

# SHLAA Update 2017

## February 2018



Brighton & Hove  
City Council

## 2017 SHLAA Update – Commentary

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## 1. Introduction

- 1.1 This report outlines the latest (2017) annual review of the council's Strategic Housing Land Availability Assessment (SHLAA). 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 as an important part of the evidence base to inform plan-making, but notes that it does not in itself determine whether a site should be allocated for housing development. Guidance is also clear that the assessment is not a one-off study and that regular reviews should be undertaken at least annually as part of the annual monitoring process to keep the assessment up to date. This is particularly important in terms of updating the housing trajectory and the five year supply of deliverable sites.
- 1.4 Government guidance regarding housing land supply is set out in the National Planning Policy Framework<sup>2</sup>. 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 in this commentary.

## 2. The 2017 Assessment

- 2.1 The 2017 SHLAA has taken account of the latest information regarding housing land supply in the city. Information includes:
  - a) **The annual residential monitoring results for the year 2016/17 which record:**
    - i) Sites gaining planning consent for housing in the year 2016/17. This includes newly identified sites and/or other sites previously identified in the SHLAA which did not previously have planning consent.
    - ii) Updated progress on previously identified sites with an extant consent recording whether development on the site has yet to start, is under

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<sup>1</sup> [Planning Practice Guidance: Housing and economic land availability assessment \(MHCLG March 2014\)](#)

<sup>2</sup> [National Planning Policy Framework \(MHCLG March 2012\)](#)

- construction or has been completed.
- iii) The type of residential development (whether new build, change of use or conversion); and
  - iv) The adjusted supply position where sites have been developed and completed.

**b) The identification and inclusion of other sites with housing potential that have come to the local planning authority's attention.**

This could include, for example, sites submitted during the monitoring year for SHLAA consideration from landowners, agents and/or developers and sites identified through the pre-application service. The 2017 SHLAA has also reviewed sites put forward as part of the City Plan Part Two Scoping Consultation (2016)<sup>3</sup>.

The inclusion of these other sites also includes those urban fringe sites identified as having housing potential in the 2014 Urban Fringe Assessment<sup>4</sup> and the Further Assessment of Urban Fringe Sites 2015<sup>5</sup>. These studies were undertaken in response to the City Plan Part One Planning Inspector's initial conclusions following the City Plan Examination hearings in 2013 which required the Council to reassess the potential for further housing sites within the city.

**c) Updated housing potential, capacity and deliverability information for a range of sites through site capacity, feasibility and viability assessment.**

This is particularly the case for major strategic sites identified in the City Plan but also for a full range of sites across the city. The updates are largely informed by information on identified sites submitted during the monitoring year from landowners, agents and/or developers as well as from updated information gained through pre-application discussion.

### **3. Assessment of Availability and Deliverability**

- 3.1 An assessment of site availability and deliverability is an important element of the SHLAA exercise. Those sites identified within the first five year supply period must be both 'available' for development and also have a realistic prospect of being delivered within this time period.
- 3.2 SHLAA Guidance (now updated by NPPF, para. 47<sup>2</sup> and the NPPG<sup>1</sup>) considers a site to be 'available' for development, when, on the best information available, there is confidence that there are no legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners. This means that it is controlled by a housing developer who has expressed an intention to develop, or the land owner has expressed an intention to sell.
- 3.3 'Deliverable' means that a site is available now and offers a suitable location for housing development now and there is a realistic prospect that housing will be delivered on the site within five years and, in particular, that development of the site

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<sup>3</sup> [BHCC City Plan Part Two Scoping Paper Consultation 30 June to 22 September 2016](#)

<sup>4</sup> [Brighton and Hove Urban Fringe Assessment; LUC \(June 2014\)](#)

<sup>5</sup> [Brighton and Hove: Further Assessment of Urban Fringe Sites 2015; LUC \(December 2015\)](#)

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 developability in the following ways:
- a) **Ongoing liaison with developers/landowners;** particularly for the larger sites that have been identified within 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. Further information on other sites is also gathered through consultation responses submitted during the monitoring year from landowners, agents and/or developers. In 2017 site updates were also included from responses to the 'Call for Sites' exercise as part of the 2016 City Plan Part Two scoping paper consultation<sup>3</sup> and also from the 2017 Brownfield Land Register Consultation<sup>6</sup>.
  - b) **Telephone surveys and email queries for other sites identified in the first five year supply period.** These are undertaken to check site availability details and delivery timescales for sites where no other up to date information existed.
  - c) **Identification of land owners via the Land Registry.** Land Registry details were obtained for new sites assessed as having potential in the 2014 Urban Fringe Assessment. Liaison with these site owners is used to amend assumptions regarding site availability and the delivery timescales for sites.
  - d) **Historical Delivery Rate Assessments** were undertaken as part of the preparation of the 2017 SHLAA update to assist in making delivery rate assumptions for sites currently in the SHLAA. Assessments were made for a sample of developments, where residential units have been delivered in the past ten years (2007-2017). This looked at the period of time it took from planning consent to commencement on site (lead in time) and from commencement on site to completion (build out time). The average lead in and build out times per development size were then calculated; the resulting figures are presented in the Appendix.

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<sup>6</sup> [Brownfield Land Register; BHCC \(December 2017\)](#)

#### **4. 2017 SHLAA Update Results**

4.1 Summary Tables 1-7<sup>7</sup> set out the results of the 2017 SHLAA exercise. In overall terms, the exercise identifies a citywide capacity for around 15,046 units of housing to 2032 with a further 1,082 identified beyond this 15 year period. Delivery is estimated to be 13,670 units by 2030, which would achieve the City Plan Part One target of 13,200 by the end of the plan period.

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

4.2 Tables 1 and 2, of the summary tables, indicate a total potential 15 year supply of 12,030 units on all sites of six units and above. Of these; 6,147 units will be in the eight City Plan Development Areas (DA1-DA8) (Table A<sup>8</sup>) and 5,883 are identified across the rest of the city (Table B<sup>9</sup>).

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

4.3 Table 3 illustrates the supply expected from small identified sites; this comprises small sites which have already been completed and those with planning permission. The small site supply identified is 1,336 units; 1,010 of which was completed in the period 2010- 2017, with a further 326 units expected to be delivered in the period 2017-2022. There were 344 units with planning permission on uncompleted small sites at the end of 2016/17. 162 units were under commencement and are expected to be completed within the next year (2017/18) a further 182 units have yet to be started. In calculating the expected delivery a 10% discount has been applied to the delivery on sites which have not yet commenced as it can be reasonably expected that a proportion will remain unimplemented. There are, therefore, 164 units expected to be completed in the next two to three years on these sites (Table C<sup>10</sup>).

##### **c) Broad Locations**

4.4 Table 4 illustrates a further source of identified housing supply from two broad locations; the DA8 Shoreham Harbour area and the Housing Revenue Account (HRA) Estate Regeneration Programme which covers sites throughout the city. In total, these broad locations account for approximately 800 units to 2032. Sites from these sources which have already gained planning permission or have been otherwise identified as development sites have been moved to Table 1 and removed from Table 4 to avoid double counting. This accounts for 402 units which are either complete or in the 1-5 year supply; with the remaining 398 housing units expected to be delivered between 2027 and 2032. The full delivery from broad locations is outlined in Table D<sup>11</sup>.

4.5 The Shoreham Harbour Joint Area Action Plan (JAAP) will contain detailed policies and proposals for the Shoreham Harbour area. Consultation on a proposed submission version of the JAAP was undertaken between November and December 2017<sup>12</sup> after previous consultations on the draft JAAP in 2014 and 2016.

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<sup>7</sup> [SHLAA 2017 Summary Tables](#)

<sup>8</sup> [2017 SHLAA Update Table A: Development in Development Areas \(DAs\)](#)

<sup>9</sup> [2017 SHLAA Update Table B: Other Identified Supply not within DAs](#)

<sup>10</sup> [2017 SHLAA Update Table C: Small Identified Site Supply as at 1st April 2017](#)

<sup>11</sup> [2017 SHLAA Update Table D: Broad Locations](#)

<sup>12</sup> [Consultation Statement Shoreham Harbour JAAP; Shoreham Harbour Regeneration Partnership \(November 2017\)](#)

4.6 In March 2013, an Estate Regeneration Programme was endorsed<sup>13</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. As the project progresses and the specific schemes are brought forward, they will be included as identified sites in successive reviews of the SHLAA.

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

4.7 Table 6 identifies the supply estimated to come from small windfall sites<sup>14</sup> in the next 15 years. This windfall supply estimate is based upon average windfall delivery on small sites over the past five years, excluding greenfield 'garden land' development.

4.8 Table E<sup>15</sup> illustrates how a windfall allowance has been calculated for small (previously developed land) sites. There was an average annual delivery of 137 units on small sites between 2012 and 2017. Only a small proportion (7.3%) of small site development was 'garden land' which equates to approximately 10 units per annum. A large majority of small windfall development takes place through conversions and changes of use (69%). Because it is difficult to anticipate where these types of developments are likely to arise small site development is not sought to be assessed through the SHLAA on a site by site basis.

## **5. Housing Trajectory**

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

## **6. Five year Supply**

6.1 The 2017 SHLAA Update has been used to update the city's five year housing land supply position. The Phased Requirement Method to calculate the city's five year supply requirement was set out in the City Plan Part One Housing Implementation Strategy<sup>16</sup> which was endorsed by the City Plan Part One Inspector in finding the Plan sound in February 2016<sup>17</sup>. The current position is summarised below and displays that a five year supply for the city for the period 2017- 2022 can be demonstrated against the five year supply requirement calculated by the Phased Requirement Method. The Liverpool Method is an alternative 'residual' method for calculating the city's five year supply requirement and is also included for information.

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<sup>13</sup> [BHCC Housing Committee \(March 2013\)](#)

<sup>14</sup> Unidentified sites which subsequently become available for development

<sup>15</sup> [Table E: Small Windfall Development 2000/1 - 2016/17](#)

<sup>16</sup> [Brighton and Hove City Plan Part One Annex 3 Housing Implementation Strategy; BHCC \(March 2016\)](#)

<sup>17</sup> [Report on the Examination into the Brighton and Hove City Plan Part One; The Planning Inspectorate \(February 2016\)](#)

### A: 5 Year Housing Supply Requirement - Phased Requirement Method

A	Requirement 2016-21 = (655 x 3) + (856 x 2)	3,878
B	Adjustment for Delivery 2014/15 <sup>18</sup>	74
C	Adjustment for Delivery 2015/16 <sup>18</sup>	-32
D	Adjustment for Delivery 2016/17 <sup>18</sup>	316
E	Sub-Total	4,236
F	5% Buffer	212
G	<b>Five Year Requirement 2016-21</b>	<b>4,448</b>
H	<b>Annualised Requirement</b>	<b>890</b>

I	<b>Deliverable Supply 2017-22</b>	
	-supply identified in 2017 SHLAA <sup>19</sup>	4,316
	-other windfall sources <sup>20</sup>	116
	-other non pdl small site development <sup>21</sup>	50
	<b>Total Supply</b>	<b>4,482</b>
J	<b>Years Supply</b>	<b>5.0</b>

### B: 5 Year Housing Supply Requirement - Liverpool Method

A	Requirement 2010-30	13,200
B	Net Completions 2010-17	3,009
C	Residual Requirement 2016-30	10,191
D	Five Year Residual Requirement	3,920
E	5% Buffer	196
F	<b>Five Year Requirement 16-21</b>	<b>4,116</b>
G	<b>Annualised Requirement</b>	<b>823</b>

H	<b>Deliverable Supply 2017-22</b>	
	-supply identified in 2017 SHLAA <sup>19</sup>	4,316
	-other windfall sources <sup>20</sup>	116
	-other non pdl small site development <sup>21</sup>	50
	<b>Total Supply</b>	<b>4,482</b>
I	<b>Years Supply</b>	<b>5.4</b>

<sup>18</sup> Residential Completions minus phased trajectory requirement (655 per annum)

<sup>19</sup> [2017 SHLAA, Summary Tables – Table 7 2017-2022](#)

<sup>20</sup> [2017 SHLAA, Other Sources of Windfall – Table F](#)

<sup>21</sup> [2017 SHLAA, Small Greenfield Development. Table E](#)



## 7. Tables

### 7.1 Supply Summary Tables

SHLAA 2017 Supply Summary Tables		Completions	1 - 5 Year Supply	6- 10 Year Supply	11- 15 Year Supply	Post 2032	Total Supply
		2010-2017	2017-2022	2022-2027	2027-2032		
1	<b>Identified Supply in Development Areas (6 + units)</b>						
	DA1 Central Seafront	0	0	0	0	0	0
	DA2 Brighton Marina & Black Rock	195	244	790	467	500	1696
	DA3 Lewes Road	99	428	152	41	131	720
	DA4 Brighton Station / London Road	325	365	110	355	105	1155
	DA5 Eastern Road / Edward Street	16	201	210	136	0	563
	DA6 Hove Station	15	274	650	103	104	1042
	DA7 Toads Hole Valley	0	149	400	220	0	769
	DA8 Shoreham Harbour (see Broad Locations)	8	124	70	0	0	202
<b>Total Supply in Development Areas</b>		<b>658</b>	<b>1785</b>	<b>2382</b>	<b>1322</b>	<b>840</b>	<b>6147</b>

Source: Table A

		Completions	1 - 5 Year Supply	6- 10 Year Supply	11- 15 Year Supply	Post 2032	Total Supply
		2010-2017	2017-2022	2022-2027	2027-2032		
2	<b>Other Identified Supply not in DA's (6 + units)</b>						
	O/S Allocations with PP	9	49	0	0	0	58
	O/S Allocations without PP	0	23	455	274	0	752
	Completed and O/S Planning Consents 6+	1332	999	70	0	0	2401
	Other Identified Sites without PP	0	880	739	811	242	2430
<b>Total Supply Other Identified Sites</b>		<b>1341</b>	<b>1951</b>	<b>1264</b>	<b>1085</b>	<b>242</b>	<b>5883</b>

Source: Table B

		Completions	1 - 5 Year Supply	6- 10 Year Supply	11- 15 Year Supply	Post 2032	Total Supply
		2010-2017	2017-2022	2022-2027	2027-2032		
3	<b>Small Site Identified Supply (&lt;6 units)</b>	1010	326	0	0	0	<b>1336</b>

Source: Table C

4	Broad Locations / Sources	Completions	1 - 5 Year Supply	6- 10 Year Supply	11- 15 Year Supply	Post 2032	Total Supply
		2010-2017	2017-2022	2022-2027	2027-2032		
	DA8 Shoreham Harbour (not identified in Table A)	0	0	0	123	0	123
	HRA Estates Regen (not identified in Tables A,B)	0	0	0	275	0	275
	<b>Total Supply Broad Locations</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>398</b>	<b>0</b>	<b>398</b>

Source: Table D

5	Total Identified Supply (A + B + C+D)	Completions	1 - 5 Year Supply	6- 10 Year Supply	11- 15 Year Supply	Post 2032	Total Supply
		2010-2017	2017-2022	2022-2027	2027-2032		
		3009	4062	3646	2805	1082	13522

6	Small Unidentified Site Allowance (<6 units)	Completions	1 - 5 Year Supply	6- 10 Year Supply	11- 15 Year Supply	Post 2032	Total Supply
		2010-2017	2017-2022	2022-2027	2027-2032		
			254	635	635	0	1524

Source: Table E

7	Total Supply	Completions	1 - 5 Year Supply	6- 10 Year Supply	11- 15 Year Supply	Total Supply to 2032	Post 2032	Total Supply
		2010-2017	2017-2022	2022-2027	2027-2032			
	Total Supply (Table 5 + Table 6)	3009	4316	4281	3440	15046	1082	15046

**7.2 Table A: Development in Development Areas (DAs)**

Ref	Strat Alloc	DA	Identified Supply in Development Areas (6 + units)	Completi ns	1 - 5 Year Supply	6- 10 Year Supply	11- 15 Year Supply	Post 2032	Total Supply 2010 - 2032	Planning Status
				2010-2017	2017-2022	2022-2027	2027-2032			
		DA1 Brighton Centre and Churchill Square	No supply identified	0	0	0	0	0	0	No Planning app
			<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
1	Y	DA2 Brighton Marina & Black Rock	Gas Works Site, Boundary Road, Brighton	0	0	340	0	0	340	Strategic Allocation, No planning app
3	Y		Land at Brighton Marina (Inner Harbour)	0	0	250	250	500	500	Strategic Allocation, No planning app
4	N		Land at Brighton Marina (Outer Harbour)	195	244	200	217	0	856	Commenced 2014/15, Phase 1 complete 2015/16
			<b>Total</b>	<b>195</b>	<b>244</b>	<b>790</b>	<b>467</b>	<b>500</b>	<b>1696</b>	
5	N	DA3 Lewes Road	Pavilion Retail Park Lewes Road	0	0	0	0	80	0	No Resi Planning app
12	N		Former Esso Garage Hollingdean Road	24	0	0	0	0	24	Complete 2013
14	Y		Preston Barracks Lewes Road	0	369	0	0	0	369	Strategic Allocation/PPA, Approved application 2017
973	N		2 Freehold Terrace, Brighton	7	0	0	0	0	7	Complete 2011
859	N		2-16 Coombe Road (Big Yellow Storage) (Tyre Co, Coombe Road (EM9))	0	0	0	33	0	33	Local Plan Allocation, No planning app
151	N		Covers Yard, Melbourne Street	39	0	0	0	0	39	Completed 2013
10	N		Rear 38 Lewes Road, Brighton (Pavillion Car Sales) (RO 35-38 Lewes Road/Newport Street)	0	0	0	0	12	0	No Planning app
92	N		Rear of 31 Appledore Road & 3-5 Halland Road	0	0	0	8	0	8	No Planning app
8	N		8 Park Crescent Place Brighton	0	0	0	0	12	0	No Planning app
945	N		(RSL site) Ainsworth House Wellington Road Brighton	17	0	0	0	0	17	Completed 2013
4007	N		Richmond House Richmond Road Brighton	0	0	0	0	12	0	No Planning app
673	N		18 Wellington Road Brighton	0	21	0	0	0	21	Commenced 2017
892	N		EM1 Melbourne Street/Enterprise Point	0	0	80	0	0	80	Strategic Allocation
6010	N		46 Freehold Terrace Brighton	0	8	0	0	0	8	Commenced 2017
927	N		58-62 Lewes Road	6	0	0	0	0	6	Complete 2011
1019	N		Former Connaught House Site Melbourne Street	6	0	0	0	0	6	Complete 2015
6079	N		Costcutter 6 Pelham Terrace, Lewes Road Brighton	0	0	6	0	0	6	No planning app
6080	N		Selsfield Drive Housing Office, Brighton BN2 4HA (HRA site)	0	30	0	0	0	30	HRA Site, Pre-application stage
6081	N		Above Co-operative 56-57 Lewes Road, Brighton	0	0	6	0	0	6	No planning app
6082	N		Rodhus Studios 16-30 Hollingdean Road	0	0	0	0	15	0	No planning app
6142	N	60-62 & 65 Gladstone Place Brighton	0	0	10	0	0	10	No planning app	
6083	N	Lewes Road Bus Depot	0	0	50	0	0	50	No planning app	
			<b>Total</b>	<b>99</b>	<b>428</b>	<b>152</b>	<b>41</b>	<b>131</b>	<b>720</b>	

Ref	Strat Alloc	DA	Identified Supply in Development Areas (6 + units)	Completi ons	1 - 5 Year Supply	6- 10 Year Supply	11- 15 Year Supply	Post 2032	Total Supply 2010 - 2032	Planning Status
				2010-2017	2017-2022	2022-2027	2027-2032			
17	N	DA4 London Road Area	49-50 Providence Place & 3 & 4 Ann Street	9	0	0	0	0	9	Completed 2017
24	N		Open Market, Marshall's Row, London Road	87	0	0	0	0	87	Complete 2013/14
860	Y		Anston House, Preston Road (EM2)	0	229	0	0	0	229	Strategic Allocation, Approved Application
864	Y		Telecom House 123 -135 Preston Road (EM2)	0	0	0	0	85	0	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	0	40	0	40	Strategic Allocation, No planning app
867	Y		157-159 Preston Road (Former Norwich Union) (EM2)	31	0	0	0	0	31	Strategic Allocation, Complete
6138	N		171 - 173 Preston Road (Prestamex House)	0	63	0	0	0	63	Commenced 2017
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	25	0	0	0	25	Approved application
6112	N		Shipping containers (part of richardson's scrap yard) 10 New England Road Brighton	36	0	0	0	0	36	Complete 2014/15
894	Y		Richardson's scrap yard and Brewer's Paint (Albany House)	0	0	20	0	0	20	Strategic Allocation, No planning app
893899	Y		Vantage Point and Circus Parade, Longley Industrial Estate (New England Street)	0	0	0	90	0	90	Strategic Allocation, No planning app
898	N		Aldi 1-4 London Road	0	0	0	20	0	20	No planning app
918	N		37/38 Providence Place, Brighton	6	0	0	0	0	6	Complete 2011/12
896	N		Boots Co-op, 120-132 London Road	0	0	0	0	20	0	No planning 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 planning app
5001	N		193 Preston Road (Shell)	0	0	0	12	0	12	No planning app
143	N		25 Ditchling Rise/rear of 57-63 Beaconsfield Road Brighton	0	0	0	15	0	15	No planning app
132	Y		North of Theobald House Blackman Street/Cheapside Whitecross Street Brighton	0	0	0	32	0	32	Strategic Allocation, No planning app
677	N		City College, Pelham Street	0	0	0	75	0	75	Not Started
666	N		Block J, Brighton Station Site	147	0	0	0	0	147	Complete 2015
6155	N		45-47 Cheapside	0	28	0	0	0	28	Pre-application stage
6141	N		Former Housing Office (George Cooper House) 21-22 Oxford Street Brighton	0	13	0	0	0	13	Pre-application stage
6143	N		Combined Engineering depot, New England Road	0	0	90	0	0	90	No planning app
6087	N	25-28 Elder Place	0	7	0	0	0	7	Not Started	
<b>Total</b>				<b>325</b>	<b>365</b>	<b>110</b>	<b>355</b>	<b>105</b>	<b>1155</b>	

Ref	Strat Alloc	DA	Identified Supply in Development Areas (6 + units)	Completi	1 - 5 Year	6- 10 Year	11- 15	Post	Total	Planning Status
				ns	Supply	Supply	Year			
				2010-2017	2017-2022	2022-2027	2027-2032	2032	Supply	
				2010 -					2010 -	
				2032					2032	
30	Y	DA5 Eastern Road / Edward Street	Circus St (EM9)	0	142	0	0	0	142	Strategic Allocation, Commenced 2015/16
32	Y		Edward St (Amex House)	0	50	100	0	0	150	Strategic Allocation, Pre-application stage
28	N		Brighton Youth Centre 64 Edward Street Grosvenor Place	0	0	0	11	0	11	No planning app
29881	Y		EM1 Freshfield Road Business Park/Gala Bingo Car Park, Freshfield Way	0	0	110	0	0	110	Strategic Allocaton, Pre App Discussions
1030	N		Police Station, John Street, Brighton	0	0	0	80	0	80	No planning app
6016	N		Stag Inn 33 Upper Bedford Street Brighton	9	0	0	0	0	9	Complete
6084	N		33 Mighell Street and 70a Carlton Hill Brighton	0	9	0	0	0	9	Commenced 2017
27	N		BT Site bottom side Freshfield Road	0	0	0	45	0	45	No planning app
6085	N		31-32 High Street Brighton	7	0	0	0	0	7	Complete 2017
<b>Total</b>				<b>16</b>	<b>201</b>	<b>210</b>	<b>136</b>	<b>0</b>	<b>563</b>	
180	N	DA6 Hove Station	Sackville Trading Estate / Coal Yard, Sackville Road	0	200	350	0	0	550	Pre-application stage
758	N		Decon Laboratories, Conway Street	0	0	0	28	0	28	No planning app
34	N		Ethel Street Garages	0	0	0	23	0	23	No planning app
5005	N		ESSO Fuel Garage Hove Station Station Approach	0	0	0	14	0	14	No planning app
5004	N		Shell Fuel Garage 132-134 Old Shoreham Road Hove	0	0	0	24	0	24	No planning app
93	N		Rear of 130 -136 Old Shoreham Road Hove	0	0	0	14	0	14	No planning app
33	N		Goldstone Retail Park, Old Shoreham Road, Newtown Road & Goldstone Lane Hove	0	0	0	0	60	0	No planning app
35	N		PO Sorting Office Denmark Villas Hove	0	0	0	0	44	0	No planning app
891	N		70 and site of Chrome Productions Limited, Goldstone Lane, Hove	0	65	0	0	0	65	Commenced 2017
2004	N		84- 86 Denmark Villas Hove	15	9	0	0	0	24	Commenced 2017
862	Y	Conway Street (EM1)	0	0	300	0	0	300	Strategic Allocation	
<b>Total</b>				<b>15</b>	<b>274</b>	<b>650</b>	<b>103</b>	<b>104</b>	<b>1042</b>	
732	Y	DA7 Toads Hole Valley	Toads' Hole Valley King George VI Avenue Hove	0	149	400	220	0	769	Strategic Allocation, Approved application part site, Pre-application stage
<b>Total</b>				<b>0</b>	<b>149</b>	<b>400</b>	<b>220</b>	<b>0</b>	<b>769</b>	
6029	N	DA8 Shoreham Harbour	9-16 Aldrington Basin/Land South of Kingsway Basin Road North Portslade	0	52	0	0	0	52	Commenced 2017
6125	N		Britannia House 336 Kingsway Hove	0	6	0	0	0	6	Commenced 2016, Prior Approval App
6012	N		Britannia House, 332 Kingsway	0	9	0	0	0	9	Commenced 2017
6077	N		Belgrave Centre, Clarendon Place, Portslade	0	45	0	0	0	45	No planning app
6086	N		1 Wellington Road, Portslade	8	0	0	0	0	8	Completed 2016
930	N		107 Boundary Road Hove	0	6	0	0	0	6	No planning app
6114	N		Flexer Sacks, Wellington Road, Portslade	0	0	50	0	0	50	No Planning app
6160	N		Wellington House, Camden Street, Portslade	0	0	20	0	0	20	No planning app
6095	N	79 North Street Portslade	0	6	0	0	0	6	Not Started	
<b>Total</b>				<b>8</b>	<b>124</b>	<b>70</b>	<b>0</b>	<b>0</b>	<b>202</b>	
<b>All DAs Total</b>				<b>658</b>	<b>1785</b>	<b>2382</b>	<b>1322</b>	<b>840</b>	<b>6147</b>	

### 7.3 Table B: Other Identified Supply not within DAs

Other Identified Supply not in DA's (6 + units)	Ref	Site	Completions	1 - 5 Year Supply	6- 10 Year Supply	11- 15 Year Supply	Post 2032	Total Supply 2010-2032	Planning Status
			2010-2017	2017-2022	2022-2027	2027-2032			
Outstanding Allocations with PP	653	Saunders Glassworks, Sussex Place, Brighton	0	49	0	0	0	49	Commenced
	50	The Post Office 51 Ship Street, Brighton	9	0	0	0	0	9	Completed
		<b>Total</b>	<b>9</b>	<b>49</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>58</b>	
Outstanding Allocations without PP	45	King Alfred, Kingsway, Hove	0	0	250	250	0	500	Strategic Allocation
	44	2 to 18 The Cliff, Brighton	0	16	0	0	0	16	Pre-application stage
	46	12 Richmond Parade, Brighton	0	7	0	0	0	7	No planning app
	47	Brighton General Hospital, Elm Grove, Brighton	0	0	205	0	0	205	No planning app
	49	Manchester Street/Charles Street, Brighton	0	0	0	24	0	24	No planning app
	<b>Total</b>	<b>0</b>	<b>23</b>	<b>455</b>	<b>274</b>	<b>0</b>	<b>752</b>		
Outstanding Planning Consents >6 units	954	24 Castle Street, Brighton	7	0	0	0	0	7	Completed
	981	70-73 Western Road	6	0	0	0	0	6	Completed
	908	20-36 Baden Road Brighton	9	0	0	0	0	9	Completed
	6011	St Augustine's Church, Stanford Avenue	9	0	0	0	0	9	Completed
	663	107 Marine Drive Rottingdean Brighton	8	0	0	0	0	8	Completed
	6092	HRA site Robert Lodge Manor Place Brighton (HRA) Northern Block	6	0	0	0	0	6	Completed
	6026	St Andrews Day and Resource Centre St Andrews Road Brighton	7	0	0	0	0	7	Completed
	6013	Brooke Mead, Albion Street (HRA)	36	0	0	0	0	36	Completed
	6096	19 & Land Adjacent to 19 Dorset Gardens Brighton	6	0	0	0	0	6	Completed
	671	Rear 331 Kingsway Hove	8	0	0	0	0	8	Completed
	6059	7 Symbister Road	9	0	0	0	0	9	Completed
	6015	Halstead Scaffolding Ltd 18 24 28 & 30 Kingsthorpe Road Hove	9	0	0	0	0	9	Completed
	6103	379 & Land Rear 377 Kingsway, Hove	8	0	0	0	0	8	Completed
	6105	Mill House Pub, 131 Mill Lane, Portslade	8	0	0	0	0	8	Completed
	6129	Stretton Hall (Part of EDF Portland Road Business Park (EM1)	9	0	0	0	0	9	Completed
	6130	173 Church Road Hove	6	0	0	0	0	6	Completed
	6132	201 Dyke Road Hove	8	0	0	0	0	8	Completed
	517	Ocean Hotel, Longridge Drive	48	0	0	0	0	48	Completed
	414	Eastwoods Garden Centre 251-253 Ditchling Road	9	0	0	0	0	9	Completed
	980	21 Burlington Street, Brighton	6	0	0	0	0	6	Completed
	978	22 Burlington Street, Brighton	7	0	0	0	0	7	Completed
	979	49 Brunswick Road, Hove	7	0	0	0	0	7	Completed
	668	196 Dyke Road Brighton	7	0	0	0	0	7	Completed
921	23A & 23E Coleridge Street Hove	6	0	0	0	0	6	Completed	
971	24 St James's Street Brighton	6	0	0	0	0	6	Completed	

Other Identified Supply not in DA's (6 + units)	Ref	Site	Completions	1 - 5 Year Supply	6- 10 Year Supply	11- 15 Year Supply	Post 2032	Total Supply 2010-2032	Planning Status
			2010-2017	2017-2022	2022-2027	2027-2032			
	972	Rotary Point 81 Windlesham Close Portslade	10	0	0	0	0	10	Completed
	974	22 Sussex Square Brighton	6	0	0	0	0	6	Completed
	508	1 Cliff Road and 8 Cliff Approach Brighton	6	0	0	0	0	6	Completed
	916	Dresden House 34-38 Medina Villas Hove	33	0	0	0	0	33	Completed
	944	(RSL site) 26-28 Brading Road Brighton	12	0	0	0	0	12	Completed
	940	39 Salisbury Road Hove	9	0	0	0	0	9	Completed
	928	Former Gospel Hall, 57 Falmer Road Brighton	6	0	0	0	0	6	Completed
	959	63 Holland Road Hove	7	0	0	0	0	7	Completed
	961	Rear of 20-32 Baden Road Brighton	7	0	0	0	0	7	Completed
	207	3 The Ridgway Brighton	7	0	0	0	0	7	Completed
	966	323-325 Mile Oak Road Brighton	9	0	0	0	0	9	Completed
	1015	8 Pavilion Parade	7	0	0	0	0	7	Completed
	1021	3 to 5 Vernon Gardens Denmark Terrace	10	0	0	0	0	10	Completed
	943	(RSL site) Pioneer House 60 Burstead Close Brighton	24	0	0	0	0	24	Completed
	941	Former Nurses Accommodation Brighton General Hospital Pankhurst Avenue	95	0	0	0	0	95	Completed
	659	105 Marine Drive Brighton	8	0	0	0	0	8	Completed
	123	68-74 High Street, Rottingdean Brighton	8	0	0	0	0	8	Completed
	958	19 Brunswick Place Hove	6	0	0	0	0	6	Completed
	671	331 Kingsway Hove	40	0	0	0	0	40	Completed
	87	Builder Centre, Bristol Gardens and rear of Prince Regents Close Brighton	9	0	0	0	0	9	Completed
	186	Royal Alexandra Hospital 57 Dyke Road Brighton	119	0	0	0	0	119	Completed
	968	Buckingham Lodge Buckingham Place Brighton	6	0	0	0	0	6	Completed
	4006	13-15 Old Steine Brighton	7	0	0	0	0	7	Completed
	1016	80 Stoneham Road	7	0	0	0	0	7	Completed
	953	1 to 5 Franklin Road Portslade	9	0	0	0	0	9	Completed
	1013	145 Vale Avenue	9	0	0	0	0	9	Completed
	4004	Phoenix House 15a-19 Norway Street Portslade	6	0	0	0	0	6	Completed
	6007	30-31 Devonshire Place, Brighton	6	0	0	0	0	6	Completed
	6024	Wavertree House Somerhill Road Hove	6	0	0	0	0	6	Completed
	6048	243 Preston Road	7	0	0	0	0	7	Completed
	6049	245 Preston Road	7	0	0	0	0	7	Completed
	873	Vale House Vale Road Portslade	42	0	0	0	0	42	Completed
	967	Stanmer House Stanmer Brighton	15	0	0	0	0	15	Completed
	679	Gala Bingo Hall, 191 Portland Road Hove	35	0	0	0	0	35	Completed
	219	58 Palmeira Avenue Hove	7	0	0	0	0	7	Completed
	960	City Park Orchard Road Hove	6	0	0	0	0	6	Completed
	962	St Albans Church Coombe Road Brighton	9	0	0	0	0	9	Completed
	855	Land at Redhill Close, Westdene	31	0	0	0	0	31	Completed
	1012	28 Marine Drive	9	0	0	0	0	9	Completed

Other Identified Supply not in DA's (6 + units)	Ref	Site	Completions	1 - 5 Year Supply	6- 10 Year Supply	11- 15 Year Supply	Post 2032	Total Supply 2010-2032	Planning Status
			2010-2017	2017-2022	2022-2027	2027-2032			
	1014	19 The Upper Drive	8	0	0	0	0	8	Completed
	187	Former Bellerby's College, Park House Old Shoreham Road Hove	71	0	0	0	0	71	Completed
	6008	160 Dyke Road	6	0	0	0	0	6	Completed
	6023	Port Hall Mews Brighton	6	0	0	0	0	6	Completed
	6028	43 Palmeira Avenue	8	0	0	0	0	8	Completed
	6031	3-4 Western Road Hove	6	0	0	0	0	6	Completed
	963	28-29 Western Road Hove	9	0	0	0	0	9	Completed
	6044	Mitre House 149 Western Road	12	0	0	0	0	12	Completed
	6045	2 Osmond Road	13	0	0	0	0	13	Completed
	135	31-33 Bath Street Brighton	7	0	0	0	0	7	Completed
	262	25-28 St James's Street Brighton	33	0	0	0	0	33	Completed
	1020	Kings Gate 111 The Drive	6	0	0	0	0	6	Completed
	942	(RSL site) St Benedicts Convent 1 Manor Road Brighton	46	0	0	0	0	46	Completed
	1022	20 Old Steine Brighton	7	0	0	0	0	7	Completed
	851	Rowan House Rowan Close Portslade	9	0	0	0	0	9	Completed
	863	EM1 Franklin Road Former Infinity Foods Site 45 Franklin Road & 67 67a & 67b Norway Street Portslade	31	0	0	0	0	31	Completed
	6088	25 Arthur Street Hove	6	0	0	0	0	6	Completed
	6089	Royal York Buildings 41-42 Old Steine Brighton	8	0	0	0	0	8	Completed
	6090	2 Dudley Road, Brighton	7	0	0	0	0	7	Completed
	6126	HRA site Robert Lodge Manor Place Brighton (HRA) Southern Block	9	0	0	0	0	9	Completed
	6093	11-12 Marlborough Place Brighton	17	0	0	0	0	17	Completed
	6094	Martello House 315 Portland Road Hove (Part of EM1 site)	28	0	0	0	0	28	Completed
	6047	Priory House Bartholomew Square Brighton	40	0	0	0	0	40	Completed
	6021	17 Goldstone Crescent Hove	6	0	0	0	0	6	Completed
	6127	83 - 85 Western Road Hove	6	0	0	0	0	6	Completed
	6128	Units 1, 2, 4, 5, 6, 7, 8, 10 and 11 Bush Mews 5 Arundel Road Brighton	9	0	0	0	0	9	Completed
	738	Land to rear of 67-81 Princes Road Brighton	0	6	0	0	0	6	Commenced
	6091	Sussex House 130 Western Road Hove	0	9	0	0	0	9	Commenced
	858	27-31 Church Street Brighton	0	9	0	0	0	9	Commenced
	6022	4-6 Montefiore Road Hove	1	9	0	0	0	10	Commenced
	6025	Hanningtons Lane North Street and Brighton Square Brighton	0	11	0	0	0	11	Commenced
	6027	31& 33 Selborne Road Hove	0	10	0	0	0	10	Commenced
	6017	Lansdowne Place Hotel, Lansdowne Place, Hove	0	45	0	0	0	45	Commenced
	6104	121-123 Davigdor Road (Happy Cell)	0	47	0	0	0	47	Commenced
	6053	Findon Road, former Whitehawk Library site (HRA site)	0	57	0	0	0	57	Commenced
	6131	Russell House Russell Mews Brighton	0	54	0	0	0	54	Commenced
	6133	60 Wilbury Road Hove	0	11	0	0	0	11	Commenced
	6134	23 & 24 Old Steine Brighton	0	9	0	0	0	9	Commenced
	6156	Lace House, 39 - 40 Old Steine, Brighton	0	9	0	0	0	9	Commenced



Other Identified Supply not in DA's (6 + units)	Ref	Site	Completions	1 - 5 Year Supply	6- 10 Year Supply	11- 15 Year Supply	Post 2032	Total Supply 2010-2032	Planning Status
			2010-2017	2017-2022	2022-2027	2027-2032			
	6154	1 Nizells Avenue, Hove	0	8	0	0	0	8	Commenced
	6054	Wellsbourne site, Whitehawk Road, Brighton (HRA site)	0	29	0	0	0	29	HRA site Commenced
	6009	Blocks E & F Kingsmere, London Road	0	8	0	0	0	8	Not Started
	6020	Park Manor, London Road, Brighton	0	6	0	0	0	6	Not Started
	6097	Blocks C & D The Priory London Road Brighton	0	8	0	0	0	8	Not Started
	6098	38-42 East Street Brighton	0	9	0	0	0	9	Not Started
	6100	43-45 Bonchurch Road Brighton	0	6	0	0	0	6	Not Started
	6101	Blocks A, B, & C Belvedere, 152-158 Dyke Road, Brighton	0	6	0	0	0	6	Not Started
	6102	Old Ship Hotel, 31-38 Kings Road, Brighton	0	18	0	0	0	18	Not Started
	3789	113-119 Davigdor Road, Hove	0	68	0	0	0	68	Not Started
	6051	Astoria 10-14 Gloucester Place Brighton	0	70	0	0	0	70	Not Started
	6135	5 Norfolk Terrace Brighton	0	6	0	0	0	6	Not Started
	6136	27 Palmeira Avenue Hove	0	6	0	0	0	6	Not Started
	6137	(EM1) School Road Industrial Area School Road Hove (Rayford House)	0	9	0	0	0	9	Not Started
	6119	Hove Business Centre Fonthill Road Hove	0	9	0	0	0	9	Not Started
	6122	251-253 Preston Road, Brighton	0	28	0	0	0	28	Not Started
	6157	48-50 Western Road Brighton	0	9	0	0	0	9	Not Started
	6150	204 Old Shoreham Road Portslade	0	8	0	0	0	8	Not Started
	6151	67 Falmer Road, Rottingdean	0	8	0	0	0	8	Not Started
	6153	12 Lyndhurst Road, Hove	0	6	0	0	0	6	Not Started
	1001	UF Site 50 Land West of Falmer Avenue	0	32	0	0	0	32	Not Started
	925	Kensington Street car parking sites, Brighton BN1 4AJ (HRA Site)	0	12	0	0	0	12	HRA site Planning Approval
	932	Land at 189 Kingsway Hove (Sackville Hotel)	0	60	0	0	0	60	Planning Approval
	6118	Montpelier Baptist Church (Baptist Tabernacle), Montpelier Place Brighton	0	24	0	0	0	24	Planning Approval
	672	Texaco Service Station 133 Kingsway Hove	0	55	0	0	0	55	Planning Approval
	105	Former Brewery site, South Street Portslade (Le Carbone)	0	48	0	0	0	48	Planning Approval
	6124	76-79 & 80 Buckingham Road Brighton	0	24	0	0	0	24	Planning Approval
	6146	Land Adjacent To Cedar Centre Lynchet Close Brighton	0	8	0	0	0	8	Planning Approval
	168	UF Site 4-6 Cluster of sites at Mile Oak Road	0	125	70	0	0	195	UF Site Planning Approval
		<b>Total</b>	<b>1332</b>	<b>999</b>	<b>70</b>	<b>0</b>	<b>0</b>	<b>2401</b>	
<b>Identified Supply without PP</b>	63	The Downsman 189 Hangleton Way and Land east & north Hove	0	33	0	0	0	33	App Under Consideration
	878	(EM1) School Road Industrial Area School Road Hove (Westerman Complex)	0	104	0	0	0	104	App Under Consideration
	4038	Lees House 21 Dyke Road Brighton	0	0	0	0	8	0	No Planning app
	2001	Vye's, 19-27 Carlton Terrace Portslade	0	0	6	0	0	6	No planning app
	969	Tudor Grange 13 The Upper Drive Hove	0	0	6	0	0	6	No planning app
	2009	PO Delivery Office 62 North Road Brighton	0	0	50	60	0	110	No planning app
	931	Langfords Hotel 8-16 Third Avenue Hove	0	0	0	27	0	27	No planning app
	6004	35a-41 Vale Road Portslade	0	0	0	20	0	20	Part Site Planning App

Other Identified Supply not in DA's (6 + units)	Ref	Site	Completions	1 - 5 Year Supply	6- 10 Year Supply	11- 15 Year Supply	Post 2032	Total Supply 2010-2032	Planning Status
			2010-2017	2017-2022	2022-2027	2027-2032			
	965	Land between 38-50 Carlyle Street Brighton	0	0	0	9	0	9	No planning app
	95	Land west of Homeleigh London Road Brighton	0	0	23	0	0	23	No planning app
	85	55 (adj 31Walpole Road) Canning Street Brighton	0	0	6	0	0	6	No planning app
	111	Surrenden Lodge Surrenden Road Brighton	0	0	0	0	24	0	No planning app
	933	Courtlands Hotel 11-17 The Drive Hove	0	0	0	23	0	23	No planning app
	934	St Catherine's Lodge Hotel St Catherine's Terrace, Kingsway Hove	0	0	45	0	0	45	No planning app
	86	Land and garages at rear of 1 -3 Queensway Southwater Close Brighton	0	0	12	0	0	12	No planning app
	163	Studor House, 13 Sheridan Terrace Hove	0	0	9	0	0	9	No planning app
	59	Telephone Exchange 34 Palmeira Avenue Hove	0	0	29	0	0	29	No planning app
	185	Preece House 91-103 Davigdor Road Hove	0	0	14	0	0	14	No planning app
	101	1 Sheldale Road Portslade	0	0	0	6	0	6	No planning app
	80	Land at rear of Sussex House, Abbey Road & St George's Road Brighton	0	0	27	0	0	27	No planning app
	182	69-70 Middle Street Brighton	0	0	0	12	0	12	No planning app
	79	Lee Hire 7-13 Church Place Brighton	0	0	7	0	0	7	No planning app
	670	Patcham Garage, 41 Old London Road, Patcham	0	0	6	0	0	6	No planning app
	2005	St David's Hall, Whitehawk Road Whitehawk Way Brighton	0	0	0	9	0	9	No planning app
	264	138 Dyke Road 35a Chatsworth Road Brighton	0	0	0	20	0	20	No planning app
	676	Cadogan Court 134a Dyke Road Brighton	0	0	0	11	0	11	No planning app
	71	(Not Zylo Works) Factory site Marine View Brighton	0	0	0	0	32	0	No planning app
	41	(Smoky Estate) Corner of Church Road, Lincoln Road & Gladstone Road Portslade	0	0	0	32	0	32	No planning app
	55	Victoria Grove Second Avenue Hove	0	0	0	20	0	20	No planning app
	56	St John's Place First Avenue Hove	0	0	0	17	0	17	No planning app
	57	44 - 50 Brunswick Street West Hove	0	0	0	6	0	6	No planning app
	73	site adjacent west Carlton Hill Primary School Kingswood Street Brighton	0	0	0	14	0	14	No planning app
	84	25 Montague Place Brighton	0	0	0	6	0	6	No planning app
	103	117 Victoria Road Portslade	0	0	0	6	0	6	No planning app
	114	Knogle Hall Knogle Road Brighton	0	0	0	8	0	8	No planning app
	122	PO Sorting Office Nevill Road, Rottingdean Brighton	0	0	0	8	0	8	No planning app
	137	Corner of Spring Gardens Church Street Brighton (UK Power Networks, Church Street, Brighton)	0	0	0	0	12	0	No planning app
	139	35-39 The Drove Way Hove (Dairycrest)	0	30	0	0	0	30	Pre-application stage
	164	Area to rear of Bluebird Court,12-14 Hove Street Hove	0	0	0	0	30	0	No planning app
	165	Rear of Rutland Court Rutland Gardens Hove	0	0	0	0	29	0	No planning app
	660	46-54 Old London Road Patcham Brighton	0	0	0	23	0	23	No planning app
	744	Reservoir Dyke Road Brighton	0	0	0	0	18	0	No planning app
	870	Knoll Business Centre Old Shoreham Road Bellingham Crescent Hove	0	0	0	0	50	0	No planning app
	871	Peacock Industrial Estate Lyon Close Hove	0	0	60	0	0	60	Pre-application stage
	935	Prince's Marine Hotel 153 Kingsway Hove	0	0	0	21	0	21	No planning app
	950	North Star Car Showroom, 20 Carlton Terrace Station Road Portslade	0	0	0	16	0	16	No planning app

Other Identified Supply not in DA's (6 + units)	Ref	Site	Completions	1 - 5 Year Supply	6- 10 Year Supply	11- 15 Year Supply	Post 2032	Total Supply 2010-2032	Planning Status
			2010-2017	2017-2022	2022-2027	2027-2032			
	4032	Tower Point 44 North Road Brighton	0	0	0	19	0	19	No planning app
	5002	BP Petrol Station 373 Kingsway Hove (St Leohards Filling Station)	0	0	0	17	0	17	No planning app
	6001	Boundary House Boundary Road Hove	0	0	0	17	0	17	No planning app
	3001	6 Cliff Approach Brighton	0	0	0	6	0	6	No planning app
	52	Lansdowne Mews Farm Road Hove	0	0	0	6	0	6	No planning app
	75	Land south of Lincoln Cottages (Lincoln Cottage Works) 15-26 Lincoln Street Brighton	0	0	0	18	0	18	No planning app
	144	Rear of Ditchling Rise, 54- 60 Beaconsfield Road Brighton	0	0	0	0	21	0	No planning app
	853	Brighton And Hove (Corals) Stadium Nevill Road Hove	0	0	0	75	0	75	No planning app
	964	Land to Rear of 62-68 Beaconsfield Road Brighton	0	0	0	25	0	25	No planning app
	952	21A- 21F Station Road Portslade	0	0	0	7	0	7	No planning app
	6003	57 Station Road Portslade	0	0	0	6	0	6	No planning app
	861	EDF Portland Business Park (EM1)	0	0	0	113	0	113	No planning app
	6052	Land at corner of Fox Way and Foredown Road Portslade	0	10	0	0	0	10	No planning app
	681	UF Site 1 and 2 Land West of Mile Oak Road, Portslade	0	0	30	0	0	30	UF Site No planning app
	690	UF Site 11 Benfield Valley, north Hangleton Lane	0	0	15	0	0	15	UF Site No planning app
	691	UF Site 12 Benfield Valley, south Hangleton Lane	0	0	15	0	0	15	UF Site No planning app
	697	UF Site 16 Land at and adjoining Horsdean Recreation Ground, Patcham	0	25	0	0	0	25	UF Site No planning app
	698	UF Site 17 Land at Ladies Mile, Carden Avenue	0	0	0	35	0	35	UF Site No planning app
	169	UF Site 21, 21a and 21c cluster of sites at Coledean	0	100	12	0	0	112	UF Site No planning app
	712	UF Site 30 Land at and adjoining Brighton Race Course	0	0	150	0	0	150	UF Site No planning app
	710	UF Site 32 land at Southdown Riding School	0	15	0	0	0	15	UF Site No planning app
	715	UF Site 33 Land North of Warren Road	0	30	0	0	0	30	UF Site No planning app
	1004	UF Site 36 Land south of Warren Road (including mixed open spaces and Lawns Memorial Cemetery)	0	0	10	0	0	10	UF Site No planning app
	717	UF Site 37 Roedean Miniature Golf Course	0	0	0	25	0	25	UF Site No planning app
	179720	UF Site 38-39 Cluster at Ovingdean Farm	0	0	50	0	0	50	UF Site No planning app
	722	UF Site 42 Land adjacent to Ovingdean Road	0	0	45	0	0	45	UF Site. App Subject to Appeal: .
	1000	UF Site 46a Land at Former Nursery site west of Saltdean Vale	0	0	18	0	0	18	UF Site No planning app
	728	UF Site 48-48a Cluster sites Saltdean (Land at Coombe Farm, Westfield Avenue North, Land north of Westfield Rise)	0	67	0	0	0	67	UF Site App Under Consideration
	6075	Kings House, Grand Avenue, Hove	0	140	0	0	0	140	Pre-application stage
	6006	Housing Office Victoria Road Portslade (adj Portslade Town Hall)	0	0	20	0	0	20	No planning app
	6057	Buckley Close garage site, Hangleton BN3 8EU (HRA site)	0	12	0	0	0	12	Pre-application stage
	6107	Bus Garage corner of Whitehawk Road and Henley Road Brighton	0	0	0	13	0	13	No planning app
	872	Spitfire House (Marathonbet House) 141 Davigdor Road Hove	0	0	0	0	12	0	No planning app

Other Identified Supply not in DA's (6 + units)	Ref	Site	Completions	1 - 5 Year Supply	6- 10 Year Supply	11- 15 Year Supply	Post 2032	Total Supply 2010-2032	Planning Status
			2010-2017	2017-2022	2022-2027	2027-2032			
	6078	Kings School Site, High Street, Portslade	0	0	0	20	0	20	No planning app
	6108	Travis Perkins Trafalgar Lane, Brighton	0	0	0	0	6	0	No planning app
	6109	76 Church Street, Brighton (Patrick Moorhead Antiques/warehousing) (Old PO Sorting Office)	0	0	0	15	0	15	No planning app
	6110	235-237 Hangleton Road, Hove (ODM Office Supplies)	0	0	0	10	0	10	No planning app
	6106	Eastergate Road Garage Site (HRA)	0	24	0	0	0	24	Pre-application stage
	6115	Land rear 8 Inwood Crescent, Brighton	0	0	6	0	0	6	No planning app
	6116	St Joseph's Rest Home 3-7 Bristol Road Brighton	0	0	0	10	0	10	No planning app
	6113	St Aubyns School 76 High Street Rottingdean Brighton	0	48	0	0	0	48	App Under Consideration
	6117	Preston Park Hotel, 216 Preston Road, Brighton	0	22	0	0	0	22	App Under Consideration
	6018	Blocks A & B, Kingsmere, London Road	0	0	8	0	0	8	No Planning App
	6099	P&H House 106-112 Davigdor Road Hove	0	57	0	0	0	57	No Planning App
	982	270 Old Shoreham Road Hove	0	0	0	0	0	0	No planning app
	6140	Territorial Army Centre 198 Dyke Road Brighton	0	0	60	0	0	60	No planning app
	6147	The Coach House, 1-6 Lions Gardens, Withdean Avenue	0	26	0	0	0	26	App Under Consideration
	6148	29 - 31 New Church Road Hove	0	40	0	0	0	40	Pre-application stage
	6158	Whitehawk Clinic Whitehawk Road Brighton	0	38	0	0	0	38	App Under Consideration
	6159	239 - 243 Kingsway Hove	0	36	0	0	0	36	Pre-application stage
	6145	65 Orchard Gardens Hove	0	23	0	0	0	23	App Under Consideration
		<b>Total</b>	<b>0</b>	<b>880</b>	<b>739</b>	<b>811</b>	<b>242</b>	<b>2430</b>	
			<b>1341</b>	<b>1951</b>	<b>1264</b>	<b>1085</b>	<b>242</b>	<b>5641</b>	

**7.4 Table C: Small Identified Site Supply as at 1st April 2017**

2016/17 Planning Monitoring Data	2016/17	Previous Years	Total
Small Completed (Including Prior Approval)	141	869	1010
Small Not Started (Excluding Prior Approval)	182	with 10% discount for forecast non-implementation	164
Small Commenced (Including Prior Approval)	162	All commenced forecast to be implemented	162
Total Extant Small Sites 2016/17*			326
<b>Total Delivery 2010-2022</b>			<b>1336</b>

\*including 10% non-implementation discount applied to small not started sites

Year	Small Site Completions 2010-2017
2010/11	152
2011/12	173
2012/13	112
2013/14	99
2014/15	141
2015/16	192
2016/17	141
<b>Total</b>	<b>1010</b>

7.5 Table D: Supply from Broad Locations

Broad Location	Completions	1 - 5 Year Supply	6- 10 Year Supply	11- 15 Year Supply	Total Supply
	2010-2017	2017-2022	2022-2027	2027-2032	
DA8 Shoreham Harbour	8	169	0	123	300
HRA Estates Masterplan	68	157	0	275	500
<b>Total<sup>1</sup></b>	<b>76</b>	<b>326</b>	<b>0</b>	<b>398</b>	<b>800</b>

<sup>1</sup> 402 Units deducted from Summary Table 4 because these sites are identified in Tables A and B (177 from DA8 area, 225 from HRA sites)

**7.6 Table E: Small Windfall Development 2000/01 – 2016/17 (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	42	70	40	110	152
2011/12	77	42	54	96	173
2012/13	45	40	27	67	112
2013/14	38	22	39	61	99
2014/15	44	19	78	97	141
2015/16	88	27	77	104	192
2016/17	37	28	76	104	141
<b>Total</b>	<b>985</b>	<b>1142</b>	<b>1073</b>	<b>2215</b>	<b>3200</b>
<b>%</b>	<b>31%</b>	<b>36%</b>	<b>34%</b>	<b>69%</b>	<b>100%</b>

Source: BHCC Residential Monitoring.

Average 2007/08 - 2016/17 (10 Years) = total 143  
 Average 2012/13 - 2016/17 (5 Years) = total 137

**Type of development on small sites (17 Years) :**

New Build = 31%  
 Conversions = 36%                                      Conversions and Change of use = 69%  
 Change of use = 34%  
 Conversions and changes of use 5 year average = 63%

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

Year	New Build & Redev PDL	New Build & Redeve GREENFIELD	TOTAL
2012/13	26	19	45
2013/14	26	12	38
2014/15	38	6	44
2015/16	81	7	88
2016/17	31	6	37
<b>Total</b>	<b>202</b>	<b>50</b>	<b>252</b>
Source: BHCC Residential Monitoring.	80%	20%	100%

Greenfield as proportion of all small site development = 7.29%

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

Discount 5 year annual average to reflect 'greenfield' garden development: 7.29% of 137 = 10 units

**Annual average: 137 minus 10 units = 127**

7.7 Table F: Other Windfall: Prior Approval Applications

<b>Prior Approvals</b>	<b>Net</b>
Small Not Started Prior Approval	29
Large Not Started Prior Approval	136
<b>Total</b>	<b>165</b>
30% Discount <sup>2</sup>	116

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<sup>2</sup> Assumes 70% implementation rate; for five year supply purposes. Therefore figure discounted by 30%. This will be kept under review



## 7.8 Table G: Five Year Supply

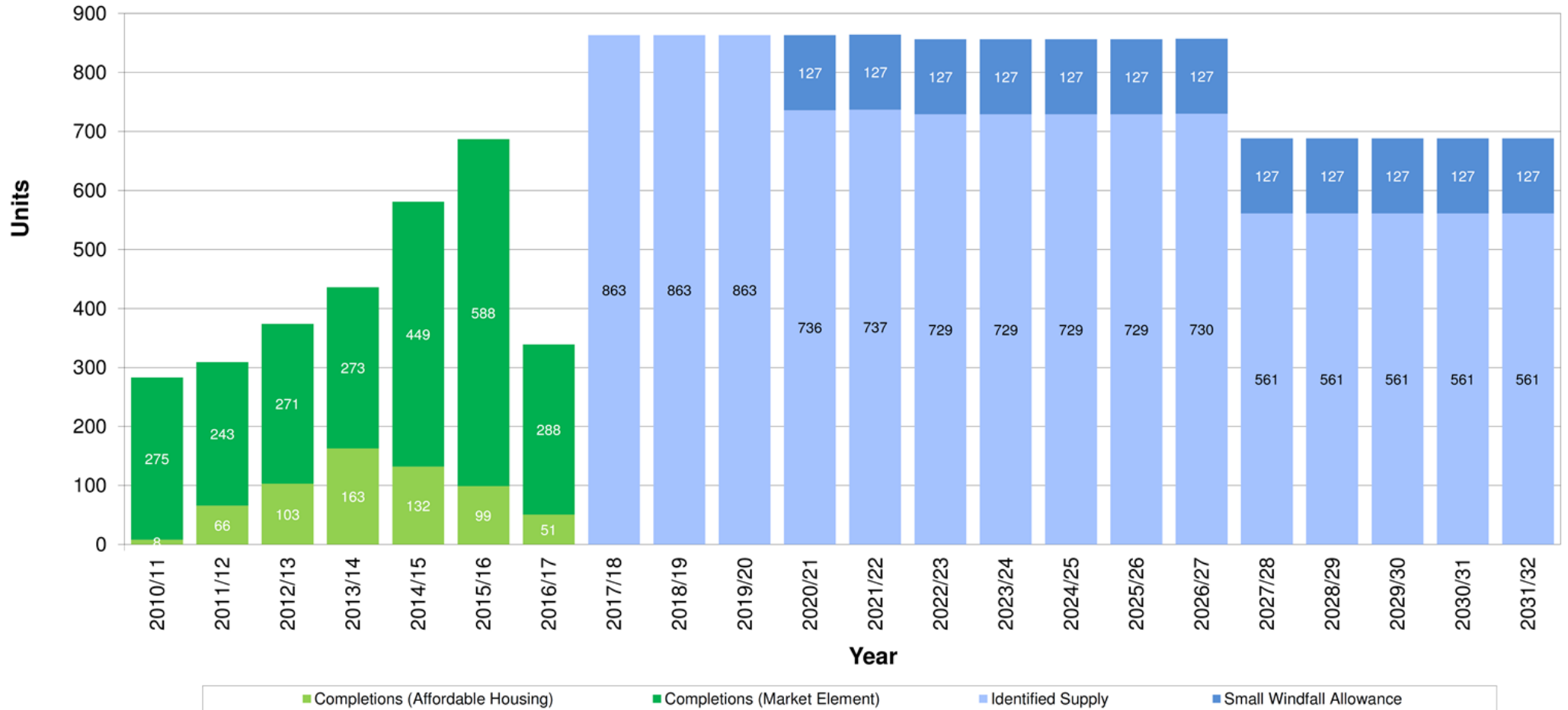
5 year supply categories	SHLAA Ref	DA	Site Address	Planning Status	2017-2022	Commentary re. Availability and Deliverability
Sites in DAs	4	DA2	Land at Brighton Marina (Outer Harbour)	Commenced 2014/15, Phase 1 Complete 2015/16	244	Commenced on Site; Phase 1 complete 2015/16 (195) Phase 2 (244) Commenced. 'Call for Sites' submission 2017.
	6010	DA3	46 Freehold Terrace Brighton	Commenced 2017	8	Application BH2014/01637-Land 54 Hollingdean Road & 46 Freehold Terrace and 52 Hollingdean Road Brighton - Commenced 2017. HRA Site.
	673	DA3	18 Wellington Road Brighton	Commenced 2017	21	BH2011/0376 for 25 flats; 12 of which are being built. App BH2016/01057 approved for 9 flats in original building (instead of the 13 originally proposed)- in addition to the 12 already being constructed - to make total of 21 on site
	6080	DA3	Selsfield Drive Housing Office, Brighton BN2 4HA (HRA site)	HRA Site, Pre-application stage	30	HRA site added 2015. Pre Application Stage. Design and Housing & New Homes Committee approved the development on 2 March 2016.
	14	DA3	Preston Barracks Lewes Road	Strategic Allocation/PPA, Approved application 2017	369	BH2017/00492 for 369 homes Minded to Grant subject to S106 Sept 2017 'Momentum- Lewes Road'. 'Call for Sites' submission 2017
	6087	DA4	25-28 Elder Place	Not Started	7	BH2014/01943 Approved - Not Started
	6141	DA4	Former Housing Office (George Cooper House) 21-22 Oxford Street Brighton	Pre-application stage	13	Approved by Housing Cttee for 12 temporary housing units Jan 2017; 13 units likely to be sought. Pre Application Stage.
	869	DA4	87 Preston Road (EM2)	Approved application	25	BH2017/01083 Approved.
	6155	DA4	45-47 Cheapside	Pre-application stage	28	'Call for Sites' submission 2017. Pre-Application Stage.
	6138	DA4	171 - 173 Preston Road (Prestamex House)	Commenced 2017	63	BH2016/01968 Approved - Commenced 2016/17.
	860	DA4	Anston House, Preston Road (EM2)	Strategic Allocation, Approved Application	229	BH2016/02499 Approved.
	6084	DA5	33 Mighell Street and 70a Carlton Hill Brighton	Commenced 2017	9	BH2012/04086 Approved - Commenced 2016/17.
	32	DA5	Edward St (Amex House)	Strategic Allocation, Pre-application stage	50	'Call for Sites' submission 2017. Pre-application Stage.
	30	DA5	Circus St (EM9)	Strategic Allocation, Commenced 2015/16	142	BH2015/03076 Approved- Commenced 2017.
	2004	DA6	84- 86 Denmark Villas Hove	Commenced 2017	9	BH2014/01042 - Completed 2015/16 15. Prior Approval BH2012/03968 for Extension - Commenced 2016/17.
	891	DA6	70 and site of Chrome Productions Limited, Goldstone Lane, Hove	Commenced 2017	65	BH2014/03605 Approved - Commenced 2016/17.
	180	DA6	Sackville Trading Estate / Coal Yard, Sackville Road	Pre-application stage	200	BH2009/00761 lapsed 2016. PPA signed April 2017 for Sackville Trading Estate and the Coal Yard - 500 units over 1-10 year period.
	732	DA7	Toads' Hole Valley King George VI Avenue Hove	Strategic Allocation, Approved application part site, Pre-application stage	149	69 added to 5 year supply after BH2015/04184 Approved - Court Farm House. Pre-application stage for remaining site. Public exhibition for 825 units December 2017
	6125	DA8	Britannia House 336 Kingsway Hove	Commenced 2016, Prior Approval	6	Prior Approval BH2016/00784 for 6 Units- Commenced.
	930	DA8	107 Boundary Road Hove	No planning app	6	BH2017/00002 Refused - Appeal in progress- 7 units.
	6095	DA8	79 North Street Portslade	Not Started 2017	6	BH2013/00756 Approved - Not Started.
	6012	DA8	Britannia House, 332 Kingsway	Commenced 2017	9	BH2015/04408 Approved - Commenced.
	6077	DA8	Belgrave Centre, Clarendon Place, Portslade	No planning app	45	CPP1 Key Employment Site. Increased capacity from 25 to 45 2017 to reflect proposed JAAP Allocation.
6029	DA8	9-16 Aldrington Basin/Land South of Kingsway Basin Road North Portslade	Commenced 2017	52	BH2012/04044 Approved - Commenced.	

5 year supply categories	SHLAA Ref	DA	Site Address	Planning Status	2017-2022	Commentary re. Availability and Deliverability
<b>Outstanding Allocations without PP</b>	44		2 to 18 The Cliff, Brighton	Pre-application stage	16	Pre-application stage. Council Owned Site- On the market.
	46		12 Richmond Parade, Brighton	No planning app	7	Call for Site Submission 2017 . Call for Site Submission suggests timeframe within 5 year supply
<b>Outstanding Allocations with PP</b>	653		Saunders Glassworks, Sussex Place, Brighton	Commenced	49	Commenced as original buildings demolished 2013/14 No progress since.
<b>Outstanding Planning Consents &gt;6 units</b>	6053		Findon Road, former Whitehawk Library site, Brighton (HRA site)	Commenced	57	BH2015/02941 Approved - Commenced. Estimated completion Oct 17.
	6131		Russell House Russell Mews Brighton	Commenced	54	Prior Approval BH2016/05439 - Commenced.
	6104		121-123 Davigdor Road (Happy Cell)	Commenced	47	BH2015/02917 Approved - Commenced.
	6017		Lansdowne Place Hotel, Lansdowne Place, Hove	Commenced	45	BH2014/00093 Approved - Commenced.
	6133		60 Wilbury Road Hove	Commenced	11	BH2015/04265 Approved - Commenced.
	6027		31& 33 Selborne Road Hove	Commenced	10	BH2014/03048 & BH2015/01652 Approved - Commenced.
	6091		Sussex House 130 Western Road Hove	Commenced	9	BH2014/04336 Approved - Commenced.
	858		27-31 Church Street Brighton	Commenced	9	BH2011/02401 Approved - Commenced. Site currently used as secure gated car park
	6022		4-6 Montefiore Road Hove	Commenced	9	BH2013/03331 Approved - Commenced - 9 Units. 1 Unit already Completed 2016
	6134		23 & 24 Old Steine Brighton	Commenced	9	BH2014/02973 Approved - Commenced
	6156		Lace House, 39 - 40 Old Steine, Brighton	Commenced	9	BH2016/02600 Approved - Commenced
	6025		Hanningtons Lane North Street and Brighton Square Brighton	Commenced	11	Development Commenced 2017 - Various Planning Applications
	6154		1 Nizells Avenue, Hove	Commenced	8	BH2014/03311 Approved - Commenced
	738		Land to rear of 67-81 Princes Road Brighton	Commenced	6	BH2013/03782 Approved - Commenced
	6054		Wellsbourne site, Whitehawk Road, Brighton (HRA site)	HRA site, Commenced	29	BH2016/01438 Approved - Commenced
	6051		Astoria 10-14 Gloucester Place Brighton	Not Started	70	BH2015/01471 Approved on appeal - Not Started
	3789		113-119 Davigdor Road, Hove	Not Started	68	BH2014/02308 Approved - Not Started
	1001		UF Site 50 Land West of Falmer Avenue	Not Started	32	BH2014/03394 Approved - Not Started
	6122		251-253 Preston Road, Brighton	Not Started	28	BH2016/00403 Approved - Not Started
	6102		Old Ship Hotel, 31-38 Kings Road, Brighton	Not Started	18	BH2014/02100 Approved - Not Started
	6098		38-42 East Street Brighton	Not Started	9	BH2013/04150 Approved - Not Started
	6137		(EM1) School Road Industrial Area School Road Hove (Rayford House)	Not Started	9	BH2015/04606 Approved - Not Started. Also Prior Approval BH2016/02282 for 32 Units - Not Started - see table F
	6119		Hove Business Centre Fonthill Road Hove	Not Started	9	BH2014/03742 Approved - Not Started
	6157		48-50 Western Road Brighton	Not Started	9	BH2015/03290 Approved - Not Started
	6009		Blocks E & F Kingsmere, London Road	Not Started	8	BH2015/02713 Approved - Not Started
	6097		Blocks C & D The Priory London Road Brighton	Not Started	8	Approved BH2013/03946 - Not Started. Also Approved BH2016/02841 just Block C for 4 flats
	6150		204 Old Shoreham Road Portslade	Not Started	8	BH2016/02698 Approved - Not Started
	6151		67 Falmer Road, Rottingdean	Not Started	8	BH2015/02049 Approved - Not Started. Also BH2016/00320 Under Consideration for 9 units
6020		Park Manor, London Road, Brighton	Not Started	6	BH2013/03993 Approved - Not Started	
6100		43-45 Bonchurch Road Brighton	Not Started	6	BH2013/04292 Approved - Not Started	
6101		Blocks A, B, & C Belvedere, 152-158 Dyke Road, Brighton	Not Started	6	BH2014/03968 Approved - Not Started	

5 year supply categories	SHLAA Ref	DA	Site Address	Planning Status	2017-2022	Commentary re. Availability and Deliverability
	6135		5 Norfolk Terrace Brighton	Not Started	6	BH2015/00338 Approved - Not Started
	6136		27 Palmeira Avenue Hove	Not Started	6	BH2015/01066 Approved - Not Started
	6153		4-12 Lyndhurst Road, Hove	Not Started	6	BH2015/02893 Approved - Not Started
	932		Land at 189 Kingsway Hove (Sackville Hotel)	Planning Approved	60	BH2017/01108 Approved
	672		Texaco Service Station 133 Kingsway Hove	Planning Approved	55	BH2016/02756 Approved
	105		Former Brewery Site, South Street Portslade	Planning Approved	48	BH2016/02459 Approved
	6124		76-79 & 80 Buckingham Road Brighton	Planning Approved	24	BH2016/01766 Approved
	6146		Land Adjacent To Cedar Centre Lynchet Close	Planning Approved	8	BH2017/01104 Approved. New Homes for Neighbourhoods site. HRA Site.
	168		UF Site 4-6 Cluster of sites at Mile Oak Road	UF Site Planning Approved	125	Outline BH2017/02410 Approved
<b>No PP &gt;6 units</b>	878		(EM1) School Road Industrial Area School Road	App Under Consideration	104	BH2016/02535 Minded to Grant
	6158		Whitehawk Clinic Whitehawk Road Brighton	App Under Consideration	38	BH2017/01665 Minded to Grant
	6113		St Aubyns School 76 High Street Rottingdean Brighton	App Under Consideration	48	BH2017/02680 Under Consideration for 93 Units
	63		The Downsman 189 Hangleton Way and Land east & north Hove	App Under Consideration	33	BH2017/00662 Under Consideration- Southern HCA funding 30 Units. ACV on Pub but not land surrounding.
	6147		The Coach House, 1-6 Lions Gardens, Withdean Avenue	App Under Consideration	26	BH2016/06478 Minded to Grant
	6145		65 Orchard Gardens Hove	App Under Consideration	23	BH2016/05312 Minded to Grant
	6117		Preston Park Hotel, 216 Preston Road, Brighton	App Under Consideration	22	BH2015/04536 Minded to Grant
	6118		Montpelier Baptist Church (Baptist Tabernacle), Montpelier Place Brighton	Planning Approval	24	BH2017/01065 Approved
	925		Kensington Street car parking sites, Brighton	HRA site Planning Approval	12	BH2016/01020 Minded to Grant
	6075		Kings House, Grand Avenue, Hove	Pre-application stage	140	Pre-application Stage. Sold to Mortar Nova Grand Avenue July 2017.
	6099		P&H House 106-112 Davigdor Road Hove	No Planning App	57	Prior Approval BH2014/03006 - Lapsed. 'Call for Sites' submission 2017
	139		35-39 The Drove Way Hove (Dairycrest)	Pre-application stage	30	No App 2017 SHLAA site submitted 2015 for 38 units. Pre Application Stage 2017.
	6106		Eastergate Road Garage Site (HRA)	Pre-application stage	24	Pre Application Stage. HRA site.
	6057		Buckley Close garage site, Hangleton (HRA site)	Pre-application stage	12	Pre-application Stage.
	6052		Land at corner of Fox Way and Foredown Road	No planning app	10	'Call for Sites' Submission 2017 - 10 Units
	6148		29 - 31 New Church Road Hove	Pre-application stage	40	Pre-application Stage. Development exhibition November 2017.
	6159		239 - 243 Kingsway Hove	Pre-application stage	36	Pre-application Stage.
	728		UF Site 48-48a Cluster sites Saltdean (Land at Coombe Farm, Westfield Avenue North, Land	UF Site App Under Consideration	67	Call for Sites Submission 2017. OA BH2016/01903 67 Units MTG Sept 2017
	169		UF Site 21, 21a and 21c cluster of sites at Coledean	UF Site No planning app	100	UF assessment - high density across cluster - 140 units . Reduced to reflect less development on 21a and 21c (allotment site). Site 21 is a Joint Venture Site
	715		UF Site 33 Land North of Warren Road	UF Site No planning app	30	UF assessment low density - 30 units. No application
697		UF Site 16 Land at and adjoining Horsdean	UF Site No planning app	25	UF assessment low density - 30 units. No application	
710		UF Site 32 land at Southdown Riding School	UF Site No planning app	15	UF assessment low density - 20 units. No application	
			Total		3736	

7.9 Chart A: Housing Trajectory

Housing Trajectory Revised Position 2017



## Appendix

### Supply to 2030

	Number of Units
Housing target by 2030	13,200
Delivery to 2030	13,670
Delivery to 2032	15,046

### Historical Delivery Rate Assessments

#### Average Build Out Rates 2007-2017

Size (Units)	Lead In <sup>1</sup> (Months)	Build Out <sup>2</sup> (Months)	Total (Months)	Total (Years)	Number of sample sites
0-30	8.4	16.7	25.1	2.1	10
31-60	14.5	19.3	33.8	2.8	10
61-99	11.1	21.8	32.9	2.7	8
100+	12.8	24.0	36.8	3.1	5

Source: Sample Sites from BHCC Residential Completions 2007-2017

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<sup>1</sup> Lead in time - date of consent to date of start

<sup>2</sup> Build out time - from onsite start to completion



Brighton & Hove  
City Council