

# 2014 SHLAA Update (Draft)

## Strategic Housing Land Availability Assessment

June 2014



Brighton & Hove  
City Council

## 2014 SHLAA Update – Commentary

### 1. Introduction

1.1 This report outlines the results of the latest (2014) annual review of the council's SHLAA (Strategic Housing Land Availability Assessment). It has been undertaken to incorporate the latest information regarding housing land supply in the city, update the housing trajectory and to inform the Main Modifications to the Submission City Plan Part 1.

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> (March 2014) recognises the SHLAA is an important part of the evidence base to inform plan-making, but notes that it does not in itself determine whether a site should be allocated for housing development. Guidance is also clear that the assessment is not a one-off study and that regular reviews should be undertaken at least annually as part of the annual monitoring process to keep the assessment up to date. This is particularly important in terms of updating the housing trajectory and the five year supply of deliverable sites.

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

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

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

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<sup>1</sup> CLG Housing and economic land availability assessment 2014  
<http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/what-is-the-purpose-of-the-assessment-of-land-availability/>

## 2. The 2014 Assessment

2.1 The 2014 SHLAA has taken account of the latest information regarding housing land supply in the city. Information includes:

- a) The latest annual residential monitoring results for the year 2013/14 which records:**
- i) Sites gaining planning consent for housing in the year 2013/14. This will include newly identified sites and/or other sites previously identified in the SHLAA but which did not previously have planning consent.
  - ii) Updating progress on previously identified sites with an extant consent recording whether development on the site has started, is under construction or has been completed.
  - iii) The type of residential development (whether new build, change of use or conversion); and
  - iv) Adjusting the overall supply position where sites have been developed and completed.

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

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

The inclusion of other sites in this year's SHLAA also includes those urban fringe sites identified as having housing potential by in the Urban Fringe Assessment Study 2014<sup>2</sup>. The study was produced in response to the Planning Inspector's initial conclusions following the City Plan Examination in 2013 to look for further housing sites within the city.

- c) Updating housing potential, capacity and deliverability information for a range of sites through site capacity, feasibility and viability assessment.** This is particularly the case for major strategic sites identified in the City Plan but also for a range of sites across the city addressed through the 2013 Whole Plan Viability Assessment.

## 3. Assessment of Availability and Deliverability

3.1 An assessment of site availability and deliverability is an important element of the SHLAA exercise. Those sites identified within the first five year supply period must be both 'available' for development and also have a realistic prospect of being delivered within this time period.

3.2 SHLAA Guidance (now updated by NPPF, para. 47<sup>3</sup>) considers a site to be

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<sup>2</sup> Brighton & Hove City Council Urban Fringe Assessment 2014 by Land Use Consultants (LUC)

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

'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 be achievable with a realistic prospect that housing will be delivered on the site within five years and, in particular, that development of the site is viable.

3.4 To be considered developable, sites should be in a suitable location for housing development and there should also be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

3.5 The SHLAA assesses site availability, deliverability and whether a site is developable in the following ways:

**a) Ongoing regular liaison with developers/landowners** particularly for the larger strategic sites that have been identified in the city and/or for those sites where Registered Providers (housing associations) are involved. The council's Major Projects and Planning Projects teams maintain regular dialogue with landowners and developers with the aim of progressing development on key development sites within the city. Quarterly meetings are held with Registered Providers operating in the city and these provide development progress updates on sites where Registered Providers are bringing forward affordable housing.

**b) Telephone surveys for other sites identified in the first five year supply.** Telephone surveys are undertaken to check site availability details and delivery timescales for sites where no other up to date information existed. *Telephone surveys will be used to confirm / amend the results in this draft version of the SHLAA.*

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

#### **4. 2014 SHLAA Update Results**

4.1 Summary Tables 1-7 set out the results of the 2014 SHLAA exercise. In overall terms, the exercise identifies a citywide capacity for around **13,200** units of housing.

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

4.2 Tables 1 and 2 indicate a total potential supply of 10,560 units on sites of 6+ units. Of these 5,756 are in the eight City Plan Development Areas (DA1-DA8) and 4,805 are identified across the rest of the city.

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

4.3 Table 3 illustrates that small site identified supply is 765 units. 521 of these have already been completed since 2010. It is estimated that approximately 100 units will be completed on small sites over the next year 2014/15 and a further 160 units are likely to be completed over the following 2/3 years.

## **c. Broad Locations (update)**

4.4 Table 4 identifies two broad locations/sources of further housing development. These are firstly at DA8 Shoreham Harbour and secondly through the Housing Revenue Account (HRA) Estate Regeneration Programme. In total, broad locations will account for approximately 640 units. Figures for broad locations have reduced since the 2013 update to the SHLAA to take account of sites which have gained planning permission and some sites that have been identified and moved forward to the pre-application process (to avoid double counting).

4.4 A Joint Area Action Plan is currently being prepared for Shoreham Harbour that will contain detailed policies for the Shoreham Harbour area. Consultation on a Draft of the JAAP has already been undertaken in 2014<sup>4</sup>. To inform the JAAP, two Development Briefs were prepared; one for the Western Harbour Arm<sup>5</sup> area and one covering the South Portslade Industrial Estate and Aldrington Basin<sup>6</sup> area to help identify areas for development. Since the 2013 SHLAA, one site has received planning permission for 52 units at 9-16 Aldrington Basin / Land South of Kingsway, which now forms development as part of DA8 area in Table A.

4.5 In March 2013, an Estate Regeneration Programme was endorsed<sup>7</sup> by the council to progress work regarding the development of HRA assets. This work is being taken forward by the council's Estate Regeneration Team. The work identifies a programme of three phases, involving former analysis of HRA stock and opportunities in the HRA Estate Master Plan<sup>8</sup>; some further high level case studies prepared for some identified housing opportunities on HRA land<sup>9</sup>, business case appraisals for garage sites and further new opportunities. Although a significant amount of development is not considered likely to come forward before 2017, ongoing work to prioritise a series of infill and redevelopment site types is likely to allow for some earlier delivery than originally anticipated.

4.6 As the project progresses and the specific schemes are brought forward, they will be included as identified sites in successive reviews of the SHLAA. One scheme has already been completed (Ainsworth House 15 units completed 2012/13) and a further scheme Brook Meade (44 extra care housing, net gain 35) has gained planning permission and has HCA funding for development. The 2014 review of the SHLAA has added four HRA sites to Table B amounting to 47

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<sup>4</sup> <http://www.adur-worthing.gov.uk/media/media,121462,en.pdf>

<sup>5</sup> Approved by Adur District Council, July 2013 <http://www.adur-worthing.gov.uk/media/media,115933,en.pdf>

<sup>6</sup> Approval at the Economic Development and Culture Committee 19 September 2013, BHCC <http://www.adur-worthing.gov.uk/media/media,118061,en.pdf>

<sup>7</sup> Housing Committee Meeting March 2013

<sup>8</sup> Analysis produced by CBRE Consultants, 2010

<sup>9</sup> Procured from GVA Consultants

units in total, where development is anticipated to come forward in the next 5 years.

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

4.7 Table F illustrates how a windfall allowance has been calculated for small (previously developed land sites).

4.8 An updated estimate of 120 units per annum excludes 'garden land' development, now considered to be a type of greenfield development. Analysis of small site development over the last four years (2010-2014) indicates that only a small proportion (9%) of small site development is 'garden land' type of development. By far the most common type of small windfall development takes place through conversions and changes of use (71%). It is for this reason (i.e. difficulty in anticipating where such development is likely to arise) that small site development (other than that which already has planning permission at the SHLAA base date) is not sought to be assessed through the SHLAA on a site by site basis.

### **5. Housing Trajectory**

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

5.2 The planned housing target for the city implies an annual average rate of 660 dwellings per annum over the plan period. At present, the 2014 housing trajectory indicates that delivery over the first ten years of the plan period (from 2010 to 2019/20) may be lower than this, reflecting the very low level of residential completions achieved 2010–2013, the ongoing impacts of economic recession and the fact that further time is required for full market recovery. Post adoption of the Plan, delivery rates from 2014 to 2019 are anticipated to increase towards the planned delivery average of around 660 units per annum. Between 2019/20 and 2024 delivery rates are expected to significantly increase with delivery coming through from a number of the city's key larger development sites which will make a major contribution towards housing supply. For the period 2024 - 2030, housing delivery is again currently anticipated to exceed the planned average delivery rate of 660 units per annum. Development from small windfall sites and other sources of windfall (e.g. changes of use from office to residential through permitted development) is anticipated to supplement this supply.

### **6. Consideration of Urban Fringe Sites for housing**

6.1 The council's own assessment of the urban fringe was originally undertaken in 2010 to consider whether there was any potential within the urban fringe to contribute to the city's housing land supply. The assessment was further updated in 2012 and 2013. The approach taken by the council was heavily criticised by the City Plan Examination Inspector for focusing on the 'perceived constraints' to development without any detailed analysis of whether such constraints (for example open space, ecology, landscape, archaeology) could be satisfactorily overcome through appropriate mitigation/compensation measures. The Planning Inspector felt the council's starting point had been to resist development and that

such an approach was at odds with the NPPF requirement that plans should be 'positively prepared'.

6.2 As a result of the Inspector's comments, the 2014 Urban Fringe Assessment therefore builds upon the council's earlier work through a detailed investigation, for each site, of whether and to what extent identified constraints could be satisfactorily mitigated as part of any potential residential development.

6.3 The new assessment of sites focuses on a detailed consideration of the potential impacts of residential development (either positive or negative or a combination) on a pre and post mitigation basis with reference to the following key sets of constraints:

- **Ecology** - taking account of ecological designations and considerations e.g. Sites of Nature Conservation Importance, Local Nature Reserves, Ancient Woodland, South Downs Way Ahead Nature Improvement Area, Higher Level Stewardship Land.
- **Historic Environment** – taking account of heritage designations and heritage assets including Registered Parks and Gardens, Listed Buildings and Conservation Areas, Ancient Scheduled Monuments, Archaeological Notification Areas and the settings of such designations.
- **Open Space** - taking account of the city's Open Space Study (Update 2011); and the objectively assessed standards for open space across the range of different open space typologies.
- **Landscape considerations** – assessing landscape impacts; where impacts are most significant and whether, through appropriate mitigation, potential adverse impacts could be satisfactorily addressed.
- **Environmental Issues** – taking account of topographical factors, areas susceptible to groundwater and surface water flooding, agricultural land classifications, contamination and hazardous waste sites.

6.4 The assessment concludes on a site by site basis whether, on balance, residential development on some sites, or on parts of some sites, could be acceptable in principle and would be beneficial in terms of helping to meet the city's significant housing requirements.

6.5 Sites identified as having some potential for housing have been included in the 2014 SHLAA update providing an additional 517 units in the 5 year supply and 535 units across the rest of the plan period.

## 7. Five Year Supply

7.1 The 2014 SHLAA Update has been used to inform the city's five year housing land supply position. This is detailed in Annex 3 to the City Plan 'The Housing Implementation Strategy' and will be reported in the 2014 Authority monitoring Report.

## 8. Tables



SHLAA 2014 Summary Tables

		<b>Pre Plan Adopt</b>	<b>1 - 5 Year Supply</b>	<b>6- 10 Year Supply</b>	<b>11- 16 Year Supply</b>	<b>Total Supply</b>
		<b>2010-2014</b>	<b>2014-2019</b>	<b>2019-2024</b>	<b>2024-2030</b>	
<b>1</b>	<b>Identified Supply in Development Areas (6 + units)</b>					
	DA1 Central Seafront	13	0	0	8	21
	DA2 Brighton Marina & Black Rock	0	250	900	789	1939
	DA3 Lewes Road	93	269	162	353	877
	DA4 Brighton Station / London Road	138	306	423	261	1128
	DA5 Eastern Road / Edward Street	0	169	255	91	515
	DA6 Hove Station	0	117	228	179	524
	DA7 Toads Hole Valley	0	50	350	300	700
	DA8 Shoreham Harbour (see Broad Locations)	0	0	52	0	52
<b>Total Supply in Development Areas</b>		<b>244</b>	<b>1161</b>	<b>2370</b>	<b>1981</b>	<b>5756</b>

Source: Table A

		<b>Pre Plan Adopt</b>	<b>1 - 5 Year Supply</b>	<b>6- 10 Year Supply</b>	<b>11- 16 Year Supply</b>	<b>Total Supply</b>
		<b>2010-2014</b>	<b>2014-2019</b>	<b>2019-2024</b>	<b>2024-2030</b>	
<b>2</b>	<b>Other Identified Supply not in DA's (6 + units)</b>					
	O/S Allocations with PP	0	49	0	0	49
	O/S Allocations without PP	0	0	250	345	595
	Completed and O/S Planning Consents 6+	611	548	6	0	1165
	Other Identified Sites without PP	0	875	945	1176	2996
	<b>Total Supply Other Identified Sites</b>		<b>611</b>	<b>1472</b>	<b>1201</b>	<b>1521</b>

Source: Table B

SHLAA 2014 Summary Tables

		Pre Plan Adopt	1 - 5 Year Supply	6- 10 Year Supply	11- 16 Year Supply	Total Supply
		2010-2014	2014-2019	2019-2024	2024-2030	
<b>3</b>	<b>Small Site Identified Supply (&lt;6 units)</b>	521	246	0	0	<b>767</b>

Source: Table C

		Pre Plan Adopt	1 - 5 Year Supply	6- 10 Year Supply	11- 16 Year Supply	Total Supply
		2010-2014	2014-2019	2019-2024	2024-2030	
<b>4</b>	<b>Broad Locations / Sources</b>					
	DA8 Shoreham Harbour	0	0	98	150	248
	HRA Estates Masterplan	0	0	143	250	393
	<b>Total Supply Broad Locations</b>	<b>0</b>	<b>0</b>	<b>241</b>	<b>400</b>	<b>641</b>

Source: Table D

		Pre Plan Adopt	1 - 5 Year Supply	6- 10 Year Supply	11- 16 Year Supply	Total Supply
		2010-2014	2014-2019	2019-2024	2024-2030	
<b>5</b>	<b>Total Identified Supply (A + B + C + D)</b>	1376	2879	3812	3902	<b>11969</b>

SHLAA 2014 Summary Tables

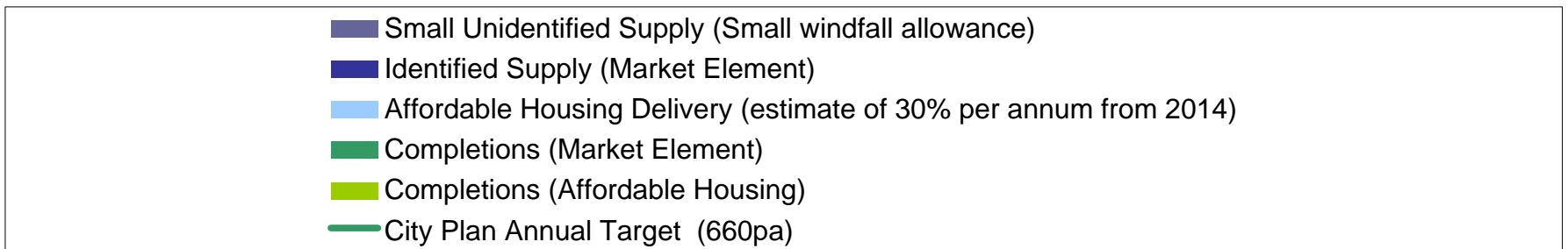
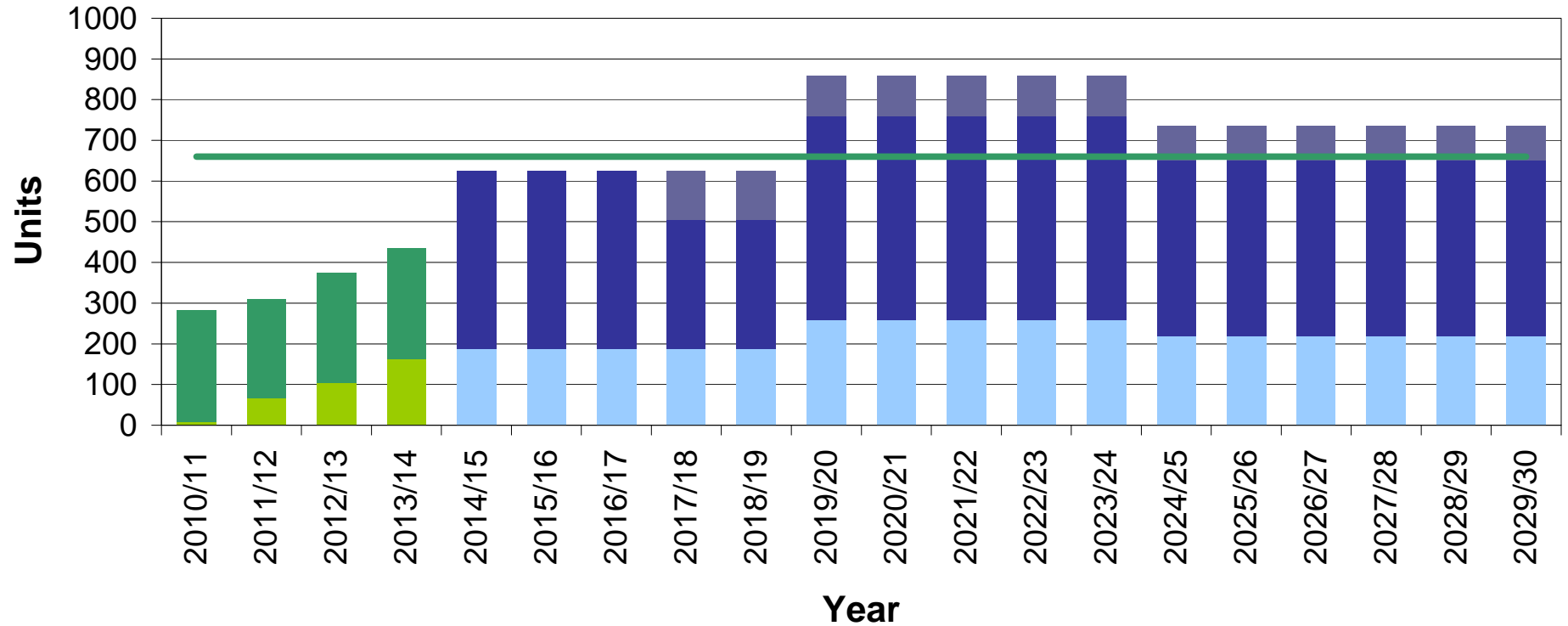
	Pre Plan Adopt	1 - 5 Year Supply	6- 10 Year Supply	11- 16 Year Supply	Total Supply
<b>6</b> Small Unidentified Site Allowance (<6 units)	2010-2014	2014-2019	2019-2024	2024-2030	
		240	500	510	<b>1250</b>

Source: Table E

	Pre Plan Adopt	1 - 5 Year Supply	6- 10 Year Supply	11- 16 Year Supply	Total Supply
<b>7</b> Total Supply	2010-2014	2014-2019	2019-2024	2024-2030	
Total Supply (Table 5 + Table 6)	1376	3119	4312	4412	<b>13219</b>

Housing Trajectory Table Revised 2014		Previous Year	Reporting Year	Pre anticipated date of City Plan adoption		5 year supply from the anticipated date of adoption					6-10 year supply					11 to 17 year supply					
		2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Net additional dwellings in previous years	Affordable Housing Delivery (estimate of 30% per annum from 2014)					188	188	188	188	188	258	258	258	258	258	220	220	220	220	220	220
	Completions (Affordable Housing)	8	66	103	163																
	Identified Supply (Market Element)					437	437	437	317	317	502	502	502	502	502	430	430	430	430	430	430
	Completions (Market Element)	275	243	271	273																
	Small Unidentified Supply (Small windfall allowance)					0	0	0	120	120	100	100	100	100	100	85	85	85	85	85	85
	Total Supply (includes windfall)	283	309	374	436	625	625	625	625	625	860	860	860	860	860	735	735	735	735	735	735
Net additional dwellings in future years																					
	City Plan Annual Target (660pa)	660	660	660	660	660	660	660	660	660	660	660	660	660	660	660	660	660	660	660	660

## Housing Trajectory Revised Position 2014



SHLAA 2014 Table A Development in DAs

Ref	Strat Alloc	Planning Status	DA	Identified Supply in Development Areas (6 + units)	Pre Plan Adopt	1 - 5 Year Supply	6 - 10 Year Supply	11 - 16 Year Supply	Total Supply
					2010-2014	2014-2019	2019-2024	2024-2030	
954	N	Completed 13/14	DA1 Brighton Centre and Churchill Square	24 Castle Street, Brighton	7	0	0	0	7
4038	N			Lees House 21 Dyke Road Brighton	0	0	0	8	8
981	N	Complete 2010/11		70-73 Western Road	6	0	0	0	6
				<b>Total</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>21</b>
1	Y	SA	DA2 Brighton Marina & Black Rock	Gas Works Site, Boundary Road, Brighton	0	0	0	85	85
3	Y	SA		Land at Brighton Marina (Inner Harbour)	0	0	500	500	1000
4	N	PP-S		Land at Brighton Marina (Outer Harbour)	0	250	400	204	854
				<b>Total</b>	<b>0</b>	<b>250</b>	<b>900</b>	<b>789</b>	<b>1939</b>
5	N		DA3 Lewes Road	Pavilion Retail Park Lewes Road	0	0	0	180	180
12	N	Completed 13		Former Esso Garage Hollingdean Road	24	0	0	0	24
14	Y	SA		Preston Barracks Lewes Road	0	150	150	0	300
67	N			Reservoir site, Pope's Folly, Freehold Terrace	0	0	0	40	40
973	N	Complete 2010/11		2 Freehold Terrace, Brighton	7	0	0	0	7
859	N	LPA		Tyre Co, Coombe Road (EM9)	0	0	0	33	33
151	N	Completed 13		Covers Yard, Melbourne Street	39	0	0	0	39
10	N			Rear 38 Lewes Road, Brighton	0	0	0	12	12
678	N			Carmichael & Digiprint Printing Works, Hollingdean Road, Freehold Terrace	0	0	0	18	18
92	N			Rear of 31 Appledore Road & 3-5 Halland Road	0	0	0	8	8
6	N			Former Moulseccomb Infant School, Hodshrove Lane	0	0	0	50	50
8	N			8 Park Crescent Place Brighton	0	0	0	12	12
945	N	Completed 13		(RSL site) Ainsworth House Wellington Road Brighton	17	0	0	0	17
4007	N			Richmond House Richmond Road Brighton	0	0	12	0	12
673	N	PP-NS (26), PA-UC (31)		18 Wellington Road Brighton	0	25	0	0	25
892	N	EM1 - AppUC		EM1 Melbourne Street/Enterprise Point	0	80	0	0	80
6010	N	PP-NS		46 Freehold Terrace Brighton	0	8	0	0	8
927	N	Complete 2010/11	58-62 Lewes Road	6	0	0	0	6	
1019	N	PP-NS	Former Connaught House Site Melbourne Street	0	6	0	0	6	
			<b>Total</b>	<b>93</b>	<b>269</b>	<b>162</b>	<b>353</b>	<b>877</b>	
17	N	Commenced 2013	DA4 Brighton Station / London Road	49-50 Providence Place & 3 & 4 Ann Street	0	9	0	0	9
23	N	Commenced for Student housing		Co-Op Site, London Road	0	0	0	0	0
24	N	13/14 completion		Open Market, Marshall's Row, London Road	87	0	0	0	87
852	N	PP-NS, Consent for Student Housing.		Buxton's 27-33 Ditchling Road	0	0	0	0	0
860	Y	SA		Anston House, Preston Road (EM2)	0	0	200	0	200
864	Y	SA		Telecom House 123 -135 Preston Road (EM2)	0	0	0	85	85
865	Y	SA		149-151 Preston Road (Thales) (EM2)	0	0	0	15	15
866	Y	SA		(Natwest) 153 Preston Road (EM2)	0	0	40	0	40
867	Y	SA		157-159 Preston Road (Former Norwich Union) (EM2)	0	30	0	0	30
868	Y	SA		Park Gate 161-163 Preston Road (EM2)	0	0	0	30	30
869	Y			87 Preston Road (EM2)	0	0	0	53	53
894	Y	SA PP-NS		Richardson's Scrap Yard/Brewers, New England Street	36	0	0	0	36
893/899	Y	SA		Trade Warehousing, New England Street (Vantage Point and Circus Parade)	0	0	90	0	90
898	N			Sains/Aldi, London Road	0	0	28	0	28
897	N			Preston Circus Fire Station	0	0	0	15	15
918	N	Complete 2011/12		37/38 Providence Place, Brighton	6	0	0	0	6

SHLAA 2014 Table A Development in DAs

896	N			Boots Somerfield, London Road	0	0	0	29	29
955	N	13/14 completion		17-19 Oxford Street	9	0	0	0	9
5009	N			227-233 Preston Road	0	0	18	0	18
156	N			Rear of 149 to 163 Preston Road	0	0	0	26	26
5001	N			193 Preston Road (Shell)	0	0	0	8	8
911	N	PP-NS		55 Highcroft Villas Brighton	0	24	0	0	24
143	N			25 Ditchling Rise/rear of 57-63 Beaconsfield Road Brighton	0	0	15	0	15
1011	Y			Land Adjacent to Britannia House Cheapside Brighton	0	11	0	0	11
132	Y			north of Theobald House Blackman Street/Cheapside Whitecross Street Brighton	0	0	32	0	32
677	N	PP-NS		City College, Pelham Street	0	85	0	0	85
666	N	Commenced 2013		Block J, Brighton Station Site	0	147	0	0	147
				<b>Total</b>	<b>138</b>	<b>306</b>	<b>423</b>	<b>261</b>	<b>1128</b>
30	Y	SA	DA5 Eastern Road / Edward Street	Circus St (EM9)	0	160	0	0	160
32	Y	SA		Edward St (Amex)	0	0	100	0	100
28	N			Brighton Youth Centre 64 Edward Street Grosvenor Place	0	0	0	11	11
29/881	Y	SA		EM1 Freshfield Road Business Park/Gala Bingo Car Park, Freshfield Way	0	0	110	0	110
1030	N			Police Station, Edward Street, Brighton	0	0	0	80	80
6016	N			Stag Inn 33 Upper Bedford Street Brighton	0	9	0	0	9
27	N			BT Site bottom side Freshfield Road	0	0	45	0	45
				<b>Total</b>	<b>0</b>	<b>169</b>	<b>255</b>	<b>91</b>	<b>515</b>
180	N	PP-NS	DA6 Hove Station	Sackville Trading Estate, Sackville Road	0	92	0	0	92
758	N			Decon Laboratories, Conway Street	0	0	28	0	28
34	N			Ethel Street Garages	0	0	0	23	23
5005	N			ESSO Fuel Garage Hove Station Station Approach	0	0	0	14	14
5004	N			Shell Fuel Garage 132-134 Old Shoreham Road Hove	0	0	0	24	24
93	N			Rear of 130 -136 Old Shoreham Road Hove	0	0	0	14	14
33	N			Goldstone Retail Park, Old Shoreham Road, Newtown Road & Goldstone Lane Hove	0	0	0	60	60
35	N			PO Sorting Office Denmark Villas Hove	0	0	0	44	44
891	N		EM1 Newtown Road Industrial Area	0	25	0	0	25	
862	Y	SA		Conway Street (EM1)	0	0	200	0	200
				<b>Total</b>	<b>0</b>	<b>117</b>	<b>228</b>	<b>179</b>	<b>524</b>
732	Y	SA	DA7 Toads Hole Valley	Toads' Hole Valley King George VI Avenue Hove	0	50	350	300	700
				<b>Total</b>	<b>0</b>	<b>50</b>	<b>350</b>	<b>300</b>	<b>700</b>
			DA8 Shoreham Harbour	9-16 Aldrington Basin/Land South of Kingsway Basin Road North Portslade	0	0	52	0	52
				See table D (Broad Locations)					
				<b>Total</b>	<b>0</b>	<b>0</b>	<b>52</b>	<b>0</b>	<b>52</b>
				<b>All DAs Total</b>	<b>244</b>	<b>1161</b>	<b>2370</b>	<b>1981</b>	<b>5756</b>

SHLAA 2014 Table B Other Identified Supply not within DA's 6+

Other Identified Supply not in DA's (6 + units)	Ref	Site	Pre Plan Adopt	1 - 5 Year Supply	6- 10 Year Supply	11- 16 Year Supply	Total Supply	Planning Status
			2010-2014	2014-2019	2019-2024	2024-2030		
Outstanding Allocations with PP	653	Saunders Glassworks, Sussex Place, Brighton	0	49	0	0	49	Commenced 14
		<b>Total</b>	<b>0</b>	<b>49</b>	<b>0</b>	<b>0</b>	<b>49</b>	
Outstanding Allocations without PP	44	2 to 18 The Cliff, Brighton	0	0	0	16	16	PP-L
	45	King Alfred, Kingsway, Hove	0	0	200	200	400	No app
	46	12 Richmond Parade, Brighton	0	0	0	18	18	No app
	47	Brighton General Hospital, Elm Grove, Brighton	0	0	50	55	105	No app
	49	Manchester Street/Charles Street, Brighton	0	0	0	24	24	No app
	50	The Post Office 44-51, Ship Street, Brighton	0	0	0	32	32	No app
		<b>Total</b>	<b>0</b>	<b>0</b>	<b>250</b>	<b>345</b>	<b>595</b>	
Outstanding Planning Consents >6 units	517	Ocean Hotel, Longridge Drive	48	0	0	0	48	Complete
	414	Eastwoods Garden Centre 251-253 Ditchling Road	9	0	0	0	9	Complete
	980	21 Burlington Street, Brighton	6	0	0	0	6	Complete
	978	22 Burlington Street, Brighton	7	0	0	0	7	Complete
	979	49 Brunswick Road, Hove	7	0	0	0	7	Complete
	668	196 Dyke Road Brighton	7	0	0	0	7	Complete
	921	23A & 23E Coleridge Street Hove	6	0	0	0	6	Complete
	971	24 St James's Street Brighton	6	0	0	0	6	Complete
	972	Rotary Point 81 Windlesham Close Portslade	10	0	0	0	10	Complete
	974	22 Sussex Square Brighton	6	0	0	0	6	Complete
	508	1 Cliff Road and 8 Cliff Approach Brighton	6	0	0	0	6	Complete
	916	Dresden House 34-38 Medina Villas Hove	33	0	0	0	33	Complete
	944	(RSL site) 26-28 Brading Road Brighton	12	0	0	0	12	Complete
	940	39 Salisbury Road Hove	9	0	0	0	9	Complete
	928	Former Gospel Hall, 57 Falmer Road Brighton	6	0	0	0	6	Complete
	959	63 Holland Road Hove	7	0	0	0	7	Complete
	961	Rear of 20-32 Baden Road Brighton	7	0	0	0	7	Complete
	207	3 The Ridgway Brighton	7	0	0	0	7	Complete
	966	323-325 Mile Oak Road Brighton	9	0	0	0	9	Complete
	1015	8 Pavilion Parade	7	0	0	0	7	Complete
	1021	3 to 5 Vernon Gardens Denmark Terrace	10	0	0	0	10	Complete
	943	(RSL site) Pioneer House 60 Burstead Close Brighton	24	0	0	0	24	Complete
	941	Former Nurses Accommodation Brighton General Hospital	95	0	0	0	95	Complete
	659	105 Marine Drive Brighton	8	0	0	0	8	Complete
	123	68-74 High Street, Rottingdean Brighton	8	0	0	0	8	Complete
	958	19 Brunswick Place Hove	6	0	0	0	6	Complete
	671	331 Kingsway Hove	40	0	0	0	40	Complete
87	Builder Centre, Bristol Gardens and rear of Prince Regents Close	9	0	0	0	9	Complete	
186	Royal Alexandra Hospital 57 Dyke Road Brighton	119	0	0	0	119	Complete	



SHLAA 2014 Table B Other Identified Supply not within DA's 6+

968	Buckingham Lodge Buckingham Place Brighton	6	0	0	0	6	Complete
4006	13-15 Old Steine Brighton	7	0	0	0	7	Complete
1016	80 Stoneham Road	7	0	0	0	7	Complete
953	1 to 5 Franklin Road Portslade	9	0	0	0	9	Complete
1013	145 Vale Avenue	9	0	0	0	9	Complete
4004	Phoenix House 15a-19 Norway Street Portslade	6	0	0	0	6	Complete
6007	30-31 Devonshire Place, Brighton	6	0	0	0	6	Complete
6024	Wavertree House Somerhill Road Hove	6	0	0	0	6	Complete
6048	243 Preston Road	7	0	0	0	7	Complete
6049	245 Preston Road	7	0	0	0	7	Complete
967	Stanmer House Stanmer Brighton	7	8	0	0	15	C + Commenced
679	Gala Bingo Hall, 191 Portland Road Hove	0	35	0	0	35	Commenced
219	58 Palmeira Avenue Hove	0	7	0	0	7	Commenced
135	31-33 Bath Street Brighton	0	7	0	0	7	Commenced
960	City Park Orchard Road Hove	0	6	0	0	6	Commenced
962	St Albans Church Coombe Road Brighton	0	9	0	0	9	Commenced
930	107 Boundary Road Hove	0	6	0	0	6	Not Started
969	Tudor Grange 13 The Upper Drive Hove	0	6	0	0	6	Not Started
855	Land at Redhill Close, Westdene	0	31	0	0	31	Commenced
2001	Vye's, 19-27 Carlton Terrace Portslade	0	15	0	0	15	Not Started
262	25-28 St James's Street Brighton	0	33	0	0	33	Commenced
1012	28 Marine Drive	0	9	0	0	9	Commenced
1014	19 The Upper Drive	0	8	0	0	8	Commenced
1018	The Willows Surgery 50 Heath Hill Avenue	0	0	6	0	6	Not Started
1020	Kings Gate 111 The Drive	0	6	0	0	6	Not Started 14
942	(RSL site) St Benedicts Convent 1 Manor Road Brighton	0	46	0	0	46	Not Started
1022	20 Old Steine Brighton	0	7	0	0	7	Not Started 14
932	Sackville Hotel 189 Kingsway Hove	0	9	0	0	9	Not Started
187	Former Bellerby's College, Park House Old Shoreham Road Hove	0	71	0	0	71	Commenced
858	27-31 Church Street Brighton	0	9	0	0	9	Not Started
6008	160 Dyke Road	0	6	0	0	6	Commenced 14
6009	Blocks E & F Kingsmere, London Road	0	8	0	0	8	Not Started
6011	St Augustine's Church, Stanford Avenue	0	9	0	0	9	Not Started
6012	Britannia House, 332 Kingsway	0	9	0	0	9	Not Started
851	Rowan House Rowan Close Portslade	0	11	0	0	11	Commenced
738	Land to rear of 67-81 Princes Road Brighton	0	6	0	0	6	Not Started
6020	Park Manor, London Road, Brighton	0	6	0	0	6	Not Started
6021	17 Goldstone Crescent Hove	0	6	0	0	6	Not Started
6022	4-6 Montefiore Road Hove	0	9	0	0	9	Not Started
6023	Port Hall Mews Brighton	0	6	0	0	6	Not Started
663	107 Marine Drive Rottingdean Brighton	0	7	0	0	7	Not Started
6025	13 - 22 North Street 12D Meeting House Lane and 11-14 Brighton	0	7	0	0	7	Not Started
6026	St Andrews Day and Resource Centre St Andrews Road Brighton	0	7	0	0	7	Not Started
6018	Blocks A & B, Kingsmere, London Road	0	8	0	0	8	Not Started
6027	31& 33 Selborne Road Hove	0	8	0	0	8	Not Started
6028	43 Palmeira Avenue	0	8	0	0	8	Commenced
6016	Stag Inn 33 Upper Bedford Street Brighton	0	9	0	0	9	Not Started
6014	1 Wellington Road, Portslade	0	9	0	0	9	Not Started

SHLAA 2014 Table B Other Identified Supply not within DA's 6+

	2004	84- 86 Denmark Villas Hove	0	9	0	0	9	Not Started
	863	EM1 Franklin Road Former Infinity Foods Site 45 Franklin Road & 6	0	31	0	0	31	Commenced
	6013	Brooke Mead, Albion Street	0	35	0	0	35	Not Started
	1017	39 Roedean Road Brighton	0	6	0	0	6	Commenced
		<b>Total</b>	<b>611</b>	<b>548</b>	<b>6</b>	<b>0</b>	<b>1165</b>	
<b>Other identified sites &gt;6 without PP</b>	2009	PO Delivery Office 62 North Road Brighton	0	0	0	50	50	
	141	Reservoir between 45/47 The Martlet Hove	0	0	0	30	30	
	931	Langfords Hotel Third Avenue Hove	0	0	27	0	27	
	6004	35a-41 Vale Road Portslade	0	0	20	0	20	
	965	Land between 38-50 Carlyle Street Brighton	0	0	0	9	9	Lapsed
	963	28-29 Western Road Hove	0	9	0	0	9	Lapsed prior appro
	95	Land west of Homeleigh London Road Brighton	0	0	23	0	23	
	85	55 (adj 31Walpole Road) Canning Street Brighton	0	0	6	0	6	
	111	Surrenden Lodge Surrenden Road Brighton	0	0	24	0	24	
	933	Courtlands Hotel 11-17 The Drive Hove	0	0	23	0	23	
	934	St Catherine's Lodge Hotel St Catherine's Terrace, Kingsway Hove	0	0	23	0	23	
	138	rear 129-151 Nevill Road and 12-15 Chartfield Hove	0	0	23	0	23	
	86	Land and garages at rear of 1 -3 Queensway Southwater Close	0	0	12	0	12	
	163	Studor House, 13 Sheridan Terrace Hove	0	0	9	0	9	
	59	Telephone Exchange 34 Palmeira Avenue Hove	0	0	29	0	29	
	185	Preece House 91-103 Davigdor Road Hove	0	0	14	0	14	
	101	1 Shelldale Road Portslade	0	0	6	0	6	
	80	Land at rear of Sussex House, Abbey Road & St George's Road	0	0	27	0	27	
	136	Sussex Ice Rink 11b Queen Square Brighton	0	31	0	0	31	
	947	Tate's Garage St Andrew's Road & Church Road Privately Owned	0	0	0	12	12	
	182	69-70 Middle Street Brighton	0	0	0	12	12	
	79	Lee Hire 7-13 Church Place Brighton	0	0	7	0	7	
	607	Patcham Garage, Old London Road, Patcham	0	0	6	0	6	
	674	Garton House 22 Hove Park Avenue Brighton	0	0	0	15	15	
	2005	St David's Hall, Whitehawk Road Whitehawk Way Brighton	0	0	0	9	9	
	264	138 Dyke Road 35a Chatsworth Road Brighton	0	0	0	20	20	
	676	Cadogan Court 134a Dyke Road Brighton	0	0	0	11	11	
	71	(Not Zylow Works) Factory site Marine View Brighton	0	0	32	0	32	
	63	Land east & north of 'The New Downsman PH' Hangleton Way	0	0	0	15	15	
	878	(EM1) School Road Industrial Area School Road Hove	0	50	0	0	50	
	37	Tates Garage 94-106 Old Shoreham Road Portslade	0	0	0	8	8	
	41	(Smoky Estate) Corner of Church Road, Lincoln Road & Gladstone	0	0	0	32	32	
	55	Victoria Grove Second Avenue Hove	0	0	0	20	20	
56	St John's Place First Avenue Hove	0	0	0	17	17		
57	44 - 50 Brunswick Street West Hove	0	0	0	6	6		
73	site adjacent west Carlton Hill Primary School Kingswood Street	0	0	0	14	14		
84	25 Montague Place Brighton	0	0	0	6	6		
94	Telephone Engineering Centre 274 Old Shoreham Road Hove	0	0	0	40	40		
103	117 Victoria Road Portslade	0	0	0	6	6		
108	Village Car Park South Street Portslade	0	0	0	6	6		
114	Knogle Hall Knogle Road Brighton	0	0	0	8	8		
122	PO Sorting Office Nevill Road, Rottingdean Brighton	0	0	0	8	8		
137	Corner of Spring Gardens Church Street Brighton	0	0	0	12	12		

SHLAA 2014 Table B Other Identified Supply not within DA's 6+

139	35-39 The Drove Way Hove	0	0	0	33	33	
164	Area to rear of Bluebird Court, 12-14 Hove Street Hove	0	0	0	30	30	
165	Rear of Rutland Court Rutland Gardens Hove	0	0	0	29	29	
660	46-54 Old London Road Patcham Brighton	0	0	0	23	23	
670	Patcham Garage, Old London Road, Patcham	0	0	6	0	6	
744	Reservoir Dyke Road Brighton	0	0	0	18	18	
870	Knoll Business Centre Old Shoreham Road Bellingham Crescent	0	0	0	50	50	
871	Peacock Industrial Estate (incl 141 Davigdor Road) Lyon Close	0	0	0	60	60	
873	Vale House Vale Road Portslade	0	42	0	0	42	
935	Prince's Marine Hotel 153 Kingsway Hove	0	0	0	21	21	
950	North Star Car Showroom, Carlton Terrace Station Road Portslade	0	0	0	16	16	
4002	Unit D Cambridge Grove Hove	0	0	0	13	13	
4004	Phoenix House 15a-19 Norway Street Portslade	0	0	0	10	10	
4023	Regent House Hove Street Hove	0	0	0	6	6	
4032	Tower Point North Road Brighton	0	0	0	19	19	
4037	Sovereign House Church Street Brighton	0	0	0	26	26	
5002	BP Petrol Station Kingsway Hove	0	0	0	17	17	
6001	Boundary House Boundary Road Hove	0	0	0	17	17	
3001	6 Cliff Approach Brighton	0	0	0	6	6	
52	Lansdowne Mews Farm Road Hove	0	0	0	6	6	
70	Corner John Street/ Sussex Street Brighton	0	0	0	32	32	
75	Land south of Lincoln Cottages (Lincoln Cottage Works) Lincoln	0	0	0	18	18	
78	Badger Tennis Club Church Place Brighton	0	0	0	12	12	
105	Le Carbone GB Ltd South Street Portslade	0	0	18	0	18	Moved to 6-10 year
144	Rear of Ditchling Rise, Choices, 60 Beaconsfield Road Brighton	0	0	0	21	21	
665	323-327 Dyke Road Hove	0	0	0	29	29	
672	Texaco Service Station 24 Kingsway Hove	0	0	0	20	20	
853	Brighton & Hove Corals Stadium Nevill Road Hove	0	0	75	0	75	
908	20-36 Baden Road Brighton	0	0	0	9	9	
2008	EDF Whitegates Substation Site London Road Brighton	0	0	0	36	36	
5006	Tesco Petrol Station and Tesco Express Corner of Dyke Road and	0	0	0	14	14	
964	Land to Rear of 62-68 Beaconsfield Road Brighton	0	0	0	25	25	
36	Tates Garage 7-17 Old Shoreham Road	0	0	0	40	40	
952	21 a-f Station Road Portslade	0	0	0	7	7	
6003	57 Station Road Portslade	0	0	0	6	6	
6015	Halstead Scaffolding Ltd 18 24 28 & 30 Kingsthorpe Road Hove	0	26	0	0	26	PA - UC
861	EDF Portland Road Business Park (EM1)	0	9	0	141	150	
6017	Lansdowne Hotel, Lansdowne Place, Hove	0	47	0	0	47	PA - UC
6050	21-23 & 37-40 Brighton Square, Brighton	0	8	0	0	8	NYD
6051	Astoria 10-14 Gloucester Place Brighton	0	6	0	0	6	NYD
6052	Land at corner of Fox Way and Foredown Road Portslade	0	8	0	0	8	no app
6053	Whitehawk Library Site	0	50	0	0	50	Council Site
6054	Wellsbourne Centre, Whitehawk	0	25	0	0	25	Council Site
6055 or 975?	Kensington Street	0	10	0	0	10	HRA
6056	Southmount Garage Site BN1 7BD	0	7	0	0	7	HRA
6057	Garages Buckley Close, Hove	0	13	0	0	13	HRA
6058	Manor Place Housing Office	0	17	0	0	17	HRA
681	UF Site 1 Land at Oakdene, Southwick Hill	0	25	0	0	25	UF Site

SHLAA 2014 Table B Other Identified Supply not within DA's 6+

172	UF Site 2 Land West of Mile Oak Road, Portslade	0	12	0	0	12	UF Site
168, 4b, 740(4c), 685, 987, 686	UF Site 4-6 Cluster of sites at Mile Oak Road	0	75	205	0	280	UF Site
690	UF Site 11 Benfield Valley, north Hangleton Lane	0	15	0	0	15	UF Site
691	UF Site 12 Benfield Valley, south Hangleton Lane	0	15	0	0	15	UF Site
697	UF Site 16 Land at and adjoining Horsdean Recreation Ground, Pat	0	30	0	0	30	UF Site
698	UF Site 17 Land at Ladies Mile, Carden Avenue	0	35	0	0	35	UF Site
699	UF Site 18 Land south of Hollingbury Golf Course and east of Ditch	0	0	20	0	20	UF Site
169	UF Site 21a-c Cluster of sites at Coledean	0	70	70	0	140	UF Site
712	UF Site 30 Land at and adjoining Brighton Race Course	0	50	100	0	150	UF Site
711	UF Site 31 Land east of Whitehawk Hill Road	0	0	50	0	50	UF Site
710	UF Site 32 land at South Downs Riding School	0	0	20	0	20	UF Site
715	UF Site 33 Land North of Warren Road	0	30	0	0	30	UF Site
1004	UF Site 36 Land south of Warren Road (including mixed open space)	0	0	10	0	10	UF Site
717	UF Site 37 Rottingdean Miniature Golf Course	0	25	0	0	25	UF Site
179, 720	UF Site 38-39 Cluster at Ovingdean Farm	0	25	25	0	50	UF Site
722	UF Site 42 Land adjacent to Ovingdean Road	0	45	0	0	45	UF Site
723	UF Site 43 Land to rear of Longhill Road	0	6	0	0	6	UF Site
1000	UF Site 46a Land at Former Nursery site west of Saltdean Vale	0	18	0	0	18	UF Site
728	UF Site 48-48a Cluster sites Saltdean	0	20	35	0	55	UF Site
722	UF Site 50 Land West of Falmer Avenue	0	12	0	0	12	UF Site
6059	7 Symbister Road	0	9	0	0	9	NYD
	<b>Total</b>	<b>0</b>	<b>875</b>	<b>945</b>	<b>1176</b>	<b>2996</b>	
		<b>611</b>	<b>1472</b>	<b>1201</b>	<b>1521</b>	<b>4805</b>	

**Table C: Small Identified Site Supply as at 1.4.14**

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

with 20% discount

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

with 20% discount

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

with 20% discount

\*note does not include Prior Approval apps

**Table D: Broad Locations  
Housing Supply Tables**

Broad Locations	Broad Location	Pre Plan Adopt	1 - 5 Year Supply	6- 10 Year Supply	11- 16 Year Supply	Total Supply
		2010- 2014	2014- 2019	2019- 2024	2024- 2030	
Supply from Broad Areas	DA7 Shoreham Harbour	0	0	98	150	<b>248</b>
	HRA Estates Masterplan	0	0	143	250	<b>393</b>
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>241</b>	<b>400</b>	<b>641</b>

\* 52 units deducted from 6-10 year shoreham harbour to reflect pp for Portzed

\* 47 units deducted from 6-10 year to reflect HRA sites now in Table B

**Table E:  
Small Windfall Development 2000/1 - 2013/14**

<b>Monitoring Year</b>	<b>New Build</b>	<b>Conversions</b>	<b>Change of use</b>	<b>Conversions &amp; Changes of Use</b>	<b>Total</b>
2000/1	28	21	71	92	<b>120</b>
2001/2	72	100	152	252	<b>324</b>
2002/3	94	131	133	264	<b>358</b>
2003/4	56	57	49	106	<b>162</b>
2004/5	53	117	44	161	<b>214</b>
2005/6	100	154	59	213	<b>313</b>
2006/7	84	144	54	198	<b>282</b>
2007/8	51	70	36	106	<b>157</b>
2008/9	42	63	44	107	<b>149</b>
2009/10	34	37	40	77	<b>111</b>
2010/11	41	67	40	107	<b>148</b>
2011/12	70	43	52	95	<b>165</b>
2012/13	45	40	27	67	<b>112</b>
2013/14	28	30	38	68	<b>96</b>
<b>Total</b>	<b>798</b>	<b>1074</b>	<b>839</b>	<b>1913</b>	<b>2711</b>
<b>%</b>	<b>29%</b>	<b>40%</b>	<b>31%</b>	<b>71%</b>	<b>100%</b>

Source: BHCC Residential Monitoring. n/a = data not currently available.

Average 2004/05 - 2013/14 (10 Years) = total 175  
 Average 2009/10 - 2013/14 (5 Years) = total 126

**Type of development on small sites (14 Years) :**  
**New Build = 29%**

**Conversions = 40%**

**Change of use = 31%**

**Conversions and Change of use = 71%**

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

<b>Year</b>	<b>New Build &amp; Redev PDL</b>	<b>New Build &amp; Redev GREENFIELD</b>	<b>TOTAL</b>
2010/11	40	1	<b>41</b>
2011/12	52	18	<b>70</b>
2012/13	26	19	<b>45</b>
2013/14	20	9	<b>29</b>
<b>Total</b>	<b>138</b>	<b>47</b>	<b>185</b>
	75%	25%	100%

**Greenfield as proportion of all small site development = 9%**

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

Discount 5 year annual average to reflect 'greenfield' garden development:

9% of 126 = 11 units

**Annual average: 126 minus 11 units = 115 units. Round to 120 per annum.**



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

<b>Prior Approvals</b>	<b>Net</b>
Small Prior Approval Commencements	3
Large Prior Approval Commencements	40
Small Not Started Prior Approval	36
Large Not Started Prior Approval	96
<b>Total</b>	<b>175</b>

SHLAA 2014 Table G Five year supply table

5 year supply categories	SHLAA Ref	Site Address	DA	Planning Status	2014-2019
Sites In DAs	4	Land at Brighton Marina (Outer Harbour)	DA2	PP-S	250
	14	Preston Barracks Lewes Road	DA3	SA	150
	673	18 Wellington Road Brighton	DA3	PP-NS (26), PA-UC (3)	25
	6010	46 Freehold Terrace Brighton	DA3	PP-NS	8
	1019	Former Connaught House Site Melbourne Street	DA3	PP-NS	6
	892	EM1 Melbourne Street/Enterprise Point	DA3	EM1 - AppUC	80
	911	55 Highcroft Villas Brighton	DA4	PP-NS	24
	1011	Land Adjacent to Britannia House Cheapside Brighton	DA4	0	11
	666	Block J, Brighton Station Site	DA4	Commenced 2013	147
	677	City College, Pelham Street	DA4		85
	17	49-50 Providence Place & 3 & 4 Ann Street	DA4	Commenced 2013	9
	867	157-159 Preston Road (Former Norwich Union) (EM2)	DA4		30
	30	Circus St (EM9)	DA5	SA	160
	6016	Stag Inn 33 Upper Bedford Street Brighton	DA5	0	9
	180	Sackville Trading Estate, Sackville Road	DA6	PP-NS	92
891	EM1 Newtown Road Industrial Area	DA6	0	25	
732	Toads' Hole Valley King George VI Avenue Hove	DA7		50	
Outstanding Allocations with PP	653	Saunders Glassworks, Sussex Place, Brighton		Commenced 14	49
Identified sites with PP 6+	967	Stanmer House Stanmer Brighton		C + Commenced	8
	679	Gala Bingo Hall, 191 Portland Road Hove		Commenced	35
	219	58 Palmeira Avenue Hove		Commenced	7
	135	31-33 Bath Street Brighton		Commenced	7
	960	City Park Orchard Road Hove		Commenced	6
	962	St Albans Church Coombe Road Brighton		Commenced	9
	930	107 Boundary Road Hove		Not Started	6
	969	Tudor Grange 13 The Upper Drive Hove		Not Started	6
	855	Land at Redhill Close, Westdene		Commenced	31
	2001	Vye's, 19-27 Carlton Terrace Portslade		Not Started	15
	262	25-28 St James's Street Brighton		Commenced	33
	1012	28 Marine Drive		Commenced	9
	1014	19 The Upper Drive		Commenced	8
	1020	Kings Gate 111 The Drive		Not Started 14	6
	942	(RSL site) St Benedicts Convent 1 Manor Road Brighton		Not Started	46
	1022	20 Old Steine Brighton		Not Started 14	7
	932	Sackville Hotel 189 Kingsway Hove		Not Started	9
	187	Former Bellerby's College, Park House Old Shoreham Road Hove		Commenced	71
	858	27-31 Church Street Brighton		Not Started	9
	6008	160 Dyke Road		Commenced 14	6
	6009	Blocks E & F Kingsmere, London Road		Not Started	8
	6011	St Augustine's Church, Stanford Avenue		Not Started	9
	6012	Britannia House, 332 Kingsway		Not Started	9
	851	Rowan House Rowan Close Portslade		Commenced	11
	738	Land to rear of 67-81 Princes Road Brighton		Not Started	6
	6020	Park Manor, London Road, Brighton		Not Started	6
	6021	17 Goldstone Crescent Hove		Not Started	6
	6022	4-6 Montefiore Road Hove		Not Started	9
	6023	Port Hall Mews Brighton		Not Started	6
	663	107 Marine Drive Rottingdean Brighton		Not Started	7
	6025	13 - 22 North Street 12D Meeting House Lane and 11-14 Brighton		Not Started	7
	6026	St Andrews Day and Resource Centre St Andrews Road Brighton		Not Started	7
	6018	Blocks A & B, Kingsmere, London Road		Not Started	8
	6027	31 & 33 Selborne Road Hove		Not Started	8
	6028	43 Palmeira Avenue		Commenced	8
	6016	Stag Inn 33 Upper Bedford Street Brighton		Not Started	9
	6014	1 Wellington Road, Portslade		Not Started	9
2004	84- 86 Denmark Villas Hove		Not Started	9	
863	EM1 Franklin Road Former Infinity Foods Site 45 Franklin Road		Commenced	31	
6013	Brooke Mead, Albion Street		Not Started	35	
	39 Roedean Road Brighton		commenced	6	
	136 Sussex Ice Rink 11b Queen Square Brighton			31	
	878 (EM1) School Road Industrial Area School Road Hove			50	

SHLAA 2014 Table G Five year supply table

Other identified sites >6 without PP	6015	Halstead Scaffolding Ltd 18 24 28 & 30 Kingsthorpe Road Hove		26
	861	EDF Portland Road Business Park (EM1)		9
	6017	Lansdowne Hotel, Lansdowne Place, Hove		47
	6050	21-23 & 37-40 Brighton Square, Brighton		8
	6051	Astoria 10-14 Gloucester Place Brighton		6
	6052	Land at corner of Fox Way and Foredown Road Portslade		8
	6053	Whitehawk Library Site	Council owned	50
	6054	Wellsbourne Centre, Whitehawk	Council owned	25
	6055	Kensington Street	HRA Site	10
	6056	Southmount Garage Site BN1 7BD	HRA Site	7
	6057	Garages Buckley Close, Hove	HRA Site	13
	6058	Manor Place Housing Office	HRA Site	17
	681	UF Site 1 Land at Oakdene, Southwick Hill		25
	172	UF Site 2 Land West of Mile Oak Road, Portslade		12
	40(4c), 685	UF Site 4-6 Cluster of sites at Mile Oak Road		75
	691	UF Site 11 Benfield Valley, north Hangleton Lane		15
	692	UF Site 12 Benfield Valley, south Hangleton Lane		15
	697	UF Site 16 Land at and adjoining Horsdean Recreation Ground, Patcham		30
	698	UF Site 17 Land at Ladies Mile, Carden Avenue		35
	169	UF Site 21a-c Cluster of sites at Coledean		70
	712	UF Site 30 Land at and adjoining Brighton Race Course		50
		UF Site 33 Land North of Warren Road		30
	717	UF Site 37 Rottingdean Miniature Golf Course		25
	179, 720	UF Site 38-39 Cluster at Ovingdean Farm		25
	722	UF Site 42 Land adjacent to Ovingdean Road		45
	723	UF Site 43 Land to rear of Longhill Road		6
	1000	UF Site 46a Land at Former Nursery site west of Saltdean Vale		18
	1001	UF Site 50 Land West of Falmer Avenue		12
	6059	7 Symbister Road		9
	728	UF Site 48-48a Cluster sites Saltdean		20
873	Vale House Vale Road Portslade		42	
963	28-29 Western Road Hove		9	
			<b>2633</b>	



**Brighton & Hove  
City Council**