

2013 SHLAA Update

(Strategic Housing Land Availability Assessment)

September 2013



**Brighton & Hove
City Council**

2013 SHLAA Update – Commentary

1. Introduction

1.1 This report outlines the results of the latest (2013) annual review of the council's SHLAA (Strategic Housing Land Availability Assessment). It has been undertaken to incorporate the latest information regarding housing land supply in the city, update the housing trajectory and to inform the Public Examination of the Submission City Plan Part 1.

1.2 The primary role of the SHLAA is to identify sites with potential for housing; assess their housing potential and assess when they are likely to be developed.

1.3 Current government guidance¹ (July 2007) recognises the SHLAA is an important part of the evidence base to inform plan-making, but notes that it does not in itself determine whether a site should be allocated for housing development. Guidance is also clear that the assessment is not a one-off study and that regular reviews should be undertaken at least annually as part of the annual monitoring process to keep the assessment up to date. This is particularly important in terms of updating the housing trajectory and the five year supply of deliverable sites.

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

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

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

¹ CLG [Strategic Housing Land Availability Assessments, Practice Guidance, July 2007](#)

2. The 2013 Assessment

2.1 The 2013 SHLAA has taken account of the latest information regarding housing land supply in the city. Information includes:

a) The latest annual residential monitoring results for the year 2012/13 which records:

- i) Sites gaining planning consent for housing in the year 2012/13. This will include newly identified sites and/or other sites previously identified in the SHLAA but which did not previously have planning consent.
- ii) Updating progress on previously identified sites with an extant consent recording whether development on the site has started, is under construction or has been completed.
- iii) The type of residential development (whether new build, change of use or conversion); and
- iv) Adjusting the overall supply position where sites have been developed and completed.

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

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

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

3. Assessment of Availability and Deliverability

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

3.2 SHLAA Guidance (now updated by NPPF, para. 47) considers a site to be 'available' for development, when, on the best information available, there is confidence that there are no legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners. This means that it is controlled by a housing developer who has expressed an intention to develop, or the land owner has expressed an intention to sell. 'Deliverable' means that a site is available now and offers a suitable location for housing development now and be achievable with a realistic prospect that housing will be delivered on the site within five years and, in particular, that development of the site is viable.

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

3.4 The 2013 SHLAA Update has assessed site availability, deliverability and whether a site is developable in the following ways:

- a) **Ongoing regular liaison with developers/landowners** particularly for the larger strategic sites that have been identified in the city and/or for those sites where Registered Providers (housing associations) are involved. The council's Major Projects and Planning Projects teams maintain regular dialogue with landowners and developers with the aim of progressing development on key development sites within the city. Quarterly meetings are held with Registered Providers operating in the city and these provide development progress updates on sites where Registered Providers are bringing forward affordable housing.
- b) **Telephone surveys for other sites identified in the first five year supply.** Telephone surveys were undertaken to check site availability details and delivery timescales for all sites where no other up to date information existed.

4. 2013 SHLAA Update Results

4.1 Summary Tables A-G set out the results of the 2013 SHLAA exercise. In overall terms, the exercise identifies a citywide capacity for around 11, 500 units of housing.

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

4.2 Tables A and B indicate a total potential supply of **9,250 units on sites of 6+ units**. Of these, 5,710 are in the eight City Plan Development Areas (DA1-DA8) and 3,540 are identified across the rest of the city.

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

4.3 Table C illustrates that small site identified supply is **682 units**. 425 of these have already been completed since 2010. It is estimated that approximately 100 units will be completed on small sites over the next year 2013/14 and a further 160 units will be completed over the following 2/3 years.

c. Broad Locations (update)

4.4 Table D identifies two broad locations/sources of further housing development. These are firstly at DA8 Shoreham Harbour (400 units) and secondly through the Housing Revenue Account (HRA) Estate Regeneration Programme (440 units). In total, broad locations will account for approximately **840 units**.

4.5 A Joint Area Action Plan is currently being prepared for Shoreham Harbour that will contain detailed policies for the Shoreham Harbour area. A Consultation Draft of the JAAP will be available early next year. To inform the JAAP, two Development Briefs have also been prepared; one for the Western Harbour Arm² area and one covering the South Portslade Industrial Estate and Aldrington Basin³ area to help identify areas for development.

4.5 In March 2013, an Estate Regeneration Programme was endorsed⁴ by the council to progress work regarding the development of HRA assets. This work is being taken forward by the council's Estate Regeneration Team. The work identifies a programme of three phases, involving former analysis of HRA stock and opportunities in the HRA Estate Master Plan⁵; some further high level case studies prepared for some identified housing opportunities on HRA land⁶, business case appraisals for garage sites and further new opportunities. Although a significant amount of development is not considered likely to come forward before 2017, ongoing work to prioritise a series of infill and redevelopment site types is likely to allow for some earlier delivery than originally anticipated.

4.6 As the project progresses and the specific schemes are brought forward, they will be included as identified sites in successive reviews of the SHLAA. One scheme has already been completed (Ainsworth House 15 units completed 2012/13) and a further scheme Brook Meade (44 extra care housing) is currently under consideration and has HCA funding for development. The overall Broad Location/Source figure of 500 units has been amended to 440 to reflect these schemes.

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

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

4.7 This updated estimate of **120 units per annum** excludes 'garden land' development, now considered to be a type of greenfield development. Analysis of small site development over the last three years (2010-2013) indicates that only a small proportion (9%) of small site development is 'garden land' type of development. By far the most common type of small windfall development takes place through conversions and changes of use (70%). It is for this reason (i.e. difficulty in anticipating where such development is likely to arise) that small site development (other than that which already has planning permission at the SHLAA base date) is not sought to be assessed through the SHLAA on a site by site basis.

² Approved by Adur District Council, July 2013.

³ Due for approval at the Economic Development and Culture Committee 19 September 2013, BHCC.

⁴ Housing Committee Meeting March 2013.

⁵ Analysis produced by CBRE Consultants, 2010.

⁶ Procured from GVA Consultants.

e. Student Accommodation (Cluster flats) in pipeline

4.8 In November 2012 DCLG (Communities and Local Government) published detailed guidance regarding general housing terms⁷. Under the definition of 'dwelling', the guidance notes that communal establishments i.e. establishments providing managed residential accommodation are not generally counted in overall housing supply statistics. It notes however that purpose built (separate) homes (e.g. self-contained flats clustered into units with 4-6 bedrooms for students) should be included and that each self-contained unit should be counted as a dwelling. This includes student accommodation of this nature.

4.9 In view of this, the SHLAA has also recorded purpose built student accommodation which is in the form of self-contained cluster flats. The five-year housing land supply position (set out below) includes, as a separate category of supply, the current pipeline of this type of accommodation being developed in the city.

5. Housing Trajectory

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

5.2 The updated 2013 housing trajectory maintains the same overall pattern of delivery as that indicated in the former 2012 revised trajectory. There is sufficient 'capacity' within the city to meet the planned housing requirement (11,300) set out in the City Plan Part 1. Housing delivery over the first ten years of the plan period (up 2019/20) is likely to remain below the average housing delivery rate achieved over the last 15 years (approx 550 dwellings per annum). This reflects the impacts of economic recession; the very low completions achieved 2010-2013 and further time required for full market recovery. Rates from 2014-19 are anticipated to steadily increase towards an average of approx 500-550 dwellings per annum, particularly with the addition of small site windfall development and windfalls from permitted development rights change of use schemes from office to residential. Between 2019/20 and 2030, delivery from identified sites is expected to average around 630 units per annum. Development from small windfall sites and other sources of windfall is anticipated to supplement this supply.

6. Consideration of Urban Fringe Sites for housing

6.1 The majority of the city's urban fringe sites contribute towards the city's outdoor recreation resource and open space network (green infrastructure). Many are in use as parks, playing fields and outdoor sports pitches. Some have an important environmental value in terms of biodiversity and are

⁷ Department for Communities and Local Government: Definitions of General Housing Terms , 14 November 2012.

designated local nature reserves and sites of nature conservation importance. Others are important for local food production, e.g. allotments. For these reasons urban fringe land remains protected in policy terms.

6.2 An assessment of urban fringe sites around the edges of the city was first undertaken in 2010 to consider whether there was any potential within the urban fringe to contribute to the city’s housing land supply⁸. The assessment has been further updated in 2012 and 2013. These assessments conclude that, other than the strategic development site opportunity at Toads Hole Valley, there is only limited potential for the urban fringe to contribute towards the city’s housing supply.

6.3 However, under Part 2 of the City Plan, the spatial extent of the urban fringe will be re-examined through a comprehensive review of the built up urban area boundary. This may allow for some further sites to come forward for housing development. Any such sites will be incorporated within further updates of the SHLAA.

7. Current Five Year Land Supply Position

7.1 The current 5 year land supply position is illustrated below.

7.2 The calculation of the five year supply requirement (Table A) is based upon a ‘stepped’ or ‘ramped’ delivery approach which more realistically reflects anticipated housing delivery over the plan period illustrated by the housing trajectory. The reasons for this approach are further outlined in the council’s [Housing Implementation Strategy \(HIS, June 2013\)](#) and the council’s [Housing Delivery Technical Background Paper](#) which supports the submission City Plan Part 1.

7.2 Against a five year land supply requirement of 2640 units (which incorporates a 5% buffer) an adequate five year supply of housing is demonstrated both with or without the inclusion of student cluster flat development.

A: Calculation of Five Year Land Supply Requirement 2013 - 2018

	Delivery Rate Expected
a. 2013/14	420
b. 2014/15	500
c. 2015/16	500
d. 2016/17	500
e. 2017/18	550
f. Shortfall from 2012/13 (374 units completed against expected rate of 420)	46
g. Total (sum of a-f)	2516
h. Annual average requirement 2013-2018 (g/5)	503

⁸ An initial assessment of urban fringe sites was undertaken to support the Submission Core Strategy April 2010.

	Delivery Rate Expected
i. Addition of NPPF 5% Buffer	25
j. Annual Requirement with 5% Buffer (h+i)	528
k. Five Year Land Supply Requirement for 2013-18 (5 x 528)	2640

B: Five Year Housing Land Supply - 2013 – 2018

	Supply (without student cluster units included)	Supply with student cluster units included.
a. 2013-2018 Identified Supply on sites of 6+ units (see note 1)	2209	2209
b. Small site Identified Supply (see note 2)	257	257
c. Small pdl site windfall allowance (see note 3)	240	240
d. Other windfall (see note 4)	90	90
e. Student cluster accommodation (see note 5)	n/a	103
f. Total supply 2013-2018	2796	2899
g. Years' Supply	5.3	5.5

Note 1: Derived from 2013 SHLAA Update; Table of 5 Year Supply Sites of 6+ units 2013/14 to 2017/18.

Note 2: Derived from 2013 SHLAA Update; Table C, Small Identified Sites Supply.

Note 3: Derived from 2013 SHLAA Update: Table F, Windfall Supply

Note 4: Other windfall development, e.g. PDR change of use from office to residential at 30 units per annum over 3 years.

Note 5: Student cluster flat accommodation classified as 'dwelling' in CLG guidance, Table H, 2013 SHLAA.

2013 SHLAA Update - Revised Housing Supply Tables - Summary (Base Date 1st April 13)		Pre Plan Adopt	1 - 5 Year Supply	6- 10 Year Supply	11- 16 Year Supply	Total Supply
A	Identified Supply in Development Areas (6 + units)	2010-2014	2014-2019	2019-2024	2024-2030	
	DA1 Central Seafront	13	0	0	8	21
	DA2 Brighton Marina & Black Rock	0	400	954	585	1939
	DA3 Lewes Road	93	274	162	353	882
	DA4 Brighton Station / London Road	161	453	391	123	1128
	DA5 Eastern Road / Edward Street	0	269	155	91	515
	DA6 Hove Station	0	117	228	179	524
	DA7 Toads Hole Valley	0	100	400	200	700
	DA8 Shoreham Harbour (see Broad Locations)	0	0	0	0	0
Total Supply in Development Areas	267	1613	2290	1539	5709	

		Pre Plan Adopt	1 - 5 Year Supply	6- 10 Year Supply	11- 16 Year Supply	Total Supply
B	Other Identified Supply not in DA's (6 + units)	2010-2014	2014-2019	2019-2024	2024-2030	
	O/S Allocations with PP	0	49	0	0	49
	O/S Allocations without PP	0	0	374	221	595
	Completed and O/S Planning Consents 6+	617	344	12	18	991
	Other Identified Sites without PP	0	230	478	1196	1904
Total Supply Other Identified Sites	617	623	864	1435	3539	

		Pre Plan Adopt	1 - 5 Year Supply	6- 10 Year Supply	11- 16 Year Supply	Total Supply
C	Small Site Identified Supply (<6 units)	2010-2014	2014-2019	2019-2024	2024-2030	
		521	161	0	0	682

		Pre Plan Adopt	1 - 5 Year Supply	6- 10 Year Supply	11- 16 Year Supply	Total Supply
D	Broad Locations / Sources	2010-2014	2014-2019	2019-2024	2024-2030	
	DA8 Shoreham Harbour	0	0	200	200	400
	HRA Estates Masterplan	0	0	190	250	440
Total Supply Broad Locations	0	0	390	450	840	

		Pre Plan Adopt	1 - 5 Year Supply	6- 10 Year Supply	11- 16 Year Supply	Total Supply
E	Total Identified Supply (A + B + C + D)	2010-2014	2014-2019	2019-2024	2024-2030	
		1405	2397	3544	3424	10770

		Pre Plan Adopt	1 - 5 Year Supply	6- 10 Year Supply	11- 16 Year Supply	Total Supply
F	Small Unidentified Site Allowance (<6 units)	2010-2014	2014-2019	2019-2024	2024-2030	
					720	720

		Pre Plan Adopt	1 - 5 Year Supply	6- 10 Year Supply	11- 16 Year Supply	Total Supply
G	Total Supply	2010-2014	2014-2019	2019-2024	2024-2030	
	Total Supply (E+F)	1405	2397	3544	4144	11490

Housing Trajectory Revised Position 2013

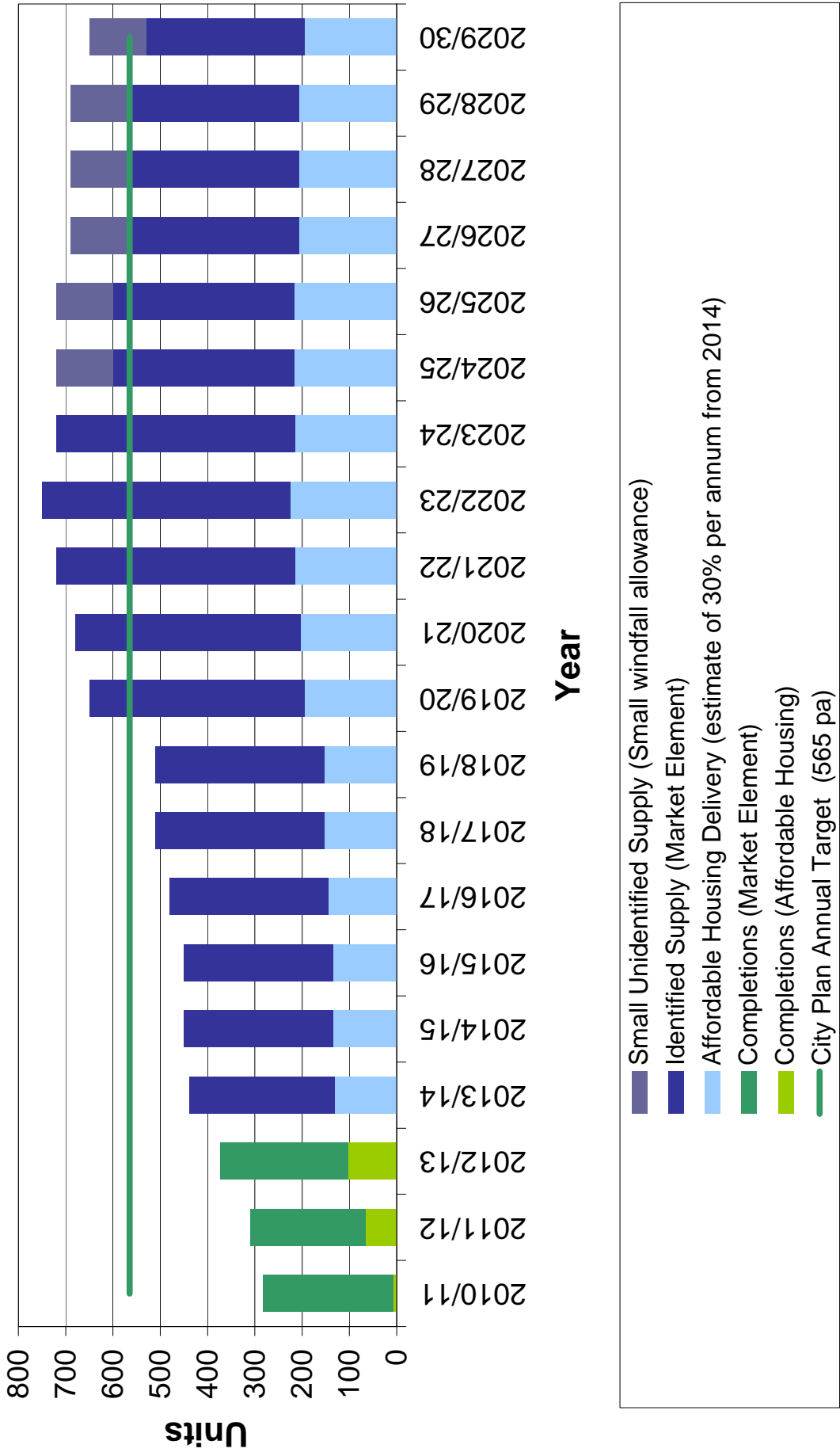


Table A: Housing Supply in Development Areas

Ref	Strat Alloc	Planning Status	DA	Identified Supply in Development Areas (6+ units)						Total Supply
				Pre Plan Adopt	1 - 5 Year Supply	6- 10 Year Supply	11 - 16 Year Supply	2010-2014	2014-2019	
954	N	Completed 13	DA1 Brighton Centre and Churchill Square	24 Castle Street, Brighton	7	0	0	0	0	7
4038	N			Lees House 21 Dyke Road Brighton	0	0	0	0	0	8
981	N	Complete 2010/11		70-73 Western Road	6	0	0	0	0	6
				Total	13	0	0	0	0	21
1	Y	SA	DA2 Brighton Marina & Black Rock	Gas Works Site, Boundary Road, Brighton	0	0	0	0	0	85
3	Y	SA		Land at Brighton Marina (Inner Harbour)	0	0	500	500	1000	
4	N	PP-S		Land at Brighton Marina (Outer Harbour)	0	400	454	0	854	
				Total	0	400	954	585	1939	
5	N			Pavilion Retail Park Lewes Road	0	0	0	180	180	
12	N	Completed 13		Former Esso Garage Hollingdean Road	24	0	0	0	24	
14	Y	SA		Preston Barracks Lewes Road	0	150	150	0	300	
67	N			Reservoir site, Pope's Folly, Freehold Terrace	0	0	0	40	40	
973	N	Complete 2010/11		2 Freehold Terrace, Brighton	7	0	0	0	7	
859	N	LPA		Tyre Co, Coombe Road (EM9)	0	0	0	33	33	
151	N	Completed 13		Covers Yard, Melbourne Street	39	0	0	0	39	
10	N			Rear 38 Lewes Road, Brighton	0	0	0	12	12	
678	N			Carmichael & Digiprint Printing Works, Hollingdean Road, Freehold Terrace	0	0	0	18	18	
92	N		DA3 Lewes Road	Rear of 31 Appledore Road & 3-5 Halland Road	0	0	0	8	8	
6	N			Former Mousescorb Infant School, Hodshrove Lane	0	0	0	50	50	
8	N			8 Park Crescent Place Brighton	0	0	0	12	12	
945	N	Completed 13		(RSL site) Ainsworth House Wellington Road Brighton	17	0	0	0	17	
4007	N			Richmond House Richmond Road Brighton	0	0	12	0	12	
673	N	PP-NS (26), PA-UC (31)		18 Wellington Road Brighton	0	30	0	0	30	
892	N	EM1 - AppUC		EM1, Melbourne Street/Enterprise Point	0	80	0	0	80	
6010	N	PP-NS		46 Freehold Terrace Brighton	0	8	0	0	8	
927	N	Complete 2010/11		58-62 Lewes Road	6	0	0	0	6	
1019	N	PP-NS		Former Connaught House Site Melbourne Street	0	6	0	0	6	
			Total	93	274	162	353	882		
17	N	Commenced 2013		49-50 Providence Place & 3 & 4 Ann Street	9	0	0	0	9	
23	N	Commenced for Student housing		Co-Op Site, London Road	0	0	0	0	0	
24	N	Commenced 2013 will be a 13/14 completion		Open Market, Marshall's Row, London Road	87	0	0	0	87	
852	N	PP-NS, Consent for Student Housing.		Buxton's 27-33 Ditchling Road	0	0	0	0	0	
860	Y	SA		Anston House, Preston Road (EM2)	0	200	0	0	200	
864	Y	SA		Telecom House 123 -135 Preston Road (EM2)	0	0	85	0	85	
865	Y	SA		149-151 Preston Road (Thales) (EM2)	0	0	0	15	15	
866	Y	SA		(Natwest) 153 Preston Road (EM2)	0	0	40	0	40	
867	Y	SA		157-159 Preston Road (Former Norwich Union) (EM2)	0	0	30	0	30	
868	Y	SA		Park Gate 161-163 Preston Road (EM2)	0	0	0	30	30	
869	Y	SA		87 Preston Road (EM2)	0	0	53	0	53	
894	Y	SA PP-NS		Richardson's Scrap Yard/Brewers, New England Street	0	36	0	0	36	
893/899	Y	SA	DA4 Brighton Station / London Road	Trade Warehousing, New England Street (Vantage Point and Circus Parade)	0	0	90	0	90	
898	N			Sains/Aldi, London Road	0	0	28	0	28	
897	N			Preston Circus Fire Station	0	0	0	15	15	
918	N	Complete 2011/12		37/38 Providence Place, Brighton	6	0	0	0	6	
896	N			Boots Somerfield, London Road	0	0	0	29	29	
955	N	Commenced 2013 will be a 13/14 completion		17-19 Oxford Street	9	0	0	0	9	
5009	N			227-233 Preston Road	0	0	18	0	18	
156	N			Rear of 149 to 163 Preston Road	0	0	0	26	26	
5001	N			193 Preston Road (Shell)	0	0	0	8	8	
911	N	PP-NS		55 Highcroft Villas Brighton	0	24	0	0	24	
143	N			25 Ditchling Rise/rear of 57-63 Beaconsfield Road Brighton	0	0	15	0	15	
1011	Y			Land Adjacent to Britannia House Cheapside Brighton	0	11	0	0	11	
132	Y			Brighton	0	0	32	0	32	
677	N	app submitted 2013 UC		City College, Pelham Street	0	85	0	0	85	
666	N	Commenced 2013		Block J, Brighton Station Site	50	97	0	0	147	
				Total	161	453	391	123	1128	
30	Y	SA			Circus St (EM9)	0	160	0	0	160
32	Y	SA		Edward St (Amex)	0	100	0	0	100	

28	N	N		DA5 Eastern Road / Edward Street															
29/881	Y	SA			Brighton Youth Centre 64 Edward Street Grosvenor Place		0	0	0	0	0	0	0	0	110	0	11	11	
1030	N				EM1 Freshfield Road Business Park/Gala Bingo Car Park, Freshfield Way		0	0	0	0	0	0	0	0	0	80	80	80	
6016	N	PP-NS			Police Station, Edward Street, Brighton		0	0	0	0	0	0	0	0	0	0	0	0	9
27	N				Stag Inn, 33 Upper Bedford Street Brighton		0	0	0	0	0	0	0	0	45	0	45	45	
					BT Site bottom side Freshfield Road		0	269	0	269	0	0	0	155	0	91	515		
					Total		0	269	0	269	0	0	155	0	91	0	515		
180	N	PP-NS			Sackville Trading Estate, Sackville Road		0	92	0	92	0	0	0	0	0	0	0	92	
758	N				Decon Laboratories, Conway Street		0	0	0	0	0	28	0	0	28	0	28	28	
34	N				Ethel Street Garages		0	0	0	0	0	0	0	0	0	0	0	23	
5005	N				ESSO Fuel Garage Hove Station Station Approach		0	0	0	0	0	0	0	0	0	0	14	14	
5004	N				Shell Fuel Garage 132-134 Old Shoreham Road Hove		0	0	0	0	0	0	0	0	0	0	24	24	
93	N			DA6 Hove Station	Rear of 130 - 136 Old Shoreham Road Hove		0	0	0	0	0	0	0	0	0	0	14	14	
33	N				Goldstone Retail Park, Old Shoreham Road, Newtown Road & Goldstone Lane Hove		0	0	0	0	0	0	0	0	0	0	60	60	
35	N				PO Sorting Office Denmark Villas Hove		0	0	0	0	0	0	0	0	0	44	44	44	
891	N				EM1 Newtown Road Industrial Area		0	25	0	25	0	0	0	0	0	0	0	25	
862	Y	SA			Conway Street (EM1)		0	0	0	0	0	0	200	0	200	0	200	200	
					Total		0	117	0	117	0	228	0	179	228	0	524	524	
732	Y	SA		DA7 Toads Hole Valley	Toads' Hole Valley King George VI Avenue Hove		0	100	0	100	0	400	0	200	400	200	700	700	
					Total		0	100	0	100	0	400	0	200	400	200	700	700	
				DA8 Shoreham Harbour	See table D (Broad Locations)		0	0	0	0	0	0	0	0	0	0	0	0	
					Total		0	0	0	0	0	0	0	0	0	0	0	0	
					All DA8s Total		267	1613	2290	1539	5709								

Table B: Housing Supply Tables outside Development Areas

	Ref	Site	Pre Plan 1 - 5 Year Supply		6- 10 Year Supply		11 - 16 Year Supply		Total Supply	Planning Status
			2010-2014	2014-2019	2019-2024	2024-2030				
Other Identified Supply not in DA's (6 + units)										
Outstanding Allocations with PP	653	Saunders Glassworks, Sussex Place, Brighton	0	49	0	0	0	0	49	PP-NS
		Total	0	49	0	0	0	0	49	
	44	2 to 18 The Cliff, Brighton	0	0	0	0	16	16	16	PP-L
	45	King Alfred, Kingsway, Hove	0	0	300	100	100	400	400	
	46	12 Richmond Parade, Brighton	0	0	0	0	18	18	18	
Outstanding Allocations without PP										
	47	Brighton General Hospital, Elm Grove, Brighton	0	0	50	55	0	105	105	
	49	Manchester Street/Charles Street, Brighton	0	0	24	0	0	24	24	
	50	The Post Office 44-51, Ship Street, Brighton	0	0	0	32	0	32	32	
		Total	0	0	374	221	0	595	595	
Outstanding Planning Consents >6 units										
	508	1 Cliff Road and 8 Cliff Approach Brighton	6	0	0	0	0	6	6	C
	517	Ocean Hotel, Longridge Drive	48	0	0	0	0	48	48	C
	414	Eastwoods Garden Centre 251-253 Ditchling Road	9	0	0	0	0	9	9	C
	679	Gala Bingo Hall, 191 Portland Road Hove	0	35	0	0	0	35	35	PP-S
	916	Dresden House 34-38 Medina Villas Hove	33	0	0	0	0	33	33	C
	944	(RSL site) 26-28 Brading Road Brighton	12	0	0	0	0	12	12	C
	219	58 Palmeira Avenue Hove	7	0	0	0	0	7	7	PP-S
	135	31-33 Bath Street Brighton	0	7	0	0	0	7	7	PP-NS
	941	Former Nurses Accommodation Brighton General Hospital Pankhurst Avenue	95	0	0	0	0	95	95	C
	659	105 Marine Drive Brighton	8	0	0	0	0	8	8	C
	940	39 Salisbury Road Hove	9	0	0	0	0	9	9	C
	123	68-74 High Street, Rottingdean Brighton	8	0	0	0	0	8	8	C
	87	Builder Centre, Bristol Gardens and rear of Prince Regents Close Brighton	9	0	0	0	0	9	9	PP-C
	928	Former Gospel Hall, 57 Falmer Road Brighton	6	0	0	0	0	6	6	C
	980	21 Burlington Street, Brighton	6	0	0	0	0	6	6	C
	978	22 Burlington Street, Brighton	7	0	0	0	0	7	7	C
	979	49 Brunswick Road, Hove	7	0	0	0	0	7	7	C
	668	196 Dyke Road Brighton	7	0	0	0	0	7	7	C
	921	23A & 23E Coleridge Street Hove	6	0	0	0	0	6	6	C
	958	19 Brunswick Place Hove	6	0	0	0	0	6	6	C
	959	63 Holland Road Hove	7	0	0	0	0	7	7	C
	960	City Park Orchard Road Hove	0	7	0	0	0	7	7	PP-NS
	961	Rear of 20-32 Baden Road Brighton	7	0	0	0	0	7	7	C
	962	St Albans Church Coombe Road Brighton	0	9	0	0	0	9	9	PP-NS
	963	28-29 Western Road Hove	0	0	0	0	9	9	9	Lapsed

971	24 St James's Street Brighton		6	0	0	0	0	6	C
972	Rotary Point 81 Windlesham Close Portslade		10	0	0	0	0	10	C
186	Royal Alexandra Hospital 57 Dyke Road Brighton		120	0	0	0	0	120	PP-S
671	331 Kingsway Hove		40	0	0	0	0	40	C
207	3 The Ridgway Brighton		7	0	0	0	0	7	C
930	107 Boundary Road Hove		0	6	0	0	0	6	PP-NS
975	4-7 & 15-20 Kensington Street Brighton		0	10	0	0	0	10	PP-NS
965	Land between 38-50 Carlyle Street Brighton		0	0	0	9	0	9	Lapsed
966	323-325 Mile Oak Road Brighton		9	0	0	0	0	9	C
967	Stanmer House Stanmer Brighton		8	0	0	0	0	8	C
974	22 Sussex Square Brighton		6	0	0	0	0	6	C
968	Buckingham Lodge Buckingham Place Brighton		6	0	0	0	0	6	PP-S
969	Tudor Grange 13 The Upper Drive Hove		0	6	0	0	0	6	PP-NS
855	Land at Redhill Close, Westdene		0	31	0	0	0	31	PP-NS
2001	Vye's, 19-27 Carlton Terrace Portslade		0	15	0	0	0	15	PP-NS
262	25-28 St James's Street Brighton		0	33	0	0	0	33	PP-NS
1012	28 Marine Drive		0	9	0	0	0	9	PP-NS
1014	19 The Upper Drive		0	8	0	0	0	8	PP-NS
4006	13-15 Old Steine Brighton		0	7	0	0	0	7	PP-NS
1016	80 Stoneham Road		7	0	0	0	0	7	PP-S
1015	8 Pavilion Parade		7	0	0	0	0	7	C
1018	The Willows Surgery 50 Heath Hill Avenue		0	0	6	0	0	6	PP-NS
1020	Kings Gate 111 The Drive		0	6	0	0	0	6	PP-NS
1021	3 to 5 Vernon Gardens Denmark Terrace		10	0	0	0	0	10	C
943	(RSL site) Pioneer House 60 Burstead Close Brighton		24	0	0	0	0	24	C
953	1 to 5 Franklin Road Portslade		9	0	0	0	0	9	PP-C
942	(RSL site) St Benedicts Convent 1 Manor Road Brighton		0	46	0	0	0	46	PP-NS
1013	145 Vale Avenue		9	0	0	0	0	9	PP-S
1022	20 Old Steine Brighton		0	7	0	0	0	7	PP-NS
932	Sackville Hotel 189 Kingsway Hove		0	9	0	0	0	9	PP
187	Former Bellerby's College, Park House Old Shoreham Road Hove		30	41	0	0	0	71	PP-S
4004	Phoenix House 15a-19 Norway Street Portslade		6	0	0	0	0	6	PP-S
858	27-31 Church Street Brighton		0	9	0	0	0	9	PP-NS
6007	30-31 Devonshire Place, Brighton		0	0	6	0	0	6	PP-NS
6008	160 Dyke Road		0	6	0	0	0	6	PP-NS
6009	Blocks E & F Kingsmere, London Road		0	8	0	0	0	8	PP-NS
6011	St Augustine's Church, Stanford Avenue		0	9	0	0	0	9	PP-NS
6012	Britannia House, 332 Kingsway		0	9	0	0	0	9	PP-NS
851	Rowan House Rowan Close Portslade		0	11	0	0	0	11	PP-NS

Other identified sites >6 without PP		Total	617	344	12	18	991
2009	PO Delivery Office 62 North Road Brighton		0	0	50	0	50
141	Reservoir between 45/47 The Marlett Hove		0	0	30	0	30
931	Langfords Hotel Third Avenue Hove		0	0	27	0	27
6004	35a-41 Vale Road Portslade		0	0	20	0	20
95	Land west of Homeleigh London Road Brighton		0	0	23	0	23
85	55 (adj 31Walpole Road) Canning Street Brighton		0	0	6	0	6
863	EM1 Franklin Road		0	31	0	0	31
111	Surrenden Lodge Surrenden Road Brighton		0	0	24	0	24
933	Courtlands Hotel 11-17 The Drive Hove		0	0	23	0	23
934	St Catherine's Lodge Hotel St Catherine's Terrace, Kingsway Hove		0	0	23	0	23
138	rear 129-151 Nevill Road and 12-15 Chartfield Hove		0	0	23	0	23
86	Land and garages at rear of 1-3 Queensway Southwater Close Brighton		0	0	12	0	12
163	Studor House, 13 Sheridan Terrace Hove		0	0	9	0	9
59	Telephone Exchange 34 Palmeira Avenue Hove		0	0	29	0	29
185	Preece House 91-103 Daviggdor Road Hove		0	0	14	0	14
101	1 Sheldale Road Portslade		0	0	6	0	6
80	Land at rear of Sussex House, Abbey Road & St George's Road Brighton		0	0	27	0	27
136	Sussex Ice Rink 11b Queen Square Brighton		0	0	0	0	0
947	Tate's Garage St Andrew's Road & Church Road Privately Owned		0	0	0	12	12
182	69-70 Middle Street Brighton		0	0	0	12	12
79	Lee Hire 7-13 Church Place Brighton		0	0	7	0	7
607	Patcham Garage, Old London Road, Patcham		0	0	6	0	6
674	Garton House 22 Hove Park Avenue Brighton		0	0	0	15	15
2005	St David's Hall, Whitehawk Road Whitehawk Way Brighton		0	0	0	9	9
264	138 Dyke Road 35a Chatsworth Road Brighton		0	0	0	20	20
676	Cadogan Court 134a Dyke Road Brighton		0	0	0	11	11
71	(Not Zyllo Works) Factory site Marine View Brighton		0	0	32	0	32
63	Land east & north of 'The New Downsman PH' Hangleton Way Hove		0	0	0	15	15
878	(EM1) School Road Industrial Area School Road Hove		0	50	0	0	50
37	Tates Garage 94-106 Old Shoreham Road Portslade		0	0	0	8	8
41	(Smoky Estate) Corner of Church Road, Lincoln Road & Gladstone Road Portslade		0	0	0	32	32
55	Victoria Grove Second Avenue Hove		0	0	0	20	20
56	St John's Place First Avenue Hove		0	0	0	17	17
57	44 - 50 Brunswick Street West Hove		0	0	0	6	6
73	site adjacent west Carlton Hill Primary School Kingswood Street Brighton		0	0	0	14	14
84	25 Montague Place Brighton		0	0	0	6	6
94	Telephone Engineering Centre 274 Old Shoreham Road Hove		0	0	0	40	40
103	117 Victoria Road Portslade		0	0	0	6	6

B

108	Village Car Park South Street Portslade	0	0	0	0	6	6
114	Knogle Hall Knogle Road Brighton	0	0	0	0	8	8
122	PO Sorting Office Nevill Road, Rottingdean Brighton	0	0	0	0	8	8
137	Corner of Spring Gardens Church Street Brighton	0	0	0	0	12	12
139	35-39 The Droeway Hove	0	0	0	0	33	33
164	Area to rear of Bluebird Court, 12-14 Hove Street Hove	0	0	0	0	30	30
165	Rear of Rutland Court Rutland Gardens Hove	0	0	0	0	29	29
660	46-54 Old London Road Patcham Brighton	0	0	0	0	23	23
670	Patcham Garage, Old London Road, Patcham	0	0	0	6	0	6
663	107 Marine Drive Rottingdean Brighton	0	0	0	0	12	12
744	Reservoir Dyke Road Brighton	0	0	0	0	18	18
870	Knoll Business Centre Old Shoreham Road Bellingham Crescent Hove	0	0	0	0	50	50
871	Peacock Industrial Estate (incl 141 Davigdor Road) Lyon Close Hove	0	0	0	0	60	60
873	Vale House Vale Road Portslade	0	0	0	0	35	35
935	Prince's Marine Hotel 153 Kingsway Hove	0	0	0	0	21	21
950	North Star Car Showroom, Carlton Terrace Station Road Portslade	0	0	0	0	16	16
2004	86 Denmark Villas Hove	0	0	0	0	17	17
4002	Unit D Cambridge Grove Hove	0	0	0	0	13	13
4004	Phoenix House 15a-19 Norway Street Portslade	0	0	0	0	10	10
4023	Regent House Hove Street Hove	0	0	0	0	6	6
4032	Tower Point North Road Brighton	0	0	0	0	19	19
4037	Sovereign House Church Street Brighton	0	0	0	0	26	26
5002	BP Petrol Station Kingsway Hove	0	0	0	0	17	17
6001	Boundary House Boundary Road Hove	0	0	0	0	17	17
6002	Aldi Car Park, Carlton Terrace Station Road Portslade	0	0	0	0	17	17
3001	6 Cliff Approach Brighton	0	0	0	0	6	6
52	Lansdowne Mews Farm Road Hove	0	0	0	0	6	6
70	Corner John Street/ Sussex Street Brighton	0	0	0	0	32	32
75	Land south of Lincoln Cottages (Lincoln Cottage Works) Lincoln Street Brighton	0	0	0	0	18	18
78	Badger Tennis Club Church Place Brighton	0	0	0	0	12	12
105	Le Carbone GB Ltd South Street Portslade	0	0	0	0	18	18
144	Rear of Ditchling Rise, Choices, 60 Beaconsfield Road Brighton	0	0	0	0	21	21
665	323-327 Dyke Road Hove	0	0	0	0	29	29
672	Texaco Service Station 24 Kingsway Hove	0	0	0	0	20	20
738	Land to rear of 67-81 Princes Road Brighton	0	0	0	6	0	6
853	Brighton & Hove Corals Stadium Nevill Road Hove	0	0	0	75	0	75
908	20-36 Baden Road Brighton	0	0	0	0	9	9
2008	EDF Whitegates Substation Site London Road Brighton	0	0	0	0	36	36
5006	Tesco Petrol Station and Tesco Express Corner of Dyke Road and the Upper Drive	0	0	0	0	14	14
964	Land to Rear of 62-68 Beaconsfield Road Brighton	0	0	0	0	25	25
36	Tates Garage 7-17 Old Shoreham Road	0	0	0	0	40	40
952	21 a-f Station Road Portslade	0	0	0	0	7	7
6003	57 Station Road Portslade	0	0	0	0	6	6

6013	Brooke Mead, Albion Street	0	44	0	0	0	44	PA - UC
6014	1 Wellington Road, Portslade	0	9	0	0	0	9	PA - UC
6015	Halstead Scaffolding Ltd 18 24 28 & 30 Kingsthorpe Road Hove	0	26	0	0	0	26	PA - UC
861	EDF Portland Road Business Park (EM1)	0	0	0	151	0	151	PA - UC
6017	Lansdowne Hotel, Lansdowne Place, Hove	0	50	0	0	0	50	PA - UC
6018	Blocks A & B, Kingsmere, London Road	0	8	0	0	0	8	PA - UC
6019	Permanent Traveller Site Horsdean	0	12	0	0	0	12	PA - UC
	Total	0	230	478	1196	864	1904	
		617	623	864	1435	3539		

Table C: Small Identified Site Supply as at 1.4.13

	2011/12	Previous Year	Total
Small Completed	165	148	313
Small Not Started	242		194 with 80% discount
Small Commenced	130		130
			637

	2012/13	Previous Years	Total
Small Completed	112	313	425
Small Not Started	201		161 with 80% discount
Small Commenced	96		96
			682

Table D: Broad Locations Housing Supply Tables

Broad Locations	Broad Location	Pre Plan Adopt		1 - 5 Year Supply		6- 10 Year Supply		11- 16 Year Supply		Total Supply
		2010- 2014		2014- 2019	2019	2019- 2024	2024	2024- 2030	2030	
Supply from Broad Areas	DA7 Shoreham Harbour	0		0	0	200	200	200	200	400
	HRA Estates Masterplan	0		0	0	190	190	250	250	440
	Total	0		0	0	390	390	450	450	840

**Table F:
Small Windfall Development 2000/1 - 2011/12**

	New Build	Conversions	Change of use	Conversions & Change of use	Total
2000/1	28	21	71	92	120
2001/2	72	100	152	252	324
2002/3	94	131	133	264	358
2003/4	56	57	49	106	162
2004/5	53	117	44	161	214
2005/6	100	154	59	213	313
2006/7	84	144	54	198	282
2007/8	51	70	36	106	157
2008/9	42	63	44	107	149
2009/10	34	37	40	77	111
2010/11	41	67	40	107	148
2011/12	70	43	52	95	165
2012/13	45	40	27	67	112
Total	770	1044	801	1845	2615

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

Average 2003/43 - 2012/13 (10 Years) = 181
Average 2008/9 - 2012/13 (5 Years) = 137

Type of development on small sites (13 Years) :

New Build = 29%

Conversions = 40%

Change of use = 31%

Conversions and Change of use = 71%

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

Year	New Build & Redevelop PDL	New Build & Redevelop GREENFIELD	TOTAL
2010/11	40	1	41
2011/12	52	18	70
2012/13	26	19	45
Total	118	38	156
	76%	24%	100%

As proportion of all small site development = 9% (38/435)

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

Discount 5 year annual average to reflect 'greenfield' garden development:
 10% of 137 = 14 units

Annual average: 139 - 14 units = 123 units. Round to 120 per annum.

Table H:
Identified Student Cluster Flat Development Pipeline (off campus)

App. No	Address	Total beds	Total Clusters	beds in each cluster	beds/clusters	Dev status
BH2012/03707	Buxton's 27-33 Ditchling Road	86	9 clusters	8-10 bedrooms	10	PP-NS
BH2012/03557	46 Freehold Terrace	21	5 clusters	5 bedrooms	4	PP-NS
BH2012/02675	Co-Op London Road	351	(incl:53 studios)	4 to 5 sharing a living/kitchen/4	70	PP-S*
BH2012/00214	124 Lewes Road	8	2 clusters	3 and 5 beds in each cluster	4	PP-S*
BH2011/02016	42 & 43 George Street	33	5 clusters	4 to 9 units per cluster	7	PP-S
BH2010/01824	112-113 Lewes road	39	5	8 units per cluster	8	PP-NS
		538			103	

* - completion due 2013/14

Sites (6+ units) Falling within First 5 Year Supply

6 year supply categories	SHLAA Ref	Site Address	DA/SA	Planning Status	Output for 6 year supply	Estimated Phasing					
						2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019
Development in DA's 2013-2019	3	Land at Brighton Marina (Inner Harbour)	DA2	SA	0	0	0	0	0	0	0
	4	Land at Brighton Marina (Outer Harbour)	DA2	PP-S	400	0	75	75	75	75	100
	14	Preston Barracks Lewes Road	DA3	SA	150	0	0	0	0	75	75
	673	18 Wellington Road Brighton	DA3	PP-NS (26), PA-UC (4)	30	0	0	0	30	0	0
	892	EM1 Melbourne Street/Enterprise Point	DA3	EM1 - AppUC	80	0	0	0	80	0	0
	6010	46 Freshold Terrace Brighton	DA3	PP-NS	8	0	0	8	0	0	0
	24	Open Market, Marshall's Row, London Road	DA4	PP-S	87	87	0	0	0	0	0
	860	Anston House, Preston Road (EM2)	DA4	SA	200	0	0	0	100	100	0
	911	55 Highcroft Villas Brighton	DA4	PP-NS	24	0	24	0	0	0	0
	1011	Land Adjacent to Britannia House Cheapside Brighton	DA4	0	11	0	0	11	0	0	0
	666	Block J, Brighton Station Site	DA4	PP-S	147	50	97	0	0	0	0
	17	49-50 Providence Place & 3 & 4 Ann Street	DA4	PP-S	9	9	0	0	0	0	0
	894	Richardsons Scrap Yard, New England Street	DA4	PP-NS	36	0	36	0	0	0	0
	955	17-19 Oxford Street	DA4	PP-S	9	9	0	0	0	0	0
	677	City College, Pelham Street	DA4	PA-UC	85	0	0	0	0	40	45
	30	Circus St (EM9)	DA5	SA	160	0	0	0	0	60	50
	32	Edward St (Amex)	DA5	SA	100	0	0	0	0	50	50
	6016	Stag Inn 33 Upper Bedford Street Brighton	DA5	PP-NS	9	0	9	0	0	0	0
	180	Sackville Trading Estate, Sackville Road	DA5	PP-NS	92	0	0	40	52	0	0
	891	EM1 Newtown Road Industrial Area	DA6		25	0	0	0	0	25	0
732	Toads' Hole Valley King George VI Avenue Hove	DA7	SA	100	0	0	0	0	0	100	
1019	Former Connaught House Site Melbourne Street	DA3	PP-NS	6	0	0	6	0	0	0	
653	Saunders Glassworks, Sussex Place, Brighton	n/a	PP-NS	49	0	0	49	0	0	0	
679	Gala Bingo Hall, 191 Portland Road Hove	n/a	PP-S	35	0	35	0	0	0	0	
186	Royal Alexandra Hospital 57 Dyke Road Brighton	n/a	PP-S	120	0	0	0	0	0	0	
855	Land at Redhill Close, Westdene	n/a	PP-NS	31	0	31	0	0	0	0	
2001	Vye's, 19-27 Carlton Terrace Portslade	n/a	PP-NS	15	0	0	15	0	0	0	
262	25-28 St James's Street Brighton	n/a	PP-NS	33	0	0	33	0	0	0	
Outstanding Allocations with PP					49	0	49	0	0	0	

1012	28 Marine Drive	n/a	PP-NS	9	0	0	0	9	0	0	0	0
1014	19 The Upper Drive	n/a	PP-NS	8	0	0	0	8	0	0	0	0
4006	13-15 Old Steine Brighton	n/a	PP-NS	7	0	0	0	7	0	0	0	0
1016	80 Stoneham Road	n/a	PP-S	7	7	0	0	0	0	0	0	0
1020	Kings Gate 111 The Drive	n/a	PP-NS	6	0	0	0	6	0	0	0	0
953	1 to 5 Franklin Road Portslade	n/a	PP-S	9	9	0	0	0	0	0	0	0
942	(RSL site) St Benedicts Convent 1 Manor Road Brighton	n/a	PP-NS	46	0	46	0	0	0	0	0	0
1013	145 Vale Avenue	n/a	PP-S	9	9	0	0	0	0	0	0	0
1022	20 Old Steine Brighton	n/a	PP-NS	7	0	0	0	7	0	0	0	0
932	Sackville Hotel 189 Kingsway Hove	n/a	PP-NS	9	0	0	0	9	0	0	0	0
187	Former Bellerby's College, Park House Old Shoreham Road	n/a	PP-S	71	30	41	0	0	0	0	0	0
219	58 Palmeira Avenue Hove	n/a	PP-S	7	7	0	0	0	0	0	0	0
135	31-33 Bath Street Brighton	n/a	PP-NS	7	0	7	0	0	0	0	0	0
87	Builder Centre, Bristol Gardens and rear of Prince Regents	n/a	PP-S	9	9	0	0	0	0	0	0	0
960	City Park Orchard Road Hove	n/a	PP-NS	7	0	7	0	0	0	0	0	0
962	St Albans Church Coombe Road Brighton	n/a	PP-NS	9	0	9	0	0	0	0	0	0
930	107 Boundary Road Hove	n/a	PP-NS	6	0	6	0	0	0	0	0	0
4004	Phoenix House 15a-19 Norway Street Portslade	n/a	PP-S	6	6	0	0	0	0	0	0	0
975	4-7 & 15-20 Kensington Street Brighton	n/a	PP-NS	10	0	0	0	10	0	0	0	0
968	Buckingham Lodge Buckingham Place Brighton	n/a	PP-S	6	6	0	0	0	0	0	0	0
969	Tudor Grange 13 The Upper Drive Hove	n/a	PP-NS	7	0	0	0	0	0	0	0	7
858	27-31 Church Street Brighton	n/a	PP-NS	9	0	0	0	9	0	0	0	0

Outstanding
Planning Consents
>6 units

	851	Rowan House, Rowan Close	n/a	PP-NS	11	0	0	0	11	0	0	0
	6008	160 Dyke Road	n/a	PP-NS	6	0	0	0	6	0	0	0
	6009	Blocks E & F Kingsmere, London Road	n/a	PP-NS	8	0	8	0	0	0	0	0
	6011	St Augustine's Church, Stanford Avenue	n/a	PP-NS	9	0	0	0	0	0	0	9
	6012	Britannia House, 332 Kingsway	n/a	PP-NS	9	0	0	0	9	0	0	0
	863	EM1 Franklin Road	n/a	PA-UC	31	0	0	0	31	0	0	0
	878	(EM1) School Road Industrial Area School Road Hove	n/a	PA-UC	50	0	0	0	0	50	0	0
	6013	Brooke Mead, Albion Street	n/a	PA-UC	44	0	0	0	44	0	0	0
	6014	1 Wellington Road, Portslade	n/a	PA-UC	9	0	0	0	9	0	0	0
	6015	Halstead Scaffolding Ltd 18 24 28 & 30 Kingsthorpe Road H	n/a	PA-UC	26	0	0	0	26	0	0	0
	6017	Lansdowne Hotel, Lansdowne Place, Hove		Pre-App	50	0	0	0	0	50	0	0
	6018	Blocks A & B, Kingsmere, London Road		PA-UC	8	0	0	0	8	0	0	0
	6019	Permanent Traveller Site at Horsdean		Pre-App	12	0	0	0	12	0	0	0
					2595	358	431	458	547	415	386	

Other identified sites >6 without PP



**Brighton & Hove
City Council**