

# SHLAA Update 2015 (Draft)

July 2016



Brighton & Hove  
City Council

## 2015 SHLAA Update – Commentary

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## 1. Introduction

- 1.1 This report outlines the results of the latest (2015) 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 guidance<sup>1</sup> 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 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.

## 2. The 2015 Assessment

- 2.1 The 2015 SHLAA has taken account of the latest information regarding housing
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<sup>1</sup> Planning Practice Guidance: Housing and economic land availability assessment  
<http://planningguidance.communities.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/what-is-the-purpose-of-the-assessment-of-land-availability/>

land supply in the city (for 2014/15). Information includes:

- a) The latest annual residential monitoring results for the year 2014/15 which records:**
- i) Sites gaining planning consent for housing in the year 2014/15. 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 recently 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 liaison service.

The inclusion of other sites in the 2015 SHLAA update also includes those urban fringe sites identified as having housing potential in the 2014 Urban Fringe Assessment and the 2015 Further Assessment of Urban Fringe Sites 2015<sup>2</sup>. 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 the major strategic sites identified in the City Plan but also for a range of sites across the city addressed through the 2013 Whole Plan Viability Assessment.

### **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 should also have a realistic prospect of being delivered within this time period.
- 3.2 SHLAA Guidance (now updated by NPPF, para. 47<sup>3</sup> and the NPPG<sup>4</sup>) considers a site to be 'available' for development, when, on the best information available, there is

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<sup>2</sup> Brighton & Hove City Council Further Assessment of Urban Fringe Sites 2015 by Land use Consultants (LUC)

<sup>3</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

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

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 regular liaison with developers/landowners** particularly for the larger strategic 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) Call for Sites exercise** – a call for sites was undertaken in July 2015 until September 2015 to establish if there were any additional sites to assess in the SHLAA. Results of the call for sites exercise are set out in Appendix 2 and 3.

**c) Telephone surveys for other sites identified in the first five year supply.** Telephone surveys are undertaken to check site availability details and delivery timescales for sites where no other up to date information existed.

**d) Identification of land owners via the Land Registry.** Land Registry details were obtained for new sites assessed as having potential in the Urban Fringe Assessment (as discussed in section 6 of this report). *Contact with site owners will confirm and / or amend assumptions regarding site availability/delivery timescales.*

## 4. 2015 SHLAA Update Results

4.1 Summary Tables 1-7 set out the results of the 2015 SHLAA exercise. In overall terms, the exercise identifies a citywide capacity for around 14,218 units of housing (13,573 units to 2030 and 645 post 2030).

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

4.2 Tables 1 and 2 indicate a total potential supply of 10,927 units on sites of 6+ units. Of these 5,327 units are in the eight City Plan Development Areas (DA1-DA8) and 5,600 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 993 units. 662 of these have already been completed since 2010. It is estimated that approximately 162 units will be completed on small sites over the next year 2015/16 and a further 169 units are likely to be completed over the following 2/3 years (see Table C).

**c. Broad Locations (update)**

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 SHLAA Update to take account of sites which have come forward and gained planning permission and other sites that have been identified and moved forward to the pre-application process (to avoid double counting).

4.5 The Joint Area Action Plan 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 2014<sup>5</sup>. To inform the JAAP, two Development Briefs were prepared; one for the Western Harbour Arm<sup>6</sup> area and one covering the South Portslade Industrial Estate and Aldrington Basin<sup>7</sup> area to help identify areas for development.

4.6 In March 2013, an Estate Regeneration Programme was endorsed<sup>8</sup> 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 of three phases, involving former analysis of HRA stock and opportunities in the HRA Estate Master Plan<sup>9</sup>; some further high level case studies prepared for some identified housing opportunities on HRA land<sup>10</sup>, 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. One scheme has already been completed (Ainsworth House 15 units completed 2013) and a further schemes such as Brook Meade (44 extra care housing, net gain 35) and Robert Lodge

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<sup>5</sup> <http://www.adur-worthing.gov.uk/media/media,121462,en.pdf>

<sup>6</sup> Approved by Adur District Council, July 2013 <http://www.adur-worthing.gov.uk/media/media,115933,en.pdf>

<sup>7</sup> Approval at the Economic Development and Culture Committee 19 September 2013, BHCC <http://www.adur-worthing.gov.uk/media/media,118061,en.pdf>

<sup>8</sup> Housing Committee Meeting March 2013

<sup>9</sup> Analysis produced by CBRE Consultants, 2010

<sup>10</sup> Procured from GVA Consultants

(15 units) has gained planning permission and has HCA funding for development. The 2015 review of the SHLAA has added three HRA sites to Table B amounting to 109 units in total, where development is anticipated to come forward in the next 5 years.

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

4.8 Table E 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 (2010-2015) indicates that only a small proportion (8%) 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 (70%). 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 plan period. This trajectory is regularly reviewed to track progress in housing delivery and to reflect local housing market conditions.

5.2 The planned housing target for the city implies an annual average rate of 660 dwellings per annum over the plan period. The 2015 housing trajectory indicates that delivery over the first five years of the plan period (from 2010 to 2014/15) was lower than this, reflecting the very low level of residential completions achieved 2010–2013, the ongoing impacts of economic recession and time required for full market recovery. Post adoption of the Plan, delivery rates from 2015/16 to 2019/20 are anticipated to increase above the planned delivery average. Between 2020/21 and 2024/25 delivery rates are expected to further increase with delivery coming through from a number of the city's key larger development sites which will make a major contribution towards housing supply. For the period 2025/26 – 2029/30, housing delivery is expected to return to slightly lower rates to around 730 dwellings per annum. Development from small windfall sites and other sources of windfall (e.g. changes of use from office to residential through permitted development) is anticipated to supplement this supply.

## **6. Five Year Supply**

6.1 The 2015 SHLAA Update has been used to inform and update the city's five year housing land supply position. This will be reported in the 2016 Authority monitoring Report. The current position is also 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.

## **7. Tables**



SHLAA 2015 Summary Tables

	Pre Plan Adopt	1 - 5 Year Supply	6- 10 Year Supply	11- 15 Year Supply	Post 2030	Total Supply
<b>1</b> Identified Supply in Development Areas (6 + units)						
DA1 Central Seafront	13	0	0	8	0	21
DA2 Brighton Marina & Black Rock	0	439	635	367	500	1441
DA3 Lewes Road	93	234	309	245	0	881
DA4 Brighton Station / London Road	285	159	297	241	85	982
DA5 Eastern Road / Edward Street	9	208	205	91	0	513
DA6 Hove Station	0	80	328	219	60	627
DA7 Toads Hole Valley	0	80	400	220	0	700
DA8 Shoreham Harbour (see Broad Locations)	0	162	0	0	0	162
<b>Total Supply in Development Areas</b>	<b>400</b>	<b>1362</b>	<b>2174</b>	<b>1391</b>	<b>645</b>	<b>5327</b>

Source: Table A

	Pre Plan Adopt	1 - 5 Year Supply	6- 10 Year Supply	11- 15 Year Supply	Post 2030	Total Supply
<b>2</b> 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	32	355	274	0	661
Completed and O/S Planning Consents 6+	898	535	0	0	0	1433
Other Identified Sites without PP	0	1235	1120	1093	0	3448
<b>Total Supply Other Identified Sites</b>	<b>898</b>	<b>1860</b>	<b>1475</b>	<b>1367</b>	<b>0</b>	<b>5600</b>

Source: Table B

SHLAA 2015 Summary Tables

		Pre Plan Adopt	1 - 5 Year Supply	6- 10 Year Supply	11- 15 Year Supply	Post 2030	Total Supply
		2010-2015	2015-2020	2020-2025	2025-2030		
3	Small Site Identified Supply (<6 units)	662	331	0	0	0	993

Source: Table C

		Pre Plan Adopt	1 - 5 Year Supply	6- 10 Year Supply	11- 15 Year Supply	Post 2030	Total Supply
		2010-2015	2015-2020	2020-2025	2025-2030		
4	Broad Locations / Sources						
	DA8 Shoreham Harbour	0	0	0	140	0	140
	HRA Estates Masterplan	0	0	23	250	0	273
	<b>Total Supply Broad Locations</b>	<b>0</b>	<b>0</b>	<b>23</b>	<b>390</b>	<b>0</b>	<b>413</b>

Source: Table D

		Pre Plan Adopt	1 - 5 Year Supply	6- 10 Year Supply	11- 15 Year Supply	Post 2030	Total Supply
		2010-2015	2015-2020	2020-2025	2025-2030		
5	Total Identified Supply (A + B + C + D)	1960	3553	3672	3148	645	12978

SHLAA 2015 Summary Tables

		Pre Plan Adopt	1 - 5 Year Supply	6- 10 Year Supply	11- 15 Year Supply	Post 2030	Total Supply
6	Small Unidentified Site Allowance (<6 units)	2010-2015	2015-2020	2020-2025	2025-2030		
			240	500	500	0	1240

Source: Table E

		Pre Plan Adopt	1 - 5 Year Supply	6- 10 Year Supply	11- 15 Year Supply	Total Supply to 2030	Post 2030	Total Supply
7	Total Supply	2010-2015	2015-2020	2020-2025	2025-2030			
	Total Supply (Table 5 + Table 6)	1960	3793	4172	3648	13573	645	14218

Ref	Strat Alloc	DA	Identified Supply in Development Areas (6 + units)	Pre Plan Adopt	1 - 5 Year Supply	6- 10 Year Supply	11- 15 Year Supply	Post 2030	Total Supply	Planning Status
				2010-2015	2015-2020	2020-2025	2025-2030			
954	N	DA1 Brighton Centre and Churchill Square	24 Castle Street, Brighton	7	0	0	0	0	7	Completed 2013/14
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
<b>Total</b>				<b>13</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>21</b>	
1	Y	DA2 Brighton Marina & Black Rock	Gas Works Site, Boundary Road, Brighton	0	0	85	0	0	85	Strategic Allocation no planning app
3	Y		Land at Brighton Marina (Inner Harbour)	0	0	250	250	500	1000	Strategic Allocation no planning app
4	N		Land at Brighton Marina (Outer Harbour)	0	439	300	117	0	856	Planning app commenced 2015
<b>Total</b>				<b>0</b>	<b>439</b>	<b>635</b>	<b>367</b>	<b>500</b>	<b>1941</b>	
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	80	220	0	0	300	Strategic Allocation, app due 2016
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 (Pavilion 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	12	0	0	12	Refused app for student housing
673	N		18 Wellington Road Brighton	0	25	0	0	0	25	Commenced 2015
892	N		EM1 Melbourne Street/Enterprise Point	0	88	0	0	0	88	Not Started 2015
6010	N		46 Freehold Terrace Brighton	0	8	0	0	0	8	Not started 2015 application BH2014/01637
927	N		58-62 Lewes Road	6	0	0	0	0	6	Complete 2010/11
1019	N		Former Connaught House Site Melbourne Street	0	6	0	0	0	6	Complete 2015
6079	N		Costcutter 6 Pelham Terrace, Lewes Road Brighton	0	0	6	0	0	6	Could come forward with hsg above (no 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 with hsg above (no 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 app)
6083	N	Lewes Road Bus Depot	0	0	50	0	0	50	Could come forward for mixed use (no app)	
<b>Total</b>				<b>93</b>	<b>234</b>	<b>309</b>	<b>245</b>	<b>0</b>	<b>881</b>	
17	N	DA4 London Road Area	49-50 Providence Place & 3 & 4 Ann Street	0	9	0	0	0	9	Commenced 2015
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	100	100	0	0	200	Strategic Allocation - Not started 2015 44 units Prior Approval
864	Y		Telecom House 123 -135 Preston Road (EM2)	0	0	0	0	85	85	Strategic Allocation - no planning app
865	Y		149-151 Preston Road (Thales) (EM2)	0	0	0	15	0	15	Strategic Allocation - no planning app
866	Y		(Natwest) 153 Preston Road (EM2)	0	0	40	0	0	40	Strategic Allocation - no planning app
867	Y		157-159 Preston Road (Former Norwich Union) (EM2)	0	32	0	0	0	32	Strategic Allocation - site commenced BH2013/03362 and BH2014/03273 9 + 22 units
868	Y		Park Gate 161-163 Preston Road (EM2)	0	0	0	30	0	30	Strategic Allocation - no planning app
869	Y		87 Preston Road (EM2)	0	0	0	53	0	53	No app
6112	N		Shipping containers (part of richardson's scrap yard) 10 New England Road Brighton	36	0	0	0	0	36	app for containers complete 36
894	Y		Richardson's scrap yard and Brewer's Paint (Albany House)	0	0	20	0	0	20	SA
893/899	Y		Vantage Point and Circus Parade, Longley Industrial Estate (New England Street)	0	0	90	0	0	90	SA
898	N		Sains/Aldi, London Road	0	0	0	20	0	20	No app
897	N	Preston Circus Fire Station	0	0	0	15	0	15	No app	

SHLAA 2015 Table A Development in DAs

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 app
955	N		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 app
5001	N		193 Preston Road (Shell)	0	0	0	12	0	12	No app
143	N		25 Ditchling Rise/rear of 57-63 Beaconsfield Road Brighton	0	0	15	0	0	15	No app
1011	Y		Land Adjacent to Britannia House Cheapside Brighton	0	11	0	0	0	11	No app
132	Y		north of Theobald House Blackman Street/Cheapside Whitecross Street Brighton	0	0	32	0	0	32	No app
677	N		City College, Pelham Street	0	0	0	50	0	50	PP-NS for 125 not likely to be built. Moved back and amended figure to 50.
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 2015
			<b>Total</b>	<b>285</b>	<b>159</b>	<b>297</b>	<b>241</b>	<b>85</b>	<b>1067</b>	
30	Y	DA5 Eastern Road / Edward Street	Circus St (EM9)	0	142	0	0	0	142	Strategic Allocation - Commenced BH2015/03076
32	Y		Edward St (Amex)	0	50	50	0	0	100	Strategic Allocation No app
28	N		Brighton Youth Centre 64 Edward Street Grosvenor Place	0	0	0	11	0	11	No app
29/881	Y		EM1 Freshfield Road Business Park/Gala Bingo Car Park, Freshfield Way	0	0	110	0	0	110	Strategic Allocation - no app
1030	N		Police Station, Edward Street, Brighton	0	0	0	80	0	80	No 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	Not started 2015
27	N		BT Site bottom side Freshfield Road	0	0	45	0	0	45	No app
6085	N		31-32 High Street Brighton	0	7	0	0	0	7	Commenced 2015
			<b>Total</b>	<b>9</b>	<b>208</b>	<b>205</b>	<b>91</b>	<b>0</b>	<b>513</b>	
180	N	DA6 Hove Station	Sackville Trading Estate / Coal Yard, Sackville Road	0	0	100	100	0	200	Extant consent (90) PP-NS 2015
758	N		Decon Laboratories, Conway Street	0	0	28	0	0	28	No app council owned site
34	N		Ethel Street Garages	0	0	0	23	0	23	No app
5005	N		ESSO Fuel Garage Hove Station Station Approach	0	0	0	14	0	14	No app
5004	N		Shell Fuel Garage 132-134 Old Shoreham Road Hove	0	0	0	24	0	24	No app
93	N		Rear of 130 -136 Old Shoreham Road Hove	0	0	0	14	0	14	No app
33	N		Goldstone Retail Park, Old Shoreham Road, Newtown Road & Goldstone Lane Hove	0	0	0	0	60	60	No app
35	N		PO Sorting Office Denmark Villas Hove	0	0	0	44	0	44	No app
891	N		70 and site of Chrome Productions Limited, Goldstone Lane, Hove	0	65	0	0	0	65	s106 signed pp from may 2016 BH2014/03605
2004	N	84- 86 Denmark Villas Hove	0	15	0	0	0	15	Commenced	
862	Y	Conway Street (EM1)	0	0	200	0	0	200	Strategic Allocation	
			<b>Total</b>	<b>0</b>	<b>80</b>	<b>328</b>	<b>219</b>	<b>60</b>	<b>687</b>	
732	Y	DA7 Toads Hole Valley	Toads' Hole Valley King George VI Avenue Hove	0	80	400	220	0	700	Strategic Allocation
			<b>Total</b>	<b>0</b>	<b>80</b>	<b>400</b>	<b>220</b>	<b>0</b>	<b>700</b>	
6029	N	DA8 Shoreham Harbour	9-16 Aldrington Basin/Land South of Kingsway Basin Road North Portslade	0	52	0	0	0	52	PP (52)NS 2015
6077	N		Belgrave Centre (and ICES Building)	0	25	0	0	0	25	No app
6086	N		1 Wellington Road, Portslade	0	8	0	0	0	8	Commenced 2015
930	N		107 Boundary Road Hove	0	6	0	0	0	6	Not Started 2015
6046	N		Heversham House, Boundary Road	0	15	0	0	0	15	Commenced 2015
6114	N		Flexer Sacks, Wellington Road, Portslade	0	50	0	0	0	50	Pre-app for 60 units as at Feb 2016
6095	N	79 North Street Portslade	0	6	0	0	0	6	Not Started	
			<b>Total</b>	<b>0</b>	<b>162</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>162</b>	
			<b>All DAs Total</b>	<b>400</b>	<b>1362</b>	<b>2174</b>	<b>1391</b>	<b>645</b>	<b>5972</b>	

SHLAA 2015 Table B Other Identified Supply not within DA's 6+

Other Identified Supply not in DA's (6+ units)	Ref	Site	Pre Plan Adopt	1 - 5 Year Supply	6- 10 Year Supply	11- 15 Year Supply	Total Supply	Planning Status
			2010-2015	2015-2020	2020-2025	2025-2030		
Outstanding Allocations with PP	653	Saunders Glassworks, Sussex Place, Brighton	0	49	0	0	49	Commenced 15
	50	The Post Office 44-51, Ship Street, Brighton	0	9	0	0	9	Commenced 2015
	<b>Total</b>		<b>0</b>	<b>58</b>	<b>0</b>	<b>0</b>	<b>58</b>	
Outstanding Allocations without PP	44	2 to 18 The Cliff, Brighton	0	25	0	0	25	Lapsed
	45	King Alfred, Kingsway, Hove	0	0	250	250	500	No app
	46	12 Richmond Parade, Brighton	0	7	0	0	7	No app
	47	Brighton General Hospital, Elm Grove, Brighton	0	0	105	0	105	No app
	49	Manchester Street/Charles Street, Brighton	0	0	0	24	24	No app
<b>Total</b>		<b>0</b>	<b>32</b>	<b>355</b>	<b>274</b>	<b>661</b>		
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	

SHLAA 2015 Table B Other Identified Supply not within DA's 6+

6049	245 Preston Road	7	0	0	0	7	Completed
873	Vale House Vale Road Portslade	42	0	0	0	42	Completed
967	Stanmer House Stanmer Brighton	7	8	0	0	15	C + Commenced
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
6016	Stag Inn 33 Upper Bedford Street Brighton	9	0	0	0	9	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	0	7	0	0	7	Commenced
262	25-28 St James's Street Brighton	0	33	0	0	33	Commenced
1020	Kings Gate 111 The Drive	0	6	0	0	6	Commenced
942	(RSL site) St Benedicts Convent 1 Manor Road Brighton	0	46	0	0	46	Commenced
1022	20 Old Steine Brighton	0	7	0	0	7	Commenced
932	Sackville Hotel 189 Kingsway Hove	0	9	0	0	9	Commenced
6011	St Augustine's Church, Stanford Avenue	0	9	0	0	9	Commenced
851	Rowan House Rowan Close Portslade	0	9	0	0	9	Commenced
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 Portslade	0	31	0	0	31	Commenced
6088	25 Arthur Street Hove	0	6	0	0	6	Commenced
6089	Royal York Buildings 41-42 Old Steine Brighton	0	8	0	0	8	Commenced
6090	2 Dudley Road, Brighton	0	7	0	0	7	Commenced
6091	Sussex House 130 Western Road Hove	0	9	0	0	9	Commenced
6092	HRA site Robert Lodge Manor Place Brighton (HRA)	0	15	0	0	15	Commenced
6093	11-12 Marlborough Place Brighton	0	17	0	0	17	Commenced
6094	Martello House 315 Portland Road Hove (Part of Em1 site)	0	28	0	0	28	Commenced
6047	Priory House Bartholomew Square Brighton	0	40	0	0	40	Commenced
858	27-31 Church Street Brighton	0	9	0	0	9	Not Started
6009	Blocks E & F Kingsmere, London Road	0	8	0	0	8	Not Started
6012	Britannia House, 332 Kingsway	0	9	0	0	9	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	Not Started
6022	4-6 Montefiore Road Hove	0	9	0	0	9	Not Started
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	Not Started
6018	Blocks A & B, Kingsmere, London Road	0	8	0	0	8	Not Started
6027	31 & 33 Selborne Road Hove	0	8	0	0	8	Not Started
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	Not Started
6098	38-42 East Street Brighton	0	9	0	0	9	Not Started
6099	P&H House 106-112 Davigdor Road Hove	0	57	0	0	57	Not Started

SHLAA 2015 Table B Other Identified Supply not within DA's 6+

6059	7 Symbister Road	0	9	0	0	9	Not started
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
	<b>Total</b>	<b>898</b>	<b>535</b>	<b>0</b>	<b>0</b>	<b>1433</b>	
63	Land east & north of 'The New Downsman PH' Hangleton Way Hove	0	6	0	0	6	
6015	Halstead Scaffolding Ltd 18 24 28 & 30 Kingsthorpe Road Hove	0	9	0	0	9	Not started
2001	Vye's, 19-27 Carlton Terrace Portslade	0	0	6	0	6	App lapsed 2015
969	Tudor Grange 13 The Upper Drive Hove	0	0	6	0	6	App lapsed 2015
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	Lapsed
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	Precece 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	20	0	20	
182	69-70 Middle Street Brighton	0	0	0	12	12	
79	Lee Hire 7-13 Church Place Brighton	0	0	7	0	7	
670	Patcham Garage, Old London Road, Patcham	0	0	6	0	6	
674	Garton House 22 standford 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 Zyllo Works) Factory site Marine View Brighton	0	0	32	0	32	
878	(EM1) School Road Industrial Area School Road Hove	0	50	0	0	50	
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 Droveaway 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	



SHLAA 2015 Table B Other Identified Supply not within DA's 6+

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	Le Carbone GB Ltd (former Brewery site) South Street Portslade	0	18	0	0	18	
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 apps
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	
6017	Lansdowne Hotel, Lansdowne Place, Hove	0	47	0	0	47	PA - UC
6052	Land at corner of Fox Way and Foredown Road Portslade	0	9	0	0	9	no app
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	80	200	0	280	UF Site
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 and Lawns Memorial Cemetery)	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
1001	UF Site 50 Land West of Falmer Avenue	0	32	0	0	32	UF Site
6100	43-45 Bonchurch Road Brighton	0	6	0	0	6	
6101	Blocks A, B, & C Belvedere, 152-158 Dyke Road, Brighton	0	6	0	0	6	MTG
6102	Old Ship Hotel, 31-38 Kings Road, Brighton	0	18	0	0	18	MTG
3789	113-119 Davigdor Road, Hove	0	68	0	0	68	MTG
6103	379 & Land Rear 377 Kingsway, Hove	0	8	0	0	8	MTG
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	
6104	121-123 Davigdor Road (Happy Cell)	0	47	0	0	47	App approved
925	Kensington Street car parking sites, Brighton BN1 4AJ (HRA Site)	0	12	0	0	12	HRA site
6053	Findon Road, former Whitehawk Library site, Brighton BN2 5FP (HRA site)	0	57	0	0	57	HRA site
6054	Wellsbourne site, Whitehawk Road, Brighton, BN2 5FL (HRA site)	0	28	0	0	28	HRA site
6057	Buckley Close garage site, Hangleton BN3 8EU (HRA site)	0	13	0	0	13	HRA site

SHLAA 2015 Table B Other Identified Supply not within DA's 6+

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	
6105	Mill House Pub, 131 Mill Lane, Portslade	0	8	0	0	8	approved for 8 under construction
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	
6051	Astoria 10-14 Gloucester Place Brighton	0	55	0	0	55	
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	
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	
6113	St Aubyns School 76 High Street Rottingdean Brighton	0	40	0	0	40	
6117	Preston Park Hotel, 216 Preston Road, Brighton	0	20	0	0	20	
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	
6122	251-253 Preston Road, Brighton	0	28	0	0	28	
6123	Ice Rink Queen Square, Brighton	0	26	0	0	26	
6124	76-79 & 80 Buckingham Road Brighton	0	20	0	0	20	
	<b>Total</b>	<b>0</b>	<b>1235</b>	<b>1120</b>	<b>1093</b>	<b>3448</b>	
		<b>898</b>	<b>1860</b>	<b>1475</b>	<b>1367</b>	<b>5600</b>	

**Table C: Small Identified Site Supply as at 1.4.15**

<b>2011/12</b>	2011/12	Previous Year	Total
Small Completed	165	148	313
Small Not Started	242		194
Small Commenced	130		130
			<b>637</b>

with 20% discount

<b>2012/13</b>	2012/13	Previous Years	Total
Small Completed	112	313	425
Small Not Started	201		161
Small Commenced	96		96
			<b>682</b>

with 20% discount

<b>2013/14</b>	2013/14	Previous Years	Total
Small Completed	96	425	521
Small Not Started	173		138
Small Commenced	108		108
			<b>767</b>

with 20% discount

\*note does not include Prior Approval apps

<b>2014/15</b>	2014/15	Previous Years	Total
Small Completed	141	521	662
Small Not Started	211		169
Small Commenced	162		162
			<b>993</b>

with 20% discount

SHLAA 2015 Table D Broad Locations

	Pre Plan Adopt	1 - 5 Year Supply	6- 10 Year Supply	11- 15 Year Supply	Total Supply
Broad Location	2010-2015	2015-2020	2020-2025	2025-2030	
DA8 Shoreham Harbour	0	0	0	140	<b>140</b>
HRA Estates Masterplan	0	0	23	250	<b>273</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>23</b>	<b>390</b>	<b>413</b>

\* 160 units deducted from shoreham habrour to reflect sites id in Table A

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

**Table E:**  
**Small Windfall Development 2000/1 - 2014/15 (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
<b>Total</b>	<b>842</b>	<b>1093</b>	<b>917</b>	<b>2010</b>	<b>2852</b>
<b>%</b>	<b>30%</b>	<b>38%</b>	<b>32%</b>	<b>70%</b>	<b>100%</b>

Source: BHCC Residential Monitoring.

Average 2005/06 - 2014/15 (10 Years) = total 167  
 Average 2010/11 - 2014/15 (5 Years) = total 132

**Type of development on small sites (15 Years) :**

**New Build = 30%**  
**Conversions = 38%**  
**Change of use = 32%**                      **Conversions and Change of use = 70%**  
**Conversions and changes of use 5 year average = 66%**

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

Year	New Build & Redev PDL	New Build & Redeve GREENFIELD	TOTAL
2010/11	40	1	41
2011/12	52	18	70
2012/13	26	19	45
2013/14	20	9	29
2014/15	38	6	44
<b>Total</b>	<b>176</b>	<b>53</b>	<b>229</b>
	77%	23%	100%

**Greenfield as proportion of all small site development = 8%**

**Updated Small Site Windfall (PDL) Allowance for 5 year Supply:**

Discount 5 year annual average to reflect 'greenfield' garden development:  
 8% of 132 = 11 units  
**Annual average: 132 minus 11 units = 121 units. Round to 120 per annum.**

**Table F: Other Windfall: Prior Approval applications**

<b>Prior Approvals</b>	<b>Net</b>
Small Not Started Prior Approval	58
Large Not Started Prior Approval	188
<b>Total</b>	<b>246</b>

For five year supply purposes, discount by 30%  
 (Assumes 70% implementation rate)

This will be kept under reievw

5 Year Supply Table

5 year supply categories	SHLAA Ref	DA	Site Address	Planning Status	2015-2020	Commentary re. Availability and Deliverability (update as at Jan 16)
Sites In DAs	4	DA2	Land at Brighton Marina (Outer Harbour)	Commenced 2015	439	Commenced 2015. Phase 1 195 units due to be completed June 2016. Phase 2 to start 2016/17.
	14	DA3	Preston Barracks	Strategic Allocation no planning app	80	Application expected end 2016; determination 2017; start onsite 2018
	25	DA3	18 Wellington Road	Commenced 2015	25	Commenced 2015.
	892	DA3	EM1 Melbourne Street/Enterprise Point	PP - NS	88	Not Started 2015
	1019	DA3	Former Connaught House Site Melbourne Street	Completed 2015	6	Complete 2015/16
	6010	DA3	46 Freehold Terrace Brighton	PP-NS	8	Not started 2015 application BH2014/01637
	6080	DA3	Selsfield Drive Housing Office, Brighton BN2 4HA (HRA site)	HRA Site	27	Design and viability study to Housing Committee Jan 15, approval to proceed to detailed design. Application expected mid 2016.
	17	DA4	49-50 Providence Place & 3 & 4 Ann Street	Commenced 2015	9	Commenced 2015
	867	DA4	157-159 Preston Road (Former Norwich Union) (EM2)	Strategic Allocation - site commenced	32	Strategic Allocation - site commenced BH2013/03362 and BH2014/03273 9 + 22 units
	1011	DA4	Land Adjacent to Britannia House Cheapside Brighton	No application	11	SA for mixed use resi/office
	6087	DA4	25-28 Elder Place	PP-NS 2015	7	Not started 2015
	30	DA5	Circus St (EM9)	Strategic Allocation - Commenced BH2015/03076	142	Strategic Allocation - Commenced BH2015/03076
	32	DA5	Edward St (Amex)		50	Pre app discussions. Application expected end 2016
	860	DA5	Anston House, Preston Road (EM2)	Strategic Allocation	100	Pre app discussion. Application expected mid 2016
	6084	DA5	33 Mighell Street and 70a Carlton Hill Brighton	PP-NS 2015	9	Not started 2015
	6085	DA5	31-32 High Street Brighton	Commenced 2015	7	Commenced 2015
	891	DA6	70 and site of Chrome Productions Limited, Goldstone Lane, Hove	PP-NS	65	Not started 2015.
	2004	DA6	84- 86 Denmark Villas Hove	Commenced 2015	15	Commenced 2015
	732	DA7	Toads' Hole Valley King George VI Avenue Hove	No app Strategic Allocation	80	Strategic Allocation. SPD being prepared. Application expected mid 2017.
	930	DA8	107 Boundary Road Hove	PP-NS 2015	6	Not started 2015 7 unit app appealed decision awaiting
	6077	DA8	Belgrave Centre (and ICES Building)	No app council owned site	25	Council owned available site
	6046	DA8	Heversham House, Boundary Road	Commenced 2015	15	Commenced 2015
	6086	DA8	1 Wellington Road, Portslade	Commenced 2015	8	Commenced 2015
	6095	DA8	79 North Street Portslade	PP-NS 2015	6	BH2013/00756 app not started
	6029	DA8	9-16 Aldrington Basin/Land S Kingsway Basin Road, Portslade	PP-NS 2015	52	Not started 2015. Owner indicated intention to commence.
6114	DA8	Flexer Sacks	No planning app	50	Pre app discussions	
Outstanding Allocations with PP	50		The Post Office 44-51, Ship Street, Brighton	Commenced 2015	9	Commenced 2015
	653		Saunders Glassworks, Sussex Place, Brighton	Site cleared	49	site cleared
	44		2-8 The Cliff, Brighton	No planning app	25	Council owned. Available.
	46		12 Richmond Parade, Brighton	No planning app	7	Indication of timeframe from call for sites info
	135		31-33 Bath Street Brighton	Commenced 2015	7	Commenced 2015
	262		25-28 St James's Street Brighton	Commenced 2015	33	Commenced 2015
	663		107 Marine Drive Rottingdean Brighton	Commenced 2015	7	Commenced 2015
	671		Rear 331 Kingsway Hove	PP-NS 2015	8	Not Started 2015

## 5 Year Supply Table

Identified sites with PP 6+	738	Land to rear of 67-81 Princes Road Brighton	Commenced 2015	6	Commenced 2015
	851	Rowan House Rowan Close Portslade	Commenced 2015 (altered from 11 to 9)	9	Commenced 2015 (altered from 11 to 9)
	858	Land at 27-31 Church Street Brighton	PP-NS 2015	9	Not Started 2015
	863	EM1 Franklin Road Former Infinity Foods Site 45 Franklin Road & 67 67a & 67b Norway Street Portslade	Commenced 2015	31	Commenced 2015
	932	Sackville Hotel Site 189 Kingsway Hove	Not Started 2015	9	Not Started 2015 (has PP for 9)
	942	(RSL site) St Benedicts Convent 1 Manor Road Brighton	Commenced 2015	46	Commenced 2015
	967	Stanmer House Stanmer Brighton	7 units Complete 2013	8	7 units Complete 2013 remainder commenced (2 applications)
	1020	Kings Gate 111 The Drive	Commenced 2015	6	Commenced 2015
	1022	20 Old Steine Brighton	Commenced 2015	7	Commenced 2015
	6009	Blocks E & F Kingsmere, London Road	PP-NS 2015	8	Not started 2015
	6011	St Augustine's Church, Stanford Avenue	Commenced 2015	9	Commenced 2015
	6012	Britannia House, 332 Kingsway	PP-NS 2015	9	Not started 2015 (started April 16)
	6013	Brooke Mead, Albion Street (HRA)	Commenced	36	Commenced 15
	6015	Halstead Scaffolding Ltd 18 24 28 & 30 Kingsthorpe Road Hove	PP-NS 2015	9	BH2014/03525 approved 15 april 15BH2013/01646 refused 26 units Outline Planning
	6018	Blocks A & B, Kingsmere, London Road	PP-NS 2015	8	Not Started 15 (app in to remove conditions)
	6020	Park Manor, London Road, Brighton	PP-NS 2015	6	Not Started 2015 (app in to remove conditions)
	6021	17 Goldstone Crescent Hove	PP-NS 2015	6	Not Started 2015 (think has started April 2016)
	6022	4-6 Montefiore Road Hove	PP-NS 2015	9	Not Started 2015 (commenced 2016)
	6025	13 - 22 North Street 12D Meeting House Lane and 11-14 Brighton Place Brighton	PP-NS 2015	7	Not Started 15
	6026	St Andrews Day and Resource Centre St Andrews Road Brighton	PP-NS 2015	7	Not Started 15 (series of amendment applications submitted since)
	6027	31& 33 Selborne Road Hove	PP-NS 2015	8	Not Started 15
	6047	Priory House Bartholomew Square Brighton	Commenced 2015	40	Commenced 2015
	6050	21-23 & 37-40 Brighton Square, Brighton	PP-NS 2015	8	Not Started 2015
	6059	7 Symbister Road	PP-NS 2015	9	Not Started 2015
	6088	25 Arthur Street Hove	Commenced 2015	6	Commenced 2015
	6089	Royal York Buildings 41-42 Old Steine Brighton	Commenced 2015	8	Commenced 2015 (extra unit approved after 2015 so should be 9 units from 2015 )
	6090	2 Dudley Road, Brighton	Commenced 2015	7	Commenced 2015
	6091	Sussex House 130 Western Road Hove	Commenced 2015	9	Commenced 2015
	6092	HRA site Robert Lodge Manor Place Brighton (HRA)	Commenced 2015	15	Commenced 2015
	6093	11-12 Marlborough Place Brighton	Commenced 2015	17	Commenced 2015
	6094	Martello House 315 Portland Road Hove (Part of Em1 site)	Commenced 2015	28	Commenced 2015
	6096	19 & Land Adjacent to 19 Dorset Gardens Brighton	PP-NS 2015	6	Not started BH2014/01645
6097	Blocks C & D The Priory London Road Brighton	PP-NS 2015	8	Not Started 2015	
6098	38-42 East Street Brighton	PP-NS 2015	9	Not Started 2015	
6120	191 Kingsway Hove	Commenced 2015	9	Commenced 2015	
6099	P&H House 106-112 Davigdor Road Hove	PP-NS 2015	57	Not Started 2015	
63	Land east & north of 'The New Downsman PH' Hangleton Way Hove		6	pub vacant and subject to ACV, land surrounding vacant	
105	Le Carbone GB Ltd South Street Portslade		18	pre app discussions.	
139	Dairycrest site 35-39 The Droveaway		30	Call for sites site - indicates available for development	
672	Texaco Service Station 24 Kingsway Hove		55	Site vacant Pre app discussions	



5 Year Supply Table

Other identified sites >6 without PP	681	UF Site 1 and 2 Land West of Mile Oak Road, Portslade		30	Council owned site available for development
	697	UF Site 16 Land at and adjoining Horsdean Recreation Ground, Patcham		25	Council owned site available for development
	710	UF Site 32 land at South Downs Riding School		15	Council owned site available for development
	715	UF Site 33 Land North of Warren Road		30	Council owned site available for development
	722	UF Site 42 Land adjacent to Ovingdean Road		45	Application for 85 units. Appeal dismissed. Pre - App.
	723	UF Site 43 Land to rear of Longhill Road		6	
	728	UF Site 48-48a Cluster sites Saltdean		65	Pre-application discussions
	1001	UF Site 50 Land West of Falmer Avenue		32	Planning app appeal
	878	(EM1) School Road Industrial Area School Road Hove		50	Pre app discussions
	925	Kensington Street car parking sites, Brighton BN1 4AJ (HRA Site)		12	Application to be submitted 2016
	168, 4b, 740(4c), 685, 987, 686	UF Site 4-6 Cluster of sites at Mile Oak Road		80	Pre app discussions
	3789	113-119 Davigdor Road, Hove		68	Application BH2014/02308 approved 5 November 2015
	6006	Housing Office Victoria Road Portslade (adj Portslade Town Hall)		20	Council owned site available for development -
	6017	Lansdowne Hotel, Lansdowne Place, Hove	PP-NS	47	Planning Permission Not Started
	6051	Astoria 10-14 Gloucester Place Brighton		55	
	6052	Land at corner of Fox Way and Foredown Road Portslade		9	Call for sites site - site cleared
	6053	Findon Road, former Whitehawk Library site, Brighton BN2 5FP (HRA site)	PP-NS	57	Planning permission granted -not started
	6054	Wellsbourne site, Whitehawk Road, Brighton, BN2 5FL (HRA site)		28	Application to be submitted 2016
	6057	Buckley Close garage site, Hangleton BN3 8EU (HRA site)		13	Application to be submitted 2016
	6075	Kings House, Grand Avenue, Hove		140	Site to be sold. Vacant possession end 2016. Application end 2016
	6100	43-45 Bonchurch Road Brighton		6	Application BH2013/04292 approved 8 May 2015
	6101	Blocks A, B, & C Belvedere, 152-158 Dyke Road, Brighton		6	Application BH2014/03968 approved 16/07/2015
	6102	Old Ship Hotel, 31-38 Kings Road, Brighton		18	BH2014/02100 under consideration
	6103	379 & Land Rear 377 Kingsway, Hove		8	BH2014/02767 under consideration
	6104	121-123 Davigdor Road (Happy Cell)		47	Under consideration
	6105	Mill House Pub, 131 Mill Lane, Portslade		8	Site cleared and application submitted BH2015/02118 approved
	6106	Eastergate Road Garage Site (HRA)		24	YMCA working up a business case for 24 Y:Cube units on this site
	6111	St Aubyns School 76 High Street Rottingdean Brighton		40	Site brief prepared and applications refused. Available for development.
	6116	St Joseph's Rest Home 3-7 Bristol Road Brighton		10	Site submitted in call for sites.
	6117	Preston Park Hotel, 216 Preston Road, Brighton		20	Planning app submitted out of core zone
	6118	Montpelier Place Baptist Church, Brighton		20	Site currently for sale - not in use April 2016
	6119	Hove Business Centre Fonthill Road Hove		9	Approved at ctte
6122	215-253 Preston Road, Brighton		28	earlier application refused but revised scheme anticipated- council owned site	
6123	Ice Rink Queen Square, Brighton		26	Site available , app submitted	
6124	76-79 & 80 Buckingham Road Brighton		20	Pre app Nov 2015 Under consideration council owned site	
				<b>3222</b>	

### Housing Trajectory Revised Position 2015



## **Appendix 1 - Five Year Land Supply Position 2015-2020**

## Appendix 1 - Five year housing land supply position 2015 - 2020

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

A	Housing target for the plan period (2010 – 2030)	13,200
B	Completions 2010 – 2015	1,983
C	Residual housing target 2015 – 2030 (A-B)	11,217
D	Anticipated Trajectory 2014 – 2019	655
E	Anticipated Trajectory 2019 – 2024	856
F	Anticipated Trajectory 2024 – 2030	712
G	Five year trajectory 2015/16 – 2019/20 requirement no adjustment (4x655+ 1x856)	3,476
H	Adjustment for non delivery 2014/15 (+/-) (655-581 = 74)	3,550
I	Buffer (5%)	177
J	<b>Five-year trajectory requirement incorporating buffer (5%) (H+I)</b>	<b>3,728</b>
K	<b>Annual target for next 5 years (2015 – 2020) (J/5)</b>	<b>746</b>

### B: 5 Year Housing Land Supply

L	Current expected deliverable supply 2015/16 – 2019/20	4,020
	a) Supply identified in 2015 SHLAA <sup>1</sup>	3,793
	b) Other windfall sources (pdr) <sup>2</sup>	172
	c) Other small site development (non pdl) <sup>3</sup>	55
M	Gap (J-L)	<b>+292</b>
N	Years supply equivalent to (L/K):	<b>5.4 years</b>

<sup>1</sup> 2015 SHLAA, Summary Tables – Table 7 2015-2020.

<sup>2</sup> 2015 SHLAA, Other Sources of Windfall – Table F

<sup>3</sup> 2015 SHLAA, Small greenfield development. Table E.

## Appendix 2 - Call for Sites Summary Table

Appendix 2: Call for Sites Summary Table

Address	Total Units Proposed	Submitted Timeframe	Already in SHLAA?	Treatment in 2015 Update
12 Richmond Parade Brighton	7	5 Year Supply	Site 46	Changed to 7 units and put in 5 year supply
8 Inwood Crescent Brighton	15-20	5 Year Supply	No	Not put in 2015 update due to multiple ownership constraints (Site submitted by just one landowner).
Albany House & St James House, New England Street, Brighton	80+	6-10 Year Supply	part of Site 894	Have not altered site capacity still in shlaa for 20 units based on a mixed use scheme 6-10 years.
Longley Industrial Estate, New England Street, Brighton	200	5 Year Supply	part of Site 893	90 units 6-10 years - part of the Vantage Point site also. Strategic allocation in CPP1. Mixed use site.
Former Texaco Garage, Kingsway, Hove	50	5 Year Supply	Site 672	55 units 5 year supply.
Crown House, 21 Upper North Street, Brighton, East Sussex	50-60	5 Year Supply	Site 4017	In SHLAA as a prior approval site which has not yet commenced so categorised as 'other windfall'
Peacock Industrial Estate, Davigdor Road, Hove	150+	6-10 Year Supply	Site 871	In SHLAA for 60 units 6-10 years on basis of a mixed use site.
Land (to the north east of) Longhill Close, Ovingdean	20 to 40	5 Year Supply	Site 723	UF site already in shlaa for 6 units as per findings of UFA study
Land between Manor Hill and Whitehawk Road, Brighton	99	5 Year Supply	No	Not suitable near scheduled ancient monument and local nature reserve, open space, archaeological notification area.
Land at Fox Way & Foredown Road Portslade	9	5 Year Supply	Site 6052	In SHLAA for 9 units 5 year supply.
St Francis of Assisi Church, Moulsecomb Way, Brighton	20-30 student accomodation	5 Year Supply	No	Land surrounded by a protected employment site in CP3.3 of the CPP1 - concerns around suitability for housing considering neighbouring industrial uses and proximity to railway line. Student housing not considered in the SHLAA.
Land at Wanderdown Road, Ovingdean, Brighton	10 to 15	5 Year Supply	Site 41	Assessed in the UFA as 5 units so not included in the shlaa
Land south of Ovingdean Road, Ovingdean, Brighton	100	5 Year Supply	Site 722	UFA site 42 - 45 units in the SHLAA 5 year supply
Anston House, 137 - 139 Preston Road, Brighton	200+	5 Year Supply	Site 860	Strategic Allocation in CPP1 in SHLAA for 200 units spread across 5 year supply and 6-10 year supply
Sackville Hotel Site, Kingsway Hove	150 - 200	5 Year Supply	Site 932	Amount of unit suggested high. Already in shlaa for 9 units 5 year supply
9 – 16 Aldrington Basin/ Land South of Kingsway Basin Road North Portslade	100+	5 Year Supply	Site 6029	Already in shlaa kept PP amount of 52 units 5 year supply
St Josephs Rest Home and Convent Bristol Road	10	5 Year Supply	No	Added to SHLAA site 6116 for 10 units 5 year supply
Land adjacent to 6 Falmer Avenue, Saltdean	32	5 Year Supply	Site 1001	SHLAA for 32 units 5 year supply
Former St Aubyns School, 76 High Street, Rottingdean, Brighton, BN2 7JN	70	5 Year Supply	No	Added to SHLAA for 40 units 5 year supply
Dairy Crest Site The Droveaway	38	5 Year Supply	Site 139	amended figure in SHLAA to 30 units 5 year supply

## **Appendix 3 - Call for Sites Assessment**

Site Details	
• SHLAA Reference	46
• Ward	Queen's Park
• Within a City Plan Development Area?	n/a
• Site Name / Address	12 Richmond Parade BN2 9QD
• Land Type (PDL or GF)	PDL
• Site Area (ha)	0.04 ha
• Site In Use Or Vacant	the site is currently occupied
• Current Use / Condition of Site	by a single storey loading bay used by Dulux paint suppliers
• Density Of Surrounding Area	90-100dph
• Surrounding Land Uses	Housing, retail, community uses
• Site Owner(s)	Copsemill Properties Ltd Freehold and Dulux leasehold of loading bay
• Relevant Planning History	BH2004/01733/FP
• Submitted Site Capacity	7
• Implied Density	175dph
• Submitted Timeframe	5 years
• Is site already in SHLAA?	Yes
• If Yes for how many units?	18
• Timeframe in existing SHLAA?	10-15 years
• Topography and gradients	
• Vehicular access	n/a
• Distance to Strategic Road Network	Close to main trunk road out of city



<ul style="list-style-type: none"> <li>• <b>Access by Public Transport</b></li> </ul>	Close by
<b>Proximity of services</b>	
<ul style="list-style-type: none"> <li>• <b>Primary School</b></li> </ul>	Carlton Hill Primary School, Sussex Street, Brighton, BN2 9HS (0.1 miles)
<ul style="list-style-type: none"> <li>• <b>Secondary School</b></li> </ul>	None in immediate area, nearest probably Dorothy Stronger or Varndean
<ul style="list-style-type: none"> <li>• <b>GP Surgery</b></li> </ul>	Sussex Partnership NHS Foundation Trust 4, St. Peters Place, Brighton, BN1 4SA (0.2 miles)
<ul style="list-style-type: none"> <li>• <b>Local centre or convenience shops</b></li> </ul>	Regional centre shops within 500m and small parade opposite site
<ul style="list-style-type: none"> <li>• <b>Park or Play area</b></li> </ul>	The Level play area 0.2 miles away
<ul style="list-style-type: none"> <li>• <b>Flood risk</b></li> </ul>	n/a
<ul style="list-style-type: none"> <li>• <b>Ecological Value</b></li> </ul>	n/a
<ul style="list-style-type: none"> <li>• <b>Recreational Value</b></li> </ul>	n/a
<ul style="list-style-type: none"> <li>• <b>Landscape Value</b></li> </ul>	n/a
<ul style="list-style-type: none"> <li>• <b>Heritage Assets</b></li> </ul>	n/a
<ul style="list-style-type: none"> <li>• <b>Access to Utilities - within easy access or likely problems?</b></li> </ul>	Infrastructure requirements highlighted as a constraint by owner
<b>Policy Issues</b>	
	Old HO1 housing site.
<b>Viability Issues</b>	
<ul style="list-style-type: none"> <li>• <b>Overall Site Location and Surroundings</b></li> </ul>	
<ul style="list-style-type: none"> <li>• <b>Land ownership and control – no constraints or complex multiple ownership</b></li> </ul>	One land owner one leaseholder
<ul style="list-style-type: none"> <li>• <b>Contamination/remediation or geological issues – high or low</b></li> </ul>	None highlighted

<b>risk?</b>		
• <b>Site viability</b>		
<b>Conclusion</b>		
• <b>Suitability</b>	Yes	Suitable site – old HO1 housing site allocation
• <b>Availability</b>		Owner indicates availability
• <b>Viability / Risk</b>		
• <b>Achievability / Delivery Timescale</b>	Yes	14 months to build
<b>Summary</b>		
There may be issues of overlooking for the adjoining flats across Ivory place. Site put in 5 year supply for 7 units		

# 12 Richmond Parade Brighton (Site 46)



Scale: 1:953

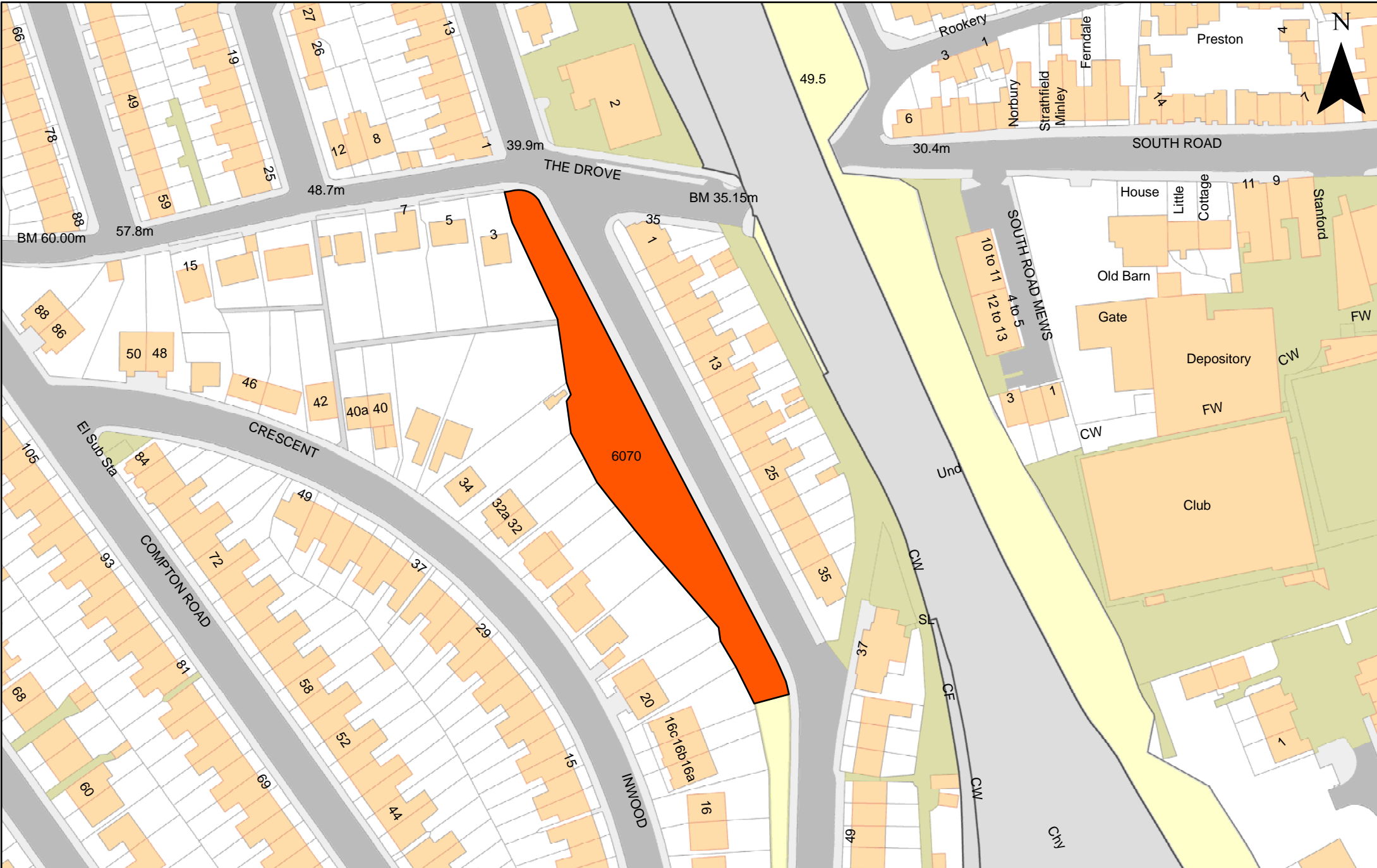
34.

Site Details	
• SHLAA Reference	6070
• Ward	Withdean
• Within a City Plan Development Area?	No
• Site Name / Address	8 Inwood Crescent
• Land Type (PDL or GF)	GF
• Site Area (ha)	0.18ha
• Site In Use Or Vacant	Scrub land or garden land depending on the property concerned
• Current Use / Condition of Site	Land to the rear of properties along Inwood Crescent - but abutting Millers Road - Trees / low scale banked Vegetation
• Density Of Surrounding Area	80 dph
• Surrounding Land Uses	Residential
• Site Owner(s)	E. Stoddart one owner, others unknown Numbers 10 to 36 Inwood Crescent - Freehold ownership 10-12 Inwood Crescent - this land falls outside their garden remits and would due to the height differences be unlikely to affect their present properties
• Relevant Planning History	None - However planning permission granted for a house on the land to the rear of 8 Inwood Crescent - ref BH2013/02524 - this model could be rolled out along the Millers Road Elevation subject to a suitable retaining wall detail.
• Submitted Site Capacity	15-20
• Implied Density	83-111dph
• Submitted Timeframe	1-5 years
• Is site already in SHLAA?	No
• If Yes for how many units?	n/a
• Timeframe in existing SHLAA?	n/a

<ul style="list-style-type: none"> <li>• <b>Topography and gradients</b></li> </ul>	Issues with topography – site would need a retaining wall to the Millers Road frontage – would be more viable to do this as a comprehensive redevelopment of the site rather than in a piece mill fashion
<ul style="list-style-type: none"> <li>• <b>Vehicular access</b></li> </ul>	Access okay
<ul style="list-style-type: none"> <li>• <b>Distance to Strategic Road Network</b></li> </ul>	1.2km
<ul style="list-style-type: none"> <li>• <b>Access by Public Transport</b></li> </ul>	0.4km to nearest bus stop
<b>Proximity of services</b>	
<ul style="list-style-type: none"> <li>• <b>Primary School</b></li> </ul>	Stanford Infant School Highcroft Villas, Brighton, BN1 5PS (0.2 miles)
<ul style="list-style-type: none"> <li>• <b>Secondary School</b></li> </ul>	Cardinal Newman School (0.3 miles)
<ul style="list-style-type: none"> <li>• <b>GP Surgery</b></li> </ul>	Beaconsfield Medical Practice 175, Preston Road, Brighton, BN1 6AG (0.3 miles)
<ul style="list-style-type: none"> <li>• <b>Local centre or convenience shops</b></li> </ul>	0.2ha Shops at end of Reigate Road
<ul style="list-style-type: none"> <li>• <b>Park or Play area</b></li> </ul>	0.3km Dyke Road Park
<ul style="list-style-type: none"> <li>• <b>Flood risk</b></li> </ul>	n/a
<ul style="list-style-type: none"> <li>• <b>Ecological Value</b></li> </ul>	unknown
<ul style="list-style-type: none"> <li>• <b>Recreational Value</b></li> </ul>	n/a
<ul style="list-style-type: none"> <li>• <b>Landscape Value</b></li> </ul>	n/a
<ul style="list-style-type: none"> <li>• <b>Heritage Assets</b></li> </ul>	n/a
<ul style="list-style-type: none"> <li>• <b>Access to Utilities - within easy access or likely problems?</b></li> </ul>	Unlikely

<b>Policy Issues</b>		
		None
<b>Viability Issues</b>		
<ul style="list-style-type: none"> <li>• <b>Overall Site Location and Surroundings</b></li> </ul>		Good location for residential
<ul style="list-style-type: none"> <li>• <b>Land ownership and control – no constraints or complex multiple ownership</b></li> </ul>		Multiple ownership of the site – might cause issues in wholesale redevelopment of the site. Site likely to come forward in a piecemeal fashion which may cause issues of viability with the cost of a retaining wall.
<ul style="list-style-type: none"> <li>• <b>Contamination/remediation or geological issues – high or low risk?</b></li> </ul>		Not known
<ul style="list-style-type: none"> <li>• <b>Site viability</b></li> </ul>		Unsure
<b>Conclusion</b>		
<ul style="list-style-type: none"> <li>• <b>Suitability</b></li> </ul>	Yes	Suitable site
<ul style="list-style-type: none"> <li>• <b>Availability</b></li> </ul>	Unsure	Unsure of availability as multiple site owners and submission from one owner only
<ul style="list-style-type: none"> <li>• <b>Viability / Risk</b></li> </ul>		Unsure if piecemeal
<ul style="list-style-type: none"> <li>• <b>Achievability / Delivery Timescale</b></li> </ul>		10-15 longer term redevelopment if all site owners agree.
<b>Summary</b>		
<p>Interesting site which would be suitable for residential although there are issues of multiple site ownership which may cause delay in redeveloping the whole site. Likely that site may be developed by individuals on their own plots. Cost of a retaining wall to consider and possible topographical constraints.</p>		

# Land at 8 Inwood Crescent Brighton



Scale: 1:1,192



• <b>SHLAA Reference</b>	894 (part of)
• <b>Ward</b>	St Peter's and North Laine
• <b>Within a City Plan Development Area?</b>	DA4
• <b>Site Name / Address</b>	Albany House and St James's House, New England Street, Brighton, BN1 4GQ
• <b>Land Type (PDL or GF)</b>	PDL
• <b>Site Area (ha)</b>	0.2 ha
• <b>Site In Use Or Vacant</b>	In use
• <b>Current Use / Condition of Site</b>	Mixed use site (B1, B8, D2, SG and commercial uses) Site occupied by C Brewer & Sons who sub-let parts of Albany House. The office of the charity MIND is located in St James's House.
• <b>Density Of Surrounding Area</b>	Approx. 140 dph
• <b>Surrounding Land Uses</b>	Housing, employment
• <b>Site Owner(s)</b>	Freehold: C Brewer and Sons Ltd 3 leaseholds Amatsu Tataa Martial Arts UK LLP (Samurai), Enterprise Rent-A-Car (UK) Ltd and the Charity Mind
• <b>Relevant Planning History</b>	BH2010/00693 – application permitting the change of use from Speedy Tool hire (a1) to Enterprise car rental garage (sg)
• <b>Submitted Site Capacity</b>	80+ as a mixed use scheme
• <b>Implied Density</b>	200dph
• <b>Submitted Timeframe</b>	6-10 years
• <b>Is site already in SHLAA?</b>	Yes as part of site 894
• <b>If Yes for how many units?</b>	36 on wider site (which was completed 2014 shipping containers)
• <b>Timeframe in existing SHLAA?</b>	Complete (36 units)



• <b>Topography and gradients</b>	n/a
• <b>Vehicular access</b>	no issues
• <b>Distance to Strategic Road Network</b>	Within 200m
• <b>Access by Public Transport</b>	Within 0.1 miles
<b>Proximity of services</b>	
• <b>Primary School</b>	St Bartholomew's C of E Primary School, Ann Street, Brighton, BN1 4GP (0.1 miles) Stanford Junior School , Stanford Road, Brighton, BN1 5PR (0.4 miles)
• <b>Secondary School</b>	Cardinal Newman 0.9 miles
• <b>GP Surgery</b>	Brighton Station Health Centre Aspect House 84-87, Queens Road, Brighton, BN1 3XE (0.3 miles)
• <b>Local centre or convenience shops</b>	London Road Town Centre 0.0 miles
• <b>Park or Play area</b>	The Level Recreation Ground (0.3 miles)
• <b>Flood risk</b>	n/a
• <b>Ecological Value</b>	n/a
• <b>Recreational Value</b>	n/a
• <b>Landscape Value</b>	n/a
• <b>Heritage Assets</b>	n/a
• <b>Access to Utilities - within easy access or likely problems?</b>	n/a
<b>Policy Issues</b>	
Yes	Not considered as a primary industrial estate / business park in City Pan policy CP3. DA4 identifies Richardson's Scrapyard and Brewers for 3,000 sqm b1 floorspace through mixed use development
<b>Viability Issues</b>	
• <b>Overall Site Location and</b>	

<b>Surroundings</b>		
<ul style="list-style-type: none"> <li>• <b>Land ownership and control – no constraints or complex multiple ownership</b></li> </ul>	Yes - 3 tenants – but all leases can be terminated within the next 6 years by April 2021- some have earlier break clauses.	
<ul style="list-style-type: none"> <li>• <b>Contamination/remediation or geological issues – high or low risk?</b></li> </ul>	unknown	
<ul style="list-style-type: none"> <li>• <b>Site viability</b></li> </ul>		
<b>Conclusion</b>		
<ul style="list-style-type: none"> <li>• <b>Suitability</b></li> </ul>	Yes mixed use	
<ul style="list-style-type: none"> <li>• <b>Availability</b></li> </ul>	No	Entire site not available until 2021
<ul style="list-style-type: none"> <li>• <b>Viability / Risk</b></li> </ul>		
<ul style="list-style-type: none"> <li>• <b>Achievability / Delivery Timescale</b></li> </ul>		
<b>Summary</b>		
20 units based on mixed use scheme 6-10 years		

# Albany House & St James House, New England Street, Brighton (Site 894)



Scale: 1:1,788

Site Details	
• SHLAA Reference	893 (part of)
• Ward	St. Peter's and North Laine Ward
• Within a City Plan Development Area?	DA4
• Site Name / Address	Longley Industrial Estate, New England Street, Brighton
• Land Type (PDL or GF)	PDL
• Site Area (ha)	0.23ha
• Site In Use Or Vacant	Yes trade counters – 6 units
• Current Use / Condition of Site	Various occupiers trade counters – 6 units
• Density Of Surrounding Area	Approx 140dph
• Surrounding Land Uses	Employment, housing, railway
• Site Owner(s)	Maplebright Ltd
• Relevant Planning History	BH2015/04474 refused (no housing)
• Submitted Site Capacity	200
• Implied Density	870 dph
• Submitted Timeframe	2015-2020
• Is site already in SHLAA?	Yes – site considered not suitable due to employment uses. In shlaa part of site 893
• If Yes for how many units?	0
• Timeframe in existing SHLAA?	0
• Topography and gradients	n/a
• Vehicular access	No issues
• Distance to Strategic Road Network	Less than 200m

<ul style="list-style-type: none"> <li>• <b>Access by Public Transport</b></li> </ul>	Bus stops within 0.1 miles	
<b>Proximity of services</b>		
<ul style="list-style-type: none"> <li>• <b>Primary School</b></li> </ul>	St Bartholomew's C of E Primary School, Ann Street, Brighton, BN1 4GP (0.1 miles) Stanford Junior School , Stanford Road, Brighton, BN1 5PR (0.4 miles)	
<ul style="list-style-type: none"> <li>• <b>Secondary School</b></li> </ul>	Cardinal Newman 0.9 miles	
<ul style="list-style-type: none"> <li>• <b>GP Surgery</b></li> </ul>	Brighton Station Health Centre Aspect House 84-87, Queens Road, Brighton, BN1 3XE (0.3 miles)	
<ul style="list-style-type: none"> <li>• <b>Local centre or convenience shops</b></li> </ul>	London Road Town Centre 0.0 miles	
<ul style="list-style-type: none"> <li>• <b>Park or Play area</b></li> </ul>	The Level Recreation Ground (0.3 miles)	
<ul style="list-style-type: none"> <li>• <b>Flood risk</b></li> </ul>	n/a	
<ul style="list-style-type: none"> <li>• <b>Ecological Value</b></li> </ul>	n/a	
<ul style="list-style-type: none"> <li>• <b>Recreational Value</b></li> </ul>	n/a	
<ul style="list-style-type: none"> <li>• <b>Landscape Value</b></li> </ul>	n/a	
<ul style="list-style-type: none"> <li>• <b>Heritage Assets</b></li> </ul>	n/a	
<ul style="list-style-type: none"> <li>• <b>Access to Utilities - within easy access or likely problems?</b></li> </ul>	n/a	
<b>Policy Issues</b>		
Yes	Current EM1 site Local Plan Not considered as a primary industrial estate / business park in City Pan policy CP3. DA4 identifies Longley Industrial Estate for 3,000 sqm b1 floorspace through mixed use development	
<b>Viability Issues</b>		
<ul style="list-style-type: none"> <li>• <b>Overall Site Location and Surroundings</b></li> </ul>		
<ul style="list-style-type: none"> <li>• <b>Land ownership and control – no constraints or complex multiple ownership</b></li> </ul>	No – however leasehold arrangements	

<ul style="list-style-type: none"> <li>• <b>Contamination/remediation or geological issues – high or low risk?</b></li> </ul>	Possible	
<ul style="list-style-type: none"> <li>• <b>Site viability</b></li> </ul>		
<b>Conclusion</b>		
<ul style="list-style-type: none"> <li>• <b>Suitability</b></li> </ul>	Yes mixed use	
<ul style="list-style-type: none"> <li>• <b>Availability</b></li> </ul>	No	Units in use 5 year leases or less with break options subject to mutual consent
<ul style="list-style-type: none"> <li>• <b>Viability / Risk</b></li> </ul>		
<ul style="list-style-type: none"> <li>• <b>Achievability / Delivery Timescale</b></li> </ul>		Site owner indicates 1-5 years suggest pushing to back 6-10
<b>Summary</b>		
Suitable as part of a mixed use scheme. Include for 90 units 6-10 years part of vantage point site also. Strategic allocation in CPP1		

# Longley Industrial Estate, New England Street, Brighton (Site 893)



Scale: 1:1,788

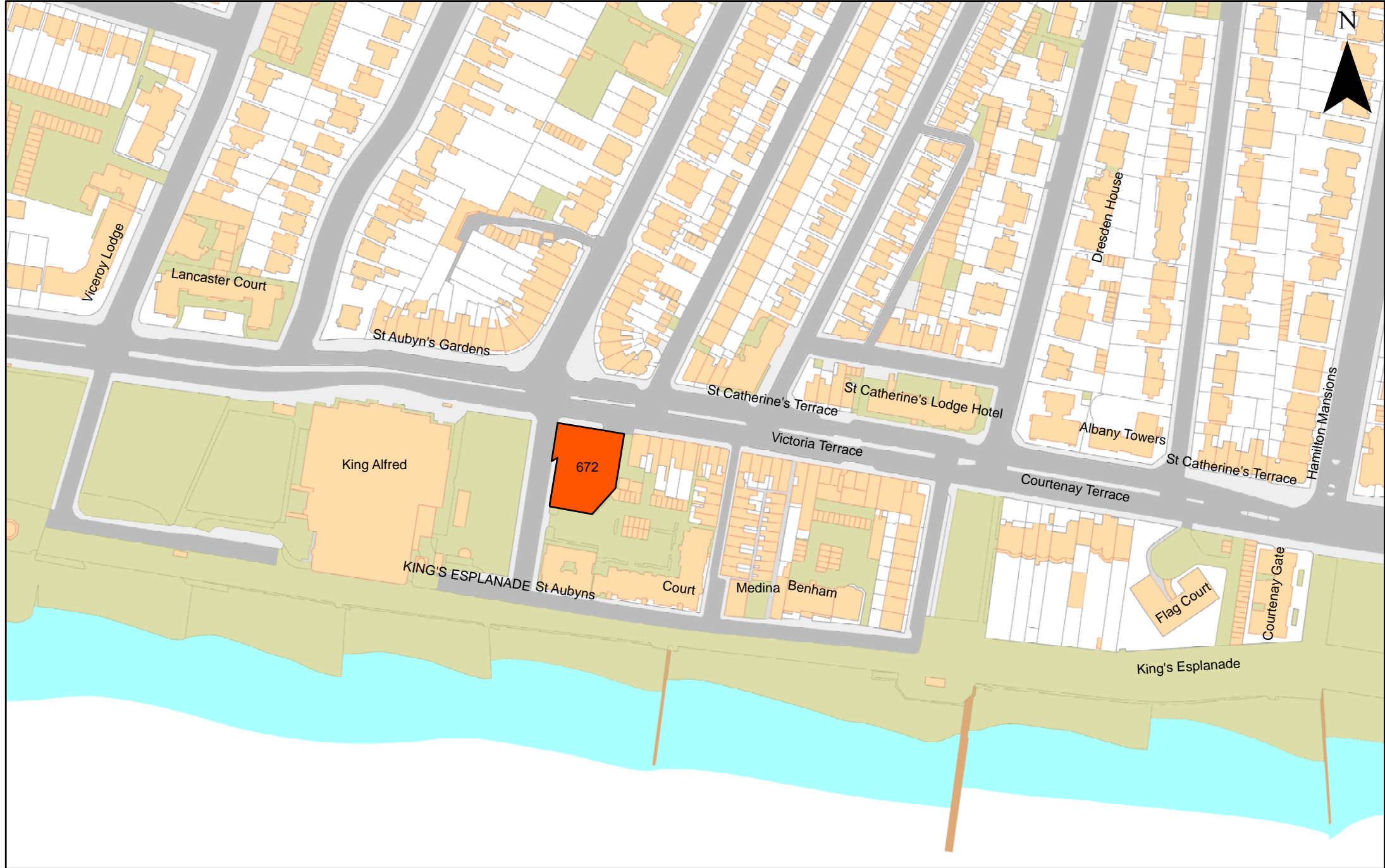
Site Details	
• SHLAA Reference	672
• Ward	Central Hove
• Within a City Plan Development Area?	No
• Site Name / Address	Former Texaco Garage, Kingsway, Hove
• Land Type (PDL or GF)	PDL
• Site Area (ha)	0.13
• Site In Use Or Vacant	Vacant petrol filling station and co-operative convenience store
• Current Use / Condition of Site	Fenced off vacant site
• Density Of Surrounding Area	100 dph
• Surrounding Land Uses	Residential, retail parade, King Alfred sports centre, seafront
• Site Owner(s)	Rocco Homes (developer) and Co-operative Group (owner)
• Relevant Planning History	BH2005/06521. Ground floor petrol filling station and shop, 12 upper storeys of residential accommodation (92 residential), basement car parking and first floor deck amenity space. Application withdrawn.
Submission Information	
• Submitted Site Capacity	Circa 50 apartments
• Applied Density	385 dph
• Submitted Timeframe	5 year supply 2015 - 2020
• Is site already in SHLAA?	Yes
• If Yes for how many units?	25
• Timeframe in existing SHLAA?	5 year supply
Location Issues and Suitability	
• Topography and gradients	No
• Vehicular access	No



• <b>Distance to Strategic Road Network</b>	Less than 5m
• <b>Access by Public Transport</b>	Within 100m of a bus stop (700 coastal route)
<b>Proximity of services</b>	
• <b>Primary School</b>	Nearest School: West Hove Infant- Connaught Road 966.7m away
• <b>Secondary School</b>	Nearest Schools: Cardinal Newman Catholic School, Distance : 2262.8m Hove Park Upper School, Distance : 2268.5m
• <b>GP Surgery</b>	20 Sackville Rd, Hove: 800 metres away
• <b>Local centre or convenience shops</b>	Close to Victoria Terrace Parade of shops: within 20m
• <b>Park or Play area</b>	Hove Lagoon Play Park 1.27km Wish Park 1.48km St Ann's Well Gardens 1.76km
• <b>Flood risk</b>	n/a
• <b>Ecological Value</b>	Nil
• <b>Recreational Value</b>	Nil
• <b>Landscape Value</b>	Nil
• <b>Heritage Assets</b>	Close to two heritage assets (St Aubyns Mansions and The Alibi ) and adjacent to two conservation areas
• <b>Access to Utilities - within easy access or likely problems?</b>	Within easy access
<b>Policy Issues</b>	
	Adjacent to two conservation areas
<b>Viability Issues</b>	
• <b>Overall Site Location and Surroundings</b>	Adjacent to King Alfred development site.

<ul style="list-style-type: none"> <li>• <b>Land ownership and control – no constraints or complex multiple ownership</b></li> </ul>	Two owners – co-operative would be re-provided on site	
<ul style="list-style-type: none"> <li>• <b>Contamination/remediation or geological issues – high or low risk?</b></li> </ul>	Contaminated land - remediation required	
<ul style="list-style-type: none"> <li>• <b>Site viability</b></li> </ul>	Remediation costs	
<b>Conclusion</b>		
<ul style="list-style-type: none"> <li>• <b>Suitability</b></li> </ul>	Yes	Residential would be appropriate on this site
<ul style="list-style-type: none"> <li>• <b>Availability</b></li> </ul>	Yes	Site available
<ul style="list-style-type: none"> <li>• <b>Viability / Risk</b></li> </ul>		Cost of remediation
<ul style="list-style-type: none"> <li>• <b>Achievability / Delivery Timescale</b></li> </ul>		5 years
<b>Summary</b>		
Site considered suitable and available for housing subject to, remediation of contaminated land and the development being in compliance with heritage policies – design etc. Include for 55 units 5 year supply.		

# Former Texaco Garage, Kingsway Hove (Site 672)



Scale: 1:2,381

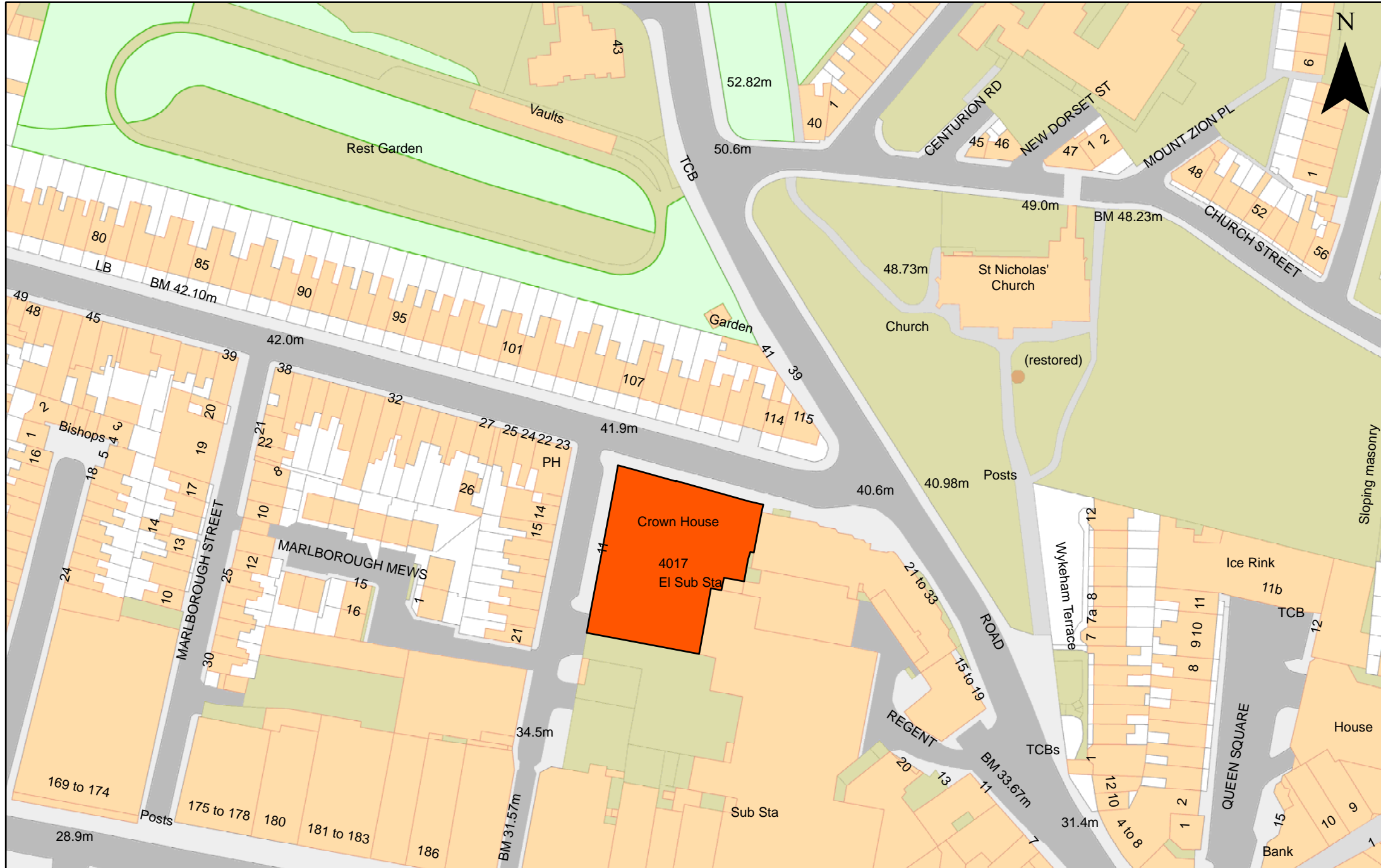
50.

Site Details	
• SHLAA Reference	4017
• Ward	Regency
• Within a City Plan Development Area?	No
• Site Name / Address	Crown House, 21 Upper North Street, Brighton, East Sussex, BN1 3EL
• Land Type (PDL or GF)	PDL
• Site Area (ha)	0.14 ha
• Site In Use Or Vacant	In use
• Current Use / Condition of Site	Ground floor medical centre (D1) and first to fifth floor offices (B1)
• Density Of Surrounding Area	90 dph
• Surrounding Land Uses	Residential, commercial, offices
• Site Owner(s)	HMRC Crown House 21 Upper North St –tenants ICG Longbow, Longbow Real Estate Capital LLP, 42 Wigmore Street, London, W1U 2RY
• Relevant Planning History	BH2015/00063 – Prior approval given 5 March 2015 for change of use to 45 residential units (C3) Ground floor medical centre was given temporary permission which expires October 2015.
• Submitted Site Capacity	50-60
• Implied Density	357-428 dph
• Submitted Timeframe	2015-2020
• Is site already in SHLAA?	No
• If Yes for how many units?	
• Timeframe in existing SHLAA?	
• Topography and gradients	
• Vehicular access	
• Distance to Strategic Road	

<b>Network</b>	
<ul style="list-style-type: none"> <li>• <b>Access by Public Transport</b></li> </ul>	
<b>Proximity of services</b>	
<ul style="list-style-type: none"> <li>• <b>Primary School</b></li> </ul>	St Paul's C of E Primary School and Nursery, St. Nicholas Road, Brighton, BN1 3LP 0.1 miles St Mary Magdalen Catholic Primary School, Upper North Street, Brighton, BN1 3FH 0.2 miles Middle Street Primary School, Caretakers Flat Middle Street School, Middle Street, Brighton, BN1 1AL 0.2 miles
<ul style="list-style-type: none"> <li>• <b>Secondary School</b></li> </ul>	Cardinal Newman Catholic School 1.0 miles
<ul style="list-style-type: none"> <li>• <b>GP Surgery</b></li> </ul>	Brighton Station Health Centre, Aspect House 84-87, Queens Road, Brighton, BN1 3XE 0.3 miles
<ul style="list-style-type: none"> <li>• <b>Local centre or convenience shops</b></li> </ul>	Regional Centre 0.0 miles away
<ul style="list-style-type: none"> <li>• <b>Park or Play area</b></li> </ul>	St Nicholas rest garden within 0.2 miles
<ul style="list-style-type: none"> <li>• <b>Flood risk</b></li> </ul>	n/a
<ul style="list-style-type: none"> <li>• <b>Ecological Value</b></li> </ul>	n/a
<ul style="list-style-type: none"> <li>• <b>Recreational Value</b></li> </ul>	n/a
<ul style="list-style-type: none"> <li>• <b>Landscape Value</b></li> </ul>	n/a
<ul style="list-style-type: none"> <li>• <b>Heritage Assets</b></li> </ul>	n/a
<ul style="list-style-type: none"> <li>• <b>Access to Utilities - within easy access or likely problems?</b></li> </ul>	n/a
<b>Policy Issues</b>	
	Adjacent to the Clifton hill conservation area
<b>Viability Issues</b>	
<ul style="list-style-type: none"> <li>• <b>Overall Site Location and Surroundings</b></li> </ul>	
<ul style="list-style-type: none"> <li>• <b>Land ownership and control – no constraints or complex</b></li> </ul>	n/a

<b>multiple ownership</b>	
<ul style="list-style-type: none"> <li>• <b>Contamination/remediation or geological issues – high or low risk?</b></li> </ul>	unknown
<ul style="list-style-type: none"> <li>• <b>Site viability</b></li> </ul>	
<b>Conclusion</b>	
<ul style="list-style-type: none"> <li>• <b>Suitability</b></li> </ul>	Yes
<ul style="list-style-type: none"> <li>• <b>Availability</b></li> </ul>	
<ul style="list-style-type: none"> <li>• <b>Viability / Risk</b></li> </ul>	
<ul style="list-style-type: none"> <li>• <b>Achievability / Delivery Timescale</b></li> </ul>	
<b>Summary</b>	
<p>Prior approval application not started – included in shlaa as other windfall supply until commenced.</p>	

# Crown House, 21 Upper North Street, Brighton (Site 4017)



Scale: 1:1,191

54.

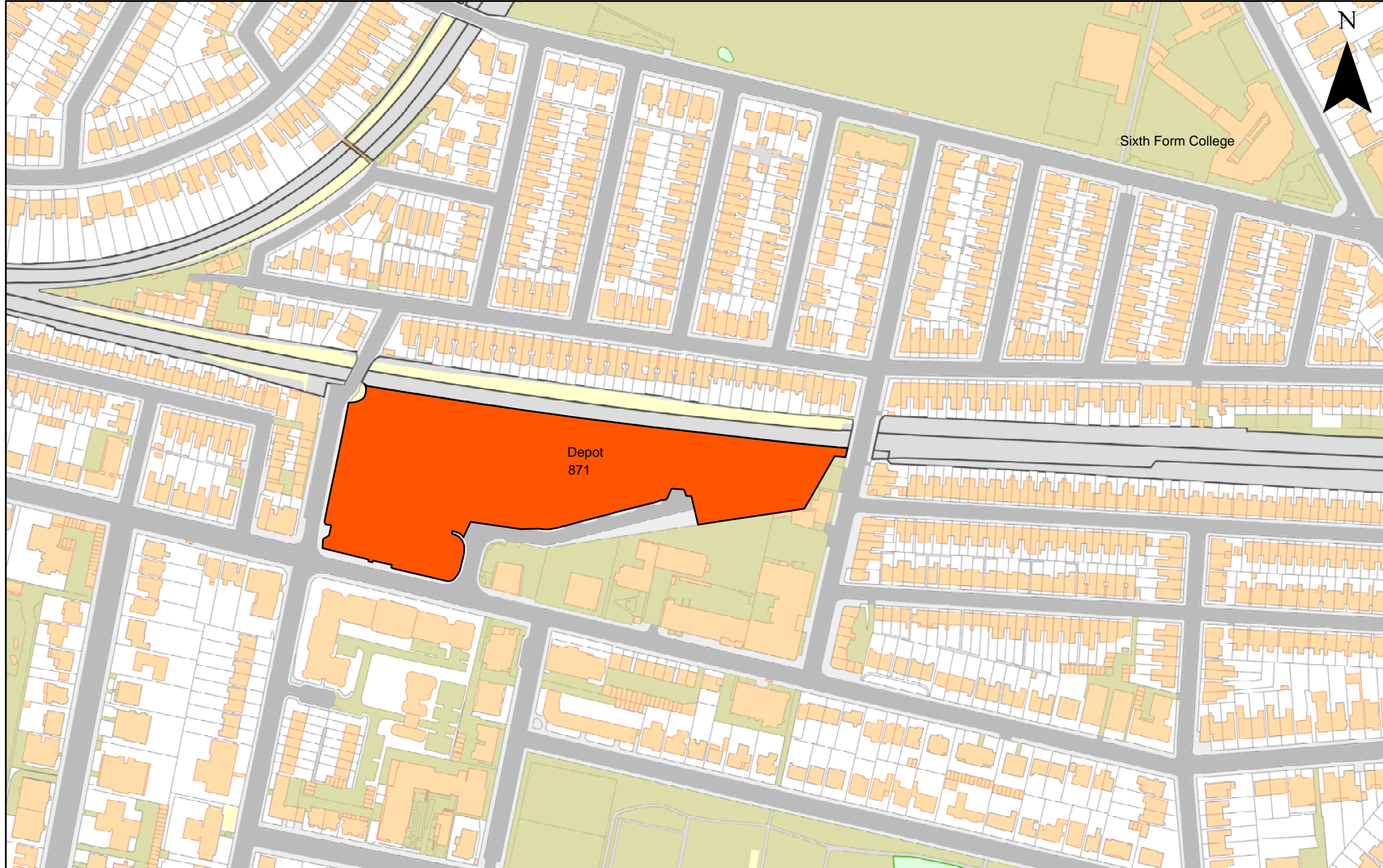
Site Details	
• SHLAA Reference	871
• Ward	Goldsmid
• Within a City Plan Development Area?	n/a
• Site Name / Address	Peacock Industrial Estate, Davigdor Road, Hove, BN3 1SF.
• Land Type (PDL or GF)	PDL
• Site Area (ha)	0.9ha
• Site In Use Or Vacant	In use
• Current Use / Condition of Site	Mix of commercial / business and retail units
• Density Of Surrounding Area	300dph
• Surrounding Land Uses	Business, retail, residential
• Site Owner(s)	Palace Street Developments Ltd
• Relevant Planning History	For individual units not whole site
• Submitted Site Capacity	150+
• Implied Density	135dph+
• Submitted Timeframe	2020-2025
• Is site already in SHLAA?	Yes
• If Yes for how many units?	60
• Timeframe in existing SHLAA?	2025-2030
• Topography and gradients	n/a
• Vehicular access	No issues
• Distance to Strategic Road Network	Less than 400m



<ul style="list-style-type: none"> <li>• <b>Access by Public Transport</b></li> </ul>	Within immediate vicinity 0.0 miles	
<b>Proximity of services</b>		
<ul style="list-style-type: none"> <li>• <b>Primary School</b></li> </ul>	Brunswick Primary School, Somerhill Road, Hove, BN3 1RG (0.3 miles)	
<ul style="list-style-type: none"> <li>• <b>Secondary School</b></li> </ul>	Cardinal Newman School Upper Drive Hove 0.3 miles	
<ul style="list-style-type: none"> <li>• <b>GP Surgery</b></li> </ul>	Charter Medical Centre 88, Davigdor Road, Hove, BN3 1RF 0.1 miles	
<ul style="list-style-type: none"> <li>• <b>Local centre or convenience shops</b></li> </ul>	Small parade Montefiore Road and Seven Dials Local Centre	
<ul style="list-style-type: none"> <li>• <b>Park or Play area</b></li> </ul>	St Ann's Well Gardens	
<ul style="list-style-type: none"> <li>• <b>Flood risk</b></li> </ul>	n/a	
<ul style="list-style-type: none"> <li>• <b>Ecological Value</b></li> </ul>	n/a	
<ul style="list-style-type: none"> <li>• <b>Recreational Value</b></li> </ul>	n/a	
<ul style="list-style-type: none"> <li>• <b>Landscape Value</b></li> </ul>	n/a	
<ul style="list-style-type: none"> <li>• <b>Heritage Assets</b></li> </ul>	n/a	
<ul style="list-style-type: none"> <li>• <b>Access to Utilities - within easy access or likely problems?</b></li> </ul>	n/a	
<b>Policy Issues</b>		
City Plan Part One - CP3.5	Current secondary employment site CP3 Criteria 5) would apply business units would need to demonstrate redundancy and incapability of meeting modern business needs. Where loss accepted priority for alternative generating uses or housing.	
<b>Viability Issues</b>		
<ul style="list-style-type: none"> <li>• <b>Overall Site Location and Surroundings</b></li> </ul>	Residential /commercial area	
<ul style="list-style-type: none"> <li>• <b>Land ownership and control – no constraints or complex multiple ownership</b></li> </ul>	n/a one owner	

<ul style="list-style-type: none"> <li>• <b>Contamination/remediation or geological issues – high or low risk?</b></li> </ul>	Unknown?	
<ul style="list-style-type: none"> <li>• <b>Site viability</b></li> </ul>		
<b>Conclusion</b>		
<ul style="list-style-type: none"> <li>• <b>Suitability</b></li> </ul>	Yes in part	Suitable if redundancy etc demonstrated for whole site or part of site as mixed use scheme
<ul style="list-style-type: none"> <li>• <b>Availability</b></li> </ul>	No	Not available – sites in use on leases – no info given by owner
<ul style="list-style-type: none"> <li>• <b>Viability / Risk</b></li> </ul>	Yes	Yes
<ul style="list-style-type: none"> <li>• <b>Achievability / Delivery Timescale</b></li> </ul>	Yes	2025-2030
<b>Summary</b>		
<p>Site suitable in part for housing – retail uses on site could be changed to housing with no policy issues. Issues of leases on site are unknown but expected that this would cause some delay in whole site redevelopment. Would need to comply with policy CP3.5 and demonstrate redundancy of employment uses. Keep site capacity at 60 dwellings as per previous SHLAA's for mixed use.</p>		

# Peacock Industrial Estate, Davigdor Road, Hove (Site 871)



Scale: 1:2,978

58.

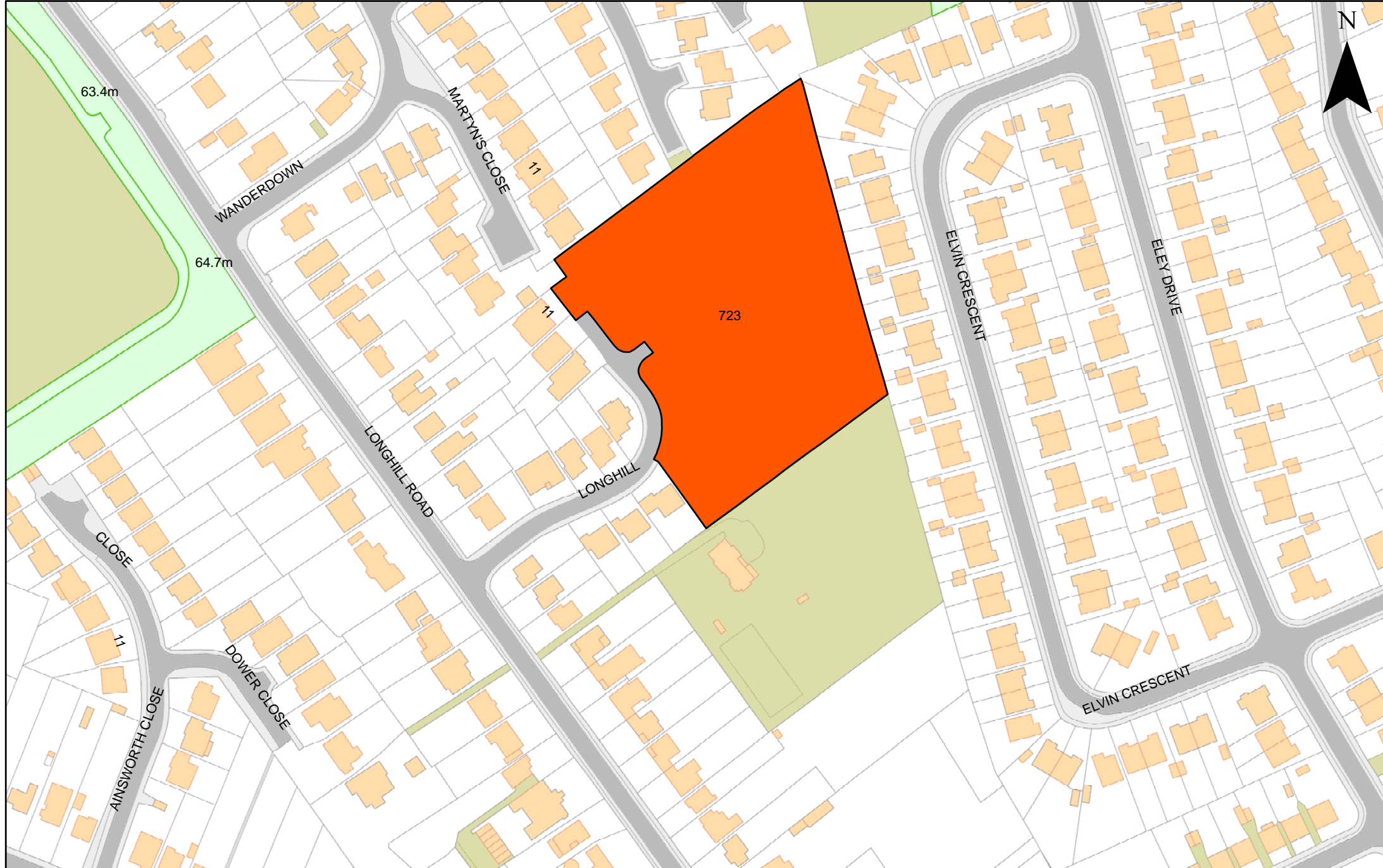
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Site Details	
• SHLAA Reference	723
• Ward	Rottingdean Coastal Ward
• Within a City Plan Development Area?	n/a
• Site Name / Address	Land (to the north east of) Longhill Close, Ovingdean
• Land Type (PDL or GF)	GF
• Site Area (ha)	1.13ha
• Site In Use Or Vacant	Vacant
• Current Use / Condition of Site	Unused Land
• Density Of Surrounding Area	26dph
• Surrounding Land Uses	Housing
• Site Owner(s)	Ovingdean Estates Limited
• Relevant Planning History	n/a
• Submitted Site Capacity	20-40
• Implied Density	18-35 dph
• Submitted Timeframe	2015-2020
• Is site already in SHLAA?	Yes
• If Yes for how many units?	6 units
• Timeframe in existing SHLAA?	2015-2020
• Topography and gradients	Gently sloping
• Vehicular access	n/a
• Distance to Strategic Road Network	1.36km

<ul style="list-style-type: none"> <li>• <b>Access by Public Transport</b></li> </ul>	Bus stop 0 miles away	
<b>Proximity of services</b>		
<ul style="list-style-type: none"> <li>• <b>Primary School</b></li> </ul>	Our Lady of Lourdes Roman Catholic School, The Green, Rottingdean, Brighton, 0.8 miles St Margaret's C of E Primary School, Rottingdean, Whiteway Lane, Rottingdean, Brighton 0.9 miles	
<ul style="list-style-type: none"> <li>• <b>Secondary School</b></li> </ul>	Longhill School, Falmer Road 0.2 miles	
<ul style="list-style-type: none"> <li>• <b>GP Surgery</b></li> </ul>	0.4 miles	
<ul style="list-style-type: none"> <li>• <b>Local centre or convenience shops</b></li> </ul>	Meadow Parade Rottingdean 0.3miles, High Street Rottingdean 0.9 miles	
<ul style="list-style-type: none"> <li>• <b>Park or Play area</b></li> </ul>	0.6ha	
<ul style="list-style-type: none"> <li>• <b>Flood risk</b></li> </ul>	Agent says no issues. Urban Fringe Assessment states there could be a risk of groundwater flooding, although this could be managed through sustainable urban drainage systems	
<ul style="list-style-type: none"> <li>• <b>Ecological Value</b></li> </ul>	Likely result in some significant tree loss, the ecological effects of which would have to be mitigated within the surrounding woodland.	
<ul style="list-style-type: none"> <li>• <b>Recreational Value</b></li> </ul>	Privately owned	
<ul style="list-style-type: none"> <li>• <b>Landscape Value</b></li> </ul>	UFA states that there would be a lower level of adverse impact associated with the continuation of Wanderdown Close a little further south into the woodland, as long as trees higher up the slope were preserved to retain a wooded backdrop.	
<ul style="list-style-type: none"> <li>• <b>Heritage Assets</b></li> </ul>	UFA - Development of this site would need to be sensitively designed and positioned so that it does not detract from important views out from the eastern ridge of the Ovingdean Conservation Area and listed buildings e.g. to the National Park. Trees should be retained to minimise negative effects on the setting of the Conservation Area. Local policies require the assessment, appropriate recovery and recording of potential archaeological assets to mitigate any loss of the Archaeological Notification Area	
<ul style="list-style-type: none"> <li>• <b>Access to Utilities - within easy access or likely problems?</b></li> </ul>	n/a	
<b>Policy Issues</b>		
	Effect on Conservation Area, Listed Buildings and National Park. Archaeological Notification Area.	
<b>Viability Issues</b>		
<ul style="list-style-type: none"> <li>• <b>Overall Site Location and</b></li> </ul>		

<b>Surroundings</b>		
• <b>Land ownership and control – no constraints or complex multiple ownership</b>	n/a	
• <b>Contamination/remediation or geological issues – high or low risk?</b>	Low	
• <b>Site viability</b>		
<b>Conclusion</b>		
• <b>Suitability</b>	Yes in Part	
• <b>Availability</b>	Yes	
• <b>Viability / Risk</b>	Low risk	
• <b>Achievability / Delivery Timescale</b>	2015-2020	
<b>Summary</b>		
Northern tip part of land suitable for development suggest to keep in SHLAA for 6 units as per UFA findings.		

# Land (to the north east of) Longhill Close, Ovingdean (Site 723)



Scale: 1:1,787

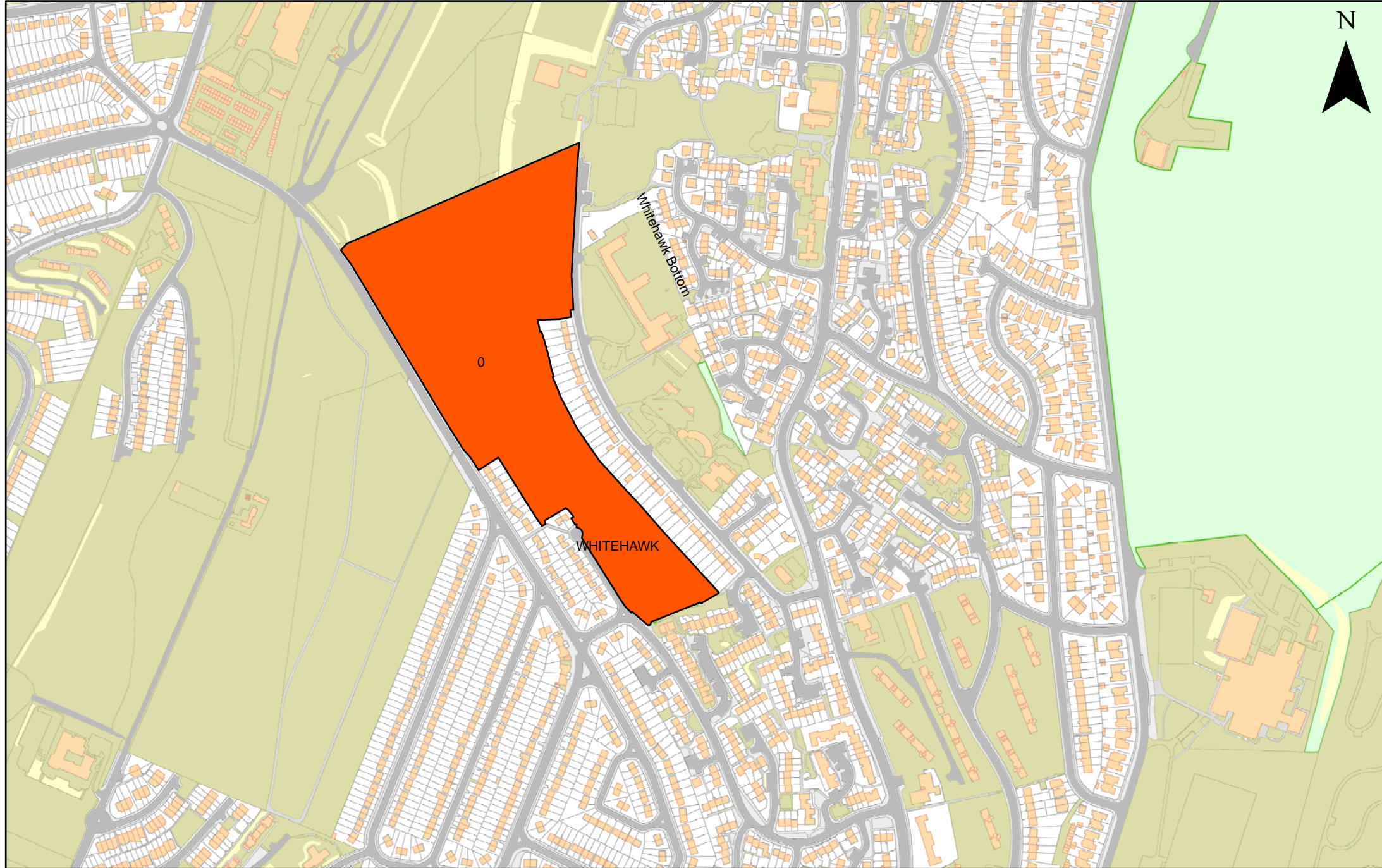
Site Details	
• SHLAA Reference	6074
• Ward	East Brighton
• Within a City Plan Development Area?	n/a
• Site Name / Address	Land between Manor Hill and Whitehawk Road
• Land Type (PDL or GF)	GF
• Site Area (ha)	4ha (3.3ha)
• Site In Use Or Vacant	Vacant
• Current Use / Condition of Site	Downland
• Density Of Surrounding Area	60 dph
• Surrounding Land Uses	Housing, green space, urban fringe
• Site Owner(s)	BHCC freeholder
• Relevant Planning History	None
• Submitted Site Capacity	99
• Implied Density	30dph
• Submitted Timeframe	2015-2020
• Is site already in SHLAA?	No
• If Yes for how many units?	n/a
• Timeframe in existing SHLAA?	n/a
• Topography and gradients	Steep site
• Vehicular access	
• Distance to Strategic Road Network	



<ul style="list-style-type: none"> <li>• <b>Access by Public Transport</b></li> </ul>	
<b>Proximity of services</b>	
<ul style="list-style-type: none"> <li>• <b>Primary School</b></li> </ul>	St Mark's C of E Primary School, Manor Road, Brighton, BN2 5EA 0.3 miles
<ul style="list-style-type: none"> <li>• <b>Secondary School</b></li> </ul>	n/a
<ul style="list-style-type: none"> <li>• <b>GP Surgery</b></li> </ul>	0.3 miles
<ul style="list-style-type: none"> <li>• <b>Local centre or convenience shops</b></li> </ul>	Whitehawk Road Local Centre
<ul style="list-style-type: none"> <li>• <b>Park or Play area</b></li> </ul>	0.3 miles
<ul style="list-style-type: none"> <li>• <b>Flood risk</b></li> </ul>	n/a
<ul style="list-style-type: none"> <li>• <b>Ecological Value</b></li> </ul>	Yes likely as natural/ semi natural open space, Local Nature Reserve
<ul style="list-style-type: none"> <li>• <b>Recreational Value</b></li> </ul>	Open space
<ul style="list-style-type: none"> <li>• <b>Landscape Value</b></li> </ul>	local nature reserve
<ul style="list-style-type: none"> <li>• <b>Heritage Assets</b></li> </ul>	HE12 Whitehawk Camp Scheduled Ancient Monument
<ul style="list-style-type: none"> <li>• <b>Access to Utilities - within easy access or likely problems?</b></li> </ul>	n/a
<b>Policy Issues</b>	
Yes	Part of UF site 30 as per the Urban Fringe Assessment. Assessment does not identify this part of site is suitable for housing NC5 HE12 Local Nature Reserve
<b>Viability Issues</b>	
<ul style="list-style-type: none"> <li>• <b>Overall Site Location and Surroundings</b></li> </ul>	
<ul style="list-style-type: none"> <li>• <b>Land ownership and control – no constraints or complex</b></li> </ul>	According to submission there are historic covenants on title

<b>multiple ownership</b>		
<ul style="list-style-type: none"> <li>• <b>Contamination/remediation or geological issues – high or low risk?</b></li> </ul>	archaeological notification area	
<ul style="list-style-type: none"> <li>• <b>Site viability</b></li> </ul>		
<b>Conclusion</b>		
<ul style="list-style-type: none"> <li>• <b>Suitability</b></li> </ul>	No	Not suitable for housing development
<ul style="list-style-type: none"> <li>• <b>Availability</b></li> </ul>		
<ul style="list-style-type: none"> <li>• <b>Viability / Risk</b></li> </ul>		
<ul style="list-style-type: none"> <li>• <b>Achievability / Delivery Timescale</b></li> </ul>		
<b>Summary</b>		
Not suitable for housing - near a scheduled ancient monument, local nature reserve, open space and archaeological notification area		

# Land between Manor Hill and Whitehawk Road, Brighton



Scale: 1:4,765

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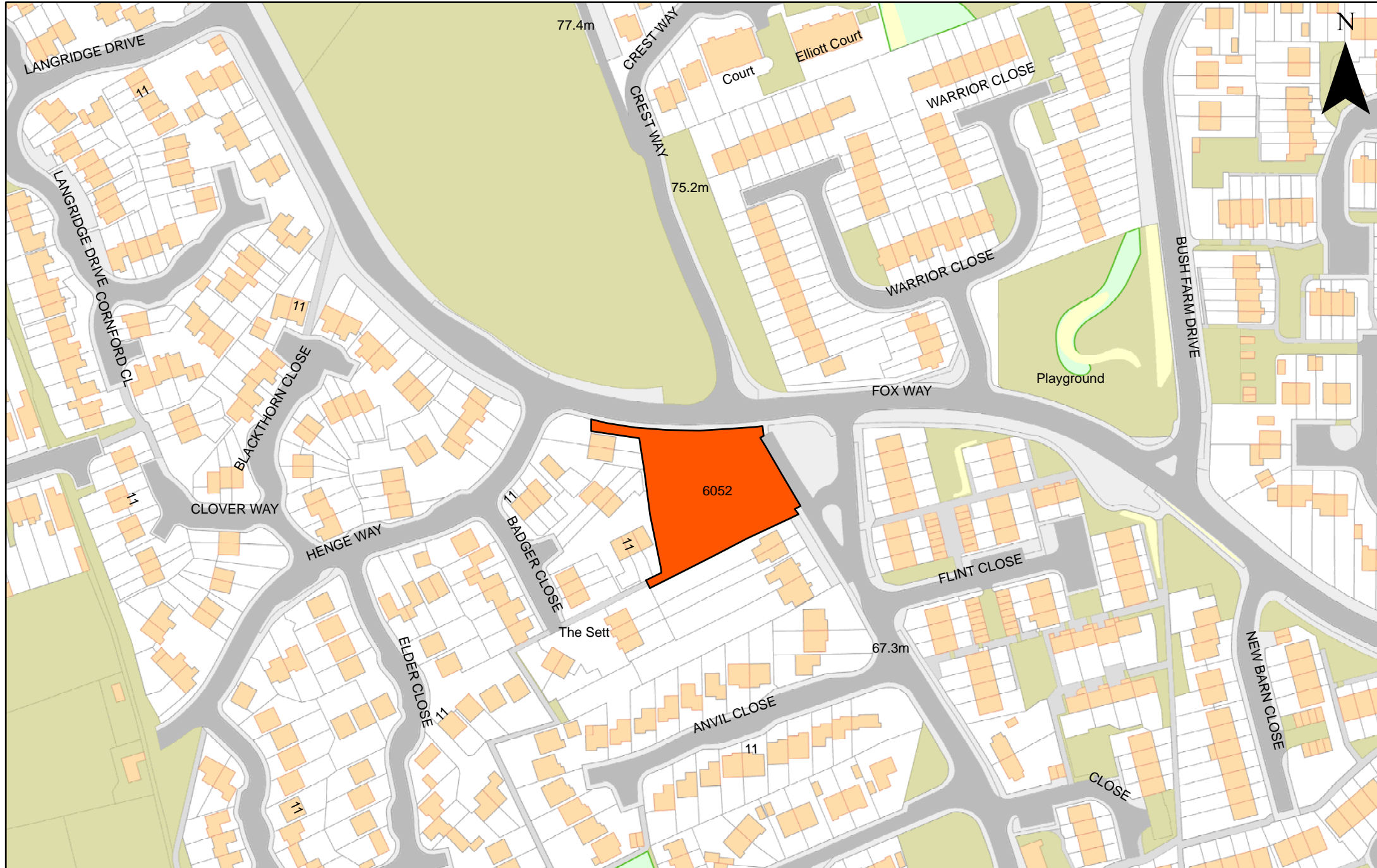
## SHLAA 'Call for Sites' Assessment - 2015

Site Details	
• SHLAA Reference	6052
• Ward	North Portslade
• Within a City Plan Development Area?	No
• Site Name / Address	Land at Fox Way and Foredown Road Portslade
• Land Type (PDL or GF)	GF
• Site Area (ha)	0.07ha
• Site In Use Or Vacant	Vacant
• Current Use / Condition of Site	Scrubland, privately owned open space
• Density Of Surrounding Area	50 dph
• Surrounding Land Uses	Residential, South Downs National Park
• Site Owner(s)	Mr Michael Stimpson - freeholder
• Relevant Planning History	3/89/1008, 3/94/014, 3/96/0508, BH2001/02551/OA 3/89/1008 no longer any development plan basis to require the retention of para 5.1, 5.2. 5.3 on the legal agreement attached to the previous planning application for the retention of a community facility on the land.
Submission Information	
• Submitted Site Capacity	9 units
• Applied Density	128 dph
• Submitted Timeframe	1-5 Year Supply (2015 - 2020)
• Is site already in SHLAA?	Yes
• If Yes for how many units?	8
• Timeframe in existing SHLAA?	1-5 Year Supply (2015 - 2020)
Location Issues and Suitability	
• Topography and gradients	No known issues
• Vehicular access	No obvious issues – access available from Foredown Road

<ul style="list-style-type: none"> <li>• <b>Distance to Strategic Road Network</b></li> </ul>	Less than 500m
<ul style="list-style-type: none"> <li>• <b>Access by Public Transport</b></li> </ul>	Within 100m of a bus stop
<b>Proximity of services</b>	
<ul style="list-style-type: none"> <li>• <b>Primary School</b></li> </ul>	Within 500m of Peter Gladwin school (one form entry) other schools over 1000m away
<ul style="list-style-type: none"> <li>• <b>Secondary School</b></li> </ul>	Portslade Aldridge Community Academy 880m away
<ul style="list-style-type: none"> <li>• <b>GP Surgery</b></li> </ul>	1.18km away (Chalky Road) 1.68km away (Links Road)
<ul style="list-style-type: none"> <li>• <b>Local centre or convenience shops</b></li> </ul>	Mill Lane Local Centre 525m away
<ul style="list-style-type: none"> <li>• <b>Park or Play area</b></li> </ul>	Warrior Close Play Area within 150m
<ul style="list-style-type: none"> <li>• <b>Flood risk</b></li> </ul>	No known issues
<ul style="list-style-type: none"> <li>• <b>Ecological Value</b></li> </ul>	unknown
<ul style="list-style-type: none"> <li>• <b>Recreational Value</b></li> </ul>	Privately owned – not accessible
<ul style="list-style-type: none"> <li>• <b>Landscape Value</b></li> </ul>	
<ul style="list-style-type: none"> <li>• <b>Heritage Assets</b></li> </ul>	No known issues
<ul style="list-style-type: none"> <li>• <b>Access to Utilities - within easy access or likely problems?</b></li> </ul>	Expect within easy access
<b>Policy Issues</b>	
Local Plan Policy 2005 - QD20	Privately owned open space; site not in use
<b>Viability Issues</b>	
<ul style="list-style-type: none"> <li>• <b>Overall Site Location and Surroundings</b></li> </ul>	Good location for residential development in an existing residential area. Note that there is a council recycling area and telecommunications equipment? on green space adjacent to site.
<ul style="list-style-type: none"> <li>• <b>Land ownership and control – no constraints or complex multiple ownership</b></li> </ul>	No constraints
<ul style="list-style-type: none"> <li>• <b>Contamination/remediation or geological issues – high or low risk?</b></li> </ul>	None known

• <b>Site viability</b>	No known issues	
<b>Conclusion</b>		
• <b>Suitability</b>	Yes	Site considered suitable for residential – although site is private open space it is not utilised by anyone and site is close to SDNP
• <b>Availability</b>	Yes	Site ready and available for development
• <b>Viability / Risk</b>		No known issues
• <b>Achievability / Delivery Timescale</b>		No known issues – 5 years
<b>Summary</b>		
Site is within reach of local services although not all within easy walking distance e.g. GP surgery, and schools Amend SHLAA schedule to 9 units.		

# Land at Fox Way & Foredown Road Portslade (Site 6052)



Scale: 1:1,787

Site Details	
• SHLAA Reference	6071
• Ward	Moulsecoomb & Bevendean
• Within a City Plan Development Area?	DA3 Lewes Road
• Site Name / Address	St Francis Of Assisi Church, Moulsecoomb Way, Brighton BN2 4PB
• Land Type (PDL or GF)	PDL
• Site Area (ha)	0.18ha
• Site In Use Or Vacant	In use
• Current Use / Condition of Site	Religious Place Of Worship
• Density Of Surrounding Area	
• Surrounding Land Uses	Employment and leisure site located between 2 employment sites, including waste & recycling centre
• Site Owner(s)	The Arundel and Brighton roman catholic diocesan - corporation limited freeholder
• Relevant Planning History	There is no relevant planning history relating to the site. Previous representations have been put forward on the adjoining sites as part of the 2011 SHLAA under site reference '875'. Not Listed or within a Conservation Area.
• Submitted Site Capacity	20-30 student accommodation
• Implied Density	
• Submitted Timeframe	2015 - 2020
• Is site already in SHLAA?	Yes as part of site 875 which was not considered due to employment allocation adjacent to the site either side.
• If Yes for how many units?	None
• Timeframe in existing SHLAA?	Site not suitable (larger employment site allocation)



• <b>Topography and gradients</b>	n/a
• <b>Vehicular access</b>	n/a
• <b>Distance to Strategic Road Network</b>	Less than 100 m to Lewes Road
• <b>Access by Public Transport</b>	Yes
<b>Proximity of services</b>	
• <b>Primary School</b>	Moulsecoomb Primary School 0.3 miles away
• <b>Secondary School</b>	Aldridge Community Academy 0.5 miles away
• <b>GP Surgery</b>	Moulsecoomb Health Clinic, Hodshrove Lane, Moulsecoomb, Brighton, BN2 4SE 0.2 miles away
• <b>Local centre or convenience shops</b>	Small convenience parade within 300m of site
• <b>Park or Play area</b>	Hodshrove Road / Lane Play area within 300m
• <b>Flood risk</b>	n/a
• <b>Ecological Value</b>	n/a
• <b>Recreational Value</b>	n/a
• <b>Landscape Value</b>	n/a
• <b>Heritage Assets</b>	n/a
• <b>Access to Utilities - within easy access or likely problems?</b>	No known issues
<b>Policy Issues</b>	
	Land surrounded by protected employment site in CP3.3 of City Plan Part 1 – concerns around suitability for housing considering neighbouring industrial uses and proximity to railway line . Site put forward for student housing which is not part of the scope of the SHLAA. Loss of a community use to be demonstrated.
<b>Viability Issues</b>	
• <b>Overall Site Location and</b>	Could be suitable for housing if amenity issues are overcome.

<b>Surroundings</b>		
<ul style="list-style-type: none"> <li>• <b>Land ownership and control – no constraints or complex multiple ownership</b></li> </ul>	One owner – no issues – although site owner would like to explore comprehensive redevelopment of existing adjacent EM1 site	
<ul style="list-style-type: none"> <li>• <b>Contamination/remediation or geological issues – high or low risk?</b></li> </ul>	Unknown	
<ul style="list-style-type: none"> <li>• <b>Site viability</b></li> </ul>	No issues known.	
<b>Conclusion</b>		
<ul style="list-style-type: none"> <li>• <b>Suitability</b></li> </ul>	Yes	Site has been put forward for student housing which is outside the scope of the SHLAA. Could be considered for C3
<ul style="list-style-type: none"> <li>• <b>Availability</b></li> </ul>	Yes in part	Site user need to relocate.
<ul style="list-style-type: none"> <li>• <b>Viability / Risk</b></li> </ul>	Yes	No issues
<ul style="list-style-type: none"> <li>• <b>Achievability / Delivery Timescale</b></li> </ul>	Yes	1-5 years – presume Diocese have an idea of where to relocate to.
<b>Summary</b>		
<p>Site has been put forward for student housing which is outside the scope of the SHLAA. Concerns around suitability for housing considering neighbouring industrial uses and proximity to railway line. Loss of a community use.</p>		

# St Francis of Assisi Church, Moulsecoomb Way, Brighton



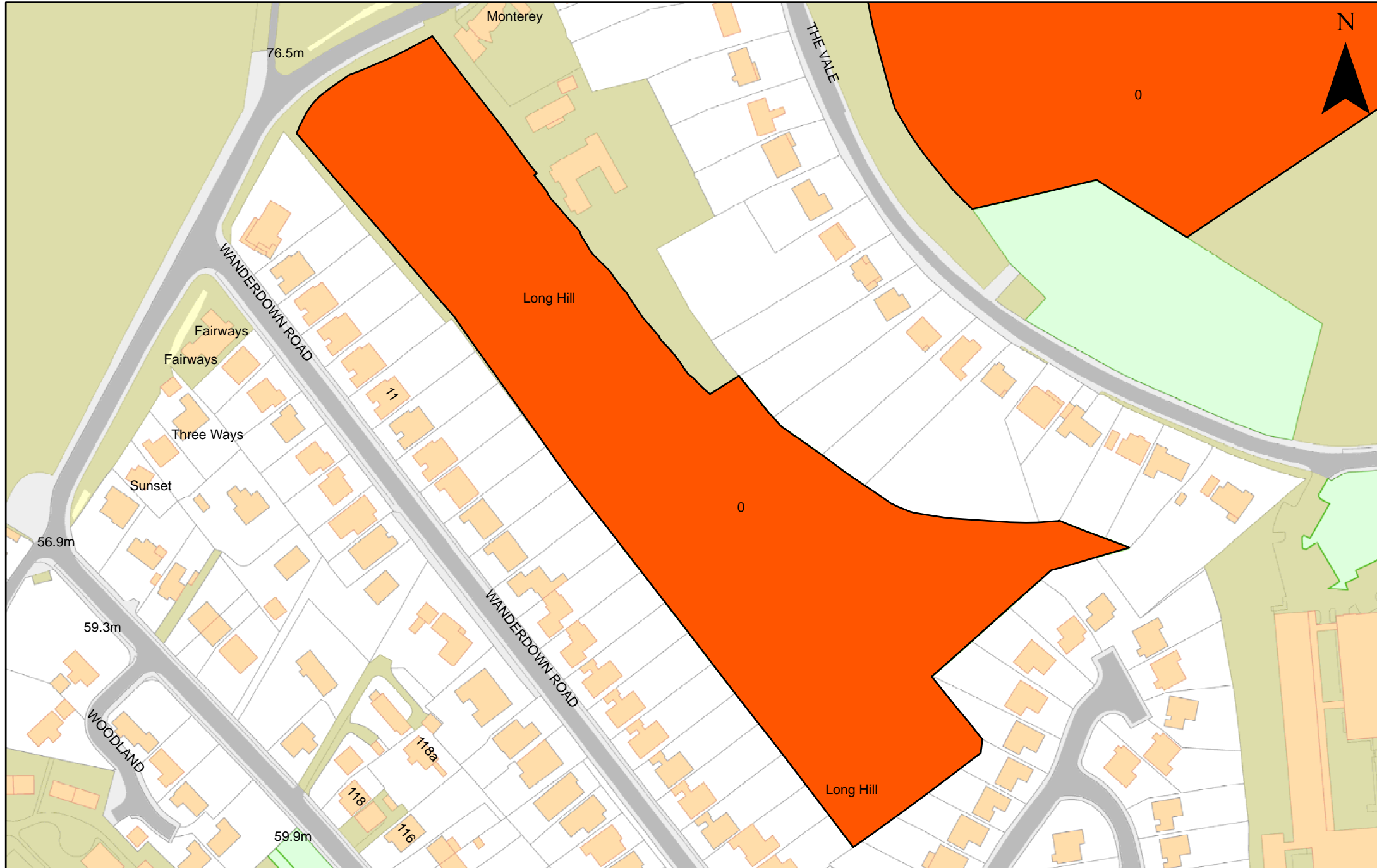
Scale: 1:1,191

Site Details	
• SHLAA Reference	721
• Ward	Rottingdean Coastal
• Within a City Plan Development Area?	n/a
• Site Name / Address	Land at Wanderdown Road, Ovingdean, Brighton
• Land Type (PDL or GF)	GF
• Site Area (ha)	2.6 hectares of which 0.9 hectares suitable for development
• Site In Use Or Vacant	Vacant
• Current Use / Condition of Site	Former grazing land
• Density Of Surrounding Area	30 dph
• Surrounding Land Uses	Residential and SDNP
• Site Owner(s)	Peter McDonnell, Badgers Walk, Ovingdean (freeholder)
• Relevant Planning History	
• Submitted Site Capacity	10-15 dwellings
• Implied Density	
• Submitted Timeframe	5 year supply
• Is site already in SHLAA?	n/a site too small
• If Yes for how many units?	
• Timeframe in existing SHLAA?	
• Topography and gradients	Wanderdown Road Open Space SNCI supports ancient, chalk grassland and chalk scrub.
• Vehicular access	
• Distance to Strategic Road	

<b>Network</b>	
<ul style="list-style-type: none"> <li>• <b>Access by Public Transport</b></li> </ul>	
<b>Proximity of services</b>	
<ul style="list-style-type: none"> <li>• <b>Primary School</b></li> </ul>	0.9 miles
<ul style="list-style-type: none"> <li>• <b>Secondary School</b></li> </ul>	0.3 miles
<ul style="list-style-type: none"> <li>• <b>GP Surgery</b></li> </ul>	0.7 miles
<ul style="list-style-type: none"> <li>• <b>Local centre or convenience shops</b></li> </ul>	0.7 miles
<ul style="list-style-type: none"> <li>• <b>Park or Play area</b></li> </ul>	0.3 miles
<ul style="list-style-type: none"> <li>• <b>Flood risk</b></li> </ul>	
<ul style="list-style-type: none"> <li>• <b>Ecological Value</b></li> </ul>	<p>Site of Nature Conservation Importance (SNCI). Detailed ecological survey undertaken in 2015 has confirmed acceptable area for development to include appropriate ecological mitigation/enhancement. The site was included in the Council's Urban Fringe Study (June 2014) as a site with potential for accommodating some housing development (site reference no. 41) subject to ecological and tree impacts.</p> <p>95% of the site is recognised as a Site of Nature Conservation Importance. Although the value of the site has been challenged by the landowner, the 2013 Review of SNCIs concluded that the designation should remain pending further independent survey work to verify objections from the landowner.</p>
<ul style="list-style-type: none"> <li>• <b>Recreational Value</b></li> </ul>	
<ul style="list-style-type: none"> <li>• <b>Landscape Value</b></li> </ul>	Part of the site is covered by blanket TPO (2) 2015. All trees on the site have been surveyed by an arboriculturalist who has confirmed that the area identified as being suitable for development is acceptable in arboricultural terms including impacts upon the TPO.
<ul style="list-style-type: none"> <li>• <b>Heritage Assets</b></li> </ul>	Archeologically sensitive area to north of site.
<ul style="list-style-type: none"> <li>• <b>Access to Utilities - within easy access or likely problems?</b></li> </ul>	
<b>Policy Issues</b>	

Urban Fringe SA4	Urban fringe site. Study identified it as possibly suitable for 5 units SNCI	
<b>Viability Issues</b>		
<ul style="list-style-type: none"> <li>• <b>Overall Site Location and Surroundings</b></li> </ul>	Adjacent to the SDNP and site include a SNCI	
<ul style="list-style-type: none"> <li>• <b>Land ownership and control – no constraints or complex multiple ownership</b></li> </ul>	n/a	
<ul style="list-style-type: none"> <li>• <b>Contamination/remediation or geological issues – high or low risk?</b></li> </ul>	Site of Nature Conservation Importance (SNCI). Detailed ecological survey undertaken in 2015 has confirmed acceptable area for development to include appropriate ecological mitigation/enhancement. The site was included in the Council's Urban Fringe Study (June 2014) as a site with potential for accommodating some housing development (site reference no. 41) subject to ecological and tree impacts.	
<ul style="list-style-type: none"> <li>• <b>Site viability</b></li> </ul>		
<b>Conclusion</b>		
<ul style="list-style-type: none"> <li>• <b>Suitability</b></li> </ul>	Yes partly	5 units
<ul style="list-style-type: none"> <li>• <b>Availability</b></li> </ul>	Yes	Yes
<ul style="list-style-type: none"> <li>• <b>Viability / Risk</b></li> </ul>	Low	
<ul style="list-style-type: none"> <li>• <b>Achievability / Delivery Timescale</b></li> </ul>	Yes	
<b>Summary</b>		
Suitable for 5 units subject to ecological mitigation		

# Land at Wanderdown Road, Ovingdean, Brighton



Scale: 1:1,787

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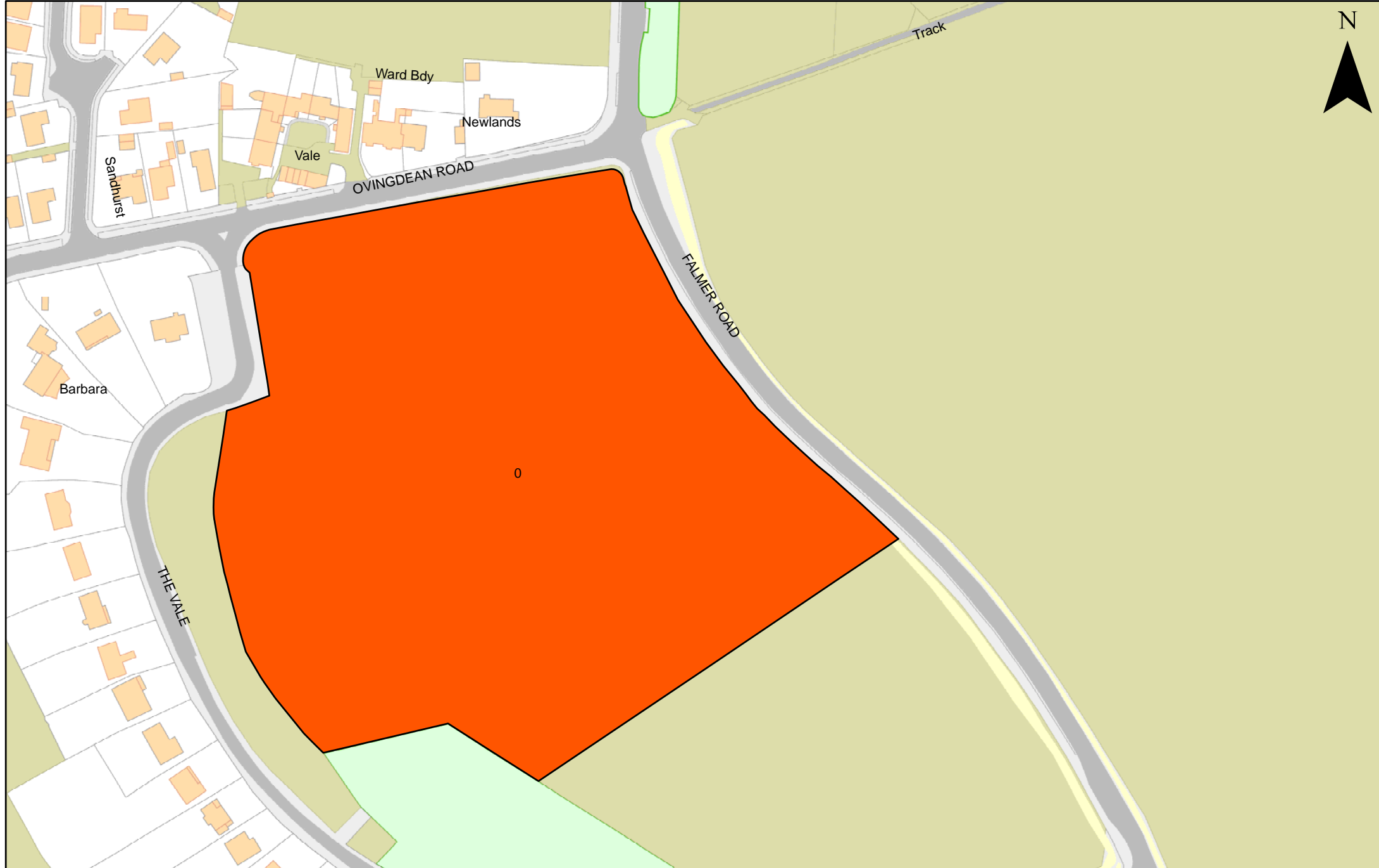
Site Details	
• SHLAA Reference	722
• Ward	Rottingdean Coastal
• Within a City Plan Development Area?	No
• Site Name / Address	Land South of Ovingdean Road, Ovingdean Brighton
• Land Type (PDL or GF)	GF
• Site Area (ha)	3.72ha 2.97ha developable
• Site In Use Or Vacant	In use
• Current Use / Condition of Site	Equestrian / grazing land
• Density Of Surrounding Area	10-30 dph
• Surrounding Land Uses	Housing, SNDP
• Site Owner(s)	Ms D Cannaghan, Mr D Filkins and BHCC Highways
• Relevant Planning History	Bh2014/02589 appeal ref 15/3130514
• Submitted Site Capacity	100
• Implied Density	297 dph
• Submitted Timeframe	5 year supply
• Is site already in SHLAA?	Yes
• If Yes for how many units?	45
• Timeframe in existing SHLAA?	5 year supply
• Topography and gradients	
• Vehicular access	
• Distance to Strategic Road Network	



<ul style="list-style-type: none"> <li>• <b>Access by Public Transport</b></li> </ul>	
<b>Proximity of services</b>	
<ul style="list-style-type: none"> <li>• <b>Primary School</b></li> </ul>	1.1 miles
<ul style="list-style-type: none"> <li>• <b>Secondary School</b></li> </ul>	0.3 miles
<ul style="list-style-type: none"> <li>• <b>GP Surgery</b></li> </ul>	0.7 miles
<ul style="list-style-type: none"> <li>• <b>Local centre or convenience shops</b></li> </ul>	0.1 miles
<ul style="list-style-type: none"> <li>• <b>Park or Play area</b></li> </ul>	0.5 miles
<ul style="list-style-type: none"> <li>• <b>Flood risk</b></li> </ul>	Some flood risk on western edge of site
<ul style="list-style-type: none"> <li>• <b>Ecological Value</b></li> </ul>	Site has ecological value and would require appropriate mitigation
<ul style="list-style-type: none"> <li>• <b>Recreational Value</b></li> </ul>	Site is privately owned
<ul style="list-style-type: none"> <li>• <b>Landscape Value</b></li> </ul>	Has landscape value and would require appropriate assessment
<ul style="list-style-type: none"> <li>• <b>Heritage Assets</b></li> </ul>	None known
<ul style="list-style-type: none"> <li>• <b>Access to Utilities - within easy access or likely problems?</b></li> </ul>	Bus services
<b>Policy Issues</b>	
	Site assessed in 2014 Urban Fringe Assessment and 2015 Further Assessment of Urban Fringe Sites
<b>Viability Issues</b>	
<ul style="list-style-type: none"> <li>• <b>Overall Site Location and Surroundings</b></li> </ul>	No issues re viability
<ul style="list-style-type: none"> <li>• <b>Land ownership and control – no constraints or complex multiple ownership</b></li> </ul>	Site is available
<ul style="list-style-type: none"> <li>• <b>Contamination/remediation or geological issues – high or low risk?</b></li> </ul>	Low risk

• <b>Site viability</b>		
<b>Conclusion</b>		
• <b>Suitability</b>	Yes	
• <b>Availability</b>	Yes	Yes
• <b>Viability / Risk</b>	No issues	
• <b>Achievability / Delivery Timescale</b>	Yes	
<b>Summary</b>		
UFA site 42 – 45 units in the SHLAA 5 year supply		

# Land south of Ovingdean Road, Ovingdean, Brighton (Site 722)



Scale: 1:1,787

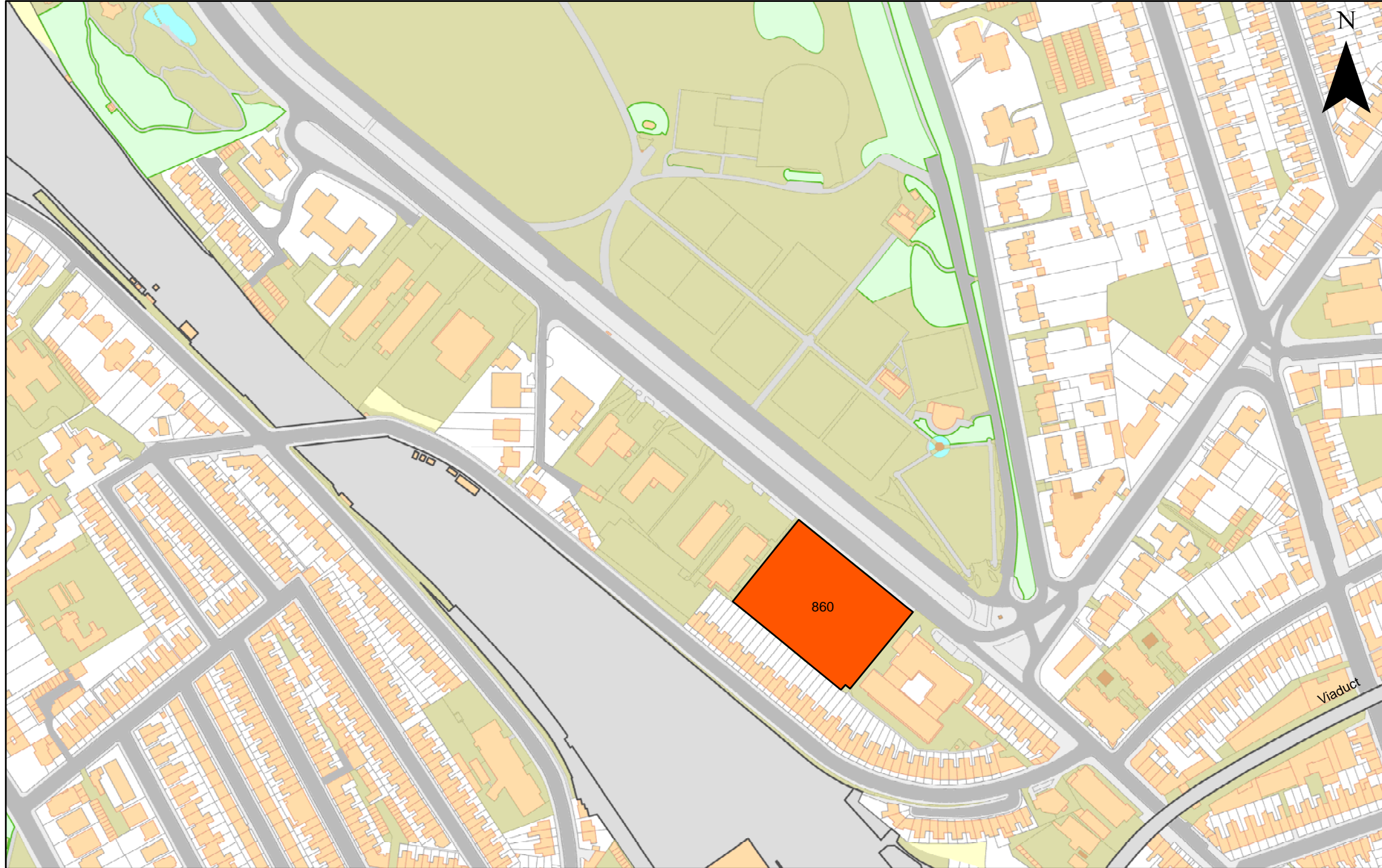
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Site Details	
• SHLAA Reference	860
• Ward	Preston Park
• Within a City Plan Development Area?	DA4
• Site Name / Address	Anston House 137-147 Preston Road Brighton
• Land Type (PDL or GF)	PDL
• Site Area (ha)	0.6ha
• Site In Use Or Vacant	Vacant
• Current Use / Condition of Site	Vacant brownfield site
• Density Of Surrounding Area	Up to 2000dph
• Surrounding Land Uses	Offices, residential
• Site Owner(s)	One Preston Park LLP
• Relevant Planning History	BH2012/02205, BH2013/04228 and BH2013/02779
• Submitted Site Capacity	200+
• Implied Density	333 dph
• Submitted Timeframe	2015-2020
• Is site already in SHLAA?	Yes
• If Yes for how many units?	200
• Timeframe in existing SHLAA?	2020-2025
• Topography and gradients	n/a
• Vehicular access	n/a
• Distance to Strategic Road Network	Within 50m

<ul style="list-style-type: none"> <li>• <b>Access by Public Transport</b></li> </ul>	No issues
<b>Proximity of services</b>	
<ul style="list-style-type: none"> <li>• <b>Primary School</b></li> </ul>	0.1 miles
<ul style="list-style-type: none"> <li>• <b>Secondary School</b></li> </ul>	0.6 miles
<ul style="list-style-type: none"> <li>• <b>GP Surgery</b></li> </ul>	0.2miles
<ul style="list-style-type: none"> <li>• <b>Local centre or convenience shops</b></li> </ul>	0.3miles
<ul style="list-style-type: none"> <li>• <b>Park or Play area</b></li> </ul>	Preston Park opposite.
<ul style="list-style-type: none"> <li>• <b>Flood risk</b></li> </ul>	n/a
<ul style="list-style-type: none"> <li>• <b>Ecological Value</b></li> </ul>	To be assessed
<ul style="list-style-type: none"> <li>• <b>Recreational Value</b></li> </ul>	n/a
<ul style="list-style-type: none"> <li>• <b>Landscape Value</b></li> </ul>	Close to Preston Park
<ul style="list-style-type: none"> <li>• <b>Heritage Assets</b></li> </ul>	Close to Preston Park
<ul style="list-style-type: none"> <li>• <b>Access to Utilities - within easy access or likely problems?</b></li> </ul>	Good access to local services. Well served by buses
<b>Policy Issues</b>	
DA4 City Plan Part 1	DA4 – criteria 3 a) to f) c) a minimum 3,000sqm office floorspace should be retained
<b>Viability Issues</b>	
<ul style="list-style-type: none"> <li>• <b>Overall Site Location and Surroundings</b></li> </ul>	No issues
<ul style="list-style-type: none"> <li>• <b>Land ownership and control – no constraints or complex multiple ownership</b></li> </ul>	No issues
<ul style="list-style-type: none"> <li>• <b>Contamination/remediation or geological issues – high or low risk?</b></li> </ul>	Unknown

• <b>Site viability</b>		
<b>Conclusion</b>		
• <b>Suitability</b>	Yes	
• <b>Availability</b>	Yes	
• <b>Viability / Risk</b>		
• <b>Achievability / Delivery Timescale</b>	200	Keep in 2020-2025
<b>Summary</b>		
Strategic allocation in CPP1 was in 2014 SHLAA for 200 units spread across 5 year supply and 6-10 year supply		

# Anston House 137-139 Preston Road, Brighton (Site 860)



Scale: 1:2,980

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Site Details	
• SHLAA Reference	932
• Ward	Westbourne
• Within a City Plan Development Area?	n/a
• Site Name / Address	Former Sackville Hotel, 189 Kingsway, Hove
• Land Type (PDL or GF)	PDL
• Site Area (ha)	0.16ha
• Site In Use Or Vacant	Vacant site currently being built out
• Current Use / Condition of Site	Building site
• Density Of Surrounding Area	30-255dph
• Surrounding Land Uses	Residential
• Site Owner(s)	Submission by the Hyde Group but they are not understood to be the owners of the site part of which is currently being built out for 9 units
• Relevant Planning History	BH2011/01146 development commenced 2015 9 units
• Submitted Site Capacity	150-200
• Implied Density	937 dph > 1,250 dph
• Submitted Timeframe	5 years
• Is site already in SHLAA?	Yes
• If Yes for how many units?	9
• Timeframe in existing SHLAA?	5 years
• Topography and gradients	Flat – no issues
• Vehicular access	Good access
• Distance to Strategic Road	Less than 5 metres



<b>Network</b>	
• <b>Access by Public Transport</b>	Good within 200m of a bus stop
<b>Proximity of services</b>	
• <b>Primary School</b>	West Hove Infant- Connaught Road: Distance : 992.8m St Andrew's CE School Distance: 1232.5m West Hove Junior School Distance: 1291.8m
• <b>Secondary School</b>	Hove Park Upper School Distance : 2128.5m Blatchington Mill Distance : 2522.5m
• <b>GP Surgery</b>	Wish Park Surgery 124, New Church Road, Hove, BN3 4JB 0.4 miles away
• <b>Local centre or convenience shops</b>	Richardson Road Local Shopping centre 0.3 miles away
• <b>Park or Play area</b>	Wish Park (0.5 miles)
• <b>Flood risk</b>	n/a
• <b>Ecological Value</b>	n/a
• <b>Recreational Value</b>	n/a
• <b>Landscape Value</b>	n/a
• <b>Heritage Assets</b>	With conservation area
• <b>Access to Utilities - within easy access or likely problems?</b>	No issues
<b>Policy Issues</b>	
	Impact upon conservation area. Design issues will require assessment.
<b>Viability Issues</b>	
• <b>Overall Site Location and Surroundings</b>	n/a
• <b>Land ownership and control –</b>	n/a

<b>no constraints or complex multiple ownership</b>		
• <b>Contamination/remediation or geological issues – high or low risk?</b>	n/a	
• <b>Site viability</b>	Yes	
<b>Conclusion</b>		
• <b>Suitability</b>		Site suitable for residential
• <b>Availability</b>		Site available
• <b>Viability / Risk</b>		
• <b>Achievability / Delivery Timescale</b>		Submission states 5 years, this seems unrealistic for 15-200 units.
<b>Summary</b>		
Site already has planning permission for 9 units (originally allowed on appeal). Timescales for delivery of 150-200 units appear unrealistic. particularly in 5 years. Keep as 9 units5 year supply.		

# Sackville Hotel Site, Kingsway, Hove (Site 932)



Scale: 1:2,384

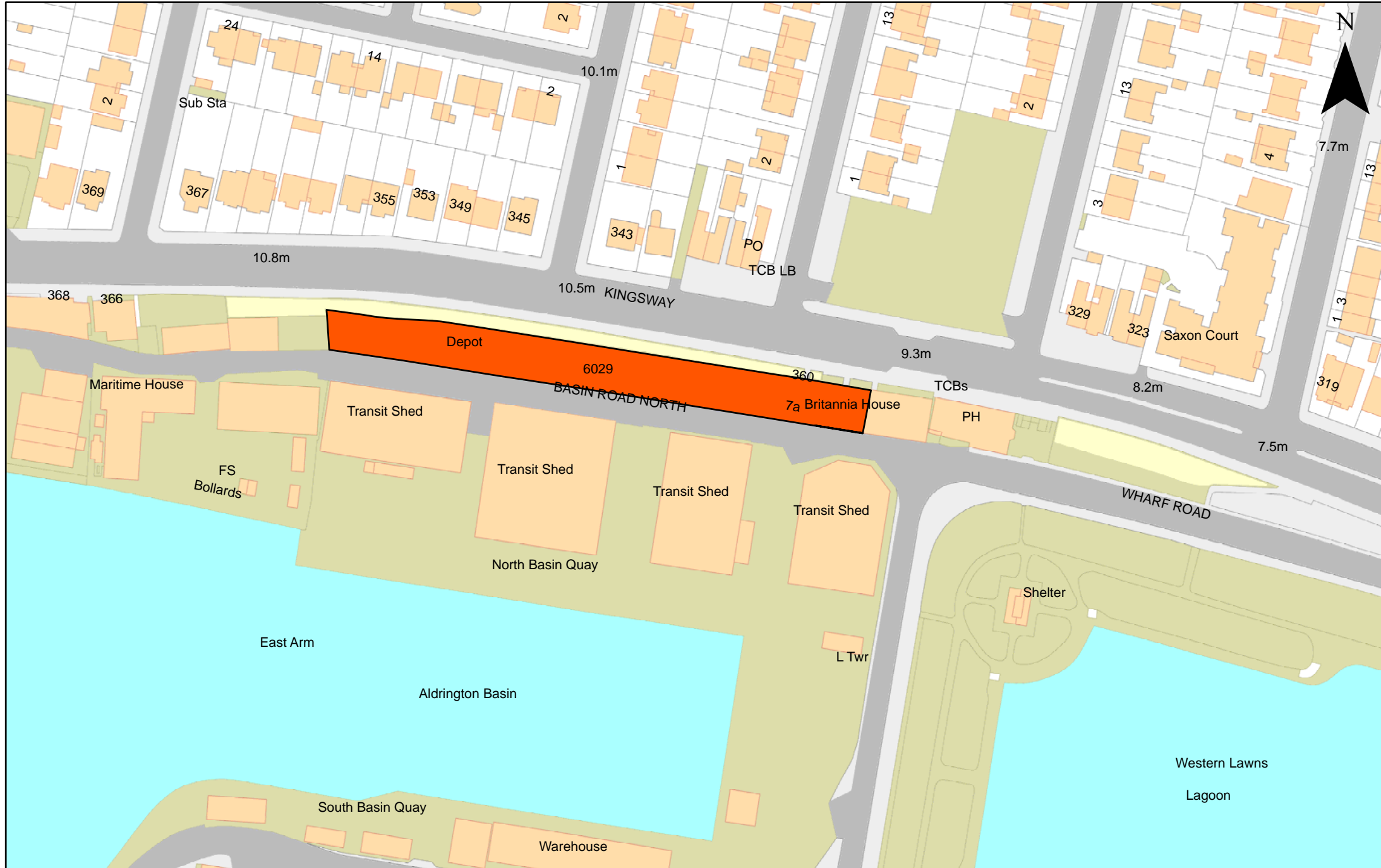
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Site Details	
• SHLAA Reference	6029
• Ward	Wish
• Within a City Plan Development Area?	DA8 Shoreham Harbour
• Site Name / Address	9-16 Aldrington Basin / Land South of Kingsway Basin Road, Portslade
• Land Type (PDL or GF)	PDL
• Site Area (ha)	0.22 / 0.16
• Site In Use Or Vacant	In use predominately
• Current Use / Condition of Site	Vacant and commercial uses
• Density Of Surrounding Area	Vega building opposite 150dph and semi-detached housing
• Surrounding Land Uses	Housing, Port uses, commercial and business, leisure
• Site Owner(s)	The Hyde Group and Harbour View Developments (Sussex) Limited
• Relevant Planning History	BH2012/04044 52 units approved
• Submitted Site Capacity	100+
• Implied Density	626 dph
• Submitted Timeframe	2015-2020
• Is site already in SHLAA?	Yes
• If Yes for how many units?	52
• Timeframe in existing SHLAA?	2020-2025
• Topography and gradients	
• Vehicular access	
• Distance to Strategic Road Network	Good

<ul style="list-style-type: none"> <li>• <b>Access by Public Transport</b></li> </ul>	
<b>Proximity of services</b>	
<ul style="list-style-type: none"> <li>• <b>Primary School</b></li> </ul>	
<ul style="list-style-type: none"> <li>• <b>Secondary School</b></li> </ul>	
<ul style="list-style-type: none"> <li>• <b>GP Surgery</b></li> </ul>	
<ul style="list-style-type: none"> <li>• <b>Local centre or convenience shops</b></li> </ul>	Small parade of shops nearby and a M&S store in the petrol station opposite.
<ul style="list-style-type: none"> <li>• <b>Park or Play area</b></li> </ul>	Near to the lagoon and Wish Park
<ul style="list-style-type: none"> <li>• <b>Flood risk</b></li> </ul>	Application site is within an area of potential flood risk (Flood Zone 3).
<ul style="list-style-type: none"> <li>• <b>Ecological Value</b></li> </ul>	
<ul style="list-style-type: none"> <li>• <b>Recreational Value</b></li> </ul>	n/a
<ul style="list-style-type: none"> <li>• <b>Landscape Value</b></li> </ul>	n/a
<ul style="list-style-type: none"> <li>• <b>Heritage Assets</b></li> </ul>	n/a
<ul style="list-style-type: none"> <li>• <b>Access to Utilities - within easy access or likely problems?</b></li> </ul>	n/a
<b>Policy Issues</b>	
	DA8 City Plan Part 1 Shoreham Harbour Policy
<b>Viability Issues</b>	
<ul style="list-style-type: none"> <li>• <b>Overall Site Location and Surroundings</b></li> </ul>	No issues
<ul style="list-style-type: none"> <li>• <b>Land ownership and control – no constraints or complex multiple ownership</b></li> </ul>	None known
<ul style="list-style-type: none"> <li>• <b>Contamination/remediation or geological issues – high or low risk?</b></li> </ul>	None known

• <b>Site viability</b>		
<b>Conclusion</b>		
• <b>Suitability</b>	Yes	
• <b>Availability</b>	Yes	
• <b>Viability / Risk</b>	Yes	
• <b>Achievability / Delivery Timescale</b>	5 year supply	
<b>Summary</b>		
Leave in the SHLAA for 52 units as per planning permission amount in 5 year supply.		

# 9-16 Aldrington Basin / Land South of Kingsway Basin Road North, Portslade (Site 6029)



Scale: 1:1,490

Site Details	
• SHLAA Reference	6072
• Ward	East Brighton
• Within a City Plan Development Area?	n/a
• Site Name / Address	St Joseph's Rest Home and Convent Bristol Road
• Land Type (PDL or GF)	PDL
• Site Area (ha)	0.16 ha
• Site In Use Or Vacant	In use
• Current Use / Condition of Site	Nursing home and religious institution (care home to close and residents moved to nearby nursing homes, sisters to be moved to nearby institutions)
• Density Of Surrounding Area	140 dph
• Surrounding Land Uses	Residential and shopping facilities on St Georges Road Local Centre
• Site Owner(s)	Trustees of the Institute of Our Lady of Mercy
• Relevant Planning History	n/a
• Submitted Site Capacity	10 units
• Implied Density	63 dph
• Submitted Timeframe	1-5 years
• Is site already in SHLAA?	No
• If Yes for how many units?	n/a
• Timeframe in existing SHLAA?	n/a
• Topography and gradients	No issues
• Vehicular access	No issues
• Distance to Strategic Road	Less than 200m



<b>Network</b>	
<ul style="list-style-type: none"> <li>• <b>Access by Public Transport</b></li> </ul>	Bus stops adjacent to site
<b>Proximity of services</b>	
<ul style="list-style-type: none"> <li>• <b>Primary School</b></li> </ul>	Queen's Park Primary School Freshfield Place, Brighton, BN2 0BN 0.2 miles)
<ul style="list-style-type: none"> <li>• <b>Secondary School</b></li> </ul>	None nearby but Longhill School Falmer Road, BACA and Newman next nearest
<ul style="list-style-type: none"> <li>• <b>GP Surgery</b></li> </ul>	Within a mile
<ul style="list-style-type: none"> <li>• <b>Local centre or convenience shops</b></li> </ul>	St George's Road Local Centre
<ul style="list-style-type: none"> <li>• <b>Park or Play area</b></li> </ul>	Peter Pans Playground 0.3 miles away
<ul style="list-style-type: none"> <li>• <b>Flood risk</b></li> </ul>	n/a
<ul style="list-style-type: none"> <li>• <b>Ecological Value</b></li> </ul>	n/a
<ul style="list-style-type: none"> <li>• <b>Recreational Value</b></li> </ul>	n/a
<ul style="list-style-type: none"> <li>• <b>Landscape Value</b></li> </ul>	n/a
<ul style="list-style-type: none"> <li>• <b>Heritage Assets</b></li> </ul>	Partially listed building
<ul style="list-style-type: none"> <li>• <b>Access to Utilities - within easy access or likely problems?</b></li> </ul>	n/a
<b>Policy Issues</b>	
	Involves internal alterations to a listed building and loss of a care home Located within the East Cliff Conservation Area
<b>Viability Issues</b>	
<ul style="list-style-type: none"> <li>• <b>Overall Site Location and Surroundings</b></li> </ul>	n/a
<ul style="list-style-type: none"> <li>• <b>Land ownership and control – no constraints or complex multiple ownership</b></li> </ul>	n/a
<ul style="list-style-type: none"> <li>• <b>Contamination/remediation or</b></li> </ul>	low

<b>geological issues – high or low risk?</b>		
• <b>Site viability</b>	n/a	
<b>Conclusion</b>		
• <b>Suitability</b>	Yes	Yes
• <b>Availability</b>	Yes	Site vacant
• <b>Viability / Risk</b>	Yes	n/a
• <b>Achievability / Delivery Timescale</b>	Yes	1-5 years
<b>Summary</b>		
Site would be suitable if constraints overcome. 10 units put in 5 year supply		

# St Josephs Rest Home and Convent Bristol Road Brighton (Site 6116)



Scale: 1:953

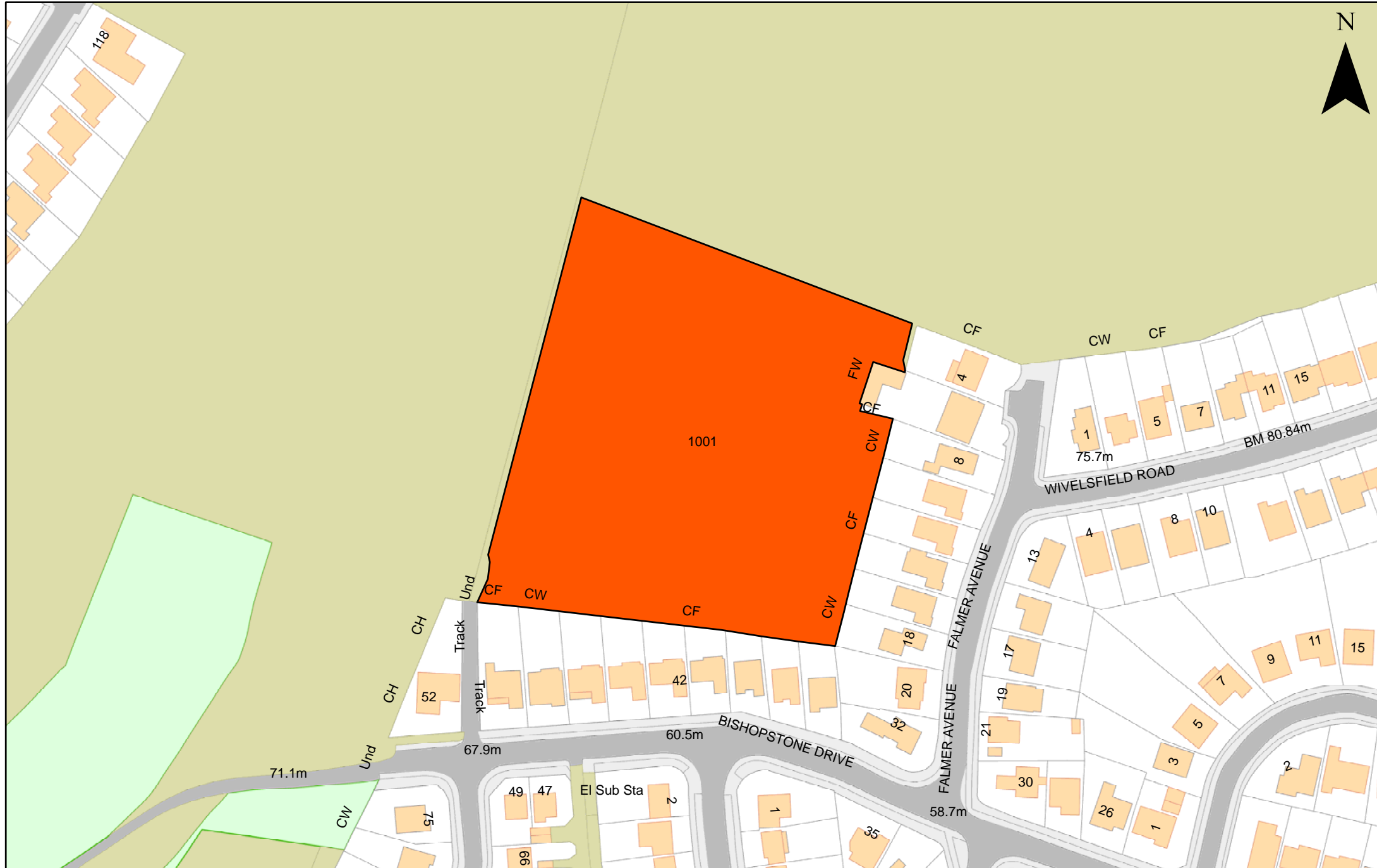
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<b>Site Details</b>	
• <b>SHLAA Reference</b>	722
• <b>Ward</b>	Rottingdean Coastal
• <b>Within a City Plan Development Area?</b>	n/a
• <b>Site Name / Address</b>	Land adjacent to 6 Falmer Avenue Saltdean
• <b>Land Type (PDL or GF)</b>	GF
• <b>Site Area (ha)</b>	1.35 ha
• <b>Site In Use Or Vacant</b>	Vacant
• <b>Current Use / Condition of Site</b>	Paddock
• <b>Density Of Surrounding Area</b>	30 dph
• <b>Surrounding Land Uses</b>	Residential and SDNP
• <b>Site Owner(s)</b>	Mr E McNorvell - Landowner Hyde New Homes - Potential purchaser
• <b>Relevant Planning History</b>	BH2014/03394 for 32 residential units
<b>Submitted Site Capacity</b>	
• <b>Submitted Site Capacity</b>	32
<b>Implied Density</b>	
• <b>Implied Density</b>	24 dph
<b>Submitted Timeframe</b>	
• <b>Submitted Timeframe</b>	1-5 years
<b>Is site already in SHLAA?</b>	
• <b>Is site already in SHLAA?</b>	Yes
<b>If Yes for how many units?</b>	
• <b>If Yes for how many units?</b>	12
<b>Timeframe in existing SHLAA?</b>	
• <b>Timeframe in existing SHLAA?</b>	1-5 years
<b>Topography and gradients</b>	
• <b>Topography and gradients</b>	n/a
<b>Vehicular access</b>	
• <b>Vehicular access</b>	n/a
<b>Distance to Strategic Road</b>	
• <b>Distance to Strategic Road</b>	1,090 metres

<b>Network</b>	
<ul style="list-style-type: none"> <li>• <b>Access by Public Transport</b></li> </ul>	Falmer Avenue North (0.1 miles)
<b>Proximity of services</b>	
<ul style="list-style-type: none"> <li>• <b>Primary School</b></li> </ul>	Saltdean County Primary School, Chiltington Way, Saltdean, Brighton, BN2 8HB (0.3 miles)
<ul style="list-style-type: none"> <li>• <b>Secondary School</b></li> </ul>	Longhill School
<ul style="list-style-type: none"> <li>• <b>GP Surgery</b></li> </ul>	
<ul style="list-style-type: none"> <li>• <b>Local centre or convenience shops</b></li> </ul>	Lustells Vale 0.3 miles away
<ul style="list-style-type: none"> <li>• <b>Park or Play area</b></li> </ul>	The Oval – Saltdean Lido within 1,000m
<ul style="list-style-type: none"> <li>• <b>Flood risk</b></li> </ul>	n/a
<ul style="list-style-type: none"> <li>• <b>Ecological Value</b></li> </ul>	
<ul style="list-style-type: none"> <li>• <b>Recreational Value</b></li> </ul>	n/a
<ul style="list-style-type: none"> <li>• <b>Landscape Value</b></li> </ul>	Adjacent to SDNP
<ul style="list-style-type: none"> <li>• <b>Heritage Assets</b></li> </ul>	n/a
<ul style="list-style-type: none"> <li>• <b>Access to Utilities - within easy access or likely problems?</b></li> </ul>	n/a
<b>Policy Issues</b>	
	<p>Urban Fringe site – proximity to SDNP</p> <p>Although the planning application is for more dwellings than that indicated for the site in the 2014 UFA it is considered that, in policy terms, the benefits of the amount of housing proposed could outweigh the potential adverse landscape impacts if these are not significant and can be adequately mitigated. Subject to this point, the proposal therefore meets the requirements of the NPPF and City Plan Part One Policy SA4.</p>
<b>Viability Issues</b>	
<ul style="list-style-type: none"> <li>• <b>Overall Site Location and Surroundings</b></li> </ul>	Proximity to SDNP

<ul style="list-style-type: none"> <li>• <b>Land ownership and control – no constraints or complex multiple ownership</b></li> </ul>	n/a	
<ul style="list-style-type: none"> <li>• <b>Contamination/remediation or geological issues – high or low risk?</b></li> </ul>	n/a	
<ul style="list-style-type: none"> <li>• <b>Site viability</b></li> </ul>	n/a	
<b>Conclusion</b>		
<ul style="list-style-type: none"> <li>• <b>Suitability</b></li> </ul>	Yes	
<ul style="list-style-type: none"> <li>• <b>Availability</b></li> </ul>	Yes	
<ul style="list-style-type: none"> <li>• <b>Viability / Risk</b></li> </ul>	LOW	
<ul style="list-style-type: none"> <li>• <b>Achievability / Delivery Timescale</b></li> </ul>	Yes	1-5 years
<b>Summary</b>		
<p>The potential for some residential development on part of the application site has been established through the findings of the 2014 UFA. The benefits of residential development on this site are recognised in terms of helping to meet the city’s housing supply requirements and the city’s need for affordable housing (NPPF, City Plan CP1 and CP20) Change units to 32.</p>		

# Land adjacent to 6 Falmer Avenue, Saltdean (Site 1001)



Scale: 1:1,489

Site Details	
• SHLAA Reference	6073
• Ward	Rottingdean
• Within a City Plan Development Area?	n/a
• Site Name / Address	Former St Aubyns School, 76 High Street, Rottingdean, Brighton, BN2 7JN
• Land Type (PDL or GF)	GF
• Site Area (ha)	3.4ha
• Site In Use Or Vacant	Vacant
• Current Use / Condition of Site	Previously used as a private school C2 Use Class
• Density Of Surrounding Area	85 dph
• Surrounding Land Uses	Predominately residential area and close to the High Street
• Site Owner(s)	Cothill Educational Trust (land owners) and Linden Homes (who have an option agreement on the land).
• Relevant Planning History	<p>Current planning and listed building consent applications submitted at the site (Council refs: BH2015/03108, BH2015/03112 and BH2015/03110)</p> <p>Proposals involve the demolition of rectangular block and associated extensions to the north of Field House, demolition of building to north-east of Field House and other associated structures. Retention of existing sports pavilion, war memorial, water fountain and chapel. Residential conversion and refurbishment works to Field House, terraced cottages and Rumneys building, construction of new residential blocks and dwellings to provide a total of 48 no. residential dwellings (C3).</p> <p>Construction of part 2/part 3 storey residential care home building providing a total of 62 bedrooms (C2). Revised access and landscaping works, provision of garages, car parking spaces, cycle storage and refuse facilities, alterations to boundary flint wall along Steyning Road and The Twitten and other associated works.</p>
• Submitted Site Capacity	70
• Implied Density	21dph across whole 3.4 ha
• Submitted Timeframe	5 years

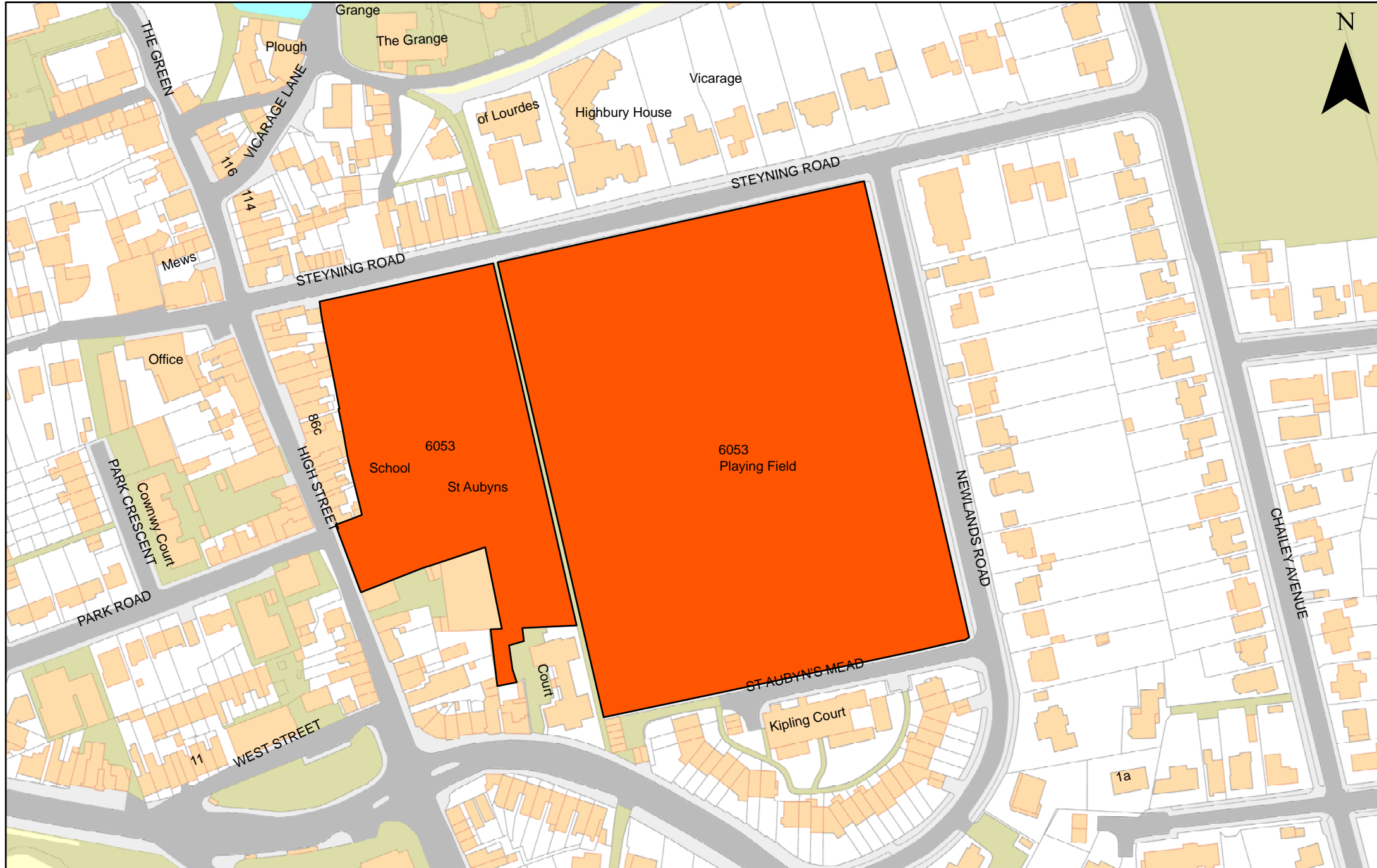


• <b>Is site already in SHLAA?</b>	No. Add to SHLAA as Planning Brief adopted in 2014
• <b>If Yes for how many units?</b>	n/a
• <b>Timeframe in existing SHLAA?</b>	n/a
• <b>Topography and gradients</b>	The topography of the site presents an interesting design challenge due to its location on a sloping hillside that rises west to east from the valley floor. There is a level change of 5 metres between the school's main building and the middle of the playing fields, which will need to be addressed in the future redevelopment of the site. This change in levels accounts for the predominance of garden terracing to the east and rear of the school building.
• <b>Vehicular access</b>	A review of alternative access points to the site has been undertaken by the council's Transport team. This exercise has revealed three access points to the site from: Steyning Road, Marine Drive and St Aubyns Mead. Steyning Road is the preferred access point.
• <b>Distance to Strategic Road Network</b>	The Highways Agency is responsible for managing and operating a safe and efficient Strategic Road Network (SRN) and considers that The A27 trunk road is relevant to this site. Whilst the A27 is some way from the St Aubyns there are existing congestion issues during peak periods around The Drove and the Falmer interchange which will provide the closest north / south access route between the St Aubyns site and the A27.  The Highways Agency will require a proper assessment through transport modeling of the relevant A27 junctions which takes into account the cumulative effect of redevelopment proposals at this site with other developments which have either been recently approved or are currently proposed.
• <b>Access by Public Transport</b>	Close to bus stops
<b>Proximity of services</b>	
• <b>Primary School</b>	Our Lady of Lourdes Roman Catholic School, The Green, Rottingdean, Brighton, BN2 7HA (0.2 miles) St Margaret's C of E Primary School, Rottingdean Whiteway Lane, Rottingdean, Brighton, BN2 7HB (0.2 miles) Saltdean Primary School, Chiltonington Way, Saltdean, Brighton, BN2 8HB (0.8 miles)
• <b>Secondary School</b>	Longhill School
• <b>GP Surgery</b>	1, Meadow Parade, Rottingdean, Brighton, (0.7 miles)
• <b>Local centre or convenience shops</b>	High Street Rottingdean Local Shopping Centre

• <b>Park or Play area</b>	
• <b>Flood risk</b>	n/a
• <b>Ecological Value</b>	Unknown but should be assessed
• <b>Recreational Value</b>	Ancillary playing field as part of original school site
• <b>Landscape Value</b>	
• <b>Heritage Assets</b>	<ul style="list-style-type: none"> <li>• Within a conservation area and contains listed buildings</li> <li>• Numerous listed and curtilage listed buildings/ structures located on the site</li> <li>• The school campus site up to The Twitten is included in an archaeological notification area</li> <li>• A Built Heritage Assessment is required for the site in its entirety</li> </ul>
• <b>Access to Utilities - within easy access or likely problems?</b>	n/a
<b>Policy Issues</b>	
Policy HO20 – Retention of community facilities	HE1 – Listed buildings HE2 – Demolition of listed building HE3 – Setting of listed building HE4 – Reinstatement of features HE6 – Conservation area HE8 – Demolition in conservation areas HE12 – Archaeology
<b>Viability Issues</b>	
• <b>Overall Site Location and Surroundings</b>	
• <b>Land ownership and control – no constraints or complex multiple ownership</b>	None known
• <b>Contamination/remediation or geological issues – high or low</b>	None known

<b>risk?</b>		
• <b>Site viability</b>	Applications suggest site is a viable development site.	
<b>Conclusion</b>		
• <b>Suitability</b>	Yes	Suitable in principle subject to constraints set out in the planning brief
• <b>Availability</b>	Yes	
• <b>Viability / Risk</b>	Yes	
• <b>Achievability / Delivery Timescale</b>	yes	5 years
<b>Summary</b>		
<p>Site is suitable in principle for residential with the reuse and retention of St Aubyns listed school building (itself originally built as a residence) and curtilage listed cottages; Sympathetic new development of the remainder of the campus site which takes account of the strategic views across the playing field. Include for 40 dwellings in the 5 year supply.</p>		

# Former St Aubyns School, 76 High Street, Rottingdean, Brighton (Site 6053)



Scale: 1:1,787

<b>Site Details</b>	
• <b>SHLAA Reference</b>	139
• <b>Ward</b>	Hove Park
• <b>Within a City Plan Development Area?</b>	n/a
• <b>Site Name / Address</b>	Dairy Crest Site 35-39 The Drove Way Hove
• <b>Land Type (PDL or GF)</b>	PDL
• <b>Site Area (ha)</b>	0.4ha
• <b>Site In Use Or Vacant</b>	Vacant
• <b>Current Use / Condition of Site</b>	Dairy Crest depot (B8 Use) Dairy Crest has recently completed a detailed operational review which showed that the site is not economically viable and has since confirmed that this site is to close next month (October 2015) with its' operations being relocated to Burgess Hill, which would see this site being vacated.
• <b>Density Of Surrounding Area</b>	10-30dph
• <b>Surrounding Land Uses</b>	Housing and retail convenience store, tennis club
• <b>Site Owner(s)</b>	Dairy Crest Limited - Freeholder
• <b>Relevant Planning History</b>	<ul style="list-style-type: none"> <li>• 1960 Approved - Roofing in open yard for improvement of working conditions which will also assist in reducing noise.</li> <li>• 1966 Approved - Extension of the existing garage and stores.</li> <li>• 1967 Approved - Revised proposals for extension of garage stores with parking at the rear.</li> <li>• Please note that pre-application discussions have recently been held with the Council's Development Control team with regard to the proposed redevelopment of the site for residential purposes in the period 2015-16.</li> </ul>
• <b>Submitted Site Capacity</b>	38
• <b>Implied Density</b>	95 dph

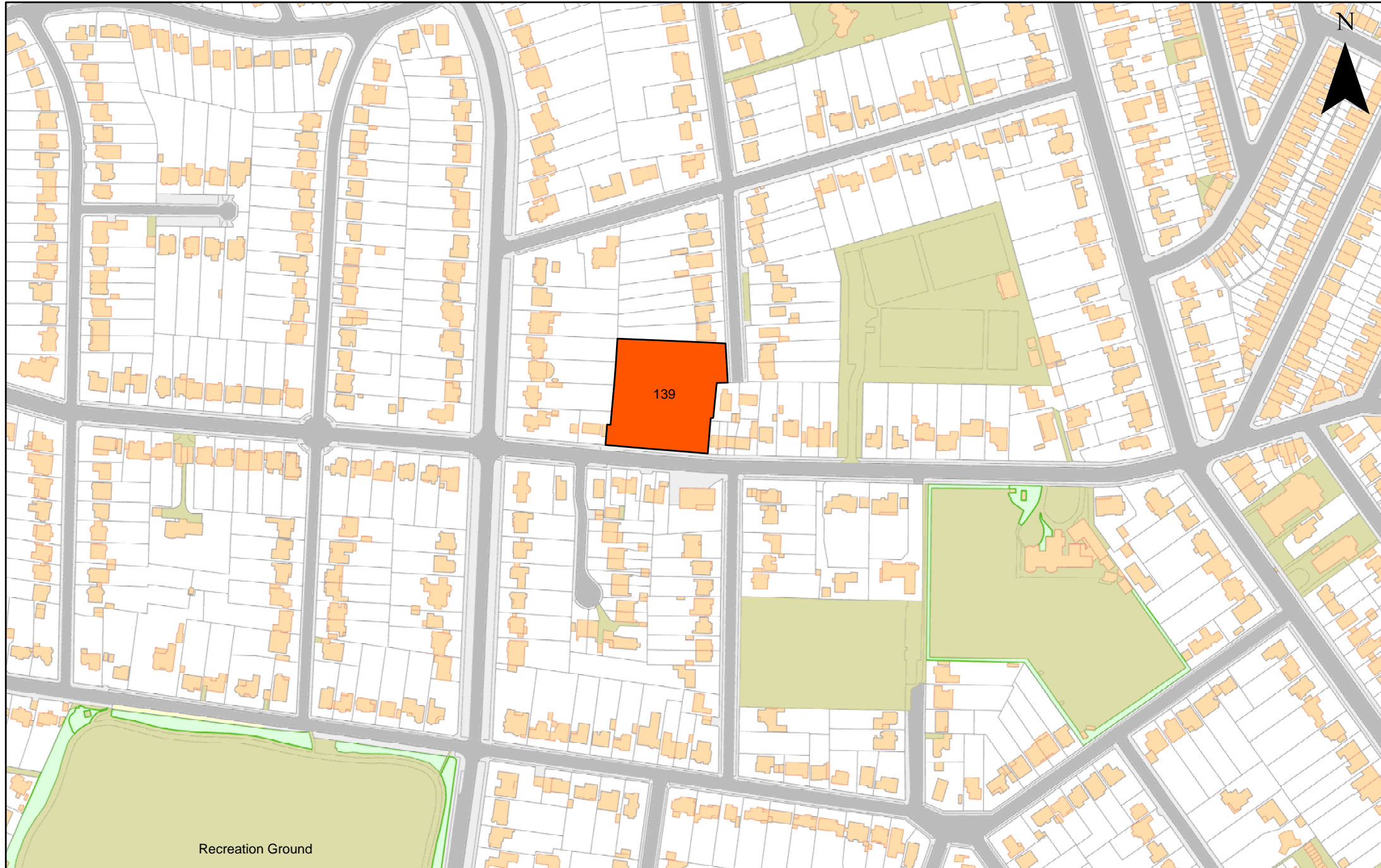
• <b>Submitted Timeframe</b>	1-5 years (estimated could build within 2 years)	
• <b>Is site already in SHLAA?</b>	Yes	
• <b>If Yes for how many units?</b>	33	
• <b>Timeframe in existing SHLAA?</b>	10-15 Years	
• <b>Topography and gradients</b>	n/a	
• <b>Vehicular access</b>	No issues	
• <b>Distance to Strategic Road Network</b>	318m to Dyke Road	
• <b>Access by Public Transport</b>	Good 0.1m to bus stop	
<b>Proximity of services</b>		
• <b>Primary School</b>	Cottesmore St Mary's Catholic Primary School The Upper Drive, Hove, BN3 6NB 0.4 miles Stanford Infant School, Highcroft Villas, Brighton, BN1 5PS 0.6 miles	
• <b>Secondary School</b>	Cardinal Newman School The Upper Drive Hove 0.4 miles	
• <b>GP Surgery</b>	Beaconsfield Medical Practice 175, Preston Road, Brighton, BN1 6AG 0.7 miles	
• <b>Local centre or convenience shops</b>	Tesco convenience store opposite	
• <b>Park or Play area</b>	Hove Park 0.2miles away	
• <b>Flood risk</b>	n/a	
• <b>Ecological Value</b>	n/a	
• <b>Recreational Value</b>	n/a	
• <b>Landscape Value</b>	n/a	
• <b>Heritage Assets</b>	Site is partly a local heritage asset as defined by the local list <a href="http://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/LLHA%20The%20Droeway%2035-39%20Preston%20Farm%20Unigate%20Dairy%20v2%20180615.pdf">http://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/LLHA%20The%20Droeway%2035-39%20Preston%20Farm%20Unigate%20Dairy%20v2%20180615.pdf</a>	
• <b>Access to Utilities - within easy</b>	No known issues	

<b>access or likely problems?</b>		
<b>Policy Issues</b>		
	Loss of B8 space, local heritage asset	
<b>Viability Issues</b>		
<ul style="list-style-type: none"> <li>• <b>Overall Site Location and Surroundings</b></li> </ul>	Locally sited site.	
<ul style="list-style-type: none"> <li>• <b>Land ownership and control – no constraints or complex multiple ownership</b></li> </ul>	n/a	
<ul style="list-style-type: none"> <li>• <b>Contamination/remediation or geological issues – high or low risk?</b></li> </ul>	Locally listed – could involve retaining certain buildings and walls etc	
<ul style="list-style-type: none"> <li>• <b>Site viability</b></li> </ul>	Site owner states that a feasibility scheme for the proposed redevelopment of the site with the retention of certain buildings of heritage merit has been undertaken which confirms that the site can accommodate 38no residential units.	
<b>Conclusion</b>		
<ul style="list-style-type: none"> <li>• <b>Suitability</b></li> </ul>	Yes	If loss of B8 space overcome
<ul style="list-style-type: none"> <li>• <b>Availability</b></li> </ul>	Yes	Available
<ul style="list-style-type: none"> <li>• <b>Viability / Risk</b></li> </ul>	n/a	Site owner states that a feasibility scheme for the proposed redevelopment of the site with the retention of certain buildings of heritage merit has been undertaken which confirms that the site can accommodate 38no residential units.
<ul style="list-style-type: none"> <li>• <b>Achievability / Delivery Timescale</b></li> </ul>	Yes	2015 - 2020
<b>Summary</b>		
Suitable site if loss of B8 space overcome and heritage assets can be preserved. 30 units 5 year supply		





# Dairy Crest Site The Drove, Hove (Site 139)



Scale: 1:2,978

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