

Compiled by the Planning Policy, Projects & Heritage Team
at Brighton & Hove City Council

Housing Provision

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Brighton & Hove
City Council

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1. Introduction

This Topic Paper has two main purposes.

- i) To summarise the current housing delivery position against the City Plan housing provision target which aims to deliver at least 13,200 new homes over the plan period 2010-2030; and
- ii) To show how the site allocations proposed in City Plan Part Two (CPP2) will contribute to meeting the City Plan housing target.

2. Background

a) Housing provision in the City Plan

City Plan Part One (CPP1) includes strategic policies which set the overall amount of new housing to be built across the city over the period 2010-2030 and identifies the broad locations where major housing development will take place. City Plan Part Two (CPP2) seeks to develop this strategic framework, by identifying and allocating further sites for new housing to enable the delivery of sufficient new housing to meet the overall City Plan housing target.

CPP1 Policy CP1 (Housing Delivery) commits the Council to make provision for at least 13,200 new homes to be built over the plan period 2010 – 2030. Part B of the policy indicates the broad distribution of housing and that this provision is to be delivered from a variety of sources including:

- i) 6,005 dwellings to be delivered within eight ‘Development Areas’ (DAs) identified in Policies DA1 – DA8, which are expected to provide for the majority of housing, employment and retail development in the city – this figure includes a minimum of 3,635 dwellings on strategic site allocations identified for housing and mixed uses in Policies DA1 – DA8.
- ii) 4,130 dwellings on other sites within the city’s built up area.
- iii) 1,060 dwellings on greenfield sites on the urban fringe based on information in 2014 and 2015 Urban Fringe Assessments - this figure is additional to the greenfield allocation at Toads Hole Valley in Policy DA7.
- iv) 765 dwellings on small identified sites with outstanding planning permission for 5 or less dwellings.
- v) 1,250 dwellings through small windfall development – based on an allowance for developments of 5 or less dwellings likely to come forward on currently unidentified sites over the plan period.

Table 1 below indicates the breakdown and broad distribution of housing provision set out in Policy CP1.

Table 1: Policy CP1 Housing provision and sources of supply

| Area / Source of Supply | No. of new homes |
|--|---------------------------|
| Development Area | |
| DA1 – Brighton Centre and Churchill Square Area | 20 |
| DA2 – Brighton Marina, Gas Works and Black Rock Area | 1,940 |
| DA3 – Lewes Road Area | 875 |
| DA4 - New England Quarter and London Road Area | 1,130 |
| DA5 – Eastern Road and Edward Street Area | 515 |
| DA6 – Hove Station Area | 525 |
| DA7 – Toad’s Hole Valley | 700 |
| DA8 – Shoreham Harbour | 300 |
| Development Area Total | 6,005 |
| Development Across Rest of City | |
| a) Within the built up area | 4,130 |
| b) Within the urban fringe | 1,060 |
| Small identified sites | 765 |
| Small windfall development | 1,250 |
| Total | 13,210¹ |

Policy CP1 also states that the release of land/sites for new housing will be managed so that it delivers the broad amount and distribution of housing as set out above. It further states that the adequacy of housing delivery (in terms of a five year supply of housing and in meeting planned housing delivery targets over the full plan period) will be assessed regularly in accordance with the Housing Implementation Strategy and through annual reviews of the Strategic Housing Land Availability Assessment (SHLAA), with progress reported through the council’s Authority Monitoring Report (AMR).

Part A d) of Policy CP1 indicates that the council will allocate additional sites in CPP2 to help ensure that housing delivery is maintained over the plan period.

b) Updated information on housing land supply

The council’s most recent comprehensive assessment of housing land supply is set out in the Strategic Housing Land Availability Assessment (SHLAA) Update 2017². That report provides data on housing completions up to 31 March 2017, progress on developments with extant planning permissions and strategic sites allocated in CPP1. The SHLAA also identifies other sites without planning permission that are considered deliverable or developable within the next 15 years based on an assessment of their availability, suitability and achievability in

¹ The figures in the table total 13,210 dwellings against the policy target of at least 13,200 new homes.

² [Strategic Housing Land Availability Assessment \(SHLAA\) Update 2017 \(February 2018\)](#)

accordance with the National Planning Policy Framework (NPPF) and planning practice guidance (PPG).

The SHLAA is updated and published annually. This data also forms the basis for the Brownfield Land Register (BLR)³ which provides a published list of all previously developed (brownfield) sites of 0.25 hectares/5 or more dwellings that are considered suitable, available and achievable for housing development.

c) Site allocations in City Plan Part Two

The council’s approach to identifying and selecting sites for allocation in CPP2 is set out in detail in a separate Site Allocations Topic Paper. The work undertaken for CPP2 has included further detailed assessment of sites identified in the SHLAA to assess whether they are suitable for allocation for housing and/or mixed uses (including housing). Following this analysis, the majority of SHLAA sites which do not already have planning permission (and some with permissions not yet started) have been proposed for allocation in CPP2.

A number of SHLAA sites have not been allocated in CPP2. This is for various reasons, in most cases because they are in current active use (e.g as commercial premises) and therefore it is uncertain if or when they may come forward for housing. In addition, small SHLAA sites with potential for under 10 dwellings have not been allocated in CPP2.

In total, CPP2 is proposing allocations for a minimum of 3,611 dwellings. This includes a combined total of 1,100 dwellings on four strategic sites (Policies SSA1 – SSA4), 1,609 dwellings on housing and mixed use sites within the existing built-up area (Policy H1) and 902 dwellings on greenfield ‘urban fringe’ sites (Policy H2). Table 2 below provides a breakdown of housing delivery from the proposed allocations in CPP2.

Table 2: Proposed site allocations in City Plan Part 2

| CPP2 policy | Sites in Development Areas | Sites in Rest of City | Total CPP2 allocations |
|---|----------------------------|-----------------------|------------------------|
| SSA1 Brighton General Hospital | | 200 | 200 |
| SSA2 Combined Eng Depot, New England Rd | 100 | | 100 |
| SSA3 Land at Lyon Close, Hove | | 300 | 300 |
| SSA4 Sackville Trading Estate and Coal Yard | 500 | | 500 |
| H1 Housing and Mixed Use - Housing sites | 191 | 771 | 962 |
| H1 Housing and Mixed Use - Mixed use sites | 335 | 312 | 647 |
| H2 Housing Sites – Urban Fringe | | 902 | 902 |
| Total | 1,126 | 2,485 | 3,611 |

³ [Brownfield Land Register \(December 2017\)](#)

3. Assessment of Housing Delivery against the City Plan Target

Appendix 1 presents a series of summary tables setting out the current housing delivery position for each of the broad sources of housing supply identified in Policy CP1. The different sources of supply are examined individually below. All the figures presented are based on residential development monitoring as at 1 April 2017.

a) Large Identified Sites (6+ dwellings) in Development Areas

Policy CP1 identified a total housing potential of 6,005 net dwellings to be delivered across the eight Development Areas (DA1 – DA8) identified in CPP1.

Table A1.1 presents an updated assessment of housing delivery from the Development Areas, showing the expected delivery from different sources of housing supply as set out below. A full schedule of housing sites in the Development Areas is provided in Appendix 2.

- i) 658 net dwellings already completed over the period 2010-2017.
- ii) 1,083 dwellings under construction on sites of 6+ net dwellings under construction at April 2017.
- iii) 736 dwellings on sites of 6+ dwellings with planning permission but not yet commenced at April 2017.
- iv) 1,913 dwellings on strategic sites allocated in CPP1 which have not yet achieved planning permission. This figure includes only 500 of the minimum 1,000 dwellings allocated at the Brighton Marina Inner Harbour (Policy DA2.1) as the remaining 500 dwellings are now anticipated to be delivered after the end of the Plan period in 2030.
- v) 911 dwellings on sites without planning permission that are proposed for allocation in CPP2. This figure includes strategic allocations for a minimum 500 dwellings at Sackville Trading Estate/Coal Yard (Policy SSA4), a minimum 100 dwellings at the Combined Engineering Depot, New England Road (Policy SSA2) and a further 311 dwellings on other sites proposed for allocation within the Built-Up Area (Policy H1).
- vi) 340 additional dwellings expected to come forward on CPP1 strategic allocations where developer information and site assessment undertaken for the SHLAA Update 2017 and Brownfield Land Register has indicated potential to deliver more than the minimum housing allocation provided for in CPP1. The additional 340 dwellings is made up of 255 extra dwellings at the Gas Works site (Policy DA2.2) (giving a revised site figure of 340 dwellings) and 85 extra dwellings at the Edward Street Quarter (Policy DA5.2) (giving a revised figure of 150 dwellings).
- vii) 26 dwellings on sites identified in the SHLAA with identified potential for 6-9 dwellings. These sites fall below the threshold of 10 or more net dwellings which the council has adopted for allocating sites in CPP2, but are not included in the small site

windfall allowance which covers sites of 5 or less dwellings (see below).

Taking account of the proposed site allocations in CPP2, the estimated housing supply from the Development Areas totals 5,667 net dwellings, which is 338 dwellings below the CP1 provision figure. Looking at the individual DAs, the identified housing supply is now well above the CP1 figure for the Hove Station area (D6) due to the proposed strategic allocation at Sackville Trading Estate/Coal Yard, but is below the CP1 figure in both the Brighton Marina/Black Rock area (D2) and Lewes Road area (D3). The identified supply for the other DAs remains close to the assumed CP1 figures.

It should be noted that the site allocations in both CPP1 and CPP2 set minimum housing numbers, which provides potential for the figures on allocated sites to be exceeded when planning permissions are granted. The housing figures presented here are therefore a conservative estimate of the potential housing delivery within the Development Areas.

b) Large Identified Sites (6+ dwellings) in the Rest of the City

Policy CP1 identified a total potential housing figure of 5,190 net dwellings on large sites of 6+ dwellings across the Rest of the City (i.e. outside the DAs). This included 4,130 net dwellings within the Built Up Area and a further 1,060 net dwellings on greenfield sites to be allocated on the Urban Fringe.

Table A1.2 presents an updated assessment of housing delivery from the Rest of the City, showing the expected delivery from different sources of housing supply as set out below. A full schedule of housing sites in the Development Areas is provided in Appendix 3.

- i) 1,341 net dwellings already completed over the period 2010-2017.
- ii) 373 dwellings under construction on sites of 6+ net dwellings under construction at April 2017.
- iii) 746 dwellings on sites of 6+ dwellings with planning permission but not yet commenced at April 2017.
- iv) 400 dwellings on the King Alfred/RNR strategic allocation in CPP1 (Policy SA1.1)
- v) 1,812 dwellings on sites without planning permission that are proposed for allocation in CPP2. This figure includes strategic allocations for a minimum 300 dwellings at Lyon Close (Policy SSA3) and a minimum 200 dwellings at the Brighton General Hospital Site (Policy SSA1), plus a further 637 dwellings on sites proposed for allocation within the existing Built-Up Area (Policy H1) and 675 dwellings on Urban Fringe sites (Policy H2).
- vi) 100 additional dwellings expected to come forward on the King Alfred/RNR strategic allocation (giving a revised site total of 500 dwellings) – this is based on updated developer information and site assessment undertaken for the SHLAA Update 2017

and Brownfield Land Register.

- vii) 144 dwellings on sites identified in the SHLAA with identified potential for 6-9 dwellings

Taking account of the proposed site allocations in CPP2, the estimated housing supply in the Rest of the City totals 4,916 net dwellings, which is 274 dwellings below the CP1 provision figure. The identified supply is 116 net dwellings below the CP1 figure in the Built Up Area and 158 net dwellings below that for the Urban Fringe.

As with the Development Areas, it should be emphasised that these figures assume the minimum housing figures given in the site allocation policies and are therefore a conservative estimate of likely housing delivery.

c) Small Sites (5 or less dwellings)

Policy CP1 identified a total potential housing figure of 2,015 net dwellings to be delivered on small sites of 5 or less dwellings. This included 765 net dwellings on small sites already identified (developments which had been completed and those with planning permission), plus an allowance for a further 1,250 net dwellings to come forward on small windfall sites yet to be identified.

Table A1.3 shows that 1,010 net dwellings have been completed on small sites over the period 2010- 2017 (averaging 144 net dwellings per year). In addition, a total of 162 net dwellings are under construction and a further 164 are projected to be delivered from planning permissions not yet started (this figure includes a 10% discount for assumed non-implementation).

In addition to small sites already identified, further 1,270 net dwellings are projected to come forward through future small windfall development. As explained in the SHLAA Update 2017, this allowance has been calculated based upon average net housing delivery on small sites over the past five years (2012-2017), excluding developments on greenfield/garden land. This gives an average annual delivery figure of 127 net dwellings. This figure has been projected forward as an annual small windfall allowance for the period 2020-2030. No windfall allowance has been included for the next 3 years (2017-2020) to avoid double counting with small sites that already have planning permission at April 2017.

Taking account of completions, permissions and windfall, the total supply for small sites is now projected to total 2,606 net dwellings. This is substantially above the figure assumed in Policy CP1 (+591 net dwellings), reflecting the higher than expected delivery from small sites over the period 2010-2017.

d) Other Sources of Housing Supply

The council's assessment of future housing delivery also includes provision from two

further sources – firstly Prior Approvals for change of use to residential under permitted development rights and secondly the council’s Estate Regeneration Programme (‘New Homes for Neighbourhoods’).

As shown in Table A1.4, the SHLAA Update 2017 identifies a total of 165 net dwellings with Prior Approval for change of use to residential (Class C3) under permitted development rights (i.e without the need to apply for planning permission). Following the approach in the SHLAA, a 30% discount has been applied to this figure giving a revised estimate of 116 additional dwellings expected to be delivered from this source.

The Estate Regeneration Programme known as New Homes for Neighbourhoods (NHFN) commits the council to deliver at least 500 homes on council-owned land throughout the city. As shown in Table A1.5, a total of 68 dwellings have already been completed with a further 94 dwellings under construction and 20 dwellings with planning permission not yet commenced. In addition, sites for 183 dwellings are proposed for allocation in CPP2. This leaves an outstanding figure of 135 dwellings to achieve the council’s minimum target.

A number of additional council owned sites are currently under consideration for housing development under NHFN. Together these have potential to deliver well above 135 additional dwellings. The council is therefore confident that at least 500 dwellings will be delivered through the New Homes for Neighbourhoods programme and the 135 additional dwellings have been included as an additional contribution towards the overall housing provision figure. As additional sites come forward, they will be identified in the annual SHLAA updates.

e) Housing supply summary

Table A1.6 summarises the projected housing supply over the City Plan period 2010-2030 from all the sources detailed above. Overall, based on the monitoring position at 1 April 2017, there is identified potential to deliver at least 13,440 net dwellings, which would exceed the City Plan target by 230 dwellings.

Table 3 below presents a summary comparison of the projected housing supply against the City Plan (Policy CP1) target for each of the different sources of housing supply identified above.

Table 3: City Plan Part 2 Housing supply position against City Plan target

| Housing provision by source | Policy CP1 housing provision | Total potential supply | Position against Policy CP1 |
|---|------------------------------|------------------------|-----------------------------|
| Development Areas | 6,005 | 5,667 | -338 |
| Rest of City | 5,190 | 4,916 | -274 |
| Small sites (identified + windfall) | 2,015 | 2,606 | +591 |
| Prior Approval for change of use to residential | 0 | 116 | +116 |
| HRA Estates Regeneration (additional potential) | 0 | 135 | +135 |
| Total | 13,210 | 13,440 | +230 |

4. Conclusion

As set out in this topic paper, the City Plan (Policy CP1) sets a minimum housing provision target of 13,210 net dwellings to be delivered over the period 2010-2030. The updated assessment of housing delivery set out above, including the proposed site allocations in CPP2, shows potential to deliver at least 13,440 net dwellings, a surplus of 230 dwellings against the City Plan target.

It should be emphasised that the figures set out in this topic paper present a conservative assessment of the potential housing supply. All of the City Plan site allocation policies (both in CPP1 and CPP2) set minimum housing provision figures, which allows potential for housing totals to be exceeded on individual sites when development proposals come forward at the planning application stage. In addition, the SHLAA and Brownfield Land Register identify many additional sites that are currently in existing use but have potential to come forward for housing within the Plan period.

For these reasons, the council is confident that, with the additional site allocations proposed in CPP2, there is a sufficient supply of housing to achieve the City Plan provision target.

Appendix 1: City Plan Part 2 Housing delivery against City Plan targets

Table A1.1 - Development Areas

| Identified supply in Development Areas (6+ units) | CPP1 Housing provision | Completions 2010-2017 | Under construction | Planning permission not started | CPP1 allocation without PP | CPP2 allocation without PP | Additional potential in BLR | SHLAA sites (6-9 dwellings) | Total | Position against CPP1 | Total sites allocated in CPP2 |
|---|------------------------|-----------------------|--------------------|---------------------------------|----------------------------|----------------------------|-----------------------------|-----------------------------|--------------|-----------------------|-------------------------------|
| DA1 Brighton Centre & Churchill Square | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -20 | 0 |
| DA2 Brighton Marina & Black Rock | 1,940 | 195 | 661 | 0 | 585 | 0 | 255 | 0 | 1,696 | -244 | 0 |
| DA3 Lewes Road | 875 | 99 | 29 | 369 | 0 | 73 | 0 | 20 | 590 | -285 | 73 |
| DA4 London Road area | 1,130 | 325 | 63 | 361 | 253 | 128 | 0 | 0 | 1,130 | 0 | 253 |
| DA5 Eastern Road / Edward Street | 515 | 16 | 151 | 0 | 175 | 0 | 85 | 0 | 427 | -88 | 0 |
| DA6 Hove Station | 525 | 15 | 74 | 0 | 200 | 500 | 0 | 0 | 789 | 264 | 500 |
| DA7 Toads Hole Valley | 700 | 0 | 0 | 0 | 700 | 0 | 0 | 0 | 700 | 0 | 0 |
| DA8 Shoreham Harbour | 300 | 8 | 105 | 6 | 0 | 210 | 0 | 6 | 335 | 35 | 300 |
| Development Areas total | 6,005 | 658 | 1,083 | 736 | 1,913 | 911 | 340 | 26 | 5,667 | -338 | 1,126 |

Table A1.2 - Rest of City

| Identified supply in the Rest of City (6+ units) | CPP1 Housing provision | Completions 2010-2017 | Under construction | Planning permission not started | CPP1 allocation without PP | CPP2 allocation without PP | Additional potential in BLR | SHLAA sites (6-9 dwellings) | Total | Position against CPP1 | Total sites allocated in CPP2 |
|--|------------------------|-----------------------|--------------------|---------------------------------|----------------------------|----------------------------|-----------------------------|-----------------------------|--------------|-----------------------|-------------------------------|
| Built Up Area | 4,130 | 1,341 | 373 | 519 | 400 | 1,137 | 100 | 144 | 4,014 | -116 | 1,583 |
| Urban Fringe | 1,060 | 0 | 0 | 227 | 0 | 675 | 0 | 0 | 902 | -158 | 902 |
| Rest of City total | 5,190 | 1,341 | 373 | 746 | 400 | 1,812 | 100 | 144 | 4,916 | -274 | 2,485 |

Table A1.3 - Small sites (identified + windfall)

| Housing supply from small sites (<6 units) | CPP1 Housing provision | Completions 2010-2017 | Under construction | Planning permission not started ¹ | Small windfall sites 2020-2030 | Total | Position against CPP1 |
|--|------------------------|-----------------------|--------------------|--|--------------------------------|--------------|-----------------------|
| Small identified sites | 765 | 1,010 | 162 | 164 | 1,270 | 2,606 | 591 |
| Small windfall allowance | 1,250 | | | | | | |
| Small Sites total | 2,015 | 1,010 | 162 | 164 | 1,270 | 2,606 | 591 |

Notes:

¹ Includes an assumed 10% discount for non-implementation of existing planning permissions.

Table A1.4 - Sites with Prior Approval for change of use to residential

| Prior Approvals for change of use to residential | CPP1 Housing provision | Prior Approval not started | PA not started (70% disc) |
|--|------------------------|----------------------------|---------------------------|
| Large sites not yet started | 0 | 136 | 95 |
| Small sites not yet started | 0 | 29 | 20 |
| Prior Approvals total | 0 | 165 | 116 |

Table A1.5 - HRA Estates Regeneration Strategy (additional potential)

| Housing potential from HRA sites | CPP1 Housing provision | Completions 2010-2017 | Under construction | Planning permission not started | CPP1 allocation without PP | CPP2 allocation without PP | HRA sites already identified | Additional potential supply ¹ |
|----------------------------------|------------------------|-----------------------|--------------------|---------------------------------|----------------------------|----------------------------|------------------------------|--|
| HRA Estates Regeneration sites | 0 | 68 | 94 | 20 | 0 | 183 | 365 | 135 |
| HRA total | 0 | 68 | 94 | 20 | 0 | 183 | 365 | 135 |

Notes:

¹ Additional potential supply calculated by subtracting HRA sites completed, with planning permissions or proosed for allocation in CPP2 from HRA Programme target for delivery of 500 new dwellings. Current New Homes for Neighbourhoods site pipeline provisionally identifies additional sites for at least 184 dwellings, although not all sites are confirmed as suitable.

Table A1.6 - Housing supply from all sources 2010-2030

| Housing provision by source | CPP1 Housing provision | Completions 2010-2017 | Under construction | Planning permission not started | CPP1 allocation without PP | CPP2 allocation without PP | Other potential supply & windfall ¹ | Total potential supply | Sites allocated in CPP2 |
|---|------------------------|-----------------------|--------------------|---------------------------------|----------------------------|----------------------------|--|------------------------|-------------------------|
| Development Areas | 6,005 | 658 | 1,083 | 736 | 1,913 | 911 | 366 | 5,667 | 1,126 |
| Rest of City | 5,190 | 1,341 | 373 | 746 | 400 | 1,812 | 244 | 4,916 | 2,485 |
| Small sites (identified + windfall) | 2,015 | 1,010 | 162 | 164 | - | - | 1,270 | 2,606 | - |
| Prior Approval for change of use to residential | 0 | - | - | 116 | - | - | - | 116 | - |
| HRA Estates Regeneration (additional potential) | 0 | - | - | - | - | - | 135 | 135 | - |
| Total | 13,210 | 3,009 | 1,618 | 1,762 | 2,313 | 2,723 | 2,015 | 13,440 | 3,611 |

Notes:

¹ Includes 1) Additional housing potential on CPP1 strategic allocations identified on Brownfield Land Register; 2) Identified SHLAA sites with potential for 6-9 dwellings; 3) Additional potential from small windfall sites (<6 dwellings) over period 2020-30; and 4) Additional potential from HRA New Homes for Neighbourhoods programme.

Table A1.7 - City Plan Part 2 - Housing supply position against City Plan target

| Housing provision by source | CPP1 Housing provision | Total potential supply | Position against CPP1 |
|---|------------------------|------------------------|-----------------------|
| Development Areas | 6,005 | 5,667 | -338 |
| Rest of City | 5,190 | 4,916 | -274 |
| Small sites (identified + windfall) | 2,015 | 2,606 | 591 |
| Prior Approval for change of use to residential | 0 | 116 | 116 |
| HRA Estates Regeneration (additional potential) | 0 | 135 | 135 |
| Total | 13,210 | 13,440 | 230 |

Appendix 2 : Housing delivery in Development Areas - Schedule of sites

| Site name | Development Area | No. dwellings | Notes |
|--|----------------------------------|---------------|---|
| Net completions 2010-2017 | | | |
| Former Esso Garage Hollingdean Road | DA3 Lewes Road | 24 | |
| 2 Freehold Terrace, Brighton | DA3 Lewes Road | 7 | |
| Covers Yard, Melbourne Street | DA3 Lewes Road | 39 | |
| (RSL site) Ainsworth House Wellington Road Brighton | DA3 Lewes Road | 17 | HRA site |
| 58-62 Lewes Road | DA3 Lewes Road | 6 | |
| Former Connaught House Site Melbourne Street | DA3 Lewes Road | 6 | |
| 49-50 Providence Place & 3 & 4 Ann Street | DA4 London Road Area | 9 | |
| Open Market, Marshall's Row, London Road | DA4 London Road Area | 87 | |
| 157-159 Preston Road (Former Norwich Union) (EM2) | DA4 London Road Area | 31 | Part of DA4 strategic allocation for 450 dwellings (125-163 Preston Road) |
| Shipping containers (part of richardson's scrap yard) 10 New England Road Brighton | DA4 London Road Area | 36 | Part of DA4 strategic allocation for 165 dwellings (New England Quarter/London Road Area) |
| 37/38 Providence Place, Brighton | DA4 London Road Area | 6 | |
| 17-19 Oxford Street | DA4 London Road Area | 9 | |
| Block J, Brighton Station Site | DA4 London Road Area | 147 | |
| Stag Inn 33 Upper Bedford Street Brighton | DA5 Eastern Road / Edward Street | 9 | |
| 31-32 High Street Brighton | DA5 Eastern Road / Edward Street | 7 | |
| 1 Wellington Road, Portslade | DA8 Shoreham Harbour | 8 | |
| Land at Brighton Marina (Outer Harbour) | DA2 Brighton Marina & Black Rock | 195 | Part of planning permission for 853 dwellings under construction |
| 84- 86 Denmark Villas Hove | DA6 Hove Station | 15 | Part of planning permission for 24 dwellings under construction |
| Total | | 658 | |
| Sites under construction | | | |
| Land at Brighton Marina (Outer Harbour) | DA2 Brighton Marina & Black Rock | 661 | Part of planning permission for 853 dwellings |
| 18 Wellington Road Brighton | DA3 Lewes Road | 21 | |
| 46 Freehold Terrace Brighton | DA3 Lewes Road | 8 | HRA site |
| 171 - 173 Preston Road (Prestamex House) | DA4 London Road Area | 63 | |
| Circus St (EM9) | DA5 Eastern Road / Edward Street | 142 | DA5 strategic allocation for min 160 dwellings |
| 33 Mighell Street and 70a Carlton Hill Brighton | DA5 Eastern Road / Edward Street | 9 | |
| 70 and site of Chrome Productions Limited, Goldstone Lane, Hove | DA6 Hove Station | 65 | |

| Site name | Development Area | No. dwellings | Notes |
|---|----------------------------------|---------------|---|
| 84- 86 Denmark Villas Hove | DA6 Hove Station | 9 | |
| 9-16 Aldrington Basin/Land South of Kingsway Basin Road North Portslade | DA8 Shoreham Harbour | 90 | Policy H1 mixed use site allocation. Also allocated in draft Shoreham Harbour JAAP. |
| Britannia House 336 Kingsway Hove | DA8 Shoreham Harbour | 6 | |
| Britannia House, 332 Kingsway | DA8 Shoreham Harbour | 9 | |
| Total | | 1,083 | |
| Planning permissions not yet started | | | |
| Preston Barracks Lewes Road | DA3 Lewes Road | 369 | DA3 strategic allocation for min 300 dwellings |
| Anston House, Preston Road (EM2) | DA4 London Road Area | 229 | Part of DA4 strategic allocation for 450 dwellings |
| 87 Preston Road (EM2) | DA4 London Road Area | 25 | CPP2 Policy H1 residential site allocation |
| City College, Pelham Street | DA4 London Road Area | 100 | CPP2 Policy H1 mixed use site allocation |
| 25-28 Elder Place | DA4 London Road Area | 7 | |
| 79 North Street Portslade | DA8 Shoreham Harbour | 6 | |
| Total | | 736 | |
| CPP1 strategic housing allocations without planning permission | | | |
| Gas Works Site, Boundary Road, Brighton | DA2 Brighton Marina & Black Rock | 85 | DA2 strategic allocation for min 85 dwellings |
| Land at Brighton Marina (Inner Harbour) | DA2 Brighton Marina & Black Rock | 500 | DA2 strategic allocation for min 1,000 dwellings (500 expected to be delivered post-2030) |
| Telecom House 123 -135 Preston Road (EM2) | DA4 London Road Area | 0 | Part of DA4 strategic allocation for 450 dwellings (125-163 Preston Road) |
| 149-151 Preston Road (Thales) (EM2) | DA4 London Road Area | 15 | Part of DA4 strategic allocation for 450 dwellings (125-163 Preston Road) |
| (Natwest) 153 Preston Road (EM2) | DA4 London Road Area | 40 | Part of DA4 strategic allocation for 450 dwellings (125-163 Preston Road) |
| Park Gate 161-163 Preston Road (EM2) | DA4 London Road Area | 30 | Part of DA4 strategic allocation for 450 dwellings (125-163 Preston Road) |
| Richardson's scrap yard and Brewer's Paint (Albany House) | DA4 London Road Area | 20 | Part of DA4 strategic allocation for 165 dwellings (New England Quarter/London Road Area) |
| Vantage Point and Circus Parade, Longley Industrial Estate (New England Street) | DA4 London Road Area | 90 | Part of DA4 strategic allocation for 165 dwellings (New England Quarter/London Road Area) |
| Rear of 149 to 163 Preston Road | DA4 London Road Area | 26 | Part of DA4 strategic allocation for 450 dwellings (125-163 Preston Road) |
| Land Adjacent to Britannia House Cheapside Brighton | DA4 London Road Area | 0 | Part of DA4 strategic allocation for 165 dwellings (New England Quarter/London Road Area) |
| north of Theobald House Blackman Street/Cheapside Whitecross Street Brighton | DA4 London Road Area | 32 | Part of DA4 strategic allocation for 165 dwellings (New England Quarter/London Road Area) |

| Site name | Development Area | No. dwellings | Notes |
|--|----------------------------------|---------------|---|
| Poss Add - Longley Industrial Estate | DA4 London Road Area | 0 | Part of DA4 strategic allocation for 165 dwellings (New England Quarter/London Road Area) |
| Edward St (Amex House) | DA5 Eastern Road / Edward Street | 65 | DA5 strategic allocation for min 65 dwellings |
| EM1 Freshfield Road Business Park/Gala Bingo Car Park, Freshfield Way | DA5 Eastern Road / Edward Street | 110 | DA5 strategic allocation for min 110 dwellings |
| Conway Street (EM1) | DA6 Hove Station | 200 | Part of DA6 strategic allocation for min 200 dwellings |
| Toads' Hole Valley King George VI Avenue Hove | DA7 Toads Hole Valley | 700 | DA7 strategic allocation for min 700 dwellings |
| Total | | 1,913 | |
| Proposed CPP2 housing allocations without planning permission | | | |
| 2-16 Coombe Road (Big Yellow Storage) (Tyre Co, Coombe Road (EM9)) | DA3 Lewes Road | 33 | Policy H1 residential site allocation |
| Selsfield Drive Housing Office, Brighton BN2 4HA (HRA site) | DA3 Lewes Road | 30 | Policy H1 residential site allocation. HRA site |
| 60-62 & 65 Gladstone Place Brighton | DA3 Lewes Road | 10 | Policy H1 residential site allocation |
| 25 Ditchling Rise/rear of 57-63 Beaconsfield Road Brighton | DA4 London Road Area | 15 | Policy H1 residential site allocation |
| Former Housing Office (George Cooper House) 21-22 Oxford Street Brighton | DA4 London Road Area | 13 | Policy H1 residential site allocation |
| Combined Engineering depot, New England Road | DA4 London Road Area | 100 | Policy SSA2 strategic site allocation |
| Sackville Trading Estate / Coal Yard, Sackville Road | DA6 Hove Station | 500 | Policy SSA4 strategic site allocation |
| Belgrave Centre | DA8 Shoreham Harbour | 45 | Policy H1 residential site allocation. Also allocated in draft Shoreham Harbour JAAP. |
| Flexer Sacks, Wellington Road, Portslade | DA8 Shoreham Harbour | 45 | Policy H1 mixed use site allocation. Also allocated in draft Shoreham Harbour JAAP. |
| Wellington House, Camden Street, Portslade | DA8 Shoreham Harbour | 20 | Policy H1 residential site allocation. Also allocated in draft Shoreham Harbour JAAP. |
| Prestwich House, Portslade | DA8 Shoreham Harbour | 15 | Policy H1 mixed use site allocation. Also allocated in draft Shoreham Harbour JAAP. |
| Regency House, Portslade | DA8 Shoreham Harbour | 45 | Policy H1 mixed use site allocation. Also allocated in draft Shoreham Harbour JAAP. |
| Church Road/Wellington Road/St Peter's Road, Portslade | DA8 Shoreham Harbour | 25 | Policy H1 mixed use site allocation. Also allocated in draft Shoreham Harbour JAAP. |
| Station Road, Portslade | DA8 Shoreham Harbour | 15 | Policy H1 mixed use site allocation. Also allocated in draft Shoreham Harbour JAAP. |

| Site name | Development Area | No. dwellings | Notes |
|---|----------------------------------|---------------|--|
| Total | | 911 | |
| Identified SHLAA sites of 6-9 dwellings | | | |
| Rear of 31 Appledore Road & 3-5 Halland Road | DA3 Lewes Road | 8 | |
| Costcutter 6 Pelham Terrace, Lewes Road Brighton | DA3 Lewes Road | 6 | |
| Above Co-operative 56-57 Lewes Road, Brighton | DA3 Lewes Road | 6 | |
| 107 Boundary Road Hove | DA8 Shoreham Harbour | 6 | |
| Total | | 26 | |
| Additional housing potential identified on CPP1 allocated sites | | | |
| <i>(identified in SHLAA Update 2017 & Brownfield Land Register)</i> | | | |
| Gas Works Site, Boundary Road, Brighton | DA2 Brighton Marina & Black Rock | 255 | DA2 strategic allocation is for min 85 dwellings |
| Edward St (Amex House) | DA5 Eastern Road / Edward Street | 85 | DA5 strategic allocation for min 65 dwellings |
| Total | | 340 | |
| GRAND TOTAL | | 5,667 | |

Appendix 3 : Housing delivery in the Rest of the City - Schedule of sites

| Site name | No. dwellings | Notes |
|---|---------------|-------|
| Net completions 2010-2017 | | |
| The Post Office 51 Ship Street, Brighton | 9 | |
| Ocean Hotel, Longridge Drive | 48 | |
| Eastwoods Garden Centre 251-253 Ditchling Road | 9 | |
| 21 Burlington Street, Brighton | 6 | |
| 22 Burlington Street, Brighton | 7 | |
| 49 Brunswick Road, Hove | 7 | |
| 196 Dyke Road Brighton | 7 | |
| 23A & 23E Coleridge Street Hove | 6 | |
| 24 St James's Street Brighton | 6 | |
| Rotary Point 81 Windlesham Close Portslade | 10 | |
| 22 Sussex Square Brighton | 6 | |
| 1 Cliff Road and 8 Cliff Approach Brighton | 6 | |
| Dresden House 34-38 Medina Villas Hove | 33 | |
| (RSL site) 26-28 Brading Road Brighton | 12 | |
| 39 Salisbury Road Hove | 9 | |
| Former Gospel Hall, 57 Falmer Road Brighton | 6 | |
| 63 Holland Road Hove | 7 | |
| Rear of 20-32 Baden Road Brighton | 7 | |
| 3 The Ridgway Brighton | 7 | |
| 323-325 Mile Oak Road Brighton | 9 | |
| 8 Pavilion Parade | 7 | |
| 3 to 5 Vernon Gardens Denmark Terrace | 10 | |
| (RSL site) Pioneer House 60 Burstead Close Brighton | 24 | |
| Former Nurses Accommodation Brighton General Hospital Pankhurst Avenue | 95 | |
| 105 Marine Drive Brighton | 8 | |
| 68-74 High Street, Rottingdean Brighton | 8 | |
| 19 Brunswick Place Hove | 6 | |
| 331 Kingsway Hove | 40 | |
| Builder Centre, Bristol Gardens and rear of Prince Regents Close Brighton | 9 | |
| Royal Alexandra Hospital 57 Dyke Road Brighton | 119 | |
| Buckingham Lodge Buckingham Place Brighton | 6 | |
| 13-15 Old Steine Brighton | 7 | |

| Site name | No. dwellings | Notes |
|--|---------------|-------|
| 80 Stoneham Road | 7 | |
| 1 to 5 Franklin Road Portslade | 9 | |
| 145 Vale Avenue | 9 | |
| Phoenix House 15a-19 Norway Street Portslade | 6 | |
| 30-31 Devonshire Place, Brighton | 6 | |
| Wavertree House Somerhill Road Hove | 6 | |
| 243 Preston Road | 7 | |
| 245 Preston Road | 7 | |
| Vale House Vale Road Portslade | 42 | |
| Stanmer House Stanmer Brighton | 15 | |
| Gala Bingo Hall, 191 Portland Road Hove | 35 | |
| 58 Palmeira Avenue Hove | 7 | |
| City Park Orchard Road Hove | 6 | |
| St Albans Church Coombe Road Brighton | 9 | |
| Land at Redhill Close, Westdene | 31 | |
| 28 Marine Drive | 9 | |
| 19 The Upper Drive | 8 | |
| Former Bellerby's College, Park House Old Shoreham Road Hove | 71 | |
| 160 Dyke Road | 6 | |
| Port Hall Mews Brighton | 6 | |
| 43 Palmeira Avenue | 8 | |
| 3-4 Western Road Hove | 6 | |
| 28-29 Western Road Hove | 9 | |
| Mitre House 149 Western Road | 12 | |
| 2 Osmond Road | 13 | |
| 31-33 Bath Street Brighton | 7 | |
| 25-28 St James's Street Brighton | 33 | |
| Kings Gate 111 The Drive | 6 | |
| (RSL site) St Benedicts Convent 1 Manor Road Brighton | 46 | |
| 20 Old Steine Brighton | 7 | |
| St Augustine's Church, Stanford Avenue | 9 | |
| Rowan House Rowan Close Portslade | 9 | |
| 107 Marine Drive Rottingdean Brighton | 8 | |
| EM1 Franklin Road Former Infinity Foods Site 45 Franklin Road & 67 67a | 31 | |
| & 67b Norway Street Portslade | | |
| 25 Arthur Street Hove | 6 | |
| Royal York Buildings 41-42 Old Steine Brighton | 8 | |
| 2 Dudley Road, Brighton | 7 | |

| Site name | No. dwellings | Notes |
|---|---------------|--|
| HRA site Robert Lodge Manor Place Brighton (HRA) Southern Block | 9 | HRA site |
| HRA site Robert Lodge Manor Place Brighton (HRA) Northern Block | 6 | HRA site |
| 11-12 Marlborough Place Brighton | 17 | |
| Martello House 315 Portland Road Hove (Part of Em1 site) | 28 | |
| Priory House Bartholomew Square Brighton | 40 | |
| 17 Goldstone Crescent Hove | 6 | |
| St Andrews Day and Resource Centre St Andrews Road Brighton | 7 | |
| Brooke Mead, Albion Street (HRA) | 36 | |
| 19 & Land Adjacent to 19 Dorset Gardens Brighton | 6 | |
| Rear 331 Kingsway Hove | 8 | |
| 7 Symbister Road | 9 | |
| Halstead Scaffolding Ltd 18 24 28 & 30 Kingsthorpe Road Hove | 9 | |
| 379 & Land Rear 377 Kingsway, Hove | 8 | |
| Mill House Pub, 131 Mill Lane, Portslade | 8 | |
| 83 - 85 Western Road Hove | 6 | |
| Units 1, 2, 4, 5, 6, 7, 8, 10 and 11 Bush Mews 5 Arundel Road Brighton | 9 | |
| Stretton Hall (Part of EDF Portland Road Business Park (EM1)) | 9 | |
| 173 Church Road Hove | 6 | |
| 201 Dyke Road Hove | 8 | |
| 24 Castle Street, Brighton | 7 | |
| 70-73 Western Road | 6 | |
| 20-36 Baden Road Brighton | 9 | |
| 4-6 Montefiore Road Hove | 1 | Part of planning permission for 10 dwellings u/c |
| Total | 1,341 | |
| Sites under construction | | |
| Saunders Glassworks, Sussex Place, Brighton | 49 | CPP2 Policy H1 residential site allocation |
| Land to rear of 67-81 Princes Road Brighton | 6 | |
| Sussex House 130 Western Road Hove | 9 | |
| 27-31 Church Street Brighton | 10 | CPP2 Policy H1 mixed use site allocation |
| 4-6 Montefiore Road Hove | 9 | |
| Hanningtons Lane North Street and Brighton Square Brighton | 11 | |
| 31& 33 Selborne Road Hove | 10 | |
| Lansdowne Place Hotel, Lansdowne Place, Hove | 45 | |
| 121-123 Davigdor Road (Happy Cell) | 47 | Part of CPP2 Policy SSA3 strategic site allocation |
| Findon Road, former Whitehawk Library site, Brighton BN2 5FP (HRA site) | 57 | HRA site |
| Russell House Russell Mews Brighton | 54 | |

| Site name | No. dwellings | Notes |
|---|---------------|--|
| 60 Wilbury Road Hove | 11 | |
| 23 & 24 Old Steine Brighton | 9 | |
| Wellsbourne site, Whitehawk Road, Brighton, BN2 5FL (HRA site) | 29 | HRA site |
| Lace House, 39 - 40 Old Steine, Brighton | 9 | |
| 1 Nizells Avenue, Hove | 8 | |
| Total | 373 | |
| Planning permissions not yet started | | |
| Blocks E & F Kingsmere, London Road | 8 | |
| Park Manor, London Road, Brighton | 6 | |
| Blocks C & D The Priory London Road Brighton | 8 | |
| 38-42 East Street Brighton | 9 | |
| 43-45 Bonchurch Road Brighton | 6 | |
| Blocks A, B, & C Belvedere, 152-158 Dyke Road, Brighton | 6 | |
| Old Ship Hotel, 31-38 Kings Road, Brighton | 18 | CPP2 Policy H1 residential site allocation |
| 113-119 Davigdor Road, Hove | 68 | Part of CPP2 Policy SSA3 strategic site allocation |
| Astoria 10-14 Gloucester Place Brighton | 70 | CPP2 Policy H1 mixed use site allocation |
| 5 Norfolk Terrace Brighton | 6 | |
| 27 Palmeira Avenue Hove | 6 | |
| (EM1) School Road Industrial Area School Road Hove (Rayford House) | 9 | |
| Hove Business Centre Fonthill Road Hove | 9 | |
| 251-253 Preston Road, Brighton | 28 | CPP2 Policy H1 residential site allocation |
| 48-50 Western Road Brighton | 9 | |
| 204 Old Shoreham Road Portslade | 8 | |
| 67 Falmer Road, Rottingdean | 8 | |
| 12 Lyndhurst Road, Hove | 6 | |
| Land at 189 Kingsway Hove (Sackville Hotel) | 60 | CPP2 Policy H1 residential site allocation |
| UF Site 4-6 Cluster of sites at Mile Oak Road | 195 | CPP2 Policy H2 urban fringe site allocation |
| Kensington Street car parking sites, Brighton BN1 4AJ (HRA Site) | 12 | HRA site |
| Montpelier Baptist Church (Baptist Tabernacle), Montpelier Place Brighton | 24 | CPP2 Policy H1 residential site allocation |
| Texaco Service Station 133 Kingsway Hove | 55 | |
| Former Brewery site, South Street Portslade (Le Carbone) | 48 | CPP2 Policy H1 mixed use site allocation |
| 76-79 & 80 Buckingham Road Brighton | 24 | CPP2 Policy H1 residential site allocation |
| Land Adjacent To Cedar Centre Lynchet Close Brighton | 8 | HRA site |
| UF Site 50 Land West of Falmer Avenue | 32 | CPP2 Policy H2 urban fringe site allocation |
| 35a-41 Vale Road Portslade | 0 | |
| Poss Addition 15 Caburn Place | 0 | |

| Site name | No. dwellings | Notes |
|---|---------------|--|
| Total | 746 | |
| CPP1 strategic housing allocations without planning permission | | |
| King Alfred, Kingsway, Hove | 400 | SA1 strategic allocation for min 400 dwellings |
| Total | 400 | |
| Proposed CPP2 housing allocations without planning permission | | |
| 2 to 18 The Cliff, Brighton | 16 | Policy H1 residential site allocation |
| Brighton General Hospital, Elm Grove, Brighton | 200 | Policy SSA1 strategic site allocation |
| Manchester Street/Charles Street, Brighton | 24 | Policy H1 residential site allocation |
| The Downsman 189 Hangleton Way and Land east & north Hove | 33 | Policy H1 residential site allocation |
| PO Delivery Office 62 North Road Brighton | 110 | Policy H1 mixed use site allocation |
| Preece House 91-103 Davigdor Road Hove | 14 | |
| (Smoky Estate) Corner of Church Road, Lincoln Road & Gladstone Road Portslade | 32 | Policy H1 residential site allocation |
| 35-39 The Drove Way Hove (Dairycrest) | 14 | Policy H1 mixed use site allocation |
| 46-54 Old London Road Patcham Brighton | 30 | Policy H1 residential site allocation |
| Peacock Industrial Estate Lyon Close Hove | 114 | Part of Policy SSA3 strategic site allocation |
| Land south of Lincoln Cottages (Lincoln Cottage Works) 15-26 Lincoln Street Brighton | 18 | Policy H1 residential site allocation |
| Land at corner of Fox Way and Foredown Road Portslade | 10 | Policy H1 residential site allocation |
| UF Site 1 and 2 Land West of Mile Oak Road, Portslade | 30 | Policy H2 urban fringe site allocation. Potential HRA site |
| UF Site 11 Benfield Valley, north Hangleton Lane | 100 | Policy H2 urban fringe site allocation |
| UF Site 12 Benfield Valley, south Hangleton Lane | 0 | Policy H2 urban fringe site allocation |
| UF Site 16 Land at and adjoining Horsdean Recreation Ground, Patcham | 25 | Policy H2 urban fringe site allocation |
| UF Site 17 Land at Ladies Mile, Carden Avenue | 35 | Policy H2 urban fringe site allocation. Potential HRA site |
| UF Site 21, 21a and 21c cluster of sites at Coledean | 112 | Policy H2 urban fringe site allocation |
| UF Site 30 Land at and adjoining Brighton Race Course | 150 | Policy H2 urban fringe site allocation |
| UF Site 32 land at Southdown Riding School | 15 | Policy H2 urban fringe site allocation |
| UF Site 33 Land North of Warren Road | 30 | Policy H2 urban fringe site allocation |
| UF Site 38-39 Cluster at Ovingdean Farm | 50 | Policy H2 urban fringe site allocation |
| UF Site 42 Land adjacent to Ovingdean Road | 45 | Policy H2 urban fringe site allocation |
| UF Site 46a Land at Former Nursery site west of Saltdean Vale | 18 | Policy H2 urban fringe site allocation |
| UF Site 48-48a Cluster sites Saltdean (Land at Coombe Farm, Westfield Avenue North, Land north of Westfield Rise) | 65 | Policy H2 urban fringe site allocation |
| Kings House, Grand Avenue, Hove | 140 | Policy H1 residential site allocation |
| Housing Office Victoria Road Portslade (adj Portslade Town Hall) | 37 | Policy H1 residential site allocation |

| Site name | No. dwellings | Notes |
|--|---------------|---|
| Buckley Close garage site, Hangleton BN3 8EU (HRA site) | 15 | Policy H1 residential site allocation. HRA site |
| Spitfire House (Marathonbet House) 141 Davigdor Road Hove | 0 | Part of Policy SSA3 strategic site allocation |
| 76 Church Street, Brighton (Patrick Moorhead Antiques/warehousing) (Old PO Sorting Office) | 50 | Policy H1 mixed use site allocation |
| Eastergate Road Garage Site (HRA) | 24 | Policy H1 residential site allocation. HRA site |
| St Aubyns School 76 High Street Rottingdean Brighton | 40 | Policy H1 residential site allocation |
| Preston Park Hotel, 216 Preston Road, Brighton | 22 | Policy H1 residential site allocation |
| P&H House 106-112 Davigdor Road Hove | 57 | Part of Policy SSA3 strategic site allocation |
| 270 Old Shoreham Road Hove | 10 | Policy H1 mixed use site allocation |
| 29 - 31 New Church Road Hove | 40 | Policy H1 residential site allocation |
| Whitehawk Clinic Whitehawk Road Brighton | 38 | Policy H1 residential site allocation |
| Former playground, Swanborough Drive, Whitehawk | 39 | Policy H1 residential site allocation. HRA site |
| Former Hollingbury Library | 10 | Policy H1 residential site allocation. HRA site |
| Total | 1,812 | |
| Identified SHLAA sites of 6-9 dwellings | | |
| 12 Richmond Parade, Brighton | 7 | |
| Vye's, 19-27 Carlton Terrace Portslade | 6 | |
| Tudor Grange 13 The Upper Drive Hove | 6 | |
| Land between 38-50 Carlyle Street Brighton | 9 | |
| 55 (adj 31Walpole Road) Canning Street Brighton | 6 | |
| Studor House, 13 Sheridan Terrace Hove | 9 | |
| 1 Shelldale Road Portslade | 6 | |
| Lee Hire 7-13 Church Place Brighton | 7 | |
| Patcham Garage, 41 Old London Road, Patcham | 6 | |
| St David's Hall, Whitehawk Road Whitehawk Way Brighton | 9 | |
| 44 - 50 Brunswick Street West Hove | 6 | |
| 25 Montague Place Brighton | 6 | |
| 117 Victoria Road Portslade | 6 | |
| Knogle Hall Knogle Road Brighton | 8 | |
| PO Sorting Office Nevill Road, Rottingdean Brighton | 8 | |
| 6 Cliff Approach Brighton | 6 | |
| Lansdowne Mews Farm Road Hove | 6 | |
| 21A- 21F Station Road Portslade | 7 | |
| 57 Station Road Portslade | 6 | |
| Land rear 8 Inwood Crescent, Brighton | 6 | |
| Blocks A & B, Kingsmere, London Road | 8 | |

| Site name | No. dwellings | Notes |
|--|-----------------------|--|
| Total | 144 | |
| Additional housing potential identified on CPP1 allocated sites <i>(identified in SHLAA Update 2017 & Brownfield Land Register)</i> King Alfred, Kingsway, Hove Total | 100 100 | SA1 strategic allocation for min 400 dwellings |
| GRAND TOTAL | 4,916 | |

