

For and on behalf of  
**Brighton & Hove City Council**

**BRIGHTON AND HOVE CITY COUNCIL HOUSING AND EMPLOYMENT LAND  
STUDY – FINAL REPORT**

Policy, Projects and Heritage Team  
Brighton & Hove City Council

Prepared by  
Paul Jobson – BA (Hons) MTP MRTPI  
**DLP Planning Ltd**  
**Bristol**

December 2017

Prepared by:



Helen Ross BA (Hons)  
MA, Senior Planner

Approved by:



Paul Jobson BA (Hons)  
MTP MRTP Director

Date:

December 2017

DLP Planning Ltd  
5<sup>th</sup> Floor  
Broad Quay House  
Prince Street  
Bristol  
BS1 4DJ

Tel: 01179 058850

DLP Consulting Group disclaims any responsibility to the client and others in respect of matters outside the scope of this report. This report has been prepared with reasonable skill, care and diligence. This report is confidential to the client and DLP Planning Ltd accepts no responsibility of whatsoever nature to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk.

<b>Contents</b>	<b>Page</b>
<b>1.0 Introduction and Approach</b>	<b>4</b>
National Context	4
Local Context	5
Study Requirements	6
Study Outputs	6
<b>2.0 Strategic Housing Land Availability Assessment Review</b>	<b>8</b>
<b>3.0 Consideration of Factors Affecting Density</b>	<b>16</b>
City Plan Part One – Housing	16
City Plan Part One – Employment	20
2005 Local Plan Retained Policies	20
Employment Land Study	21
High Level Approach to Calculating Density	27
<b>4.0 Sample Site Assessment</b>	<b>31</b>
Identifying Criteria for Site Assessment	31
SHLAA Sample Assessment	10
Part 1 Assessment Findings	11
Part 2 Assessment Findings	14
<b>5.0 Housing Trajectory Review</b>	<b>15</b>
Housing Trajectory	15
Completion rates	15
Basic Requirement/Housing Target	16
Windfall	16
Planning Permissions and the Non-Implementation Discount	16
<b>6.0 Employment Land Trajectory Update and Review</b>	<b>18</b>
Method & General Assumptions	18
Employment Land Summary & Indicative Delivery Trajectory	19
<b>7.0 Secondary Employment Site Analysis</b>	<b>24</b>
Plot Ratios	24
General Assumptions	27
Secondary Employment Site Assessments	27
Investigation for potential mixed-use / housing	40
Investigation for potential comprehensive regeneration	51
<b>8.0 Call for Sites review</b>	<b>54</b>
Site Analysis and Proformas	54
<b>9.0 Conclusions</b>	<b>55</b>
<b>10.0 Appendices</b>	<b>58</b>
<b>Appendix 1: Detailed Review of SHLAA Sample of Sites</b>	
<b>Appendix 2: Employment Land Delivery Trajectory</b>	
<b>Appendix 3: Call for Sites Review</b>	

## 1.0 INTRODUCTION AND APPROACH

- 1.1 DLP Planning Ltd (DLP) were appointed in July 2017 by Brighton and Hove City Council (BHCC) to undertake a Housing and Employment Land Study covering their Local Authority Area.
- 1.2 The study comprises of a combination of critical friend evidence reviews and housing and employment site assessments, which can be utilised to ensure the emerging City Plan Part Two (Development Management Policies and Site Allocations) (CPP2) is supported by robust evidence on housing and employment supply.

### National Context

- 1.3 Paragraph 158 of the National Planning Policy Framework<sup>1</sup> (NPPF) highlights that Local Planning Authorities (LPA's) should ensure that a Local Plan is based upon;

*“adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. Local planning authorities should ensure that their assessment of and strategies for housing, employment and other uses are integrated, and that they take full account of relevant market and economic signals”.*

- 1.4 As set out in the Government's Planning Practice Guidance<sup>2</sup>;

*“an assessment of land availability identifies a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period”.*

- 1.5 It is clear that an integrated approach should be taken when reviewing housing and employment land availability. For both, a comprehensive and robust site selection process is also essential to ensure the LPA is able to provide evidence supporting any decisions taken on specific allocations.
- 1.6 The process and methodology used by the LPA for housing and employment site selection should therefore be clear and concise. The decisions taken must be transparent to those responding to or examining the plan; including members of the public, planning

---

<sup>1</sup> DCLG (2012) [National Planning Policy Framework](#)

<sup>2</sup> DCLG (2017) [Planning Practise Guidance](#)

professionals and in particular the appointed Planning Inspector.

- 1.7 DCLG's Planning Practise Guidance on Housing and Economic Land Availability sets out a broad methodology for assessment. There is however limited information specifically guiding how an LPA should go about selecting sites, therefore the detailed process can vary between authorities. For whichever approach is taken the LPA should be confident that the process is 'sound' and can be easily understood by the Planning Inspector.

### **Local Context**

- 1.8 The BHCC City Plan Part One (CPP1)<sup>3</sup> was adopted by the Council in March 2016 and provides the spatial vision and strategic policy framework for Brighton and Hove through to 2030. CPP1 includes a minimum housing target of 13,200 new homes to be delivered within the Plan period. In terms of employment it looks to ensure that strategic sites across the city are safeguarded and/ or upgraded and that new floorspace is created through the regeneration of key sites.
- 1.9 The City Plan Part Two (CPP2) is currently at preparation stage with a Draft Plan scheduled for consultation Summer 2018. The initial scoping consultation was undertaken on the published Scoping Document<sup>4</sup> in summer 2016. CPP2 will contain detailed development management planning policies and look to allocate additional housing, employment and mixed-use sites (not covered by CPP1). Therefore, CCP2 will further demonstrate for communities and developers where housing and employment will be supported across Brighton and Hove.
- 1.10 The primary objective of this study is to confirm that robust and credible assessments of land availability have been undertaken to inform the housing and employment trajectories for CPP2 and to also provide the Council with recommendations for improvements.
- 1.11 A range of data analysis, reports and assessments relating to housing and employment have been produced by or on behalf of BHCC. Using our knowledge and experience in delivering evidence to support Plans through to adoption, this study intends to provide a succinct and focused review of work undertaken to date, identifying any weaknesses and where necessary provide recommendations for improvements to ensure the future

---

<sup>3</sup> BHCC (2016) [City Plan Part One](#)

<sup>4</sup> BHCC (2016) [City Plan Part Scoping Document](#)

soundness of the Plan.

### **Study Requirements**

1.12 The following specific study requirements were set out in the original brief. In terms of Housing this study:

- Provides an independent review and verification of the Councils approach to the SHLAA.
- Suggests a clear methodology to review the availability, suitability, and achievability of sites and tests this against a jointly selected sample of 20 SHLAA sites.
- Provides a review of existing policy and evidence within CCP1 and other supporting evidence documents to inform the consideration of site typologies and density scenarios. Following the assessment of sample sites, the study advises on appropriate developable areas site typologies/ density scenarios taking account relevant background studies.
- Reviews the Councils housing trajectory and five-year housing land supply position (including consideration of delivery timescales and associated risks).

1.13 In terms of Employment the study involved:

- Updating the employment land trajectory with the latest monitoring and consulting the project team to discuss the potential deliverability of certain sites.
- Updating the traffic light assessment of each site, 5-year delivery periods and updating the trajectory spreadsheet, including summary comment and gap analysis.
- Reviewing the secondary employment sites included in the SHLAA and suggesting which of these should be safeguarded, which could be suitable for mixed-use and which could potentially be released to deliver a 100% housing scheme.
- Reviewing the Call for Site opportunities identified through the CPP2 Scoping Consultation and advising on potential plot ratios/ office densities.

### **Study Outputs**

1.14 The Project Outputs covered in the remaining sections of this report are as follows:

## Housing

- A review of the SHLAA and recommendations for specific improvements.
- A schedule of sample sites with commentary and recommendations regarding achievability and delivery potential. This incorporates site typologies and density scenarios, which the council will then be able to use to test other SHLAA sites.
- A review of the Housing Trajectory and the Councils Five-Year Supply position and recommendations for specific improvements.

## Employment

- An updated Employment Sites Trajectory including the traffic light assessment of each site and 5-year delivery periods, summary comment and gap analysis.
- A schedule of Secondary sites with suggested recommendations on future development opportunities.
- Floorspace provision recommendations for Call for Sites, including recommendations for future employment allocations (ratios and densities)

1.15 The methodological approach is set out at the start of each section.

## **2.0 STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT REVIEW**

- 2.1 The first stage of the study focussed on a review of the Council's Strategic Housing Land Availability Assessment (SHLAA) based on the 2010<sup>5</sup> GVA Grimley study and the latest published annual BHCC update report (2016 SHLAA, published February 2017). This assessment has reviewed the methodological approach set out in the 2010 SHLAA which has been built upon by the Council through later annual updates.
- 2.2 The assessment took the form of a checklist of questions which looked to compare the SHLAA work against evidenced good practice approaches. This is drawn from DLP's experience in undertaking comparable studies across the Country.
- 2.3 A review such as this also requires consideration of common practice derived from current NPPG guidance but also previously published guidance such as Strategic Housing Land Availability Assessments Practice Guidance<sup>6</sup> and Tapping the Potential<sup>7</sup>.
- 2.4 The SHLAA Review checklists are set out in the following tables including Table 1 Coarse Assessment and Table 2 Fine Assessment.

---

<sup>5</sup> GVA (2011) [Strategic Housing Land Availability Assessment – Final Report](#)

<sup>6</sup> DCLG (2007) [Strategic Housing Land Availability Assessment: Practice Guidance](#)

<sup>7</sup> Urbed (2006) [Tapping the Potential](#)

**Table 1 Coarse Assessment**

Question		Response to the BHCC approach
1	Are the objectives of the study in relation to the provision for housing in the City Plan clearly set out?	It is clear that the 2010 SHLAA and successive updates were an important part of the evidence base informing the preparation of City Plan Part One in terms of the approach to housing delivery up to submission and throughout the examination stage.
2	Has the methodology followed in the study been developed in consultation with representative stakeholders, and generally agreed?	The methodology undertaken in the 2010 GVA Grimley SHLAA was subject to stakeholder engagement. Successive updates of the SHLAA by BHCC were available throughout the preparation and consultation stages for CPP1. The Examination Inspector for CPP1 did not raise any significant issues with respect to the preparation of the SHLAA. For CPP2, it is understood that the site selection process will be clearly evidenced and available as part of the formal consultation stages.
3	Does the study identify housing potential in relation to the timescale of the emerging City Plan, and set out the potential in relation to time bands?	Yes, the 2014 SHLAA was key evidence for the CPP1 Examination and sets out housing potential in relation to the CPP1 timescales to 2030.

4	Is it evident that the SHLAA has been designed in a way that keeps in mind the provisions set out in the Development Plan, including the relationship between looking to plan, monitor and manage?	Yes, the SHLAA clearly identifies capacity for each of the CPP1 Development Areas and for the rest of the city. Strategic Allocations in CPP1 are also identified. Annual monitoring of sites appears linked to the Local Plan process and is reflected in annual updates of the SHLAA.
5	Is there a rationale for the settlements included in the study that is related to the strategy and policies of the plan? Is it clear how the potential sources outside settlement boundaries not included in the study are to be addressed in making the plan?	<p>The study covers the whole of the local planning authority area and given the urban nature of Brighton and Hove it is not considered necessary to set out a settlement rationale in the SHLAA.</p> <p>Potential site sources set out by GVA in 2010 included urban fringe sites, so it is clear that all sites within Brighton and Hove's administrative area are included.</p>

6	<p>Are site-specific and non-site-specific sources included and identified in the study, with a clear size threshold distinguishing between these categories? Are the ways in which each is done evident?</p>	<p>The survey for specific sites considered opportunities for 6+ dwellings. A minimum site size is also expressed in the 2010 method of 0.12 hectares (ha). The Council has confirmed that this threshold has not been applied in more recent updates and therefore all opportunities for 6+ dwellings have been identified including on very small sites. Non site specific sources have also been included for the Shoreham Harbour Development Area (where a Joint Action Area Plan has now reached Publication stage) and for housing likely to come forward through the council's estate regeneration programme. Successive SHLAA updates identify specific sites from these sources and make respective adjustments.</p> <p>The SHLAA includes a windfall allowance for small sites (up to 5 dwellings), so a clear divide has been used. This allowance clarified that garden development has been excluded.</p>
---	---	---

7	Is there a logical progression from the way that possible opportunities are identified through their assessment, to the suggestion of the level of provision that should be relied upon from this source in the plan? Is the criteria used set out, evidence of the assessments provided, and the reasons for apparent opportunities not being included evident?	The 2010 study used a scored approach to assessing sites and estimating delivery timescale. The method for yields was based on surrounding densities in the absence of a masterplan or any emerging scheme e.g. pre-app information and appears sufficient. Successive updates of the SHLAA draw on emerging comparable schemes and monitoring information.
8	Is there a demonstrable application of knowledge of the housing market, through consultation with industry representatives for instance?	The 2010 SHLAA appears to have engaged with the market to consider site delivery and yields and the overall market analysis appears sound. Successive updates are informed by regular and ongoing dialogue with applicants, agents and housing providers.
9	Is the data that has been relied upon in part for assumptions about future non site-specific yield drawn from a good-quality long time-series source and has this been satisfactorily cleaned of completions that would be identified in other ways in the potential study?	The time period of the data is 16 years in the 2016 update and is considered sufficient to reflect the peaks and troughs of the housing market. Completions on garden land have been excluded from consideration of windfall allowances. Estimates of windfall delivery are adjusted in the five year supply to avoid double counting with identified small sites.

10	Have potential sites for development been 'discounted' or rejected in unexplained ways that appear arbitrary?	The study sets out the site sources that have been considered and a clear method for how sources have been refined, e.g. small unimplemented permissions. Sites under 0.12 ha were discounted in the 2010 study, but subsequently included by the Council on the basis that they could represent small 6+ sites. The majority of sites rejected in the 2010 SHLAA were from sources (e.g. employment, open space and urban fringe) which, at that time, were more likely to be rejected. Successive 'call for sites' exercises clarify where and why sites have been rejected.
----	---	--

- 2.5 On the basis of this level of analysis, it is clear that the BHCC SHLAA approach has satisfactorily addressed the broad issues. The reliability of the SHLAA was not questioned at the CPP1 examination, but moving forward to support the CPP2, it may benefit from some supplementary work including the clearer presentation of existing material.
- 2.6 Accordingly, this study now moves on to a assessment against another checklist of questions which can provide for further refinement of the work and increase the confidence in its use. This fine assessment is set out in Table 2 overleaf.

**Table 2            Fine assessment**

Question		Response
1	Are the boundaries of the sites and city mapped?	The SHLAA covers the whole LPA area and includes site plans for all the assessed sites by ward. Site are mapped and available electronically.
2	Are the densities used consistent with what is envisaged by the NPPF? Are any marked deviations from these densities clearly related to specific and realistic policy aspirations set out in the plan?	The 2010 SHLAA method set out the approach to density based on emerging proposals or based on surrounding uses and densities. Following discussion with the Council it is clear that site yields for the majority of sites have been reviewed through successive annual updates and with reference to the CPP1 policy guidance for density.
3	Have design studies been undertaken for a sample of the realistic opportunities relied upon by the study?	SHLAA site yields are informed by comparable schemes for which there has been design input (such as development briefs/ SPDs or design statements for development proposals) and more recently site yields are informed by Design South East design guidance for schemes coming forward.
4	Have allocated sites been reassessed?	It appears that the Council have continued to include allocated sites in the SHLAA and ensure any changes are reflected in the assessment.

5	Are maps included of the site-specific opportunities identified in the study, with precise boundaries identified and are there schedules or proformas that enable the assessment of the site to be audited?	All sites are mapped electronically. Site Proformas are available for all sites but are not always published as part of the annual update exercises. They are published where there has been a call for sites exercise involved with updates of the SHLAA. It is understood that for CPP2, site proformas for all sites put forward for site allocations will be available and these will include information about site constraints and opportunities, surrounding uses and reasons for the projected yield.
6	Are details provided of opportunities that have been assessed and excluded, using similar information as for the opportunities that are recommended for inclusion?	The 2010 SHLAA details sites that have been excluded, but the 2016 update does not provide this level of detail. For clarity, SHLAA updates could include a rejected site list with an indication as to why sites were rejected.

2.7 The assessments above show a satisfactory level of compatibility against the good practice. Any issues raised tend to relate to consistency of approach to determining site yield, the availability of information and its presentation.

### **3.0 CONSIDERATION OF FACTORS AFFECTING DENSITY**

- 3.1 Section 3 of this assessment undertakes a review of the existing policy and evidence set out within the Councils Development Plan and other supporting evidence documents to help inform the consideration of site typologies and density scenarios. These can then be used to inform the appropriate density (and yields) of those SHLAA sample sites (Section 4), secondary employment sites (Section 7) and Call for Sites (Section 8). A protocol will also be created to assist the Council with the consideration of yields on other SHLAA sites (if required).

#### **City Plan Part One – Housing**

##### **Policy CP14 – Housing Density**

- 3.2 Policy CP14 of the City Plan Part One sets out the Councils approach to Housing Density. The policy states that the density should be appropriate to the positive character of the neighbourhood, but permitted at higher densities where it meets a series of requirements relating to design, accessibility, local character, housing mix etc.
- 3.3 BHCC set a minimum net density of 50 dwellings per hectare (dph) across the City. However, within Development Areas (DA1 to DA6 and DA8) development proposals will be expected to achieve a minimum 100 dph on major development sites.
- 3.4 This policy is therefore an important consideration when determining and/ or reviewing potential site yields in the locality and is used when updating the BHCC SHLAA. SHLAA sites are assessed in terms of their location within or outside of Development Areas as well as other more site-specific factors covering the surrounding built form.

##### **Policy CP19 – Housing Mix**

- 3.5 Policy CP19 of the City Plan Part One sets out the Councils approach to Housing Mix. The policy is set out to ensure an improved housing choice in terms of type, size and tenure, is achieved across the city. This also includes looking to provide the appropriate accommodation for the requirements of specific groups i.e. families with children, older and disabled people etc.
- 3.6 Where information in terms of required housing type/mix was available this has been used to determine potential site typologies and yields for example when a site has a previous

permission indicating an approved mix, or if there is a site-specific requirement set out in the policy.

### **Tall Buildings Supplementary Planning Guidance (SPG)**

- 3.7 The Councils Tall Buildings SPG<sup>8</sup> was published in 2004 and sets out the approach to the consideration of tall building applications. The guidance refers specifically to certain locations across the City which would be appropriate for tall building opportunities.
- 3.8 As set out in the SPG the definition of Tall Buildings refers to those buildings of 18m or taller (approx. 6-storeys). 'Mid-rise' tall buildings include buildings of 6-8 storeys and reference to 'very tall' tall buildings refer to buildings over 15 storeys.
- 3.9 The SPG sets out certain nodes which (given appropriate consideration of issues such as topography, conservation etc) may be suitable for taller development. These nodes include:
- the marina,
  - central seafront e.g. Brighton Centre and vicinity,
  - adjoining Brighton station,
  - adjoining Hove station,
  - Shoreham Harbour.
- 3.10 The SPG also sets out certain corridors suitable for taller development, which include linear zones generally occurring along major transportation routes. These corridors include:
- London Road/Preston Road
  - Lewes Road
  - Eastern Road Western Seafront/Kingsway
- 3.11 Location's which would be generally unsuitable for Tall Buildings include:

---

<sup>8</sup> BHCC (2004) [Tall Buildings SPG Note 15](#)

- Conservation areas
- Elevated areas
- Urban fringe/low rise areas

3.12 Where a site assessed has fallen within a Node or Corridor suitable for taller development this has been highlighted and where appropriate considered when calculating the density and potential future yields. Given the constrained nature of land supply within Brighton and Hove, the consideration of opportunities to increase or pro-actively encourage taller buildings and higher density projects in appropriate locations is an important issue.

#### Policy CP12 Urban Design

3.13 Policy CP12 takes into consideration the Tall Buildings Guidance, setting out the Councils approach to encouraging taller development in certain locations:

*“Where appropriate, density will be raised through predominantly low-to-medium rise development but making most effective use of those identified areas which have the potential for taller developments, defined as 18 metres or more in height (approximately 6 storeys)”.*

3.14 Potential locations include:

- Brighton Marina
- Brighton Station / New England area
- Central Seafront
- Eastern Road / Edward Street
- Hove Station area
- Lewes Road corridor
- London Road / Preston Road corridor
- Western Seafront / Kingsway
- Shoreham Harbour

### **Parking Standards Supplementary Planning Document (SPD) October 2016<sup>9</sup>**

- 3.15 As set out in BHCC's SPD, Brighton and Hove include maximum car parking standards throughout the city for all land uses. They do however acknowledge there are differing levels of accessibility in the city and the guidance therefore requires different levels of parking through a zonal approach. Lower levels of parking are sought in central areas compared to outlying areas of the city.
- 3.16 The SPD also sets out standards for cycle parking, disabled parking, electric vehicle charging and servicing requirements expressed as minimum standards. The [three zones](#) include: 1. Central Area 2. Key Public Transport Corridors 3. Outer Areas.
- 3.17 In terms of Parking dwellings with 1 to 2 bedrooms should deliver:
- 0.25 spaces per dwelling in the Central Area;
  - 0.5 spaces per dwelling plus 1 space per 2 dwellings for visitors in Key Public Transport Corridors; and
  - 1 space per dwelling plus 1 space per 2 dwellings for visitors
- 3.18 Dwellings with 3 to 4+ bedrooms should deliver:
- 0.4 spaces per dwelling in the central area
  - 1 space per dwelling plus 1 space per 2 dwellings for visitors in Key Public Transport Corridors; and
  - 1 space per dwelling plus 1 space per 2 dwellings for visitors
- 3.19 There are also a series of standards for cycle parking, disabled parking etc. and each non-residential use-class, available in the Councils SPD.
- 3.20 The following section sets out the BHCC policies which have been considered when analysing employment or mixed-use sites; specifically, those which could affect the sites future floorspace yield and whether certain sites should be lost or safeguarded.

---

<sup>9</sup> BHCC (2016) [SPD 14 Parking Standards](#)

## City Plan Part One – Employment

### Policy CP3 – Employment Land

3.21 Policy CP3 is a detailed policy which in general terms:

- Highlights those strategic allocations expected to include new employment land.
- Promotes SA2 Central Brighton as a prime office location.
- Highlights those primary industrial estates and business parks to be protected.
- Highlights those sites potentially suitable for mixed use regeneration.
- Sets out the test of redundancy required to be evidenced when considering the loss of other employment sites.

3.22 Policy CP3 highlights a number of issues which have been considered when analysing the sample of SHLAA sites, the suitability of the secondary employment sites and the overall suitability of the “Call for Sites”.

### 2005 Local Plan Retained Policies<sup>10</sup>

3.23 The following policies were retained following the adoption of the City Plan Part One and have also been considered. These policies will however be replaced following the future adoption of City Plan Part Two.

#### Policy EM4 - New business industrial uses on unidentified sites

3.24 Retained Local Plan Policy EM4 suggests where there are opportunities for new B1 and B2 uses this would be generally supported within the built-up area, provided a series of factors were evidenced covering need, accessibility and the requirement for a no net loss of housing or important open space etc.

#### Policy EM7 Warehouses (B8)

3.25 Retained Local Plan Policy EM7 covers the Councils approach towards warehouses in the City; where in general further development was not supported. Within the assessment

---

<sup>10</sup> BHCC (2016) [Local Plan Policies Retained on Adoption of the City Plan Part One](#)

we have therefore concentrated on the potential for B1 and B2 uses over B8. It should be noted however that CP3 (CCP1) takes a different approach in light of the forecast need for B1c, B2 and B8 uses and is therefore not restrictive of new B8 uses.

Policy EM8 Live-work units on redundant industrial and business and warehouse sites

- 3.26 Retained Local Plan Policy EM8 sets out the Councils approach to live-work units on redundant industrial business and warehouse sites. The policy highlights that the loss of industrial and warehousing premises may be appropriate if the ground floors were retained for industrial or business use. DLP have acknowledged the support for live work types units when considering potential schemes. It should also be noted however that through the Scoping Consultation of CPP2 the council is considering whether a similar policy is still required in the CPP2.

Policy EM9 Mixed uses and key mixed-use sites

- 3.27 Retained Local Plan Policy EM9 sets out the Councils approach to considering mixed uses and key mixed-use sites. The policy highlights a focus on this approach when considering new developments in the City suggesting the uses should be *“mixed both horizontally and vertically where practicable to add to the vitality of the area and respect the grain of the neighbouring developments”*.

### **Employment Land Study<sup>11</sup>**

- 3.28 As part of this policy review DLP have also considered the evidence set out in the Employment Land Study undertaken by Nathaniel Litchfield & Partners (now Lichfields) on behalf of BHCC in 2012. The study was commissioned to inform the preparation of City Plan Part One and provides information on existing employment sites and premises, local demand and projected supply.
- 3.29 The report sets out overall employment space requirements covering different growth scenarios which range from 127,220 sq. m to 155,670 sq. m of all types of employment space up to 2030.

---

<sup>11</sup> Nathaniel Litchfield & Partners (2012) [Brighton & Hove City Council Employment Land Study](#)

**Table 3 Employment Space Requirements (BHCC ELR)**

Use	Job Growth	Past Take-up	Labour Supply (565 dw.p.a)
Offices	112,240	78,960	45,270
Industrial (B1c/B2/B8)	43,430	75,600	81,950
All B uses	155,670	154,560	127,220

- 3.30 The report covers how the Council envisages meeting the proposed demand, as described below. This has also informed our consideration in terms of the proposed density of sites and the consideration of potential losses; as some of those Strategic Development Sites are coming forward with much reduced employment floorspace.

*“The Draft City Plan identifies eight strategic Development Areas which together have the potential to provide 109,300m<sup>2</sup> of new employment floorspace over the Plan period. In addition, the Draft City Plan also identifies approximately 21,110m<sup>2</sup> of extant planning commitments for B1a office space, increasing the total potential supply of employment across the City to 130,410m<sup>2</sup>”.*

- 3.31 Of particular interest in informing our consideration of those secondary employment sites and Call for Sites was the commentary surrounding demand for office space, reasonably low vacancy rates and apparent lack of supply when considering some accommodation types;

*“A key challenge that the Council must seek to manage is how to encourage greater delivery of office space, particularly in Central Brighton, but also structuring supply in other parts of the City to respond to market opportunities”.*

*“Demand for office space in the City remains strong particularly for small units in Central Brighton and the station/Queen’s Road area, despite a shortage of good quality, modern office space, with the majority of current stock comprising refurbished older buildings that are not suited to current business needs”.*

*“Latest commercial property market reports suggest that vacancy rates for both office and industrial premises in Brighton & Hove remains low at approximately 9% for offices and just 3% for industrial premises. Vacancy levels for ‘Grade A’ office accommodation are even lower, at around 2%, reflecting very limited availability of this type of space across the City” .... “These vacancy figures appear*

*to be lower than typical availability rates (around 10%) for a normal market with a reasonable amount of space available for firms to relocate and expand, suggesting an overall shortage of both office and industrial provision”.*

### **HCA Employment Density Guide 3rd Edition November 2015<sup>12</sup>**

- 3.32 As will be discussed in the Secondary Employment Sites section of this report, the HCA’s latest Employment Densities Guide (2015) largely focuses on the consideration on employment density i.e. the relationship between jobs to office floorspace (rather than the consideration of floorspace to site area i.e. plot ratios). Whilst the latter section of this report looks into potential plot ratio scenarios, the following information provides a summary of the guidance, including key factors which influence employment density and a table showing the potential densities of various categories of employment and floorspace requirements.

#### **Advances in technology**

- 3.33 In one respect advances in technology assists in the reduction of density by making existing processes more efficient, however on the other, they can create new servicing and employment requirements, which subsequently place upward pressure on employment density.
- 3.34 In general terms technology is having an upward influence on employment densities for offices through increased flexibility in terms of space planning, usage and decreasing space requirements of physical infrastructure. For example, the shift towards flexible working is driven by enhancements to wireless connectivity. This in turn allows for more agile working, reducing the requirement for many workers to have a ‘fixed desk’ and therefore reducing under-utilisation of space.
- 3.35 In terms of manufacturing, specifically the automotive sector, significant changes in terms of automated production has taken place reducing the need for production line staffing, however there can also be upwards pressures with the need for a greater level of servicing and support of the machinery.

#### **The evolution of new forms of workspace**

- 3.36 The general shift in our economy towards knowledge intensive sectors has also had

<sup>12</sup>

[HCA Employment Density Guide 3<sup>rd</sup> Edition November 2015](#)

significant implications in terms of office space required by this sector compared to more traditional firms. For example, digital media companies often need multi-functional spaces including a combination of fixed-desks and more collaborative areas.

- 3.37 Home working has also seen a significant rise over recent years due to a growth in self-employment, improved connectivity, property prices, commuting distances and building maintenance costs etc. Data produced by ONS in June 2014 suggests that almost 14% of the UK's working population now work from home, the highest rate since comparable data collection began in 1998 suggesting 11% were homeworking (note: the 2001 Census data showed that approximately 9% of the UK workforce worked mainly at home).
- 3.38 Along with this increased flexibility there has also been a notable increase in a preference towards locating within or adjacent the major urban centres with more businesses preferring to re-locate closer to the core services and workers wanting to be in close proximity to urban amenities.

#### Changing trading formats

- 3.39 This relates to retail and has therefore not been considered in detail but surrounds the implications of the growth of internet retailing, click and collect services, holding areas etc.

#### Sector and sub-sector activity

- 3.40 As discussed employment density is now much more aligned to the type of activity undertaken within the building rather than its location/ building type. New categories have therefore been considered including:
- Corporate (energy, engineering, food, manufacturing, mining, property and retail). Types of firms which have flexible working habits however require space for client meetings and functions, reception space etc.
  - Professional services (lawyers, accountants, management consultants and property companies). Density varies significantly between the subgroup. For example, management consultants support more flexible working (high density) and legal firms who are more structured requiring meeting rooms etc. (lower density).

- Public sector (central government, local authorities and the third sector). Include requirements for cellular offices and meeting spaces and for local government ‘civic’ buildings and public spaces etc. Therefore, this tends to drive lower densities.
- Technology, media and telecoms (TMT). Within which density requirements can also vary with large-scale tech/ media firms providing sizeable corporate environments (flexible working and dense floorspace use), whereas other more creative firms (including much smaller businesses and start-ups) often have more creative space consuming approaches to their working environment.
- Financial and insurance (banks, building societies and insurance companies etc). This sector tends to have higher employment densities, with fewer requirements for breakout spaces and meeting rooms.

3.41 The 2015 guidance specifically includes a requirement for a broader definition of workspaces relating to small and start-up businesses. Briefly described as per below:

- Incubator - high spec managed workspaces that provide certain level of service in terms of technology, equipment and business support. Within scientific sectors incubators will often provide shared lab space alongside cellular offices.
- Studio - Studio workspaces are usually artist spaces which can be operated individually or as part of a more managed collection of spaces.
- Maker Spaces - These spaces provide an ‘open workshop’ within a light industrial type unit. Providing a single shared space for working with a range of tools and machinery aimed at reducing costs for small and start up production businesses.
- Co-working space tends to consist of a large open plan office area offering shared desks where businesses work alongside one another.
- A managed workspace is commercially rented serviced premises from which small businesses can trade. The delivery of managed workspace could potentially accommodate a range of spaces, from small office units through to workshop and light industrial units.

**Table 4 Employment Density Guide 3rd Edition**

Use Class	Sub-Category	Sub-Sector	Density	Type
B1a	General Office	Corporate	13	NIA
		Professional Services	12	NIA
		Public Sector	12	NIA
		TMT	11	NIA
		Finance and Insurance	10	NIA
	Call centres		8	NIA
B1b	R&D Space		40-60	NIA
B1c	Light Industrial		47	NIA
B2	Industrial & Manufacturing		36	GIA
Mixed B Class	Small Business Workspace			B1a, B1b – the density will relate to balance between spaces, as the share of B1a increases so too will employment densities.
		Incubator	30-60	
				B1c, B2, B8 - Difference between 'planned space' density and utilisation due to membership model
		Maker Spaces	15-40	
		Studio	20-40	B1c, B8
				B1a - Difference between 'planned space' density and utilisation due to membership model
		Co-working	10-15	
		Managed Workspace	12-47	B1a, b, c

Source: HCC (Nov 2015) Employment Density Guide 3<sup>rd</sup> Edition

### National Space Standards

- 3.42 Nationally prescribed space standards<sup>13</sup> were announced in March 2015 as part of the Governments wider housing standards review package. These replaced space standards previously set by Local Authorities which varied across the country.
- 3.43 Within this study the standards have been acknowledged when assessing the minimum

<sup>13</sup> DCLG (2015) [Technical housing standards – nationally described space standard](#)

space required for various sized properties and used to inform considerations on potential site yields, in conjunction with other information such as site area and surrounding building heights. The table below has been extracted from the technical guidance.

### National Space Standards

Table 1 - Minimum gross internal floor areas and storage (m <sup>2</sup> )					
Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Source: Technical housing standards – nationally described space standard (CLG March 2015)

### High Level Approach to Calculating Density

- 3.44 As sites are promoted and brought forward indicative yield figures become firmer. Existing planning permissions, previous applications or initial design work by promoters all help to provide a realistic indication of yield. In the absence of information site yield needs to be informed by Council policy on density and analysis of past permissions to identify average development densities.
- 3.45 Based on the policy/ guidance review set out above, DLP have set out a suggested approach for calculating density overleaf. This has been considered as a series of stages, using existing policy to inform the stages alongside specific parameters to inform the case by case considerations of density.

**Table 5 Calculating Density**

Stages	Density Considerations	
<b>Stage 1: Broad Locational Density</b>	<b>Minimum Net Density outside defined Development Areas</b> - 50 dwellings per hectare (dph), provided it contributes positively to creating or maintaining sustainable neighbourhoods	<b>Development Areas Density</b> - minimum of 100 dwellings per hectare (dph) on sites within Development Areas,
<b>Notes</b>	The first stage requires the application of an initial density multiplier to form the starting point for detailed density considerations. In some instances when combined with Council evidence on density from past permissions this could be sufficient to identify an indicative site yield, particularly for developable sites.	
<b>Stage 2: Specific Locational Density</b>	<b>Density of surrounding uses</b> – Building footprint and height assumptions are key determinates of site yield. The physical footprint of buildings once parking and landscaping are taken into consideration help gauge development floorspace. In central urban areas buildings can occupy the majority of the site e.g. 70-90%, whilst in suburban locations dwellings often sit within larger grounds 20-30%. An informed view on building height (e.g. no more than 1 storey higher than surrounding uses) and assumptions regarding footprint of buildings (similar to surrounding built form) can provide an indicative m <sup>2</sup> floorspace e.g. footprint multiplied by height.	<b>Tall buildings policy</b> – Sites within potential nodes and corridors could be taller (over approximately 6 storeys). ‘Mid-rise’ tall buildings means buildings 6- 8 storeys in height; ‘Very tall’ tall buildings means buildings over 15 storeys in height. Unless promoters have proposed a tall building, the Council could assume a regular density in the SHLAA (as set out in stage 1).

<b>Notes</b>	The context of sites is a key determinate of density. Comparable footprints and heights would reflect a reasonable density on sites. Only sites being promoted for tall buildings should have an indicative tall building yield identified, unless the Council considers it appropriate to identify tall building sites e.g. SHLAA sites within nodes or corridors that it considers appropriate for tall buildings that it could rely on to increase overall housing supply.	
<b>Stage 3: Site specific considerations and Parking</b>	<b>Site Constraints</b> – This consideration will influence the built form on the site, e.g. are parts of the site lost to other uses, development constraints such as flood risk or narrow/steep sections or whether the design needs to reflect constraints such as conservation, heritage or residential amenity issues and noise.	<b>Adopted Car Parking Standards</b> – Providing appropriate parking provision on site may reduce the building footprint, in terms of reduced available land. It is important to check the likely parking requirement and consider if the plot ratio identified can accommodate it, or whether reducing/no parking provision is acceptable in this location.
<b>Notes</b>	This stage involves two sensitivity checks to ensure that the emerging view on plot ratio/density is appropriate and whether there are specific issues that would indicate a more conservative plot ratio should be taken.	
<b>Stage 4: Consideration of mix and Applying NSS</b>	<b>Consideration of dwelling mix</b> – The consideration of mix will be informed by City Plan Policy CP19 and surrounding use.	<b>National Space Standards</b> – These set out the minimum Gross Internal (floor) Area requirements for new dwellings and should be used to ensure yield is not over estimated. It is prudent to add a 20% buffer to these standards for circulation space and large properties.
<b>Notes</b>	The final stage, takes the overall development floorspace assumed in stages 2 and 3 and applies an indicative mix and minimum dwelling sizes to identify an indicative yield figure. It should be noted that development density will vary from site to site and all indicative yields should be informed by council evidence on previously permitted schemes.	

3.46 In section 4 yields have been reviewed and/or identified in the following ways:

- Existing planning permissions and proposed schemes to inform yields
- Comparison of SHLAA/ Call for sites density with Council policy and surrounding uses to confirm appropriateness of yields
- Initial analysis to determine site yield based on high level<sup>14</sup> approach set out above.

---

<sup>14</sup> As highlighted this is a 'high level' consideration of potential densities and yields, the sites will therefore still need testing through design appraisals as part of the Development Management process.

## 4.0 SAMPLE SITE ASSESSMENT

4.1 This section sets out the methodology used by DLP to assess a sample of the Council's SHLAA sites; in particular reviewing the Council's original assessment in terms of availability, suitability, and deliverability.

4.2 The 20 sites were jointly selected with the Council to ensure that a range of site types, sizes and delivery rates were covered. The method for considering these sites alongside the typologies and density scenarios, would then be available to the Council for use as an approach to test other SHLAA site assessments.

### Identifying Criteria for Site Assessment

4.3 DLP identified a list of site criteria to be used to assess the sample sites. This was agreed with BHCC, with account taken of national policy requirements, as contained within the NPPF. Having regard to the overall policy framework the approach to identifying appropriate site selection criteria is built upon the questions set out in the NPPF;

- Is the site available?
- Is the site suitable? and
- Is the site deliverable/ developable? E.g. is development viable and achievable.

4.4 The site criteria have been set out in two parts, the 'Part 1 Assessment' involved the consideration and application of broad suitability criteria, including absolute constraints and an initial investigation of likely availability. The criteria for the Part 1 assessment is set out in the table overleaf.

Part 1 Assessment Criteria				
Criteria	Designation/Issue	Red (Site does not satisfy criteria)	Yellow (Criteria may be capable of being satisfied)	Green (Criteria are satisfied)
<b>Flood Risk</b>	<ul style="list-style-type: none"> <li>Environment Agency Indicative Flood Mapping and SFRA</li> <li>Area at Risk of Flooding</li> </ul>	<ul style="list-style-type: none"> <li>The site is within flood zone 3a and/or 3b and is not suitable for housing.</li> </ul>	<ul style="list-style-type: none"> <li>The site is within flood zones 2 requiring further investigation (and application of policy tests).</li> </ul>	<ul style="list-style-type: none"> <li>The site is not affected by identified areas of indicative flooding or is located in flood zone 1.</li> </ul>
<b>Environmental Designations</b>	<ul style="list-style-type: none"> <li>Special Protection Area</li> <li>Special Area of Conservation</li> <li>RAMSAR Site</li> <li>Site of Special Scientific Interest</li> <li>National Nature Reserve</li> <li>Site of Nature Conservation Importance and other local designations</li> <li>RIGS</li> </ul>	<ul style="list-style-type: none"> <li>The site is located within an international or national environmental designation.</li> </ul>	<ul style="list-style-type: none"> <li>The site is located within the buffer or close proximity of an international or national designation and could therefore have a negative impact.</li> <li>The site is covered by a local designation or is within close proximity and could therefore have a negative impact.</li> </ul>	<ul style="list-style-type: none"> <li>The site is not within an international, national or local environmental designation or within its buffer.</li> </ul>
<b>Landscape</b>	<ul style="list-style-type: none"> <li>National Park</li> </ul>	<ul style="list-style-type: none"> <li>n/a</li> </ul>	<ul style="list-style-type: none"> <li>The site is within (or close to) a sensitive landscape and could therefore have a negative impact requiring further investigation.</li> </ul>	<ul style="list-style-type: none"> <li>The site is not located in (or close to) a sensitive landscape.</li> </ul>
<b>Potentially Contamination or Unstable Land Issues</b>	<ul style="list-style-type: none"> <li>Potential Land contamination or unstable land issues</li> </ul>	<ul style="list-style-type: none"> <li>The site is located within or adjacent to, a landfill site or the land is unstable and has been identified as unsuitable for residential use.</li> </ul>	<ul style="list-style-type: none"> <li>The site is potentially contaminated or unstable and requires further investigation.</li> </ul>	<ul style="list-style-type: none"> <li>There are no known contamination or unstable land issues.</li> </ul>

Part 1 Assessment Criteria				
Criteria	Designation/Issue	Red (Site does not satisfy criteria)	Yellow (Criteria may be capable of being satisfied)	Green (Criteria are satisfied)
Noise Issues	<ul style="list-style-type: none"> <li>Noise issues relating to existing land uses or transport corridors</li> </ul>	<ul style="list-style-type: none"> <li>n/a</li> </ul>	<ul style="list-style-type: none"> <li>The site is located adjacent to noisy land uses, which requires further investigation.</li> </ul>	<ul style="list-style-type: none"> <li>There are no noisy adjacent land uses and therefore no noise impact on the site.</li> </ul>
Residential Amenity	<ul style="list-style-type: none"> <li>Location of site in relation to existing dwellings and bad neighbour uses</li> </ul>	<ul style="list-style-type: none"> <li>n/a</li> </ul>	<ul style="list-style-type: none"> <li>The site is adjacent to existing dwellings or bad neighbour uses and requires further investigation.</li> </ul>	<ul style="list-style-type: none"> <li>There are no adjacent dwellings or bad neighbour uses and therefore no impact on residential amenity.</li> </ul>
Historic Assets	<ul style="list-style-type: none"> <li>Scheduled Ancient Monument (SAM)</li> <li>Sites of Archaeological Importance</li> <li>Historic Park and Garden</li> <li>Conservation Area</li> <li>Listed Building / Heritage Assets</li> </ul>	<ul style="list-style-type: none"> <li>The site is within a Scheduled Monument or Registered Park and Garden.</li> </ul>	<ul style="list-style-type: none"> <li>The site is within, adjacent to or development is considered to have the potential to adversely affect a Conservation Area, an Archaeological Priority Area or the setting of listed buildings or other heritage asset'.</li> </ul>	<ul style="list-style-type: none"> <li>The site is not within, adjacent to or development is considered unlikely to adversely affect any heritage asset.</li> </ul>
Availability and Capacity	<ul style="list-style-type: none"> <li>Submitted sites, public land ownership, etc.</li> </ul>	<ul style="list-style-type: none"> <li>The owner has confirmed that the site is not available, nor is it likely to be available in the future.</li> </ul>	<ul style="list-style-type: none"> <li>Site availability is unknown and requires further investigation. Potential for Land Registry searches (if required).</li> </ul>	<ul style="list-style-type: none"> <li>There is evidence that the landowner is willing to sell or develop the site.</li> </ul>

4.5 The Part 2 Assessment involved a more detailed review of suitability issues and an examination into developability. The potential capacity of sites and delivery issues were also investigated at this point.

- In terms of **suitability** each site was assessed against the agreed criteria which were broadly grouped into policy requirements, physical constraints and potential impacts.
- In terms of **availability** landowners should have been contacted (where possible) to identify whether sites will be made available and to set out any potential legal or ownership constraints. DLP have highlighted where further investigation relating to this point is required.
- In terms of **achievability** this sets out potential abnormal site constraints, needing to be rectified because they may affect viability, and any potential alternative uses likely to affect deliverability.

4.6 The Part 2 Assessment criteria is set out in table overleaf.

Part 2 Assessment Criteria				
Draft Criteria	Designation/Issue	Reject	Accept but further investigation/mitigation required	Accept
Availability	<ul style="list-style-type: none"> <li>Site promoted by landowners and/or agents.</li> <li>Public land confirmed as available</li> </ul>	<ul style="list-style-type: none"> <li>Site not available for development</li> <li>There are known legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements which cannot be resolved.</li> <li>Public land has been identified in another plan / strategy for another use.</li> </ul>	<ul style="list-style-type: none"> <li>There continues to be doubt over whether the site is genuinely available for development after further investigations.</li> </ul>	<ul style="list-style-type: none"> <li>There is evidence that the landowner is willing to sell and/or a developer is interested in developing within the timeframe of the Plan.</li> <li>There are no known legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements which are not capable of being overcome within the timeframe of the Plan.</li> </ul>
Contamination and unstable land	<ul style="list-style-type: none"> <li>Potentially Contaminated Land</li> <li>Unstable Land</li> </ul>	<ul style="list-style-type: none"> <li>Contains an area of unstable or contaminated land that is likely to undermine the site's suitability and achievability.</li> </ul>	<ul style="list-style-type: none"> <li>Could contain unstable or contaminated land that should be subject to further investigation.</li> </ul>	<ul style="list-style-type: none"> <li>Not located on unstable land.</li> <li>Not located on contaminated land.</li> </ul>

Draft Criteria	Designation/Issue	Reject	Accept but further investigation/mitigation required	Accept
Topography	<ul style="list-style-type: none"> <li>Topography</li> </ul>	<ul style="list-style-type: none"> <li>Steep slopes which make the site unsuitable and/or unachievable.</li> </ul>	<ul style="list-style-type: none"> <li>Sloping or undulating land which may require works to achieve a suitable development.</li> </ul>	<ul style="list-style-type: none"> <li>Level or gently sloping site.</li> </ul>
Site access and safety	<ul style="list-style-type: none"> <li>Site access (width, visibility etc)</li> <li>Proximity to major roads/strategic road network</li> </ul>	<ul style="list-style-type: none"> <li>Poor access and/or local road network of poor standard.</li> <li>Likely to be subject to safety issues arising from surrounding uses incapable of mitigation</li> </ul>	<ul style="list-style-type: none"> <li>Access poor but capable of being improved.</li> <li>Local road network of adequate or good standard.</li> <li>Likely to be affected by safety issues but this is capable of mitigation.</li> </ul>	<ul style="list-style-type: none"> <li>Adequate or good access off adequate or good standard of local road network.</li> <li>Not affected by safety issues.</li> </ul>
Landscape	<ul style="list-style-type: none"> <li>National Park, landscape impact and visual containment</li> </ul>	<ul style="list-style-type: none"> <li>Unacceptable impact of site upon landscape not capable of mitigation.</li> </ul>	<ul style="list-style-type: none"> <li>Impact capable of mitigation.</li> <li>Potential cumulative impact with other identified sites.</li> </ul>	<ul style="list-style-type: none"> <li>No unacceptable impact on the landscape.</li> </ul>
Biodiversity / Protected Species / Important Hedgerow and Trees	<ul style="list-style-type: none"> <li>Impact on biodiversity action plan habitats, protected trees or known protected species</li> <li>Local Nature Reserve</li> <li>Geological Conservation Review Site</li> <li>Sites of Importance for Nature Conservation</li> <li>Agricultural Land Quality</li> </ul>	<ul style="list-style-type: none"> <li>Significant effect and unacceptable impact of site upon ecology or protected species or habitats not capable of mitigation where there is no overriding public interest.</li> </ul>	<ul style="list-style-type: none"> <li>Impact capable of mitigation.</li> <li>Potential cumulative impact with other identified sites.</li> </ul>	<ul style="list-style-type: none"> <li>No significant effect or unacceptable impact on ecology, protected species or habitats.</li> </ul>

Draft Criteria	Designation/Issue	Reject	Accept but further investigation/mitigation required	Accept
Heritage Assets	<ul style="list-style-type: none"> <li>Scheduled Monuments</li> <li>Registered Parks and Gardens</li> <li>Conservation Areas</li> <li>Listed Buildings</li> <li>Non-designated Heritage Assets</li> <li>RIGS</li> </ul>	<ul style="list-style-type: none"> <li>Development is likely to bring harm to the significance of a designated heritage asset, including its setting.</li> </ul>	<ul style="list-style-type: none"> <li>Development is likely to cause some harm to the significance of a heritage asset, including its setting, but this is likely to be satisfactorily minimised/ mitigated to such an extent to accord with the provisions of the NPPF.</li> </ul>	<ul style="list-style-type: none"> <li>Development is unlikely to harm the significance of any heritage asset or its setting.</li> </ul>
Noise and Air Quality	<ul style="list-style-type: none"> <li>Noise or air pollution from adjacent uses e.g. road, rail and air transport</li> </ul>	<ul style="list-style-type: none"> <li>Likely to be adversely affected by noise or air pollution from adjacent uses leading to an unacceptable residential environment.</li> </ul>	<ul style="list-style-type: none"> <li>Likely to be affected by noise or air pollution but this is capable of mitigation.</li> </ul>	<ul style="list-style-type: none"> <li>Not affected by noise or air issues.</li> </ul>
Residential Amenity (Impact of site and adjoining uses on each other)	<ul style="list-style-type: none"> <li>Relationship with existing adjacent uses</li> </ul>	<ul style="list-style-type: none"> <li>Close proximity to existing adjacent uses e.g. residential where any potential impact (light, visual, noise, traffic) is not reasonably capable of mitigation.</li> </ul>	<ul style="list-style-type: none"> <li>Close proximity to existing adjacent uses especially residential but any potential impact (light, visual, other disturbance) is capable of mitigation.</li> </ul>	<ul style="list-style-type: none"> <li>Unlikely to adversely affect existing adjoining uses.</li> </ul>
Achievability	<ul style="list-style-type: none"> <li>Deliverable</li> <li>Viable</li> </ul>	<ul style="list-style-type: none"> <li>Site constraints or ownership issues that are unlikely to be capable of resolution without considerable expense.</li> </ul>	<ul style="list-style-type: none"> <li>Site constraints capable of being overcome but extent/ mitigation costs unclear at this stage.</li> </ul>	<ul style="list-style-type: none"> <li>In a location where housing development is not contrary to spatial policy.</li> <li>No site constraints needing to be overcome.</li> </ul>

### SHLAA Sample Assessment

- 4.7 The following sample of 20 SHLAA sites have been assessed through this two-part process.
- 4.8 The rationale in terms of site selection included allowing for a suitable range of sites to test various scenarios. This included allocated, permitted and other sites which covered a range of sizes in terms of yield, to best understand assumptions made in terms of delivery and lead times.

**Table 6 SHLAA Sample Sites**

DLP Ref	SHLAA Ref	Site Name
BH001	653	Saunders Glassworks, Sussex Place, BN2 9QN
BH002	49	Land at 18/19 Manchester Street / Charles Street, BN2 1TF
BH003	3	Land at Brighton Marina (Inner Harbour)
BH004	1	Gas Works Site, Boundary Road, Brighton
BH005	14	Preston Barracks Lewes Road, BN2 4GL
BH006	6095	79 North Street Portslade, BN41 1DH
BH007	180	Sackville Trading Estate / Coal Yard, Sackville Road
BH008	933	Courtlands Hotel, 11-17 The Drive, Hove
BH009	59	Telephone Exchange, 34 Palmeira Avenue, BN3 3GG
BH010	122	PO Sorting Office, Nevill Road, Rottingdean, BN2 7JQ
BH011	137	Corner of Spring Gardens, Church Street, Brighton
BH012	670	Patcham Garage, Old London Road
BH013	6148	29 – 31 New Church Road, BN3 4AD
BH014	6052	Land at corner of Fox Way/ Foredown Road, BN41 2EQ
BH015	896	Boots Co-op, 119 London Road, BN1 4JH
BH016	139	35 – 39 The Droveway, Hove (Dairycrest)
BH017	6140	Territorial Army Centre, 198 Dyke Road, BN1 5AS
BH018	6118	Montpelier Baptist Church, Montpelier Place
BH019	6143	Combined Engineering Depot, New England Rd, BN1 3TU
BH020	6099	P & H House, 106-112 Davigdor Road, Hove, BN3 1RE

### **Part 1 Assessment Findings**

- 4.9 The findings of the Part 1 Assessment (applying broad suitability criteria) are available to view in the table set out on the following page.
- 4.10 Whilst a number of site constraints were highlighted through the Part 1 Assessment (covering heritage assets, flood risk and residential amenity), none were considered insurmountable constraints at this stage. Therefore, all 20 sites were considered suitable to take forward through the Part 2 Review.
- 4.11 The Part 2 Review required gathering a more detailed understanding of suitability, availability and achievability to test the Council's original assumptions.

Site details						Suitability						Availability	Conclusion
DLP Ref	SHLAA Ref	Site Name / Address	Ownership	Site Area (ha)	Source	Flood Zone	Environmental Designations	Potential contamination or unstable Land Issues	Noise Issues	Residential Amenity	Historic Environment	Availability for C3	Consider further through Part 2 Review
BH001	653	Saunders Glassworks, Sussex Place, BN2 9QN	Private	0.23	Planning Application								
BH002	49	Land at 18/19 Manchester Street / Charles Street, BN2 1TF	Private	0.09	Policy HO1: Outstanding Allocation								
BH003	3	Land at Brighton Marina (Inner Harbour)	Private	18.2	Outstanding Strategic Allocation CPP1								
BH004	1	Gas Works Site, Boundary Road,	Private	1.33	Outstanding Strategic Allocation CPP1								
BH005	14	Preston Barracks Lewes Road, BN2 4GL	Private	3.1	Outstanding Strategic Allocation CPP1								
BH006	6095	79 North Street Portslade, BN41 1DH	Private	0.03	Identified Supply – with PP								
BH007	180	Sackville Trading Estate / Coal Yard, Sackville Road	Private	2.79	Planning Application								
BH008	933	Courtlands Hotel 11-17 The Drive Hove	Private	0.24	Identified Supply - currently without PP								
BH009	59	Telephone Exchange, 34 Palmeira Avenue, BN3 3GG	Private	0.62	Urban Capacity Study (GLD036)								
BH010	122	PO Sorting Office, Nevill Road, Rottingdean BN2 7JQ	Private	0.16	Urban Capacity Site (RDN115)								
BH011	137	Corner of Spring Gardens Church Street Brighton	Private	0.54	Urban Capacity Study (SEV123)								
BH012	640	Patcham Garage, Old London Road	Private	0.1	Identified Supply - currently without PP								

Site details						Suitability						Availability	Conclusion
DLP Ref	SHLAA Ref	Site Name / Address	Ownership	Site Area (ha)	Source	Flood Zone	Environmental Designations	Potential contamination or unstable Land Issues	Noise Issues	Residential Amenity	Historic Environment	Availability for C3	Consider further through Part 2 Review
BH013	6148	29 – 31 New Church Road	Private	0.66	New SHLAA Site								
BH014	6052	Land at corner of Fox Way / Foredown Road, BN41 2EQ	Private	0.33	2015 Call for Sites								
BH015	896	Boots Co-op, London Road, BN1 4JH	Private	0.45	Identified Supply - currently without PP								
BH016	139	35 – 39 The Drove Way, Hove (Dairycrest)	Private	0.7	2015 Call for Sites								
BH017	6140	Territorial Army Centre 198 Dyke Road	Unknown	2.28	Identified Supply - currently without PP								
BH018	6118	Montpelier Baptist Church (Baptist Tabernacle), Montpelier Place	Private	0.16	Planning Application								
BH019	6143	Combined Engineering Depot, New England Road, BN1 3TU	Public	2.19	Call for sites 2016								
BH020	6099	P&H House 106-112 Davigdor Road Hove	Private	0.15	Call for Sites 2017								

## Part 2 Assessment Findings

- 4.12 Site proformas have been completed for all 20 sites and are included in Appendix 1 of this report. The proformas set out an analysis of the suitability, availability and achievability of each site and highlight areas where further information may be required to evidence the assumptions made on yield or delivery. Each proforma is also accompanied with a constraints map.

### Summary of Findings

- 4.13 As discussed within Section 2 of this report (which offered an analysis of the Council's SHLAA methodology); whilst the approach taken to site consideration appears generally sound, the review of the sample SHLAA sites has highlighted some issues regarding the clarity and presentation of the data. DLP would advise recording the source of each site and adding the date the site was included in the SHLAA (where available). For those sites where the source is unclear, this could require reassessing their delivery and in particular the potential yield. This could be reviewed calculated based on surrounding building heights/ uses and policy considerations on density as set out in table 5.
- 4.14 DLP would also suggest contacting owners /agents for sites, where site availability may be uncertain and asking the landowners to confirm that at some point in the future the site/ property will be surplus to requirements and will therefore be available for residential use. To ensure consistency in approach DLP would suggest such information can be made available on request to evidence this.
- 4.15 DLP would also suggest the reassessment of site yields for all SHLAA sites in instances where there has been limited market activity to ensure an up-to-date assessment has been conducted for all available opportunities.
- 4.16 It is also recommended the Council reconsiders the proposed employment floorspace on mixed-use sites where limited information is available on the rationale for the scale of provision. In some instances there are conservative estimates and given the Council's evidence suggests demand for employment space is high, mixed-use sites represent an opportunity to increase employment provision.

## 5.0 HOUSING TRAJECTORY REVIEW

- 5.1 The purpose of this section is to provide a review of the Housing Trajectory Position prepared by BHCC for the preparation of the emerging City Plan Part Two. This is based primarily on the 2016 SHLAA update and we understand the council is preparing a further 2017 update which will support the Draft City Plan Part Two.

### **Housing Trajectory**

- 5.2 The current Housing Trajectory contained within the 2016 SHLAA Update breaks down the delivery of sites into five-year periods (Years 1-5, 6-10 and 11-15). DLP considers that ideally a housing trajectory should provide a year by year breakdown or at least an annual breakdown for the first five years. It is however acknowledged that much of the city's housing supply will come forward through flatted formats of development. As a result, this makes it more complex to accurately estimate annual delivery timescales across the plan period, particularly where larger scale strategic sites may need to be phased or will involve longer lead in and build out times.
- 5.3 In order to more clearly understand the impact of the Council's assumptions regarding the trajectory it would be beneficial to include a local assessment of build-out rates and lead-in times for a range of development scenarios. The Council should also ensure that the most up to date housing trajectory information is prepared to support the submission of City Plan Part Two.

### **Completion rates**

- 5.4 Past rates of delivery can be used to inform future trends; considering past completion rates on a number and range of sites within the city can be undertaken using the available data contained in the Councils Authority Monitoring Reports. This approach can assist with estimating lead-in times and build-out rates and can provide evidence to support delivery rates assumed by the Council.
- 5.5 As indicated above, DLP would suggest that the Council undertake an assessment of local lead-in times for a range of development formats to ensure the housing trajectory is robust and based upon local market evidence. Such an assessment should consider the lead-in time as between the date on which a site first obtained planning permission to the year the first completion was recorded on site. This could be subdivided into

categories by size of the site and type of application to provide the most accurate reflection.

### **Basic Requirement/Housing Target**

- 5.6 Policy CP1: Housing Delivery in the City Plan Part One states that provision for at least 13,200 new homes should be built over the plan period 2010-2030 equating to an annual average rate of provision of 660 dwellings. The 2016 SHLAA Update calculates the five-year housing land supply position against a phased housing requirement based on the 2014 housing trajectory. This is set out in the 2014 SHLAA Update which formed part of the evidence base for the examination of City Plan Part One.
- 5.7 It is noted that the City Plan Part One Examination Inspector's Report supported this approach to calculating the five year supply requirement and that this approach was justified by BHCC as part of the Plan's examination process. The council may need to further review this approach as it proceeds with the preparation of City Plan Part Two taking account of further updates to the housing trajectory.

### **Windfall**

- 5.8 The 2016 SHLAA Update in Paragraph 4.8 states that Table E illustrates how a windfall allowance has been calculated for small sites. BHCC undertakes detailed monitoring of small windfall site delivery and information is clearly presented in the SHLAA updates.
- 5.9 It would be useful if the SHLAA could provide further commentary regarding the detailed method for calculating the windfall allowance.

### **Planning Permissions and the Non-Implementation Discount**

- 5.10 A non-implementation discount is applied to small identified sites and other windfall (prior approval) sites that have obtained planning permission (Table C and Table F). The discount is used to demonstrate the fact that a proportion of the sites may not start in the five-year period, or that their permissions may lapse. It could be beneficial to undertake ongoing monitoring and analysis of lapse rates and provide a commentary as to the methodology behind these calculations.

### **Summary**

- 5.11 In summary, DLP recommend the following:

- Prepare a housing trajectory which ideally has a year-by-year breakdown at least for the first five years and support the trajectory with local market evidence on delivery rates and lead-in times;
- Provide a commentary within the SHLAA specifically relating to windfall allowance detailing the methodology and calculation;
- Continue to provide a clear justification for the method against which the five-year housing land supply requirement is calculated.
- Clarify how the application of discounts for non-implementation rates to sites with planning permission has been decided upon. Include an analysis of lapse rates to establish an accurate rate of non-implementation which should be undertaken with a commentary explaining the methodology behind these calculations;

## 6.0 EMPLOYMENT LAND TRAJECTORY UPDATE AND REVIEW

- 6.1 As discussed in the policy review, in 2012 BHCC commissioned Nathaniel Litchfield & Partners (NLP) to undertake an Employment Land Study. Recommendations arising from this study included collating further more detailed evidence on the City's future employment land supply trajectory to support the City Plan Part One.
- 6.2 The Employment Land Supply Delivery Trajectory<sup>15</sup> (also produced by NLP) was published in June 2013 and provides information on existing employment sites and premises, local demand and projected supply.
- 6.3 As part of this commissioned Housing and Employment Land Review, BHCC requested an update of the employment land supply trajectory using the latest commercial monitoring information and including a summary commentary and a high-level gap analysis. This will be used to support the delivery of City Plan Part Two.

### Method & General Assumptions

- 6.4 Following discussion with the Council, it was decided to follow a similar methodological approach previously used to complete the 2013 trajectory. This involved updating those sites included in the trajectory with information relating to their current planning status, recording whether sites had gained permission, permission on site had lapsed or developments had been completed and would therefore not form part of the future trajectory.
- 6.5 The update also included adding any other significant planning permissions across the city which would result in a net gain of over 500m<sup>2</sup> of employment floorspace. Consideration was given to whether permissions below 500m<sup>2</sup> should be added to the supply trajectory, however it was not considered appropriate as this trajectory is involved in reviewing those sites of strategic importance and the level of further monitoring required would make limited difference to the potential supply.
- 6.6 Discussions were held with the Council in relation to the potential inclusion of losses in the trajectory, however again it was agreed that this piece of evidence would specifically concentrate on the progression of those strategic employment sites. This would then

---

<sup>15</sup> [Nathaniel Litchfield and Partners \(2013\) Employment Land Supply Trajectory - Final Report](#)

supplement the Councils AMR<sup>16</sup> which includes monitoring information on planning permissions and completions involving net gains or losses of employment floorspace.

- 6.7 When reviewing the Non-Residential chapter of the Councils most recent AMR it is evident that BHCC maintains a detailed understanding of completed and projected losses in terms of employment land. Specifically, potential losses through permitted change of use.

### Employment Land Summary & Indicative Delivery Trajectory

- 6.8 An overview of the sites included in the Employment Land Trajectory is provided in the Table below. The Indicative Delivery Trajectory by five-year periods is available in Appendix 2.

**Table 7 Employment Trajectory Summary 2017**

Status	Number of Sites	Potential Supply (m <sup>2</sup> )		
		Total	Offices	Industrial
Development Area Strategic Allocations with identified floorspace	18	89,280	79,832	9,448
Development Area Strategic Allocations with no identified floorspace	3	n/a	n/a	n/a
Employment-led mixed-use redevelopment sites	5	n/a	n/a	n/a
Extant permissions*	3	7,285	2,881	4,404
Other**	2	11,787	11,787	0
<b>Total</b>	<b>31</b>	<b>108,352</b>	<b>94,500</b>	<b>13,852</b>

\* Includes Riva Bingo, Moulsecoomb Way, Rayford House, School Road & Hove Town Hall Norton Road.

\*\* Includes Patcham Court Farm which is identified as a strategic allocation but is not included within a defined Development Area. Also includes Sackville Trading Estate (previous permission

<sup>16</sup> BHCC (2015/16) [Planning Authority Monitoring Report](#)

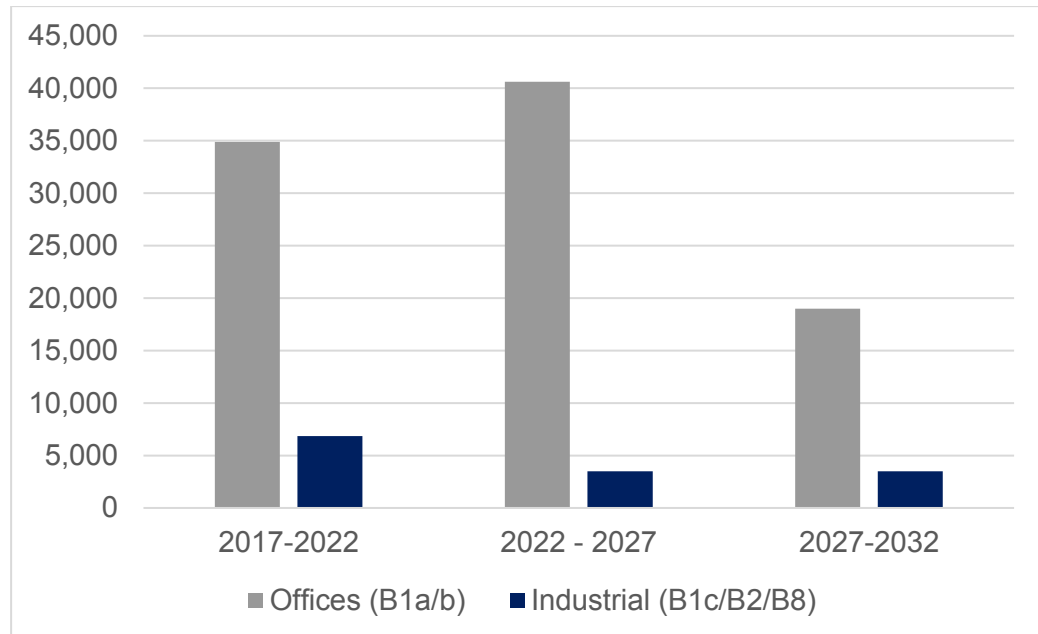
now lapsed) this is not a strategic allocation but has been included given the potential level of employment floorspace which could come forward and as it is located within a development area.

## Key Findings

- 6.9 This Section has assessed the availability and deliverability of identified strategic employment sites as contributing to meeting future office and industrial floorspace requirements in the period to 2032.
- 6.10 As with NLP's previously completed Employment Trajectory in 2013, the analysis only includes those sites where specific floorspace capacities are identified and/or extant planning permissions exist. It is recognised that other sites will also contribute to meeting future needs (e.g. mixed-use redevelopment sites) but are not assumed as delivering net increases in employment floorspace.
- 6.11 Of the 22 sites considered in detail through this trajectory, all except 1 was considered to be either 'available' or 'available in the future'. More specifically 73% of potential office floorspace is considered 'available', 25% 'available in the future' and 2% unknown.
- 6.12 Of those site with industrial floorspace (5 sites) 2 were considered 'available' and 3 were considered 'available in the future'.
- 6.13 In terms of deliverability, 13 sites are assessed as 'deliverable', 8 sites are considered 'marginal/uncertain', with 1 site unknown. No sites were considered undeliverable.
- 6.14 In further detail around 59% of office floorspace is considered deliverable, 39% assessed as marginal/uncertain and 2% currently unknown. In terms of deliverability of industrial sites considered 40% of potential industrial floorspace is assessed as 'deliverable' and 60% is considered 'marginal/uncertain'.
- 6.15 3,428m<sup>2</sup> office floorspace (no industrial) has been delivered on identified sites, since the previous employment trajectory in 2013
- 6.16 To further summarise:
- For the remaining office floorspace, 37% is expected to be delivered between 2017-22, 43% between 2022-27 and 20% between 2027-32.

- For industrial floorspace, 50% is expected to be delivered between 2017-22, 25% between 2022-27 and 25% between 2027-32.

**Fig 1: Indicative Delivery Trajectory for Employment Land Supply by Five-Year Period**



#### **Key amendments to sites since 2014**

- Gas Works: Developer discussions ongoing - Changed from “Not deliverable” to “Marginal/ Uncertain”. Although highlighted concerns in terms of viability of employment floorspace.
- Preston Barracks: Permitted Application - Changed from “Marginal/ Uncertain” to “Deliverable”.
- Blackman Street Site: Permitted Application – Changed from “Marginal/ Uncertain” to “Deliverable”
- Block K Brighton Station site – Now complete
- 125-163 Preston Road: Permitted Application – Amended from no information to “Available” and “Deliverable”
- Conway Street: Submitted applications - Amended from no information to “Available” and “Marginal/ Uncertain”

- Sackville Trading Estate: Lapsed permission – Therefore inserted into the “Other Sites” category – Rather than those “Extant permissions”
- The Astoria, 10-14 Gloucester Place: Removed from trajectory ELS list of extant planning permission given new permission with under 500 m<sup>2</sup> commercial and mix A1/A2/B1.
- Patcham Place: Removed from Extant Permissions as site complete.
- Riva Bingo, Rayford House and Hove Town Council: added as extant permissions.

### Employment Trajectory Summary Commentary

- 6.17 Since the Employment Trajectory completed by NLP in 2013 the total employment land supply has remained relatively stable, despite some key sites coming forward for reduced levels of employment floorspace.
- 6.18 The following table uses the previously displayed summary information and compares this to that reported in 2013:

**Table 8 Employment Trajectory Variation 2013 - 2017**

Status		Potential Supply (m)	
	Sites variation 2013 to 2017	Office variation 2013 to 2017	Industrial variation 2013 to 2017
Development Area Strategic Allocations with identified floorspace	+3	-3,696	-63
Development Area Strategic Allocations with no identified floorspace	-3	n/a	n/a
Employment Led mixed use redevelopment sites	0	n/a	n/a
Extant permissions	0	-6,537	+4,404
Other	+1	5,287	0

<b>Total</b>	<b>1</b>	<b>-4,946</b>	<b>+4,341</b>
--------------	----------	---------------	---------------

- 6.19 Despite the inclusion of an additional Strategic Allocations with Identified floorspace (inc. Conway Street, New England House and Preston Road) the overall potential supply has reduced; this largely reflects reduced levels of floorspace coming forward through subsequent permissions (namely Preston Barracks) and the completed permission at Block K Brighton Station.
- 6.20 Total Industrial floorspace has increased based on 1 extant permission being granted since the previous trajectory.

## 7.0 SECONDARY EMPLOYMENT SITE ANALYSIS

- 7.1 This section of the report provides the analysis (including site write ups) of the secondary employment sites included in BHCC's 2017 SHLAA; to critically assess whether these sites should be safeguarded, omitted or considered for mixed-use/ residential proposals.
- 7.2 The consideration of the ten secondary employment sites has been based on our understanding of the initial findings from the Council's commercial monitoring, the employment trajectory review and previous analysis on the sample of SHLAA sites (as discussed in Section 4).
- 7.3 Part of the Secondary Employment Site Review also included providing advice to the Council in relation to plot ratios and employment densities, which could then be used to inform allocations and potential floorspace yields.
- 7.4 As has been highlighted in the policy review section of this report, the HCA's latest Employment Densities Guide (2015), largely focuses on the consideration on employment density i.e. the relationship between jobs to office floorspace (rather than floorspace to site area i.e. plot ratios). This section has however, sought to provide an understanding in terms of potential plot ratios, including general ratio calculations with a focus on the location and surrounding built environment.

### **Plot Ratios**

- 7.5 The capacity of land to accommodate floorspace is measured by the plot ratio; i.e. the ratio of built floorspace to site area. Calculations surrounding plot ratio's can vary greatly when assessing land, specifically considering the variations between employment type.
- 7.6 The 2004 Employment land reviews: guidance<sup>17</sup> previously placed a greater emphasis on providing potential plot ratios for those considering floorspace potential. This is highlighted through the table overleaf previously included in the guidance which summarises ratio's for translating potential gross floorspace to site area.

---

<sup>17</sup> ODPM (2004) Employment land reviews: guidance

**Table 9 Plot Ratio's for Employment Use – Withdrawn Employment Land Review Guidance**

	Roger Tym, 1997	Other Studies
Business Park	0.25 to 0.30	0.25 to 0.40
Industrial	0.42	0.35 to 0.45
Warehouse	-	0.40 to 0.60
Town Centre	0.41	0.75 to 2.00

- 7.7 It should be noted here that the Employment Land Study previously undertaken by NLP in 2012 included a plot ratio of 0.4 for industrial, 0.4 for lower density office developments with urban/ city centre locations having a plot ratio of 2.0. Whilst DLP's approach varies, this was considered when developing the typologies.
- 7.8 The above mentioned guidance is now largely out-of-date, however it does highlight the variations across types of uses and calculations considered through a variety of studies. Reiterating the difficulties in producing generalised assumptions when calculating floorspace potential and reinforces the notion that a sites location and surrounding built form holds a significant impact on floorspace delivery and site density.
- 7.9 That said, in order to consider certain sites and provide the council with advice on future floorspace calculations we have undertaken a basic analysis of some recent planning applications to assist in producing an average typology. The following examples consider a selection of office buildings which are either permitted or existing, by location in order to have an understanding of employment density per hectare and land ratios for sites in Brighton and Hove.

**Table 10 Example Central Office Building Applications (m<sup>2</sup> rounded)**

Application	Address	Storeys	Floor-space	Per Floor	Site Area ha	Density per ha	Site Area (m <sup>2</sup> )	Land Ratio
BH2016/054 93	Land at Station St. Blackman St.	7	7,500	1,050	0.11	68,200	1,100	95%
BH2008/011 48	Block K Station Site	5	3,450	700	0.07	49,300	700	100%

BH2009/000 87	GB Liners site, Blackman St.	5	3,350	650	0.08	41,900	800	81%
------------------	---------------------------------	---	-------	-----	------	--------	-----	-----

7.10 The following considers two mixed use schemes and the potential employment density per hectare and land ratios for these.

**Table 11 Example mixed-use Inc. Office Buildings (m<sup>2</sup> rounded)**

Application	Address	Storeys	Floor-space	Per Floor	Site Area ha	Density per ha	Site Area (m <sup>2</sup> )	Land Ratio
Existing Offices (mixed use building)	London Gate, 72 Dyke Rd. BN1 6AJ	4	875	219	0.05	12,500	500	44%
Existing Offices (mixed use building)	North Road, BN1 1YR	9 (7 B1)	4,800	700	0.2	23,900	2,000	34%

7.11 Using the examples, background guidance and our own understanding based on other Employment Land Reviews, DLP would generally advise taking into consideration the site location, context, surrounding built form and local constraints when assessing the density of development.

7.12 To give an approximate calculation for central office development we would suggest a general rule could be to use a 90% area to footprint ratio (with further 20% to cover gross to net calculation). This could then be multiplied by the proposed building storeys. Therefore, for a 0.2 hectare site = 2,000m<sup>2</sup>, Gross to Net leaves 1,600 m<sup>2</sup> with limited constraints and surrounding building heights of between 3 to 6 storeys (average 4.5) 1,600 m<sup>2</sup> x 4.5 = 7,200 m<sup>2</sup>.

7.13 For mixed-use developments it largely depends on the size and location of the scheme and the number of dwellings proposed. For smaller sites these could incorporate mixed-use opportunities for ground floor employment uses and upper floor residential, where a plot ratio of 60% could be appropriate. However, for other schemes, particularly with those providing workshop/ live work opportunities, the potential ratio could well be lower.

7.14 For those Secondary Employment Sites (and one Call for Sites site) which DLP have suggested could have potential to investigate for mixed-use / housing, we have tried to

provide general assumptions on the level of employment and housing which could be delivered if these sites came forward as mixed-use schemes.

- 7.15 N.B The gross the net calculation has been taken from the latest Employment Density Guide which states; *“For office space the gross figure is typically 15-20% higher than net internal space”* (HCA 2015).
- 7.16 For industrial uses, we would advise using a general ratio of 40% (without a net to gross ratio calculation). Whilst much of the B2 uses will be over one level, this would also then be multiplied depending on storeys.

### **General Assumptions**

- 7.17 When reviewing the secondary employment sites, we have considered that there should be a natural presumption that sites in active employment use should be safeguarded for continued employment use.
- 7.18 Once sites have been lost from employment use to higher value uses such as retail and residential, it is highly unlikely they will return back to employment use. DLP are however aware of the continued pressure for housing development across the city and of the general premise set out in the NPPF to make best use of land, including reviewing uses that are not ideally located or represent under use of land e.g. low density uses in high density areas. Therefore, we have carefully considered these sites on their own merits.

### **Secondary Employment Site Assessments**

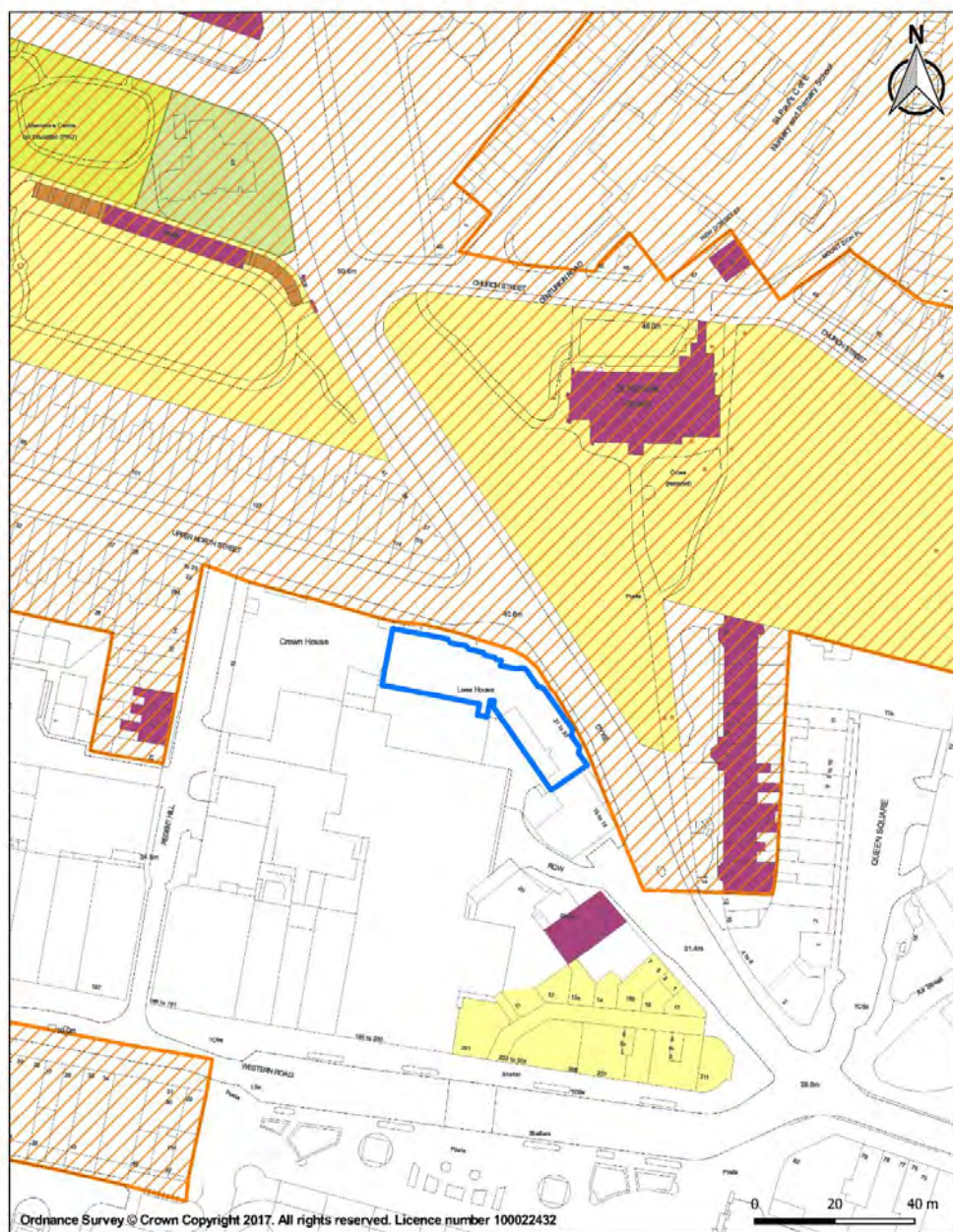
- 7.19 DLP have produced basic site proformas for each of the secondary employment sites which are available overleaf. The sites have been grouped into those we consider may be suitable for redevelopment for either housing or mixed use and those which should be safeguarded under the existing City Plan Part 1 Policy CP3.5.

**Sites to be safeguarded under the existing policy CP3.5.**

<b>SHLAA Ref</b>	<b>4038</b>
<b>Address</b>	<b>Lees House, 21 Dyke Road, BN1 3FE</b>
<b>Site Area</b>	0.075 hectares
<b>Site Description</b>	This site includes a 6-storey office block (including lower ground floor); which is in use as mainly B1 offices but some D1 uses are also apparent. The building faces onto Dyke Road and there is a large glazed section forming the buildings frontage. The records available on the VOA Business' Rates database shows at least 2,652 sq. m B1a Office Floorspace (which does not look to be fully inclusive of all the units included in the building).
<b>Relevant Constraints</b>	Adjacent conservation area
<b>SA2 – Central Brighton</b>	Located just outside SA2 boundary.
<b>Development Area</b>	Not located within a Development Area.
<b>Article 4 Direction</b>	Outside Article 4 Direction Area.
<b>Planning Status</b>	No prior approval. No current planning application.
<b>Current Occupant</b>	Multiple tenants including digital companies and some healthcare occupants.
<b>SHLAA 2017</b>	Included yield of 8 dwellings to be delivered between 2027 -2032. This would be a density of 106 dph.
<b>Notes</b>	Internet search suggests multiple occupants. Active marketing for Lower GF units by Stiles Harold Williams – described as refurbished offices.
<b>DLP Conclusion</b>	<p>This property is within active use as offices, some of which have been recently refurbished and let. Whilst outside of SA2 Central Brighton, the building is situated within a central location and therefore could be considered a suitable location for offices.</p> <p>If this was to come forward as a mixed-use scheme it would most likely result in a much-reduced employment floorspace. DLP</p>

	would suggest removing from the SHLAA unless evidence is obtained in relation to the viability of the use as offices and the aspiration the owner to redevelop the site.
--	--

## Site Map



### Site: Lees House 21 Dyke Road Brighton

Site Boundary	Historic Parks and Gardens	Special Areas of Conservation
Conservation Areas	Local List of Heritage Assets	Sites of Special Scientific Interest
Listed Buildings	Tree Protection Orders	Flood Zone 3
Scheduled Monuments	Sites of Nature Conservation Importance	Flood Zone 2

<b>SHLAA Ref</b>	<b>6046</b>
<b>Address</b>	Heversham House, Boundary Road, BN3 4EF
<b>Site Area</b>	0.02 hectares
<b>Site Description</b>	<p>Heversham House is located at the southern end of Boundary Road which runs north to south between Portslade Railway Station and the A259 Brighton to Worthing coast road. The building which was built in the early 1970's is 3 ½ storeys and located on a retail frontage.</p> <p>According to marketing information there are a number of suites within the building which have been refurbished. The surrounding buildings are 2 – 3 storeys and include a mixture of uses including commercial (A classes), residential and sui generis. Occupants look to include businesses including chartered surveyors and structural engineer's firms. VOA business rates for 20-22 Boundary Road equate to around 764 sq. m B1a Office floorspace.</p>
<b>Site Constraints</b>	The constraints mapping suggests no significant environmental or heritage constraints.
<b>SA2 – Central Brighton</b>	Not within SA2 boundary.
<b>Development Area</b>	Yes, within Development Area 8 Shoreham Harbour
<b>Article 4 Direction</b>	Outside Article 4 Direction Area
<b>Planning History</b>	<p>BH2014/03759 Change of use from retail/office (A1/A2) to offices (B1) and/or retail (A1) at ground floor level with alterations to shopfront and demolition of single storey rear projection to provide space for 4no additional car parking spaces, cycle storage and refuse/recycling storage facilities. Completed last year as the rear projection had been removed for the parking spaces.</p> <p>BH2013/01948 Prior approval for change of use of upper floors (first, second and third) to residential units to provide 4no 2 bed flats and 11no 1 bed flats. Now lapsed.</p>
<b>Current Occupant</b>	Various and some vacancies
<b>SHLAA 2017</b>	Currently 0.
<b>Notes</b>	Continued active marketing. BHCC decided to continue to assess the sites potential but removed the units due to its proven employment potential. There is evidence for refurbished offices

	being changed to residential soon after (Russell House) due to permitted development rights.
<b>DLP Conclusion</b>	Whilst the location does look suitable for a mixed-scheme including ground floor retail with residential above, given the 2014 application for B1 (which appears to have been implemented) DLP would suggest removing from the SHLAA unless evidence is obtained in relation to the viability of the use as offices and the aspiration the owner to redevelop the site.

## Site Map



### Site: Heversham House, Boundary Road

	Site Boundary		Historic Parks and Gardens		Special Areas of Conservation
	Conservation Areas		Local List of Heritage Assets		Sites of Special Scientific Interest
	Listed Buildings		Tree Protection Orders		Flood Zone 3
	Scheduled Monuments		Sites of Nature Conservation Importance		Flood Zone 2

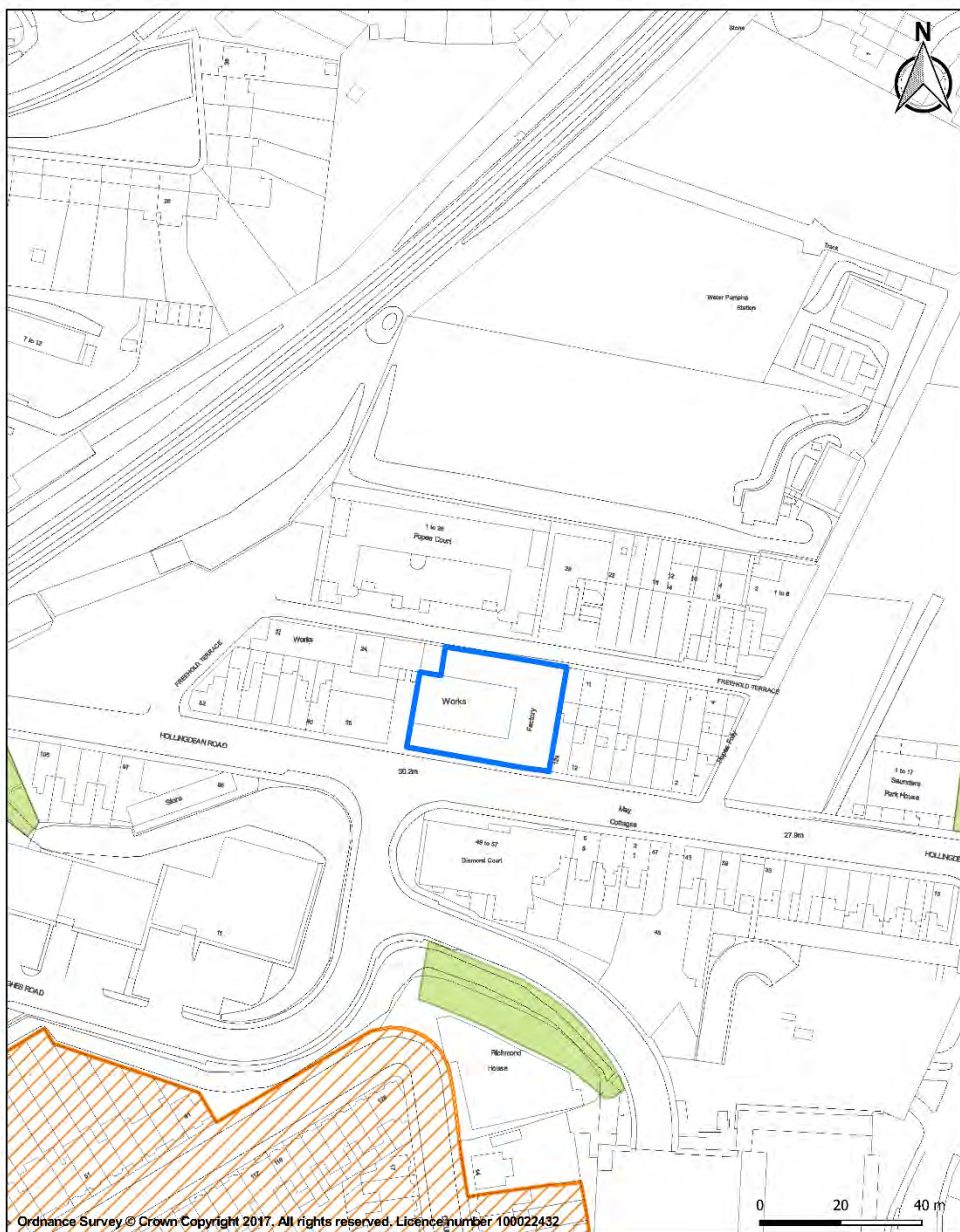
SHLAA Ref	870
Address	Knoll Business Centre, Old Shoreham Road, BN3 7GS
Site Area	1.00 hectares
Site Description	The Knoll Business Centre includes business accommodation for various small and medium sized companies. The 1930's building was previously in use as a school and the gated grounds contain a large car park. The following description is available in the Councils ELR: <i>"This site is managed by BizSpace, providing a good local source of employment. Whilst the site is surrounded by a residential area, constraining local accessibility, the small business units do not significantly affect the surrounding area. The site is well signposted and actively marketed along the A270 with limited vacant units. There is no scope for expansion or intensification of this employment site but it currently provides a good employment offer, suitable for small starter companies. Overall, this functions as a good local employment space that has been effectively managed, marketed and maintained by Bizspace"</i> .
Site Constraints	The constraints mapping suggests no significant environmental or heritage constraints.
SA2 – Central Brighton	Not within SA2 boundary.
Development Area	Not located within a Development Area.
Article 4 Direction	Outside Article 4 Direction Area
Planning History	Unknown
Current Occupant	Various
SHLAA 2017	Included yield of 50 dwellings to be delivered between 2027 -2032. This would be a density of 50 DPH.
Notes	n/a
DLP Conclusion	The site appears to be well used as business accommodation for various small and medium sized companies. As set out in the ELR the site provides a good employment offer and DLP would therefore suggest removing from SHLAA and safeguarding the site for employment uses through Policy CP3.5.

## Site Map



SHLAA Ref	6082
<b>Address</b>	Rodhus Studios 16-30 Hollingdean Road, Brighton, East Sussex, BN2 4AA
<b>Site Area</b>	0.09 hectares
<b>Site Description</b>	The site includes a single storey factory/ storage building previously occupied by Horsell Electrics who vacated the property in 2010. The site is now well occupied as a series of creative studio workspaces, known as Rodhus Studios which were founded in 2011.
<b>Site constraints</b>	The constraints mapping suggests no significant environmental or heritage constraints.
<b>SA2 – Central Brighton</b>	Not within SA2 boundary.
<b>Development Area</b>	Yes, within Development Area 3 Lewes Road Area
<b>Article 4 Direction</b>	Outside Article 4 Direction Area
<b>Planning Status</b>	No relevant recent planning history.
<b>Current Occupant</b>	It houses over 30 makers, designers and artists at the Brighton site. According to marketing information they were continuing to sub-let studio floorspace as of August 2017
<b>SHLAA 2017</b>	Included yield of 15 dwellings to be delivered between 2022 - 2027. This would result in a density of 167 DPH.
<b>Notes</b>	According to BHCC this was a new site added 2016. It was not put forward as a Call for Site and there is no relevant planning history other than pre-app for alternative uses.
<b>DLP Conclusion</b>	The site is within active use, and appears to be well occupied. There may be potential for a mixed-use scheme (increasing the density to 2-3 storeys) in the long-term future. However, there is an obvious market for this type of unit and therefore depending on the policy position BHCC should consider removing the site from the SHLAA and safeguarding the site for employment through Policy CP3.5.

## Site Map



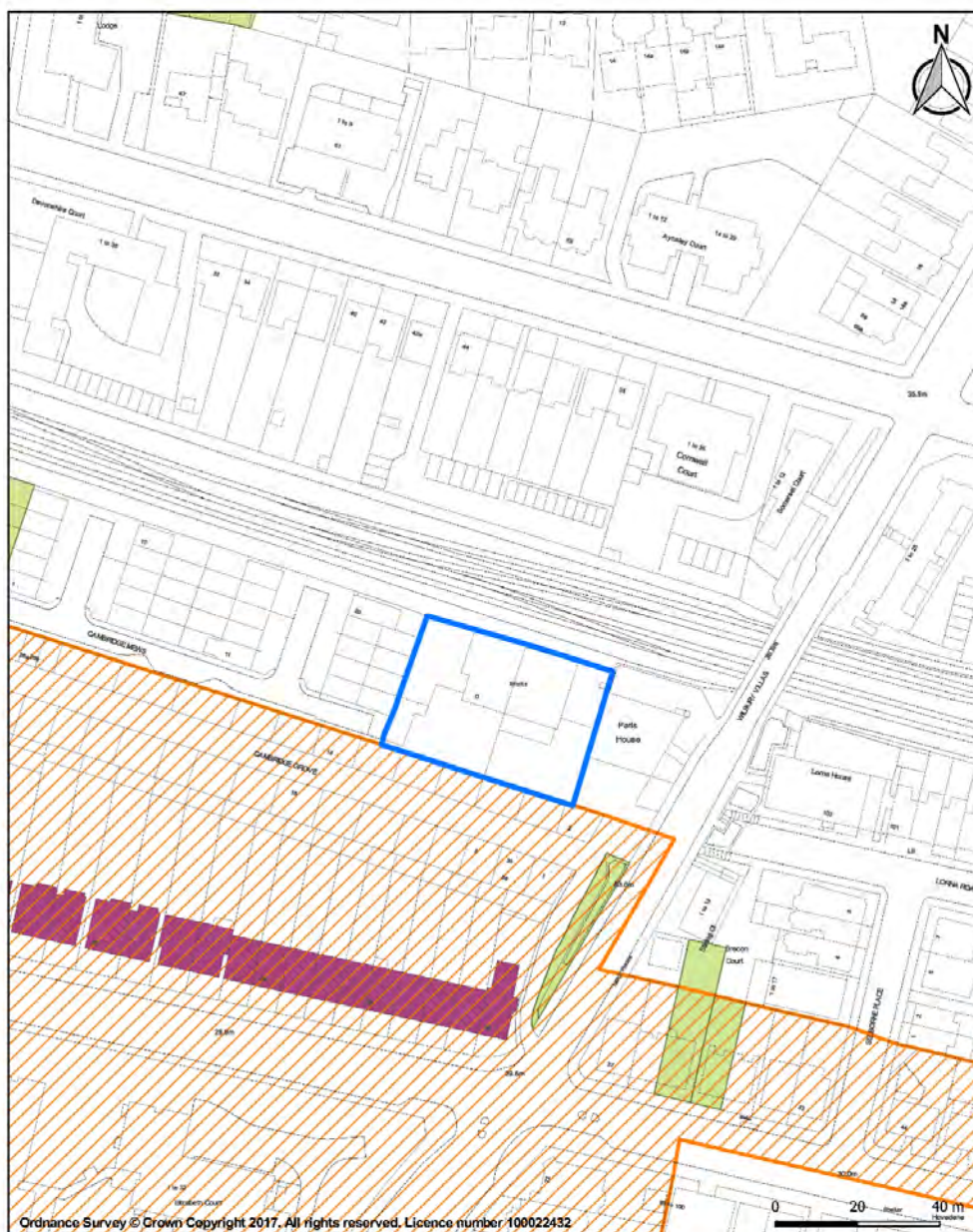
### Site: Rodhus Studios 16-30 Hollingdean Road

	Site Boundary		Historic Parks and Gardens		Special Areas of Conservation
	Conservation Areas		Local List of Heritage Assets		Sites of Special Scientific Interest
	Listed Buildings		Tree Protection Orders		Flood Zone 3
	Scheduled Monuments		Sites of Nature Conservation Importance		Flood Zone 2

<b>SHLAA Ref</b>	<b>4002</b>
<b>Address</b>	Unit D Cambridge Grove, Cambridge Works, Hove BN3 3ED
<b>Site Area</b>	0.165 hectares
<b>Site Description</b>	This is a rectangular industrial site with a small group of buildings (totalling 474 sq. m) which were last in use as used sheet metal fabrication works (Ottwood Sheet Metal Fabrication Ltd.). The surrounding area includes residential properties and the industrial site is located directly adj to the railway track. There are other units within the site which appear to be in use (including a metal works at Unit C).
<b>Site constraints</b>	Adjacent Conservation Area
<b>Development Area</b>	Not located within a Development Area.
<b>SA2 – Central Brighton</b>	Not within SA2 boundary.
<b>Article 4 Direction</b>	Outside Article 4 Direction Area
<b>Planning History</b>	BH2016/01525 Redevelopment of site with erection of two and three storey building to provide 7no office units (B1), including car and cycle spaces and electric vehicle charging point (amended drawings). Withdrawn October 2016.  BH2007/01100 - demolition of the existing buildings and the construction of a new 4-storey 1,245m2 building for flexible B1 office space with flexibility to be used as B2 and B8.
<b>Current Occupant</b>	Unknown. Marketing material suggests recently sold.
<b>SHLAA 2017</b>	Included yield of 13 dwellings to be delivered between 2027 -2032. This would be a density of 79dph.
<b>Notes</b>	
<b>DLP Conclusion</b>	The recent application (albeit withdrawn) for a higher density employment scheme, suggests there is continued interest in this site for employment use. Given the surrounding adjacent employment uses, and change in levels effecting access, this is only likely to come forward if the whole site is available for redevelopment (rather than this specific unit). DLP would suggest the site would be more appropriately maintained as an employment site, unless there is further information in relation to the viability of the current use and

aspiration from the owners on this and the adjacent property to relocate.

## Site Map



Site: Unit D Cambridge Works Cambridge Grove Hove

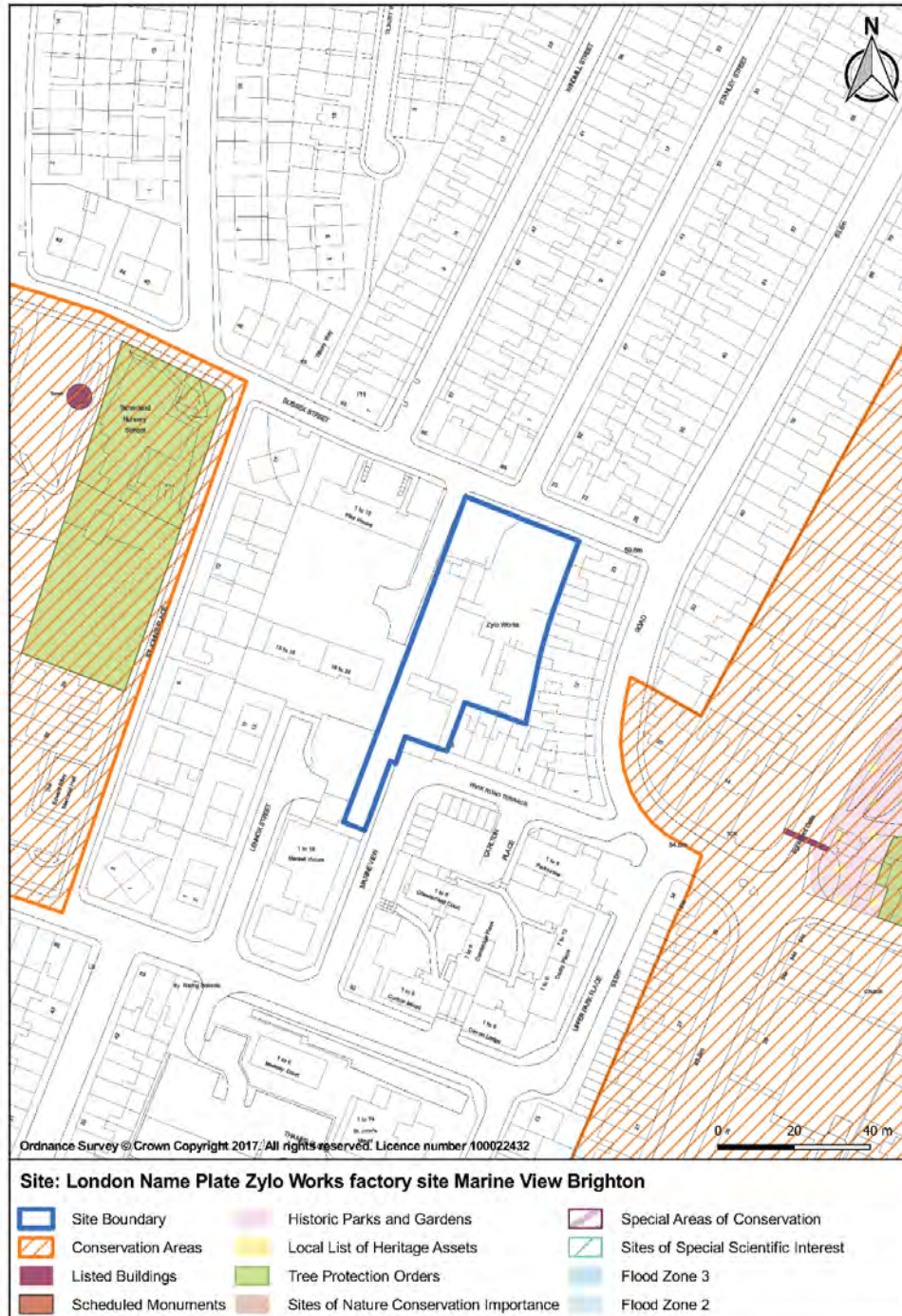
- |                     |   |                                      |
|---------------------|---|--------------------------------------|
| Site Boundary       | Historic Parks and Gardens              | Special Areas of Conservation        |
| Conservation Areas  | Local List of Heritage Assets           | Sites of Special Scientific Interest |
| Listed Buildings    | Tree Protection Orders                  | Flood Zone 3                         |
| Scheduled Monuments | Sites of Nature Conservation Importance | Flood Zone 2                         |

### Investigation for potential mixed-use / housing

SHLAA Ref	71
<b>Address</b>	London Name Plate, Zylow Works, Factory Site Marine View, BN2 0HH
<b>Site Area</b>	0.21 hectares
<b>Site Description</b>	Employment Land Review description “ <i>The 0.20-hectare site is located on the edge of Brighton centre to the east. The site is surrounded by a residential area that provides poor access along narrow, steep residential roads, congested with on-street parking. Whilst the current B1c use remains reasonably compatible in the context of its surroundings, it is not considered an appropriate site for employment use. Whilst the building is of poor quality and in need of refurbishment or redevelopment, the site is fully occupied</i> ”.
<b>Site Constraints</b>	The constraints mapping suggests no significant environmental or heritage constraints.
<b>SA2 – Central Brighton</b>	Not within SA2 boundary.
<b>Development Area</b>	Not located within a Development Area.
<b>Article 4 Direction</b>	Outside Article 4 Direction Area
<b>Planning History</b>	BH2013/02532 - Demolition of the buildings located centrally within the site.
<b>Current Occupant</b>	In use as London Name Plate who manufacture high quality, high performance nameplates and labels.
<b>SHLAA 2017</b>	Included yield of 32 dwellings to be delivered between 2022 -2027. This would be a density of 152 DPH.
<b>Potential Employment Floorspace Delivery (if mixed-use)</b>	0.2 hectares (2,000m <sup>2</sup> ) site. Surrounding buildings 2-3 stories – use potential 2.5 storeys. Total floorspace at 60% land to footprint = 3,000 m <sup>2</sup> . If this includes 32 dwellings (16x1 bedx50 m <sup>2</sup> ) + (16x2 bedx70 m <sup>2</sup> ) = 1,920m <sup>2</sup> + 20% circulation = 2,300 m <sup>2</sup> (rounded). Potential to also deliver around 700 m <sup>2</sup> B1 or additional residential units.

<b>Notes</b>	There is no indication about the current occupant's aspiration to relocate and/ or the owner's intention to redevelop the site in the future. The VOA database suggests the property is no longer on the rating list and therefore the status of this site requires further clarification.
<b>DLP Conclusion</b>	<p>The site appears to be in active employment use by a manufacturing company developing nameplates and labels. Given the nature of the surrounding area which is predominantly residential and considering constraints such as poor access, this could be more suitable for residential use.</p> <p>As it is in active use, this would require further clarification from the owner as to whether there could be future potential for this site to come forward as part of a mixed-use development before it is included in the SHLAA.</p>

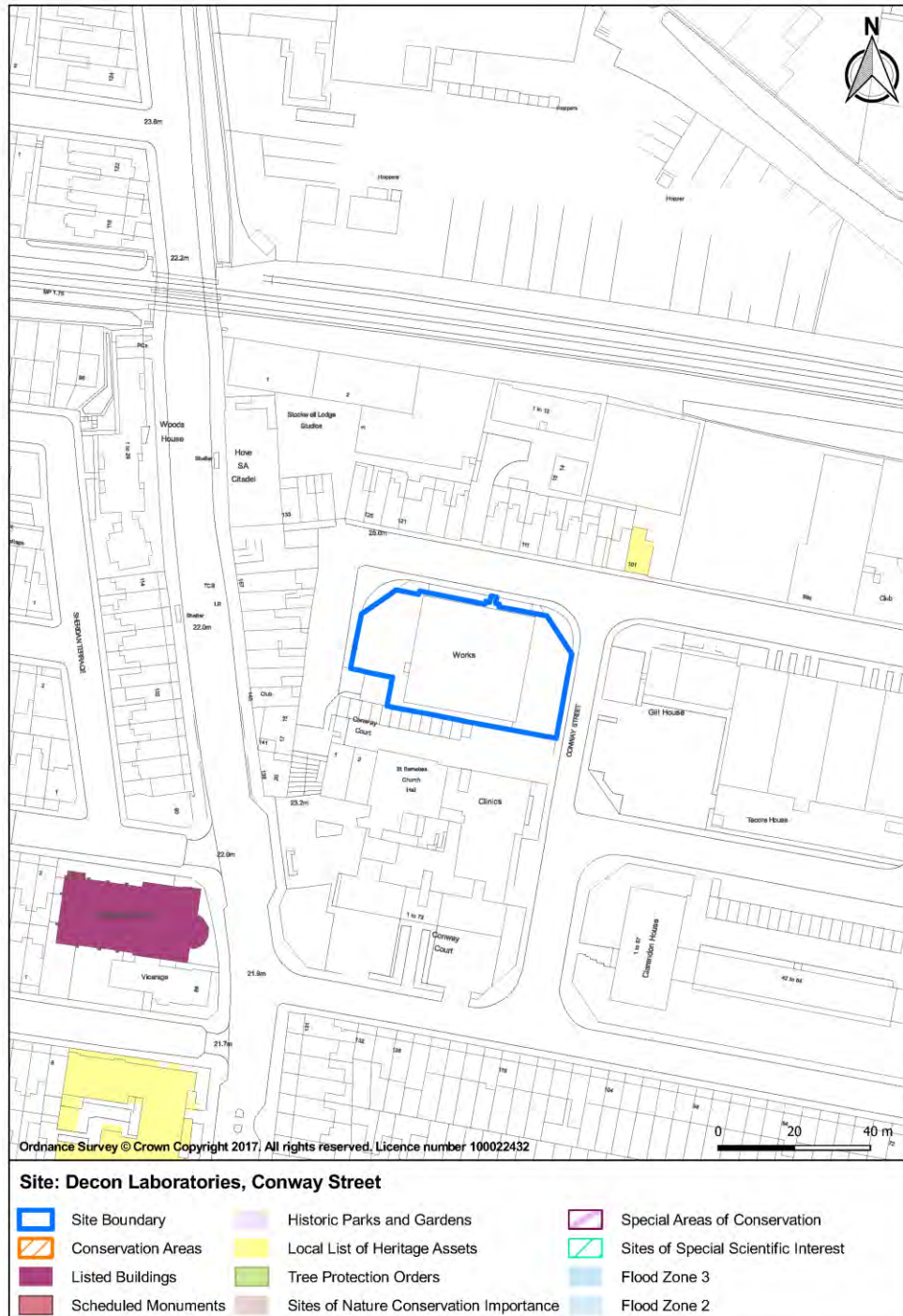
## Site Map



SHLAA Ref	758
Address	Decon Lab, Conway Street, Hove BN3 3LY
Site Area	0.16 hectares
Site Description	The site includes a 2-storey office, light industrial, storage building and car parking in active use by the company Decon Laboratory. The surrounding area is mixed use including employment and residential with varied building heights of between 2 – 9 storeys. VOA business rates suggests 1,047 sq. m of employment floorspace.
Site Constraints	The constraints mapping suggests no significant environmental or heritage constraints.
SA2 – Central Brighton	Not within SA2 boundary.
Development Area	Within Development Area 6 Hove Station Area
Article 4 Direction	Outside Article 4 Direction Area
Planning History	<p>BH2014/00657 - Certificate of lawfulness for existing use of the building as offices and light industrial (B1) and storage and distribution (B8).</p> <p>BH2010/03013 - Application to extend time limit for implementation of previous approval BH2005/01527/FP for the demolition of existing buildings and construction of 3 to 7 storey building to form B1 business/office and 28no affordable residential flats. Application Withdrawn.</p> <p>BH2005/01527/FP - Demolition of existing buildings and construction of 3 to 7 storey building to form B1 business/office and 28 affordable residential flats.</p>
Current Occupant	Decon Laboratories
SHLAA 2017	Included yield of 28 dwellings to be delivered between 2027 -2032. This would result in a density of 175 DPH.
Potential Employment Floorspace Delivery (if mixed-use)	0.16 hectares (1,600m <sup>2</sup> ) site. Surrounding buildings 2-9 stories – use potential 4 storeys. Total floorspace at 60% land to footprint x storeys = 3,850m <sup>2</sup> (rounded). If this includes 28 dwellings (12x1 bedx50 m <sup>2</sup> ) + (12x2 bedx70 m <sup>2</sup> ) (6x3-bedx86) = 1,698m <sup>2</sup> + 20% circulation = 2,050

	m <sup>2</sup> (rounded). Potential to also deliver around 1,800 m <sup>2</sup> B1 or additional residential units.
<b>Notes</b>	n/a
<b>DLP Conclusion</b>	<p>Whilst this site is in active use, given the current low density (including large storage yard and parking) and mixed-use nature of the surrounding area (largely housing) this suggests there could be some scope for redevelopment as a mixed-use scheme. There has also been suggested interest in the past given the approved application. If this site was to be taken forward, it could be worth reconsidering the yield based on the provided ratio calculation, rather than following the yield set out in the previous permission.</p>

## Site Map



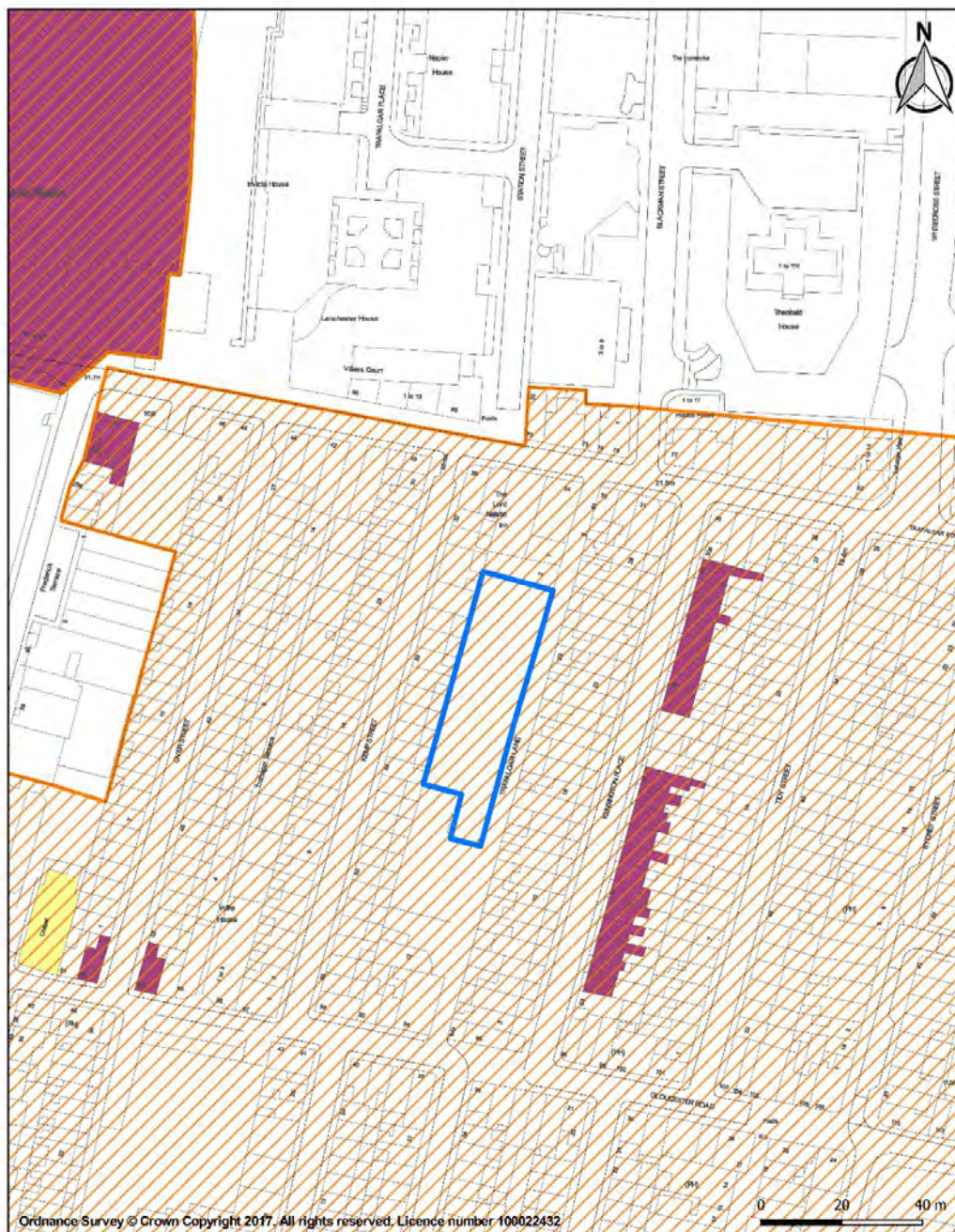
SHLAA Ref	2001
<b>Address</b>	<b>Vye's Garage, 19-27 Carlton Terrace, Portslade</b>
<b>Site Area</b>	0.25 hectares
<b>Site Description</b>	The site appears to include a series of single storey industrial buildings associated with Vyes Vehicle Repair Specialists running behind a two-storey residential looking property that is use as a car sales building with forecourt. The surrounding area includes a mixture of uses.
<b>Site Constraints</b>	The constraints mapping suggests no significant environmental or heritage constraints.
<b>SA2 – Central Brighton</b>	Not within SA2 boundary.
<b>Development Area</b>	Not located within a Development Area.
<b>Article 4 Direction</b>	Outside Article 4 Direction Area
<b>Planning History</b>	<p>BH2010/03128 - Outline application for demolition of existing buildings and erection of 4no blocks of mixed flats/houses totalling 15no units. Approved 18 January 2012.</p> <p>BH2011/03765 - Demolition of existing buildings and erection of new 3no. storey block of 41 retirement apartments with communal facilities, car parking and landscaping works, erection of new 2no. storey block of 4no. affordable apartments with car parking and landscaping and associated works. Refused 17 May 2012</p>
<b>Current Occupant</b>	Vyes vehicle repair and Premier Sales.
<b>SHLAA 2017</b>	Included yield of 6 dwellings to be delivered between 2022 -2027. This would result in a density of 24 DPH.
<b>Potential Employment Floorspace Delivery (if mixed-use)</b>	0.25 hectares (2,500m <sup>2</sup> ) site. Surrounding buildings 2 stories. Total floorspace at 60% land to footprint x storeys = 3,000 m <sup>2</sup> . If this includes 24 dwellings (9 x1 bed flat x50 m <sup>2</sup> ) + (9x2 bed flat x70 m <sup>2</sup> ) + (6x 3 bed house x102 m <sup>2</sup> ) = m <sup>2</sup> + 20% circulation = 2,050 m <sup>2</sup> rounded. Potential to also deliver around 950 m <sup>2</sup> B1 or additional residential units.
<b>Notes</b>	Should be investigated by the council if any correspondence has been received in terms of the previous permission not being implemented.

<p><b>DLP Conclusion</b></p>	<p>The previous application in 2010 suggests the site is suitable in principle for residential development and the marketing material submitted though the last application evidenced issues with viability surrounding the current use. Given the location and frontage, the site might be appropriate for a mixed-use scheme. In the future. DLP would suggest contacting the current owner to gain further understanding as to why the previous permission did not come forward.</p>
------------------------------	---

- |   |                     |   |   |   |                                      |
|---|---------------------|---|---|---|--------------------------------------|
|  | Site Boundary       |  | Historic Parks and Gardens              |  | Special Areas of Conservation        |
|  | Conservation Areas  |  | Local List of Heritage Assets           |  | Sites of Special Scientific Interest |
|  | Listed Buildings    |  | Tree Protection Orders                  |  | Flood Zone 3                         |
|  | Scheduled Monuments |  | Sites of Nature Conservation Importance |  | Flood Zone 2                         |

<b>SHLAA Ref</b>	<b>6108</b>
<b>Address</b>	<b>Travis Perkins –Trafalgar Lane, Brighton</b>
<b>Site Area</b>	0.11 hectares
<b>Site Description</b>	The site includes a 2-storey warehouse building and service yard / parking area in use as retail warehousing for Travis Perkins. The site is within a constrained location which is predominantly residential. The site fronts onto the rear of properties on Kensington Place. Buildings in the vicinity are between 2 and 3 storeys.
<b>Site Constraints</b>	Located within the Conservation Area
<b>SA2 – Central Brighton</b>	Yes, located within SA2 boundary.
<b>Development Area</b>	Not located within a Development Area.
<b>Article 4 Direction</b>	Yes, Located within Article 4 Direction Area
<b>Planning History</b>	No relevant planning history
<b>Current Occupant</b>	Travis Perkins
<b>SHLAA 2017</b>	Included yield of 6 dwellings to be delivered between 2027 -2032. This would result in a density of 54 DPH.
<b>Potential Employment Floorspace Delivery (if mixed-use)</b>	0.11 ha (1,100m <sup>2</sup> ) site. Surrounding buildings 2-3 stories. Estimate 2. Total floorspace at 60% land to footprint x storeys = 1,300m <sup>2</sup> rounded. If this includes 6 dwellings (2x1 bed flat x50 m <sup>2</sup> ) + (2x2 bed flat x70 m <sup>2</sup> ) + (2x 3 bed x86 m <sup>2</sup> ) = 412 m <sup>2</sup> + 20% circulation = 500m <sup>2</sup> rounded. Potential to also deliver around 800m <sup>2</sup> B1 or additional residential.
<b>Notes</b>	Included as a possible allocation. The site was not however put forward through the Call for Sites. Potential residential amenity concerns.
<b>DLP Conclusion</b>	Given the sites location and constrained nature in terms of access for larger vehicles (associated with delivery / collection from Travis Perkins) this could be suitable for a residential development in the future. However, the site is likely to remain in use by Travis Perkins until it is no longer required/ alternative site is found. DLP would advise contacting the owner to understand their future aspirations for the site.

## Site Map



### Site: Travis Perkins Trafalgar Lane, Brighton

Site Boundary	Historic Parks and Gardens	Special Areas of Conservation
Conservation Areas	Local List of Heritage Assets	Sites of Special Scientific Interest
Listed Buildings	Tree Protection Orders	Flood Zone 3
Scheduled Monuments	Sites of Nature Conservation Importance	Flood Zone 2

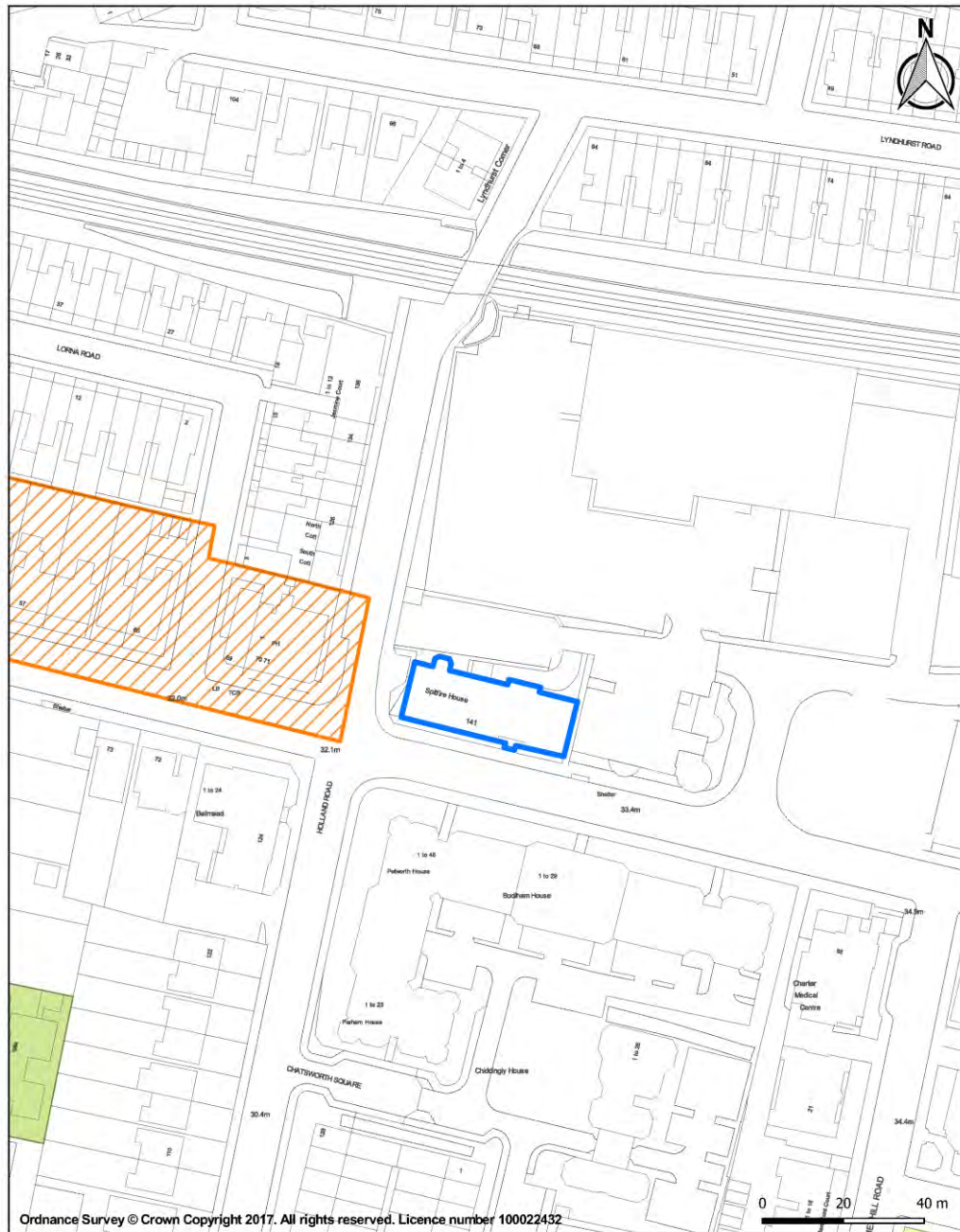
### Investigation for potential comprehensive regeneration

(considering adjacent sites – see also sites considered in the following Call for Sites)

<b>SHLAA Ref</b>	<b>872</b>
<b>Address</b>	<b>Spitfire House / Marathonbet House, 141 Davigdor Road, Hove, East Sussex, BN3 1RE</b>
<b>Site Area</b>	0.061 hectares
<b>Site Description</b>	The site includes a 3-storey purpose built office block (mid 80's) on a corner plot fronting Davigdor Road and Holland Road, and backing onto a car park of a large retail unit. The surrounding area includes mainly residential properties to the south and commercial properties to the north. The building has a pitched roof and grey aluminium windows and is finished in facing brick. The surrounding buildings are up to 4 ½ storeys. The records available on the VOA Business' Rates database show this building to include 1,397 sq. m of B1a floorspace.
<b>Site Constraints</b>	Adjacent to Conservation Area
<b>SA2 – Central Brighton</b>	Not within SA2 boundary.
<b>Development Area</b>	Not located within a Development Area.
<b>Article 4 Direction</b>	Outside Article 4 Direction Area
<b>Planning History</b>	No relevant recent planning history.
<b>Current Occupant</b>	Unknown
<b>SHLAA 2017</b>	Included yield of 12 dwellings to be delivered between 2027 -2032. This would be a density of 197 DPH.
<b>Notes</b>	Latest marketing information suggests the property is fully let.
<b>DLP Conclusion</b>	The site is located within an area previously considered to be Hove's out-of-town office location, but that has more recently been undergoing change with two permitted residential developments including Crest's flatted scheme of 47 dwellings fronting Davigdor Rd. and Hyde's housing scheme. There is also a permitted development application (lapsed) at P&H House and noted interest through the Call for Sites (P&H and Preece House). This suggests there could be

	<p>potential for this this area be considered as a wider mixed-use allocation. DLP would advise further consideration of sites in this location from a strategic perspective.</p> <p>N.B. If this was to come forward as mixed-use scheme it would result in a much-reduced employment floorspace. Given the sites position, if adjacent sites were lost to residential, there is no reason this could not remain a suitable location for office use.</p>
--	---

## Site Map



### Site: Spitfire House (Marathonbet House) 141 Davigdor Road Hove

Site Boundary	Historic Parks and Gardens	Special Areas of Conservation
Conservation Areas	Local List of Heritage Assets	Sites of Special Scientific Interest
Listed Buildings	Tree Protection Orders	Flood Zone 3
Scheduled Monuments	Sites of Nature Conservation Importance	Flood Zone 2

## 8.0 CALL FOR SITES REVIEW

- 8.1 The final analysis section of this report includes the consideration of four sites which were put forward for employment and/ or mixed-use (residential and employment) through the BHCC 2017 Call for Sites. The process for analysing these sites generally shadowed the process undertaken for the SHLAA sample review and secondary employment sites. To analyse the four Call for Sites submissions DLP produced constraints maps and site proformas for each individual site. These are available to view in Appendix 3.

### Site Analysis and Proformas

- 8.2 Given the location of three of the four Call for Sites, all of which are off Davigdor Road in Hove (see below); DLP would advise the Council that it could be appropriate to further investigate a potential comprehensive regeneration within this locality.
- 8.3 Along with Spitfire House, as previously discussed, this includes consideration of the following three sites:
- Preece House, 91-103 Davigdor Road, Hove, BN3 1RE
  - P & H House 106-112 Davigdor Road, Hove, BN3 1RE
  - Peacock Industrial Estate, Davigdor Road, Hove, BN3 1SF
- 8.4 In terms of the other Call for Sites site (the Combined Engineering Depot), this can be considered as a standalone proposal. Within this review, this site has also been analysed through the SHLAA Sample Assessment. As discussed through the previous analysis the site appears suitable for residential use and acknowledging the highlighted constraints, (including the requirement for a large landscaping buffer) the potential yield appears appropriate for this location.

## 9.0 CONCLUSIONS

9.1 Overall this study has provided a comprehensive review of Brighton and Hove's housing and employment evidence which will be used to support the emerging City Plan Part 2.

9.2 The objective of the study was to scrutinise the evidence and provide recommendations for improvements to ensure that progression of the City Plan Part 2 is supported by a robust evidence base. The study was undertaken as a series of parallel and consecutive tasks and the findings and recommendations have been noted in each relevant section of this report. The overall conclusions of the study are as follows:

- The SHLAA methodology followed is generally robust and further suggestions for improvements have been noted in the fine and coarse grain assessments. These include:
  1. Consolidation of SHLAA information to enable clearer presentation.
  2. Regular re-assessment of site yields to ensure SHLAA sites are updated.
  3. Review of SHLAA sites to ensure the source is clear and why rejected site have been excluded.
  4. Potential to produce specific design studies to inform site yields.
  5. Potential for further consultation on Council's approach to the identification of suitable, available and deliverable sites including approach to site yields.
- The study conducted a review of policy to set out considerations that may inform site density and proposed a high-level approach to the identification of indicative yields. This approach could be applied to the wider set of SHLAA sites.
- The assessment of a sample of SHLAA sites highlighted the following issues requiring further consideration:
  1. Re-assessment of site availability for some sites. The Council should contact landowners/ agents for those sites where availability is uncertain asking them to confirm that at some point in the future the property will

be surplus to requirements and therefore the site will have a reasonable prospect of being available for residential use within the plan period.

2. Reassessment of the sites density/yields. In several instances, sites included within the sample had conservative yield figures.
  3. For mixed-use sites it is also recommended that the employment provision is re-examined to ensure the Council is satisfied with the overall level of floorspace proposed. As with the SHLAA sample, there were instances of conservative employment yields proposed, which could also be reassessed where appropriate.
  4. It is considered that there is scope within the sample for both housing and employment provision to be increased. This would have a bearing on the need for the loss of employment sites in the future.
- The review of the Housing Trajectory identified some issues that would benefit from further consideration, including:
    1. Include a year on year delivery presentation where feasible; at least for the first five years. Ensure evidence on delivery and yield includes an analysis of lead in and build out times and density as informed by previously permitted sites within Brighton and Hove.
    2. Clarify the application of non-implementation rates to certain categories of sites, e.g. small sites with planning permission. Provide commentary within the SHLAA specifically relating to windfall allowance detailing the methodology and calculation.
  - The Council's employment land trajectory has been updated and based on the latest annual monitoring to reflect an updated position in terms of strategic employment site delivery.
  - The update has shown that whilst some larger sites have been under-delivering in terms of the level of employment floorspace against the allocated figure (i.e. Preston Barracks); there is still a reasonable pipeline which is only marginally reduced from that published in 2013. However, this needs to be set alongside the overall shortfall

of employment sites to meet forecast employment land requirements over the plan period and the loss of employment floorspace to residential through permitted development rights. We would recommend maintaining an up-to-date understanding in terms of employment need and supply particularly considering the potentially losses of office space to residential (through both prior approval & permitted applications).

- All Secondary Employment Sites and Call for sites have been reviewed. Overall Brighton and Hove City Council faces a difficult balancing issue between the competing land demands for employment and housing. Whilst housing issues are subject to greater scrutiny through the plan making process, it is vital that the correct balance is struck between increasing housing supply and supporting economic growth. The Council is well aware of the wider context in terms of employment land supply, the trend for employment losses (through permitted development rights in particular) and the difficulties of providing new supply.
- The default position with regard to many of the secondary employment sites should be to safeguard them for continued use as by and large they were in active use. However, some of the secondary sites could be lost to alternative uses (including housing) and therefore the study has grouped the sites into two categories to enable further consideration by the Council (on a holistic basis). These included those which may be suitable for redevelopment for either housing or mixed use, and those which should be safeguarded under the existing policy CP3.5.

It was also recommended that there were a cluster of employment sites along Davigdor Road which would benefit from consideration as a whole due to the potential significant loss of employment floorspace if these were allocated for housing and the potential opportunities for comprehensive regeneration.

- 9.3 Overall the Council has a good understanding of sites within the local planning authority area and their issues. It is therefore important that this understanding is drawn together and combined with some of the recommendations set out above and presented in a clear and comprehensive manner.

## **10.0 APPENDICIES**

## **APPENDIX 1: DETAILED REVIEW OF SHLAA SAMPLE OF SITES**

## Detailed Review of SHLAA Sample Sites

DLP Ref	SHLAA Ref	Ward
BH001	653	Queens Park
<b>Site Name/Address</b>		
Saunders Glassworks, Sussex Place, Brighton, BN2 9QN		
<b>Source of Site</b>	<b>Planning Status</b>	<b>Size</b>
Planning Application	Permitted Application - Commenced/site cleared	0.23 hectares
<b>Description of the Site</b>		
<p>The site has been cleared but was previously occupied with dilapidated buildings and poorly presented yards in use as storage and vehicle compounds. Areas of the site were badly overgrown. The character of surrounding area ranges from two storey terraces to high-rise blocks and includes residential, commercial, retail and civic uses in a mix of street patterns. The terraced houses are arranged over a clearly defined grid pattern in narrow streets, low rise but high density.</p>		
<b>Planning History</b>		
<p>BH2004/02637/FP - Demolition of existing former glassworks. Erection of a six-storey block of flats comprising 54 no. residential units including 18 no. affordable residential units. Withdrawn.</p> <p>BH2005/00343/FP - Demolition of existing former glassworks. Erection of a five-storey block of flats, 2 bungalows and 1 house comprising a total of 50 units, including 20 affordable units. Creation of 3 on-site disabled car parking spaces. Refused at committee but granted on appeal 20 March 2006. Reasons for refusal included overdevelopment, impact on residential amenity and an unsatisfactory housing mix.</p> <p>BH2010/03791 - Application to extend time limit for implementation of previously allowed application reference BH2005/00343/FP for the demolition of existing former glassworks. Erection of a five-storey block of flats, 2 bungalows and 1 house comprising a total of 49 units, including 20 affordable units. Creation of 3 on-site disabled car parking spaces. Granted 18 March 2011</p> <p>BH2013/02584 - Application for Approval of Details Reserved by Conditions 3, 4, 6, 7, 9, 12, 14 and 15 of application BH20120/03791. Part approved part refused 03/01/2014</p> <p>BH2013/03885 - Application for approval of details reserved by conditions 10(a) &amp; (b), 15 (i)(a) and 19 of application BH2010/03791. Part approved part refused 17/02/2014</p>		
<b>AVAILABILITY</b>		
Site is cleared. Further investigation recommended to check progress and site owner's intentions.		
<b>SUITABILITY: Policy Constraints</b>		

## Detailed Review of SHLAA Sample Sites

### City Plan Part 1

- Not Allocated or located within a Development Area.
- CP1 Housing Delivery
- CP12 Urban Design
- CP14 Housing Density

### Local Plan Saved Policies

- QD27 Protection of amenity
- HO1 Housing sites and mixed-use sites with an element of housing
- HO5 Provision of private amenity space in residential development
- HE3 Development affecting the setting of a listed building
- HE6 Development within or affecting the setting of conservation areas

Parking SPD - Parking Zone – Key public Transport Corridor.

C3 Dwellings 1 - 2 beds = Car parking: 0.5 spaces per dwelling plus 1 space per 2 dwellings for visitors

C3 Dwellings 3 - 4+ beds = Car parking: 1 space per dwelling plus 1 space per 2 dwellings for visitors

### SUITABILITY: Physical Constraints

- Access: The site is currently accessed off Sussex Place. The current application was approved as a car free development.
- Environmental: Located in Flood Zone 1 and therefore limited risk of flooding in this location.
- Historic: Directly adjacent to Valley Gardens Conservation Area. A number of listed buildings also adjacent the site (on Grand Parade)
- No other significant environmental designations.

### SUITABILITY: Other Potential Constraints

Residential Amenity: Potential overlooking by the dwellings on Grand Parade and Ivory Place. Buildings in the area range between 2 and 4 storeys.

### ACHIEVEABILITY

The site is a cleared previously developed site with an extant permission and therefore is potentially available and suitable. There are some concerns in relation to the potential viability of the site given it has had an extant permission for a number of years but not yet been delivered.

### Type of Use

Residential C3

### DELIVERY: SHLAA Potential Yield

## Detailed Review of SHLAA Sample Sites

2017-2022	2022-2027	2027-2032	2032+	Total 2017-2032
49	0	0	0	49

The site yield has been established by the previous permission for 49 units.

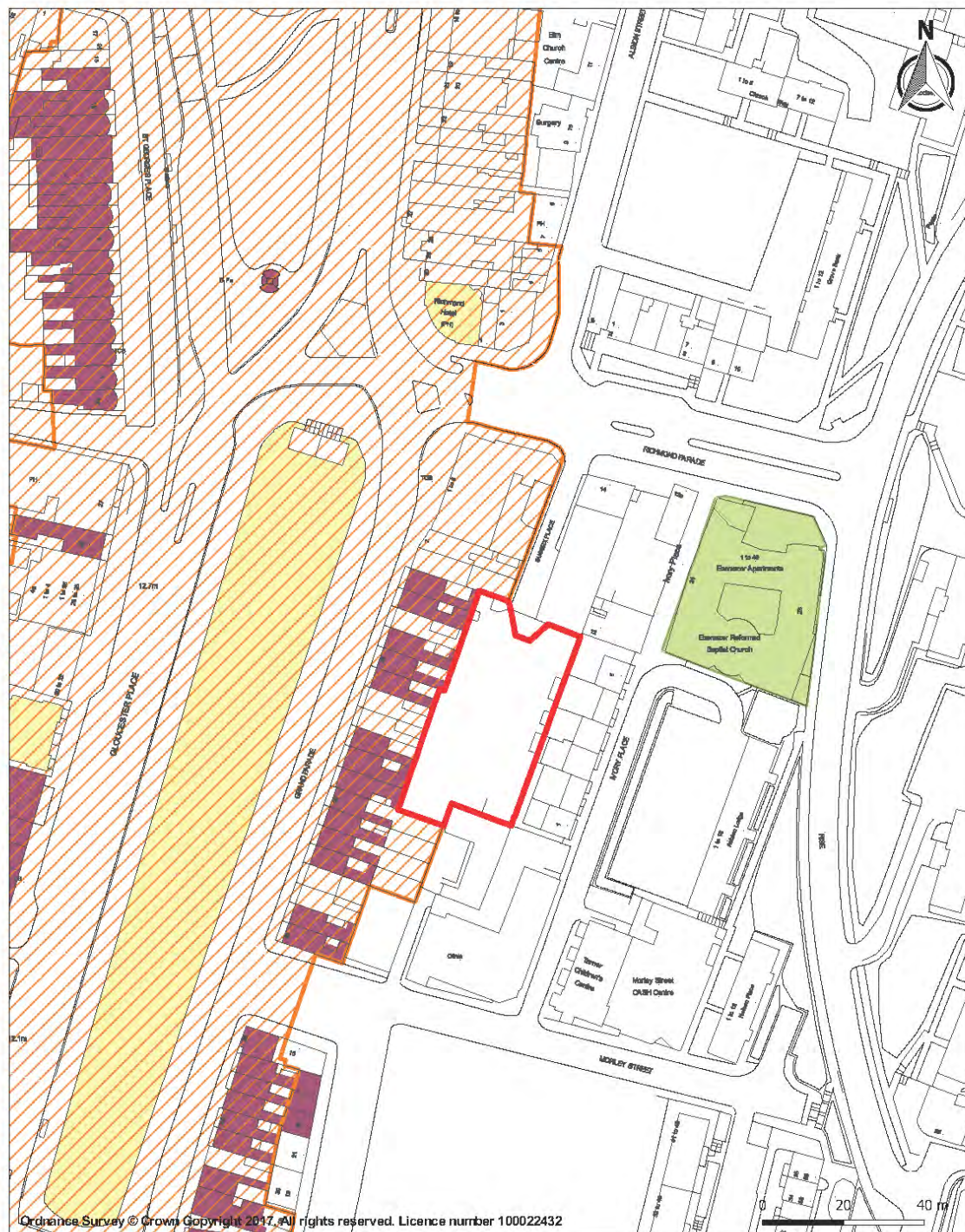
Site Density	Average Density of Surrounding Area (if known)
123 dph	Unknown

### CONCLUSION

The site has been cleared, however there has been no further progression since the demolition in 2013/14. DLP would agree that due to the description of development the demolition would initiate the consent and therefore BH2010/03791 should be considered extant. As highlighted above, DLP would recommend that further information is obtained from the landowner (if not already done so) to confirm delivery timescales.

# Detailed Review of SHLAA Sample Sites

## Site Map



### Site: BH001

	Site Boundary		Historic Parks and Gardens		Special Areas of Conservation
	Conservation Areas		Local List of Heritage Assets		Sites of Special Scientific Interest
	Listed Buildings		Tree Protection Orders		Flood Zone 3
	Scheduled Monuments		Sites of Nature Conservation Importance		Flood Zone 2

## Detailed Review of SHLAA Sample Sites

DLP Ref	Site Ref	Ward
BH002	49	Queens Park
<b>Site Name/Address</b>		
Land at 18/19 Manchester Street / Charles Street, BN2 1TF		
<b>Source of Site</b>	<b>Planning Status</b>	<b>Size</b>
Policy HO1: Outstanding Allocation	No planning permission	0.09 hectares
<b>Description of the Site</b>		
This infill plot looks to be in use as a private car park. The character of surrounding uses includes mixed, residential and town centre type uses such as retail, bars, clubs and restaurants, small scale commercial/offices and some community uses. Adjacent buildings range between 3 and 5 storeys.		
<b>Planning History</b>		
No recent planning history		
<b>AVAILABILITY</b>		
This is a Council owned site.		
<b>SUITABILITY: Policy Constraints</b>		
<p>City Plan Part 1:</p> <ul style="list-style-type: none"> <li>• Not a Strategic Allocation or located within a Development Area.</li> <li>• CP1 Housing Delivery</li> <li>• CP12 Urban Design</li> <li>• CP14 Housing Density</li> </ul> <p>Local Plan Saved Policies</p> <ul style="list-style-type: none"> <li>• Outstanding Local Plan Allocation - HO1 – Recorded at the time of adoption as “Allocated Sites without Planning Permission at 1 April 2003”.</li> <li>• QD27 Protection of amenity</li> <li>• HO1 Housing sites and mixed-use sites with an element of housing</li> <li>• HO5 Provision of private amenity space in residential development</li> <li>• HE3 Development affecting the setting of a listed building</li> <li>• HE6 Development within or affecting the setting of conservation areas</li> </ul> <p>Parking Zone: Key Public Transport Corridor</p> <p>C3 Dwellings 1 - 2 beds = Car parking: 0.5 spaces per dwelling plus 1 space per 2 dwellings for visitors</p>		

## Detailed Review of SHLAA Sample Sites

C3 Dwellings 3 - 4+ beds = Car parking: 1 space per dwelling plus 1 space per 2 dwellings for visitors

### SUITABILITY: Physical Constraints

- Access: Potential access of either Manchester Street or Charles Street.
- Historic: Located within the Conservation Area adjacent several listed buildings.
- Environmental: Located in Flood Zone 1 and therefore limited risk of flooding in this location.
- No other significant environmental designations.

### SUITABILITY: Other Potential Constraints

Residential Amenity: Potential residential amenity issues given the surrounding properties east and west of the site. There is also a potential issue relating to the window of the adjacent property to the north. Amenity issues would need to be addressed though the planning application process.

### ACHIEVABILITY

The site is a cleared previously developed site which is an outstanding allocation in the Local Plan and therefore is potentially available and suitable. Recommend further investigation to inform achievability.

### Type of Use

Residential C3

### DELIVERY: SHLAA Potential Yield

2017-2022	2022-2027	2027-2032	2032+	Total 2017-2032
0	0	30	0	30

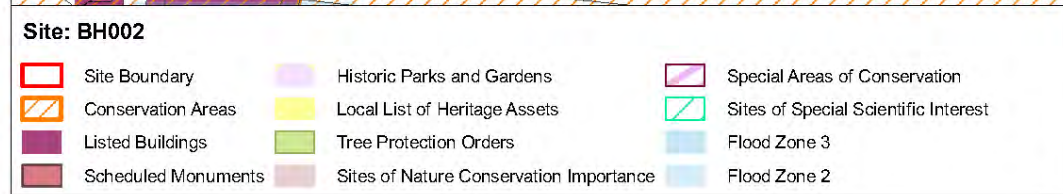
A scheme continuing the terraced elevations on both frontages could occupy approximately 70% of the site and be 3.5 storey's in height (like adjacent sites). An indicative floorspace of 2,205 sq. m could potentially support in the region of 30 units (10x 1 and 20x 2 bed flats) based on minimum national space standards and a 20% allowance for circulations space.

Density	Density of Surrounding Uses (if known)
333 dph	160 dph

### CONCLUSION

This previously developed site in a central location benefits from an outstanding allocation and can be considered likely to come forward over the Plan period. Given the fact there is no current planning history on the site we would suggest the potential period for delivery is appropriate in terms of being at the latter stages of the Plan period. Given the location and surrounding building heights suggest potential to yield of 30 dwellings, based on 3 ½ storey flatted scheme along both frontages. Potential suitability for low level parking provision given the location.

## Site Map



## Detailed Review of SHLAA Sample Sites

DLP Ref	SHLAA Ref	Ward
BH003	3	East Brighton
Site Name/Address		
Land at Brighton Marina (Inner Harbour)		
Source of Site	Planning Status	Size
Outstanding Strategic Allocation CPP1	No planning permission	18.2 hectares
Description of the Site		
<p>Brighton Marina is included within the DA2 Development Area within CPP1. The policy includes Strategic Allocations for the Inner Harbour, Black Rock and Gas Works site for a variety of uses, including residential, retail, employment, community building, and health facility. A large portion of the inner harbour area is taken up with car parking associated with ASDA superstore and other surrounding retail and leisure uses (including the Casino and Cineworld).</p> <p>The character of the inner harbour area includes a late 20th century mixed-use development on reclaimed land, including retail and leisure uses serving a much wider area. Residential development in the surrounding location is largely purpose-built flats in private ownership and the scale and building form in the area is mixed. As it currently stands the public realm is car dominated.</p>		
Planning History		
<p>Land at Brighton Marina BH2007/03454 – Demolition of Asda superstore to create 3 -10 storey building with enlarged store (3,112 sq. m increase) and 2,025 sq. m of other Class A1-A5 (retail/restaurant/drinking) uses on ground floor with 779 residential units above and community hall and new pedestrian/cyclist bridge link from cliff to roof of building and associated engineering works. Demolition of petrol filling station to create 28 storey building with 182 sq. m of Class A uses at ground floor and 148 residential units above. Demolition of McDonalds restaurant to create 5 - 16 storey building with enlarged drive-thru restaurant (285 sq. m increase) and 131 sq. m of other Class A uses and 222 residential units above. Demolition of estates office to create 3-4 storey building of 35 residential units. Demolition of western end of multi-storey car park to create 6-11 storey building adjacent to western breakwater of 117 residential units with stair access from breakwater to Park Square. Demolition of part of the eastern end of multi-storey car park to create single storey petrol filling station, pedestrian footbridge and new lift and stair access. Total: 1,301 residential units. Associated car parking spaces (805 residential, 666 commercial), cycle parking (1907 residential, 314 in public realm), servicing, plant, refuse, CHP unit, public and private amenity space, hard &amp; soft landscaping and outdoor recreation areas. Change of use of two A1 retail units (524 sq. m) within Octagon to medical use (Class D1). Alterations to vehicular, pedestrian and cyclist access and circulation,</p>		

## Detailed Review of SHLAA Sample Sites

including new roundabout and transport interchange behind Waterfront. Dismissed at appeal - 13 July 2010.

The Brighton Marina Outer Harbour permission was granted in 04/07/06 for a mixture of uses including 853 dwellings.

### AVAILABILITY

Unsure about current ownership, potentially multiple owners/leases on site.

### SUITABILITY: Policy Constraints

#### City Plan Part 1

- Within DA2: Within Development Area Strategic Allocation DA2.1 - Provision is made for a mixed-use development comprising a minimum of 1,000 additional residential units (excluding the outer harbour scheme), 5,000 sq. m of net additional retail development (A1-A5), 3,500 sq. m of additional leisure and recreation use, community facilities (including health facility and community centre).
- SA1 – The Seafront
- CP1 Housing Delivery
- CP12 Urban Design
- CP14 Housing Density
- CP2 Sustainable Economic Development
- CP4 Retail Provision
- CP5 Culture and Tourism
- CP13 Public Streets and Spaces
- HO19 New community facilities

#### Local Plan Saved Policies

- QD27 Protection of amenity
- HO1 Housing sites and mixed-use sites with an element of housing
- HO5 Provision of private amenity space in residential development
- EM9 Mixed uses and key mixed use sites

Brighton Marina Masterplan 2008 – Planning Advice Note (PAN04)

Parking Zone: Key Public Transport Corridor

C3 Dwellings 1 - 2 beds = Car parking: 0.5 spaces per dwelling plus 1 space per 2 dwellings for visitors

C3 Dwellings 3 - 4+ beds = Car parking: 1 space per dwelling plus 1 space per 2 dwellings for visitors

## Detailed Review of SHLAA Sample Sites

### SUITABILITY: Physical Constraints

- Access: Main access point off Marina Way roundabout.
- Historic: No listed buildings affecting potential development of the site.
- Environmental: Majority of Site covered by Flood Zone 1 & 2. Adjacent to SSSI. Adjacent to SNCI

### SUITABILITY: Other Potential Constraints

Residential Amenity: Potential residential amenity issues.

### ACHIEVEABILITY

This is an allocated site in the City Plan part 1 and is therefore considered suitable for residential development. Given the majority of the site is in active use, would likely require confirmation from the owner/s as to when the leases lapse and/or when a planning permission is likely to be submitted.

### Type of Use

Mixed use

### DELIVERY: SHLAA Potential Yield

2017-2022	2022-2027	2027-2032	2032+	Total 2017-2032
0	350	350	300	700

The indicative yield is based on the permitted outline planning permission.

Site Density	Average Density of Surrounding Area (if known)
Requires ratio calculation	160 dph

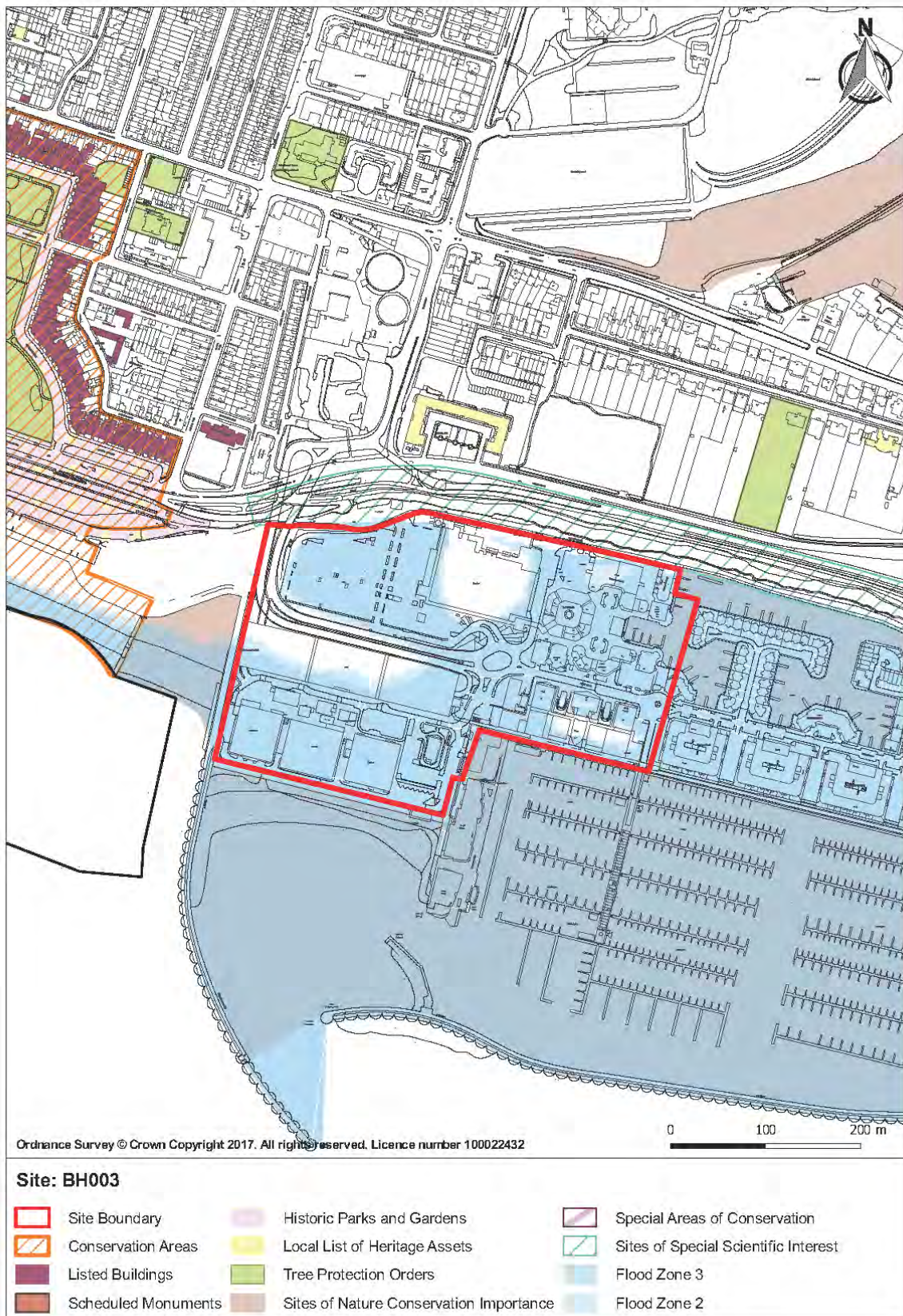
### CONCLUSION

This Marina site benefits from a strategic allocation in the City Plan Part 1 and can therefore be considered likely to come forward over the Plan period.

Given the potential issues in relation to ownership and the fact there are no recent planning applications on the site, the potential period for delivery is in the latter stages of the Plan period. Review of the yield for large scale mixed use sites is difficult to determine based on standard density multipliers and needs to be informed by the development mix and detailed design considerations.

## Detailed Review of SHLAA Sample Sites

### Site Map



## Detailed Review of SHLAA Sample Sites

DLP Ref	SHLAA Ref	Ward	
BH004	1	East Brighton	
Site Name/Address			
Gas Works Site, Boundary Road, Brighton			
Source of Site		Planning Status	Size
Outstanding Strategic Allocation CPP1		No planning permission	1.33 hectares (southern section)
Description of the Site			
<p>The former Gas Works site is adjacent to the A259 coastal road. The site is predominately used for storage, parking and light industrial uses. Residential uses surround much of the site and immediately to the north west there are a number of small industrial units at Bell Tower Industrial Estate. Two gasometers remain on land owned by Southern Gas Networks although these are not in constant use.</p> <p>The Gas Works site is a strategic allocation included within CPP1 policy DA2 Brighton Marina. The site is currently allocated for business floorspace, 85 residential units and some ancillary retail.</p> <p>The character of surrounding area is predominantly post-war residential development with an overall low density, much still rented from the local authority. Built on the valley floor but rising to the north. Mainly two- three storey houses but with high rise blocks of flats (up to eight storeys).</p> <p>The site is within reasonably close proximity to the Kemp Town Conservation Area which includes a number of listed building important to the historic character of central Brighton.</p>			
Planning History			
<p>BH2001/00592/FP - Change of use from depot to storage (class B8). Enlargement of existing opening in east elevation to accommodate the installation of a new galvanised roller shutter door. Granted 19 April 2001.</p> <p>BH2000/01881/AD - Display of three externally illuminated advertisement hoardings (1 x 96 sheet, 12 metres x 3 metres, 2 x 48 sheet, 6 metres x 3 metres) south of existing vehicular access -</p>			
AVAILABILITY			
The north east of the site is owned by Scotia Gas Networks. The remainder is owned by National Grid Property Holdings Ltd			

## Detailed Review of SHLAA Sample Sites

### SUITABILITY: Policy Constraints

#### City Plan Part 1

- Development Area DA2 Brighton Marina Strategic Allocation DA2.C.2 - The Gas Works site has been identified for approximately 2,000 sq m of business floor space to the north of the site, a minimum of 85 residential units and some ancillary retail development.
- CP1 Housing Delivery
- CP12 Urban Design
- CP14 Housing Density
- CP3 Employment Land
- CP2 Sustainable Economic Development

#### Local Plan Saved Policies

- QD27 Protection of amenity
- HO1 Housing sites and mixed-use sites with an element of housing
- HO5 Provision of private amenity space in residential development
- EM9 Mixed uses and key mixed-use sites
- CP15 Heritage

Brighton Marina Masterplan 2008 – Planning Advice Note (PAN04)

Parking Zone: Key Public Transport Corridor

C3 Dwellings 1 - 2 beds = Car parking: 0.5 spaces per dwelling plus 1 space per 2 dwellings for visitors

C3 Dwellings 3 - 4+ beds = Car parking: 1 space per dwelling plus 1 space per 2 dwellings for visitors

### SUITABILITY: Physical Constraints

- Historic: There are no listed buildings directly adjacent the site however the site is within close proximity to the Kemp Town Conservation Areas and a number of listed buildings therefore, development needs to take account of the settings of these within any planning proposal.
- Environmental: Located in Flood Zone 1 and therefore limited risk of flooding in this location.
- Potential significant contamination issues given the previous use.
- No significant environmental designations directly affect the site; however, the site is within reasonably close proximity to the Brighton to Newhaven Cliffs SSSI.

### SUITABILITY: Other Potential Constraints

Residential Amenity: Potential residential amenity issues concerning the adjacent properties.

## Detailed Review of SHLAA Sample Sites

### ACHIEVEABILITY

The site includes an outstanding allocation. A response from St Williams and National Grid was submitted to the City Plan Part 2 Scoping Consultation suggesting the Council reviews the existing allocation and density of the site which according to them would be more viable and deliverable as a predominantly residential scheme. DLP consider that there is scope to increase both the housing and employment elements of this allocation.

#### Type of use

Mixed-Use

### DELIVERY: SHLAA Potential Yield

2017-2022	2022-2027	2027-2032	2032+	Total 2017-2032
0	0	340	0	340

The indicative yield above is based on the existing site size of 1.33 ha. If building footprints covered 60% of the site and average building heights were 3.5 storeys mixing taller mid-rise flatted blocks and lower density housing., an indicative floorspace of circa 28,000 sq. m could support 320 units (a variety of 90x 1 bed, 120x 2 bed and 10x 3 bed flats and 60x 2 bed, 50x 3 bed and 10x 4 bed homes, based on minimum national space standards and an allowance of 20% for circulation space for the flatted elements.

#### Site Density

255 dph

#### Average Density of Surrounding Area (if known)

130 dph

### CONCLUSION

This previously developed site in a central location benefits from an outstanding allocation and can be considered likely to come forward over the Plan period. Given the potential issues in relation to contamination and viability, DLP would agree the potential period for delivery is appropriate but this will require ongoing review pending progress with any forthcoming planning application.

In terms of the potential yield the current mixed-use allocation as it stands is considered to be very low density, especially given the location and that the City Plan suggests 100 dph minimum in Development Areas. DLP would therefore suggest there is scope to retain the level of employment allocated (or even consider increasing) and increase the housing numbers and indicative site split.

If the adjacent Bell Tower Industrial Estate is considered as a comparison this is reasonably low-density employment site of around 0.6 ha and yet still delivers around 1,693 sq. m of employment floorspace (Valuation Office Agency). The larger strategic allocation site area is around 3.7 ha. With this in mind if only 2.5 hectares of land was allocated for housing this could deliver a minimum 250 dwellings. Given some of the surrounding residential uses (towards the Southern End) are mid-rise (6-8 storeys) it is very likely that a mixed housing and flatted scheme would come forward with taller blocks of flats towards the

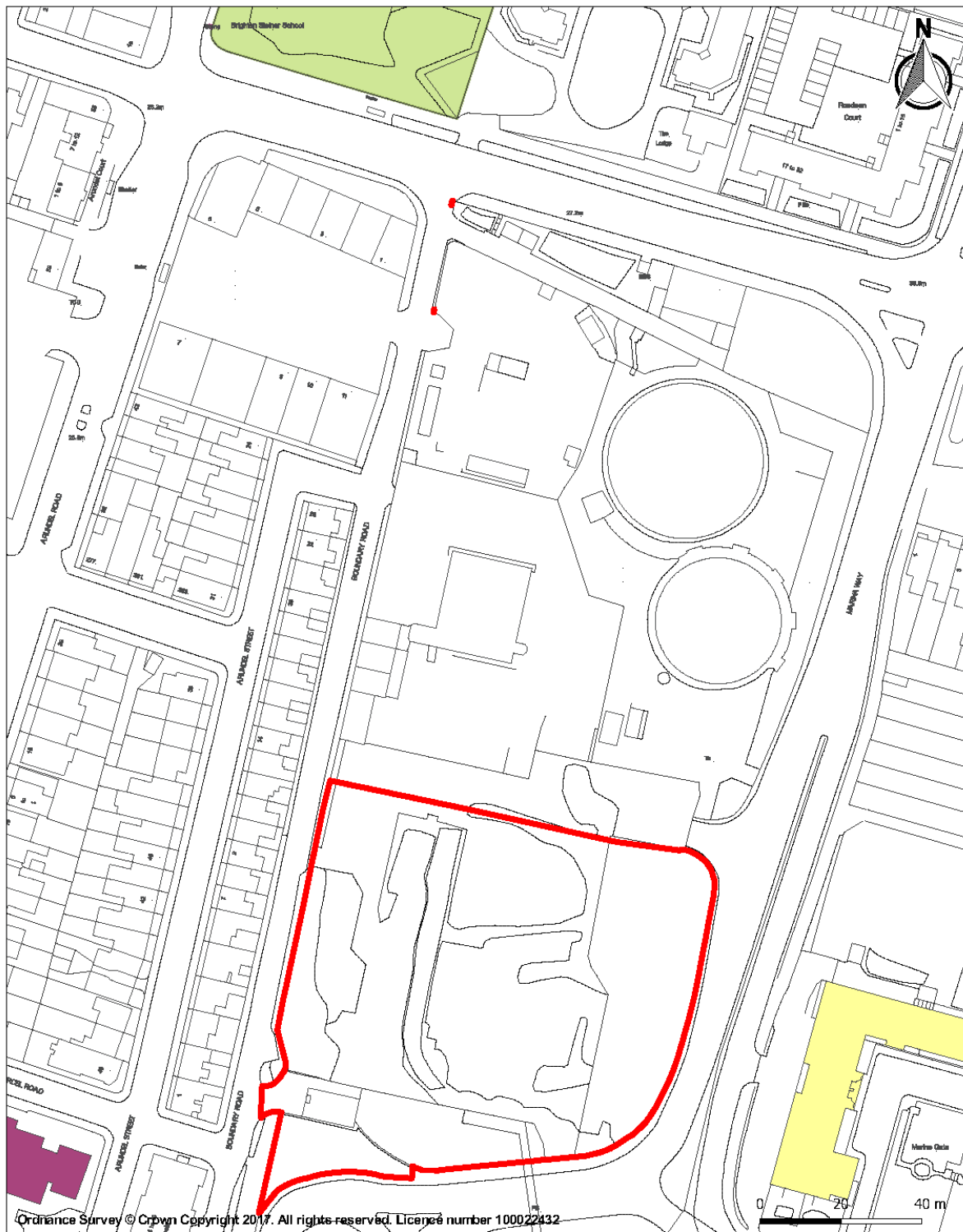
## Detailed Review of SHLAA Sample Sites

southern end, stepping down towards the 2 and 3 storey housing and employment element to the rear. Initial analysis suggests a yield of 340 dwellings would be suitable on the existing housing element. DLP would suggest advice sought from the Councils Heritage Officer in relation to the proposed density of this scheme.













It is considered that the Council should seek a larger amount of employment floorspace or reassess the split between uses and overall yield of this site. The policy indicates a minimum of 2,000 sq. m, but based on low density B1c/B2 scheme comparable to the adjacent Bell Tower Industrial Estate, could support circa 8,000 sq. m of floorspace on the 2.37 ha allocation. A higher density employment element could provide a greater level of employment floorspace whilst also allowing the residential element to occupy more of the site, or become a more genuinely mixed-use site.

# Detailed Review of SHLAA Sample Sites

## Site Map



### Site: BH004

- |   |   |  |
|---|---|--|
|  Site Boundary       |  Historic Parks and Gardens              |  Special Areas of Conservation        |
|  Conservation Areas  |  Local List of Heritage Assets           |  Sites of Special Scientific Interest |
|  Listed Buildings    |  Tree Protection Orders                  |  Flood Zone 3                         |
|  Scheduled Monuments |  Sites of Nature Conservation Importance |  Flood Zone 2                         |

## Detailed Review of SHLAA Sample Sites

DLP Ref	SHLAA Ref	Ward
BH005	14	Hollingdean & Stanmer
Site Name/Address		
Preston Barracks Lewes Road, BN2 4GL		
Source of Site	Planning Status	Size
Outstanding Strategic Allocation CPP1 – without PP nb: application determined at Sept 2017 PC	Strategic Allocation/ Application determined at Sept 2017 PC	3.1 hectares
Description of the Site		
<p>The Preston Barracks site forms part of a wider Strategic Allocation within Development Area 3 – Lewes Road, in City Plan Part 1. The Strategic Allocation also includes Brighton University (Mithras House, Watts/Cockcroft sites) and sets out to deliver an employment-led development including 10,600 sq. m B1 office floorspace, 750 student bed-spaces, 300 residential units, Innovation Centre and other ancillary supporting uses.</p> <p>Existing buildings on site include two Ministry of Defence (MOD) buildings in the northern corner; the Mannock Building and the 18<sup>th</sup> century ‘Napoleonic Building’. The former Territorial Army building is located at the southern end of the site, and the site also comprises a former parade ground and a brick built firing range. At the north-western corner of the site is a 3-storey social housing block owned by BHCC and run by Amicus Horizon Housing Association.</p> <p>Some current temporary uses have been permitted on site (including A1, A3, B1 and D1/D2 uses). This includes the former Territorial Army building currently in use as ‘The Field’; a ‘meanwhile use’ project currently tenanted by a variety of community and creative enterprises. The other buildings on site include garage units along the western boundary currently occupied for various small-scale light industrial and commercial purposes with short term lease agreements.</p> <p>The character of the surrounding area includes two and three storey Edwardian terraced houses built on the back of the pavement mixed with employment units, and adjacent to an industrial estate and service access to Sainsbury's at the rear.</p>		

## Detailed Review of SHLAA Sample Sites

### Planning History

2017/00492 – Preston Barracks Parcel Demolition of existing buildings and construction of (B1) 7 storey Central Research Laboratory, Student Accommodation (Sui Gen) within 3 blocks of 13, 11 and 15 storeys, 369 (C3) residential units in 8 Blocks with a range between 2 and 10 storeys with associated ancillary development, parking, public realm works and landscaping. Mithras Parcel Demolition of existing building (Steam House) and construction of a mixed use Campus Development consisting of Student Accommodation (Sui Gen) providing 804 bed spaces within five blocks, Block 1 (10 storeys), Block 2 (18 Storeys), Block 3 (10 storeys), Block 4 (12 storeys) and Block 5 (9 storeys), 596 sq. m of services including students union and welfare facilities (Sui Gen), 898 sq. m (GIA) gymnasium (D2), and associated ancillary development, including provision of 13 disabled parking spaces serving the student accommodation, cycle parking, public realm works and landscaping improvements. Lewes Road Installation of new signalised crossroads and T Junction, pedestrian crossings and footway improvements, erection of pedestrian and cyclists bridge crossing Lewes Road. (Outline Application) Watts Parcel Removal of existing Watts House temporary building and erection of a 6 storey (D1) Academic Building for a Business School consisting of 6,400 sq. m of floorspace, linked canopy and provision of 600 space multi storey car park to the rear (maximum 8 storey equivalent height) with associated ancillary development, including provision of cycle parking, access and servicing road, public realm and landscaping improvements. Application determined September 2017. Granted.

BH2015/02789 - Change of use from disused military building (SG) to mixed use retail (A1), café (A3), offices (B1) and community/leisure (D1/D2) for a temporary period. (Retrospective) Approved - 2 September 2016

BH2004/02383/FP - Change of use of redundant MOD garages for storage and ancillary offices (temporary 18-month period). BH2003/02686/AD - Two regeneration signs.

### AVAILABILITY

Currently under BHCC ownership.

### SUITABILITY: Policy Constraints

#### City Plan Part 1

- Strategic allocation within Development Area 3 - The city council will work with the University of Brighton and other partners to provide a mixed-use employment-led development comprising a new business school, 10,600 sq. m B1 employment floorspace, including an Innovation Centre; 750 rooms of student accommodation; 300 residential units and other ancillary supporting uses.
- CP1 Housing Delivery
- CP12 Urban Design
- CP14 Housing Density
- CP3 Employment Land

## Detailed Review of SHLAA Sample Sites

- CP2 Sustainable Economic Development
- CP21 Student Housing and Housing in Multiple Occupation

### Local Plan Saved Policies

- QD27 Protection of amenity
- HO1 Housing sites and mixed-use sites with an element of housing
- HO5 Provision of private amenity space in residential development
- EM9 Mixed uses and key mixed-use sites

Parking Zone: Key Public Transport Corridor

C3 Dwellings 1 - 2 beds = Car parking: 0.5 spaces per dwelling plus 1 space per 2 dwellings for visitors

C3 Dwellings 3 - 4+ beds = Car parking: 1 space per dwelling plus 1 space per 2 dwellings for visitors

### SUITABILITY: Physical Constraints

- Access: Two vehicular accesses demonstrated through the permitted application
- Environmental: Located in Flood Zone 1 and therefore limited risk of flooding in this location.
- No other significant environmental designations.

### SUITABILITY: Other Potential Constraints

Viability issues were explored through the consideration and determination of the planning application.

### ACHIEVEABILITY

Given the strategic allocation and determination of the planning application September 2017, the site is considered suitable and available for residential development and deliverable within the Plan period.

### Type of Use

Mixed Use

### DELIVERY: SHLAA Potential Yield

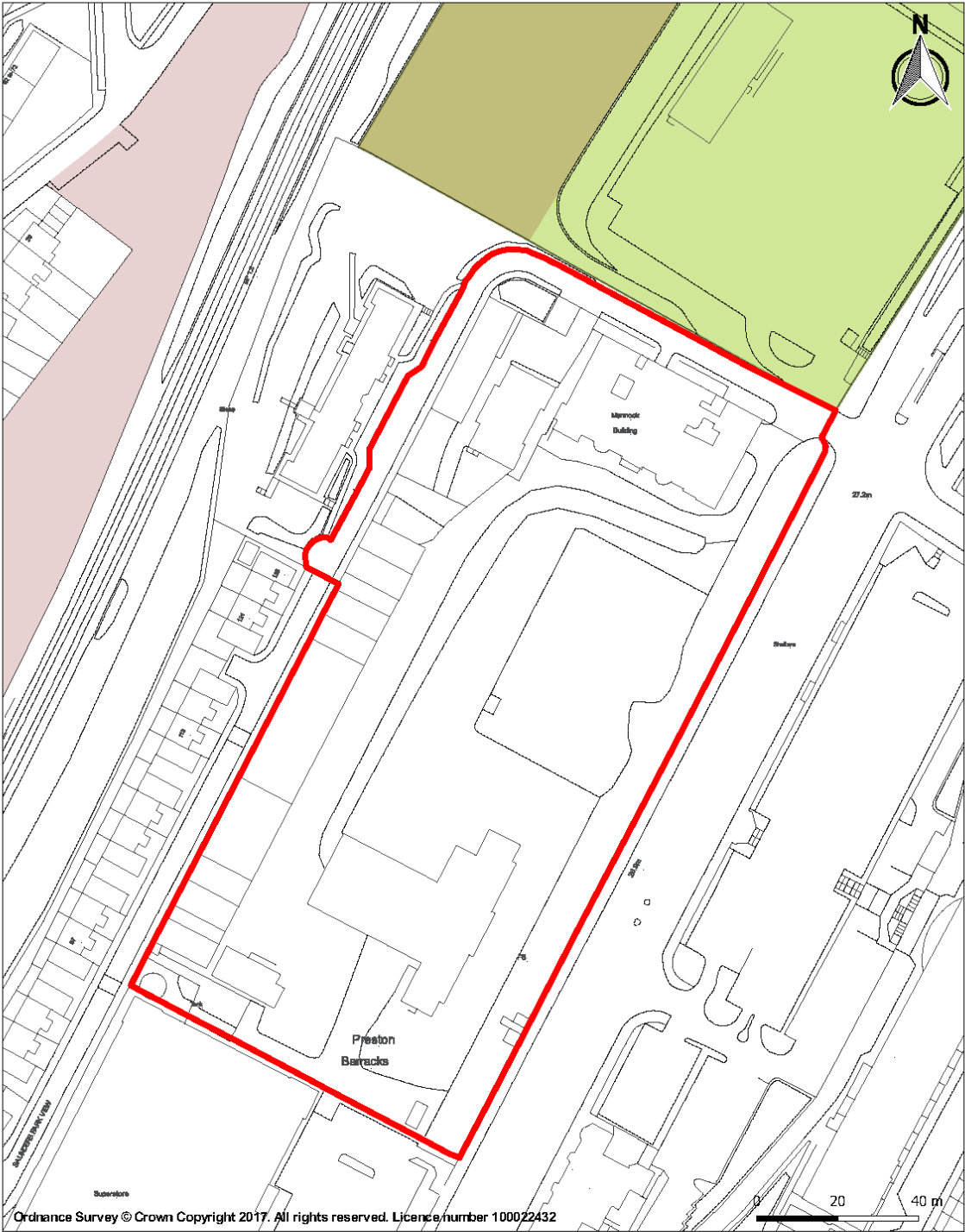
2017-2022	2022-2027	2027-2032	2032+	Total 2017-2032
369		0	0	369
Site yield based on permitted scheme.				
Density		Average Density of Surrounding Area (if known)		
116 dph		100 dph		

## Detailed Review of SHLAA Sample Sites

### CONCLUSION

This previously developed site located within a designated Development Area benefits from an outstanding allocation and now permitted application and can therefore be considered likely to come forward over the Plan period. Given the evidence available, delivery could be achieved in the first five-year period.

Site Map



Site: BH005

- |                     |   |                                      |
|---------------------|---|--------------------------------------|
| Site Boundary       | Historic Parks and Gardens              | Special Areas of Conservation        |
| Conservation Areas  | Local List of Heritage Assets           | Sites of Special Scientific Interest |
| Listed Buildings    | Tree Protection Orders                  | Flood Zone 3                         |
| Scheduled Monuments | Sites of Nature Conservation Importance | Flood Zone 2                         |

## Detailed Review of SHLAA Sample Sites

DLP Ref	SHLAA Ref	Ward
BH006	6095	South Portslade
<b>Site Name/Address</b>		
79 North Street Portslade, BN41 1DH		
<b>Source of Site</b>	<b>Planning Status</b>	<b>Size</b>
Identified Supply – with PP	Permitted application	0.03 hectares
<b>Description of the Site</b>		
<p>The site is in industrial use on the southern side of North Street at its junction with Church Road. The site contains 3 low grade buildings let on a short-term basis. They look to still be in use by CB Ornamental &amp; Building Services Ltd. The surrounding buildings are predominantly 2-3 storeys.</p>		
<b>Planning History</b>		
<p>BH2013/00756 - Demolition of existing industrial building and erection of part three, part four storey building comprising 4no two bedroom and 2no one bedroom flats and office block to East on first, second and third floors with courtyard car park on ground floor. Granted 16 January 2015.</p> <p>BH2010/03538 - Change of Use from light industrial (B1) to gymnasium (D2) for temporary period of three years. Granted 11 February 2011</p> <p>BH2008/00824 - Demolition of existing industrial building and erection of four storey building comprising four live-work units, two one bed units, two studio units, with B1 office space to east at first and second floor levels and ground floor courtyard for parking etc. (Resubmission) Refused 28 April 2008. Loss of industrial, density and mix of uses, insufficient information.</p> <p>BH2007/03233 - Demolition of existing industrial building and erection of four / five storey building comprising four live-works units, three one-bedroom units, one studio unit and one two-bedroom unit; with industrial floorspace to east of site at first and second floor levels and ground floor parking. Refused 9 November 2007.</p>		
<b>AVAILABILITY</b>		
The extant permission for residential use suggests the site is available for development.		
<b>SUITABILITY: Policy Constraints</b>		
<p>City Plan Part 1:</p> <ul style="list-style-type: none"> <li>• Within Development Area 8 – Shoreham Harbour. Although not a strategic allocation.</li> <li>• CP1 Housing Delivery</li> <li>• CP12 Urban Design</li> </ul>		

## Detailed Review of SHLAA Sample Sites

- CP14 Housing Density
- CP3 Employment Land

### Local Plan Saved Policies

- QD27 Protection of amenity
- HO5 Provision of private amenity space in residential development

### Parking Zone: Outer Area

C3 Dwellings 1 - 2 beds = Car parking: 1 space per dwelling plus 1 space per 2 dwellings for visitors

C3 Dwellings 3 - 4+ beds = Car parking: 1 space per dwelling plus 1 space per 2 dwellings for visitors

### SUITABILITY: Physical Constraints

- Access: the site is accessed off North Street.
- Historic: No listed buildings effecting the site
- Environmental: Located in Flood Zone 1 and therefore limited risk of flooding in this location.
- No other significant environmental designations.

### SUITABILITY: Other Potential Constraints

Residential Amenity: Potential residential amenity issues concerning adjacent properties.

### ACHIEVEABILITY

The site is located within a Development Area and benefits from an extant permission for 6 dwellings. No further information to suggest this site will not come forward within the next five years.

### Type of Use

Housing C3

### DELIVERY: SHLAA Potential Yield

2017-2022	2022-2027	2027-2032	2032+	Total 2017-203
6	0	0	0	6

The site yield is based on the existing extant permission.

Density	Average Density of Surrounding Area (if known)
200	Unknown

### CONCLUSION

There is an extant permission on site for 6 dwellings. No further information to suggest this site will not come forward within the next five years.

### Site Map

## Detailed Review of SHLAA Sample Sites



### Site: BH006

	Site Boundary		Historic Parks and Gardens		Special Areas of Conservation
	Conservation Areas		Local List of Heritage Assets		Sites of Special Scientific Interest
	Listed Buildings		Tree Protection Orders		Flood Zone 3
	Scheduled Monuments		Sites of Nature Conservation Importance		Flood Zone 2

## Detailed Review of SHLAA Sample Sites

DLP Ref	SHLAA Ref	Ward
BH007	180	Hove Park
Site Name/Address		
Sackville Trading Estate / Coal Yard, Sackville Road		
Source of Site	Planning Status	Size
Planning Application	Planning Application has lapsed. Pre - App discussions underway.	2.79 ha or 5.58 ha including the coal yard
Description of the Site		
<p>The site is situated on Sackville Road close to the junction with Old Shoreham Road. The site currently contains a mix of retail, trade centre and employment uses within a series of single storey buildings.</p> <p>In terms of the character of the surrounding area the Sackville neighbourhood includes small terraced housing arranged over a clearly defined grid pattern in narrow streets with little tree planting. The area is low rise but high density with good access to services. The area is predominantly residential, however there is a parade of shops to the north on Old Shoreham Road, and retail warehousing and light industrial uses to the east, lining Old Shoreham Road and Newtown Road.</p>		
Planning History		
<p>BH2012/03734 - Application to extend time limit for implementation of previous approval BH2009/00761 for Demolition of existing buildings with construction of new comprehensive development providing a mix of uses focusing around a new public square, including: an A1 food store, A1 non-food retailing, associated A2-A5 retailing, residential apartments, offices, underground car parking, associated infrastructure works including improved access, servicing and public realm improvements. Granted 28 March 2013. Lapsed 28 March 2016.</p> <p>BH2009/00761 - Demolition of existing buildings with construction of new comprehensive development providing a mix of uses focusing around a new public square, including: an A1 food store, A1 non-food retailing, associated A2-A5 retailing, residential apartments, offices, underground car parking, associated infrastructure works including improved access, servicing and public realm improvements. Granted 2 March 2010.</p> <p>BH2008/01554 - Demolition of existing buildings with construction of new comprehensive development providing a mix of uses focusing around a new public square, including: an A1 food store, A1 non-food retailing, associated A2-A5 retailing, residential apartments, offices, underground car parking, associated infrastructure works including improved access, servicing and public realm improvements. Refused 7 August 2008.</p>		

## Detailed Review of SHLAA Sample Sites

### AVAILABILITY

Planning Performance Agreement signed in April 2017. Prior to any commencement of new development existing business occupiers would need to be relocated/ incorporated into new scheme.

### SUITABILITY: Policy Constraints

City Plan Part 1:

- Within Development Area 6 –Hove Station Area - Although not a strategic allocation.
- CP1 Housing Delivery
- CP12 Urban Design
- CP14 Housing Density
- CP3 Employment Land

Local Plan Saved Policies

- QD27 Protection of amenity
- HO5 Provision of private amenity space in residential development
- HO1 Housing sites and mixed-use sites with an element of housing

Parking Zone: Key Public Transport Corridors

C3 Dwellings 1 - 2 beds = Car parking: 0.5 spaces per dwelling plus 1 space per 2 dwellings for visitors

C3 Dwellings 3 - 4+ beds = Car parking: 1 space per dwelling plus 1 space per 2 dwellings for visitors

### SUITABILITY: Physical Constraints

- Access: the site is accessed off Sackville Road.
- Historic: No listed buildings affecting the site
- Environmental: Located in Flood Zone 1 and therefore limited risk of flooding in this location.
- No other significant environmental designations.

### SUITABILITY: Other Potential Constraints

Residential Amenity: Could be potential residential amenity issues concerning adjacent properties.

### ACHIEVEABILITY

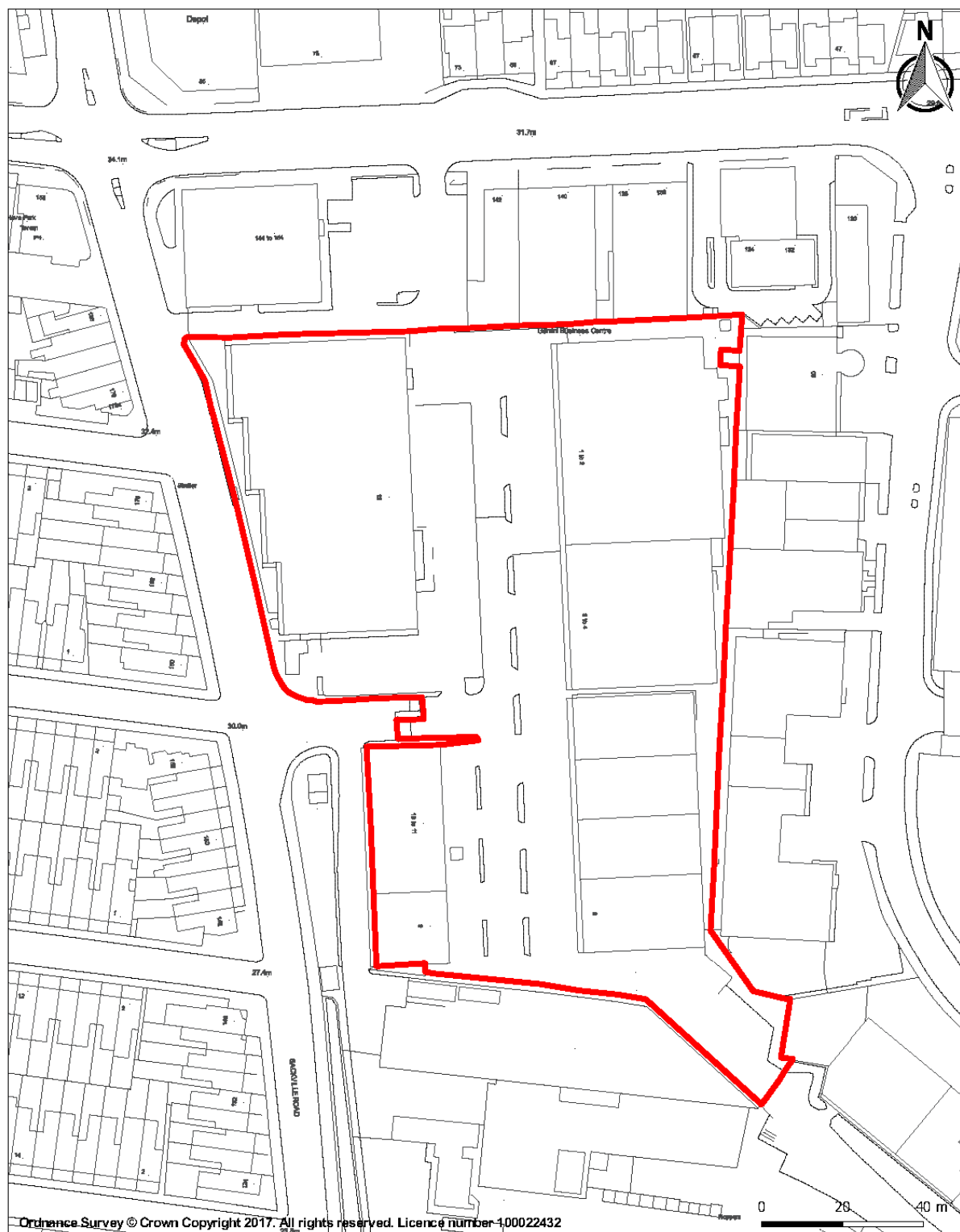
The previous application circa 90 dwellings lapsed 2016. According to evidence collated it is understood that the potential development site now includes the Sackville Coal Yard, and therefore potential yield is likely to be much higher and this is reflected in the 2016 SHLAA Update (400). It is understood that an applicant is about to sign a PPA for taking forward Sackville Trading Estate and the Coal Yard and therefore BHCC have included some of the yield within the 5 Year Supply.

## Detailed Review of SHLAA Sample Sites

Type of Use				
Mixed-use				
DELIVERY: SHLAA Potential Yield				
2017-2022	2022-2027	2027-2032	2032+	Total 2017-2032
100	200	100	0	400
The site yield is based on a combination of the residential element yield of the previously permitted scheme and the Development Area density of 100 dph for the additional Sackville Coal Yard Site.				
Density		Average Density of Surrounding Area (if known)		
71 dph based on larger site		61		
CONCLUSION				
The site is within a Development Area, with no apparent significant constraints. Given the current interest in the site, this suggests it is appropriate to split the yield over the 5-year delivery tranches. Overall yield will largely be determined by the mixed of uses and extent of non-residential provision, therefore yield of 400 dwellings is considered appropriate at this stage.				

# Detailed Review of SHLAA Sample Sites

## Site Map



### Site: BH007

	Site Boundary		Historic Parks and Gardens		Special Areas of Conservation
	Conservation Areas		Local List of Heritage Assets		Sites of Special Scientific Interest
	Listed Buildings		Tree Protection Orders		Flood Zone 3
	Scheduled Monuments		Sites of Nature Conservation Importance		Flood Zone 2

## Detailed Review of SHLAA Sample Sites

DLP Ref	SHLAA Ref	Ward
BH008	933	Central Hove
Site Name/Address		
Courtlands Hotel 11-17 The Drive Hove		
Source of Site	Planning Status	Size
Identified Supply - currently without PP	No planning permission	0.24 hectares
Description of the Site		
The site includes a Victorian building within a three-bay terrace in a predominately residential area. The property is currently in use as a 3* hotel.		
Planning History		
<p>BH2010/01159 - Part demolition of No. 25A. Refused 26 May 2011</p> <p>BH2010/01158 - Part demolition of no. 25A. Repairs and reinstatement of hotel rear Mansard roof. Construction of lower ground floor and ground floor conference room and construction of 15 new bedrooms on first, second and third floors with Mansard roof. (Part Retrospective). Refused 26 May 2011</p> <p>BH2006/01898 - Underground link room to join North &amp; South blocks of the hotel to incorporate cellar &amp; cloakroom. Granted 29 June 2007</p> <p>BH2000/01620/FP - Four-storey extension to existing hotel including ground floor function room, 15 new bedrooms with en suite facilities and new escape stair. Granted 21 February 2001</p> <p>BH1997/01724/FP - New rear mansard roof at third floor level, removal of external staircase, blocking up of two windows, new service link at basement level, new dormer windows, alterations to existing dormers and reinstatement of entrance doorway, wall, piers and railings (retrospective). Granted 26 January 1999</p>		
AVAILABILITY		
Current ownership uncertain. The site is still in use as a hotel, therefore suggests further investigation required to confirm intentions to regenerate site. Given the property and location this would be a potential conversion rather than redevelopment.		
SUITABILITY: Policy Constraints		
<p>City Plan Part 1:</p> <ul style="list-style-type: none"> <li>• CP1 Housing Delivery</li> <li>• CP12 Urban Design</li> <li>• CP14 Housing Density</li> <li>• CP15 Heritage</li> <li>• CP6 Visitor Accommodation</li> </ul>		

## Detailed Review of SHLAA Sample Sites

### Local Plan Saved Policies

- QD27 Protection of amenity
- HO5 Provision of private amenity space in residential development
- HE6 Development within or affecting the setting of conservation areas

Parking Zone: Key Public Transport Corridors

C3 Dwellings 1 - 2 beds = Car parking: 0.5 spaces per dwelling plus 1 space per 2 dwellings for visitors

C3 Dwellings 3 - 4+ beds = Car parking: 1 space per dwelling plus 1 space per 2 dwellings for visitors

### SUITABILITY: Physical Constraints

- Access: the site is accessed off The Drive
- Historic: The site is located within the conservation area and adjacent to a local heritage asset (Harwood Court)
- Environmental: Located in Flood Zone 1 and therefore limited risk of flooding in this location.
- No other significant environmental designations.

### SUITABILITY: Other Potential Constraints

Residential Amenity: Potential residential amenity issues concerning adjacent properties.

### ACHIEVEABILITY

Requires confirmation in terms of continued aspiration of the owners to redevelop the site.

### Type of Use

Housing C3

### DELIVERY: SHLAA Potential Yield

2017-2022	2022-2027	2027-2032	2032+	Total 2017-2032
0	0	23	0	23

The building could potentially be converted and it is considered that the indicative yield from the SHLAA is appropriate.

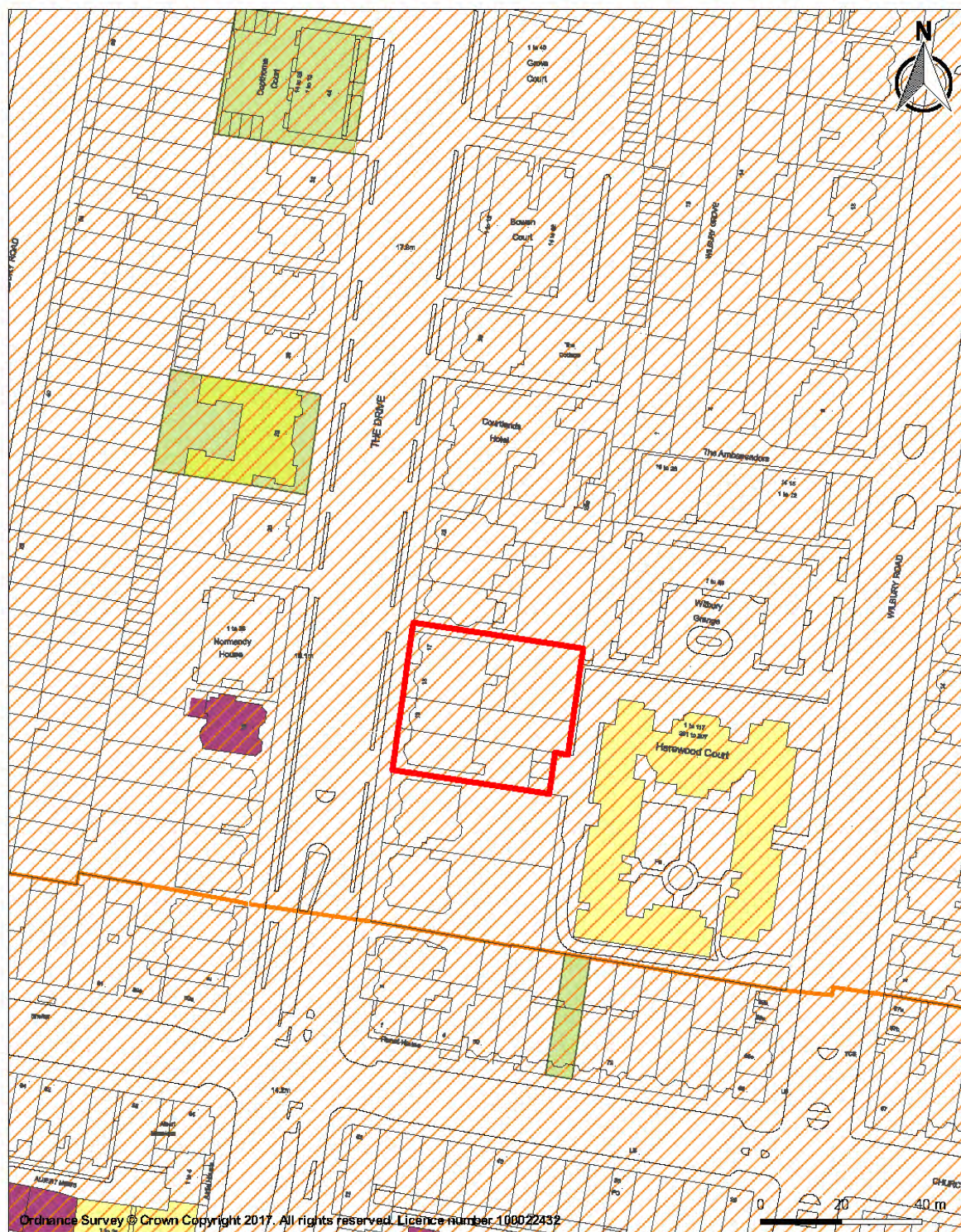
Density	Average Density of Surrounding Area (if known)
96 dph	Unknown

### CONCLUSION

The hotel falls outside the Hotel Core Zone where hotels are protected (as Hove is considered a secondary hotel location). DLP suggest further investigation to confirm future intention to regenerate the site. Given the size of the existing property the projected yield is considered appropriate as is the sites inclusion in the last time phase.

# Detailed Review of SHLAA Sample Sites

## Site Map



**Site: BH008**

	Site Boundary		Historic Parks and Gardens		Special Areas of Conservation
	Conservation Areas		Local List of Heritage Assets		Sites of Special Scientific Interest
	Listed Buildings		Tree Protection Orders		Flood Zone 3
	Scheduled Monuments		Sites of Nature Conservation Importance		Flood Zone 2

## Detailed Review of SHLAA Sample Sites

DLP Ref	SHLAA Ref	Ward
BH009	59	Goldsmid
<b>Site Name/Address</b>		
Telephone Exchange, 34 Palmeira Avenue, Hove, BN3 3GG		
<b>Source of Site</b>	<b>Planning Status</b>	<b>Size</b>
Urban Capacity Study (GLD036)	No planning permission	0.62 hectares
<b>Description of the Site</b>		
<p>The existing use of the site continues to be as a Telephone Exchange. In terms of the surrounding character it is relatively low density, mainly residential with an open aspect on relatively wide tree-lined roads. The site includes 1950's low rise offices and carparking, between the law courts and police station and adjacent to 4 storey block of 60's flats and 1990's town houses.</p>		
<b>Planning History</b>		
BH2006/00386 - Replacement of four first floor windows with mill finish aluminium louvres. Granted 23 May 2006		
<b>AVAILABILITY</b>		
Current ownership is unclear. The site is still in existing use and therefore confirmation required as to the continued aspiration to regenerate site.		
<b>SUITABILITY: Policy Constraints</b>		
<p>City Plan Part 1:</p> <ul style="list-style-type: none"> <li>• CP1 Housing Delivery</li> <li>• CP12 Urban Design</li> <li>• CP14 Housing Density</li> <li>• CP3 Employment Land</li> <li>• CP15 Heritage</li> </ul> <p>Local Plan Saved Policies</p> <ul style="list-style-type: none"> <li>• QD27 Protection of amenity</li> <li>• HO5 Provision of private amenity space in residential development</li> </ul> <p>Parking Zone: Key Public Transport Corridors</p> <p>C3 Dwellings 1 - 2 beds = Car parking: 0.5 spaces per dwelling plus 1 space per 2 dwellings for visitors</p>		

## Detailed Review of SHLAA Sample Sites

C3 Dwellings 3 - 4+ beds = Car parking: 1 space per dwelling plus 1 space per 2 dwellings for visitors

### SUITABILITY: Physical Constraints

- Access: the site is accessed off Palmeira Avenue
- Historic: The site is located adjacent to a local heritage asset (Hove Crown Court)
- Environmental: Located in Flood Zone 1 and therefore limited risk of flooding in this location.
- No other significant environmental designations.

### SUITABILITY: Other Potential Constraints

Residential Amenity: Potential residential amenity issues concerning adjacent properties.

### ACHIEVEABILITY

Requires confirmation in terms of continued aspiration of the owners to develop the site.

### Type of Use

Housing C3

### DELIVERY: SHLAA Potential Yield

2017-2022	2022-2027	2027-2032	2032+	Total 2017-2032
0	0	46	0	46

A density comparable to surrounding uses is considered appropriate for the site.

Density	Average Density of Surrounding Area (if known)
75 dph	75 dph

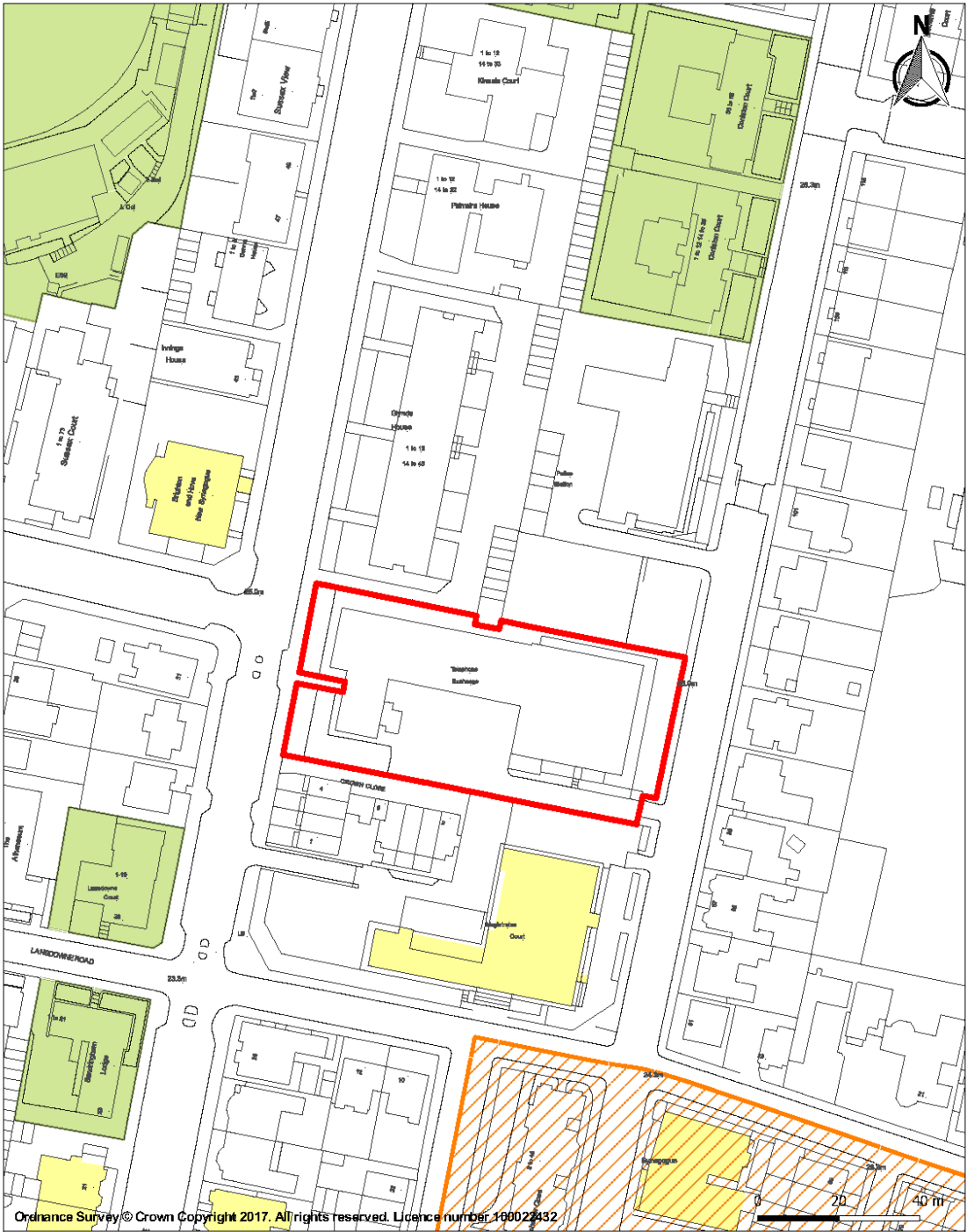
### CONCLUSION

The site appears to have been added to the SHLAA through an earlier Urban Capacity Study. It is suggested that further information regarding the site and its future potential is sought.

If there is a reasonable prospect of it being available, this would appear a suitable housing opportunity. Given the size of the site and the surrounding density the current yield was relatively modest at 29 units. Even using the average density of the surrounding area this could see the yield rise to around 46 dwellings.

Detailed Review of SHLAA Sample Sites

Site Map



Site: BH009

- |                     |   |                                      |
|---------------------|---|--------------------------------------|
| Site Boundary       | Historic Parks and Gardens              | Special Areas of Conservation        |
| Conservation Areas  | Local List of Heritage Assets           | Sites of Special Scientific Interest |
| Listed Buildings    | Tree Protection Orders                  | Flood Zone 3                         |
| Scheduled Monuments | Sites of Nature Conservation Importance | Flood Zone 2                         |

## Detailed Review of SHLAA Sample Sites

DLP Ref	SHLAA Ref	Ward
BH010	122	Rottingdean Coastal
<b>Site Name/Address</b>		
PO Sorting Office, Nevill Road, Rottingdean Brighton, BN2 7JQ		
Source of Site	Planning Status	Size
Urban Capacity Site (RDN115)	No planning permission	0.16 hectares
<b>Description of the Site</b>		
The site is occupied by a two-storey building and car parking, which looks to still be in use as a Post Office Sorting Depot. Whilst the building itself is not of merit, the surrounding area includes many listed buildings and an attractive mix of different building forms including a "traditional high street".		
<b>Planning History</b>		
No relevant planning history		
<b>AVAILABILITY</b>		
The site is still in existing use and therefore confirmation required as to the continued aspiration to regenerate site.		
<b>SUITABILITY: Policy Constraints</b>		
<p>City Plan Part 1:</p> <ul style="list-style-type: none"> <li>CP1 Housing Delivery</li> <li>CP12 Urban Design</li> <li>CP14 Housing Density</li> <li>CP3 Employment Land</li> <li>CP15 Heritage</li> </ul> <p>Local Plan Saved Policies</p> <ul style="list-style-type: none"> <li>QD27 Protection of amenity</li> <li>HO5 Provision of private amenity space in residential development</li> <li>HE6 Development within or affecting the setting of conservation areas</li> <li>HE3 Development affecting the setting of a listed building</li> </ul> <p>Parking Zone: Outer Areas</p> <p>C3 Dwellings 1 - 2 beds = Car parking: 1 space per dwelling plus 1 space per 2 dwellings for visitors</p> <p>C3 Dwellings 3 - 4+ beds = Car parking: 1 space per dwelling plus 1 space per 2 dwellings for visitors</p>		
<b>SUITABILITY: Physical Constraints</b>		

## Detailed Review of SHLAA Sample Sites

- Access: the site is accessed off Nevil Road.
- Historic: The site is located on the edge of a conservation area.
- Environmental: Located in Flood Zone 1 and therefore limited risk of flooding in this location.
- No other significant environmental designations.

### SUITABILITY: Other Potential Constraints

Residential Amenity: Potential residential amenity issues concerning adjacent properties.

### ACHIEVEABILITY

Requires confirmation in terms of continued aspiration of the owners to develop the site.

### Type of Use

Dwelling C3

### DELIVERY: SHLAA Potential Yield

2017-2022	2022-2027	2027-2032	2032+	Total 2017-2032
0	0	10	0	10

A 2.5 storey flatted scheme with an active ground floor use appears to be appropriate. This could result in an indicative yield of 10 dwellings. This is based on a building of 40% land ratio providing an indicative residential floorspace of 960 sq. m. A mix of 3x 1 bed and 7x 2 bed flats with 20% buffer could yield around 10 dwellings.

Density	Average Density of Surrounding Area (if known)
62 dph	33 dph

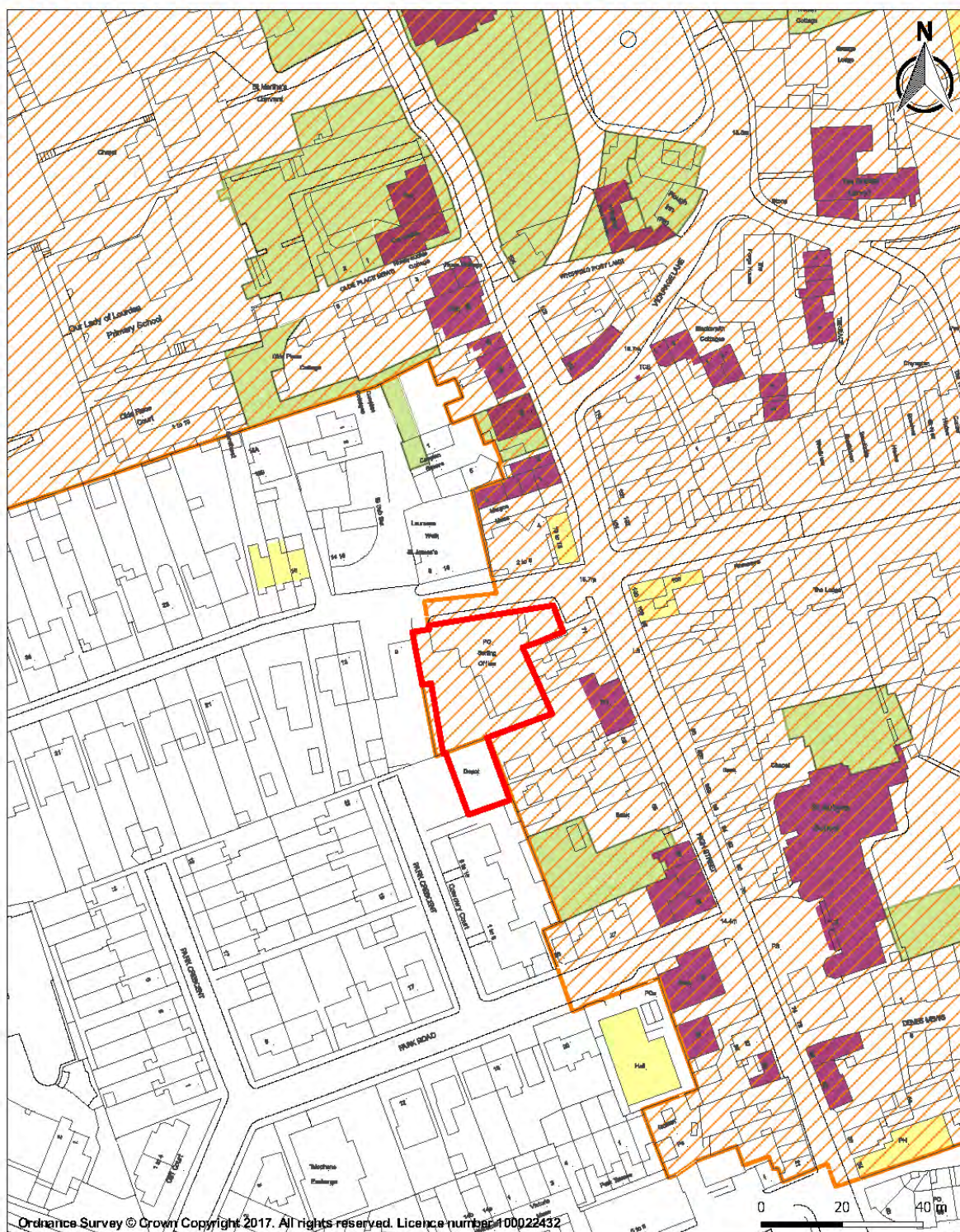
### CONCLUSION

If the site is confirmed as being available in the future, this would appear a suitable housing opportunity.

The site looks to be an appropriate location for a housing site with an element of ground floor retail fronting onto Neville Road. Considering the size of the site and surrounding building form DLP would there may be potential for an increased yield of around 10-12 dwellings. Any redevelopment of the site would require sensitive design given its location within the conservation area and close proximity to listed buildings.

# Detailed Review of SHLAA Sample Sites

## Site Map



Site: BH010

- |                     |   |                                      |
|---------------------|---|--------------------------------------|
| Site Boundary       | Historic Parks and Gardens              | Special Areas of Conservation        |
| Conservation Areas  | Local List of Heritage Assets           | Sites of Special Scientific Interest |
| Listed Buildings    | Tree Protection Orders                  | Flood Zone 3                         |
| Scheduled Monuments | Sites of Nature Conservation Importance | Flood Zone 2                         |

## Detailed Review of SHLAA Sample Sites

DLP Ref	SHLAA Ref	Ward	
BH011	137	St. Peter's & North Laine	
Site Name/Address			
Corner of Spring Gardens, Church Street Brighton			
Source of Site		Planning Status	Size
Urban Capacity Study (SEV123)		No planning permission	0.54 hectares
Description of the Site			
The plot includes a car park and large electricity sub-station. The surrounding area incorporates a range of uses (including a 5-storey apartment block) but predominantly employment uses including adjacent 8 storey office building and industrial buildings.			
Planning History			
No relevant planning history			
AVAILABILITY			
Likely to be multiple ownership by EDF Energy and others. Requires confirmation in terms of the continued aspiration to develop the site.			
SUITABILITY: Policy Constraints			
City Plan Part 1: <ul style="list-style-type: none"><li>CP1 Housing Delivery</li><li>CP12 Urban Design</li><li>CP14 Housing Density</li><li>CP15 Heritage</li></ul> Local Plan Saved Policies <ul style="list-style-type: none"><li>QD27 Protection of amenity</li><li>HO5 Provision of private amenity space in residential development</li><li>HE6 Development within or affecting the setting of conservation areas</li><li>HE3 Development affecting the setting of a listed building</li></ul> Parking Zone: Central Areas  C3 Dwellings 1 - 2 beds = 0.25 spaces per dwelling C3 Dwellings 3 - 4+ beds = 0.4 spaces per dwelling			
SUITABILITY: Physical Constraints			

## Detailed Review of SHLAA Sample Sites

- Access: the site is accessed off Spring Gardens.
- Historic: The site is located adjacent to a conservation area.
- Environmental: Located in Flood Zone 1 and therefore limited risk of flooding in this location.
- No other significant environmental designations.

### SUITABILITY: Other Potential Constraints

Residential Amenity: Potential residential amenity issues concerning adjacent flat block to the west of the site.

### ACHIEVEABILITY

Requires confirmation in terms of continued aspiration of the owners to develop the site.

### Type of Use

Housing C3

### DELIVERY: SHLAA Potential Yield

2017-2022	2022-2027	2027-2032	2032+	Total 2017-2032
0	0	0	150	150

If a 4 storey flatted scheme were to come forward the development could yield circa 150 units. This is based on a building footprint of 70% generating a floorspace of circa 11,000 sq. m. A mix of 90x 1 bed and 60x 2 bed flats could be provided with a 20% buffer.

Density	Average Density of Surrounding Area (if known)
277 dph	160

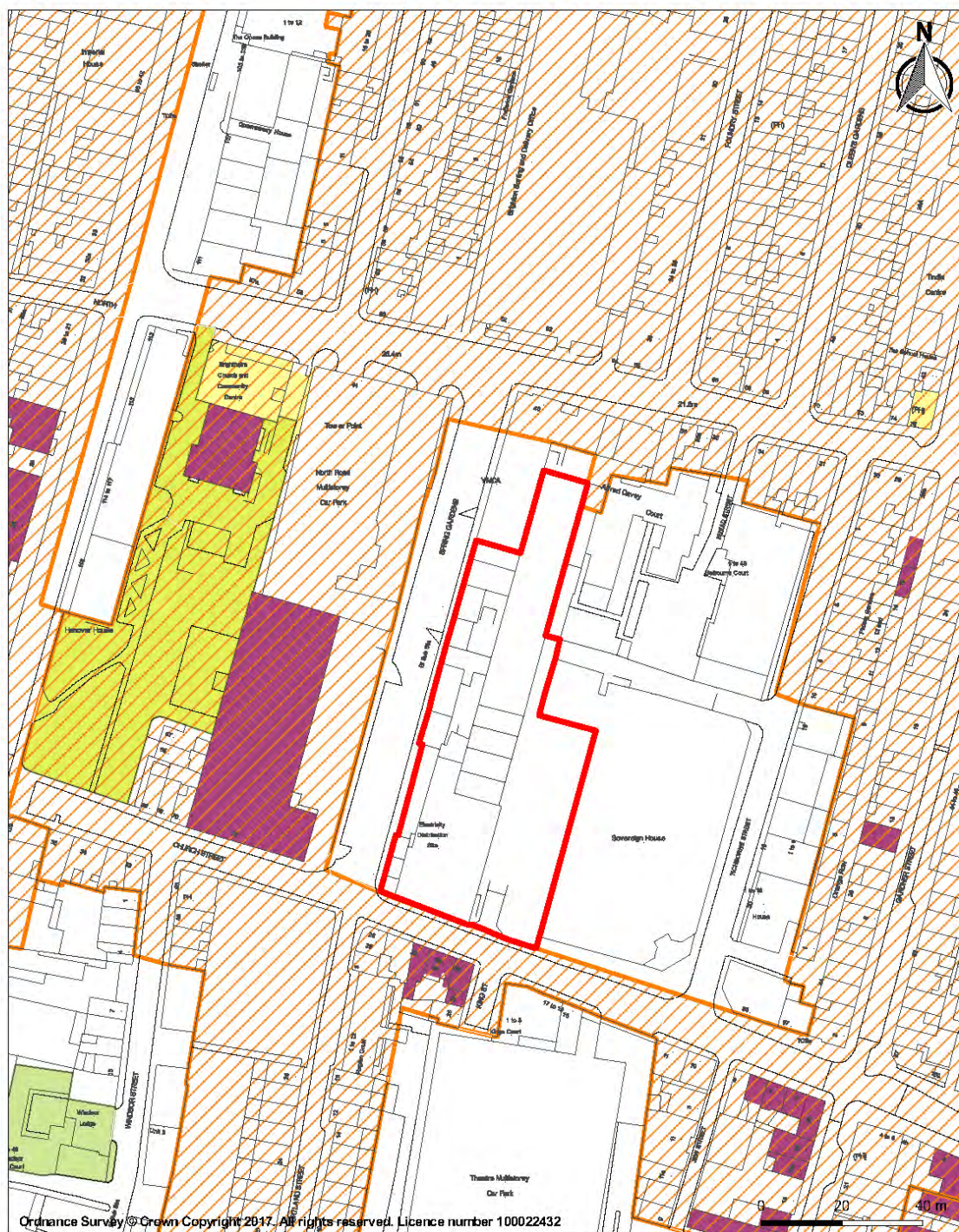
### CONCLUSION

As the site is currently in use, DLP would suggest confirmation is required from the owner that at a given point the site will no longer be required for its current use and will therefore be available for redevelopment. If the site is confirmed as being available in the future, this would be a suitable housing opportunity.

DLP would suggest the potential yield could be significantly higher, given its location and surrounding building heights. At just 100 dph this site could accommodate circa 50 dwellings. Uncertain whether the yield of 12 reflected the fact the electricity sub-station should remain. If this is the case the boundary of the site should be redrawn to reflect this.

# Detailed Review of SHLAA Sample Sites

## Site Map



### Site: BH011

<span style="border: 2px solid red; padding: 2px;"> </span>	Site Boundary	<span style="background-color: #f0f0ff; border: 1px solid #ccc; padding: 2px;"> </span>	Historic Parks and Gardens	<span style="background-color: #fff0ff; border: 1px solid #ccc; padding: 2px;"> </span>	Special Areas of Conservation
<span style="background-color: #fff0ff; border: 2px solid orange; padding: 2px;"> </span>	Conservation Areas	<span style="background-color: #ffff00; border: 1px solid #ccc; padding: 2px;"> </span>	Local List of Heritage Assets	<span style="background-color: #e0ffe0; border: 1px solid #ccc; padding: 2px;"> </span>	Sites of Special Scientific Interest
<span style="background-color: #800080; border: 1px solid #ccc; padding: 2px;"> </span>	Listed Buildings	<span style="background-color: #90ee90; border: 1px solid #ccc; padding: 2px;"> </span>	Tree Protection Orders	<span style="background-color: #e0ffff; border: 1px solid #ccc; padding: 2px;"> </span>	Flood Zone 3
<span style="background-color: #800000; border: 1px solid #ccc; padding: 2px;"> </span>	Scheduled Monuments	<span style="background-color: #f0f0f0; border: 1px solid #ccc; padding: 2px;"> </span>	Sites of Nature Conservation Importance	<span style="background-color: #e0ffff; border: 1px solid #ccc; padding: 2px;"> </span>	Flood Zone 2

## Detailed Review of SHLAA Sample Sites

DLP Ref	SHLAA Ref	Ward
BH012	670	Patcham
<b>Site Name/Address</b>		
Patcham Garage, Old London Road		
<b>Source of Site</b>	<b>Planning Status</b>	<b>Size</b>
Identified Supply – Previous call for sites exercise.	No planning permission	0.1 hectares
<b>Description of the Site</b>		
The site includes a single storey building currently in use as a sales and servicing vehicle garage. The surrounding uses are mixed and include employment, retail and residential. Building heights in the local vicinity range from between 1 and 3 storeys.		
<b>Planning History</b>		
BH2005/06221 - Demolition of existing garage workshop and ancillary buildings (MOT bay to remain). Erection of new 4-bay garage workshop & reception office and site frontage development of 3 and 4 storey flats with 4 x 2-bed, 2 x 1-bed & 1 x studio. (Amended Description). Refused 11 January 2007.		
<b>AVAILABILITY</b>		
Requires confirmation in terms of future aspiration to develop the site.		
<b>SUITABILITY: Policy Constraints</b>		
<p>City Plan Part 1:</p> <ul style="list-style-type: none"> <li>CP1 Housing Delivery</li> <li>CP12 Urban Design</li> <li>CP14 Housing Density</li> <li>CP3 Employment Land</li> <li>CP15 Heritage</li> </ul> <p>Local Plan Saved Policies</p> <ul style="list-style-type: none"> <li>QD27 Protection of amenity</li> <li>HO5 Provision of private amenity space in residential development</li> <li>HE6 Development within or affecting the setting of conservation areas</li> <li>HE3 Development affecting the setting of a listed building</li> </ul> <p>Parking Zone: Outer Areas</p>		

## Detailed Review of SHLAA Sample Sites

C3 Dwellings 1 - 2 beds = Car parking: 1 space per dwelling plus 1 space per 2 dwellings for visitors  
C3 Dwellings 3 - 4+ beds = Car parking: 1 space per dwelling plus 1 space per 2 dwellings for visitors

### SUITABILITY: Physical Constraints

- Access: the site is accessed off Old London Road.
- Historic: The site is located adjacent to a conservation area and in close proximity to a listed building.
- Environmental: Located in Flood Zone 1 and therefore limited risk of flooding in this location.
- No other significant environmental designations.

### SUITABILITY: Other Potential Constraints

Loss of employment

### ACHIEVABILITY

Requires confirmation in terms of continued aspiration of the owners to develop the site.

### Type of Use

Housing C3

### DELIVERY: SHLAA Potential Yield

2017-2022	2022-2027	2027-2032	2032+	Total 2017-2032
0	6	0	0	6

The yield is considered appropriate for the site and would reflect a solely residential scheme rather than the mixed-use permission refused in 2007.

### Density

### Average Density of Surrounding Area (if known)

60 dph

Unknown

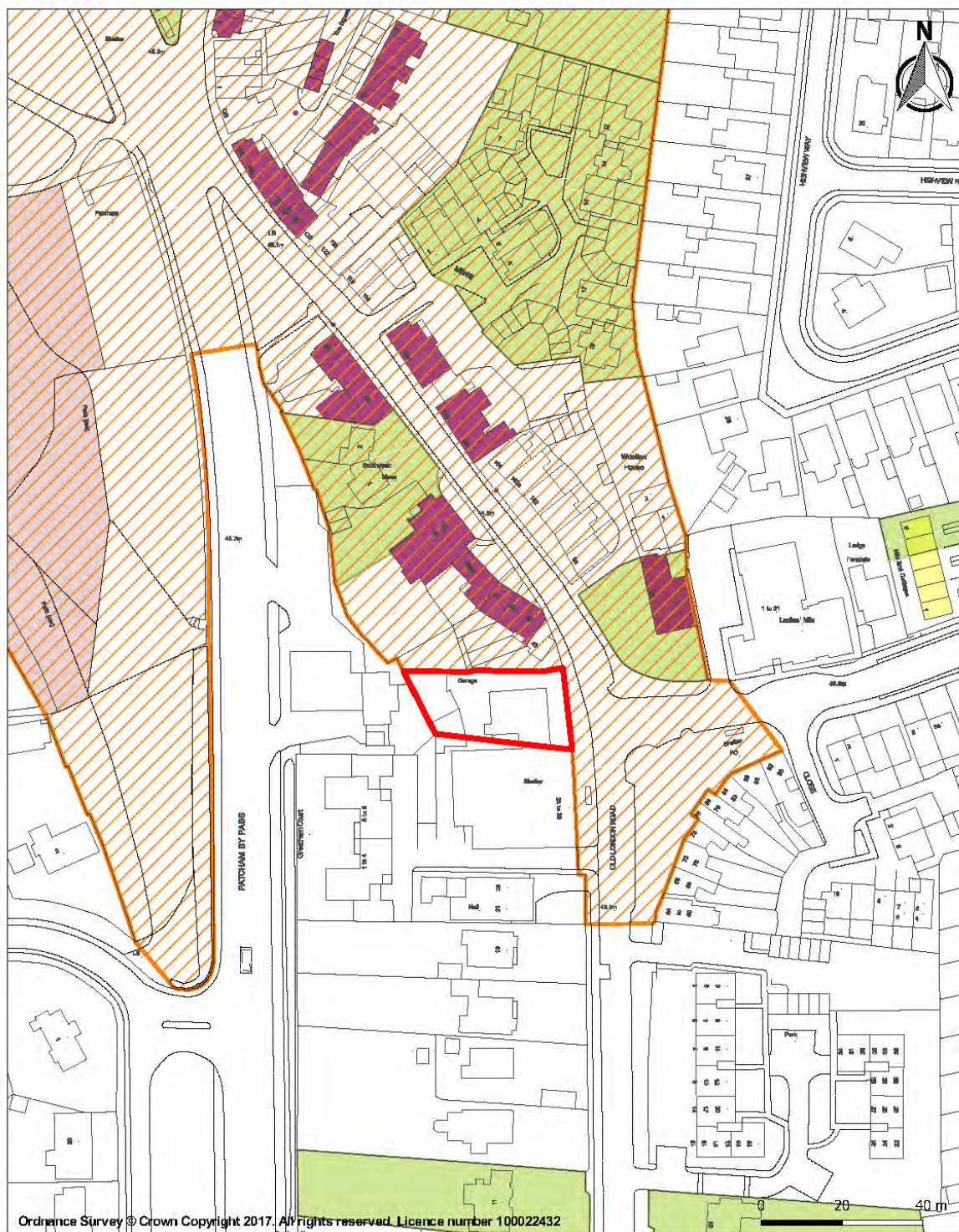
### CONCLUSION

The site does appear to be a suitable future housing development opportunity, it would be helpful to have confirmation that this site may be made available for redevelopment within the plan period.

The property sits adjacent to the Conservation Area and a listed building and therefore any future development would require sensitive design. We would suggest the yield for this site is appropriate given the aforementioned constraints.

# Detailed Review of SHLAA Sample Sites

## Site Map



### Site: BH012

- |                     |   |                                      |
|---------------------|---|--------------------------------------|
| Site Boundary       | Historic Parks and Gardens              | Special Areas of Conservation        |
| Conservation Areas  | Local List of Heritage Assets           | Sites of Special Scientific Interest |
| Listed Buildings    | Tree Protection Orders                  | Flood Zone 3                         |
| Scheduled Monuments | Sites of Nature Conservation Importance | Flood Zone 2                         |

## Detailed Review of SHLAA Sample Sites

DLP Ref	SHLAA Ref	Ward
BH013	6148	Westbourne
Site Name/Address		
29 – 31 New Church Road, BN3 4AD		
Source of Site	Planning Status	Size
New SHLAA Site	No planning permission	0.66 hectares
Description of the Site		
<p>The site includes buildings in relation to the West Hove Synagogue. A large single storey rectangular building to the rear of the site and two similar large attractive residential looking buildings fronting the site. A TPO covers part of the site. The surrounding area is mainly residential and the site sits adjacent to St Christopher's School.</p>		
Planning History		
No planning applications.		
AVAILABILITY		
Confirmation of site ownership and future intentions required.		
SUITABILITY: Policy Constraints		
<p>City Plan Part 1:</p> <ul style="list-style-type: none"> <li>• CP1 Housing Delivery</li> <li>• CP12 Urban Design</li> <li>• CP14 Housing Density</li> <li>• CP15 Heritage</li> </ul> <p>Local Plan Saved Policies</p> <ul style="list-style-type: none"> <li>• QD27 Protection of amenity</li> <li>• HO5 Provision of private amenity space in residential development</li> <li>• HE6 Development within or affecting the setting of conservation areas</li> </ul> <p>Parking Zone: Key Public Transport Corridors</p> <p>C3 Dwellings 1 - 2 beds = Car parking: 0.5 spaces per dwelling plus 1 space per 2 dwellings for visitors</p> <p>C3 Dwellings 3 - 4+ beds = Car parking: 1 space per dwelling plus 1 space per 2 dwellings for visitors</p>		

## Detailed Review of SHLAA Sample Sites

### SUITABILITY: Physical Constraints

- Access: the site is accessed off New Church Road.
- Historic: The site is located adjacent to a Conservation Area and Locally Listed Heritage Asset (St Christopher's School)
- Environmental: Located in Flood Zone 1 and therefore limited risk of flooding in this location.
- A TPO covers the majority of the site. No other significant environmental designations.

### SUITABILITY: Other Potential Constraints

Residential Amenity: Potential residential amenity issues concerning adjacent properties.

### ACHIEVEABILITY

There is potential for residential development on this site; however there are a number of constraints including consideration in terms of the current buildings on site, the coverage of the TPO and the adjacent Conservation Area.

### Type of Use

Residential C3

### DELIVERY: SHLAA Potential Yield

2017-2022	2022-2027	2027-2032	2032+	Total 2017-2032
0	40	0	0	40

The site has constraints which have been reflected in the indicative yield suggested. This appears to be an appropriate for the site.

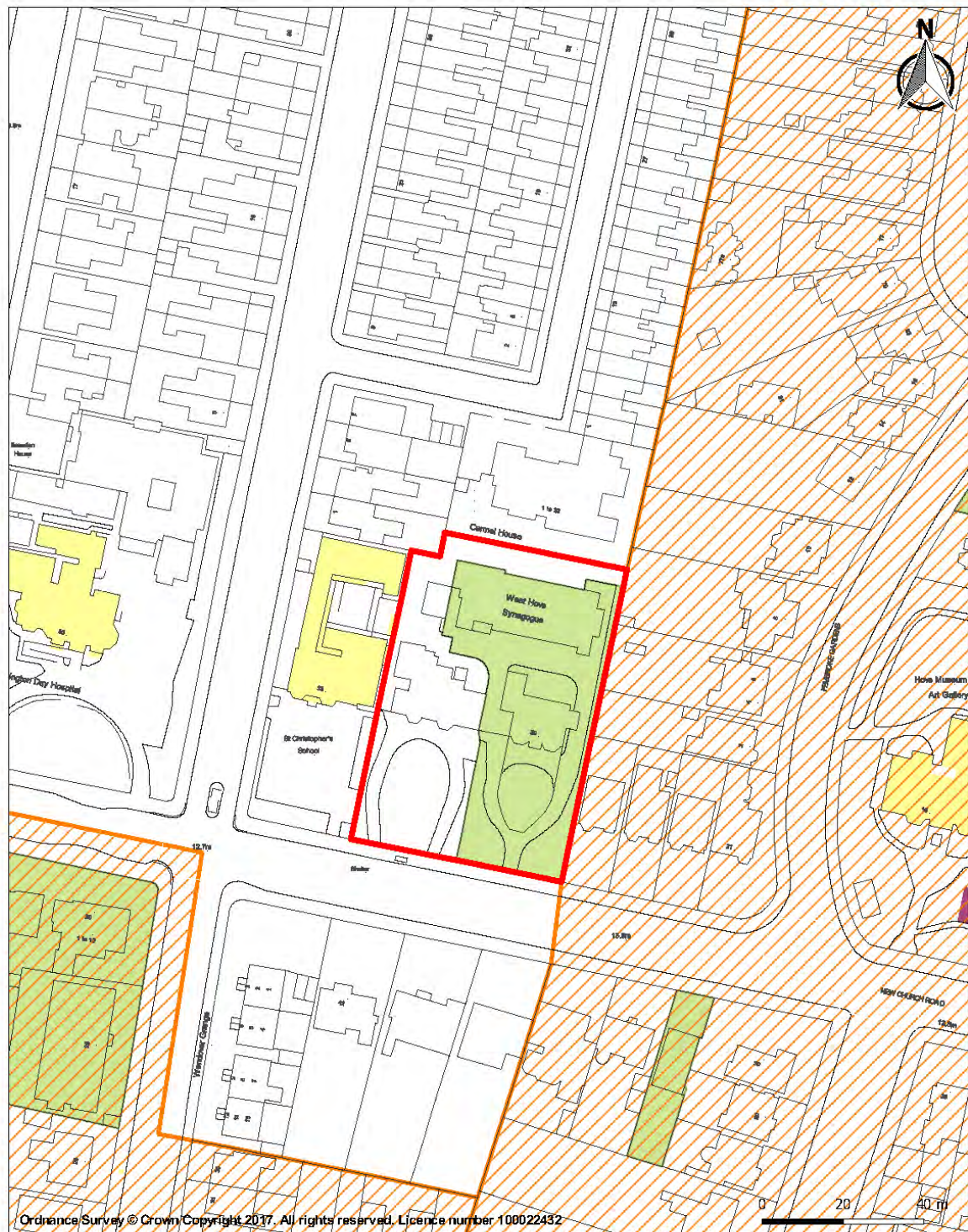
Density	Average Density of Surrounding Area (if known)
61 dph	Unknown

### CONCLUSION

The site is potentially deliverable, but ownership/availability would need to be firmed up if the site was to be considered deliverable. The site is developable and given site constraints, further consideration in terms of scheme design and subsequent yield is considered appropriate.

# Detailed Review of SHLAA Sample Sites

## Site Map



### Site: BH013

	Site Boundary		Historic Parks and Gardens		Special Areas of Conservation
	Conservation Areas		Local List of Heritage Assets		Sites of Special Scientific Interest
	Listed Buildings		Tree Protection Orders		Flood Zone 3
	Scheduled Monuments		Sites of Nature Conservation Importance		Flood Zone 2

## Detailed Review of SHLAA Sample Sites

DLP Ref	SHLAA Ref	Ward
BH014	6052	North Portslade
<b>Site Name/Address</b>		
Land at corner of Fox Way / Foredown Road, BN41 2EQ		
<b>Source of Site</b>	<b>Planning Status</b>	<b>Size</b>
2015 Call for Sites	No planning permission	0.33 hectares
<b>Description of the Site</b>		
This greenfield site includes an area of scrubland, which is privately owned open space in a predominantly residential location. Dwellings in the vicinity are predominantly 2 storey houses.		
<b>Planning History</b>		
BH2001/02551/OA - Outline application for residential use including associated highway alterations to Foredown Road. Appeal dismissed 10 February 2003		
<b>AVAILABILITY</b>		
The previous application in 2001 and ongoing submissions through the Call for Sites suggest the owner is keen for the site to be redeveloped for housing.		
<b>SUITABILITY: Policy Constraints</b>		
<p>City Plan Part 1:</p> <ul style="list-style-type: none"> <li>• CP1 Housing Delivery</li> <li>• CP12 Urban Design</li> <li>• CP14 Housing Density</li> <li>• CP16 Open Space</li> </ul> <p>Local Plan Saved Policies</p> <ul style="list-style-type: none"> <li>• QD27 Protection of amenity</li> <li>• HO5 Provision of private amenity space in residential development</li> </ul> <p>Parking Zones: Outer Areas</p> <p>C3 Dwellings 1 - 2 beds = Car parking: 1 space per dwelling plus 1 space per 2 dwellings for visitors</p> <p>C3 Dwellings 3 - 4+ beds = Car parking: 1 space per dwelling plus 1 space per 2 dwellings for visitors</p>		

## Detailed Review of SHLAA Sample Sites

### SUITABILITY: Physical Constraints

- Access: the site is accessed off Fox Way.
- Historic: The site is not impact upon any conservation areas or listed buildings.
- Environmental: Located in Flood Zone 1 and therefore limited risk of flooding in this location.
- No other significant environmental designations.

### SUITABILITY: Other Potential Constraints

Residential Amenity: Potential residential amenity issues concerning adjacent properties.

### ACHIEVEABILITY

The site has been put forward through the recent 2017 Call for Sites. The SHLAA highlights this site as a potential future allocation. Given the limited local constraints if permitted it is likely to be achievable in the next 5 years.

### Type of Use

Housing C3

### DELIVERY: SHLAA Potential Yield

2017-2022	2022-2027	2027-2032	2032+	Total 2017-2032
10	0	0	0	0

The site is suitable for a low density scheme and the SHLAA yield is considered appropriate.

### Density

30 dph

### Average Density of Surrounding Area (if known)

Unknown

### CONCLUSION











Given the site has been put forward by the owner through the 2017 Call for Sites, the limited constraints and the location within a predominantly residential location this suggests this is likely to be suitable as a potential allocation and has a reasonably prospect of coming forward over the next 5 years. The site yield is considered appropriate, given the location.

# Detailed Review of SHLAA Sample Sites

## Site Map



### Site: BH014

	Site Boundary		Historic Parks and Gardens		Special Areas of Conservation
	Conservation Areas		Local List of Heritage Assets		Sites of Special Scientific Interest
	Listed Buildings		Tree Protection Orders		Flood Zone 3
	Scheduled Monuments		Sites of Nature Conservation Importance		Flood Zone 2

## Detailed Review of SHLAA Sample Sites

DLP Ref	Site Ref	Ward
BH015	896	St. Peter's & North Laine
<b>Site Name/Address</b>		
Boots Co-op, 119 London Road, BN1 4JH		
<b>Source of Site</b>	<b>Planning Status</b>	<b>Size</b>
Identified Supply - currently without PP	No planning permission	0.45 hectares
<b>Description of the Site</b>		
<p>The site is occupied by a two-storey building currently in use as A1 retail (Boots and Co-Op). The site is owned by Co-Op. The site has previously been identified in the Draft London Road SPD June 2009 as having potential for mixed-use retail, business and enabling residential. The buildings in the vicinity are between 2 and 3 storeys.</p>		
<b>Planning History</b>		
<p>BH2010/02698 - Display of 1no. fascia panel with internally illuminated logo to Northern elevation 1 no. fascia panel with internally illuminated logo to Western elevation and 1no. internally illuminated high level fascia panel and 1no. internally illuminated projecting sign to Western elevation. Part approved part refused. 28 October 2010</p> <p>BH2004/03257/AD - Replace existing signage with an internally illuminating fascia and projection sign and an individually illuminating letter fascia. Approved 16 December 2004</p> <p>BH2000/00479/FP - Riley Snooker Hall Oxford Place 119 London Road Brighton External cladding to roof top office front and side elevation with plastisol coated profiled steel sheet.</p> <p>BH1999/01219/FP - Retention of installation of refrigeration plant on roof. Approved 18 August 1999</p> <p>BH1998/00228/FP - Installation of 1no. external roller shutter to front entrance.</p>		
<b>AVAILABILITY</b>		
Requires confirmation from the current owner as to the continued aspiration to regenerate the site.		
<b>SUITABILITY: Policy Constraints</b>		
<p>City Plan Part 1:</p> <ul style="list-style-type: none"> <li>Development Area 4 - New England Quarter and London Road Area. Not a strategic Allocation.</li> <li>CP1 Housing Delivery</li> <li>CP12 Urban Design</li> <li>CP14 Housing Density</li> </ul>		

## Detailed Review of SHLAA Sample Sites

- CP15 Heritage

### Local Plan Saved Policies

- QD27 Protection of amenity
- HO5 Provision of private amenity space in residential development
- HE6 Development within or affecting the setting of conservation areas
- HE3 Development affecting the setting of a listed building

Parking Zone: Central Areas

C3 Dwellings 1 - 2 beds = 0.25 spaces per dwelling

C3 Dwellings 3 - 4+ beds = 0.4 spaces per dwelling

### SUITABILITY: Physical Constraints

- Access: the site is accessed from Oxford Court.
- Historic: The site is within reasonably proximity to the Conservation Area.
- Environmental: Located in Flood Zone 1 and therefore limited risk of flooding in this location.
- No other significant environmental designations.

### SUITABILITY: Other Potential Constraints

Residential amenity will need to be considered due to mixed use nature of site and surroundings

### ACHIEVEABILITY

Requires confirmation in terms of continued aspiration of the owners to develop the site.

### Type of Use

Mixed-use

### DELIVERY: SHLAA Potential Yield

2017-2022	2022-2027	2027-2032	2032+	Total 2017-2032
0	0	60	0	60

A redevelopment scheme could intensify the use of the site and make use of upper levels to a greater extent. The existing building covers the majority of the site, therefore a 3 storey scheme covering 70% of the site with retail at the ground floor (front) could support a residential floorspace of 6,300 sq. m. A mix of 20x 1 bed, 30x 2 bed and 10x 3 bed flats above could yield approximately 60 units.

Density	Average Density of Surrounding Area (if known)
133 dph	Unknown

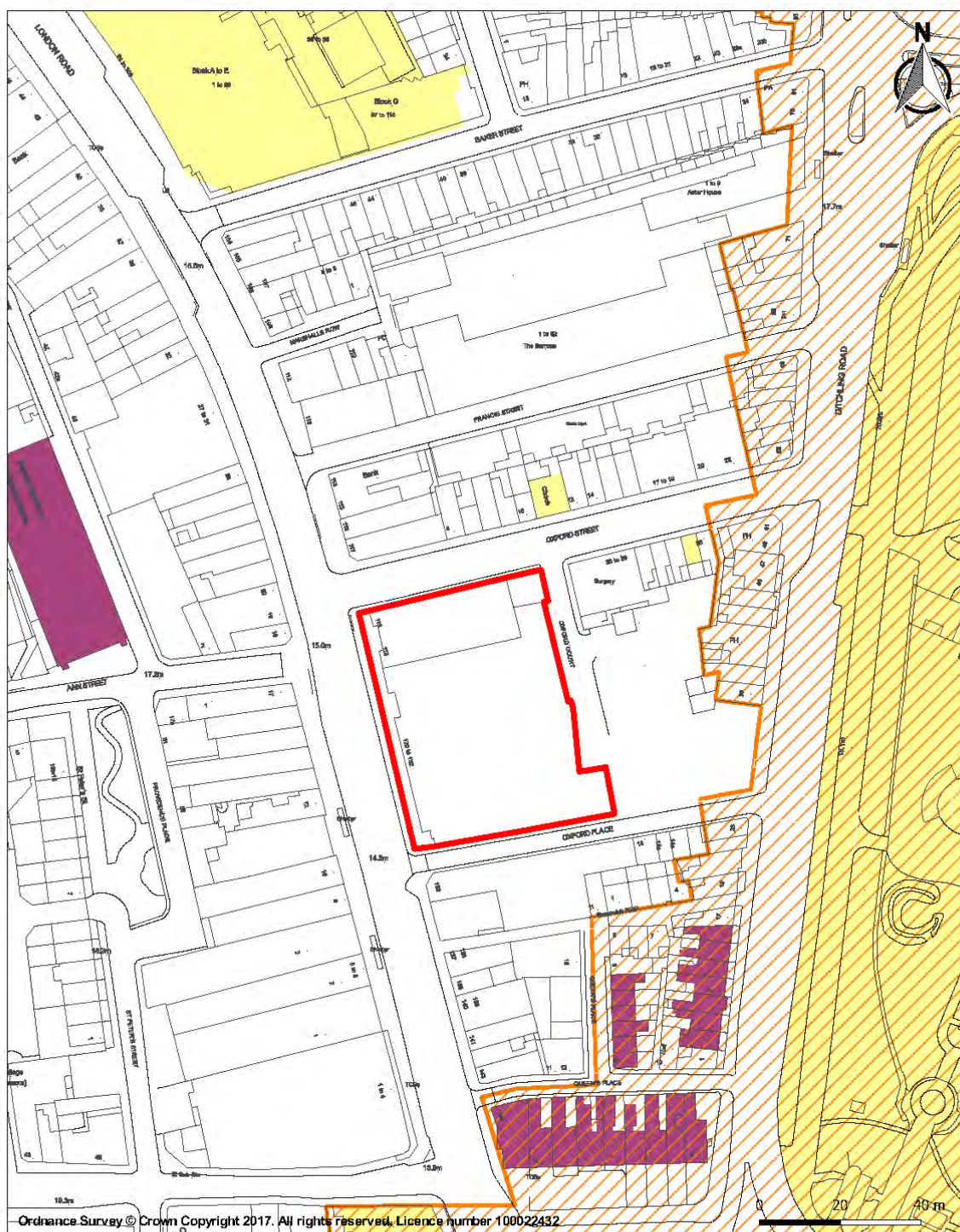
## Detailed Review of SHLAA Sample Sites

### CONCLUSION

Confirmation regarding redevelopment intentions would be helpful. Given the size of the site and potential building form which would be appropriate (including elements of ground floor retail), the previous yield of 20 appears conservative and could be increased to around double the original around 40 units.

# Detailed Review of SHLAA Sample Sites

## Site Map



**Site: BH015**

	Site Boundary		Historic Parks and Gardens		Special Areas of Conservation
	Conservation Areas		Local List of Heritage Assets		Sites of Special Scientific Interest
	Listed Buildings		Tree Protection Orders		Flood Zone 3
	Scheduled Monuments		Sites of Nature Conservation Importance		Flood Zone 2

## Detailed Review of SHLAA Sample Sites

DLP Ref	Site Ref	Ward
BH016	139	Hove Park
<b>Site Name/Address</b>		
35 – 39 The Droveway, Hove (Dairycrest)		
<b>Source of Site</b>	<b>Planning Status</b>	<b>Size</b>
2015 Call for Sites	No planning permission	0.7 hectares
<b>Description of the Site</b>		
<p>The site was previously occupied by Dairy Crest depot (B8 Use). In October 2016 it was confirmed that after a detailed operational review, the site is not economically viable and that this site would close with its' operations being relocated. The surrounding character of the area includes large interwar and post war houses on generous plots set back from tree-lined roads. The built form in the surrounding area is predominantly 2 storeys.</p>		
<b>Planning History</b>		
<p>Pre-application discussions were held with the Council's Development Control team with regard to the proposed redevelopment of the site for residential purposes in the period 2015/16.</p>		
<b>AVAILABILITY</b>		
Site is vacant		
<b>SUITABILITY: Policy Constraints</b>		
<p>City Plan Part 1:</p> <ul style="list-style-type: none"> <li>• CP1 Housing Delivery</li> <li>• CP12 Urban Design</li> <li>• CP14 Housing Density</li> <li>• CP3 Employment Land</li> <li>• CP15 Heritage</li> <li>• EM3 Existing Employment</li> </ul> <p>Local Plan Saved Policies</p> <ul style="list-style-type: none"> <li>• QD27 Protection of amenity</li> <li>• HO5 Provision of private amenity space in residential development</li> </ul> <p>Parking Zone: Outer Areas</p> <p>C3 Dwellings 1 - 2 beds = Car parking: 1 space per dwelling plus 1 space per 2 dwellings for visitors  C3 Dwellings 3 - 4+ beds = Car parking: 1 space per dwelling plus 1 space per 2 dwellings for visitors</p>		

## Detailed Review of SHLAA Sample Sites

### SUITABILITY: Physical Constraints

- Access: the site is accessed off the Droveway.
- Historic: The site is occupied by a Local Heritage Asset.
- Environmental: Located in Flood Zone 1 and therefore limited risk of flooding in this location.
- No other significant environmental designations.

### SUITABILITY: Other Potential Constraints

No other constraints

### ACHIEVEABILITY

It would be helpful to confirm future development intentions with the site owner.

### Type of Use

Residential C3

### DELIVERY: SHLAA Potential Yield

2017-2022	2022-2027	2027-2032	2032+	Total 2017-2032
0	30	0	0	30

The site has been suggested for 30 dwellings in the SHLAA and this is considered appropriate at this stage, given surrounding low density uses.

Density	Average Density of Surrounding Area (if known)
43 dph	Unknown

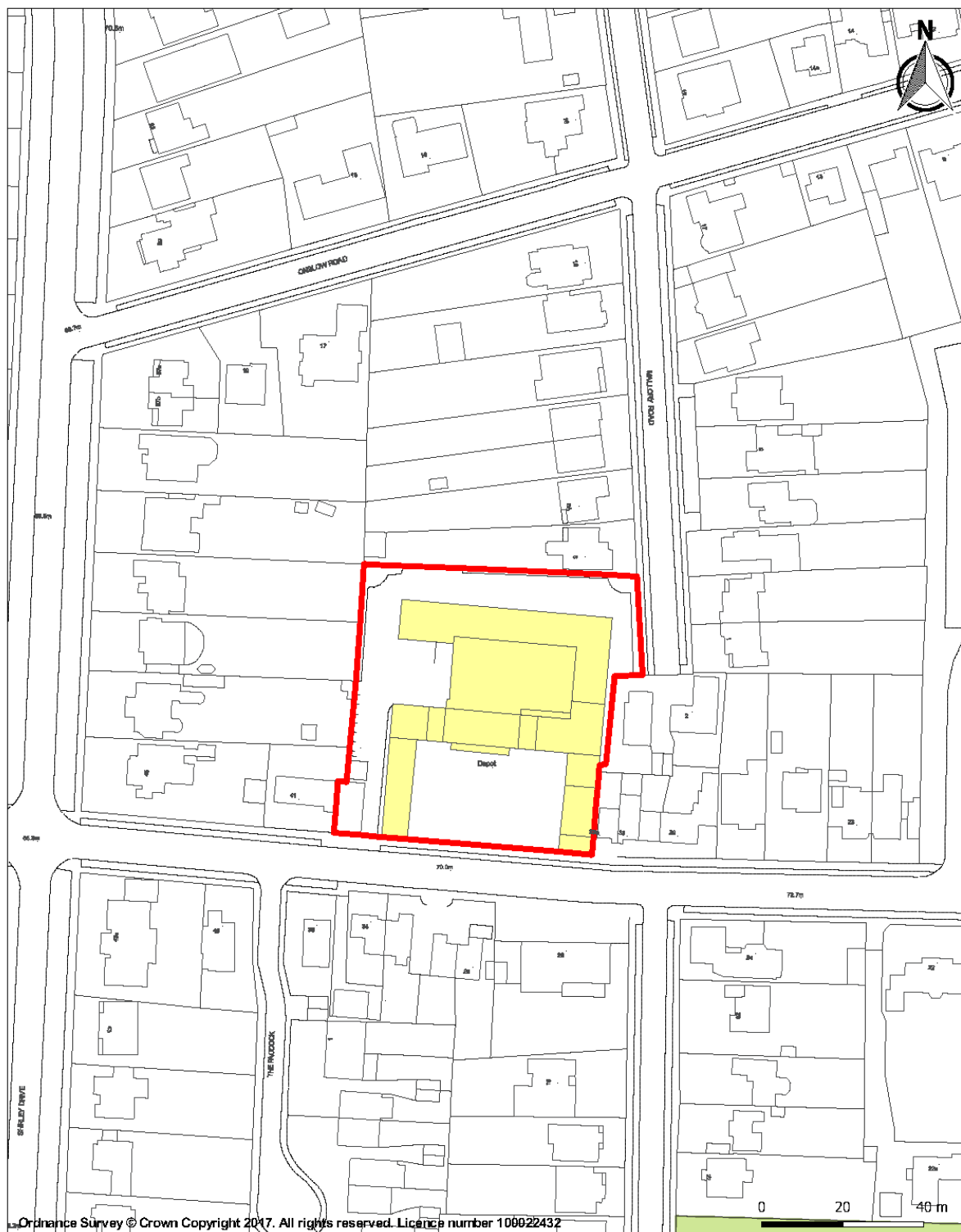
### CONCLUSION

This is a reasonably large site in a relatively lower density residential location and would be an appropriate housing opportunity subject to meeting the tests in CP3.5. Pre-application discussions suggest there is interest in taking this site forward. There may be potential to increase the yield pending design issues and any desire to retain buildings.

The building is allocated as a Local Heritage Asset, therefore we would suggest input from the Heritage Office as to whether the buildings would need to be retained.

# Detailed Review of SHLAA Sample Sites

## Site Map



**Site: BH016**

	Site Boundary		Local List of Heritage Assets		Special Areas of Conservation
	Conservation Areas		Tree Protection Orders		Flood Zone 3
	Listed Buildings		Sites of Nature Conservation Importance		Flood Zone 2
	Scheduled Monuments				

## Detailed Review of SHLAA Sample Sites

DLP Ref	SHLAA Ref	Ward
BH017	6140	Preston Park
Site Name/Address		
Territorial Army Centre 198 Dyke Road, BN1 5AS		
Source of Site	Planning Status	Size
SHLAA addition 2017	No planning permission	2.28 hectares
Description of the Site		
<p>The site is located on the north-eastern side of Dyke Road between its junctions with Highcroft Villas and Port Hall Road, opposite Dyke Road Park. It contains a three storey, red-brick, symmetrical building used by the Territorial Army and various other buildings. There are other telecommunications masts already on the building, disguised as two flag poles which sit either side of the building's pediment feature. The area contains a wide variety of building types and sizes, some of which are commercial and some of which are residential. A school lies adjacent to the site on the western boundary. Buildings in the vicinity are between 1 and 5 storeys.</p>		
Planning History		
<p>BH2015/01052 - Removal of 2no existing flagpole antennas and associated ladders, removal of 1no existing cabinet, installation of 4no new antennas and 2no new 600mm dish antennas within 2no new replica chimney frames, installation of 4no new equipment cabinets and other associated works. Granted 19 October 2015</p> <p>BH2005/01849/FP Installation of a six pack equipment cabinet arrangement on a steel grille on rooftop with twin mounted antennae on a steel framed polemount with chimney effect GRIP shroud surround, colour to match existing brickwork and one pole mounted antenna bolted to face of brickwork below parapet level. Refused 18/10/2005. Appeal Allowed 2/01/2007.</p> <p>BH2005/02403/FP 3 no. antennae housed within 2 no. glass reinforced plastic mock chimneys and associated electrical equipment housings with ancillary development. Granted 22/09/2005.</p>		
AVAILABILITY		
<p>The site is currently in use by the MoD as an army barracks and has some storage facilities. It is understood that site owner wishes to release part of the site for development.</p>		
SUITABILITY: Policy Constraints		
<p>City Plan Part 1:</p> <ul style="list-style-type: none"> <li>CP1 Housing Delivery</li> </ul>		

## Detailed Review of SHLAA Sample Sites

- CP12 Urban Design
- CP14 Housing Density
- CP3 Employment Land
- CP15 Heritage

### Local Plan Saved Policies

- QD27 Protection of amenity
- HO5 Provision of private amenity space in residential development
- HE3 Development affecting the setting of a listed building

Parking Zone: Key Public Transport Corridor

C3 Dwellings 1 - 2 beds = Car parking: 0.5 spaces per dwelling plus 1 space per 2 dwellings for visitors

C3 Dwellings 3 - 4+ beds = Car parking: 1 space per dwelling plus 1 space per 2 dwellings for visitors

### SUITABILITY: Physical Constraints

- Access: the site is accessed off Dyke Road
- Historic: The site is located adjacent to a listed building
- Environmental: Located in Flood Zone 1 and therefore limited risk of flooding in this location.
- No other significant environmental designations.

### SUITABILITY: Other Potential Constraints

Residential Amenity: Potential residential amenity issues concerning adjacent properties.

### ACHIEVEABILITY

If the potential loss of employment land is justified, the site would be considered appropriate for a mixed-use scheme, given the availability of the site as promoted through the latest Call for Sites and the character of the surrounding area.

### Type of Use

Mixed-use

### DELIVERY: SHLAA Potential Yield

2017-2022	2022-2027	2027-2032	2032+	Total 2017-2032
0	120	0	0	120

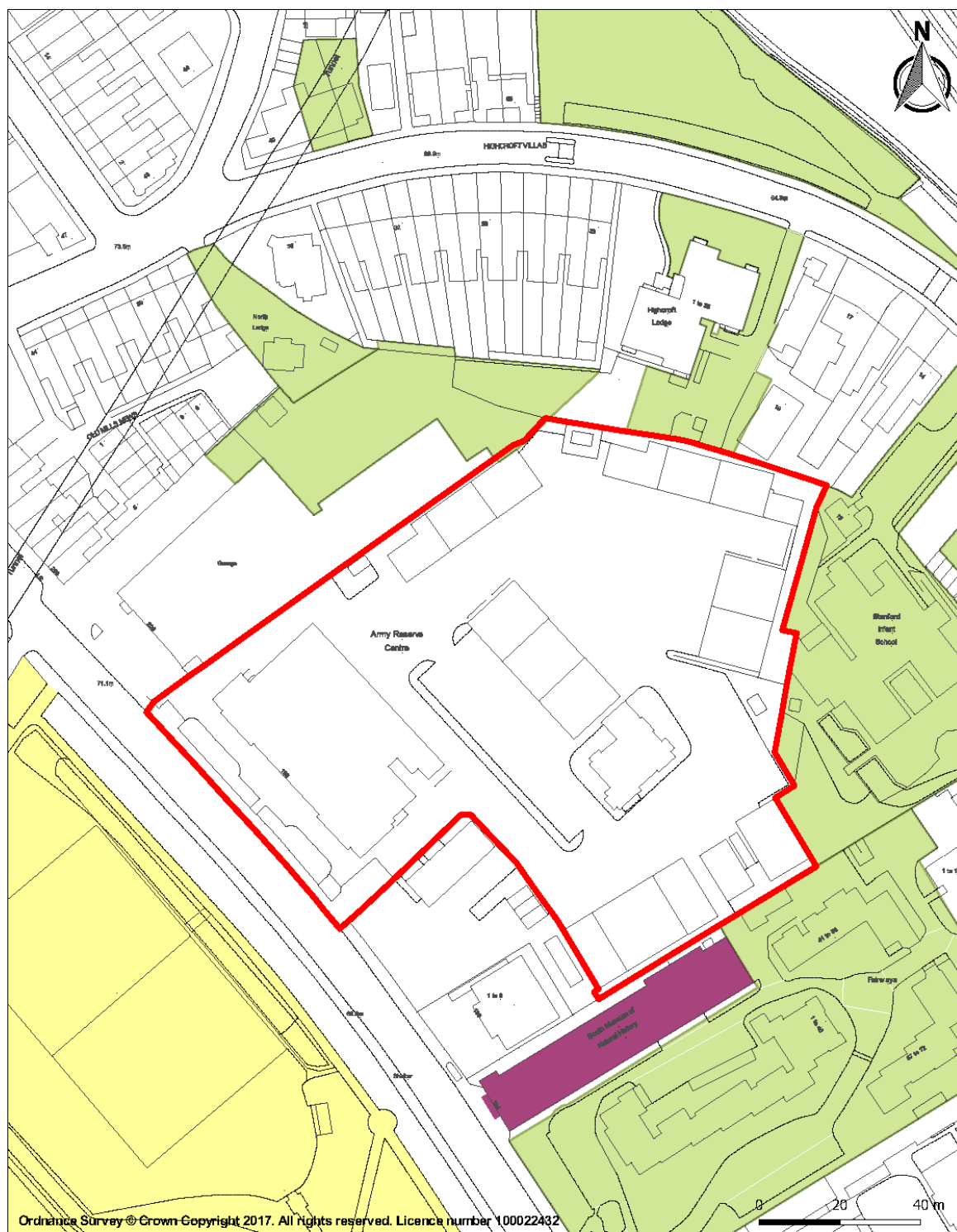
The indicative yield has been based on a scheme in excess of 50 dph. The eventual yield of the scheme will be determined by the extent of the site released by the MOD and the mix of uses.

## Detailed Review of SHLAA Sample Sites

Density	Average Density of Surrounding Area (if known)
52 dph	Unknown
CONCLUSION	
<p>If the potential loss of employment land is justified, the site would be considered appropriate for a mixed-use scheme, given the availability of the site as promoted through the latest Call for Sites and the character of the surrounding area. As no planning application has yet been submitted it is appropriate to include this within the second delivery tranche. The yield will depend upon how much of the site is released for development.</p> <p>Any future design would require careful consideration in terms of design given the adjacent listed building. The surrounding uses are reasonable densities with historic terrace housing and some 4 storey schemes nearby. Even with a conservative 52 dph, the sites yield could be doubled to 120 dwellings and this could still reflect employment provision within the mix once defined by the Council.</p>	

# Detailed Review of SHLAA Sample Sites

## Site Map



### Site: BH017

	Site Boundary		Historic Parks and Gardens		Special Areas of Conservation
	Conservation Areas		Local List of Heritage Assets		Sites of Special Scientific Interest
	Listed Buildings		Tree Protection Orders		Flood Zone 3
	Scheduled Monuments		Sites of Nature Conservation Importance		Flood Zone 2

## Detailed Review of SHLAA Sample Sites

DLP Ref	SHLAA Ref	Ward
BH018	6118	Regency
Site Name/Address		
Montpelier Baptist Church (Baptist Tabernacle), Montpelier Place Brighton		
Source of Site	Planning Status	Size
Planning Application	Pending Planning Application	0.16 hectares
Description of the Site		
<p>The site is located within the City Centre, in close proximity to the beach front and other services and facilities. The church is located to the eastern end of the site, with an open area of hardstanding to the west that comprises parking space. The site straddles the Montpelier and Clifton Hill Conservation Area (CA), with the eastern half within the CA and the western half outside. The Brunswick Town CA runs to the south of the site. The church is unlisted and has been vacant for some 3.5 years blighted by anti-social issues, illegal squatting and vandalism. Properties in the surrounding area are between 2 to 4.5 storeys high.</p>		
Planning History		
<p>BH2017/01065 Demolition of existing church and erection of 24no residential units (C3), comprising terrace of 5no four storey houses, five storey block of 14no flats and three storey block of 5no flats. Creation of non-residential unit (D1) to ground floor of five storey building and associated car parking and landscaping.</p>		
AVAILABILITY		
<p>Given the recent planning application, this site can be considered available for housing.</p>		
SUITABILITY: Policy Constraints		
<p>City Plan Part 1:</p> <ul style="list-style-type: none"> <li>• CP1 Housing Delivery</li> <li>• CP12 Urban Design</li> <li>• CP14 Housing Density</li> <li>• CP15 Heritage</li> </ul> <p>Local Plan Saved Policies</p> <ul style="list-style-type: none"> <li>• QD27 Protection of amenity</li> <li>• HO5 Provision of private amenity space in residential development</li> <li>• HE6 Development within or affecting the setting of conservation areas</li> <li>• HE3 Development affecting the setting of a listed building</li> <li>• HO20 Retention of community facilities</li> </ul>		

## Detailed Review of SHLAA Sample Sites

Parking Zone: Central Areas

C3 Dwellings 1 - 2 beds = 0.25 spaces per dwelling

C3 Dwellings 3 - 4+ beds = 0.4 spaces per dwelling

### SUITABILITY: Physical Constraints

- Access: the site is accessed off Montpellier Place
- Historic: The site is partly located within a conservation area and adjacent to listed buildings.
- Environmental: Located in Flood Zone 1 and therefore limited risk of flooding in this location.
- No other significant environmental designations.

### SUITABILITY: Other Potential Constraints

Residential Amenity: Potential residential amenity issues concerning adjacent properties.

### ACHIEVEABILITY

The application on site suggests the building is no longer required for its current use and would therefore be suitable for housing delivery.

### Type of Use

Mixed-use

### DELIVERY: SHLAA Potential Yield

2017-2022	2022-2027	2027-2032	2032+	Total 2017-2032
24	0	0	0	24

The site yield reflects the pending planning application.

Density	Average Density of Surrounding Area (if known)
150 dph	Unknown

### CONCLUSION

An application is currently pending on this site. If the applicant is able to justify the loss of the community facility (through the incorporation of a D1 unit), this would be considered an appropriate site for redevelopment.

## Site Map



	Site Boundary		Historic Parks and Gardens		Special Areas of Conservation
	Conservation Areas		Local List of Heritage Assets		Sites of Special Scientific Interest
	Listed Buildings		Tree Protection Orders		Flood Zone 3
	Scheduled Monuments		Sites of Nature Conservation Importance		Flood Zone 2

## Detailed Review of SHLAA Sample Sites

DLP Ref	SHLAA Ref	Ward
BH019	6143	St. Peter's and North Laine
<b>Site Name/Address</b>		
Combined Engineering Depot, New England Road, BN1 3TU		
<b>Source of Site</b>	<b>Planning Status</b>	<b>Size</b>
Call for sites 2016	No planning permission	2.19 hectares
<b>Description of the Site</b>		
The site is currently in use as operational railway land (Sui Generis) and also occupied by British Transport Police, Colas Rail and Govia Thameslink. The site sits immediately adjacent to railway line (east and south east). The existing access is via New England Road.		
<b>Planning History</b>		
BH2012/03141 – Reconfiguration of fenestration at ground floor level to provide new fire escape door and new larger windows. Replacement of existing high-level windows and access ramp to front elevation.		
<b>AVAILABILITY</b>		
The site has been put forward by Network Rail through the Call for Sites process which suggests it is potentially surplus to requirements.		
<b>SUITABILITY: Policy Constraints</b>		
<p>City Plan Part 1:</p> <ul style="list-style-type: none"> <li>• CP1 Housing Delivery</li> <li>• CP12 Urban Design</li> <li>• CP14 Housing Density</li> <li>• CP3 Employment Land</li> <li>• CP15 Heritage</li> </ul> <p>Local Plan Saved Policies</p> <ul style="list-style-type: none"> <li>• QD27 Protection of amenity</li> <li>• HO5 Provision of private amenity space in residential development</li> <li>• HE6 Development within or affecting the setting of conservation areas</li> </ul> <p>Parking Zone: Central Areas</p> <p>C3 Dwellings 1 - 2 beds = 0.25 spaces per dwelling</p> <p>C3 Dwellings 3 - 4+ beds = 0.4 spaces per dwelling</p>		

## Detailed Review of SHLAA Sample Sites

### SUITABILITY: Physical Constraints

- Access: the site is accessed via New England Road.
- Historic: The site is not located within a conservation area and does not impact upon any listed buildings.
- Environmental: Located in Flood Zone 1 and therefore limited risk of flooding in this location.
- No other significant environmental designations.

### SUITABILITY: Other Potential Constraints

Residential amenity: Given the sites location adjacent the railway, if it were to come forward it would require a significant buffer to mitigate against noise.

### ACHIEVEABILITY

If the land is surplus for requirements and vacated and the appropriate landscaping buffer could be designed into any scheme this would appear appropriate for residential development. Suggested as an appropriate allocation.

### Type of Use

Housing – C3

### DELIVERY: SHLAA Potential Yield

2017-2022	2022-2027	2027-2032	2032+	Total 2017-2032
0	90	0	0	90

The proposed Call for Sites yield is considered appropriate given the requirements for landscape buffers adjacent to the railway lines.

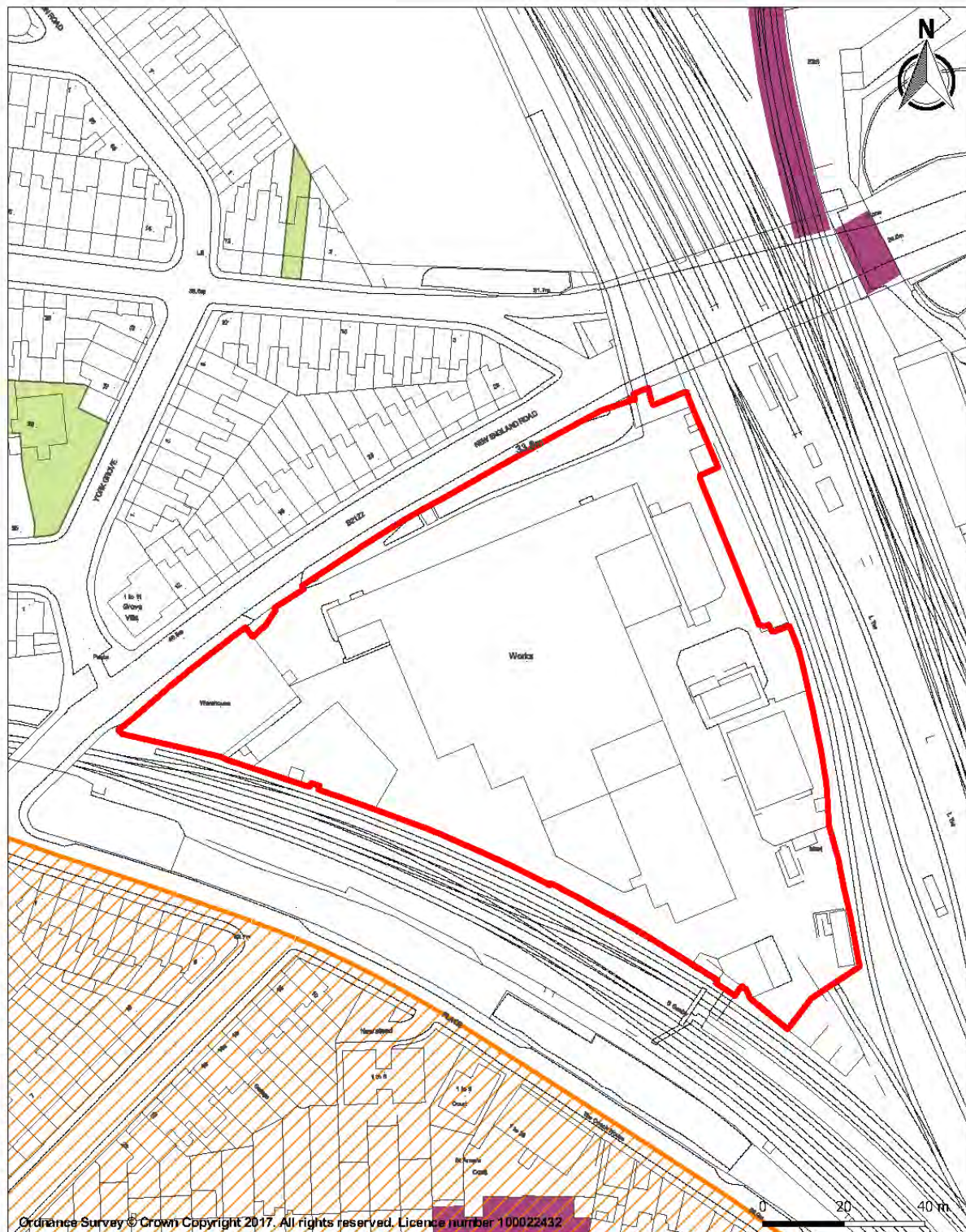
Density	Average Density of Surrounding Area (if known)
41 dph	Unknown

### CONCLUSION

Acknowledging the highlighted constraints, the site is considered suitable for housing development given the appropriate mitigation. The potential yield (indicated in Call for Sites exercise) appears appropriate considering the potential landscaping buffer which will likely be required.

# Detailed Review of SHLAA Sample Sites

## Site Map



**Site: BH019**

- |                     |   |                                      |
|---------------------|---|--------------------------------------|
| Site Boundary       | Historic Parks and Gardens              | Special Areas of Conservation        |
| Conservation Areas  | Local List of Heritage Assets           | Sites of Special Scientific Interest |
| Listed Buildings    | Tree Protection Orders                  | Flood Zone 3                         |
| Scheduled Monuments | Sites of Nature Conservation Importance | Flood Zone 2                         |

## Detailed Review of SHLAA Sample Sites

DLP Ref	SHLAA Ref	Ward	
BH020	6099	Goldsmid	
Site Name/Address			
P & H House 106-112 Davigdor Road, Hove, BN3 1RE			
Source of Site		Planning Status	Size
Call for Sites 2017		No planning permission	0.15 hectares (based on building footprint)
Description of the Site			
The site includes a multi-storey office building (incorporating around 4,200 sq. m of B1a floorspace) and associated car parking. The building is set back off Davigdor Road. The land-uses in the surrounding vicinity include office, warehousing and residential of between 1 and 3 storeys. Preece House (a 3-storey office block) sits to the east of the site and is also included within the SHLAA as a separate site.			
Planning History			
BH2014/03006 - Prior Approval for change of use from offices (B1) to residential (C3) to form 57no flats. Permission lapsed.			
AVAILABILITY			
The site is currently in use; however, the recent Call for Sites submission suggests the owner is looking into redevelopment opportunities.			
SUITABILITY: Policy Constraints			
City Plan Part 1: <ul style="list-style-type: none"><li>CP1 Housing Delivery</li><li>CP12 Urban Design</li><li>CP14 Housing Density</li><li>CP3 Employment Land</li></ul> Local Plan Saved Policies <ul style="list-style-type: none"><li>QD27 Protection of amenity</li><li>HO5 Provision of private amenity space in residential development</li></ul> Parking Zone: Key Public Transport Corridor  C3 Dwellings 1 - 2 beds = Car parking: 0.5 spaces per dwelling plus 1 space per 2 dwellings for visitors  C3 Dwellings 3 - 4+ beds = Car parking: 1 space per dwelling plus 1 space per 2 dwellings for visitors			
SUITABILITY: Physical Constraints			

## Detailed Review of SHLAA Sample Sites

- Access: the site is accessed off Davigdor Road.
- Historic: The site is not located within a conservation area and does not impact upon any listed buildings.
- Environmental: Located in Flood Zone 1 and therefore limited risk of flooding in this location.
- No other significant environmental designations.

### SUITABILITY: Other Potential Constraints

Loss of employment.

### ACHIEVEABILITY

The site has been submitted as a residential development opportunity in the 2017 Call and Sites and previously benefited from a prior approval to convert the offices to residential. A mixed-use scheme could be appropriate in this location.

### Type of Use

Mixed use – Residential C3 and Employment B1

### DELIVERY: SHLAA Potential Yield

2017-2022	2022-2027	2027-2032	2032+	Total 2017-2032
0	0	0	0	0

### Density

### Average Density of Surrounding Area (if known)

dph

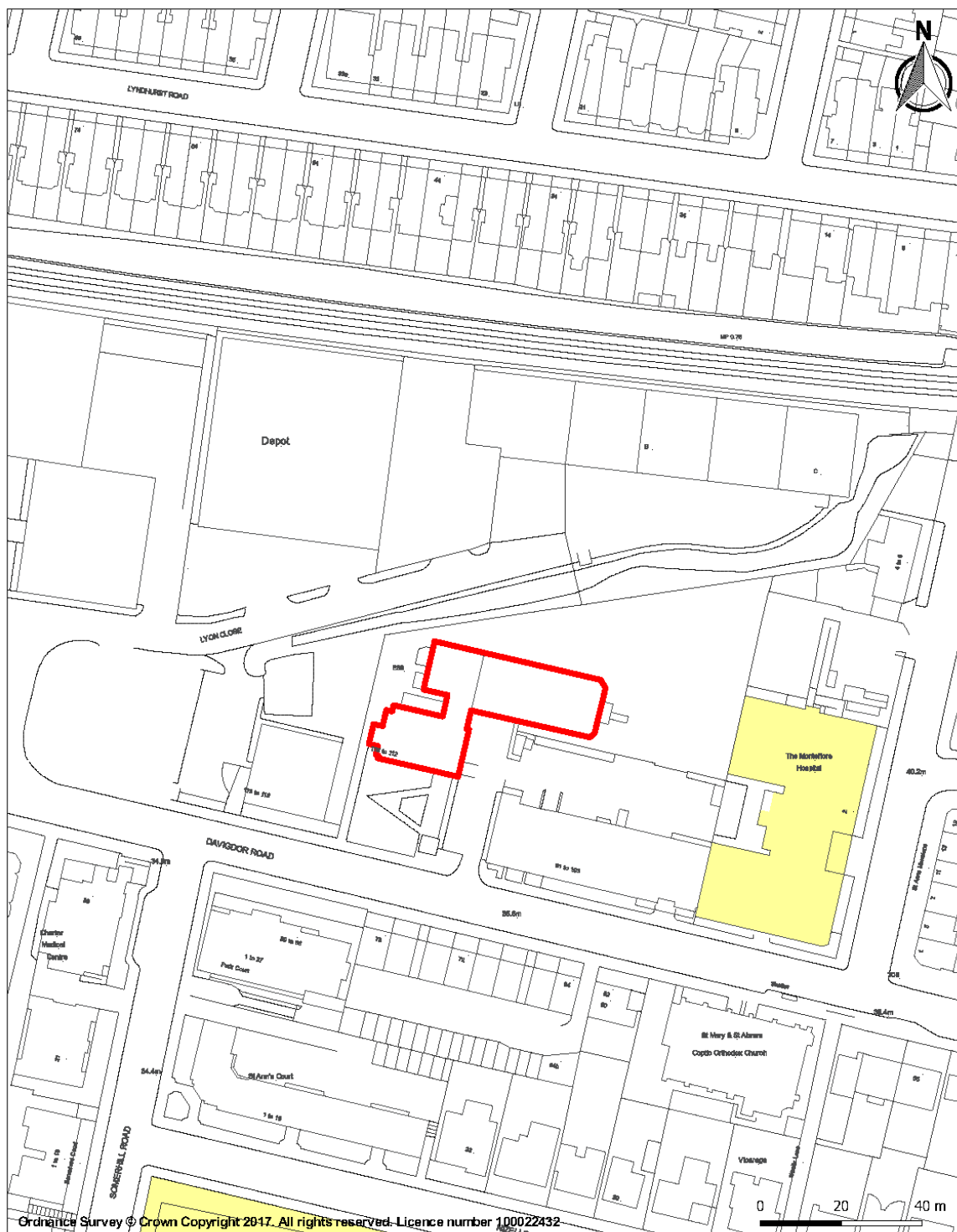
80

### CONCLUSION

The site has been submitted as a mixed residential and employment development opportunity in the 2017 Call and Sites and previously had a permitted prior approval to convert the offices to residential (which has since lapsed). The issue here relates to the loss of employment land – the office is currently in use. If the Council are able to justify the loss of employment in this location the site could be suitable for a mixed-use scheme. However as highlighted within the Council's site proforma the layout of existing office building may constrain effective conversion. It is considered that the site should be considered alongside other employment sites in this location as part of a comprehensive redevelopment or simply safeguarded for continued employment use. Therefore, at this point it was considered inappropriate to provide a potential yield.

# Detailed Review of SHLAA Sample Sites

## Site Map



### Site: BH020

	Site Boundary		Historic Parks and Gardens		Special Areas of Conservation
	Conservation Areas		Local List of Heritage Assets		Sites of Special Scientific Interest
	Listed Buildings		Tree Protection Orders		Flood Zone 3
	Scheduled Monuments		Sites of Nature Conservation Importance		Flood Zone 2

## **APPENDIX 2: EMPLOYMENT LAND DELIVERY TRAJECTORY**

Site Details Development Area									Availability													Deliverability										Overall										Overall		DLP Comments
Ref	Site Name	Size (ha)	Allocated City Plan? (Y/N)	Planning (Y/N)	Potential Total	New Offices (B1a/b)	Floorspace Industrial (B1c/B2/B8)	Ownership & Occupation	Traffic Light	Planning Status	Traffic Light	Developer/ landowner Aspirations	Traffic Light	Overall Availability	Cumulative or Abnormal Cost/Delivery Factors?	Traffic Light	Economic Viability / Market Attractiveness of Locality	Traffic Light	Active marketing/ known developer interest?	Traffic Light	Viability Factors	Traffic Light	Overall Deliverability	Total	2017-2022 Offices (B1a/b)	Industrial (B1c/B2/B8)	Total	2022 - 2027 Offices (B1a/b)	Industrial (B1c/B2/B8)	Total	2027-2032 Offices (B1a/b)	Industrial (B1c/B2/B8)	Assessment											
DA2 Brighton Marina	DA2.C.2.	Gas Works site	0.44	Y	N	2,000	1,000	1,000	Multiple ownership (joint venture)	Green	Within Development Area Without PP	Amber	St Williams Homes (SWH) Joint Venture Company plans to regenerate the Gas Works but according to their CPP2 Scoping Response are querying the business allocation.	Amber	Available in Future	Costs associated with decommissioning of gas holders & contamination estimated £1.5 - 2.0 million	Amber	Existing low grade garages & workshops occupy part of site; adjoins Bell Tower Industrial Estate	Amber	See Developer/ landowner aspirations	Green	Representations from landowner indicate current development mix is unviable & seek deletion of employment allocation.	Amber	Marginal/ Uncertain	0	0	0	0	0	0	2,000	1,000	1,000	Available in future, but deliverability issues.	Allocation includes 2,000m² B1a-B1c (split between). Notes suggests SWH promoting site for just residential. Site formally allocated to deliver 2,000 m² employment. Advise reconsidering potential yield for both greater housing & employment density.									
DA3 Lewes Road	DA3.C.1	Preston Barracks & Brighton University	4.5	Y	Y	4,902	4,902	0	Multiple ownership	Green	Development Area with PP	Green	Redevelopment considerations began July 2014. PP Sept 17 subj to legal agreements. Demolition planned Nov 17 construction - spring 18.	Green	Available now	Potential contamination associated with former military use, & cost of reproviding MoD facility on site.	Amber	Positioned with City's academic corridor with prominent frontage onto main road; close to Uni.	Green	See Developer/ landowner aspirations	Green	Applicant argued 10,600m² B1 incl. innovation centre was not viable PP Granted Sept 2017.	Green	Deliverable	4,902	4,902	0	0	0	0	0	0	0	0	Available & deliverable	Figures amended to reflect approved application. Delivery trajectory in keeping with the SHLAA. (September 2017) BH201/00492								
	DA3.C.2	Woollards Field South	0.79	Y	Y	1,896	948	948	Single ownership, no occupiers	Green	Development Area with PP	Green	Permission Granted Jan 2016 - South East Coast Ambulance Services for Make Ready Centre	Green	Available	None identified	Green	High profile site on A27; isolated from existing employment areas	Amber	Extant permission for Make Ready Centre	Green	Unknown	Green	Deliverable	1,896	948	948	0	0	0	0	0	0	0	Available & deliverable	Updated to reflect commercial monitoring. As includes elements of B1/B2/B8 split between the uses.								
	DA3.C.3	Falmer Released Land, Former Falmer High School	1.91	Y	N	0	0	0																	0	0	0	0	0	0	0	0	0	0		City Plan Part 1 - Redevelopment for some or all of a range of uses including housing, purpose built student accommodation, offices (B1) and/or educational use.								
DA4 New England Quarter & London Road Area	DA4.C.1	a) Vantage Point, Elder Place	0.36	Y	N	0	0	0																	0	0	0	0	0	0	0	0	0	0		Take up by variety of small businesses, policy requires no net loss of floorspace.								
		b) Trade Warehousing (Longley Industrial Estate)	0.28	Y	Y	3,059	3,059	0	Single ownership, multiple tenants	Amber	Development Area with PP	Green	Appeal granted for redevelopment including gain in employment floor-space - speculative scheme however and existing occupiers.	Amber	Available in Future	None identified	Green	City centre location close to facilities and amenities; high profile location close to rail link.	Green	Extant permission. Reps indicate interest in redevelopment, but also scope for alternative uses	Amber	Unknown	n/a	Deliverable	3,059	3,059	0	0	0	0	0	0	0	0	Available in the future & deliverable	Additional floorspace added despite application granted 2016/17 to be consistent with other sites (i.e. Preston Barracks). Only includes floorspace increase not COU as going directly between employment uses.								
		c) Richardson's Scrapyard and Brewers Paint Merchant Site	0.26	Y	N	3,000	3,000	0	Multiple ownership	Amber	Development Area without PP	Amber	Indication of market interest in 2015. A number of calls about potential alternative uses, however no pre-app/ planning app has come forward since.	Amber	Available in Future	None identified	Green	City centre location close to facilities and amenities; high profile location close to rail station	Green	Interest shown for a range of alternative uses.	Amber	Unknown	n/a	Deliverable	0	0	0	3,000	3,000	0	0	0	0	0	0	Available in the future & deliverable	No further applications/ pre app discussions but remains in the pipeline (as per City Plan). In line with the 2016 SHLAA for delivery between 2022-2027.							
		d) Cheapside (south between	0.16	Y	N	2,000	2,000	0	Unknown	Amber	Development Area without PP	Amber	Unknown	Amber	Unknown	None identified	Green	City centre location close to facilities and amenities; high	Amber	Unknown	Amber	Unknown	Amber	Unknown	0	0	0	0	0	0	0	2,000	2,000	0	Availability & deliverability unknown	No further permissions to indicate level of potential. Whilst availability and deliverability is unknown would								
		e) Blackman Street Site	0.11	Y	Y	7,523	7,523	0	Single ownership, no occupiers	Green	Development Area with planning permission	Green	Application granted for office development 23/03/17	Green	Available	None identified	Green	City centre location close to facilities & amenities; high profile location close to rail link.	Green	Commercial Application granted: 23/03/17	Green	Permission for more than policy minimum - no deliverability/ viability issues raised at PA stage.	Green	Deliverable	7,523	7,523	0	0	0	0	0	0	0	0	0	0	Available & deliverable	S106 signed.; Proposed employees 680. Recorded in the commercial monitoring as 7,523m² (not 5,445m²)						
		f) Block J Brighton Station Site	0.44	Y	Y	2,460	2,460	0	Multiple ownership	Amber	Development Area with PP	Green	Advanced proposals for Sussex Innovation Centre (SInC). LEP support via Growing Places Fund	Green	Available	None identified	Green	City centre location close to facilities/ amenities; high profile location close to rail link.	Green	Developer interest and funding in place	Green	Viability factors overcome via public sector funding	Green	Deliverable	2,460	2,460	0	0	0	0	0	0	0	0	0	0	Available & deliverable	Floorspace amended based on Non-material amendments.						
		g) Block K Brighton Station Site	0.07	Y	Y	0	0	0																		0	0	0	0	0	0	0	0	0	0		Now complete - 3,428 sqm B1a.							
		h) GB Liners site, Blackman Street	0.08	Y	N	3,327	3,327	0	Single ownership, single occupier	Amber	Development Area without PP (previous PP lapsed)	Amber	Developer interested in buying site for non B1 use however lease may be cost factor.	Amber	Available in Future	No major cost factors identified	Green	Prominent location, close to rail link, city centre, and New England Quarter regeneration area	Green	Unknown	Amber	Unknown	Amber	Marginal/Uncertain	0	0	0	3,327	3,327	0	0	0	0	0	0	0	0	Available, but deliverability marginal/ uncertain	Previous renewal application has lapsed. As no permission pushed back to the later monitoring period and used previous PP floorspace figures.					
	DA4.C.2.	New England House, New England Road	0.27	Y	N	1,000	1,000	0	Unknown	Amber	Development Area without PP	Amber	Ongoing discussions with BHCC in relation to potential development.	Amber	Available in Future	Unknown	Amber	Prominent location, close to rail link, city centre, and New England Quarter regeneration area	Green	See Developer/ landowner aspirations	Amber	Unknown	Amber	Marginal/ Uncertain	1,000	1,000	0	0	0	0	0	0	0	0	0	Available, but deliverability marginal/ uncertain	Options are being considered for increasing employment floorspace at NEH/ in conjunction with Longley Industrial Estate. Net increase is anticipated.							
	DA4.C.3.	125-163 Preston Road	2.02	Y	Y	1,413	1,413	0	Multiple ownership	Amber	Development Area with PP	Green	Application granted for mixed-use scheme on part of DA4.C.3	Green	Available	None identified	Green	Unknown	Amber	Applicant indicated commercial will impact viability; suggesting rental values in Preston Rd wouldn't support a office of 3,000 m²	Amber	Application granted subject to s106.	Green	Available and Deliverable	1,413	1,413	0	0	0	0	0	0	0	0	0	0	Available & deliverable	Vacant for approximately 30 years therefore no need to consider loss. In line with the delivery as set out in the SHLAA.						
DA5 Eastern Road & Edward Street Area	DA5.C.2.	Edward Street Quarter	1.93	Y	N	20,000	20,000	0	New owner - FirstBase and Patron Capital	Green	Development Area without PP, but with Planning Brief (Feb 13). Pre App talks Mar 17	Green	Pre-let will be necessary to secure upper end of floorspace range set out in policy.	Green	Available	None identified	Green	Prominent location, adjoining new American Express HQ building	Amber	Pre-App discussion suggest concern with viability unless pre-let of upper end of floorspace range set out in policy.	Amber	Planning Brief indicates Phase 1 target 21,000m2 B1a. Part of a mixed-use scheme which is viable/ deliverable. Discussions with new landowner suggest preference for flexibility between floorspace & proposed uses to assist viability.	Green	Available and Deliverable in the future	0	0	0	15,000	15,000	0	5,000	5,000	0	0	0	0	0	Available & deliverable	2016 SHLAA phased 2016-2021 and 2021-26. Currently added to the 2nd delivery tranche.					
	DA5.C.3	Circus Street Site - BH2013/034 61	0.75	Y	Y	3,200	3,200	0	Multiple ownership	Amber	Development Area with PP	Green	Mixed-use development granted 19 Mar15	Green	Available	None identified	Green	Prime location with potential as high profile site. Would require full redevelopment but potentially a very attractive site for new business premises	Green	See Developer/ landowner aspirations	Green	Unknown	Green	Deliverable	3,200	3,200	0	0	0	0	0	0	0	0	0	Available & deliverable	Scheme underway; construction of office element due to commence 2018							

Site Details									Availability		Planning		Developer/ landowner		Overall		Deliverability							Overall	2017-2022			2022 - 2027			2027-2032			Overall	DLP Comments
Development Area	Ref	Site Name	Size (ha)	Allocated City Plan? (Y/N)	Planning (Y/N)	Potential Total	New Offices (B1a/b)	Floorspace Industrial (B1c/B2/B8)	Ownership & Occupation	Traffic Light	Status	c Light	Aspirations	c Light	Availability	Cumulative or Abnormal Cost/Delivery Factors?	c Light	Economic Viability / Market Attractiveness of Locality	c Light	Active marketing/ known developer interest?	c Light	Viability Factors	c Light	Deliverability	Total	Offices (B1a/b)	Industrial (B1c/B2/ B8)	Total	Offices (B1a/b)	Industrial (B1c/B2/ B8)	Total	Offices (B1a/b)	Industrial (B1c/B2/ B8)	Assessment	
	DA5.C.4	Freshfield Road Business Park and Gala Bingo Hall	3.13	Y	N	0	0	0																	0	0	0	0			0				No further commercial data.
DA6 - Hove Station Area	DA6.C.1	Conway Street Industrial Area	3.44	Y	N	1,000	1,000	0	Multiple ownership	Amber	Development Area without PP	Amber	Refer to BHCC notes	Amber	Available	None identified	Green	Attractive area given key local and regional transport connections, currently largely Industrial	Amber	Two recently applications including B1a office.	Green	Unknown - 2017 application refused in relation to affordable housing aspect of the wider scheme.	Amber	Marginal /Uncertain	0	0	0	0			1,000	1,000			Known developer interest given recent refused applications. Proposals would see new office floorspace (although loss of industrial). Added original allocation given known interest although included in latter tranche.
DA7 - Toad's Hole Valley	DA7.C.1	Toads Hole Valley east of the SNCI and south of the A27 embankment	36.98	Y	N	25,000	25,000	0	Multiple ownership	Amber	Development Area without PP. Toads Hole Valley SPD & landowner vision/ concept masterplan. Pre-App	Amber	Vision and concept masterplan allows for a mixed use development, including 25,000m2 employment floorspace (as per Policy DA7 and SPD)	Green	Available	Greenfield site with no existing infrastructure, infrastructure would be funded by large scale, mixed use development.	Green	Greenfield site on edge of the city, represents untested market proposition. Nevertheless, site in high profile, location in a 'gateway' position into the city.	Amber	Site currently at Pre APP, PPA stage with joint owners developer partners St Cougar	Green	Unknown	n/a	Marginal /Uncertain	5,000	5,000	0	10,000	10,000	0	10,000	10,000	0	Available in the future, but deliverability marginal/ uncertain	Potential for some of 25,000m² to be substituted by industrial floorspace, subject to masterplanning. SHLAA phasing split across 5 year timeframes. Maintained similar phasing given the further information coming forward through the planning process.
DA8 Shoreham Harbour	DA8.1	Aldrington Basin	9.9	Y	N	3,000	0	3,000	Multiple ownership	Amber	Development Area without planning permission. Site subject to emerging site allocation	Amber	Some known Developer interest on site	Amber	Available in Future	Potential requirement for mitigation works to address flooding and nature conservation constraints. Cost/delivery factors unknown.	Amber	An established industrial area with low vacancy. Attractive location for lower value industrial uses.	Green	Unknown, apart from planning application for mixed use development on part of site (which includes some industrial floorspace)	Amber	The Shoreham Harbour Draft Development Brief identifies some viability and deliverability issues with the site. Otherwise unknown.	Amber	Marginal/ Uncertain	1,500	0	1,500	1,500	0	1,500	0	0	0	Available in the future, but deliverability marginal/ uncertain	Floorspace and timeframe reflects the Proposed Submission Shoreham Harbour Joint Area Action Plan
	DA8.2	South Portslade Industrial Estate	5.39	Y	Part	4,500	0	4,500	Multiple ownership	Amber	Development Area with part PP. Site subject to emerging site allocation.	Amber	Unknown, apart from planning permission (granted June 2011) for mixed-use development on part of site for 726m2 net additional B1a floorspace. Landowner intentions unknown for remainder of site.	Amber	Available in Future	Precise cost/delivery factors currently unknown.	Amber	Established industrial area, benefits from major road frontage & reasonably good profile. Attractive location for lower value industrial uses.	Green	Unknown. Planning (approved June 2011) for mixed use development on part of site for 726m2 B1a floorspace.	Amber	The Shoreham Harbour Draft Development Brief recognises that delivery of the site may be challenging from a viability and deliverability perspective. Otherwise unknown.	Amber	Marginal/ Uncertain	0	0	0	2,000	0	2,000	2,500	0	2,500	Available in the future, but deliverability marginal/ uncertain	Floorspace and timeframe reflects the Proposed Submission Shoreham Harbour Joint Area Action Plan
Mixed Use Sites		Franklin Road Industrial Estate	0.53	Y	Y	0	0	0			BH2013/012 78 / BH2016/005 11													0	0	0	0	0	0	0	0	0	0		Aerial photography suggests complete. Commentary suggests u/c but not within the commercial monitoring info. Overall net loss in terms of employment.
		School Road Hove	1.21	Y	Y	0	0	0			BH2016/025 35													0	0	0	0	0	0	0	0	0	0		Large net loss of employment floorspace.
		Melbourne Street Industrial Area	0.55	Y	N	0	0	0			BH2013/015 75													0	0		0			0					No significant other commercial information.
		Portland Road Trading Estate (including EDF and Martello	3.25	Y	N	0	0	0																	0	0	0	0	0	0	0				No significant other commercial information.
		Land North of Newtown Road	0.77	Y	N	0	0	0																	0	0	0	0	0	0	0				Large net loss of employment floorspace.
Other Sites		Patcham Court Farm	1.46	Y	N	6,500	6,500	0	Single ownership, no occupiers	Green	Strategic development allocation, but without PP	Amber	Has been market interest for alternative uses of site	Amber	Available in Future	None identified	Green	Large, high profile. Council-owned brownfield site; market interest for alternative uses of site and for offices	Amber	Developer interest in office development & other uses. Site being considered as part of the Greater Brighton One Public Estate programme.	Amber	Unknown	n/a	Deliverable	2,500	2,500	0	4,000	4,000	0	0	0	0	Available in the future & deliverable	To remain as previous given the available information.
		Sackville Trading Estate	1.8	N	Y	5,287	5,287	0	Single ownership (Mountpark Ltd); multiple tenants	Amber	Previous application lapsed - BH2012/037 34 Pre App discussions and PPA	Amber	Despite extension of permission +S106 signed permission lapsed. Pre App discussions and PPA.	Amber	Available in Future	None identified	Green	Not an established office location but close to Hove Station and within DA area.	Amber	Pre App and PPA - suggestion that there is now a developer onboard.	Amber	Unknown	n/a	Marginal/ Uncertain	0	0	0	5,287	5,287	0	0	0	0	Available in the future, but deliverability marginal/uncertain	Amended to Other category as lapsed 2015/16 monitoring period. Otherwise remained as previously recorded given the current position. DLP would suggest this yield be reconsidered given the potential of including the Coal Yard. Note potential gain in B1a but loss in industrial floorspace.
Extant Planning Permissions		Riva Bingo and Social Club, Moulsecoomb Way, Brighton, BN2 4PB		N	Y	6,082	1,678	4,404			BH2016/000 40				Available									Deliverable	6,082	1,678	4,404	0	0	0	0	0	0		Change of use from bingo hall (D2) to mixed use general manufacturing (B2), offices (B1a), research & development (B1b), light industrial manufacturing (B1c), warehousing (B8). According to monitoring this application has commenced.
		Rayford House School Road Hove		N	Y	670	670	0			BH2002/025 49/FP				Available									Deliverable	670	670	0	0	0	0	0	0	0		Extant permission includes construction of additional floor to existing office building. 2015/16 Monitoring suggests not started.
		Hove Town Hall Norton Road Hove		N	Y	533	533	0			BH2014/018 54				Available									Deliverable	533	533	0	0	0	0	0	0	0		Application for extension, complete although will fall in 2017 tranche, rather than recorded as a completion.
TOTAL						108,352	94,500	13,852																	41,738	34,886	6,852	44,114	40,614	3,500	22,500	19,000	3,500		

## **APPENDIX 3: CALL FOR SITES REVIEW**

## CALL FOR SITES REVIEW

### Investigation for potential comprehensive regeneration

DLP Ref	SHLAA Ref	Ward
BH021	185	Goldsmid
Site Name/Address		
Preece House, 91-103 Davigdor Road, Hove, BN3 1RE		
Source of Site	Planning Status	Size
Call for Sites 2017	No planning permission	0.18
Description of the Site		
<p>The site includes a three-storey office building fronting onto Davigdor Road. According to Valuation Office Agency data the building incorporates around 2,289 sq. m of B1a floorspace with associated car parking. The land-uses in the surrounding vicinity include office, warehousing and residential of between 1 to 8 storeys. P&amp;H House (a multi-storey office block) sits directly to the west of the site (which previously had prior approval for conversion to 49 flats) and is also included within the SHLAA as a separate site. The site is also south of Peacock Industrial Estate which has also been submitted through the Call for Sites.</p>		
Planning History		
No relevant planning history.		
AVAILABILITY		
The site is owned by Kames Capital, who also own the adjacent P&H House. The site is in use as office accommodation with various companies registered.		
SUITABILITY: Policy Constraints		
<p>Not Located in an Article 4 Direction area</p> <p>City Plan Part One:</p> <ul style="list-style-type: none"> <li>CP1 Housing Delivery</li> </ul>		

- CP12 Urban Design
- CP14 Housing Density
- CP3 Employment Land

#### Local Plan Saved Policies

- QD27 Protection of amenity
- HO5 Provision of private amenity space in residential development
- EM9 Mixed uses and key mixed-use sites

Parking SPD - Parking Zone – Key public Transport Corridor.

### SUITABILITY: Physical Constraints

- Access: The site is accessed off Davigdor Road
- Historic: The building is not listed and the site is not located within or adjacent to a conservation area. The building is located directly adjacent to a Local Heritage Asset (Montefiore Hospital).
- Environmental: Located in Flood Zone 1 and therefore limited risk of flooding in this location.
- No other significant environmental designations.

### ACHIEVEABILITY

The site is owned by Kames Capital and currently in use as B1a offices. Occupied by Fireco – Fire Safety Products Offices. The site was submitted as a mixed-use opportunity in the Call for Sites and therefore can be assumed as available although currently in use. This looks to be in the same ownership as the adjacent P&H House also submitted through the Call for Sites.

### Type of Use

Mixed-Use (B1a/b and C3)

### CONCLUSION

This is a secondary employment site which is currently in use as B1a Offices. If this were to become available considering City Plan Part One Policy Criteria 5 the “*business units would*

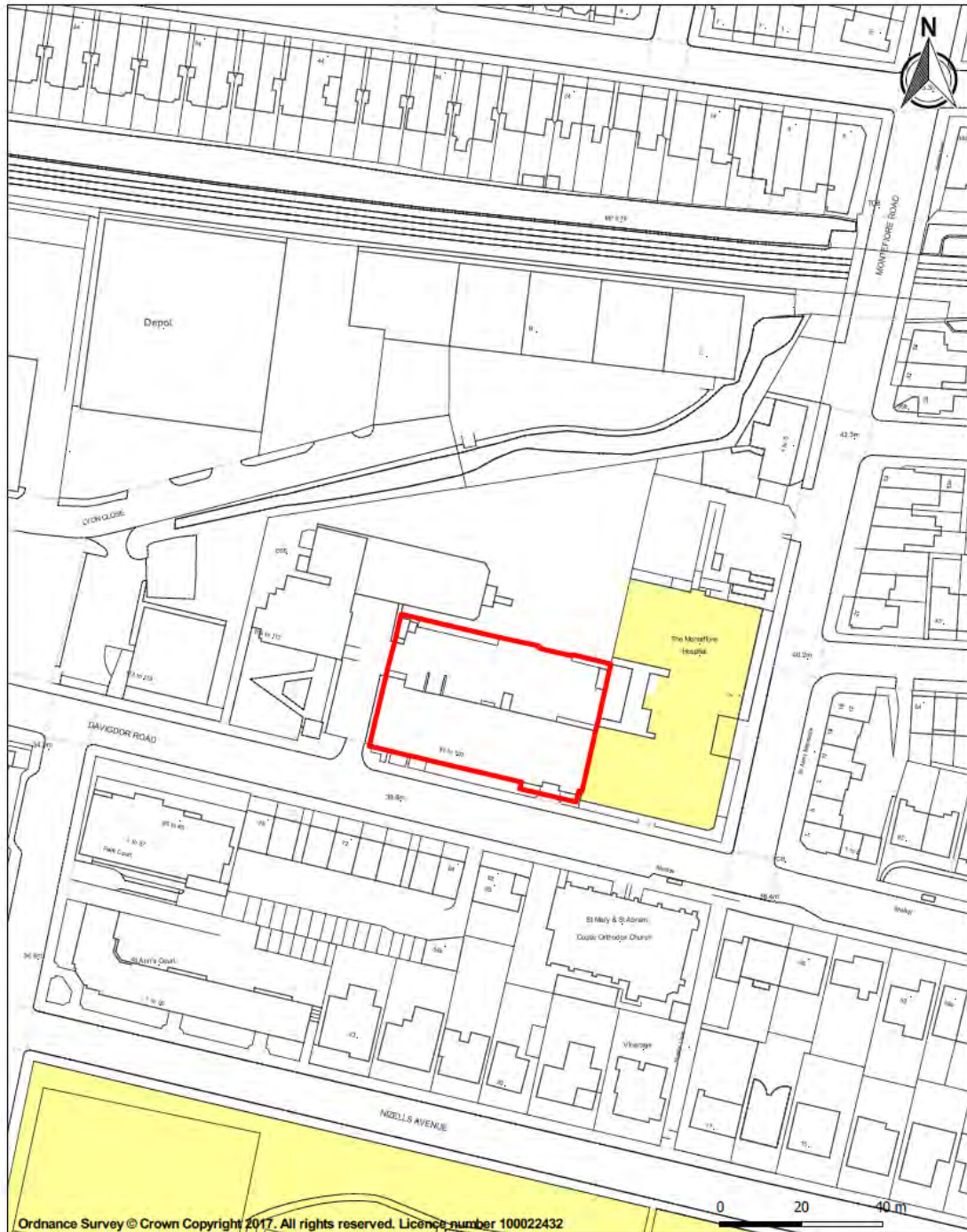
*need to demonstrate redundancy and incapability of meeting needs of alternative employment uses. Where loss accepted priority for alternative employment generating uses or housing”.*

If the loss of office can be justified then this site could be suitable as a mixed-use development opportunity. If both Preece House and P&H House were considered surplus and redundant in terms of their current use, given they are within the same ownership there could be scope to regenerate the site as a larger redevelopment opportunity.

Considering just the redevelopment of Preece House, the yield appears conservative even as a mixed-use scheme. The recent redevelopment at 121-123 Davigdor Road will deliver 47 dwellings on a site area of 0.13 hectares (which equates to 361 dph). A similar approach in terms of building heights would deliver a higher yield. Although any redevelopment in this location would have to be sympathetic to the adjacent Local Heritage Asset and adjacent residential properties.

If the potential loss is considered suitable, DLP would suggest further consideration of these sites in terms of the potential for more comprehensive regeneration opportunities in the locality.

## Site Map



### Site: BH021

	Site Boundary		Historic Parks and Gardens		Special Areas of Conservation
	Conservation Areas		Local List of Heritage Assets		Sites of Special Scientific Interest
	Listed Buildings		Tree Protection Orders		Flood Zone 3
	Scheduled Monuments		Sites of Nature Conservation Importance		Flood Zone 2

DLP Ref	SHLAA Ref	Ward
BH020	6099	Goldsmid
<b>Site Name/Address</b>		
P & H House 106-112 Davigdor Road, Hove, BN3 1RE		
Source of Site	Planning Status	Size
Call for Sites 2017	No planning permission	0.15 hectares (based on building footprint)
<b>Description of the Site</b>		
<p>The site includes a multi-storey office building which according to VOA rates incorporates around 4,071 sq. m of B1a floorspace. The building is set back off Davigdor Road. The land-uses in the surrounding vicinity include office, warehousing and residential of between 1 and 8 storeys. Preece House (a 3-storey office block) sits to the east of the site and is also included within the SHLAA as a separate site. Peacock Industrial Estate site directly north of the site and again has been submitted through the Call for Sites.</p>		
<b>Planning History</b>		
<p>BH2014/03006 - Prior Approval for change of use from offices (B1) to residential (C3) to form 57no flats. Permission lapsed.</p>		
<b>AVAILABILITY</b>		
<p>The site is owned by Kames Capital and occupied as Head Office accommodation for Palmer &amp; Harvey. Various other companies are registered at the site which are owned by P&amp;H group. The site was submitted as a mixed-use opportunity in the Call for Sites and therefore depending on the lease agreements this can be assumed as potentially available for future redevelopment. This looks to be in the same ownership as Preece House also submitted through the Call for Sites. If redeveloped this would likely incur a potential loss of employment if this is justified it could be worth considering this as a wider allocation incorporating a more comprehensive regeneration.</p>		
<b>SUITABILITY: Policy Constraints</b>		

Not Located in an Article 4 Direction area

City Plan Part One:

- CP1 Housing Delivery
- CP12 Urban Design
- CP14 Housing Density
- CP3 Employment Land

Local Plan Saved Policies

- QD27 Protection of amenity
- HO5 Provision of private amenity space in residential development
- EM9 Mixed uses and key mixed use sites

Parking SPD - Parking Zone – Key public Transport Corridor.

#### **SUITABILITY: Physical Constraints**

- Access: the site is accessed off Davigdor Road.
- Historic: The site is not located within a conservation area and does not impact upon any listed buildings.
- Environmental: Located in Flood Zone 1 and therefore limited risk of flooding in this location.
- No other significant environmental designations.

#### **SUITABILITY: Other Potential Constraints**

Loss of Employment

#### **ACHIEVEABILITY**

The site has been submitted as a residential development opportunity in the 2017 Call and Sites and previously benefited from a prior approval to convert the offices to residential. A mixed-use scheme could be appropriate in this location.

#### **Type of Use**

Mixed-use

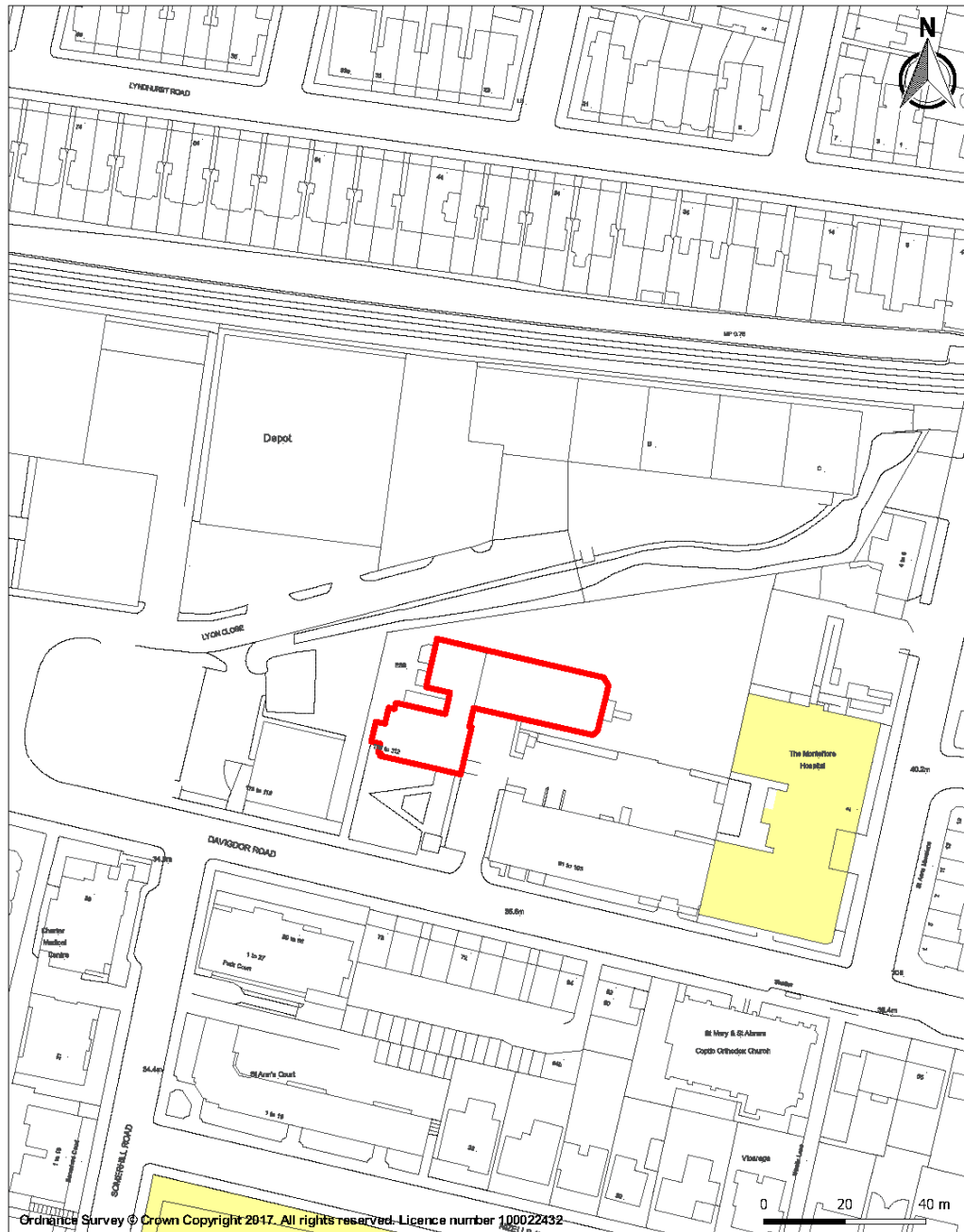
## CONCLUSION

This is a secondary employment site which is currently in use as B1a Offices. If this were to become available considering City Plan Part One Policy Criteria 5 the “*business units would need to demonstrate redundancy and incapability of meeting needs of alternative employment uses. Where loss accepted priority for alternative employment generating uses or housing*”. If the loss of office can be justified, then this site could be suitable as a mixed-use development opportunity, however any development would more than likely result in an overall net loss of employment floorspace. If both P&H House and Preece House were considered surplus and redundant in terms of their current use, given they are within the same ownership there could be scope to regenerate the site as a larger redevelopment opportunity.

As highlighted within the Councils site proforma the layout of existing office building may constrain effective conversion and therefore a wider site boundary should be considered if this was taken forward as a SHLAA site. If the SHLAA boundary is redrawn the yield should then be recalculated based on the revised area.

If the potential loss is considered suitable, DLP would suggest further consideration of these sites in terms of the potential for more comprehensive regeneration opportunities in the locality.

## Site Map



### Site: BH020

	Site Boundary		Historic Parks and Gardens		Special Areas of Conservation
	Conservation Areas		Local List of Heritage Assets		Sites of Special Scientific Interest
	Listed Buildings		Tree Protection Orders		Flood Zone 3
	Scheduled Monuments		Sites of Nature Conservation Importance		Flood Zone 2

DLP Ref	SHLAA Ref	Ward
BH022	871	Goldsmid
Site Name/Address		
Peacock Industrial Estate, Davigdor Road, Hove, BN3 1SF		
Source of Site	Planning Status	Size
Call for Sites 2017	No relevant planning application	2.3 hectares
ELR Ref		ELR Score
N8		21 out of 30 Average
Employment Land Review Assessment (December 2012)		
<p>Peacock Industrial Estate, Lyon Close, including Spitfire House [N8] is a 2.30-hectare site located out-of-centre. This site consists of predominantly retail units and trader counters whilst Spitfire House is used for B1a office. The site is located within a residential area restricting local access however the site is located within close proximity to a range of bus services offering excellent public transport provision. The site is self-contained, situated in a relatively high-profile location directly fronting the road. The trade counters are situated in units of reasonable quality that are fit-for-purpose. The site layout causes some congestion with on-street parking whilst a large vacant car park exists adjacent to Wickes which may provide potential for expansion. Whilst some units are underutilised, including Spitfire House, there is limited potential for intensification without full-scale redevelopment. Overall, this is an average quality site.</p>		
Planning History		
<p>DLP are aware a pre-application enquiry has been submitted on this site, to consider its potential for an alternative use. Given the confidential nature of pre-application enquiries no further information has been included.</p>		
<p>BH2017/02921 - Retail Unit 1 - Peacock Industrial Estate - Installation of new showroom windows &amp; door, new external covered trolley bay and new bollards with associated alterations including revised car park layout &amp; external decoration.</p>		

BH2017/00616 - Retail Unit 2 Peacock Industrial Estate - Installation of aluminium display windows to shop front and removal of existing doors and installation of roller shutter to side elevation with associated alterations. Granted: 18 May 2017

#### AVAILABILITY

Site put forward through the Call for Sites by the owner Palace Street Developments Ltd, however the site is currently in use on leases of which no information was provided by the owner.

#### SUITABILITY: Policy Constraints

City Plan Part One:

- CP1 Housing Delivery
- CP12 Urban Design
- CP14 Housing Density
- CP3 Employment Land

Local Plan Saved Policies

- QD27 Protection of amenity
- HO5 Provision of private amenity space in residential development

National Space Standards

Parking SPD - Parking Zone – Key public Transport Corridor.

#### SUITABILITY: Physical Constraints

- Access: Accessed via Lyon Close (off Davigdor Road)
- Historic: The site is not located within a conservation area and does not impact upon any listed buildings.
- Environmental: Located in Flood Zone 1 and therefore limited risk of flooding in this location.
- No other significant environmental designations.

#### SUITABILITY: Other Potential Constraints

Residential Amenity: Associated with Crests new residential development at 121-123 Davigdor Road

### ACHIEVEABILITY

Adjacent developments for residential apartments in this location suggest residential development could be appropriate. If the current loss can be justified through the introduction of a mixed-use scheme with complementary employment floorspace.

### Type of Use

Mixed-use

### Average Density of Surrounding Area (if known)

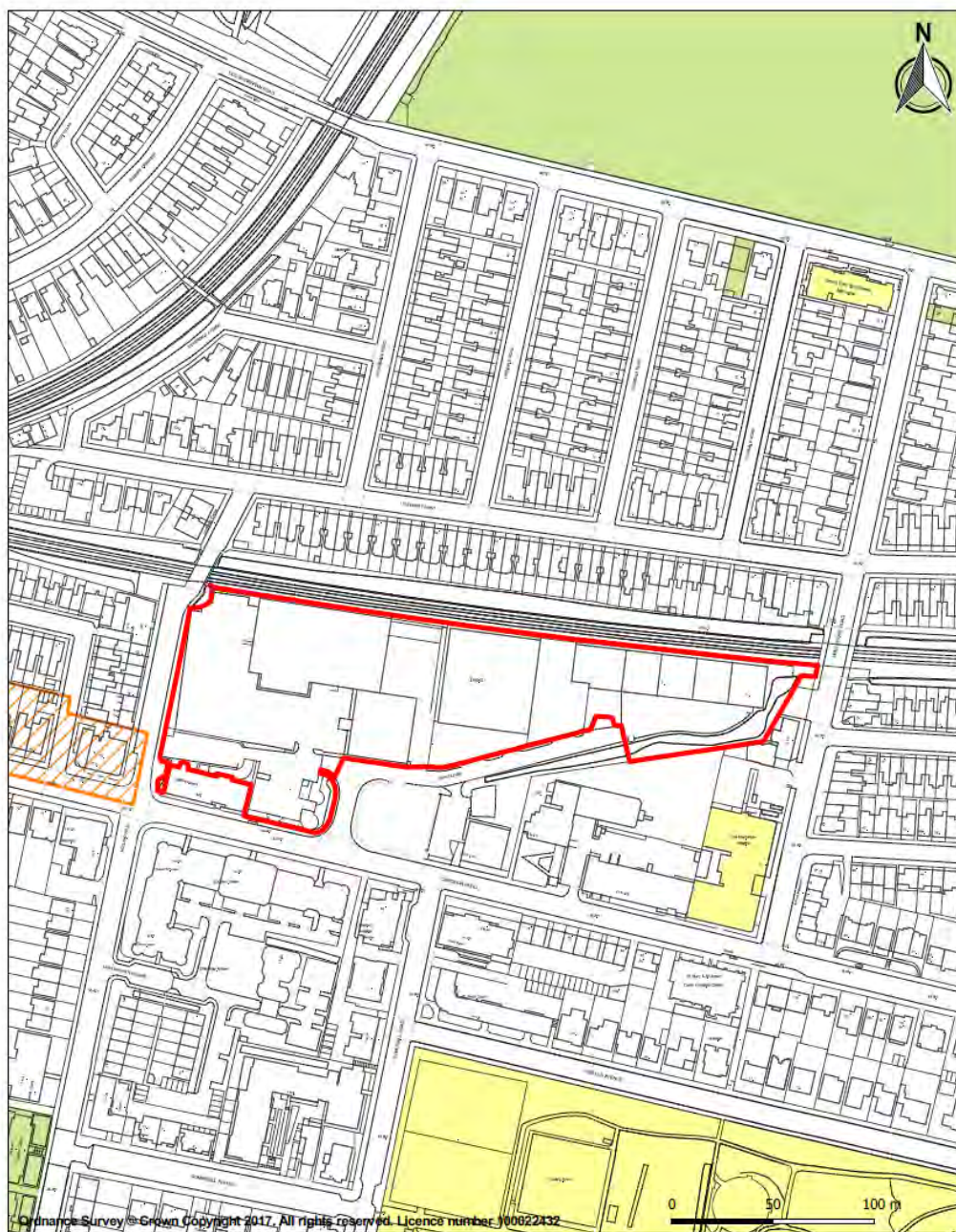
Unknown

### CONCLUSION

This is a secondary employment site which is currently in use as various retail and trade counters. If this were to become available considering City Plan Part One Policy Criteria 5 the “business units would need to demonstrate redundancy and incapability of meeting needs of alternative employment uses. Where loss accepted priority for alternative employment generating uses or housing”.

If the loss of the current use on this site can be justified, then this site could be suitable as a mixed-use development opportunity. In terms of the potential yield given the current low density of the development and high proportion of parking areas this could result in an increase employment floorspace yield and the introduction of elements of residential. If the potential loss is considered suitable, DLP would suggest further consideration of these sites in terms of the potential for more comprehensive regeneration opportunities in the locality.

## Site Map



### Site: BH022

	Site Boundary		Historic Parks and Gardens		Special Areas of Conservation
	Conservation Areas		Local List of Heritage Assets		Sites of Special Scientific Interest
	Listed Buildings		Tree Protection Orders		Flood Zone 3
	Scheduled Monuments		Sites of Nature Conservation Importance		Flood Zone 2

DLP Ref	SHLAA Ref	Ward
BH019	6143	St. Peter's and North Laine
<b>Site Name/Address – Not an ELR Site</b>		
Combined Engineering Depot, New England Road, BN1 3TU		
Source of Site	Planning Status	Size
Call for Sites 2017	No planning permission	2.19 hectares
<b>Description of the Site</b>		
The site is currently in use as operational railway land (Sui Generis) and also occupied by British Transport Police, Colas Rail and Govia Thameslink. The site is immediately adjacent to the railway line and the existing access via New England Road.		
<b>Planning History</b>		
BH2012/03141 – Reconfiguration of fenestration at ground floor level to provide new fire escape door and new larger windows. Replacement of existing high-level windows and access ramp to front elevation.		
<b>AVAILABILITY</b>		
The site has been put forward by Network Rail through the 2017 Call for Sites process which suggests it is potentially surplus to requirements.		
<b>SUITABILITY: Policy Constraints</b>		
<p>City Plan Part One:</p> <ul style="list-style-type: none"> <li>• CP1 Housing Delivery</li> <li>• CP12 Urban Design</li> <li>• CP14 Housing Density</li> <li>• CP3 Employment Land</li> <li>• CP15 Heritage</li> </ul> <p>Local Plan Saved Policies</p> <ul style="list-style-type: none"> <li>• QD27 Protection of amenity</li> <li>• HO5 Provision of private amenity space in residential development</li> </ul>		

- HE6 Development within or affecting the setting of conservation areas

Parking SPD - Parking Zone – Key public Transport Corridor.

#### **SUITABILITY: Physical Constraints**

- Access: the site is accessed via New England Road.
- Historic: The site is not located within a conservation area and does not impact upon any listed buildings.
- Environmental: Located in Flood Zone 1 and therefore limited risk of flooding in this location.
- No other significant environmental designations.

#### **SUITABILITY: Other Potential Constraints**

Residential Amenity: Potential residential amenity issues given the proximity of the railway track and associated noise implications.

#### **ACHIEVEABILITY**

If the land is surplus for requirements and vacated and the appropriate landscaping buffer could be designed into any scheme this would appear appropriate for residential development. Suggested as an appropriate allocation.

#### **Type of Use**

Housing – C3

#### **Average Density of Surrounding Area (if known)**

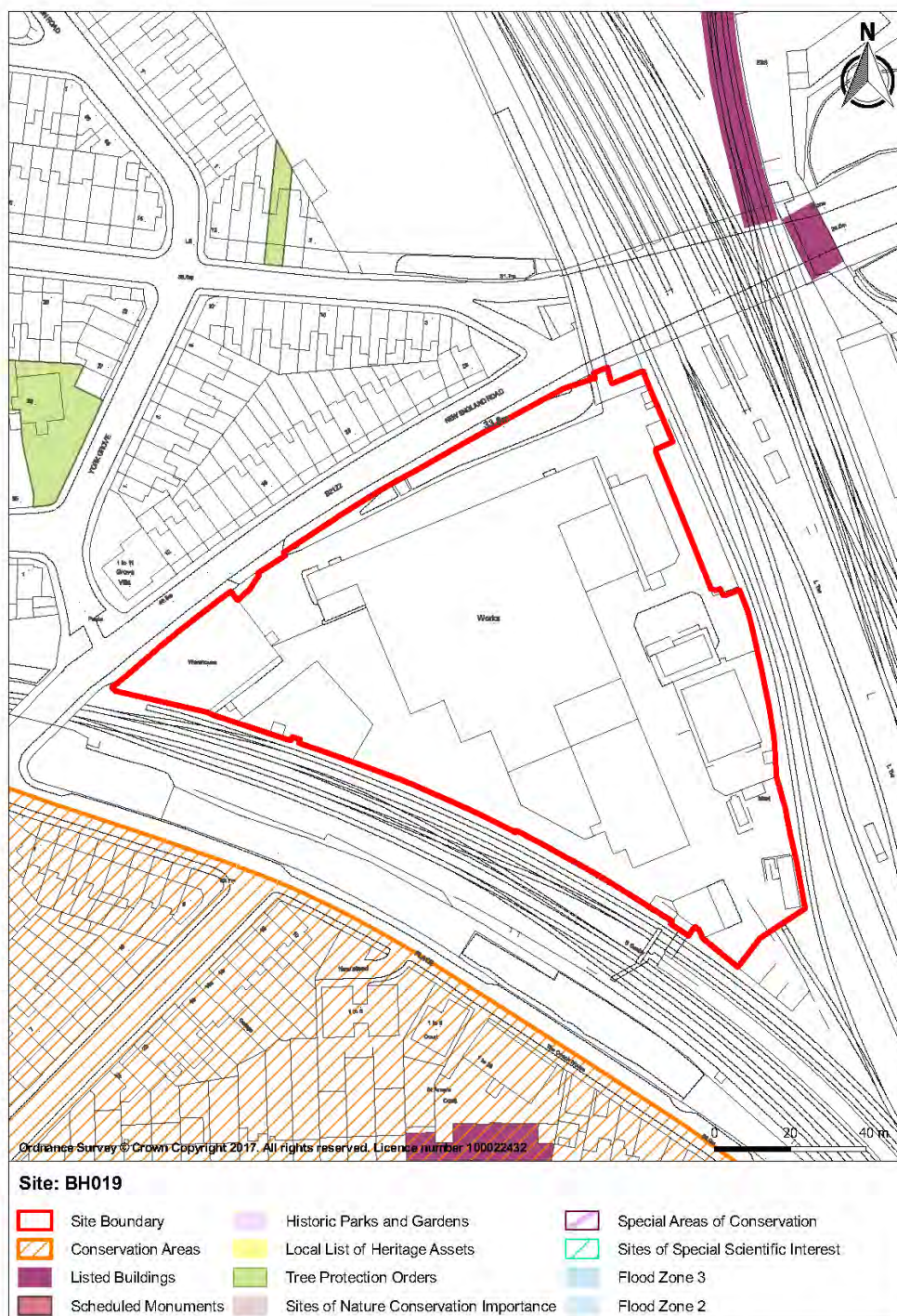
Unknown

#### **CONCLUSION**

Acknowledging the highlighted constraints, the site is considered suitable for housing development given the appropriate mitigation. The potential yield of 90 dwellings appears appropriate considering the potential landscaping buffer which will likely be required.

This site could also be considered as a mixed-use scheme, incorporating an element of B1, however we would suggest further consideration in terms of potential design, required mitigation land etc. before analysing the potential floorspace delivery.

## Site Map





BEDFORD - BRISTOL - CARDIFF - LEEDS - LONDON - MILTON KEYNES - NOTTINGHAM - RUGBY - SHEFFIELD

#### BEDFORD

4 Abbey Court  
Fraser Road  
Priory Business Park  
Bedford  
MK44 3WH

Tel: 01234 832 740  
Fax: 01234 831 266  
bedford@dlpconsultants.co.uk

#### BRISTOL

Broad Quay House (5th floor)  
Prince Street  
Bristol  
BS1 4DJ

Tel: 0117 905 8850  
bristol@dlpconsultants.co.uk

#### CARDIFF

Sophia House  
28 Cathedral Road  
Cardiff  
CF11 9LJ

Tel: 029 2064 6810  
cardiff@dlpconsultants.co.uk

#### LEEDS

Princes Exchange  
Princes Square  
Leeds  
LS1 4HY

Tel: 0113 280 5808  
leeds@dlpconsultants.co.uk

#### LONDON

The Green House  
41-42 Clerkenwell Green  
London  
EC1R 0DU

Tel: 020 3761 5390  
london@dlpconsultants.co.uk

#### MILTON KEYNES

Midsummer Court  
314 Midsummer Boulevard  
Milton Keynes  
MK9 2UB

Tel: 01908 440 015  
Fax: 01908 357 750  
miltonkeynes@dlpconsultants.co.uk

#### NOTTINGHAM

1 East Circus Street  
Nottingham  
NG1 5AF

Tel: 01158 966 620  
nottingham@dlpconsultants.co.uk

#### RUGBY

18 Regent Place  
Rugby  
Warwickshire  
CV21 2PN

Tel: 01788 562 233  
rugby.enquiries@dlpconsultants.co.uk

#### SHEFFIELD / SPRU

Ground Floor  
V1 Velocity Village  
Tenter Street  
Sheffield  
S1 4BY

Tel: 0114 228 9190  
Fax: 0114 272 1947  
sheffield@dlpconsultants.co.uk