

SHLAA Update 2021

February 2022



2021 SHLAA Update

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1. Introduction

- 1.1 This report presents the annual review of the council's Strategic Housing Land Availability Assessment (SHLAA) for 2020/21. 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. Where the strategic policies are more than five years old, local housing need should be calculated using the standard method as set out in national guidance³. 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)⁴.
- 1.5 The council's approach set out in this SHLAA meets the NPPF requirements and is set out in detail below.

¹ [MHCLG National Planning Policy Framework \(revised July 2021\)](#)

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

³ [MHCLG Planning Practice Guidance: Housing and economic needs assessment](#)

⁴ [MHCLG Planning Practice Guidance: Housing supply and delivery](#)

2. The 2021 SHLAA Assessment

2.1 The 2021 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 2020 to 31 March 2021, 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 Register⁵). 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 submitted to the Secretary of State for examination in May 2021 with examination hearings taking place in November 2021⁶.

Assessment of site availability, capacity and timescales

2.2 The availability, capacity and delivery timescale for all identified sites of 6 or more dwellings (net gain) 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 updates to the housing site allocations proposed in the City Plan Part Two Proposed Submission following Regulation 19 consultation in September to October 2020 and further amendments proposed by the Council before and during the examination hearings. The assessment of potential delivery timescales and rates of housing delivery have

⁵ [BHCC Brownfield Land Register 2020](#)

⁶ [BHCC Draft City Plan Part Two Proposed Submission \(2020\)](#)

also been informed by analysis of historic delivery rates for residential developments completed over the past decade.

Assessment of implementation rates and discounting

- 2.4 The assumptions relating to implementation rates for developments not yet started on small sites with planning permission (<6 units net gain) and large sites with Prior Approval for permitted development (+6 units net gain) have been reviewed as part of this SHLAA update⁷. This review has taken into account past implementation rates for those types of permission in order to provide updated evidence to underpin assumptions about implementation rates and levels of discounting that should be applied.
- 2.5 For developments on small sites overall implementation rates were calculated to be around 70 percent and therefore the non-implementation discount for small sites has been adjusted to 30 percent. The analysis has also informed the expected development lead times for the identified supply of small sites. For large sites with Prior Approval the implementation rate was calculated as around 70 percent, therefore the non-implementation discount will continue to be set at 30 percent as in previous SHLAAs.

3. 2021 SHLAA Update Results

- 3.1 Summary Tables 1-7⁸ set out the results of the 2021 SHLAA. In overall terms, the SHLAA has identified a total housing land supply of around 17,607 housing units of which 14,566 units are projected to be deliverable by the end of the City Plan period in 2030. This projected housing supply substantially exceeds the minimum 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 6,240 units within the eight City Plan Development Areas (DA1-DA8) (Table A⁹) and a further 5,231 are across the rest of the city (Table B¹⁰). The overall supply from sites of 6+ units therefore is 11,471 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 2,032 units, comprising 1,612 units completed in the period 2010-2021 and a further 420 units expected to be delivered on small sites with planning permission at 1 April 2021. This includes 160 units on sites which have commenced (already under construction) and 260 units on sites not yet

⁷ As set out in Paragraphs 2.2 and 2.3, all large identified sites (6+ units net gain) with planning permission or otherwise identified in the SHLAA have been assessed on an individual site by site basis and therefore no further discounting has been applied to these sites.

⁸ [SHLAA 2020 Summary Tables](#)

⁹ [2020 SHLAA Update Table A: Development in Development Areas \(DAs\)](#)

¹⁰ [2020 SHLAA Update Table B: Other Identified Supply not within DAs](#)

started where a 30% discount for non-implementation has been assumed (Table C¹¹). As shown in Table C, housing delivery from the small identified sites has been assumed to take place over Years 1 to 4 (2021-2025), with sites already commenced divided between Years 1 and 2, and sites where development has not yet started phased across Years 1 to 4.

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 2021 identifies a total of 214 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 150 additional residential units expected to be delivered from this source (Table D¹²).
- 3.6 The council's Housing Revenue Account (HRA) Estate Regeneration Programme known 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 72 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. There are a further 389 units identified on HRA sites for delivery in Years 6-9. Subtracting the total number of units under the NHFN programme which have been completed, permitted or identified from the overall target of 500 homes illustrates that the number of units identified now exceeds the delivery target. Therefore, no additional allowance for the HRA programme has been included in the housing supply figures. As additional sites come forward, they will continue to be identified in the annual SHLAA updates. A breakdown of delivery from the NHFN programme is provided in Table E¹³.

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 F¹⁴ illustrates how the windfall allowance has been calculated for small sites. The

¹¹ [2020 SHLAA Update Table C: Small Identified Sites \(<6 units net\)](#)

¹² [2020 SHLAA Update Table D: Prior Approvals for Conversion to Residential](#)

¹³ [2020 SHLAA Update Table E: Housing Supply from Estate Regeneration Programme](#)

¹⁴ [2020 SHLAA Update Table F: Small Site Windfall Allowance](#)

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 2016-2021 there was an average annual delivery of 149 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 (62%). 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 (2023/24) 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 Years 3 and 4 will include a mix of both existing small site permissions (not yet started) and windfall sites not yet identified. From Year 5 (2025/26) onwards, an annual small site windfall allowance of 149 units per year has been included in the housing supply figures.

4. Housing Trajectory

- 4.1 Chart A¹⁵ 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 2036.

5. Five Year Housing Land Supply 2021-2026

- 5.1 The 2021 SHLAA Update has been used to update the five-year housing land supply position. In previous updates to the SHLAA the calculation of five-year housing supply was based on the Phased Requirement Method which is set out in the City Plan Part One Housing Implementation Strategy¹⁶. This approach was endorsed by the City Plan Part One examination inspector when finding the Plan sound in February 2016¹⁷.
- 5.2 However, on 24 March 2021 the City Plan Part One reached five years since adoption. National planning policy states that where strategic policies are more than five years old, local housing need calculated using the Government's standard method should be used in place of the local plan housing requirement¹⁸. In addition, following an amendment to the standard method set out in national planning practice guidance,

¹⁵ [2020 SHLAA Update Chart A: Housing Trajectory](#)

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

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

¹⁸ [Paragraph 74, National Planning Policy Framework, MHCLG \(July 2021\)](#)

from 16 June 2021 onwards Brighton & Hove is required to apply an additional 35% uplift as one of the top 20 cities in the urban centres list¹⁹.

- 5.3 The local housing need requirement using the standard method for the 2021 SHLAA Update, therefore, takes into account both the local housing need figure of 1,712 homes per year until 16 June 2021 and the figure of 2,311 homes per year, reflecting the 35% uplift, for the remainder of the five-year period.
- 5.4 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. Where there has been significant under delivery of housing over the previous three years, as indicated by a Housing Delivery Test figure under 85% when measured against the housing requirement, a 20% buffer should be included. Details of how the Housing Delivery Test is calculated are set out in the Government's Housing Delivery Test Measurement Rulebook²⁰.
- 5.5 The Housing Delivery Test figure for the period 2018-2021 was published by the Government in January 2022 and gives a housing delivery figure of 136% against the City Plan housing requirement over that period²¹. Since average completions over this period exceeded 85% of the City Plan minimum target a 5% buffer has been applied to the five-year housing land supply.
- 5.6 The current five-year housing land supply position is summarised in Table G. In accordance with national policy this has been calculated based on the housing need figure using the Government's standard method. This method, including a 5% buffer produces a five-year housing requirement of 12,002 residential units over the period 2021-2026. As a result the adjusted housing requirement is now 2,400 residential units per year which is substantially higher than the annualised requirement set out in City Plan Part One and also much higher than the annualised requirement set out in previous SHLAA Updates.
- 5.7 The 2021 SHLAA Update shows a potential housing supply of 5,087 residential units over the period 2021-2026. 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.
- 5.8 As illustrated in Table G, comparison of the projected five-year housing supply (5,087 units) with the five-year housing requirement (12,400 units) indicates an overall five-year housing shortfall of 6,915 residential units (equivalent to 2.1 years housing supply).
- 5.9 Although the City Plan housing requirement has been superseded it is still useful to compare with the five-year supply of deliverable sites in order to measure the performance of the Plan. Table H illustrates the five-year housing supply against the City Plan Requirement using the Phased Requirement Method. The requirement, as set out in the City Plan Part One Housing Implementation Strategy, has been adjusted

¹⁹ [Planning Policy Guidance: Housing and economic needs assessment, MHCLG \(December 2020\)](#)

²⁰ [MHCLG Housing Delivery Test Measurement Rulebook \(July 2018\)](#)

²¹ [Housing Delivery Test: 2021 measurement, DLUHC \(January 2022\)](#)

to include the shortfall in housing delivery over the period 2014-2021 (1,445 units) and a 5% buffer, resulting in a City Plan requirement of 5,787 residential units over the period 2021-2026. As a result the adjusted City Plan housing requirement has increased to 1,157 residential units per year; substantially higher than the annualised requirement set out in City Plan Part One.

- 5.10 Comparing the projected five-year housing supply (5,087 units) against the phased City Plan requirement (5,787 units) (Table H) indicates a shortfall of 699 residential units over the five-year period against the City Plan.

Five Year Housing Supply Requirement

Table G: Five Year Housing Supply Requirement: Standard Method including 5% Buffer

	Residential units
Requirement 2021/22 (1 April to 15 June) 1,712 dpa	356
Requirement 2021/22 (16 June to 31 March) 2,311 dpa	1,830
Requirement 2022/23 to 2025/26 2,311 dpa	9,244
Sub-Total	11,430
5% Buffer	572
Five Year Requirement 2021-2026	12,002
Annualised Requirement	2,400

Deliverable Housing Supply 2021-26	
-supply identified in 2021 SHLAA	4,770
-other windfall sources	317
Total Supply	5,087

Surplus/Shortfall against Requirement	-6,915
Years Supply	2.1

Table H: Five Year Housing Supply against City Plan Requirement: Phased Requirement Method including 5% Buffer

	Residential units
Requirement 2020-2026 = (CPP1 Annex 3 HIS Trajectory <small>Error! Bookmark not defined.</small>)	3,992
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
Adjust for Non-Delivery 2020/21	377
Sub-Total	5,511
5% Buffer	276
Five Year City Plan Requirement 2021-2026	5,787
Annualised City Plan Requirement	1,157

Deliverable Housing Supply 2020-2025	5,087
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Surplus/Shortfall against City Plan Requirement	-699
Years Supply against City Plan Requirement	4.4

6. 2021 SHLAA Update Data Tables

6.1 Housing Supply Summary Tables

	Completions	1 - 5 Year Supply					6- 9 Year Supply	Total Supply to 2030	10 Year Supply	11- 15 Year Supply	Post 2036	Total Supply
		2010-2021	2021/22	2022/23	2023/24	2024/25			2025/26	2026-2030		
1 Identified Supply in Development Areas (6 + units)												
DA1 Central Seafront	0	0	0	0	0	0	0	0	0	0	0	0
DA2 Brighton Marina & Black Rock	195	0	0	0	0	0	1,401	1,596	100	500	0	2,196
DA3 Lewes Road	173	80	292	76	0	200	10	831	0	8	39	878
DA4 Brighton Station / London Road	413	17	104	178	68	229	367	1,376	9	0	0	1,385
DA5 Eastern Road / Edward Street	167	93	75	0	0	0	145	480	0	56	80	616
DA6 Hove Station	89	0	200	490	238	0	67	1,084	0	24	42	1,150
DA7 Toads Hole Valley	0	0	0	0	0	100	400	500	110	270	0	880
DA8 Shoreham Harbour	29	0	0	104	0	0	240	373	6	0	0	379
Total Supply in Development Areas	1,066	190	671	848	306	529	2,630	6,240	225	858	161	7,484
		2,544										

Source: Table A

	Completions	1 - 5 Year Supply					6- 9 Year Supply	Total Supply to 2030	10 Year Supply	11- 15 Year Supply	Post 2036	Total Supply
		2010-2021	2021/22	2022/23	2023/24	2024/25			2025/26	2026-2030		
2 Other Identified Supply not in DA's (6 + units)												
O/S Allocations with PP	9	0	0	0	0	0	49	58	0	0	0	58
O/S Allocations without PP	0	0	0	0	0	0	619	619	0	0	0	619
Completed and O/S Planning Consents 6+	2,183	267	656	300	319	77	32	3,834	0	0	0	3,834
Other Identified Sites without PP	0	0	0	23	14	0	683	720	93	588	222	1,623
Total Supply Other Identified Sites	2,192	267	656	323	333	77	1,383	5,231	93	588	222	6,134
		1,656										

Source: Table B

	Completions	1 - 5 Year Supply					6- 9 Year Supply	Total Supply to 2030	10 Year Supply	11- 15 Year Supply	Post 2036	Total Supply
		2010-2021	2021/22	2022/23	2023/24	2024/25			2025/26	2026-2030		
3 Small Site Identified Supply (<6 units)												
	1,612	149	141	93	37	0	0	2,032	0	0	0	2,032
		420										

Source: Table C

6.1 Housing Supply Summary Tables (continued)

	Completions	1 - 5 Year Supply					6 - 9 Year Supply	Total Supply to 2030	10 Year Supply	11 - 15 Year Supply	Post 2036	Total Supply
Other Sources of Housing Supply	2010-2021	2021-2026					2026-2030		2030/31	2031-2036		
Prior Approvals for conversion to residential (>6 units)	0	150					0	150	0	0	0	150
HRA Estates Regen (not identified in Tables A & B)	0	0					0	0	0	0	0	0

Source: Tables D and E

	Completions	1 - 5 Year Supply					6 - 9 Year Supply	Total Supply to 2030	10 Year Supply	11 - 15 Year Supply	Post 2036	Total Supply
Total Identified Supply (A + B + C+ D + E)	2010-2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026-2030		2030/31	2031-2036		
		4,870	636	1,498	1,294	706	636	4,013	13,653	318	1,446	383
		4,770										

	Completions	1 - 5 Year Supply					6 - 9 Year Supply	Total Supply to 2030	10 Year Supply	11 - 15 Year Supply	Post 2036	Total Supply
Small Unidentified Site Allowance (<6 units)	2010-2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026-2030		2030/31	2031-2036		
			0	0	56	112	149	596	913	149	745	0
		317										

Source: Table F

	Completions	1 - 5 Year Supply					6 - 9 Year Supply	Total Supply to 2030	10 Year Supply	11 - 15 Year Supply	Post 2036	Total Supply Identified
Total Supply (Table 5 + Table 6)	2010-2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026-2030		2030/31	2031-2036		
		4,870	636	1,498	1,350	818	785	4,609	14,566	467	2,191	383
		5,087										

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 2036	Total Supply 2010 - 2030	Planning Status	
				2010-2021	2021/2 2	2022/2 3	2023/2 4	2024/2 5	2025/2 6	2026-2030	2030/31	2031 - 2036				
		DA1 Brighton Centre and Churchill Square		0	0	0	0	0	0	0	0	0	0	0		
			Total	0	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	0	661	0	0	0	856	Commenced. Phase 1 complete
1	Y		Gas Works Site, Boundary Road, Brighton	0	0	0	0	0	0	0	340	0	0	0	340	Strategic Allocation no planning app
3	Y		Land at Brighton Marina (Inner Harbour)	0	0	0	0	0	0	0	400	100	500	0	400	Strategic Allocation no planning app
			Total	195	0	0	0	0	0	0	1,401	100	500	0	1,596	
12	N	DA3 Lewes Road	Former Esso Garage Hollingdean Road	24	0	0	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	0	0	39	Completed
673	N		18 Wellington Road Brighton	12	0	0	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	0	0	6	Completed
945	N		(RSL site) Ainsworth House Wellington Road Brighton	17	0	0	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	0	0	7	Completed
1019	N		Former Connaught House Site Melbourne Street	6	0	0	0	0	0	0	0	0	0	0	6	Completed
14	Y		Preston Barracks Lewes Road	0	80	283	0	0	0	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	0	0	9	Completed
6010	N		46 Freehold Terrace Brighton (HRA)	23	0	0	0	0	0	0	0	0	0	0	23	Completed
6161			187 Lewes Road	0	0	9	0	0	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	0	0	30	Completed
892	Y		EM1 Melbourne Street/Enterprise Point	0	0	0	46	0	0	0	0	0	0	0	46	Strategic Allocation - No Planning App
8	N		8 Park Crescent Place Brighton	0	0	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/Newport Street)	0	0	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	0	0	8	0	0	No Planning App
6082	N	Rodhus Studios 16-30 Hollingdean Road	0	0	0	0	0	0	0	0	0	0	15	0	No Planning App	
6106	N	Eastergate Road Garage Site (HRA)	0	0	0	30	0	0	0	0	0	0	0	30	Not Started	
6217	N	Moulsecoomb Hub	0	0	0	0	0	0	200	0	0	0	0	200	No planning app	
6142	N	60-62 & 65 Gladstone Place Brighton	0	0	0	0	0	0	0	10	0	0	0	10	No Planning App	
			Total	173	80	292	76	0	200	10	0	8	39	831		
867	Y	DA4 London Road Area	157-159 Preston Road (Former Norwich Union) (EM2)	31	0	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	0	0	9	Completed
24	N		Open Market, Marshall's Row, London Road	87	0	0	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	0	0	147	Completed
918	N		37/38 Providence Place, Brighton	6	0	0	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	0	0	9	Completed
6112	N		Shipping containers (part of richardson's scrap yard) 10 New England Road Brighton	36	0	0	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	0	0	63	Completed
6087	N		25-28 Elder Place	0	7	0	0	0	0	0	0	0	0	0	7	Commenced
869	Y		87 Preston Road (EM2)	25	0	0	0	0	0	0	0	0	0	0	25	Completed
899	Y		Longley Industrial Estate New England Street	0	0	104	105	0	0	0	0	0	0	0	209	Strategic Allocation - Commenced
860	Y		Anston House, Preston Road (EM2)	0	0	0	0	0	0	229	0	0	0	0	229	Strategic Allocation - Commenced
6141	N		Former Housing Office (George Cooper House) 21-22 Oxford Street Brighton	0	10	0	0	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	0	45	0	0	0	45	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 2036	Total Supply 2010 - 2030	Planning Status
				2010-2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026-2030	2030/31	2031 - 2036			
132	Y	DA4 London Road Area	north of Theobald House Blackman Street/Cheapside Whitecross Street Brighton	0	0	0	0	0	0	32	0	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	0	85	Strategic Allocation - No Planning App
865	Y		149-151 Preston Road (Thales) (EM2)	0	0	0	0	0	0	15	0	0	0	15	Strategic Allocation - No Planning App
866	Y		(Natwest) 153 Preston Road (EM2)	0	0	0	0	0	0	40	0	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	0	30	Strategic Allocation - No Planning App
894	Y		Richardson's scrap yard and Brewer's Paint (Albany House)	0	0	0	0	0	0	20	0	0	0	20	Strategic Allocation - No Planning App
677	N		City College, Pelham Street	0	0	0	67	68	0	0	0	0	0	135	Commenced
6143	N		Combined Engineering depot, New England Road	0	0	0	0	0	0	100	0	0	0	100	No Planning App
6214	N		Poundstretcher, 46-47 London Road, Brighton	0	0	0	6	0	0	0	0	0	0	6	Not Started
6155	N		45-47 Cheapside	0	0	0	0	0	0	0	9	0	0	0	No Planning App
Total				413	17	104	178	68	229	367	9	0	0	1,376	
6016	N	DA5 Eastern Road / Edward Street	Stag Inn 33 Upper Bedford Street Brighton	9	0	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	0	9	Completed
6085	N		31-32 High Street Brighton	7	0	0	0	0	0	0	0	0	0	7	Completed
30	Y		Circus Street (EM9)	142	0	0	0	0	0	0	0	0	0	142	Strategic Allocation - Completed
32	Y		Edward St (Amex House)	0	93	75	0	0	0	0	0	0	0	168	Strategic Allocation - Commenced
29881	Y		EM1 Freshfield Road Business Park/Gala Bingo Car Park, Freshfield Way	0	0	0	0	0	0	110	0	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	0	35	No Planning App
27	N		BT Site bottom side Freshfield Road	0	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	0	11	0	0	No Planning App
1030	N		Police Station, John Street, Brighton	0	0	0	0	0	0	0	0	0	80	0	No Planning App
Total				167	93	75	0	0	0	145	0	56	80	480	
891	N	DA6 Hove Station	70 and site of Chrome Productions Limited, Goldstone Lane Hove	65	0	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	0	24	Completed
862	Y		Conway Street (EM1)	0	0	0	216	0	0	0	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	0	67	No Planning App
758	N		Decon Laboratories, Conway Street	0	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	0	24	0	0	No Planning App
5005	N		ESSO Fuel Garage Hove Station Station Approach	0	0	0	0	0	0	0	0	0	14	0	No Planning App
6200	N		KAP Ltd, Newtown Road, Hove	0	0	0	74	74	0	0	0	0	0	148	Approved Application - Not Started
180	N	Sackville Trading Estate / Coal Yard, Sackville Road	0	0	200	200	164	0	0	0	0	0	564	Approved Application - Commenced	
Total				89	0	200	490	238	0	67	0	24	42	1,084	
732	Y	DA7 Toad's Hole Valley	Toads' Hole Valley King George VI Avenue Hove	0	0	0	0	0	100	400	110	270	0	500	App Under Consideration
Total				0	0	0	0	0	100	400	110	270	0	500	
6086	N	DA8 Shoreham Harbour	1 Wellington Road, Portslade	8	0	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	0	6	Completed
6125	Y		Britannia House 336 Kingsway Hove	6	0	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	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	0	52	Strategic Allocation - Commenced
6180	Y		364-368 Kingsway Hove	0	0	0	0	0	0	23	0	0	0	23	Strategic Allocation - No Planning App
6077	Y		Belgrave Centre	0	0	0	104	0	0	0	0	0	0	104	Strategic Allocation - Commenced
6114	Y		Flexer Sacks, Wellington Road, Portslade	0	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	0	20	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 2036	Total Supply 2010 - 2030	Planning Status
				2010-2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026-2030	2030/31	2031 - 2036			
6163	Y	DA8 Shoreham Harbour	Prestwich House Portslade	0	0	0	0	0	0	15	0	0	0	15	Strategic Allocation - No Planning App
6164	Y		Regency House Portslade	0	0	0	0	0	0	45	0	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	0	25	Strategic Allocation - No Planning App
6166	Y		62-66 Station Road Portslade	0	0	0	0	0	0	15	0	0	0	15	Strategic Allocation - No Planning App
6095	N		79 North Street Portslade	0	0	0	0	0	0	0	6	0	0	0	No Planning App
			Total	29	0	0	104	0	0	240	6	0	0	373	
			All DAs Total	1,066	190	671	848	306	529	2,630	225	858	161	6,240	

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 2036	Total Supply 2010- 2030	Planning Status
			2010-2021	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026-2030	2030/31	2031 - 2036			
Outstanding Allocations with PP	50	The Post Office 51 Ship Street, Brighton	9	0	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	0	49	No planning app
	Total		9	0	0	0	0	0	49	0	0	0	58	
Outstanding Allocations without PP	45	King Alfred, Kingsway, Hove	0	0	0	0	0	0	400	0	0	0	400	No planning app
	46	12 Richmond Parade, Brighton	0	0	0	0	0	0	7	0	0	0	7	No planning app
	47	Brighton General Hospital, Elm Grove, Brighton	0	0	0	0	0	0	200	0	0	0	200	No planning app
	49	Manchester Street/Charles Street, Brighton	0	0	0	0	0	0	12	0	0	0	12	No planning app
	Total		0	0	0	0	0	0	619	0	0	0	619	
Outstanding Planning Consents >6 units	87	Builder Centre, Bristol Gardens and rear of Prince	9	0	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	0	8	Completed
	135	31-33 Bath Street Brighton	7	0	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	0	119	Completed
	187	Former Bellerby's College, Park House Old Shoreham	71	0	0	0	0	0	0	0	0	0	71	Completed
	207	3 The Ridgway Brighton	7	0	0	0	0	0	0	0	0	0	7	Completed
	219	58 Palmeira Avenue Hove	7	0	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	0	33	Completed
	414	Eastwoods Garden Centre 251-253 Ditchling Road	9	0	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	0	6	Completed
	517	Ocean Hotel, Longridge Drive	48	0	0	0	0	0	0	0	0	0	48	Completed
	659	105 Marine Drive Brighton	8	0	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	0	8	Completed
	668	196 Dyke Road Brighton	7	0	0	0	0	0	0	0	0	0	7	Completed
	671	331 Kingsway Hove	40	0	0	0	0	0	0	0	0	0	40	Completed
	671	Rear 331 Kingsway Hove	8	0	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	0	35	Completed
	738	Land to rear of 67-81 Princes Road Brighton	6	0	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	0	9	Completed
	855	Land at Redhill Close, Westdene	31	0	0	0	0	0	0	0	0	0	31	Completed
	863	EM1 Franklin Road Former Infinity Foods Site 45 Franklin Road & 67 67a & 67b Norway Street Portslade	31	0	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	0	42	Completed
	908	20-36 Baden Road Brighton	9	0	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	0	33	Completed
	921	23A & 23E Coleridge Street Hove	6	0	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	0	6	Completed
	940	39 Salisbury Road Hove	9	0	0	0	0	0	0	0	0	0	9	Completed
	941	Former Nurses Accommodation Brighton General Hospital Pankhurst Avenue	95	0	0	0	0	0	0	0	0	0	95	Completed
	942	(RSL site) St Benedicts Convent 1 Manor Road Brighton	46	0	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	0	24	Completed
	944	(RSL site) 26-28 Brading Road Brighton	12	0	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	0	9	Completed
	954	24 Castle Street, Brighton	7	0	0	0	0	0	0	0	0	0	7	Completed
958	19 Brunswick Place Hove	6	0	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 2036	Total Supply 2010-2030	Planning Status
			2010-2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026-2030	2030/31	2031 - 2036			
	959	63 Holland Road Hove	7	0	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	0	6	Completed
	961	Rear of 20-32 Baden Road Brighton	7	0	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	0	9	Completed
	963	28-29 Western Road Hove	9	0	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	0	9	Completed
	967	Stanmer House Stanmer Brighton	15	0	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	0	6	Completed
	971	24 St James's Street Brighton	6	0	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	0	10	Completed
	974	22 Sussex Square Brighton	6	0	0	0	0	0	0	0	0	0	6	Completed
	981	70-73 Western Road	6	0	0	0	0	0	0	0	0	0	6	Completed
	6011	St Augustine's Church, Stanford Avenue	9	0	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	0	36	Completed
	6015	Halstead Scaffolding Ltd 18 24 28 & 30 Kingsthorpe Road Hove	9	0	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	0	10	Completed
	6026	St Andrews Day and Resource Centre St Andrews Road Brighton	7	0	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	0	10	Completed
	6053	Findon Road, former Whitehawk Library site, Brighton (HRA site)	57	0	0	0	0	0	0	0	0	0	57	Completed
	6054	HRA Wellsbourne site, Whitehawk Road, Brighton	29	0	0	0	0	0	0	0	0	0	29	Completed
	6059	7 Symbister Road	9	0	0	0	0	0	0	0	0	0	9	Completed
	6092	HRA Robert Lodge Manor Place Northern Block	6	0	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	0	6	Completed
	6103	379 & Land Rear 377 Kingsway, Hove	8	0	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	0	47	Completed
	6105	Mill House Pub, 131 Mill Lane, Portslade	8	0	0	0	0	0	0	0	0	0	8	Completed
	6129	Stretton Hall (Part of EDF Portland Road Business Park (EM1))	9	0	0	0	0	0	0	0	0	0	9	Completed
	6130	173 Church Road Hove	6	0	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	0	53	Completed
	6132	201 Dyke Road Hove	8	0	0	0	0	0	0	0	0	0	8	Completed
	6133	60 Wilbury Road Hove	11	0	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	0	9	Completed
	6146	Land Adjacent To Cedar Centre Lynchet Close	8	0	0	0	0	0	0	0	0	0	8	Completed
	6154	1 Nizells Avenue, Hove	8	0	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	0	9	Completed
	6168	Goldstone Business Centre 2 Goldstone Street Hove	9	0	0	0	0	0	0	0	0	0	9	Completed
	925	HRA Kensington Street car parking sites	12	0	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	0	9	Completed
	6151	67 Falmer Road, Rottingdean	8	0	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	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 2036	Total Supply 2010- 2030	Planning Status
			2010-2021	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026-2030	2030/31	2031 - 2036			
	6173	123-129 Portland Road	12	4	0	0	0	0	0	0	0	0	16	Completed
	6192	39 Old Shoreham Road Brighton	6	0	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	0	7	Completed
	6174	Freshfield Inn 230 Freshfield Road, Brighton	6	0	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	0	58	Completed
	6017	Lansdowne Place Hotel, Lansdowne Place, Hove	45	0	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	0	11	Completed
	6118	Montpelier Baptist Church (Baptist Tabernacle), Montpelier Place Brighton	24	0	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	0	9	Completed
	6176	17 Bampfield Street, Portslade	6	0	0	0	0	0	0	0	0	0	6	Completed
	6178	The Downsman 189 Hangleton Way and Land east & north Hove	33	0	0	0	0	0	0	0	0	0	33	Completed
	6183	51-53 Church Road	10	0	0	0	0	0	0	0	0	0	10	Completed
	6057	HRA Buckley Close garage site, Hangleton	12	0	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	0	6	Completed
	978	22 Burlington Street, Brighton	7	0	0	0	0	0	0	0	0	0	7	Completed
	979	49 Brunswick Road, Hove	7	0	0	0	0	0	0	0	0	0	7	Completed
	980	21 Burlington Street, Brighton	6	0	0	0	0	0	0	0	0	0	6	Completed
	1012	28 Marine Drive	9	0	0	0	0	0	0	0	0	0	9	Completed
	1013	145 Vale Avenue	9	0	0	0	0	0	0	0	0	0	9	Completed
	1014	19 The Upper Drive	8	0	0	0	0	0	0	0	0	0	8	Completed
	1015	8 Pavilion Parade	7	0	0	0	0	0	0	0	0	0	7	Completed
	1016	80 Stoneham Road	7	0	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	0	6	Completed
	1021	3 to 5 Vernon Gardens Denmark Terrace	10	0	0	0	0	0	0	0	0	0	10	Completed
	1022	20 Old Steine Brighton	7	0	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	0	6	Completed
	4006	13-15 Old Steine Brighton	7	0	0	0	0	0	0	0	0	0	7	Completed
	6007	30-31 Devonshire Place, Brighton	6	0	0	0	0	0	0	0	0	0	6	Completed
	6008	160 Dyke Road	6	0	0	0	0	0	0	0	0	0	6	Completed
	6021	17 Goldstone Crescent Hove	6	0	0	0	0	0	0	0	0	0	6	Completed
	6023	Port Hall Mews Brighton	6	0	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	0	6	Completed
	6028	43 Palmeira Avenue	8	0	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	0	6	Completed
	6044	Mitre House 149 Western Road	12	0	0	0	0	0	0	0	0	0	12	Completed
	6045	2 Osmond Road	13	0	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	0	40	Completed
	6048	243 Preston Road	7	0	0	0	0	0	0	0	0	0	7	Completed
	6049	245 Preston Road	7	0	0	0	0	0	0	0	0	0	7	Completed
	6088	25 Arthur Street Hove	6	0	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	0	8	Completed
	6090	2 Dudley Road, Brighton	7	0	0	0	0	0	0	0	0	0	7	Completed

Outstanding Planning
Consents >6 units
(Continued)

1.

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 2036	Total Supply 2010-2030	Planning Status
			2010-2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026-2030	2030/31	2031 - 2036			
Outstanding Planning Consents >6 units (Continued)	6093	11-12 Marlborough Place Brighton	17	0	0	0	0	0	0	0	0	0	17	Completed
	6094	Martello House 315 Portland Road Hove (Part of EM1 site)	28	0	0	0	0	0	0	0	0	0	28	Completed
	6126	HRA Robert Lodge Manor Place Southern Block	9	0	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	0	6	Completed
	6128	Units 1, 2, 4, 5, 6, 7, 8, 10 and 11 Bush Mews 5 Arundel Road Brighton	9	0	0	0	0	0	0	0	0	0	9	Completed
	105	Former Brewery site, South Street Portslade (Mersen)	48	0	0	0	0	0	0	0	0	0	48	Completed
	1001	UF Site 50 Land West of Falmer Avenue	31	0	0	0	0	0	0	0	0	0	31	Completed
	6051	Astoria 10-14 Gloucester Place Brighton	70	0	0	0	0	0	0	0	0	0	70	Completed
	6122	251-253 Preston Road, Brighton	28	0	0	0	0	0	0	0	0	0	28	Completed
	6136	27 Palmeira Avenue Hove	6	0	0	0	0	0	0	0	0	0	6	Completed
	6147	The Coach House, 1-6 Lions Gardens, Withdean Avenue	19	0	0	0	0	0	0	0	0	0	19	Completed
	6158	Whitehawk Clinic Whitehawk Road Brighton	38	0	0	0	0	0	0	0	0	0	38	Completed
	6195	St Georges House 34-36 St Georges Road	6	0	0	0	0	0	0	0	0	0	6	Completed
	6198	108 North Street Portslade	6	0	0	0	0	0	0	0	0	0	6	Completed
	168	UF Sites 4b, 5, 5a Land Off Overdown Rise And Mile Oak Road Portslade UF Site (Sites 4b, 5,5a)	39	40	46	0	0	0	0	0	0	0	125	Commenced
	858	27-31 Church Street Brighton	0	0	0	0	0	0	10	0	0	0	10	Commenced
	878	(EM1) School Road Industrial Area School Road Hove (Westerman Complex)	0	41	63	0	0	0	0	0	0	0	104	Commenced
	932	Land at 189 Kingsway Hove (Sackville Hotel)	0	52	0	0	0	0	0	0	0	0	52	Commenced
	6075	Kings House, Grand Avenue, Hove	0	69	100	0	0	0	0	0	0	0	169	Commenced
	6101	Blocks A, B, & C Belvedere, 152-158 Dyke Road	2	0	0	0	4	0	0	0	0	0	6	Commenced
	6113	St Aubyns School 76 High Street Rottingdean	0	45	45	0	0	0	0	0	0	0	90	Commenced
	6124	76-79 & 80 Buckingham Road Brighton	12	0	20	0	0	0	0	0	0	0	32	Commenced
	6137	(EM1) School Road Industrial Area School Road Hove (Rayford House)	0	0	9	0	0	0	0	0	0	0	9	Commenced
	6148	29 - 31 New Church Road Hove	0	0	45	0	0	0	0	0	0	0	45	Commenced
	6150	204 Old Shoreham Road Portslade	0	0	8	0	0	0	0	0	0	0	8	Commenced
	6202	34 Preston Park Avenue, Brighton	0	6	0	0	0	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	0	242	UF Site Commenced
	139	35-39 The Droveaway Hove (Dairycrest)	0	0	0	19	0	0	0	0	0	0	19	Not Started
	871	Peacock Industrial Estate Lyon Close Hove	0	0	0	0	77	77	0	0	0	0	154	Commenced
	3789	113-119 Davigdor Road, Hove	0	0	0	52	0	0	0	0	0	0	52	Commenced
	6117	Preston Park Hotel, 216 Preston Road, Brighton	0	0	0	0	0	0	22	0	0	0	22	Not Started
	6191	10 Shirley Drive Hove	0	0	9	0	0	0	0	0	0	0	9	Commenced
	6196	25 Preston Park Avenue	0	0	0	7	0	0	0	0	0	0	7	Not Started
6203	Ditchling Court, 136 Ditchling Road	0	0	7	0	0	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	0	45	UF Site- Not Started	
728	UF Site 48-48a Cluster sites Saltdean (Land at Coombe Farm, Westfield Avenue North, Land north of Westfield Rise)	0	0	0	36	36	0	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 2036	Total Supply 2010-2030	Planning Status
			2010-2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026-2030	2030/31	2031 - 2036			
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	0	6	UF Site- Not Started
	163	Studor House, 13 Sheridan Terrace Hove	0	0	9	0	0	0	0	0	0	0	9	Commenced
	6006	Housing Office Victoria Road Portslade (adj Portslade To	0	0	42	0	0	0	0	0	0	0	42	Commenced
	6184	25 York Villas	0	0	0	7	0	0	0	0	0	0	7	Not Started
	6204	Sussex County Cricket Ground, Eaton Road, Hove	0	0	0	36	0	0	0	0	0	0	36	Commenced
	6205	Hill House, 53 Western Road, Hove	0	0	8	0	0	0	0	0	0	0	8	Not Started
	6206	55 Goldstone Crescent, Hove	0	0	6	0	0	0	0	0	0	0	6	Not Started
	6159	239 - 243 Kingsway Hove	0	0	0	0	37	0	0	0	0	0	37	Not Started
	101	1 Shelldale Road Portslade	0	0	0	6	0	0	0	0	0	0	6	Planning Permission
	6211	77 Holland Road, Hove	0	0	0	9	0	0	0	0	0	0	9	Not Started
	6216	Hotel Seafield, 23 Seafield Road, Hove	0	0	0	6	0	0	0	0	0	0	6	Not Started
	6167	Crown House 21 Upper North Street Brighton	0	0	183	0	0	0	0	0	0	0	183	Prior Approval - Commenced
	6137	Rayford house, School Road, Hove	0	0	44	0	0	0	0	0	0	0	44	Prior Approval - Commenced
	6197	Shermond House 58 - 59 Boundary Road Hove	0	10	0	0	0	0	0	0	0	0	10	Prior Approval - Commenced
6207	57 Goldstone Crescent, Hove	0	0	6	0	0	0	0	0	0	0	6	Not Started	
		Total	2,183	267	656	300	319	77	32	0	0	0	3,834	
Identified Supply without PP	6186	Former Hollingbury Library, Carden Hill, Brighton	0	0	0	0	0	0	10	0	0	0	10	No planning app
	6171	21a-21b Bedford Place, Brighton	0	0	0	0	0	0	7	0	0	0	7	No planning app
	6172	Clermont Church, Clermont Terrace	0	0	0	0	0	0	6	0	0	0	6	No planning app
	6145	65 Orchard Gardens Hove	0	0	0	23	0	0	0	0	0	0	23	No planning app
	41	(Smokey Estate) Corner of Church Road, Lincoln Road & Gladstone Road Portslade	0	0	0	0	0	0	32	0	0	0	32	No planning app
	52	Lansdowne Mews Farm Road Hove	0	0	0	0	0	0	0	0	6	0	0	No planning app
	55	Victoria Grove Second Avenue Hove	0	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	0	17	0	0	No planning app
	57	44 - 50 Brunswick Street West Hove	0	0	0	0	0	0	0	6	0	0	0	No planning app
	71	Zylo Works, Sussex Street, Brighton	0	0	0	0	0	0	0	0	0	32	0	No planning app
	75	Land south of Lincoln Cottages (Lincoln Cottage Works) 15-26 Lincoln Street Brighton	0	0	0	0	0	0	18	0	0	0	18	No planning app
	84	25 Montague Place Brighton	0	0	0	0	0	0	0	0	0	6	0	No planning app
	85	55 (adj 31Walpole Road) Canning Street Brighton	0	0	0	0	0	0	0	0	6	0	0	No planning app
	86	Land and garages at rear of 1-3 Queensway Southwater Close Brighton	0	0	0	0	0	0	9	0	0	0	9	No planning app
	95	Land west of Homeleigh London Road Brighton	0	0	0	0	0	0	0	0	23	0	0	No planning app
	103	117 Victoria Road Portslade	0	0	0	0	0	0	0	0	0	6	0	No planning app
	111	Surrenden Lodge Surrenden Road Brighton	0	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	0	8	0	0	No planning app
	137	Corner of Spring Gardens Church Street Brighton (UK	0	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	0	15	No planning app
	144	Rear of Ditchling Rise, 54- 60 Beaconsfield Road	0	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	0	26	0	0	No planning app
	164	Area to rear of Bluebird Court,12-14 Hove Street Hove	0	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	0	29	0	No planning app	
264	138 Dyke Road 35a Chatsworth Road Brighton	0	0	0	0	0	0	0	0	20	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 2036	Total Supply 2010-2030	Planning Status	
			2010-2021	2021/22	2022/23	2023/24	2024/25	2025/26	2026-2030	2030/31	2031 - 2036				
	670	Patcham Garage, 41 Old London Road, Patcham	0	0	0	0	0	0	0	0	0	6	0	No planning app	
	676	Cadogan Court 134a Dyke Road Brighton	0	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	0	18	0	No planning app	
	853	Brighton And Hove (Corals) Stadium Nevill Road Hove	0	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	0	113	0	0	No planning app	
	931	Langfords Hotel 8-16 Third Avenue Hove	0	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	0	23	0	0	No planning app	
	934	St Catherines Lodge Hotel Kingsway Hove	0	0	0	0	0	0	0	45	0	0	0	No planning app	
	935	Prince's Marine Hotel 153 Kingsway Hove	0	0	0	0	0	0	0	21	0	0	0	No planning app	
	950	North Star Car Showroom, 20 Carlton Terrace Station Road Portslade	0	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	0	0	7	0	0	No planning app	
	964	Land to Rear of 62-68 Beaconsfield Road Brighton	0	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	0	0	0	9	0	No planning app	
	969	Tudor Grange 13 The Upper Drive Hove	0	0	0	0	0	0	0	0	6	0	0	No planning app	
	2001	Vye's, 19-27 Carlton Terrace Portslade	0	0	0	0	0	0	0	0	6	0	0	No planning app	
	2005	St David's Hall, Whitehawk Road Whitehawk Way	0	0	0	0	0	0	0	0	0	9	0	No planning app	
	2009	PO Delivery Office 62 North Road Brighton	0	0	0	0	0	0	110	0	0	0	110	No planning app	
	4032	Tower Point 44 North Road Brighton	0	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	0	8	0	No Planning app	
	5001	193 Preston Road (Shell)	0	0	0	0	0	0	0	0	12	0	0	No planning app	
Identified Supply without PP (continued)	5002	BP Petrol Station 373 Kingsway Hove (St Leonards Filling Station)	0	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	0	17	0	0	No planning app	
	6003	57 Station Road Portslade	0	0	0	0	0	0	0	0	0	6	0	No planning app	
	6020	Park Manor, London Road, Brighton	0	0	0	0	0	0	0	0	6	0	0	No planning app	
	6052	Land at corner of Fox Way and Foredown Road Portslade	0	0	0	0	14	0	0	0	0	0	14	No planning app	
	6078	Kings School Site, High Street, Portslade	0	0	0	0	0	0	0	0	20	0	0	No planning app	
	6107	Bus Garage corner of Whitehawk Road and Henley Road Brighton	0	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	0	6	0	0	No planning app
	6109	76 Church Street, Brighton (Patrick Moorhead Antiques/warehousing) (Old PO Sorting Office)	0	0	0	0	0	0	10	0	0	0	10	No planning app	
	6115	Land rear 8 Inwood Crescent, Brighton	0	0	0	0	0	0	0	0	6	0	0	0	No planning app
	6116	St Joseph's Rest Home 3-7 Bristol Road Brighton	0	0	0	0	0	0	0	0	10	0	0	0	No planning app
	6185	Former playground, Swanborough Drive, Whitehawk	0	0	0	0	0	0	39	0	0	0	39	No planning app	
	6091	Sussex House 130 Western Road Hove	0	0	0	0	0	0	0	0	9	0	0	0	No planning app
	6100	43-45 Bonchurch Road Brighton	0	0	0	0	0	0	0	0	6	0	0	0	No planning app
	6102	Old Ship Hotel, 31-38 Kings Road, Brighton	0	0	0	0	0	0	18	0	0	0	18	No planning app	
	6208	Woodbourne Service Station	0	0	0	0	0	0	0	6	0	0	0	0	No planning app
	6149	1 - 6 Grand Parade Brighton	0	0	0	0	0	0	12	0	0	0	12	No planning app	
	6190	177 Westbourne Street, Hove	0	0	0	0	0	0	7	0	0	0	7	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 2036	Total Supply 2010- 2030	Planning Status	
			2010-2021	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026-2030	2030/31	2031 - 2036				
Identified Supply without PP (continued)	681	UF Site 1 and 2 Land West of Mile Oak Road, Portslade	0	0	0	0	0	0	30	0	0	0	30	UF Site No planning app	
	6195	UF Sites 4, 4a Cluster of sites at Mile Oak Road	0	0	0	0	0	0	70	0	0	0	70	UF Site No planning app	
	690	UF Site 11 Benfield Valley, north Hangleton Lane	0	0	0	0	0	0	60	0	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	0	40	UF Site No planning app	
	698	UF Site 17 Land at Ladies Mile, Carden Avenue	0	0	0	0	0	0	35	0	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	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	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	0	30	UF Site No planning app	
	717	UF Site 37 Roedean Miniature Golf Course	0	0	0	0	0	0	0	0	25	0	0	0	UF Site No planning app
	1000	UF Site 46a Land at Former Nursery site west of Saltdean Vale	0	0	0	0	0	0	18	0	0	0	18	UF Site No planning app	
	1004	UF Site 36 Land south of Warren Road (including mixed open spaces and Lawns Memorial Cemetery)	0	0	0	0	0	0	0	0	8	0	0	0	UF Site No planning app
	6182	UF Site 21a Land north of Varley Halls	0	0	0	0	0	0	12	0	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	0	50	UF Site No planning app	
		Total	0	0	0	23	14	0	683	93	588	222	720		
			2,192	267	656	323	333	77	1,383	93	588	222	5,231		

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

a) Small Identified Sites as at 1st April 2021

2020/21 Planning Monitoring Data	Identified Small Sites	
	Total Units	Adjusted Units*
Small Commenced (Including Prior Approval)	160	160
Small Not Started (Including Prior Approval)	371	260
Projected Delivery from Identified Small Sites		420

*Includes 30% 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
2021/22 (Year 1)	112	37	149
2022/23 (Year 2)	48	93	141
2023/24 (Year 3)		93	93
2024/25 (Year 4)		37	37
2025/26 (Year 5)			0
Total 2021-2026 (Years 1-5)	160	260	420

6.5 Table D: Prior Approvals for Conversion to Residential

a) Calculation of Supply from Prior Approvals (> 6 Units)

Prior Approvals	Net Units
Large Not Started Prior Approval	214
Total with 30% Discount*	150

* Assumes 70% implementation rate

b) Outstanding Prior Approvals (> 6 Units)

Ref	Site	Units	Planning Status
6099	Palmer & Harvey House 106-112 Davigdor Road Hove	92	Not Started 2020/21
6119	Units 11-14 Hove Business Centre, Fonthill Road, Hove	15	Not Started 2020/21
6209	Montpelier House, 99 Montpelier Road, Brighton	12	Not Started 2020/21
6009	Blocks E & F Kingsmere, London Road	18	Not Started 2020/21
6018	Blocks A & B, Kingsmere, London Road	18	Not Started 2020/21
6212	Block C, 101-120 Kingsmere Road, London Road, Brighton	9	Not Started 2020/21
6213	Block D, 81 - 100 Kingsmere, London Road, Brighton	9	Not Started 2020/21
185	Preece House 91-103 Davigdor Road Hove	35	Not Started 2020/21
6215	61 Church Road, Hove	6	Not Started 2020/21
Total		214	

6.6 Table E: Housing Supply from Estate Regeneration Programme

Existing and projected housing delivery from HRA sites

	Completions	1 - 5 Year Supply	6- 9 Year Supply	Total Supply
	2010-2021	2021-2026	2026-2030	
Delivery target	500			500
Completions	199	-	-	199
Approved planning applications	-	72	0	72
Total units delivered or identified	199	72	389	660
Unidentified delivery*	-	0	0	0

* Required number of units to meet delivery target now identified in tables A and B

6.7 Table F: Small Site Windfall Allowance

a) Net Completions on Small Sites (<6 units) 2010-2021

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
2020/21	75	31	45	76	151
Total	609	357	631	988	1,597
%	38%	22%	40%	62%	100%

Source: BHCC Residential Monitoring.

b) Average Net Completions on Small Sites

	Total completions over period	Average completions per year
2011/12- 2020/21 (10 Years)	1,449	145
2016/17 - 2020/21 (5 Years)	743	149

c) Assumed Five Year Supply from Small Windfall Sites

	Projected annual small site completions					Total 2021-2026
	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	
Small identified sites (see Table C)	149	141	93	37	0	420
Small windfall allowance	0	0	56	112	149	317
Total supply from all small sites	149	141	149	149	149	737

6.8 Chart A: Housing Trajectory

Housing Trajectory Revised Position 2021

