

SHLAA Update 2020

February 2021



Brighton & Hove
City Council

2020 SHLAA Update

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1. Introduction

- 1.1 This report presents the 2020 annual review of the council's Strategic Housing Land Availability Assessment (SHLAA). It incorporates the latest information regarding housing land supply in the city and presents an updated housing trajectory and five year housing land supply position.
- 1.2 The purpose and role of the SHLAA is set out in the National Planning Policy Framework (NPPF)¹ and accompanying Planning Practice Guidance (PPG)²; that is to identify a future supply of land which is suitable, available and achievable for housing over the local plan period. This involves identifying all sites with housing potential; assessing their potential for delivery taking account of identified constraints, availability, viability etc; and determining the likely amount of housing and timescale for development. The guidance recognises the SHLAA as an important part of the evidence base to inform plan-making, but notes that it does not in itself determine whether a site should be allocated for housing development.
- 1.3 A key output of the SHLAA is the preparation of an indicative trajectory setting out the potential future housing supply. The NPPF states that planning policies should identify a supply of:
 - a) specific deliverable sites for years 1 to 5 of the plan period; and
 - b) specific developable sites or broad locations for growth for years 6-10 and, where possible, for years 11-15 of the plan.
- 1.4 The NPPF sets a requirement that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies (or against their local housing need where the strategic policies are more than five years old). The supply of specific deliverable sites should, in addition, include a buffer (moved forward from later in the plan period) of 5% to ensure choice and competition in the market for land. Where there has been significant under delivery of housing over the previous three years, a 20% buffer should be included to improve the prospect of achieving the planned supply. The NPPF indicates that past delivery will be measured through the Housing Delivery Test (which is discussed in further detail in Section 5 of this report). Further information on the approach that should be taken to assessing housing supply and delivery is provided in Planning Practice Guidance (PPG)³.
- 1.5 The council's approach set out in this SHLAA meets the NPPF requirements and is set out in detail below.

¹ [MHCLG Revised National Planning Policy Framework \(February 2019\)](#)

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

³ [MHCLG Planning Practice Guidance: Housing supply and delivery](#)

2. The 2020 SHLAA Assessment

2.1 The 2020 SHLAA has taken account of the latest information on housing land supply in the city. The information included is set out below.

a) Annual monitoring of housing development with planning permission

- i) Sites gaining planning consent for housing in the year from 1 April 2019 to 31 March 2020, including both newly identified sites and sites previously identified in the SHLAA which did not previously have planning consent;
- ii) Updated progress on previously identified sites with planning consent recording whether development on the site has yet to commence, is under construction, or has been completed;
- iii) The type of residential development (whether new build, change of use or conversion); and
- iv) The adjusted supply position where sites have been developed and completed.

b) Sites without planning permission that have identified housing potential

- i) Sites without planning permission that are allocated for housing in the City Plan, or have been assessed as suitable, available and achievable for housing. This includes sites that have been promoted through the council's pre-application advice service or have been submitted for consideration by landowners, agents and/or developers and sites in response to a 'call for sites' (e.g. as part of the update for the Brownfield Land Register⁴). The SHLAA includes all sites allocated for housing in City Plan Part One or proposed for allocation in City Plan Part Two Proposed Submission which was published for consultation between 7 September and 30 October 2020⁵.

Assessment of site availability, capacity and timescales

- 2.2 The availability, capacity and delivery timescale for all identified sites has been reviewed as part of the SHLAA update to take account of further information received during the monitoring year from landowners, agents and/or developers. On sites with planning permission which have not commenced or where development has stalled, the relevant developers/agents have been contacted by the council requesting updated information. Discussion has also been undertaken with relevant council officers (e.g with BHCC Development Management, Housing and Estate Regeneration officers).
- 2.3 The availability and housing capacity of sites has been updated to reflect the housing site allocations proposed in the City Plan Part Two Proposed Submission. The assessment of potential delivery timescales and rates of housing delivery has also been informed by analysis of historic delivery rates for residential developments completed over the past decade.

⁴ [BHCC Brownfield Land Register 2020](#)

⁵ [BHCC Draft City Plan Part Two Proposed Submission \(2020\)](#)

3. 2020 SHLAA Update Results

- 3.1 Summary Tables 1-7⁶ set out the results of the 2020 SHLAA. In overall terms, the SHLAA has identified a total housing land supply of around 17,829 housing units of which 15,151 units are projected to be deliverable by the end of the City Plan period in 2030. This projected housing supply would substantially exceed the target of 13,200 homes set out in Policy CP1 of City Plan Part One.

Large Identified Sites (6+ units net gain)

- 3.2 Summary Tables 1 and 2 indicate the potential supply from sites of 6 units and above. Over the City Plan period to 2030, there is an identified supply of 6,330 units within the eight City Plan Development Areas (DA1-DA8) (Table A⁷) and a further 5,215 are across the rest of the city (Table B⁸). The overall supply from sites of 6+ units therefore is 11,545 units.

Small Identified Sites (<6 units net gain)

- 3.3 Summary Table 3 sets out the supply expected from small identified sites, which includes small sites already completed and those with current planning permission. The total identified supply from small sites is 1,871 units, comprising 1,461 units completed in the period 2010-2020 and a further 410 units expected to be delivered on small sites with planning permission at 1 April 2020. This includes 171 units on sites which have commenced (already under construction) and 239 units on sites not yet started where a 10% discount for non-implementation has been assumed (Table C⁹). As shown in Table C, housing delivery from the small identified sites has been assumed to take place over Years 1 to 3 (2020-2023), with sites already commenced divided between Years 1 and 2, and sites where development has not yet started phased across Years 1 to 3.

Other Sources of Housing Supply

- 3.4 Summary Table 4 indicates the potential additional housing supply from two further sources, firstly Prior Approvals for change of use to residential under permitted development rights and secondly the council's Estate Regeneration Programme ('New Homes for Neighbourhoods').
- 3.5 The SHLAA Update 2020 identifies a total of 429 net residential units with Prior Approval for change of use to residential (Class C3) under permitted development rights (i.e without the need to apply for planning permission). To account for potential non-implementation, a 30% discount has been applied to this figure, giving a revised estimate of 300 additional residential units expected to be delivered from this source (Table D¹⁰).
- 3.6 The council's Housing Revenue Account (HRA) Estate Regeneration Programme known

⁶ [SHLAA 2020 Summary Tables](#)

⁷ [2020 SHLAA Update Table A: Development in Development Areas \(DAs\)](#)

⁸ [2020 SHLAA Update Table B: Other Identified Supply not within DAs](#)

⁹ [2020 SHLAA Update Table C: Small Identified Sites \(<6 units net\)](#)

¹⁰ [2020 SHLAA Update Table D: Prior Approvals for Conversion to Residential](#)

as 'New Homes for Neighbourhoods' (NHFN) was endorsed by the council in March 2013 and has a target to deliver 500 affordable homes on council-owned sites throughout the city. A total of 199 units have been completed on HRA sites, and a further 42 units have planning permission and are projected for delivery in Years 1-5. The HRA sites which have been completed, have planning permission, or have been identified for development are included in SHLAA Tables A and B. Subtracting the total of 241 HRA units completed or permitted from the overall target of 500 homes gives an outstanding figure of 259 units on sites yet to be identified as shown in Table 4. A number of additional council owned sites are currently under consideration for housing development under the NHFN programme and the council is confident that at least 500 dwellings will be delivered. As additional sites come forward, they will be identified in the annual SHLAA updates. A breakdown of delivery from the NHFN programme is provided in Table E¹¹.

Small Site Windfall Allowance (less than 6 net units)

- 3.7 Table 6 identifies the supply estimated to come from small unidentified sites of less than 6 net units ('small windfall sites') over the next 15 years. The NPPF allows for windfall sites to be included as part of projected housing figures where there is compelling evidence that they will provide a reliable source of supply. It states that such allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.
- 3.8 Table F¹² illustrates how the windfall allowance has been calculated for small sites. The estimated windfall supply is based on average delivery on small sites of less than 6 net units over the past 5 years. Over the period 2015-2020 there was an average annual delivery of 157 units per year on small sites. For comparison, the average delivery over the past 10 years (2010-2020) was slightly lower averaging 145 units per year. These figures indicate that small sites have consistently provided an important component of the city's housing supply, and this supply shows no sign of decreasing. The analysis shows that a large majority of small windfall development takes place through conversions and changes of use (63%). It is difficult to anticipate where these types of developments are likely to arise and therefore small site development cannot realistically be identified on a site by site basis as is the case for larger sites of 6+ units. For these reasons, the inclusion of a windfall allowance for small sites is considered to be supported by robust evidence.
- 3.9 To avoid double counting with small sites which already have planning permission (those included in Table C), allowance for small site windfall has only been included in the housing supply from Year 3 (2022/23) onwards. As shown in Table F, it is assumed the small site completions in Years 1 and 2 will comprise sites which already have planning permission (commenced and not yet started) and that completions in Year 3 will include a mix of both existing small site permissions (not yet started) and windfall sites not yet identified. From Year 4 (2023/24) onwards, an annual small site windfall allowance of 157 units per year has been included in the housing supply figures.

¹¹ [2020 SHLAA Update Table E: Housing Supply from Estate Regeneration Programme](#)

¹² [2020 SHLAA Update Table F: Small Site Windfall Allowance](#)

4. Housing Trajectory

- 4.1 Chart A¹³ presents a housing trajectory based on the sources of housing supply listed above. The housing trajectory shows the annual net housing completions since the start of the City Plan period in 2010 and the projected annual housing delivery to the end of the Plan period in 2030 and over the next 15 years to 2035.

5. Five Year Housing Land Supply 2020-2025

- 5.1 The 2020 SHLAA Update has been used to update the five year housing land supply position. The calculation of five year housing supply is based on the Phased Requirement Method which is set out in the City Plan Part One Housing Implementation Strategy¹⁴. This approach was endorsed by the City Plan Part One examination inspector when finding the Plan sound in February 2016¹⁵.
- 5.2 The NPPF states that the five year supply of deliverable sites should include a buffer (moved forward from later in the plan period) of 5% to ensure choice and competition in the market for land, and that where there has been significant under delivery of housing over the previous three years, a 20% buffer should be included. It also states that from November 2018, the assessment of 'significant under delivery' will be based on the Housing Delivery Test, indicating that the 20% buffer will apply where housing delivery has been below 85% of the housing requirement over the past three monitoring years. Details of how the Housing Delivery Test will be calculated are set out in the Government's Housing Delivery Test Measurement Rulebook¹⁶.
- 5.3 At the current time, the Government has not published the Housing Delivery Test figures for the period 2017-2020. Applying the calculation methodology set out in the Housing Delivery Test Measurement Rule Book to the completions data for Brighton & Hove as supplied by the council to MHCLG in Autumn 2020¹⁷ would give a housing delivery figure of around 104% against the City Plan housing requirement over the period 2017-2020. Since average completions over this period exceeded 85% of the City Plan minimum target, a 5% buffer should be applied to the five year housing land supply.
- 5.4 The current five year housing land supply position is summarised in the table below. The five year housing requirement has been adjusted to include the shortfall in housing delivery over the period 2014-2020 (1,142 units) and a 5% buffer, resulting in a requirement of 5,542 residential units over the period 2020-2025. As a result the adjusted housing requirement is now 1,108 residential units per year which is substantially higher than the annualised requirement set out in City Plan Part One.
- 5.5 The 2020 SHLAA Update shows a potential housing supply of 5,200 residential units

¹³ [2020 SHLAA Update Chart A: Housing Trajectory](#)

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

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

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

¹⁷ The housing completions figures include adjustments for net student and other communal accommodation in accordance with the Housing Delivery Test Measurement Rule Book.

over the period 2020-2025. The sources of supply that make up this figure are set out in Summary Tables 1-7, whilst Tables A and B show the projected delivery and phasing of individual sites of 6+ units that fall within the first five years.

- 5.6 As illustrated in the table below, comparison of the projected five year housing supply (5,200 units) with the five year housing requirement (5,542 units) indicates an overall five year housing shortfall of 342 residential units (equivalent to 4.7 years housing supply).

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

	Residential units
Requirement 2020-2025 = (CPP1 Annex 3 HIS Trajectory ¹⁴)	4,136
Adjustment for Non-Delivery 2014/15	74
Adjust for Delivery 2015/16	-32
Adjust for Non-Delivery 2016/17	316
Adjust for Non-Delivery 2017/18	211
Adjust for Non-Delivery 2018/19	275
Adjust for Non-Delivery 2019/20	298
Sub-Total	5,278
5% Buffer	264
Five Year Requirement 2020-2025	5,542
Annualised Requirement	1,108
Deliverable Housing Supply 2020-2025	5,200
Surplus/Shortfall against Requirement	-342
Years Supply	4.7

6. 2020 SHLAA Update Data Tables

6.1 Housing Supply Summary Tables

	Completions	1 - 5 Year Supply					6- 10 Year Supply	Total Supply to 2030	11- 15 Year Supply	Post 2035	Total Supply
		2020/21	2021/22	2022/23	2023/24	2024/25			2030-2035		
1	Identified Supply in Development Areas (6 + units)	2010-2020	2020/21	2021/22	2022/23	2023/24	2024/25	2025-2030			
	DA1 Central Seafront	0	0	0	0	0	0	0	0	0	0
	DA2 Brighton Marina & Black Rock	195	0	0	0	0	0	1,501	1,696	500	2,196
	DA3 Lewes Road	173	0	189	229	0	0	43	634	8	681
	DA4 Brighton Station / London Road	388	42	0	104	172	297	376	1,379	0	1,379
	DA5 Eastern Road / Edward Street	167	84	84	0	0	0	145	480	56	616
	DA6 Hove Station	89	0	0	274	382	272	67	1,084	38	1,150
	DA7 Toads Hole Valley	0	0	0	0	0	100	578	678	270	948
	DA8 Shoreham Harbour	29	0	0	0	104	45	201	379	0	379
	Total Supply in Development Areas	1,041	126	273	607	658	714	2,911	6,330	872	7,349
			2,378								

Source: Table A

	Completions	1 - 5 Year Supply					6- 10 Year Supply	Total Supply to 2030	11- 15 Year Supply	Post 2035	Total Supply
		2020/21	2021/22	2022/23	2023/24	2024/25			2030-2035		
2	Other Identified Supply not in DA's (6 + units)	2010-2020	2020/21	2021/22	2022/23	2023/24	2024/25	2025-2030			
	O/S Allocations with PP	9	0	0	0	0	0	49	58	0	58
	O/S Allocations without PP	0	0	0	0	0	0	629	629	100	729
	Completed and O/S Planning Consents 6+	1,880	271	487	562	278	117	16	3,611	0	3,611
	Other Identified Sites without PP	0	0	0	0	0	6	911	917	594	1,691
	Total Supply Other Identified Sites	1,889	271	487	562	278	123	1,605	5,215	694	6,089
			1,721								

Source: Table B

	Completions	1 - 5 Year Supply					6- 10 Year Supply	Total Supply to 2030	11- 15 Year Supply	Post 2035	Total Supply
		2020/21	2021/22	2022/23	2023/24	2024/25			2030-2035		
3	Small Site Identified Supply (<6 units)	2010-2020	2020/21	2021/22	2022/23	2023/24	2024/25	2025-2030			
		1,461	165	165	80	0	0	0	1,871	0	1,871
			410								

6.1 Housing Supply Summary Tables (continued)

		Completions	1 - 5 Year Supply	6- 10 Year Supply	Total Supply to 2030	11- 15 Year Supply	Post 2035	Total Supply
4	Other Sources of Housing Supply	2010-2020	2020-2025	2025-2030		2030-2035		
	Prior Approvals for conversion to residential	0	300	0	300	0	0	300
	HRA Estates Regen (not identified in Tables A & B)	0	0	259	259	0	0	259

Source: Tables D and E

		Completions	1 - 5 Year Supply	6- 10 Year Supply	Total Supply to 2030	11- 15 Year Supply	Post 2035	Total Supply
5	Total Identified Supply (A + B + C+ D + E)	2010-2019	2020-2025	2025-2030		2030-2035		
		4,391	4,809	4,775	13,975	1,566	327	15,868

	Completions	1 - 5 Year Supply					6- 10 Year Supply	Total Supply to 2030	11- 15 Year Supply	Post 2035	Total Supply
		2010-2019	2020/21	2021/22	2022/23	2023/24	2024/25		2030-2035		
6 Small Unidentified Site Allowance (<6 units)											
			0	0	77	157	157	785	1,176	785	1,961
			391								

Source: Table F

		Completions	1 - 5 Year Supply	6- 10 Year Supply	Total Supply to 2030	11- 15 Year Supply	Post 2035	Total Supply Identified
7	Total Supply	2010-2019	2020-2025	2025-2030		2030-2035		
	Total Supply (Table 5 + Table 6)		4,391	5,200	5,560	15,151	2,351	327

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

Ref	Strat Alloc	DA	Identified Supply in Development Areas (6 + units)	Completions	1 - 5 Year Supply					6- 10 Year Supply	11- 15 Year Supply	Post 2035	Total Supply 2010 - 2030	Planning Status
				2010-2020	2020/21	2021/22	2022/23	2023/24	2024/25	2025-2030	2030-2035			
		DA1 Brighton Centre and Churchill Square		0	0	0	0	0	0	0	0	0	0	
			Total	0	0	0	0	0	0	0	0	0	0	
4	N	DA2 Brighton Marina & Black Rock	Land at Brighton Marina (Outer Harbour)	195	0	0	0	0	0	661	0	0	856	Commenced. Phase 1 complete
1	Y		Gas Works Site, Boundary Road, Brighton	0	0	0	0	0	0	340	0	0	340	Strategic Allocation no planning app
3	Y		Land at Brighton Marina (Inner Harbour)	0	0	0	0	0	0	500	500	0	500	Strategic Allocation no planning app
			Total	195	0	0	0	0	0	1,501	500	0	1,696	
12	N	DA3 Lewes Road	Former Esso Garage Hollingdean Road	24	0	0	0	0	0	0	0	0	24	Completed
151	N		Covers Yard, Melbourne Street	39	0	0	0	0	0	0	0	0	39	Completed
673	N		18 Wellington Road Brighton	12	0	0	0	0	0	0	0	0	12	Completed
927	N		58-62 Lewes Road	6	0	0	0	0	0	0	0	0	6	Completed
945	N		(RSL site) Ainsworth House Wellington Road Brighton	17	0	0	0	0	0	0	0	0	17	Completed
973	N		2 Freehold Terrace, Brighton	7	0	0	0	0	0	0	0	0	7	Completed
1019	N		Former Connaught House Site Melbourne Street	6	0	0	0	0	0	0	0	0	6	Completed
14	Y		Preston Barracks Lewes Road	0	0	180	183	0	0	0	0	0	363	Strategic Allocation - Commenced
6162			Former St Gabriel's Home 18 Wellington Road	9	0	0	0	0	0	0	0	0	9	Completed
6010	N		46 Freehold Terrace Brighton (HRA)	23	0	0	0	0	0	0	0	0	23	Completed
6161			187 Lewes Road	0	0	9	0	0	0	0	0	0	9	Commenced
6080	N		Selsfield Drive Housing Office, Brighton BN2 4HA (HRA site)	30	0	0	0	0	0	0	0	0	30	Completed
892	Y		EM1 Melbourne Street/Enterprise Point	0	0	0	46	0	0	0	0	0	46	Strategic Allocation - Approved Application
859	N		2-16 Coombe Road (Big Yellow Storage)	0	0	0	0	0	0	33	0	0	33	Local Plan Allocation - No Planning App
8	N		8 Park Crescent Place Brighton	0	0	0	0	0	0	0	0	12	0	No Planning App
10	N		Rear 38 Lewes Road, Brighton (Pavillion Car Sales) (RO 35-38 Lewes Road)	0	0	0	0	0	0	0	0	12	0	No Planning App
92	N		Rear of 31 Appledore Road & 3-5 Halland Road	0	0	0	0	0	0	0	8	0	0	No Planning App
6082	N		Rodhus Studios 16-30 Hollingdean Road	0	0	0	0	0	0	0	0	15	0	No Planning App
6142	N		60-62 & 65 Gladstone Place Brighton	0	0	0	0	0	0	10	0	0	10	No Planning App
			Total	173	0	189	229	0	0	43	8	39	634	
867	Y	DA4 London Road Area	157-159 Preston Road (Former Norwich Union) (EM2)	31	0	0	0	0	0	0	0	0	31	Strategic Allocation - Completed
17	N		49-50 Providence Place & 3 & 4 Ann Street	9	0	0	0	0	0	0	0	0	9	Completed
24	N		Open Market, Marshall's Row, London Road	87	0	0	0	0	0	0	0	0	87	Completed
666	N		Block J, Brighton Station Site	147	0	0	0	0	0	0	0	0	147	Completed
918	N		37/38 Providence Place, Brighton	6	0	0	0	0	0	0	0	0	6	Completed
955	N		17-19 Oxford Street	9	0	0	0	0	0	0	0	0	9	Completed
6112	N		Shipping containers (part of richardson's scrap yard) 10 New England Street	36	0	0	0	0	0	0	0	0	36	Completed
6138	N		171 - 173 Preston Road (Prestamex House)	63	0	0	0	0	0	0	0	0	63	Completed
6087	N		25-28 Elder Place	0	7	0	0	0	0	0	0	0	7	Commenced
869	Y		87 Preston Road (EM2)	0	25	0	0	0	0	0	0	0	25	Commenced
899	Y		Longley Industrial Estate New England Street	0	0	0	104	105	0	0	0	0	209	Strategic Allocation - Commenced
860	Y		Anston House, Preston Road (EM2)	0	0	0	0	0	229	0	0	0	229	Strategic Allocation - Not Started
6141	N		Former Housing Office (George Cooper House) 21-22 Oxford Street	0	10	0	0	0	0	0	0	0	10	Commenced
893	Y		Vantage Point and Circus Parade New England Road	0	0	0	0	0	0	45	0	0	45	Strategic Allocation - No Planning App
132	Y		north of Theobald House Blackman Street/Cheapside Whitecross Street	0	0	0	0	0	0	32	0	0	32	Strategic Allocation - No Planning App
864	Y		Telecom House 123 -135 Preston Road (EM2)	0	0	0	0	0	0	85	0	0	85	Strategic Allocation - No Planning App
865	Y		149-151 Preston Road (Thales) (EM2)	0	0	0	0	0	0	15	0	0	15	Strategic Allocation - No Planning App
866	Y		(Natwest) 153 Preston Road (EM2)	0	0	0	0	0	0	40	0	0	40	Strategic Allocation - No Planning App
868	Y		Park Gate 161-163 Preston Road (EM2)	0	0	0	0	0	0	30	0	0	30	Strategic Allocation - No Planning App

Ref	Strat Alloc	DA	Identified Supply in Development Areas (6 + units)	Completions	1 - 5 Year Supply					6- 10 Year Supply	11- 15 Year Supply	Post 2035	Total Supply 2010 - 2030	Planning Status
				2010-2020	2020/2 1	2021/2 2	2022/2 3	2023/2 4	2024/2 5	2025-2030	2030-2035			
894	Y		Richardson's scrap yard and Brewer's Paint (Albany House)	0	0	0	0	0	0	20	0	0	20	Strategic Allocation - No Planning App
677	N		City College, Pelham Street	0	0	0	0	67	68	0	0	0	135	Commenced
6143	N		Combined Engineering depot, New England Road	0	0	0	0	0	0	100	0	0	100	No Planning App
6155	N		45-47 Cheapside	0	0	0	0	0	0	9	0	0	9	No Planning App
			Total	388	42	0	104	172	297	376	0	0	1,379	
6016	N		Stag Inn 33 Upper Bedford Street Brighton	9	0	0	0	0	0	0	0	0	9	Completed
6084	N		33 Mighell Street and 70a Carlton Hill Brighton	9	0	0	0	0	0	0	0	0	9	Completed
6085	N		31-32 High Street Brighton	7	0	0	0	0	0	0	0	0	7	Completed
30	Y		Circus Street (EM9)	142	0	0	0	0	0	0	0	0	142	Strategic Allocation - Completed
32	Y	DA5 Eastern Road / Edward Street	Edward St (Amex House)	0	84	84	0	0	0	0	0	0	168	Strategic Allocation - Commenced
29881	Y		EM1 Freshfield Road Business Park/Gala Bingo Car Park, Freshfield	0	0	0	0	0	0	110	0	0	110	Strategic Allocation - No Planning App
6199	N		Royal Sussex County Hospital Outpatients Department	0	0	0	0	0	0	35	0	0	35	No Planning App
27	N		BT Site bottom side Freshfield Road	0	0	0	0	0	0	0	45	0	0	No Planning App
28	N		Brighton Youth Centre 64 Edward Street Grosvenor Place	0	0	0	0	0	0	0	11	0	0	No Planning App
1030	N		Police Station, John Street, Brighton	0	0	0	0	0	0	0	0	80	0	No Planning App
			Total	167	84	84	0	0	0	145	56	80	480	
891	N		70 and site of Chrome Productions Limited, Goldstone Lane, Hove	65	0	0	0	0	0	0	0	0	65	Completed
2004	N		84- 86 Denmark Villas Hove	24	0	0	0	0	0	0	0	0	24	Completed
862	Y		Conway Street (EM1)	0	0	0	0	108	108	0	0	0	216	Strategic Allocation - Not Started
35	N		PO Sorting Office Denmark Villas Hove	0	0	0	0	0	0	67	0	0	67	No Planning App
758	N	DA6 Hove Station	Decon Laboratories, Conway Street	0	0	0	0	0	0	0	0	28	0	No Planning App
5004	N		Shell Fuel Garage 132-134 Old Shoreham Road Hove	0	0	0	0	0	0	0	24	0	0	No Planning App
5005	N		ESSO Fuel Garage Hove Station Station Approach	0	0	0	0	0	0	0	14	0	0	No Planning App
6200	N		KAP Ltd, Newtown Road, Hove	0	0	0	74	74	0	0	0	0	148	Approved Application
180	N		Sackville Trading Estate / Coal Yard, Sackville Road	0	0	0	200	200	164	0	0	0	564	Approved Application
			Total	89	0	0	274	382	272	67	38	28	1,084	
6187	Y	DA7 Toads Hole Valley	Court Farm House King George VI Avenue Hove	0	0	0	0	0	0	68	0	0	68	Commenced
732	Y		Toads' Hole Valley King George VI Avenue Hove	0	0	0	0	0	100	510	270	0	610	App Under Consideration
			Total	0	0	0	0	0	100	578	270	0	678	
6086	N		1 Wellington Road, Portslade	8	0	0	0	0	0	0	0	0	8	Completed
930	N		107 Boundary Road Hove	6	0	0	0	0	0	0	0	0	6	Completed
6125	Y		Britannia House 336 Kingsway Hove	6	0	0	0	0	0	0	0	0	6	Strategic Allocation - Completed
6012	Y		Britannia House, 332 Kingsway	9	0	0	0	0	0	0	0	0	9	Strategic Allocation - Completed
6029	Y		9-16 Aldrington Basin/Land South of Kingsway Basin Road North Portslade	0	0	0	0	0	0	52	0	0	52	Strategic Allocation - Commenced
6180	Y		364-368 Kingsway Hove	0	0	0	0	0	0	23	0	0	23	Strategic Allocation - No Planning App
6077	Y	DA8 Shoreham Harbour	Belgrave Centre	0	0	0	0	104	0	0	0	0	104	Strategic Allocation - Planning Approval
6114	Y		Flexer Sacks, Wellington Road, Portslade	0	0	0	0	0	45	0	0	0	45	Strategic Allocation - No Planning App
6160	Y		Wellington House, Camden Street, Portslade	0	0	0	0	0	0	20	0	0	20	Strategic Allocation - No Planning App
6163	Y		Prestwich House Portslade	0	0	0	0	0	0	15	0	0	15	Strategic Allocation - No Planning App
6164	Y		Regency House Portslade	0	0	0	0	0	0	45	0	0	45	Strategic Allocation - No Planning App
6165	Y		Church Road/Wellington Road/ St Peter's Road Portslade	0	0	0	0	0	0	25	0	0	25	Strategic Allocation - No Planning App
6166	Y		62-66 Station Road Portslade	0	0	0	0	0	0	15	0	0	15	Strategic Allocation - No Planning App
6095	N		79 North Street Portslade	0	0	0	0	0	0	6	0	0	6	No Planning App
			Total	29	0	0	0	104	45	201	0	0	379	
			All DAs Total	1,041	126	273	607	658	714	2,911	872	147	6,330	

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

Other Identified Supply not in DA's (6 + units)	Ref	Site	Completions	1 - 5 Year Supply					6- 10 Year Supply	11- 15 Year Supply	Post 2035	Total Supply 2010- 2030	Planning Status
			2010-2020	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025-2030	2030-2035			
Outstanding Allocations with PP	50	The Post Office 51 Ship Street, Brighton	9	0	0	0	0	0	0	0	0	9	Completed
	653	Saunders Glassworks, Sussex Place, Brighton	0	0	0	0	0	0	49	0	0	49	Commenced
		Total	9	0	0	0	0	0	49	0	0	58	
Outstanding Allocations without PP	44	2 to 18 The Cliff, Brighton	0	0	0	0	0	0	10	0	0	10	No planning app
	45	King Alfred, Kingsway, Hove	0	0	0	0	0	0	400	100	0	400	No planning app
	46	12 Richmond Parade, Brighton	0	0	0	0	0	0	7	0	0	7	No planning app
	47	Brighton General Hospital, Elm Grove, Brighton	0	0	0	0	0	0	200	0	0	200	No planning app
	49	Manchester Street/Charles Street, Brighton	0	0	0	0	0	0	12	0	0	12	No planning app
		Total	0	0	0	0	0	0	629	100	0	629	
Outstanding Planning Consents >6 units	87	Builder Centre, Bristol Gardens and rear of Prince	9	0	0	0	0	0	0	0	0	9	Completed
	123	68-74 High Street, Rottingdean Brighton	8	0	0	0	0	0	0	0	0	8	Completed
	135	31-33 Bath Street Brighton	7	0	0	0	0	0	0	0	0	7	Completed
	186	Royal Alexandra Hospital 57 Dyke Road Brighton	119	0	0	0	0	0	0	0	0	119	Completed
	187	Former Bellerby's College, Park House Old Shoreham	71	0	0	0	0	0	0	0	0	71	Completed
	207	3 The Ridgway Brighton	7	0	0	0	0	0	0	0	0	7	Completed
	219	58 Palmeira Avenue Hove	7	0	0	0	0	0	0	0	0	7	Completed
	262	25-28 St James's Street Brighton	33	0	0	0	0	0	0	0	0	33	Completed
	414	Eastwoods Garden Centre 251-253 Ditchling Road	9	0	0	0	0	0	0	0	0	9	Completed
	508	1 Cliff Road and 8 Cliff Approach Brighton	6	0	0	0	0	0	0	0	0	6	Completed
	517	Ocean Hotel, Longridge Drive	48	0	0	0	0	0	0	0	0	48	Completed
	659	105 Marine Drive Brighton	8	0	0	0	0	0	0	0	0	8	Completed
	663	107 Marine Drive Rottingdean Brighton	8	0	0	0	0	0	0	0	0	8	Completed
	668	196 Dyke Road Brighton	7	0	0	0	0	0	0	0	0	7	Completed
	671	331 Kingsway Hove	40	0	0	0	0	0	0	0	0	40	Completed
	671	Rear 331 Kingsway Hove	8	0	0	0	0	0	0	0	0	8	Completed
	679	Gala Bingo Hall, 191 Portland Road Hove	35	0	0	0	0	0	0	0	0	35	Completed
	738	Land to rear of 67-81 Princes Road Brighton	6	0	0	0	0	0	0	0	0	6	Completed
	851	Rowan House Rowan Close Portslade	9	0	0	0	0	0	0	0	0	9	Completed
	855	Land at Redhill Close, Westdene	31	0	0	0	0	0	0	0	0	31	Completed
	863	EM1 Franklin Road Former Infinity Foods Site 45 Fran	31	0	0	0	0	0	0	0	0	31	Completed
	873	Vale House Vale Road Portslade	42	0	0	0	0	0	0	0	0	42	Completed
	908	20-36 Baden Road Brighton	9	0	0	0	0	0	0	0	0	9	Completed
	916	Dresden House 34-38 Medina Villas Hove	33	0	0	0	0	0	0	0	0	33	Completed
	921	23A & 23E Coleridge Street Hove	6	0	0	0	0	0	0	0	0	6	Completed
	928	Former Gospel Hall, 57 Falmer Road Brighton	6	0	0	0	0	0	0	0	0	6	Completed
	940	39 Salisbury Road Hove	9	0	0	0	0	0	0	0	0	9	Completed
	941	Former Nurses Accommodation Brighton General	95	0	0	0	0	0	0	0	0	95	Completed
	942	(RSL site) St Benedicts Convent 1 Manor Road	46	0	0	0	0	0	0	0	0	46	Completed
	943	(RSL site) Pioneer House 60 Burstead Close Brighton	24	0	0	0	0	0	0	0	0	24	Completed
	944	(RSL site) 26-28 Brading Road Brighton	12	0	0	0	0	0	0	0	0	12	Completed
	953	1 to 5 Franklin Road Portslade	9	0	0	0	0	0	0	0	0	9	Completed
	954	24 Castle Street, Brighton	7	0	0	0	0	0	0	0	0	7	Completed
	958	19 Brunswick Place Hove	6	0	0	0	0	0	0	0	0	6	Completed
	959	63 Holland Road Hove	7	0	0	0	0	0	0	0	0	7	Completed
	960	City Park Orchard Road Hove	6	0	0	0	0	0	0	0	0	6	Completed
	961	Rear of 20-32 Baden Road Brighton	7	0	0	0	0	0	0	0	0	7	Completed
	962	St Albans Church Coombe Road Brighton	9	0	0	0	0	0	0	0	0	9	Completed
	963	28-29 Western Road Hove	9	0	0	0	0	0	0	0	0	9	Completed
	966	323-325 Mile Oak Road Brighton	9	0	0	0	0	0	0	0	0	9	Completed
	967	Stanmer House Stanmer Brighton	15	0	0	0	0	0	0	0	0	15	Completed
	968	Buckingham Lodge Buckingham Place Brighton	6	0	0	0	0	0	0	0	0	6	Completed
	971	24 St James's Street Brighton	6	0	0	0	0	0	0	0	0	6	Completed
	972	Rotary Point 81 Windlesham Close Portslade	10	0	0	0	0	0	0	0	0	10	Completed
	974	22 Sussex Square Brighton	6	0	0	0	0	0	0	0	0	6	Completed
	981	70-73 Western Road	6	0	0	0	0	0	0	0	0	6	Completed

Other Identified Supply not in DA's (6 + units)	Ref	Site	Completions	1 - 5 Year Supply					6- 10 Year Supply	11- 15 Year Supply	Post 2035	Total Supply 2010- 2030	Planning Status
			2010-2020	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025-2030	2030-2035			
Outstanding Planning Consents >6 units (Continued)	6011	St Augustine's Church, Stanford Avenue	9	0	0	0	0	0	0	0	0	9	Completed
	6013	Brooke Mead, Albion Street (HRA)	36	0	0	0	0	0	0	0	0	36	Completed
	6015	Halstead Scaffolding Ltd 18 24 28 & 30 Kingsthorpe Rd	9	0	0	0	0	0	0	0	0	9	Completed
	6022	4-6 Montefiore Road Hove	10	0	0	0	0	0	0	0	0	10	Completed
	6026	St Andrews Day and Resource Centre St Andrews	7	0	0	0	0	0	0	0	0	7	Completed
	6027	31& 33 Selborne Road Hove	10	0	0	0	0	0	0	0	0	10	Completed
	6053	Findon Road, former Whitehawk Library site, Brighton	57	0	0	0	0	0	0	0	0	57	Completed
	6054	Wellsbourne site, Whitehawk Road, Brighton, BN2 5F	29	0	0	0	0	0	0	0	0	29	Completed
	6059	7 Symbister Road	9	0	0	0	0	0	0	0	0	9	Completed
	6092	HRA site Robert Lodge Manor Place Brighton (HRA)	6	0	0	0	0	0	0	0	0	6	Completed
	6096	19 & Land Adjacent to 19 Dorset Gardens Brighton	6	0	0	0	0	0	0	0	0	6	Completed
	6103	379 & Land Rear 377 Kingsway, Hove	8	0	0	0	0	0	0	0	0	8	Completed
	6104	121-123 Davigdor Road (Happy Cell)	47	0	0	0	0	0	0	0	0	47	Completed
	6105	Mill House Pub, 131 Mill Lane, Portslade	8	0	0	0	0	0	0	0	0	8	Completed
	6129	Stretton Hall (Part of EDF Portland Road Business Par	9	0	0	0	0	0	0	0	0	9	Completed
	6130	173 Church Road Hove	6	0	0	0	0	0	0	0	0	6	Completed
	6131	Russell House Russell Mews Brighton	53	0	0	0	0	0	0	0	0	53	Completed
	6132	201 Dyke Road Hove	8	0	0	0	0	0	0	0	0	8	Completed
	6133	60 Wilbury Road Hove	11	0	0	0	0	0	0	0	0	11	Completed
	6134	23 & 24 Old Steine Brighton	9	0	0	0	0	0	0	0	0	9	Completed
	6146	Land Adjacent To Cedar Centre Lynchet Close Brighto	8	0	0	0	0	0	0	0	0	8	Completed
	6154	1 Nizells Avenue, Hove	8	0	0	0	0	0	0	0	0	8	Completed
	6156	Lace House, 39 - 40 Old Steine, Brighton	9	0	0	0	0	0	0	0	0	9	Completed
	6168	Goldstone Business Centre 2 Goldstone Street Hove	9	0	0	0	0	0	0	0	0	9	Completed
	925	Kensington Street car parking sites, Brighton BN1 4AJ	12	0	0	0	0	0	0	0	0	12	Completed
	6098	39-42 East Street Brighton	9	0	0	0	0	0	0	0	0	9	Completed
	6151	67 Falmer Road, Rottingdean	8	0	0	0	0	0	0	0	0	8	Completed
	6152	Microscape House Hove Park Villas Hove	7	0	0	0	0	0	0	0	0	7	Completed
	6173	123-129 Portland Road	12	4	0	0	0	0	0	0	0	16	Completed
	6192	39 Old Shoreham Road Brighton	6	0	0	0	0	0	0	0	0	6	Completed
	6193	Southdowns Court Lustrells Vale Saltdean	7	0	0	0	0	0	0	0	0	7	Completed
	6174	Freshfield Inn 230 Freshfield Road, Brighton	6	0	0	0	0	0	0	0	0	6	Completed
	672	Texaco Service Station 133 Kingsway Hove	58	0	0	0	0	0	0	0	0	58	Completed
	6017	Lansdowne Place Hotel, Lansdowne Place, Hove	45	0	0	0	0	0	0	0	0	45	Completed
	6025	Hanningtons Lane North Street and Brighton Square	11	0	0	0	0	0	0	0	0	11	Completed
	6118	Montpelier Baptist Church (Baptist Tabernacle), Mont	24	0	0	0	0	0	0	0	0	24	Completed
	6157	48-50 Western Road Brighton	9	0	0	0	0	0	0	0	0	9	Completed
	6176	17 Bampffield Street, Portslade	6	0	0	0	0	0	0	0	0	6	Completed
	6178	The Downman 189 Hangleton Way and Land east &	33	0	0	0	0	0	0	0	0	33	Completed
	6183	51-53 Church Road	10	0	0	0	0	0	0	0	0	10	Completed
	6057	Buckley Close garage site, Hangleton BN3 8EU (HRA s	12	0	0	0	0	0	0	0	0	12	Completed
	6201	39 & 41 Whitehawk Way, Brighton	6	0	0	0	0	0	0	0	0	6	Completed
	978	22 Burlington Street, Brighton	7	0	0	0	0	0	0	0	0	7	Completed
	979	49 Brunswick Road, Hove	7	0	0	0	0	0	0	0	0	7	Completed
	980	21 Burlington Street, Brighton	6	0	0	0	0	0	0	0	0	6	Completed
	1012	28 Marine Drive	9	0	0	0	0	0	0	0	0	9	Completed
	1013	145 Vale Avenue	9	0	0	0	0	0	0	0	0	9	Completed
	1014	19 The Upper Drive	8	0	0	0	0	0	0	0	0	8	Completed
	1015	8 Pavilion Parade	7	0	0	0	0	0	0	0	0	7	Completed
	1016	80 Stoneham Road	7	0	0	0	0	0	0	0	0	7	Completed
	1020	Kings Gate 111 The Drive	6	0	0	0	0	0	0	0	0	6	Completed
	1021	3 to 5 Vernon Gardens Denmark Terrace	10	0	0	0	0	0	0	0	0	10	Completed
	1022	20 Old Steine Brighton	7	0	0	0	0	0	0	0	0	7	Completed
	4004	Phoenix House 15a-19 Norway Street Portslade	6	0	0	0	0	0	0	0	0	6	Completed
	4006	13-15 Old Steine Brighton	7	0	0	0	0	0	0	0	0	7	Completed

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 2035	Total Supply 2010-2030	Planning Status
			2010-2020	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025-2030	2030-2035			
Outstanding Planning Consents >6 units (Continued)	6007	30-31 Devonshire Place, Brighton	6	0	0	0	0	0	0	0	0	6	Completed
	6008	160 Dyke Road	6	0	0	0	0	0	0	0	0	6	Completed
	6021	17 Goldstone Crescent Hove	6	0	0	0	0	0	0	0	0	6	Completed
	6023	Port Hall Mews Brighton	6	0	0	0	0	0	0	0	0	6	Completed
	6024	Wavertree House Somerhill Road Hove	6	0	0	0	0	0	0	0	0	6	Completed
	6028	43 Palmeira Avenue	8	0	0	0	0	0	0	0	0	8	Completed
	6031	3-4 Western Road Hove	6	0	0	0	0	0	0	0	0	6	Completed
	6044	Mitre House 149 Western Road	12	0	0	0	0	0	0	0	0	12	Completed
	6045	2 Osmond Road	13	0	0	0	0	0	0	0	0	13	Completed
	6047	Priory House Bartholomew Square Brighton	40	0	0	0	0	0	0	0	0	40	Completed
	6048	243 Preston Road	7	0	0	0	0	0	0	0	0	7	Completed
	6049	245 Preston Road	7	0	0	0	0	0	0	0	0	7	Completed
	6088	25 Arthur Street Hove	6	0	0	0	0	0	0	0	0	6	Completed
	6089	Royal York Buildings 41-42 Old Steine Brighton	8	0	0	0	0	0	0	0	0	8	Completed
	6090	2 Dudley Road, Brighton	7	0	0	0	0	0	0	0	0	7	Completed
	6093	11-12 Marlborough Place Brighton	17	0	0	0	0	0	0	0	0	17	Completed
	6094	Martello House 315 Portland Road Hove (Part of	28	4	0	0	0	0	0	0	0	32	Completed
	6126	HRA site Robert Lodge Manor Place Brighton (HRA)	9	0	0	0	0	0	0	0	0	9	Completed
	6127	83 - 85 Western Road Hove	6	0	0	0	0	0	0	0	0	6	Completed
	6128	Units 1, 2, 4, 5, 6, 7, 8, 10 and 11 Bush Mews 5 Arund	9	0	0	0	0	0	0	0	0	9	Completed
	105	Former Brewery site, South Street Portslade	0	48	0	0	0	0	0	0	0	48	Commenced
	168	UF Sites 4b, 5, 5a Land Off Overdown Rise And Mile O	0	40	40	45	0	0	0	0	0	125	Commenced
	858	27-31 Church Street Brighton	0	0	0	0	0	0	9	0	0	9	Commenced
	878	(EM1) School Road Industrial Area School Road Hove	0	0	41	63	0	0	0	0	0	104	Commenced
	932	Land at 189 Kingsway Hove (Sackville Hotel)	0	0	52	0	0	0	0	0	0	52	Commenced
	1001	UF Site 50 Land West of Falmer Avenue	0	0	31	0	0	0	0	0	0	31	Commenced
	6051	Astoria 10-14 Gloucester Place Brighton	0	70	0	0	0	0	0	0	0	70	Commenced
	6075	Kings House, Grand Avenue, Hove	0	0	85	84	0	0	0	0	0	169	Commenced
	6101	Blocks A, B, & C Belvedere, 152-158 Dyke Road, Brigh	2	0	0	0	0	4	0	0	0	6	Commenced
	6113	St Aubyns School 76 High Street Rottingdean Brighton	0	0	45	45	0	0	0	0	0	90	Commenced
	6122	251-253 Preston Road, Brighton	0	28	0	0	0	0	0	0	0	28	Commenced
	6124	76-79 & 80 Buckingham Road Brighton	0	14	18	0	0	0	0	0	0	32	Commenced
	6136	27 Palmeira Avenue Hove	0	6	0	0	0	0	0	0	0	6	Commenced
	6137	(EM1) School Road Industrial Area School Road Hove	0	0	0	9	0	0	0	0	0	9	Commenced
	6147	The Coach House, 1-6 Lions Gardens, Withdean Aven	0	19	0	0	0	0	0	0	0	19	Commenced
	6148	29 - 31 New Church Road Hove	0	0	45	0	0	0	0	0	0	45	Commenced
	6150	204 Old Shoreham Road Portslade	0	0	8	0	0	0	0	0	0	8	Commenced
	6158	Whitehawk Clinic Whitehawk Road Brighton	0	38	0	0	0	0	0	0	0	38	Commenced
	6195	St Georges House 34-36 St Georges Road	0	0	6	0	0	0	0	0	0	6	Commenced
	6198	108 North Street Portslade	0	0	6	0	0	0	0	0	0	6	Commenced
	6202	34 Preston Park Avenue, Brighton	0	34	0	6	0	0	0	0	0	6	Commenced
	169	UF Site 21 Land to north east of Coldean Lane	0	0	0	100	142	0	0	0	0	242	UF Site Commenced
	139	35-39 The Drove Way Hove (Dairycrest)	0	0	0	14	0	0	0	0	0	14	Not Started
	871	Peacock Industrial Estate Lyon Close Hove	0	0	0	0	77	77	0	0	0	154	Not Started
	3789	113-119 Davigdor Road, Hove	0	0	0	52	0	0	0	0	0	52	Not Started
	6099	P&H House 106-112 Davigdor Road Hove	0	0	0	8	0	0	0	0	0	8	Not Started
	6117	Preston Park Hotel, 216 Preston Road, Brighton	0	0	0	22	0	0	0	0	0	22	Not Started
	6145	65 Orchard Gardens Hove	0	0	0	23	0	0	0	0	0	23	Not Started
	6171	21a-21b Bedford Place, Brighton	0	0	0	0	0	0	7	0	0	7	Not Started
	6172	Clermont Church, Clermont Terrace	0	0	6	0	0	0	0	0	0	6	Not Started
	6191	10 Shirley Drive Hove	0	0	0	9	0	0	0	0	0	9	Not Started
	6196	25 Preston Park Avenue	0	0	0	7	0	0	0	0	0	7	Not Started
	6203	Ditchling Court, 136 Ditchling Road	0	0	0	7	0	0	0	0	0	7	Not Started
	722	UF Site 42 Land adjacent to Ovingdean Road	0	0	0	22	23	0	0	0	0	45	UF Site- Not Started
	728	UF Site 48-48a Cluster sites Saltdean (Land at Coombe	0	0	0	36	36	0	0	0	0	72	UF Site- Not Started

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 2035	Total Supply 2010- 2030	Planning Status
			2010-2020	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025-2030	2030-2035			
Outstanding Planning Consents >6 units (Continued)	6194	UF Site 42 Land To The East Of The Vale Brighton	0	0	6	0	0	0	0	0	0	6	UF Site- Not Started
	163	Studor House, 13 Sheridan Terrace Hove	0	0	0	9	0	0	0	0	0	9	Approved Application
	6006	Housing Office Victoria Road Portslade (adj Portslade	0	0	42	0	0	0	0	0	0	42	Approved Application
	6106	Eastergate Road Garage Site (HRA)	0	0	30	0	0	0	0	0	0	30	Approved Application
	6184	25 York Villas	0	0	0	7	0	0	0	0	0	7	Approved Application
	6204	Sussex County Cricket Ground, Eaton Road, Hove	0	0	0	0	0	36	0	0	0	36	Approved Application
	6205	Hill House, 53 Western Road, Hove	0	0	8	0	0	0	0	0	0	8	Approved Application
	6206	55 Goldstone Crescent, Hove	0	0	6	0	0	0	0	0	0	6	Approved Application
	6207	57 Goldstone Crescent, Hove	0	0	6	0	0	0	0	0	0	6	Approved Application
		Total	1,880	271	487	562	278	117	16	0	0	3,611	
Identified Supply without PP	6186	Former Hollingbury Library, Carden Hill, Brighton	0	0	0	0	0	0	10	0	0	10	No planning app
	41	(Smokey Estate) Corner of Church Road, Lincoln	0	0	0	0	0	0	32	0	0	32	No planning app
	6159	239 - 243 Kingsway Hove	0	0	0	0	0	0	0	36	0	0	No planning app
	52	Lansdowne Mews Farm Road Hove	0	0	0	0	0	0	6	0	0	6	No planning app
	55	Victoria Grove Second Avenue Hove	0	0	0	0	0	0	0	20	0	0	No planning app
	56	St John's Place First Avenue Hove	0	0	0	0	0	0	0	17	0	0	No planning app
	57	44 - 50 Brunswick Street West Hove	0	0	0	0	0	0	6	0	0	6	No planning app
	71	Zylo Works, Sussex Street, Brighton	0	0	0	0	0	0	0	0	32	0	No planning app
	75	Land south of Lincoln Cottages (Lincoln Cottage	0	0	0	0	0	0	18	0	0	18	No planning app
	84	25 Montague Place Brighton	0	0	0	0	0	0	6	0	0	6	No planning app
	85	55 (adj 31Walpole Road) Canning Street Brighton	0	0	0	0	0	0	6	0	0	6	No planning app
	86	Land and garages at rear of 1 -3 Queensway	0	0	0	0	0	0	9	0	0	9	No planning app
	95	Land west of Homeleigh London Road Brighton	0	0	0	0	0	0	0	23	0	0	No planning app
	101	1 Sheldale Road Portslade	0	0	0	0	0	0	6	0	0	6	No planning app
	103	117 Victoria Road Portslade	0	0	0	0	0	0	6	0	0	6	No planning app
	111	Surrenden Lodge Surrenden Road Brighton	0	0	0	0	0	0	0	0	24	0	No planning app
	122	PO Sorting Office Nevill Road, Rottingdean Brighton	0	0	0	0	0	0	0	8	0	0	No planning app
	137	Corner of Spring Gardens Church Street Brighton (UK	0	0	0	0	0	0	0	0	12	0	No planning app
	143	25 Ditchling Rise/rear of 57-63 Beaconsfield Road	0	0	0	0	0	0	15	0	0	15	No planning app
	144	Rear of Ditchling Rise, 54- 60 Beaconsfield Road	0	0	0	0	0	0	0	0	21	0	No planning app
	156	Rear of 149 to 163 Preston Road	0	0	0	0	0	0	0	26	0	0	No planning app
	164	Area to rear of Bluebird Court,12-14 Hove Street	0	0	0	0	0	0	0	0	30	0	No planning app
	165	Rear of Rutland Court Rutland Gardens Hove	0	0	0	0	0	0	0	0	29	0	No planning app
	185	Preece House 91-103 Davigdor Road Hove	0	0	0	0	0	0	14	0	0	14	No planning app
	264	138 Dyke Road 35a Chatsworth Road Brighton	0	0	0	0	0	0	0	20	0	0	No planning app
	670	Patcham Garage, 41 Old London Road, Patcham	0	0	0	0	0	0	6	0	0	6	No planning app
	676	Cadogan Court 134a Dyke Road Brighton	0	0	0	0	0	0	0	11	0	0	No planning app
	744	Reservoir Dyke Road Brighton	0	0	0	0	0	0	0	0	18	0	No planning app
	853	Brighton And Hove (Corals) Stadium Nevill Road	0	0	0	0	0	0	0	75	0	0	No planning app
	861	EDF Portland Business Park (EM1)	0	0	0	0	0	0	0	113	0	0	No planning app
	931	Langfords Hotel 8-16 Third Avenue Hove	0	0	0	0	0	0	0	27	0	0	No planning app
	933	Courtlands Hotel 11-17 The Drive Hove	0	0	0	0	0	0	0	23	0	0	No planning app
	934	St Catherines Lodge Hotel Kingsway Hove	0	0	0	0	0	0	45	0	0	45	No planning app
	935	Prince's Marine Hotel 153 Kingsway Hove	0	0	0	0	0	0	0	21	0	0	No planning app
	950	North Star Car Showroom, 20 Carlton Terrace	0	0	0	0	0	0	0	16	0	0	No planning app
	952	21A- 21F Station Road Portslade	0	0	0	0	0	0	7	0	0	7	No planning app
	964	Land to Rear of 62-68 Beaconsfield Road Brighton	0	0	0	0	0	0	0	25	0	0	No planning app
	965	Land between 38-50 Carlyle Street Brighton	0	0	0	0	0	0	9	0	0	9	No planning app
	969	Tudor Grange 13 The Upper Drive Hove	0	0	0	0	0	0	6	0	0	6	No planning app
	2001	Vye's, 19-27 Carlton Terrace Portslade	0	0	0	0	0	0	6	0	0	6	No planning app
	2005	St David's Hall, Whitehawk Road Whitehawk Way	0	0	0	0	0	0	9	0	0	9	No planning app
	2009	PO Delivery Office 62 North Road Brighton	0	0	0	0	0	0	110	0	0	110	No planning app
	4032	Tower Point 44 North Road Brighton	0	0	0	0	0	0	0	19	0	0	No planning app
	4038	Lees House 21 Dyke Road Brighton	0	0	0	0	0	0	0	0	8	0	No planning app
	5001	193 Preston Road (Shell)	0	0	0	0	0	0	0	12	0	0	No planning app

Other Identified Supply not in DA's (6 + units)	Ref	Site	Completions	1 - 5 Year Supply					6- 10 Year Supply	11- 15 Year Supply	Post 2035	Total Supply 2010- 2030	Planning Status
			2010-2020	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025-2030	2030-2035			
Identified Supply without PP (continued)	5002	BP Petrol Station 373 Kingsway Hove (St Leonards	0	0	0	0	0	0	0	17	0	0	No planning app
	6001	Boundary House Boundary Road Hove	0	0	0	0	0	0	0	17	0	0	No planning app
	6003	57 Station Road Portslade	0	0	0	0	0	0	6	0	0	6	No planning app
	6020	Park Manor, London Road, Brighton	0	0	0	0	0	0	6	0	0	6	No planning app
	6052	Land at corner of Fox Way and Foredown Road Ports	0	0	0	0	0	0	10	0	0	10	No planning app
	6078	Kings School Site, High Street, Portslade	0	0	0	0	0	0	0	20	0	0	No planning app
	6107	Bus Garage corner of Whitehawk Road and Henley Rd	0	0	0	0	0	0	0	13	0	0	No planning app
	6108	Travis Perkins Trafalgar Lane, Brighton	0	0	0	0	0	0	0	0	6	0	No planning app
	6109	76 Church Street, Brighton (Patrick Moorhead Antiqu	0	0	0	0	0	0	50	0	0	50	No planning app
	6115	Land rear 8 Inwood Crescent, Brighton	0	0	0	0	0	0	6	0	0	6	No planning app
	6116	St Joseph's Rest Home 3-7 Bristol Road Brighton	0	0	0	0	0	0	0	10	0	0	No planning app
	6185	Former playground, Swanborough Drive, Whitehawk	0	0	0	0	0	0	39	0	0	39	No planning app
	6091	Sussex House 130 Western Road Hove	0	0	0	0	0	0	9	0	0	9	No planning app
	6195	UF Sites 4, 4a Cluster of sites at Mile Oak Road	0	0	0	0	0	0	70	0	0	70	No planning app
	6100	43-45 Bonchurch Road Brighton	0	0	0	0	0	0	6	0	0	6	No planning app
	6102	Old Ship Hotel, 31-38 Kings Road, Brighton	0	0	0	0	0	0	18	0	0	18	No planning app
	6208	Woodbourne Service Station	0	0	0	0	0	6	0	0	0	6	No planning app
	681	UF Site 1 and 2 Land West of Mile Oak Road, Portslad	0	0	0	0	0	0	30	0	0	30	UF Site No planning app
	690	UF Site 11 Benfield Valley, north Hangleton Lane	0	0	0	0	0	0	60	0	0	60	UF Site No planning app
	691	UF Site 12 Benfield Valley, south Hangleton Lane	0	0	0	0	0	0	40	0	0	40	UF Site No planning app
	697	UF Site 16 Land at and adjoining Horsdean Recreation	0	0	0	0	0	0	25	0	0	25	UF Site No planning app
	698	UF Site 17 Land at Ladies Mile, Carden Avenue	0	0	0	0	0	0	35	0	0	35	UF Site No planning app
	712	UF Site 30 Land at and adjoining Brighton Race Course	0	0	0	0	0	0	30	0	0	30	UF Site No planning app
	710	UF Site 32 land at Southdown Riding School	0	0	0	0	0	0	15	0	0	15	UF Site No planning app
	715	UF Site 33 Land North of Warren Road	0	0	0	0	0	0	30	0	0	30	UF Site No planning app
	717	UF Site 37 Roedean Miniature Golf Course	0	0	0	0	0	0	0	25	0	0	UF Site No planning app
	1000	UF Site 46a Land at Former Nursery site west of Saltd	0	0	0	0	0	0	24	0	0	24	UF Site No planning app
	1004	UF Site 36 Land south of Warren Road (including mixe	0	0	0	0	0	0	8	0	0	8	UF Site No planning app
	6182	UF Site 21a Land north of Varley Halls	0	0	0	0	0	0	12	0	0	12	UF Site No planning app
	179720	UF Site 38-39 Cluster at Ovingdean Farm	0	0	0	0	0	0	50	0	0	50	UF Site No planning app
		Total	0	0	0	0	0	6	911	594	180	917	
			1,889	271	487	562	278	123	1,605	694	180	5,215	

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

a) Small Identified Sites as at 1st April 2019

2019/20 Planning Monitoring Data	Identified Small Sites	
	Total Units	Adjusted Units*
Small Commenced (Including Prior Approval)	171	171
Small Not Started (Excluding Prior Approval)	266	239
Projected Delivery from Identified Small Sites		410

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

b) Assumed Delivery Phasing for Small Identified Sites

Expected distribution of identified supply	Small Sites Commenced	Small Sites Not Started	Total
2020/21 (Year 1)	85.5	79.8	165
2021/22 (Year 2)	85.5	79.8	165
2022/23 (Year 3)		79.8	80
2023/24 (Year 4)			0
2024/25 (Year 5)			0
Total 2020-2025 (Years 1-5)	171	239	410

6.5 Table D: Prior Approvals for Conversion to Residential

a) Calculation of Supply from Prior Approvals

Prior Approvals	Net Units
Large Not Started Prior Approval	411
Small Not Started Prior Approval	18
Total	429
Total with 30% Discount*	300

* Assumes 70% implementation rate

b) Outstanding Prior Approvals of 6+ Units

Ref	Site	Units	Planning Status
6167	Crown House 21 Upper North Street Brighton	183	Not Started 2020
6099	P&H House 106-112 Davigdor Road Hove	92	Not Started 2020
6137	RAYFORD HOUSE, School Road, Hove, BN3 5HX	44	Not Started 2020
6119	Units 11-14 Hove Business Centre, Fonthill Road, Hove	15	Not Started 2020
6149	1 - 6 Grand Parade Brighton	12	Not Started 2020
6190	177 Westbourne Street, Hove, BN3 5FB	7	Lapsed 2020
6197	Shermond House 58 - 59 Boundary Road Hove	10	Not Started 2020
6209	Montpelier House, 99 Montpelier Road, Brighton	12	Not Started 2020
6009	Blocks E & F Kingsmere, London Road	18	Approved 2020
6018	Blocks A & B, Kingsmere, London Road	18	Approved 2020
Total		411	

6.6 Table E: Housing Supply from Estate Regeneration Programme

Existing and projected housing delivery from HRA sites

	Completions	1 - 5 Year Supply	6- 10 Year Supply	11 Year Supply	Total Supply
	2010-2019	2019-2024	2024-2029	2029-2030	
Delivery target	500				500
Completions	199	-	-	-	199
Approved planning applications	-	42	0	0	42
Total units delivered or identified	199	42	0	0	241
Assumed delivery on sites not yet identified	-	0	259	0	259

6.7 Table F: Small Site Windfall Allowance

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

Monitoring Year	New Build	Conversions	Change of use	Conversions & Changes of Use	Total
2010/11	41	67	40	107	148
2011/12	70	43	52	95	165
2012/13	45	40	27	67	112
2013/14	28	30	38	68	96
2014/15	44	19	78	97	141
2015/16	88	27	77	104	192
2016/17	37	28	76	104	141
2017/18	77	30	51	81	158
2018/19	56	18	79	97	153
2019/20	48	24	68	92	140
Total	534	326	586	912	1,446
%	37%	23%	41%	63%	100%

Source: BHCC Residential Monitoring.

b) Average Net Completions on Small Sites

	Total completions over period	Average completions per year
2010/11- 2019/20 (10 Years)	1,446	145
2015/16 - 2019/20 (5 Years)	784	157

c) Assumed Five Year Supply from Small Windfall Sites

	Projected annual small site completions					Total 2019-2024
	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	
Small identified sites (see Table C)	165	165	80	0	0	410
Small windfall allowance	0	0	77	157	157	391
Total supply from all small sites	165	165	157	157	157	801

6.8 Chart A: Housing Trajectory

Housing Trajectory Revised Position 2020

