



**Brighton & Hove
City Council**

**Proposed Submission City Plan Part 2
Brighton & Hove Development Plan April
2020**

Hearing Session: 9 November 2021 (PM)

**Statement in Response to Matter 6:
Housing and mixed use allocations in the
rest of the City (H1)**

**BY
BRIGHTON & HOVE CITY COUNCIL**

List of Abbreviations

CPP1 - City Plan Part 1
CPP2 – City Plan Part 2
HE – Highways England
HELA – Housing and Employment Land Assessment
NPPF - National Planning Policy Framework
PBSA – Purpose Built Student Accommodation
RSA – Road Safety Audits
SA - Sustainability Appraisal
SHLAA – Strategic Housing Land Availability Assessment
SoCG – Statement of Common Ground
SRN – Strategic Road Network

Issue 1 Housing site allocations (Table 6)

Former St Aubyn's School
Land between Marine Drive and rear of 2-18 The Cliff
25 Ditchling Rise/rear of 57-63 Beaconsfield Road
60-62 & 65 Gladstone Place
76-79 & 80 Buckingham Road
87 Preston Road
Eastergate Road Garages
Land between Manchester Street/Castle Street
Preston Park Hotel
George Cooper House
Old Ship Hotel (garage)
Saunders Glassworks
2-16 Coombe Road
Outpatients Dept Royal Sussex Hospital
Whitehawk Clinic
Buckley Close Garages
Former playground, Swanborough Drive
Former Hollingbury Library
29-31 New Church Road
189 Kingsway Hove
Kings House, Grand Avenue Victoria Road Former Housing Office
(adjacent Portslade Town Hall)
Land at corner of Fox Way and Foredown Road
Smokey Industrial Estate (Corner of Church Road, Lincoln Road
and Gladstone Road)
Land south of Lincoln Street Cottages
Hove Sorting Office
Former Belgrave Centre and ICES, Clarendon Place Portslade
Wellington House

Issue 2 Mixed use housing site allocations (Table 7)

City College, Pelham Tower (and car park)
71-76 Church Street
Post Office site, 62 North Road
27-31 Church Street
Former Dairy Crest Site, 35-39 The Droveaway
Kingsway/Basin Road North
Prestwich House, North Street
Regency House, North Street
Former Flexer Sacks, Wellington Road
Church Road/Wellington Road/St Peter's Road
Station Road site Portslade

The Council is requested to address the following questions for each of the proposed allocations. For those sites where representations have been made, the Council should respond to the particular issue(s) raised. In doing this any updated information regarding the planning and development status of the sites should be included.

Note: Due to the number of sites allocated within this policy and the word limit restriction it is not possible to answer the six questions dealing with each site individually. The answers below apply to all sites proposed for allocation. Where site-specific issues were raised during the Regulation 19 consultation, these are addressed in the inspector's site-specific questions below. A table detailing the current planning and development status of all sites is included in Appendix 1.

Q1. Are the housing and mixed use housing allocations appropriate and justified in light of the potential constraints, infrastructure requirements and adverse impacts?

1. All site allocations in Policy H1 have been assessed using a site appraisal methodology based on sustainability objectives set out in TP07 Site Allocations Topic Paper. They are relatively small-scale, mainly previously developed sites which do not have significant constraints preventing the principle of development.

Q2. Has the cumulative impact of development on proposed site allocations included in sites H1 and H2 been reflected within the strategic transport modelling? Have Highways England's concerns been overcome? What is the timescale for the expected SoCG on this matter?

2. This issue was raised by Highways England (HE)¹ in their representation (180) at the Draft CPP2 stage (Regulation 18).
3. For context, a series of proposed amendments for junctions on the Strategic Road Network (SRN) were agreed by the Council and HE during the production of CPP1 in order to ensure that the effect of the proposed level of development in the plan could be accommodated by the SRN. It should be noted that the role of CPP2 is to support the implementation and delivery of CPP1. It does not significantly increase the level of planned development in the city.
4. The council has been engaged in lengthy, ongoing dialogue with HE regarding their representation and the modelling of proposed junction mitigation measures. This process is set out in the TP03 Transport Topic Paper.

¹ Now known as National Highways

5. A key outcome from the most recent council submission to HE was confirmation that the outputs from the highway capacity models could be considered robust for the purposes of determining the expected impacts on the SRN as a result of the CPP2 site allocations and the tested junction mitigation schemes. However, there are some remaining points to address regarding the performance of the proposed mitigations for Junctions 3 (Carden Avenue) and 4 (Patcham Interchange)
6. The council is confident that the assessment of development trips and modelling work undertaken by its consultant Systra provides robust evidence. Feasible junction designs have been provided for all junctions which can provide satisfactory mitigation of the traffic impacts of the CPP2 development proposals on the SRN. Significantly, the junction performance levels are generally improved compared to those previously assessed and agreed by HE as part of the CPP1 process. However, as full agreement with HE has not been secured, the parties agreed to prepare a Statement of Common Ground (SoCG) to set out where agreement has been reached and the outstanding matters not yet resolved. A draft SoCG was sent to HE in August 2021 but no response has yet been received.
7. HE has also requested Road Safety Audits (RSAs) for the proposed junction mitigations. The council sought approval from HE in July 2021 for the brief for this work and for the proposed auditors, in line with national guidance (GG119), and has made follow up enquiries but has yet to receive a response. It has therefore not been possible to commence this work. It is the council's intention to instruct the auditors as soon as HE approve the audit brief. The council wishes to complete the RSAs swiftly so that the relevant outcomes can be included in the final SoCG and reported to the inspector.

3. Are the site boundaries appropriate? Is there any justification for amending the boundaries? Are there any significant factors that indicate that any sites/parts of sites should not have been allocated?

8. Yes, the site boundaries are largely defined by the physical boundaries of each site and/or land ownership. They reflect the boundaries of sites promoted by landowners and developers through the 'call for sites' exercise and/or identified in ED15 Strategic Housing Land Availability Assessment (SHLAA). The Council does not consider there is justification for amendments to the proposed allocation boundaries and no representations have been made requesting any boundary amendments.

4. Are the sites viable and deliverable? Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery?

9. The council is not aware of any evidence to suggest the sites are not viable and deliverable. Sites that were considered likely be undeliverable during the plan period were excluded during the site allocation process and not allocated. Landowners of some sites where the council was uncertain were contacted directly to ascertain availability. Letters were sent to all landowners at each stage of consultation during the plan preparation process to inform them of the proposed allocation of their site and to request comments. A landowner representation (248) was received at the Regulation 19 stage indicating that 2-16 Coombe Road was not available within the plan period and it is therefore proposed to delete it from the policy through MM102.
10. The council is not aware of any particular constraints that might prevent development on any of the sites. The policy includes indicative figures for the delivery of residential units on each site which allows for some flexibility to ensure viability once detailed design work is undertaken.
11. A sample of twenty sites considered for allocation was subject to independent assessment in the ED17 Housing and Employment Land Assessment 2017 (HELA) as a check on the process undertaken by the council. This is explained in ED17 part 4, with the assessments themselves set out in Appendix 1 of the document.

5. How were the site capacities determined? What assumptions have been made? Are these justified? What is the expected timescale and rate of development and is it realistic?

12. Site capacities are based on the size of sites and typical densities in the surrounding area, adjusted where necessary to take account of officer knowledge of sites including relevant constraints, previous planning applications, the recommendations in EL17, and information submitted by landowners.
13. Projected development rates and timescales are based on the ED15 SHLAA Update 2020 as explained in Matter Statement 3 Q5. An update on the planning status and anticipated delivery timescale for each of the sites in the policy is set out below in Appendix 1 and also included in BHCC05. Several sites proposed for allocation have been developed during the plan preparation period (as evidenced by MM104 which seeks to delete those which are substantially complete) and several more are under construction or have planning permission. It is considered that all sites are deliverable within the plan period and that the allocations are justified.

6. What benefits would the proposed development bring? What are the potential adverse impacts of developing the site and how might they be mitigated?

14. The potential benefits and adverse impacts of Policy H1 and proposed allocations have been considered in detail through the Sustainability Appraisal (SA) as set out in SD05a section 5.8, Appendix F2 Site Assessments and Appendix G Housing Allocations Policies. The policy is considered to have significant positive impacts for housing and positive impacts in terms of making best use of land, improving water quality, climate change mitigation, social equalities and community safety. Adverse impacts of developing the sites can be mitigated through application of the CPP2 detailed development management policies.

7. Are the detailed policy requirements for each site, effective, justified and consistent with national policy? Do they adequately address all issues/concerns in relation to each site?

15. The employment floorspace requirements for sites set out in Table 7 respond to the policy requirement in CPP1 Policy CP3 to seek opportunities for additional B use class employment / mixed use allocations to meet identified outstanding requirements (see BHCC01 Council's response to Inspector's Note 1, Appendix 2 and council's response to Matter 4 Q2). The sites in Table 7 are were considered suitable for mixed-use development in the site appraisal proformas included in TP07, Appendix 3.

16. The sites proposed in H1 are relatively small-scale allocations mainly on previously developed land. Other policies in CPP1 and CPP2 will ensure that any issues arising from development proposals will be adequately addressed and it is not considered necessary to add further detail to this policy. Specific additional criteria have been included for some sites following a representation from Southern Water and are considered justified and effective.

8. Would the Modifications proposed by the Council address any shortcomings?

17. Yes, the proposed modifications MM101-MM107 will ensure the policy is effective by removing references to now outdated use classes, deleting sites that are either developed or unavailable, and adding proposed allocations for two further suitable sites.

9. Are the detailed policy requirements for each site, effective, justified and consistent with national policy? Do they adequately address all issues/concerns in relation to each site? In the absence of a floorspace figure for employment uses, in some cases, would those site allocations be effective? Should the housing and other uses required on each site be stated as a minimum?

18. The first two parts of this question are addressed in the response to Question 7 above.
19. Floorspace figures for employment uses are absent only for sites in Table 6 of the policy. For these sites the permitted additional uses are not a policy requirement for new development but are intended to allow for additional flexibility, reflecting the site location and opportunities to create active street frontages. Mixed-use site allocations in Table 7 do set minimum requirements for employment use, either by indicating that certain floors of a new development should be used for employment or through a specific floorspace figure.
20. The H1 site allocations are indicative recognising that detailed design considerations at the planning application stage will ultimately inform development proposals and because other considerations (e.g. mix of uses, land contamination) also need to be addressed. The policy's flexibility supports higher figures where appropriate. In addition, Policy DM19 requires the development potential of sites to be maximised with densities optimised.

10. Given that a number of sites are proposed to be deleted from Table 6 and 7, either as they are not going to be available or are substantially complete, would it be necessary, for the purposes of soundness, to include other sites? If so which ones and why?

21. The deletion from the Plan of sites that are substantially complete will not affect the overall amount of residential development over the plan period, as set out in TP06 Housing Delivery Topic Paper. Only one site is proposed for deletion due to non-availability (MM102) which reduces the planning housing delivery by 33 units.
22. The council has considered the merits of additional sites proposed through representations at the Regulation 19 stage (see TP07 page 13, paragraphs 4.15–4.16 and Table 6). These sites have been assessed through the same process used for the existing H1 allocations. Two additional sites are proposed for allocation in MM103, providing an indicative 54 further residential units.
23. The site allocation process has not involved selecting between sites. All sites considered suitable for allocation have been allocated, as described in the answer to Matter 2, Issue 2. The council is therefore not aware of further sites which meet the criteria for allocation (i.e. suitable and available for development with a capacity of 10 or more units) which could be included as further site allocations.

Please address 1-6 above in relation to any additional sites proposed by the Council.

Additional site specific questions are as follows:

Land between Marine Drive and rear of 2-18 The Cliff: The requirement for compliance with policies CP10 and DM37 to mitigate any adverse impacts on designated sites and provide biodiversity net gains is noted. However, how have the impacts of development on this Local Wildlife Site been taken into account?

24. The site was proposed for allocation in the CD16 Draft CPP2 Regulation 18 for 16 units. This figure was based on a previous low-density permission on the site (BH2005/01322/OA) which has not been implemented. Representations were received raising concerns about the impact of development on the Local Wildlife Site (BH66 Cliff Road Paddock).
25. The council considers that development is achievable on part of the site without causing a significant negative effect on the designated LWS. However in response to the concerns raised in representations the indicative number of residential units was reduced from 16 to 10 dwellings. This is considered to be appropriate and soundly based, given the requirements in other policies for development to provide mitigation of any adverse impacts on designated sites and achieve biodiversity net gains.

Land between Manchester Street/Castle Street: Is the indicative capacity of this site soundly based?

26. A representation (207) has been submitted on behalf of the landowner stating that the policy allocation of 12 units plus commercial space does not make a full and efficient use of the land and requesting a change to a minimum of 19 residential units and a minimum of 250sqm of commercial floor space (Class E).
27. This site was originally proposed for allocation in the Regulation 18 Draft CPP2 (CD16) for an indicative 24 units (consistent with the CD08 2005 Local Plan Policy HO1 with B1 or D2 uses also permitted. Assessment in the HELA (ED17, page 92) broadly supported this by indicating that the site could have capacity for 30 residential units if developed purely for residential use.
28. The indicative housing figure was reduced to allow more scope for commercial uses in response to a representation from the landowner. A modification MM106 is proposed changing the alternative permitted uses to class E which provides significant flexibility.
29. As the allocation does not set a maximum number of units, a larger development could be permitted under the policy subject to detailed on-site consideration of design and amenity considerations at the planning application stage.

Preston Park Hotel: Are the requirements for occupation to be phased to align with the delivery of sewerage network reinforcement justified?

30. This policy requirement was included at the request of Southern Water in their representation to the Draft Plan Regulation 18 consultation (CD18cv, page 3). The representation noted that local wastewater infrastructure in closest proximity to some sites, including the Preston Park Hotel, has limited capacity to accommodate the proposed development.
31. Whilst the requirement cannot be retrospectively applied to the extant planning permission, if an alternative planning application were submitted it is appropriate for the developer to consult with the service producer (Southern Water) with regard to this matter. It does not require phasing of the occupation of the development if, following consultation with the service provider, there was no need to do so. The consequences of occupation without any necessary reinforcement of the sewerage network justify the policy criterion.

Saunders Glassworks: Is the indicative number of residential units soundly based? Would the site be capable of accommodating other permitted uses? Would the inclusion of such uses be necessary for soundness?

32. Yes. The indicative number of residential units is based on a planning consent for site (BH2005/00343) for which an extension of time application was also subsequently granted (BH2010/03791) and has technically commenced. A scheme of this size has therefore been considered through the development management process and found to be appropriate. Independent assessment in the HELA (TP17, page 88) supported allocation for this number of units. The indicative figure is therefore considered justified and soundly based. It does not preclude a larger development if justified by detailed design work.
33. A representation (208) has been submitted on behalf of the landowner requesting that the allocation should permit a mixed-use proposal including commercial, leisure and community uses, as well as purpose-built student accommodation (PBSA). The council agrees that some further flexibility would be appropriate and a modification (MM106) has been proposed to permit E class uses as part of a mixed-use scheme. The site is retained for a C3 residential allocation as the council's priority is to allocate the majority of sites for C3 use to help meet the City Plan housing target.

27-31 Church Street: Is the proposed indicative mix justified?

34. This site is subject to an extant planning permission for housing-led mixed-use redevelopment which has technically commenced (BH2012/02555). A planning application for office development (BH2020/02801) has been approved subject to a Section 106 legal agreement, however it is currently uncertain that this will be implemented and retaining the allocation for residential use retains consistency with the commenced scheme.

Land at corner of Fox Way and Foredown Road: How have flood risk considerations been reflected in this proposed allocation? What contribution does this site make to the green infrastructure in the locality and is its proposed allocation justified?

35. The site appraisal for this site (TP07, page 100), informed by ED13a Strategic Flood Risk Assessment screening indicates that a small area is at low risk of surface water flooding and groundwater levels more than 5m below surface. The site passed the level 1 screening and sequential test (see TP08).

36. The site is privately-owned open space of the amenity greenspace typology and it is unknown whether public access is permitted. It is a relatively small site separated by Fox Way from a much larger area of open space which links northwards to the South Downs National Park. Whilst the site provides some modest benefits to the local green infrastructure network, this and other constraints affecting the site were considered in the SA site appraisal process (TP07, page 100) which concluded that the site could have potential for some residential uses subject to appropriate mitigation.

37. Outline planning permission has now been granted for residential development on the site (BH2021/00780) and the allocation is therefore justified.

Hove Sorting Office: Are the development requirements soundly based?

38. The indicative housing figure accords with the minimum density of 100 dwellings per hectare (dph) for major sites within Development Areas set out in CPP1 Policy CP14.

39. A representation (269) was received from the landowner, Royal Mail, arguing that a minimum of 128 residential units would be appropriate. However, the proximity of heritage assets such as the listed Hove Station building and the Willett Estate Conservation Area means that full consideration of the impacts of a denser scheme would be required at the planning application stage.

40. The allocation also permits some employment uses as part of a scheme to allow for additional flexibility. It was not considered appropriate to

require employment uses on the site due to its backland location and lack of street frontage. The development requirements are considered to be soundly based.

71-76 Church Street: Does the indicative capacity of this site sufficiently take account of heritage considerations?

41. The council acknowledges that an error was made during the site assessment process, as it did not take into account that the former drill hall in the northern part of the site is listed. The indicative capacity therefore does not sufficiently take account of heritage considerations.
42. The council has had regard to a representation made on behalf of the landowner (205) submitted at the Regulation 19 stage setting out a feasibility study for the development of the site. That representation proposes a scheme of 74 residential units and is predicated on the listed drill hall being demolished and the building fronting Church Street retained with a capacity of 10 residential units following conversion.
43. At this stage, it is unclear how the listed former drill hall could be adapted to an alternative use, but it is considered more likely to be suitable for ongoing employment uses rather than residential conversion. Therefore, it is proposed that Modification MM107 (as set out in BHCC02) is amended to an indicative 10 residential units to reflect the proposal in the feasibility study for the building fronting Church Street which is considered deliverable, and the requirement for employment directed to the northern part of the site.
44. This would not preclude a larger scheme, but full consideration of the site's constraints, particularly those relating to heritage, would be required at the planning application.

MM1 07	Policy H1, page 176	Policy H1 Housing Sites and Mixed Use Sites <i>Amend the following rows in Table 7 Mixed Use Housing Site Allocations to read:</i>			For consistency with the heading in Table 6, to reflect changes to the Use Classes Order, and to make the allocation at 71-76 Church Street justified and effective.
		Site Name	Indicative <u>number of</u> Residential Units (Use Class C3)	Minimum Requirements for Other Uses	
		71 - 76 Church Street, Brighton	50 10	B1 E(g) Employment floorspace <u>in the northern part of the site on the ground floor</u> which could	

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				include small scale workshop type units.	
		Post Office site, 62 North Road, Brighton#	110	3000sqm B1 <u>E(g)</u> employment floorspace.	
		27-31 Church Street (corner with Portland Street)#Ω	10	630sqm E(g) employment floorspace B1 <u>Offices</u> .	
		Former Dairy Crest Site, 35-39 The Droveaway, Hove, #	14	500sqm B <u>E</u> use class employment uses, ancillary retail.	
		Kingsway/Basin Road North (Site AB4 in Shoreham Harbour Joint Area Action Plan (JAAP) Policy CA2)#	90	Use classes B1 <u>E(g)</u> and B2 at Basin Road North level, use classes <u>E</u> A2, B1 and ancillary A1 at Kingsway level, and use class C3 on upper storeys.	
		Prestwich House, North Street, Portslade (Site SP1 in JAAP Policy CA3)	15	Use class B1 <u>E(g)</u> on lower storeys.	
		Regency House, North Street, Portslade (Site SP4 in JAAP Policy CA3)	45	Use class B1 <u>E(g)</u> on lower storeys	

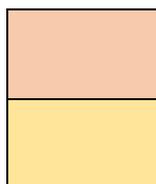
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		Former Flexer Sacks, Wellington Road, Portslade (Site SP5 in JAAP Policy CA3)	45	Use class B1 E(g) on lower storeys and use class C3 on upper storeys. Associated leisure and assembly (use class D) uses may be permitted provided they are demonstrated to be compatible with residential and employment uses in the vicinity.	
		Church Road/ Wellington Road/ St Peter's Road (Site SP6 in JAAP Policy CA3)	25	The southern portion of the site is allocated for new employment development (use classes B1 E(g) , B2 and B3).	
		Station Road site, Portslade (Site SP7 in JAAP Policy CA3)	15	Use classes A1, A2, A3 and B1 E fronting Station Road.	

Appendix 1 – Updated Planning and Development Status of H1 Sites

The table below provides updated information on the planning status (e.g. relevant planning applications and permissions granted) and development progress on all sites proposed for allocation in Policy H1 (including proposed Main Modifications).

The following colour coding is used in the table to indicate sites proposed for deletion in BHCC02 Revised Schedule of Main Modifications.



Site proposed for deletion for planning policy reasons.

Site proposed for deletion as development is now complete or substantially complete.

Policy H1 - Residential site allocations		
Site	Current planning status and development progress	Projected delivery timescale
Former St Aubyn's School, 76 High Street, Rottingdean, Brighton, BN2 7JN	Applications BH2017/02681 and BH2017/02680 for provision of 93 residential dwellings. Approved. Construction commenced	2021-2023
Land between Marine Drive and rear of 2-18 The Cliff, Brighton	BH2007/00469 construction of 16 sustainable and low carbon dwellings – approved. Lapsed 2010. No further applications	2025-2030
25 Ditchling Rise / rear of 57-63 Beaconsfield Road, Brighton	None	2025-2030
60-62 & 65 Gladstone Place, Brighton	None	2025-2030
76-79 & 80 Buckingham Road, Brighton, BN1 3RJ	BH2018/01137: 34 residential units and community use unit (D1). Construction commenced.	2020/21 (complete)
87 Preston Road, Brighton, BN1 4QG	BH2017/01083 Change of use from D1 to 25 C3 flats. Approved. Development completed.	Now complete
Eastergate Road Garages, Moulsecoomb, Brighton, BN2 4PB	BH2019/02413 - 30 transitional housing studio apartments and 140m2 communal space. Under consideration.	2021/22
Land between Manchester Street/Charles Street, BN2 1TF	None	2025-2030
Preston Park Hotel, 216 Preston Road, Brighton, BN1 6UU	BH2015/04536 Change of use from C1 to C3 to provide 22 flats. Approved. Not commenced.	2022/23

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George Cooper House, 20-22 Oxford Street, Brighton	BH2018/02749 COU from B1 to create 10 C3 units, including through the erection of an additional storey. Substantially completed.	2021/22
Old Ship Hotel (garage), 31-38 Kings Road Brighton	BH2018/03943 Remodelling of hotel accommodation to include demolition of existing garage to provide additional 54 bedrooms, swimming pool and other uses. Approved BH2014/02100 Demolition of garage and staff accommodation and to provide 18 dwellings. Approved.	2025-2030
Saunders Glassworks, Sussex Place, Brighton, BN2 9QN	BH2010/03791 extension of time granted to BH2005/00343: 49 residential units. Some discharge of conditions (2013). BH2020/00679 Outline application for erection of 9 houses – refused. Appeal dismissed on grounds that the proposed development would not make efficient use of this previously developed and accessible site	2025-2030
2-16 Coombe Road, Brighton, BN2 4EA	None	Proposed for deletion under MM102
Outpatients Department, Royal Sussex County Hospital	None	2025-2030
Whitehawk Clinic, Whitehawk Road, Brighton	BH2017/01665 Demolition of D1 clinic and provision of 38 dwellings. Approved. Development completed.	Now complete
Buckley Close garages, Hangleton	BH2018/03600 Demolition of existing garages and erection of 3no two storey residential blocks providing 12 flats. Development completed.	Now complete
Former playground, Swanborough Drive, Whitehawk	None	2025-2030
Former Hollingbury Library	None	2025-2030
29-31 New Church Road, Hove	BH2018/02126 Mixed-use development to provide nursery, education, office, car park and 45 C3 units. Approved. Commenced 2020/21	2021/22
189 Kingsway, Hove	BH2017/01108 60 C3 dwellings. Approved. Development substantially completed.	2021/22
Kings House, Grand Avenue, Hove	Bh2018/00868 and 00869 Demolition of Grand House and conversion of remaining building to provide 69 flats. Erection of 6 and 10 storey building to provide 100 flats. Approved. Development substantially completed.	2021/22
Victoria Road Former Housing Office (adjacent Portslade Town Hall), Victoria Road, Portslade	BH2019/02578 42no residential units. Commenced 2020/21	2021/22

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Land at the corner of Fox Way and Foredown Road, Portslade	BH2021/00780 – Outline application for 14 houses. Approved subject to S106 agreement	2025-2030
Smokey Industrial Estate, Corner of Church Road, Lincoln Road & Gladstone Road Portslade	None	2025-2030
Land south of Lincoln Street Cottages, 15-26 Lincoln Street, Brighton	None	2025-2030
Hove Sorting Office, 88 Denmark Villas, Hove	None	2025-2030
Former Belgrave Centre and ICES, Clarendon Place, Portslade	BH2018/03629 104 C3 units. Approved. Development commenced.	2023/24
Wellington House, Portslade	None	2025-2030
Policy H1 - Mixed use site allocations		
City College, Pelham Tower (and car-park), Pelham Street	BH2018/02607: Hybrid application to provide a mixed-use development to provide D1 uses, and up to 135 C3 units. Reserved matters application BH2020/00326. Both approved and development commenced	2023-2025
71 - 76 Church Street, Brighton	None	2025-2030
Post Office site, 62 North Road, Brighton	Pre-application discussions	2025-2030
27-31 Church Street (corner with Portland Street)	BH2012/02555 Mixed use development of 9 dwellings, 341sqm retail, 631sqm office. Approved and technically commenced. BH2020/02801 - offices – approved subject to S106.	2025-2030
Former Dairy Crest Site, 35-39 The Droveaway, Hove	BH2020/00931 –Mixed-use 19 dwellings & commercial space – Under Consideration BH2018/03798 - Mixed use development to include 1435 sqm flexible use scheme (B1a, A1, A2, A3, D1) and 14 C3 units. Approved subject to S106. BH2017/04050 Mixed use development to include 1383sqm flexible use scheme (B1a, A1, A2, A3, D1) and erection of new wing to deliver 14 C3 units. Approved on appeal.	2022/23
Kingsway/Basin Road North	9-16 Aldrington Basin – BH2012/04044 – 52 dwellings and various commercial premises. Approved but unimplemented. A developer has recently undertaken early public consultation on an alternative scheme for this site.	2025-2030

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	332 Kingsway: BH2015/04408 creation of 9 dwellings over existing office building. Approved. Development completed 336 Kingsway: BH2016/00784 COU from B1 to C3 to provide 6 dwellings. Approved. Development completed	
Prestwich House, North Street, Portslade	Southern part of site - 1 Clarendon Place BH2017/04027 –Office building (B1) and 4 C3 houses. Completed 2020/21	2025-2030
Regency House, North Street, Portslade	None	2025-2030
Former Flexer Sacks, Wellington Road, Portslade	BH2020/01968 - Hybrid Application - full planning for mixed-use redevelopment office floorspace, 65 residential units, and outline approval for 71 residential units, office floorspace & leisure use – Refused May 2021	2022-2025
Church Road/Wellington Road/ St Peter's Road	None	2025-2030
Station Road site, Portslade	None	2025-2030
Policy H1 Additional site allocations proposed in Main Modification MM103		
154 Old Shoreham Road, Hove	Pre-application discussions	2022-2025
Land at Preston Road, Campbell Road, Brighton	None	2025-2030