Swanborough Drive, Whitehawk | 0 | 0 | 0 | 0 | 0 | 0 | 39 | 0 | 0 | 0 | 39 | No planning app | |
| 871 | Peacock Industrial Estate Lyon Close Hove | 0 | 0 | 0 | 0 | 60 | 60 | 0 | 0 | 0 | 0 | 120 | Pre-application stage | |
| 6106 | Eastergate Road Garage Site (HRA) | 0 | 0 | 0 | 24 | 0 | 0 | 0 | 0 | 0 | 0 | 24 | Pre-application stage | |
| 6186 | Former Hollingbury Library, Carden Hill, Brighton | 0 | 0 | 0 | 0 | 0 | 10 | 0 | 0 | 0 | 0 | 10 | Pre-application stage | |
| 728 | UF Site 48-48a Cluster sites Saltdean (Land at Coombe Farm, Westfield Avenue North, Land north of Westfield Rise) | 0 | 0 | 0 | 0 | 30 | 30 | 0 | 0 | 0 | 0 | 60 | UF Site- App Under Consideration | |

| Other Identified Supply not in DA's (6 + units) | Ref | Site | Completions | 1 - 5 Year Supply | | | | | 6- 10 Year Supply | 11- 12 Year Supply | 13- 15 Year Supply | Post 2033 | Total Supply 2010- 2030 | Planning Status | |
|--|--------|--|-------------|-------------------|------------|------------|------------|------------|-------------------|--------------------|--------------------|------------|-------------------------|-------------------------------|-------------------------|
| | | | 2010-2018 | 2018/ 19 | 2019/ 20 | 2020/ 21 | 2021/ 22 | 2022/ 23 | 2023-2028 | 2028-2030 | 2030- 2033 | | | | |
| Sites without Current Planning Permission >6 units (continued) | | UF Site 1 and 2 Land West of Mile Oak Road, Portslade | 0 | 0 | 0 | 0 | 0 | 0 | 30 | 0 | 0 | 0 | 30 | UF Site No planning app | |
| | 681 | UF Site 11 Benfield Valley, north Hangleton Lane | 0 | 0 | 0 | 0 | 0 | 0 | 60 | 0 | 0 | 0 | 60 | UF Site No planning app | |
| | 690 | UF Site 12 Benfield Valley, south Hangleton Lane | 0 | 0 | 0 | 0 | 0 | 0 | 40 | 0 | 0 | 0 | 40 | UF Site No planning app | |
| | 691 | UF Site 16 Land at and adjoining Horsdean Recreation Ground, Patcham | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 0 | 0 | 0 | 25 | UF Site No planning app | |
| | 697 | UF Site 17 Land at Ladies Mile, Carden Avenue | 0 | 0 | 0 | 0 | 0 | 0 | 35 | 0 | 0 | 0 | 35 | UF Site No planning app | |
| | 698 | UF Site 32 land at Southdown Riding School | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 0 | 0 | 0 | 15 | UF Site No planning app | |
| | 710 | UF Site 33 Land North of Warren Road | 0 | 0 | 0 | 0 | 0 | 0 | 30 | 0 | 0 | 0 | 30 | UF Site No planning app | |
| | 715 | UF Site 37 Roedean Miniature Golf Course | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 0 | 0 | 0 | UF Site No planning app |
| | 717 | UF Site 42 Land adjacent to Ovingdean Road | 0 | 0 | 0 | 0 | 22 | 23 | 0 | 0 | 0 | 0 | 0 | 45 | UF Site No planning app |
| | 722 | UF Site 46a Land at Former Nursery site west of Saltdean Vale | 0 | 0 | 0 | 0 | 0 | 0 | 18 | 0 | 0 | 0 | 18 | UF Site No planning app | |
| | 1000 | UF Site 36 Land south of Warren Road (including mixed open spaces and Lawns Memorial Cemetery) | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 0 | 0 | 0 | 8 | UF Site No planning app | |
| | 1004 | UF Site 21a of cluster of sites at Coldean | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 0 | 0 | 0 | 12 | UF Site No planning app | |
| | 6182 | UF Site 38-39 Cluster at Ovingdean Farm | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 0 | 0 | 0 | 50 | UF Site No planning app | |
| | 179720 | UF Site 21 of cluster of sites at Coldean | 0 | 0 | 0 | 0 | 0 | 0 | 100 | 0 | 0 | 0 | 100 | UF Site Pre Application Stage | |
| | 169 | UF Site 30 Land at and adjoining Brighton Race Course | 0 | 0 | 0 | 0 | 0 | 0 | 150 | 0 | 0 | 0 | 150 | UF Site Pre Application Stage | |
| | 712 | Total | 0 | 0 | 12 | 335 | 342 | 287 | 698 | 254 | 572 | 180 | 1928 | | |
| | | | 1606 | 69 | 282 | 693 | 529 | 418 | 1497 | 278 | 572 | 180 | 5372 | | |

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

a) Small Identified Sites as at 1st April 2018

| 2017/18 Planning Monitoring Data | Identified Small Sites | |
|---|------------------------|----------------|
| | Total Units | Adjusted Units |
| Small Commenced (Including Prior Approval) | 176 | 176 |
| Small Not Started (Excluding Prior Approval) | 169 | 152* |
| Projected Delivery from Identified Small Sites | | 328 |

*Includes 10% non-implementation discount applied to small sites not yet started.

b) Assumed Delivery Phasing for Small Identified Sites

| Expected distribution of identified supply | Small sites commenced | Small sites not started | Total |
|--|-----------------------|-------------------------|------------|
| 2018/19 (Year 1) | 88 | 50 | 138 |
| 2019/20 (Year 2) | 88 | 51 | 139 |
| 2020/21 (Year 3) | | 51 | 51 |
| 2021/22 (Year 4) | | | 0 |
| 2022/23 (Year 5) | | | 0 |
| Total 2018-2023 (Years 1-5) | 176 | 152 | 328 |

6.5 Table D: Prior Approvals for Conversion to Residential

a) Calculation of Supply from Prior Approvals

| Prior Approvals | Net Units |
|----------------------------------|------------|
| Large Not Started Prior Approval | 182 |
| Small Not Started Prior Approval | 17 |
| Total | 199 |
| Total with 30% Discount | 139 |

b) Outstanding Prior Approvals

| Ref | Site | Units | Planning Status |
|--------------|---|------------|------------------|
| 6167 | Crown House 21 Upper North Street Brighton | 59 | Not Started 2018 |
| 6099 | P&H House 106-112 Davigdor Road Hove | 57 | Not Started 2018 |
| 6137 | RAYFORD HOUSE, School Road, Hove, BN3 5HX | 32 | Not Started 2018 |
| 6119 | Units 11-14 Hove Business Centre, Fonthill Road, Hove | 15 | Not Started 2018 |
| 6149 | 1 - 6 Grand Parade Brighton | 12 | Not Started 2018 |
| 6190 | 177 Westbourne Street, Hove, BN3 5FB | 7 | Not Started 2018 |
| Total | | 182 | |

6.6 Table E: Housing Supply from Estate Regeneration Programme

Existing and projected housing delivery from HRA sites

| | Completions | 1 - 5 Year Supply | 6- 10 Year Supply | 11- 12 Year Supply | Total Supply |
|---|-------------|-------------------|-------------------|--------------------|--------------|
| | 2010-2018 | 2018-2023 | 2023-2028 | 2028-2030 | |
| Delivery target | 500 | | | | 500 |
| Completions | 145 | - | - | - | 145 |
| Approved planning applications | - | 89 | 0 | 0 | 89 |
| Total units delivered or identified | 145 | 89 | 0 | 0 | 234 |
| Assumed delivery on sites not yet identified | - | 0 | 190 | 76 | 266 |

6.7 Table F: Small Site Windfall Allowance

a) Net Completions on Small Sites (<6 units) 2008-2018

| Monitoring Year | New Build | Conversions | Change of use | Conversions & Changes of Use | Total |
|-----------------|------------|-------------|---------------|------------------------------|-------------|
| 2008/09 | 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 |
| 2016/17 | 37 | 28 | 76 | 104 | 141 |
| 2017/18 | 77 | 30 | 51 | 81 | 158 |
| Total | 506 | 384 | 523 | 907 | 1413 |
| % | 36% | 27% | 37% | 64% | 100% |

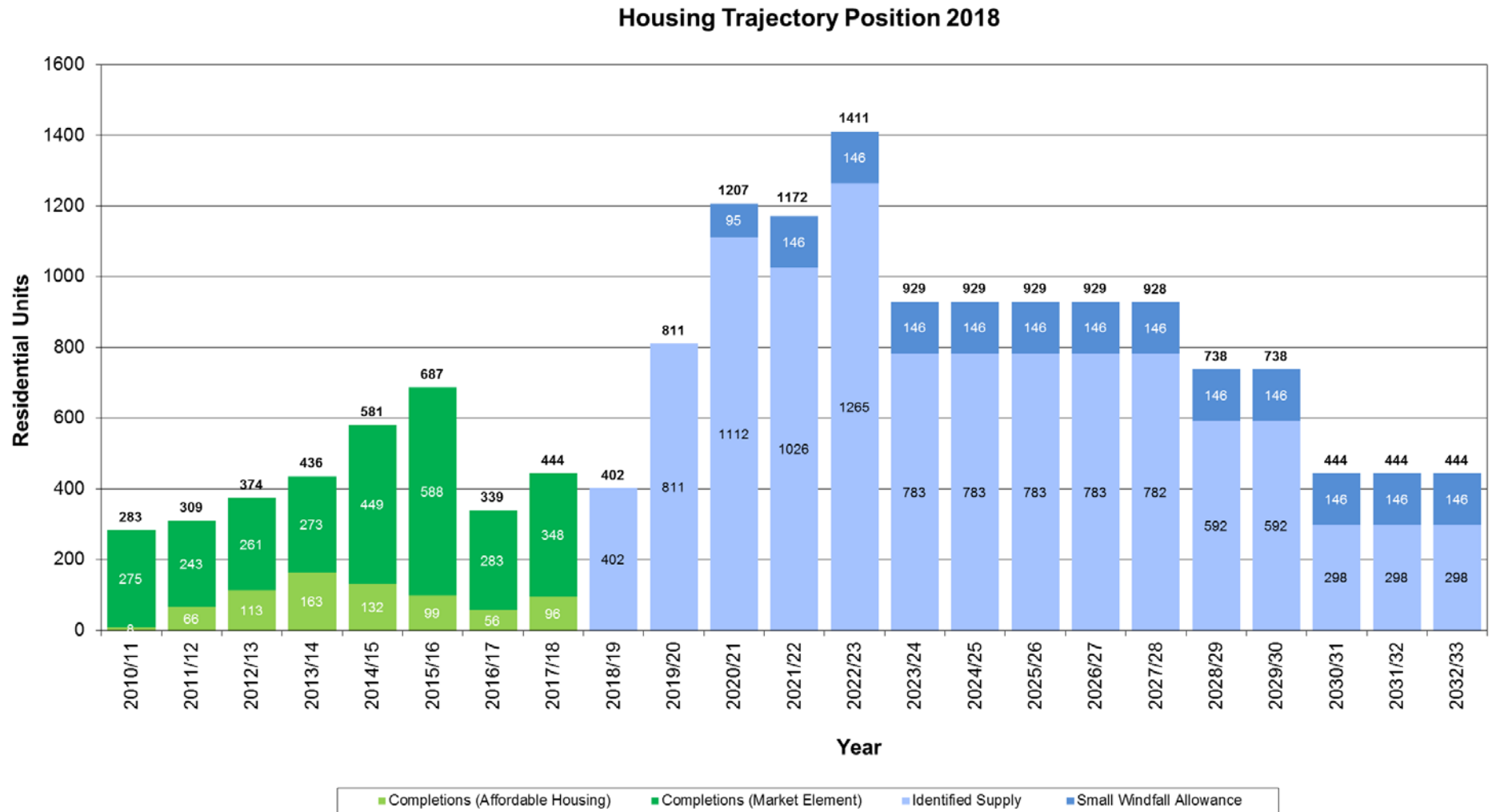
b) Average Net Completions on Small Sites

| | Total completions over period | Average completions per year |
|------------------------------|-------------------------------|------------------------------|
| 2008/09 - 2017/18 (10 Years) | 1413 | 141 |
| 2013/14 - 2017/18 (5 Years) | 728 | 146 |

c) Assumed Five Year Supply from Small Windfall Sites

| | Projected annual small site completions | | | | | Total 2018-2023 |
|--|---|------------|------------|------------|------------|--------------------|
| | 2018-2019 | 2019-2020 | 2020-2021 | 2021-2022 | 2022-2023 | |
| Small identified sites (see Table C) | 138 | 139 | 51 | 0 | 0 | 328 |
| Small windfall allowance | 0 | 0 | 95 | 146 | 146 | 387 |
| Total supply from all small sites | 138 | 139 | 146 | 146 | 146 | 715 |

6.8 Chart A: Housing Trajectory





Brighton & Hove
City Council