

SHLAA Update 2019

October 2019



Brighton & Hove
City Council

2019 SHLAA Update

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1. Introduction

- 1.1 This report presents the 2019 annual review of the council's Strategic Housing Land Availability Assessment (SHLAA). It incorporates the latest information regarding housing land supply in the city and presents an updated housing trajectory and five year housing land supply position.
- 1.2 The purpose and role of the SHLAA is set out in the National Planning Policy Framework (NPPF)¹ and accompanying Planning Practice Guidance (PPG)²; that is to identify a future supply of land which is suitable, available and achievable for housing over the local plan period. This involves identifying all sites with housing potential; assessing their potential for delivery taking account of identified constraints, availability, viability etc; and determining the likely amount of housing and timescale for development. The guidance recognises the SHLAA as an important part of the evidence base to inform plan-making, but notes that it does not in itself determine whether a site should be allocated for housing development.
- 1.3 A key output of the SHLAA is the preparation of an indicative trajectory setting out the potential future housing supply. The NPPF states that planning policies should identify a supply of:
 - a) specific deliverable sites for years 1 to 5 of the plan period; and
 - b) specific developable sites or broad locations for growth for years 6-10 and, where possible, for years 11-15 of the plan.
- 1.4 The NPPF sets a requirement that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies (or against their local housing need where the strategic policies are more than five years old). The supply of specific deliverable sites should, in addition, include a buffer (moved forward from later in the plan period) of 5% to ensure choice and competition in the market for land. Where there has been significant under delivery of housing over the previous three years, a 20% buffer should be included to improve the prospect of achieving the planned supply. The NPPF indicates that past delivery will be measured through the Housing Delivery Test (which is discussed in further detail in Section 5 of this report). Further information on the approach that should be taken to assessing housing supply and delivery is provided in Planning Practice Guidance (PPG)³.
- 1.5 The council's approach set out in this SHLAA meets the NPPF requirements and is set out in detail below.

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

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

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

2. The 2019 SHLAA Assessment

2.1 The 2019 SHLAA has taken account of the latest information on housing land supply in the city. The information included is set out below.

a) Annual monitoring of housing development with planning permission

- i) Sites gaining planning consent for housing in the year from 1 April 2018 to 31 March 2019, including both newly identified sites and sites previously identified in the SHLAA which did not previously have planning consent;
- ii) Updated progress on previously identified sites with planning consent recording whether development on the site has yet to commence, is under construction, or has been completed;
- iii) The type of residential development (whether new build, change of use or conversion); and
- iv) The adjusted supply position where sites have been developed and completed.

b) Sites without planning permission that have identified housing potential

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

Assessment of site availability, capacity and timescales

2.2 The availability, capacity and delivery timescale for all identified sites has been reviewed as part of the SHLAA update to take account of further information received during the monitoring year from landowners, agents and/or developers. On sites with planning permission which have not commenced or where development has stalled, the relevant developers/agents have been contacted by the council requesting updated information. Discussion has also been undertaken with relevant council officers (e.g with BHCC Development Management, Housing and Estate Regeneration officers).

2.3 The availability and housing capacity of sites has been updated to reflect the housing site allocations proposed in the City Plan Part Two Pre-Submission Version. The assessment of potential delivery timescales and rates of housing delivery has also been informed by analysis of historic delivery rates for residential developments completed over the past decade.

⁴ [BHCC Brownfield Land Register 2019](#)

⁵ [BHCC Draft City Plan Part Two Pre-Submission Version 2019](#)

3. 2019 SHLAA Update Results

3.1 Summary Tables 1-7⁶ set out the results of the 2019 SHLAA. In overall terms, the SHLAA has identified a total housing land supply of around 17,243 housing units of which 14,875 units are projected to be deliverable by the end of the City Plan period in 2030. This projected housing supply would substantially exceed the target of 13,200 homes set out in Policy CP1 of City Plan Part One.

Large Identified Sites (6+ units net gain)

3.2 Summary Tables 1 and 2 indicate the potential supply from sites of 6 units and above. Over the City Plan period to 2030, there is an identified supply of 6,172 units within the eight City Plan Development Areas (DA1-DA8) (Table A⁷) and a further 5,253 are across the rest of the city (Table B⁸). The overall supply from sites of 6+ units therefore is 11,425 units.

Small Identified Sites (<6 units net gain)

3.3 Summary Table 3 sets out the supply expected from small identified sites, which includes small sites already completed and those with current planning permission. The total identified supply from small sites is 1,653 units, comprising 1,321 units completed in the period 2010-2019 and a further 332 units expected to be delivered on small sites with planning permission at 1 April 2019. This includes 146 units on sites which have commenced (already under construction) and 207 units on sites not yet started where a 10% discount for non-implementation has been assumed (Table C⁹). As shown in Table C, housing delivery from the small identified sites has been assumed to take place over Years 1 to 3 (2018-2021), with sites already commenced divided between Years 1 and 2, and sites where development has not yet started phased across Years 1 to 3.

Other Sources of Housing Supply

3.4 Summary Table 4 indicates the potential additional housing supply from two further sources, firstly Prior Approvals for change of use to residential under permitted development rights and secondly the council's Estate Regeneration Programme ('New Homes for Neighbourhoods').

3.5 The SHLAA Update 2019 identifies a total of 306 net residential units with Prior Approval for change of use to residential (Class C3) under permitted development rights (i.e without the need to apply for planning permission). To account for potential non-implementation, a 30% discount has been applied to this figure, giving a revised estimate of 214 additional residential units expected to be delivered from this source (Table D¹⁰).

3.6 The council's Housing Revenue Account (HRA) Estate Regeneration Programme known as 'New Homes for Neighbourhoods' (NHFN) was endorsed by the council in March

⁶ [SHLAA 2019 Summary Tables](#)

⁷ [2019 SHLAA Update Table A: Development in Development Areas \(DAs\)](#)

⁸ [2019 SHLAA Update Table B: Other Identified Supply not within DAs](#)

⁹ [2019 SHLAA Update Table C: Small Identified Sites \(<6 units net\)](#)

¹⁰ [2019 SHLAA Update Table D: Prior Approvals for Conversion to Residential](#)

2013 and has a target to deliver 500 affordable homes on council-owned sites throughout the city. A total of 157 units have been completed on HRA sites, and a further 111 units have planning permission and are projected for delivery in Years 1-5. The HRA sites which have been completed, have planning permission, or have been identified for development are included in SHLAA Tables A and B. Subtracting the total of 268 HRA units completed or permitted from the overall target of 500 homes gives an outstanding figure of 232 units on sites yet to be identified as shown in Table 4. A number of additional council owned sites are currently under consideration for housing development under the NHFN programme and the council is confident that at least 500 dwellings will be delivered. As additional sites come forward, they will be identified in the annual SHLAA updates. A breakdown of delivery from the NHFN programme is provided in Table E¹¹.

Small Site Windfall Allowance (less than 6 net units)

- 3.7 Table 6 identifies the supply estimated to come from small unidentified sites of less than 6 net units ('small windfall sites') over the next 15 years. The NPPF allows for windfall sites to be included as part of projected housing figures where there is compelling evidence that they will provide a reliable source of supply. It states that such allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.
- 3.8 Table F¹² illustrates how the windfall allowance has been calculated for small sites. The estimated windfall supply is based on average delivery on small sites of less than 6 net units over the past 5 years. Over the period 2014-2019 there was an average annual delivery of 157 units per year on small sites. For comparison, the average delivery over the past 10 years (2009-2019) was slightly lower averaging 142 units per year. These figures indicate that small sites have consistently provided an important component of the city's housing supply, and this supply shows no sign of decreasing. The analysis shows that a large majority of small windfall development takes place through conversions and changes of use (63%). It is difficult to anticipate where these types of developments are likely to arise and therefore small site development cannot realistically be identified on a site by site basis as is the case for larger sites of 6+ units. For these reasons, the inclusion of a windfall allowance for small sites is considered to be supported by robust evidence.
- 3.9 To avoid double counting with small sites which already have planning permission (those included in Table C), allowance for small site windfall has only been included in the housing supply from Year 3 (2020/21) onwards. As shown in Table F, it is assumed the small site completions in Years 1 and 2 will comprise sites which already have planning permission (commenced and not yet started) and that completions in Year 3 will include a mix of both existing small site permissions (not yet started) and windfall sites not yet identified. From Year 4 (2021/22) onwards, an annual small site windfall allowance of 157 units per year has been included in the housing supply figures.

¹¹ [2019 SHLAA Update Table E: Housing Supply from Estate Regeneration Programme](#)

¹² [2019 SHLAA Update Table F: Small Site Windfall Allowance](#)

4. Housing Trajectory

- 4.1 Chart A¹³ presents a housing trajectory based on the sources of housing supply listed above. The housing trajectory shows the annual net housing completions since the start of the City Plan period in 2010 and the projected annual housing delivery to the end of the Plan period in 2030 and over the next 15 years to 2034.

5. Five Year Housing Land Supply 2019-2024

- 5.1 The 2019 SHLAA Update has been used to update the five year housing land supply position. The calculation of five year housing supply is based on the Phased Requirement Method which is set out in the City Plan Part One Housing Implementation Strategy¹⁴. This approach was endorsed by the City Plan Part One examination inspector when finding the Plan sound in February 2016¹⁵.
- 5.2 The NPPF states that the five year supply of deliverable sites should include a buffer (moved forward from later in the plan period) of 5% to ensure choice and competition in the market for land, and that where there has been significant under delivery of housing over the previous three years, a 20% buffer should be included. It also states that from November 2018, the assessment of 'significant under delivery' will be based on the Housing Delivery Test, indicating that the 20% buffer will apply where housing delivery has been below 85% of the housing requirement over the past three monitoring years. Details of how the Housing Delivery Test will be calculated are set out in the Government's Housing Delivery Test Measurement Rulebook¹⁶.
- 5.3 At the current time, the Government has not published the Housing Delivery Test figures for the period 2016-2019. Applying the calculation methodology set out in the Housing Delivery Test Measurement Rule Book to the completions data for Brighton & Hove as supplied by the council to MHCLG in Autumn 2019 would give a housing delivery figure of around 70% against the City Plan housing requirement over the period 2016-2019. This would fall below 85%, indicating that a 20% buffer should be applied to the five year housing land supply.
- 5.4 The current five year housing land supply position is summarised in the table below. The five year housing requirement has been adjusted to include the shortfall in housing delivery over the period 2014-2019 (844 units) and a 20% buffer, resulting in a requirement of 6,149 residential units over the period 2019-2024. As a result the housing requirement is now 1,230 residential units per year which is substantially higher than the annualised requirement set out in City Plan Part One.
- 5.5 The 2019 SHLAA Update shows a potential housing supply of 4,949 residential units over the period 2019-2024. The sources of supply that make up this figure are set out in Summary Tables 1-7, whilst Tables A and B show the projected delivery and phasing of individual sites of 6+ units that fall within the first five years.

¹³ [2019 SHLAA Update Chart A: Housing Trajectory](#)

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

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

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

- 5.6 As illustrated in the table below, comparison of the projected five year housing supply (4,949 units) with the five year housing requirement (6,149 units) indicates an overall five year housing shortfall of 1,200 residential units (4.0 years housing supply).

**Five Year Housing Supply Requirement
Phased Requirement Method including 20% Buffer**

	Residential units
Requirement 2019-2024 (856 x 5)	4,280
Adjustment for under-delivery 2014/15	74
Adjustment for over-delivery 2015/16	-32
Adjustment for under-delivery 2016/17	316
Adjustment for under-delivery 2017/18	211
Adjustment for under-delivery 2018/19	275
Total (inc adjustment for previous over/under-delivery)	5,124
20% Buffer	1,025
Five Year Requirement 2019-2024	6,149
Annualised Requirement	1,230

Deliverable Housing Supply 2019-2024	4,949
Surplus/Shortfall against Housing Requirement	-1,200
Projected Years of Housing Supply	4.0

6. 2019 SHLAA Update Data Tables

6.1 Housing Supply Summary Tables

	Completions	1 - 5 Year Supply					6- 10 Year Supply	11 Year Supply	Total Supply to 2030	12- 15 Year Supply	Post 2034	Total Supply
		2010-2019	2019/20	2020/21	2021/22	2022/23				2023/24		
1 Identified Supply in Development Areas (6 + units)												
DA1 Central Seafront	0	0	0	0	0	0	0	0	0	0	0	0
DA2 Brighton Marina & Black Rock	195	0	0	0	122	122	1,057	200	1,696	200	300	1,696
DA3 Lewes Road	111	17	36	180	183	0	96	33	656	8	39	656
DA4 Brighton Station / London Road	388	7	35	0	200	284	260	162	1,336	0	0	1,336
DA5 Eastern Road / Edward Street	25	142	56	56	56	0	145	0	480	56	80	480
DA6 Hove Station	89	0	0	0	0	200	567	0	856	66	0	856
DA7 Toads Hole Valley	0	0	0	69	0	100	510	90	769	180	0	769
DA8 Shoreham Harbour	29	0	0	52	104	0	171	23	379	0	0	379
Total Supply in Development Areas	837	166	127	357	665	706	2,806	508	6,172	510	419	6,172

Source: Table A

	Completions	1 - 5 Year Supply					6- 10 Year Supply	11 Year Supply	Total Supply to 2030	12- 15 Year Supply	Post 2034	Total Supply
		2010-2019	2019/20	2020/21	2021/22	2022/23				2023/24		
2 Other Identified Supply not in DA's (6 + units)												
O/S Allocations with PP	9	0	0	0	0	49	0	0	58	0	0	58
O/S Allocations without PP	0	0	0	0	0	0	717	12	729	0	0	729
Completed and O/S Planning Consents 6+	1,666	228	341	571	392	94	5	0	3,297	0	0	3,297
Other Identified Sites without PP	0	0	0	195	93	10	609	262	1,169	631	180	1,169
Total Supply Other Identified Sites	1,675	228	341	766	485	153	1,331	274	5,253	631	180	5,253

Source: Table B

	Completions	1 - 5 Year Supply					6- 10 Year Supply	11 Year Supply	Total Supply to 2030	12- 15 Year Supply	Post 2034	Total Supply
		2010-2019	2019/20	2020/21	2021/22	2022/23				2023/24		
3 Small Site Identified Supply (<6 units)												
	1,321	135	135	62	0	0	0	0	1,653	0	0	1,653

Source: Table C

6.1 Housing Supply Summary Tables (continued)

	Completions	1 - 5 Year Supply					6- 10 Year Supply	11 Year Supply	Total Supply to 2030	12- 15 Year Supply	Post 2034	Total Supply
		2010-2019	2019-2024									
4 Other Sources of Housing Supply												
Prior Approvals for conversion to residential	0	214					0	0	214	0	0	214
HRA Estates Regen (not identified in Tables A & B)	0	0					193	39	232	0	0	232

Source: Tables D and E

	Completions	1 - 5 Year Supply					6- 10 Year Supply	11 Year Supply	Total Supply to 2030	12- 15 Year Supply	Post 2034	Total Supply
		2010-2019	2019-2024									
5 Total Identified Supply (A + B + C+ D + E)												
	3,833	4,540					4,330	821	13,524	1,141	599	13,524

	Completions	1 - 5 Year Supply					6- 10 Year Supply	11 Year Supply	Total Supply to 2030	12- 15 Year Supply	Post 2034	Total Supply				
		2010-2019	2019/20	2020/21	2021/22	2022/23							2023/24	2024-2029	2029-2030	2030-2034
		6 Small Unidentified Site Allowance (<6 units)														
		0	0	95	157	157	785	157	1,351	628	0	1,351				
		409														

Source: Table F

	Completions	1 - 5 Year Supply					6- 10 Year Supply	11 Year Supply	Total Supply to 2030	12- 15 Year Supply	Post 2034	Total Supply
		2010-2019	2019-2024									
7 Total Supply												
Total Supply (Table 5 + Table 6)	3,833	4,949					5,115	978	14,875	1,769	599	17,243

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

Ref	Strat Alloc	DA	Identified Supply in Development Areas (6+ units)	Completions	1 - 5 Year Supply					6- 10 Year Supply	11 Year Supply	12- 15 Year Supply	Post 2034	Total Supply 2010 - 2030	Planning Status
				2010-2019	2019/ 20	2020/ 21	2021/2 2	2022/ 23	2023/ 24	2024-2029	2029-2030	2030- 2034	2030- 2034		
		DA1 Brighton Centre and Churchill Square		0	0	0	0	0	0	0	0	0	0	0	
			Total	0	0	0	0	0	0	0	0	0	0	0	
4	N	DA2 Brighton Marina & Black Rock	Land at Brighton Marina (Outer Harbour)	195	0	0	0	122	122	417	0	0	0	856	Commenced. Phase 1 complete
1	Y		Gas Works Site, Boundary Road, Brighton	0	0	0	0	0	0	340	0	0	0	340	Strategic Allocation no planning app
3	Y		Land at Brighton Marina (Inner Harbour)	0	0	0	0	0	0	300	200	200	300	500	Strategic Allocation no planning app
			Total	195	0	0	0	122	122	1,057	200	200	300	1,696	
12	N	DA3 Lewes Road	Former Esso Garage Hollingdean Road	24	0	0	0	0	0	0	0	0	0	24	Completed
151	N		Covers Yard, Melbourne Street	39	0	0	0	0	0	0	0	0	0	39	Completed
673	N		18 Wellington Road Brighton	12	0	0	0	0	0	0	0	0	0	12	Completed
927	N		58-62 Lewes Road	6	0	0	0	0	0	0	0	0	0	6	Completed
945	N		(RSL site) Ainsworth House Wellington Road Brighton	17	0	0	0	0	0	0	0	0	0	17	Completed
973	N		2 Freehold Terrace, Brighton	7	0	0	0	0	0	0	0	0	0	7	Completed
1019	N		Former Connaught House Site Melbourne Street	6	0	0	0	0	0	0	0	0	0	6	Completed
14	Y		Preston Barracks Lewes Road	0	0	0	180	183	0	0	0	0	0	363	Strategic Allocation - Commenced
6162			Former St Gabriel's Home 18 Wellington Road	0	9	0	0	0	0	0	0	0	0	9	Commenced
6010	N		46 Freehold Terrace Brighton (HRA)	0	8	0	0	0	0	0	0	0	0	8	Commenced
6161			187 Lewes Road	0	0	6	0	0	0	0	0	0	0	6	Commenced
6080	N		Selsfield Drive Housing Office, Brighton BN2 4HA (HRA site)	0	0	30	0	0	0	0	0	0	0	30	Commenced
892	Y		EM1 Melbourne Street/Enterprise Point	0	0	0	0	0	0	80	0	0	0	80	Strategic Allocation - No Planning App
859	N		2-16 Coombe Road (Big Yellow Storage)	0	0	0	0	0	0	0	33	0	0	33	Local Plan Allocation - No planning app
8	N		8 Park Crescent Place Brighton	0	0	0	0	0	0	0	0	0	12	0	No planning app
10	N		Rear 38 Lewes Road, Brighton (Pavillion Car Sales) (RO 35-38 Lewes	0	0	0	0	0	0	0	0	0	12	0	No planning app
92	N		Rear of 31 Appledore Road & 3-5 Halland Road	0	0	0	0	0	0	0	0	8	0	0	No planning app
6081	N		Above Co-operative 56-57 Lewes Road, Brighton	0	0	0	0	0	0	6	0	0	0	6	No planning app
6082	N		Rodhus Studios 16-30 Hollingdean Road	0	0	0	0	0	0	0	0	0	15	0	No planning app
6142	N		60-62 & 65 Gladstone Place Brighton	0	0	0	0	0	0	10	0	0	0	10	No planning app
			Total	111	17	36	180	183	0	96	33	8	39	656	
867	Y	DA4 London Road Area	157-159 Preston Road (Former Norwich Union) (EM2)	31	0	0	0	0	0	0	0	0	0	31	Strategic Allocation - Completed
17	N		49-50 Providence Place & 3 & 4 Ann Street	9	0	0	0	0	0	0	0	0	0	9	Completed
24	N		Open Market, Marshall's Row, London Road	87	0	0	0	0	0	0	0	0	0	87	Completed
666	N		Block J, Brighton Station Site	147	0	0	0	0	0	0	0	0	0	147	Completed
918	N		37/38 Providence Place, Brighton	6	0	0	0	0	0	0	0	0	0	6	Completed
955	N		17-19 Oxford Street	9	0	0	0	0	0	0	0	0	0	9	Completed
6112	N		Shipping containers (part of richardson's scrap yard) 10 New Englar	36	0	0	0	0	0	0	0	0	0	36	Completed
6138	N		171 - 173 Preston Road (Prestamex House)	63	0	0	0	0	0	0	0	0	0	63	Completed
6087	N		25-28 Elder Place	0	7	0	0	0	0	0	0	0	0	7	Commenced
869	Y		87 Preston Road (EM2)	0	0	25	0	0	0	0	0	0	0	25	Not Started
899	Y		Longley Industrial Estate New England Street	0	0	0	0	100	101	0	0	0	0	201	Strategic Allocation - Approved Application
860	Y		Anston House, Preston Road (EM2)	0	0	0	0	100	129	0	0	0	0	229	Strategic Allocation - Approved Application
6141	N		Former Housing Office (George Cooper House) 21-22 Oxford Street	0	0	10	0	0	0	0	0	0	0	10	App Under Consideration
893	Y		Vantage Point and Circus Parade New England Street	0	0	0	0	0	45	0	0	0	0	45	Strategic Allocation - Pre App Discussions
132	Y		north of Theobald House Blackman Street/Cheapside Whitecross St	0	0	0	0	0	0	0	32	0	0	32	Strategic Allocation - No Planning App
864	Y		Telecom House 123 -135 Preston Road (EM2)	0	0	0	0	0	0	0	85	0	0	85	Strategic Allocation - No Planning App
865	Y		149-151 Preston Road (Thales) (EM2)	0	0	0	0	0	0	0	15	0	0	15	Strategic Allocation - No Planning App
866	Y		(Natwest) 153 Preston Road (EM2)	0	0	0	0	0	0	40	0	0	0	40	Strategic Allocation - No Planning App
868	Y		Park Gate 161-163 Preston Road (EM2)	0	0	0	0	0	0	0	30	0	0	30	Strategic Allocation - No Planning App
894	Y		Richardson's scrap yard and Brewer's Paint (Albany House)	0	0	0	0	0	0	20	0	0	0	20	Strategic Allocation - No Planning App
677	N	City College, Pelham Street	0	0	0	0	0	0	100	0	0	0	100	No Planning App	
6143	N	Combined Engineering depot, New England Road	0	0	0	0	0	0	100	0	0	0	100	No Planning App	
6155	N	45-47 Cheapside	0	0	0	0	0	9	0	0	0	0	9	No Planning App	
			Total	388	7	35	0	200	284	260	162	0	0	1,336	

Ref	Strat Alloc	DA	Identified Supply in Development Areas (6 + units)	Completions	1 - 5 Year Supply					6- 10 Year Supply	11 Year Supply	12- 15 Year Supply	Post 2034	Total Supply 2010 - 2030	Planning Status
				2010-2019	2019/20	2020/21	2021/22	2022/23	2023/24	2024-2029	2029-2030	2030-2034	2030-2034	2010 - 2030	
6016	N	DA5 Eastern Road / Edward Street	Stag Inn 33 Upper Bedford Street Brighton	9	0	0	0	0	0	0	0	0	0	9	Completed
6084	N		33 Mighell Street and 70a Carlton Hill Brighton	9	0	0	0	0	0	0	0	0	0	9	Completed
6085	N		31-32 High Street Brighton	7	0	0	0	0	0	0	0	0	0	7	Completed
30	Y		Circus Street (EM9)	0	142	0	0	0	0	0	0	0	0	142	Strategic Allocation - Commenced
32	Y		Edward St (Amex House)	0	0	56	56	56	0	0	0	0	0	168	Strategic Allocation - Approved Application
29881	Y		EM1 Freshfield Road Business Park/Gala Bingo Car Park, Freshfield	0	0	0	0	0	0	110	0	0	0	110	Strategic Allocation - No Planning App
6199	N		Royal Sussex County Hospital Outpatients Department	0	0	0	0	0	0	35	0	0	0	35	No Planning App
27	N		BT Site bottom side Freshfield Road	0	0	0	0	0	0	0	0	45	0	0	No Planning App
28	N		Brighton Youth Centre 64 Edward Street Grosvenor Place	0	0	0	0	0	0	0	0	11	0	0	No Planning App
1030	N		Police Station, John Street, Brighton	0	0	0	0	0	0	0	0	0	80	0	No Planning App
Total				25	142	56	56	56	0	145	0	56	80	480	
891	N	DA6 Hove Station	70 and site of Chrome Productions Limited, Goldstone Lane, Hove	65	0	0	0	0	0	0	0	0	0	65	Completed
2004	N		84- 86 Denmark Villas Hove	24	0	0	0	0	0	0	0	0	0	24	Completed
862	Y		Conway Street (EM1)	0	0	0	0	0	200	0	0	0	0	200	Strategic Allocation - Not Started
35	N		PO Sorting Office Denmark Villas Hove	0	0	0	0	0	0	67	0	0	0	67	No Planning App
758	N		Decon Laboratories, Conway Street	0	0	0	0	0	0	0	0	28	0	0	No Planning App
5004	N		Shell Fuel Garage 132-134 Old Shoreham Road Hove	0	0	0	0	0	0	0	0	24	0	0	No Planning App
5005	N		ESSO Fuel Garage Hove Station Station Approach	0	0	0	0	0	0	0	0	14	0	0	No Planning App
180	N		Sackville Trading Estate / Coal Yard, Sackville Road	0	0	0	0	0	0	500	0	0	0	500	No Planning App
Total				89	0	0	0	0	200	567	0	66	0	856	
6187	Y	DA7 Toads Hole Valley	Court Farm House King George VI Avenue Hove	0	0	0	69	0	0	0	0	0	0	69	Commenced
732	Y		Toads' Hole Valley King George VI Avenue Hove	0	0	0	0	0	100	510	90	180	0	700	App Under Consideration
Total				0	0	0	69	0	100	510	90	180	0	769	
6086	N	DA8 Shoreham Harbour	1 Wellington Road, Portslade	8	0	0	0	0	0	0	0	0	0	8	Completed
930	N		107 Boundary Road Hove	6	0	0	0	0	0	0	0	0	0	6	Completed
6125	Y		Britannia House 336 Kingsway Hove	6	0	0	0	0	0	0	0	0	0	6	Strategic Allocation - Completed
6012	Y		Britannia House, 332 Kingsway	9	0	0	0	0	0	0	0	0	0	9	Strategic Allocation - Completed
6029	Y		9-16 Aldrington Basin/Land South of Kingsway Basin Road North Po	0	0	0	52	0	0	0	0	0	0	52	Strategic Allocation - Commenced
6180	Y		364-368 Kingsway Hove	0	0	0	0	0	0	0	23	0	0	23	Strategic Allocation - No Planning App
6077	Y		Belgrave Centre	0	0	0	0	104	0	0	0	0	0	104	Strategic Allocation - Minded to Grant Planning Approval
6114	Y		Flexer Sacks, Wellington Road, Portslade	0	0	0	0	0	0	45	0	0	0	45	Strategic Allocation - No Planning App
6160	Y		Wellington House, Camden Street, Portslade	0	0	0	0	0	0	20	0	0	0	20	Strategic Allocation - No Planning App
6163	Y		Prestwich House Portslade	0	0	0	0	0	0	15	0	0	0	15	Strategic Allocation - No Planning App
6164	Y		Regency House Portslade	0	0	0	0	0	0	45	0	0	0	45	Strategic Allocation - No Planning App
6165	Y		Church Road/Wellington Road/ St Peter's Road Portslade	0	0	0	0	0	0	25	0	0	0	25	Strategic Allocation - No Planning App
6166	Y		Station Road Portslade	0	0	0	0	0	0	15	0	0	0	15	Strategic Allocation - No Planning App
6095	N	79 North Street Portslade	0	0	0	0	0	0	6	0	0	0	6	No Planning App	
Total				29	0	0	52	104	0	171	23	0	0	379	
All DAs Total				837	166	127	357	665	706	2,806	508	510	419	6,172	

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

Other Identified Supply not in DA's (6 + units)	Ref	Site	Completions	1 - 5 Year Supply					6- 10 Year Supply	11- Year Supply	12- 15 Year Supply	Post 2034	Total Supply 2010-2030	Planning Status
			2010-2019	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024-2029	2029-2030	2030-2034			
Outstanding Allocations with PP	50	The Post Office 51 Ship Street, Brighton	9	0	0	0	0	0	0	0	0	0	9	Completed
	653	Saunders Glassworks, Sussex Place, Brighton	0	0	0	0	0	49	0	0	0	0	49	Commenced
	Total		9	0	0	0	0	49	0	0	0	0	58	
Outstanding Allocations without PP	44	2 to 18 The Cliff, Brighton	0	0	0	0	0	0	10	0	0	0	10	No planning app
	45	King Alfred, Kingsway, Hove	0	0	0	0	0	0	500	0	0	0	500	No planning app
	46	12 Richmond Parade, Brighton	0	0	0	0	0	0	7	0	0	0	7	No planning app
	47	Brighton General Hospital, Elm Grove, Brighton	0	0	0	0	0	0	200	0	0	0	200	No planning app
	49	Manchester Street/Charles Street, Brighton	0	0	0	0	0	0	0	12	0	0	12	No planning app
Total		0	0	0	0	0	0	717	12	0	0	729		
Outstanding Planning Consents >6 units	87	Builder Centre, Bristol Gardens and rear of Prince	9	0	0	0	0	0	0	0	0	0	9	Completed
	123	68-74 High Street, Rottingdean Brighton	8	0	0	0	0	0	0	0	0	0	8	Completed
	135	31-33 Bath Street Brighton	7	0	0	0	0	0	0	0	0	0	7	Completed
	186	Royal Alexandra Hospital 57 Dyke Road Brighton	119	0	0	0	0	0	0	0	0	0	119	Completed
	187	Former Bellerby's College, Park House Old Shoreham	71	0	0	0	0	0	0	0	0	0	71	Completed
	207	3 The Ridgway Brighton	7	0	0	0	0	0	0	0	0	0	7	Completed
	219	58 Palmeira Avenue Hove	7	0	0	0	0	0	0	0	0	0	7	Completed
	262	25-28 St James's Street Brighton	33	0	0	0	0	0	0	0	0	0	33	Completed
	414	Eastwoods Garden Centre 251-253 Ditchling Road	9	0	0	0	0	0	0	0	0	0	9	Completed
	508	1 Cliff Road and 8 Cliff Approach Brighton	6	0	0	0	0	0	0	0	0	0	6	Completed
	517	Ocean Hotel, Longridge Drive	48	0	0	0	0	0	0	0	0	0	48	Completed
	659	105 Marine Drive Brighton	8	0	0	0	0	0	0	0	0	0	8	Completed
	663	107 Marine Drive Rottingdean Brighton	8	0	0	0	0	0	0	0	0	0	8	Completed
	668	196 Dyke Road Brighton	7	0	0	0	0	0	0	0	0	0	7	Completed
	671	331 Kingsway Hove	40	0	0	0	0	0	0	0	0	0	40	Completed
	671	Rear 331 Kingsway Hove	8	0	0	0	0	0	0	0	0	0	8	Completed
	679	Gala Bingo Hall, 191 Portland Road Hove	35	0	0	0	0	0	0	0	0	0	35	Completed
	738	Land to rear of 67-81 Princes Road Brighton	6	0	0	0	0	0	0	0	0	0	6	Completed
	851	Rowan House Rowan Close Portslade	9	0	0	0	0	0	0	0	0	0	9	Completed
	855	Land at Redhill Close, Westdene	31	0	0	0	0	0	0	0	0	0	31	Completed
	863	EM1 Franklin Road Former Infinity Foods Site 45 Frank	31	0	0	0	0	0	0	0	0	0	31	Completed
	873	Vale House Vale Road Portslade	42	0	0	0	0	0	0	0	0	0	42	Completed
	908	20-36 Baden Road Brighton	9	0	0	0	0	0	0	0	0	0	9	Completed
	916	Dresden House 34-38 Medina Villas Hove	33	0	0	0	0	0	0	0	0	0	33	Completed
	921	23A & 23E Coleridge Street Hove	6	0	0	0	0	0	0	0	0	0	6	Completed
	928	Former Gospel Hall, 57 Falmer Road Brighton	6	0	0	0	0	0	0	0	0	0	6	Completed
	940	39 Salisbury Road Hove	9	0	0	0	0	0	0	0	0	0	9	Completed
	941	Former Nurses Accommodation Brighton General	95	0	0	0	0	0	0	0	0	0	95	Completed
	942	(RSL site) St Benedicts Convent 1 Manor Road	46	0	0	0	0	0	0	0	0	0	46	Completed
	943	(RSL site) Pioneer House 60 Burstead Close Brighton	24	0	0	0	0	0	0	0	0	0	24	Completed
	944	(RSL site) 26-28 Brading Road Brighton	12	0	0	0	0	0	0	0	0	0	12	Completed
	953	1 to 5 Franklin Road Portslade	9	0	0	0	0	0	0	0	0	0	9	Completed
	954	24 Castle Street, Brighton	7	0	0	0	0	0	0	0	0	0	7	Completed
	958	19 Brunswick Place Hove	6	0	0	0	0	0	0	0	0	0	6	Completed
	959	63 Holland Road Hove	7	0	0	0	0	0	0	0	0	0	7	Completed
	960	City Park Orchard Road Hove	6	0	0	0	0	0	0	0	0	0	6	Completed
	961	Rear of 20-32 Baden Road Brighton	7	0	0	0	0	0	0	0	0	0	7	Completed
962	St Albans Church Coombe Road Brighton	9	0	0	0	0	0	0	0	0	0	9	Completed	
963	28-29 Western Road Hove	9	0	0	0	0	0	0	0	0	0	9	Completed	
966	323-325 Mile Oak Road Brighton	9	0	0	0	0	0	0	0	0	0	9	Completed	
967	Stanmer House Stanmer Brighton	15	0	0	0	0	0	0	0	0	0	15	Completed	
968	Buckingham Lodge Buckingham Place Brighton	6	0	0	0	0	0	0	0	0	0	6	Completed	
971	24 St James's Street Brighton	6	0	0	0	0	0	0	0	0	0	6	Completed	
972	Rotary Point 81 Windlesham Close Portslade	10	0	0	0	0	0	0	0	0	0	10	Completed	
974	22 Sussex Square Brighton	6	0	0	0	0	0	0	0	0	0	6	Completed	

Other Identified Supply not in DA's (6 + units)	Ref	Site	Completions	1 - 5 Year Supply					6- 10 Year Supply	11- Year Supply	12- 15 Year Supply	Post 2034	Total Supply 2010- 2030	Planning Status
			2010-2019	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024-2029	2029-2030	2030- 2034			
Outstanding Planning Consents >6 units (continued)	978	22 Burlington Street, Brighton	7	0	0	0	0	0	0	0	0	7	Completed	
	979	49 Brunswick Road, Hove	7	0	0	0	0	0	0	0	0	7	Completed	
	980	21 Burlington Street, Brighton	6	0	0	0	0	0	0	0	0	6	Completed	
	981	70-73 Western Road	6	0	0	0	0	0	0	0	0	6	Completed	
	1012	28 Marine Drive	9	0	0	0	0	0	0	0	0	9	Completed	
	1013	145 Vale Avenue	9	0	0	0	0	0	0	0	0	9	Completed	
	1014	19 The Upper Drive	8	0	0	0	0	0	0	0	0	8	Completed	
	1015	8 Pavilion Parade	7	0	0	0	0	0	0	0	0	7	Completed	
	1016	80 Stoneham Road	7	0	0	0	0	0	0	0	0	7	Completed	
	1020	Kings Gate 111 The Drive	6	0	0	0	0	0	0	0	0	6	Completed	
	1021	3 to 5 Vernon Gardens Denmark Terrace	10	0	0	0	0	0	0	0	0	10	Completed	
	1022	20 Old Steine Brighton	7	0	0	0	0	0	0	0	0	7	Completed	
	4004	Phoenix House 15a-19 Norway Street Portslade	6	0	0	0	0	0	0	0	0	6	Completed	
	4006	13-15 Old Steine Brighton	7	0	0	0	0	0	0	0	0	7	Completed	
	6007	30-31 Devonshire Place, Brighton	6	0	0	0	0	0	0	0	0	6	Completed	
	6008	160 Dyke Road	6	0	0	0	0	0	0	0	0	6	Completed	
	6011	St Augustine's Church, Stanford Avenue	9	0	0	0	0	0	0	0	0	9	Completed	
	6013	Brooke Mead, Albion Street (HRA)	36	0	0	0	0	0	0	0	0	36	Completed	
	6015	Halstead Scaffolding Ltd 18 24 28 & 30 Kingsthorpe Ro	9	0	0	0	0	0	0	0	0	9	Completed	
	6021	17 Goldstone Crescent Hove	6	0	0	0	0	0	0	0	0	6	Completed	
	6022	4-6 Montefiore Road Hove	10	0	0	0	0	0	0	0	0	10	Completed	
	6023	Port Hall Mews Brighton	6	0	0	0	0	0	0	0	0	6	Completed	
	6024	Wavertree House Somerhill Road Hove	6	0	0	0	0	0	0	0	0	6	Completed	
	6026	St Andrews Day and Resource Centre St Andrews	7	0	0	0	0	0	0	0	0	7	Completed	
	6027	31& 33 Selborne Road Hove	10	0	0	0	0	0	0	0	0	10	Completed	
	6028	43 Palmeira Avenue	8	0	0	0	0	0	0	0	0	8	Completed	
	6031	3-4 Western Road Hove	6	0	0	0	0	0	0	0	0	6	Completed	
	6044	Mitre House 149 Western Road	12	0	0	0	0	0	0	0	0	12	Completed	
	6045	2 Osmond Road	13	0	0	0	0	0	0	0	0	13	Completed	
	6047	Priory House Bartholomew Square Brighton	40	0	0	0	0	0	0	0	0	40	Completed	
	6048	243 Preston Road	7	0	0	0	0	0	0	0	0	7	Completed	
	6049	245 Preston Road	7	0	0	0	0	0	0	0	0	7	Completed	
	6053	Findon Road, former Whitehawk Library site, Brighton	57	0	0	0	0	0	0	0	0	57	Completed	
	6054	Wellsbourne site, Whitehawk Road, Brighton, BN2 5FL	29	0	0	0	0	0	0	0	0	29	Completed	
	6059	7 Symbister Road	9	0	0	0	0	0	0	0	0	9	Completed	
	6088	25 Arthur Street Hove	6	0	0	0	0	0	0	0	0	6	Completed	
	6089	Royal York Buildings 41-42 Old Steine Brighton	8	0	0	0	0	0	0	0	0	8	Completed	
	6090	2 Dudley Road, Brighton	7	0	0	0	0	0	0	0	0	7	Completed	
	6092	HRA site Robert Lodge Manor Place Brighton (HRA)	6	0	0	0	0	0	0	0	0	6	Completed	
	6093	11-12 Marlborough Place Brighton	17	0	0	0	0	0	0	0	0	17	Completed	
	6094	Martello House 315 Portland Road Hove (Part of Em1	28	4	0	0	0	0	0	0	0	32	Completed	
	6096	19 & Land Adjacent to 19 Dorset Gardens Brighton	6	0	0	0	0	0	0	0	0	6	Completed	
	6103	379 & Land Rear 377 Kingsway, Hove	8	0	0	0	0	0	0	0	0	8	Completed	
	6104	121-123 Davigdor Road (Happy Cell)	47	0	0	0	0	0	0	0	0	47	Completed	
	6105	Mill House Pub, 131 Mill Lane, Portslade	8	0	0	0	0	0	0	0	0	8	Completed	
	6126	HRA site Robert Lodge Manor Place Brighton (HRA)	9	0	0	0	0	0	0	0	0	9	Completed	
	6127	83 - 85 Western Road Hove	6	0	0	0	0	0	0	0	0	6	Completed	
	6128	Units 1, 2, 4, 5, 6, 7, 8, 10 and 11 Bush Mews 5 Arundel	9	0	0	0	0	0	0	0	0	9	Completed	
	6129	Stretton Hall (Part of EDF Portland Road Business Park	9	0	0	0	0	0	0	0	0	9	Completed	
	6130	173 Church Road Hove	6	0	0	0	0	0	0	0	0	6	Completed	
	6131	Russell House Russell Mews Brighton	53	0	0	0	0	0	0	0	0	53	Completed	
	6132	201 Dyke Road Hove	8	0	0	0	0	0	0	0	0	8	Completed	
	6133	60 Wilbury Road Hove	11	0	0	0	0	0	0	0	0	11	Completed	
	6134	23 & 24 Old Steine Brighton	9	0	0	0	0	0	0	0	0	9	Completed	
	6146	Land Adjacent To Cedar Centre Lynchet Close Brighton	8	0	0	0	0	0	0	0	0	8	Completed	
	6154	1 Nizells Avenue, Hove	8	0	0	0	0	0	0	0	0	8	Completed	
	6156	Lace House, 39 - 40 Old Steine, Brighton	9	0	0	0	0	0	0	0	0	9	Completed	
	6168	Goldstone Business Centre 2 Goldstone Street Hove	9	0	0	0	0	0	0	0	0	9	Completed	

Other Identified Supply not in DA's (6 + units)	Ref	Site	Completions	1 - 5 Year Supply					6- 10 Year Supply	11- Year Supply	12- 15 Year Supply	Post 2034	Total Supply 2010-2030	Planning Status
			2010-2019	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024-2029	2029-2030	2030-2034			
Outstanding	925	Kensington Street car parking sites, Brighton BN1 4AJ (12	0	0	0	0	0	0	0	0	0	12	Completed
Planning Consents >6 units (continued)	6098	39-42 East Street Brighton	9	0	0	0	0	0	0	0	0	0	9	Completed
	6151	67 Falmer Road, Rottingdean	8	0	0	0	0	0	0	0	0	0	8	Completed
	6152	Microscape House Hove Park Villas Hove	7	0	0	0	0	0	0	0	0	0	7	Completed
	6173	123-129 Portland Road	12	4	0	0	0	0	0	0	0	0	16	Completed
	6192	39 Old Shoreham Road Brighton	6	0	0	0	0	0	0	0	0	0	6	Completed
	6193	Southdowns Court Lustrells Vale Saltdean	7	0	0	0	0	0	0	0	0	0	7	Completed
	6174	Freshfield Inn 230 Freshfield Road, Brighton	6	0	0	0	0	0	0	0	0	0	6	Completed
	105	Former Brewery site, South Street Portslade (Mersen)	0	11	37	0	0	0	0	0	0	0	48	Commenced
	672	Texaco Service Station 133 Kingsway Hove	0	58	0	0	0	0	0	0	0	0	58	Commenced
	858	27-31 Church Street Brighton	0	0	0	0	0	10	0	0	0	0	10	Commenced
	6017	Lansdowne Place Hotel, Lansdowne Place, Hove	0	45	0	0	0	0	0	0	0	0	45	Commenced
	6025	Hanningtons Lane North Street and Brighton Square	0	12	0	0	0	0	0	0	0	0	12	Commenced
	6051	Astoria 10-14 Gloucester Place Brighton	0	0	70	0	0	0	0	0	0	0	70	Commenced
	6101	Blocks A, B, & C Belvedere, 152-158 Dyke Road, Brighton	2	0	4	0	0	0	0	0	0	0	6	Commenced
	6118	Montpelier Baptist Church (Baptist Tabernacle), Montpelier	0	24	0	0	0	0	0	0	0	0	24	Commenced
	6122	251-253 Preston Road, Brighton	0	28	0	0	0	0	0	0	0	0	28	Commenced
	6136	27 Palmeira Avenue Hove	0	6	0	0	0	0	0	0	0	0	6	Commenced
	6157	48-50 Western Road Brighton	0	9	0	0	0	0	0	0	0	0	9	Commenced
	6176	17 Bampffield Street, Portslade	0	6	0	0	0	0	0	0	0	0	6	Commenced
	6178	The Downsman 189 Hangleton Way and Land east & north	0	0	33	0	0	0	0	0	0	0	33	Commenced
	3789	113-119 Davigdor Road, Hove	0	0	0	52	0	0	0	0	0	0	52	Commenced
	6009	Blocks E & F Kingsmere, London Road	0	0	8	0	0	0	0	0	0	0	8	Commenced
	6124	76-79 & 80 Buckingham Road Brighton	0	0	34	0	0	0	0	0	0	0	34	Commenced
	6137	(EM1) School Road Industrial Area School Road Hove (0	0	9	0	0	0	0	0	0	0	9	Commenced
	6170	61-62 Western Road Brighton (HMV)	0	9	0	0	0	0	0	0	0	0	9	Commenced
	878	(EM1) School Road Industrial Area School Road Hove	0	0	41	63	0	0	0	0	0	0	104	Commenced
	6147	The Coach House, 1-6 Lions Gardens, Withdean Avenue	0	0	19	0	0	0	0	0	0	0	19	Commenced
	6158	Whitehawk Clinic Whitehawk Road Brighton	0	0	38	0	0	0	0	0	0	0	38	Commenced
	6183	51-53 Church Road	0	12	0	0	0	0	0	0	0	0	12	Commenced
	6018	Blocks A & B, Kingsmere, London Road	0	0	8	0	0	0	0	0	0	0	8	Commenced
	6119	Hove Business Centre Fonthill Road Hove	0	0	9	0	0	0	0	0	0	0	9	Not Started
	168	UF Sites 4b, 5, 5a Land Off Overdown Rise And Mile Oa	0	0	0	60	65	0	0	0	0	0	125	Not Started
	932	Land at 189 Kingsway Hove (Sackville Hotel)	0	0	0	60	0	0	0	0	0	0	60	Not Started
	1001	UF Site 50 Land West of Falmer Avenue	0	0	0	32	0	0	0	0	0	0	32	Not Started
	6150	204 Old Shoreham Road Portslade	0	0	0	8	0	0	0	0	0	0	8	Not Started
	6153	12 Lyndhurst Road, Hove	0	0	6	0	0	0	0	0	0	0	6	Not Started
	6171	21a-21b Bedford Place, Brighton	0	0	7	0	0	0	0	0	0	0	7	Not Started
	6117	Preston Park Hotel, 216 Preston Road, Brighton	0	0	0	22	0	0	0	0	0	0	22	Not Started
	6145	65 Orchard Gardens Hove	0	0	0	23	0	0	0	0	0	0	23	Not Started
	6099	P&H House 106-112 Davigdor Road Hove	0	0	0	0	0	0	0	0	0	0	0	Not Started
	6189	10 Wilbury Road Hove	0	0	0	9	0	0	0	0	0	0	9	Not Started
	6191	10 Shirley Drive Hove	0	0	0	9	0	0	0	0	0	0	9	Not Started
	6194	Land To The East Of The Vale Brighton	0	0	0	6	0	0	0	0	0	0	6	Not Started
	6197	Shermond House 58 - 59 Boundary Road	0	0	0	10	0	0	0	0	0	0	10	Not Started
	6198	108 North Street Portslade	0	0	0	6	0	0	0	0	0	0	6	Not Started
	6172	Clermont Church, Clermont Terrace	0	0	6	0	0	0	0	0	0	0	6	Not Started
	728	UF Site 48-48a Cluster sites Saltdean (Land at Coombe	0	0	0	30	30	0	5	0	0	0	65	UF Site- Not Started
	722	UF Site 42 Land adjacent to Ovingdean Road	0	0	0	22	23	0	0	0	0	0	45	UF Site- Not Started
	6075	Kings House, Grand Avenue, Hove	0	0	0	0	85	84	0	0	0	0	169	Planning Approval
	6057	Buckley Close garage site, Hangleton BN3 8EU (HRA sit	0	0	12	0	0	0	0	0	0	0	12	Planning Approval
	6113	St Aubyns School 76 High Street Rottingdean Brighton	0	0	0	46	47	0	0	0	0	0	93	Planning Approval
	6195	St Georges House 34-36 St Georges Road	0	0	0	6	0	0	0	0	0	0	6	Planning Approval
	6196	25 Preston Park Avenue	0	0	0	7	0	0	0	0	0	0	7	Planning Approval
	169	UF Site 21 Land to north east of Coldean Lane	0	0	0	100	142	0	0	0	0	0	242	UF Site Planning Approval
		Total	1,666	228	341	571	392	94	5	0	0	0	3,297	

Other Identified Supply not in DA's (6 + units)	Ref	Site	Completions	1 - 5 Year Supply					6- 10 Year Supply	11- Year Supply	12- 15 Year Supply	Post 2034	Total Supply 2010-2030	Planning Status
			2010-2019	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024-2029	2029-2030	2030-2034			
Identified Supply without PP	6148	29 - 31 New Church Road Hove	0	0	0	45	0	0	0	0	0	0	45	Minded to Grant Planning Approval
	871	Peacock Industrial Estate Lyon Close Hove	0	0	0	75	77	0	0	0	0	0	152	Minded to Grant Planning Approval
	6184	25 York Villas	0	0	0	0	7	0	0	0	0	0	7	App Under Consideration
	139	35-39 The Drove Way Hove (Dairycrest)	0	0	0	14	0	0	0	0	0	0	14	App Under Consideration
	6106	Eastergate Road Garage Site (HRA)	0	0	0	24	0	0	0	0	0	0	24	Pre-application stage
	6186	Former Hollingbury Library, Carden Hill, Brighton	0	0	0	0	0	10	0	0	0	0	10	Pre-application stage
	41	(Smokey Estate) Corner of Church Road, Lincoln Road	0	0	0	0	0	0	0	32	0	0	32	No planning app
	6159	239 - 243 Kingsway Hove	0	0	0	0	0	0	0	0	36	0	0	No planning app
	52	Lansdowne Mews Farm Road Hove	0	0	0	0	0	0	0	6	0	0	6	No planning app
	55	Victoria Grove Second Avenue Hove	0	0	0	0	0	0	0	0	20	0	0	No planning app
	56	St John's Place First Avenue Hove	0	0	0	0	0	0	0	0	17	0	0	No planning app
	57	44 - 50 Brunswick Street West Hove	0	0	0	0	0	0	0	6	0	0	6	No planning app
	71	Zylo Works, Sussex Street, Brighton	0	0	0	0	0	0	0	0	0	32	0	No planning app
	75	Land south of Lincoln Cottages (Lincoln Cottage)	0	0	0	0	0	0	0	18	0	0	18	No planning app
	79	Lee Hire 7-13 Church Place Brighton	0	0	0	0	0	0	7	0	0	0	7	No planning app
	84	25 Montague Place Brighton	0	0	0	0	0	0	0	6	0	0	6	No planning app
	85	55 (adj 31Walpole Road) Canning Street Brighton	0	0	0	0	0	0	6	0	0	0	6	No planning app
	86	Land and garages at rear of 1 -3 Queensway	0	0	0	0	0	0	9	0	0	0	9	No planning app
	95	Land west of Homeleigh London Road Brighton	0	0	0	0	0	0	0	0	23	0	0	No planning app
	101	1 Shelldale Road Portslade	0	0	0	0	0	0	0	6	0	0	6	No planning app
	103	117 Victoria Road Portslade	0	0	0	0	0	0	0	6	0	0	6	No planning app
	111	Surrenden Lodge Surrenden Road Brighton	0	0	0	0	0	0	0	0	0	24	0	No planning app
	122	PO Sorting Office Nevill Road, Rottingdean Brighton	0	0	0	0	0	0	0	8	0	0	8	No planning app
	137	Corner of Spring Gardens Church Street Brighton (UK	0	0	0	0	0	0	0	0	0	12	0	No planning app
	143	25 Ditchling Rise/rear of 57-63 Beaconsfield Road	0	0	0	0	0	0	0	15	0	0	15	No planning app
	144	Rear of Ditchling Rise, 54- 60 Beaconsfield Road	0	0	0	0	0	0	0	0	0	21	0	No planning app
	156	Rear of 149 to 163 Preston Road	0	0	0	0	0	0	0	0	26	0	0	No planning app
	163	Studor House, 13 Sheridan Terrace Hove	0	0	0	0	0	0	9	0	0	0	9	No planning app
	164	Area to rear of Bluebird Court,12-14 Hove Street	0	0	0	0	0	0	0	0	0	30	0	No planning app
	165	Rear of Rutland Court Rutland Gardens Hove	0	0	0	0	0	0	0	0	0	29	0	No planning app
	185	Preece House 91-103 Davigdor Road Hove	0	0	0	0	0	0	14	0	0	0	14	No planning app
	264	138 Dyke Road 35a Chatsworth Road Brighton	0	0	0	0	0	0	0	0	20	0	0	No planning app
	670	Patcham Garage, 41 Old London Road, Patcham	0	0	0	0	0	0	6	0	0	0	6	No planning app
	676	Cadogan Court 134a Dyke Road Brighton	0	0	0	0	0	0	0	0	11	0	0	No planning app
	744	Reservoir Dyke Road Brighton	0	0	0	0	0	0	0	0	0	18	0	No planning app
	853	Brighton And Hove (Corals) Stadium Nevill Road Hove	0	0	0	0	0	0	0	0	75	0	0	No planning app
	861	EDF Portland Business Park (EM1)	0	0	0	0	0	0	0	0	113	0	0	No planning app
	931	Langfords Hotel 8-16 Third Avenue Hove	0	0	0	0	0	0	0	0	27	0	0	No planning app
	933	Courtlands Hotel 11-17 The Drive Hove	0	0	0	0	0	0	0	0	23	0	0	No planning app
	934	St Catherines Lodge Hotel Kingsway Hove	0	0	0	0	0	0	0	0	45	0	0	No planning app
	935	Prince's Marine Hotel 153 Kingsway Hove	0	0	0	0	0	0	0	0	21	0	0	No planning app
	950	North Star Car Showroom, 20 Carlton Terrace Station	0	0	0	0	0	0	0	0	16	0	0	No planning app
	952	21A- 21F Station Road Portslade	0	0	0	0	0	0	0	7	0	0	7	No planning app
	964	Land to Rear of 62-68 Beaconsfield Road Brighton	0	0	0	0	0	0	0	0	25	0	0	No planning app
	965	Land between 38-50 Carlyle Street Brighton	0	0	0	0	0	0	0	9	0	0	9	No planning app
	969	Tudor Grange 13 The Upper Drive Hove	0	0	0	0	0	0	6	0	0	0	6	No planning app
	2001	Vye's, 19-27 Carlton Terrace Portslade	0	0	0	0	0	0	6	0	0	0	6	No planning app
	2005	St David's Hall, Whitehawk Road Whitehawk Way	0	0	0	0	0	0	0	9	0	0	9	No planning app
	2009	PO Delivery Office 62 North Road Brighton	0	0	0	0	0	0	50	60	0	0	110	No planning app
	4032	Tower Point 44 North Road Brighton	0	0	0	0	0	0	0	0	19	0	0	No planning app
	4038	Lees House 21 Dyke Road Brighton	0	0	0	0	0	0	0	0	0	8	0	No Planning app
	5001	193 Preston Road (Shell)	0	0	0	0	0	0	0	0	12	0	0	No planning app
	5002	BP Petrol Station 373 Kingsway Hove (St Leonards	0	0	0	0	0	0	0	0	17	0	0	No planning app
	6001	Boundary House Boundary Road Hove	0	0	0	0	0	0	0	0	17	0	0	No planning app
	6003	57 Station Road Portslade	0	0	0	0	0	0	0	6	0	0	6	No planning app
	6006	Housing Office Victoria Road Portslade (adj Portslade	0	0	0	37	0	0	0	0	0	0	37	No planning app
	6020	Park Manor, London Road, Brighton	0	0	0	0	0	0	6	0	0	0	6	No planning app
	6052	Land at corner of Fox Way and Foredown Road Portslade	0	0	0	0	0	0	10	0	0	0	10	No planning app

Other Identified Supply not in DA's (6 + units)	Ref	Site	Completions	1 - 5 Year Supply					6- 10 Year Supply	11- Year Supply	12- 15 Year Supply	Post 2034	Total Supply 2010-2030	Planning Status
			2010-2019	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024-2029	2029-2030	2030-2034			
Identified Supply without PP (continued)	6078	Kings School Site, High Street, Portslade	0	0	0	0	0	0	0	0	20	0	0	No planning app
	6107	Bus Garage corner of Whitehawk Road and Henley Ro	0	0	0	0	0	0	0	0	13	0	0	No planning app
	6108	Travis Perkins Trafalgar Lane, Brighton	0	0	0	0	0	0	0	0	0	6	0	No planning app
	6109	76 Church Street, Brighton (Patrick Moorhead Antiques	0	0	0	0	0	0	0	0	50	0	0	No planning app
	6115	Land rear 8 Inwood Crescent, Brighton	0	0	0	0	0	0	6	0	0	0	6	No planning app
	6116	St Joseph's Rest Home 3-7 Bristol Road Brighton	0	0	0	0	0	0	0	0	10	0	0	No planning app
	6185	Former playground, Swanborough Drive, Whitehawk	0	0	0	0	0	0	39	0	0	0	39	No planning app
	6091	Sussex House 130 Western Road Hove	0	0	0	0	9	0	0	0	0	0	9	No planning app
	6195	UF Sites 4, 4a Cluster of sites at Mile Oak Road	0	0	0	0	0	0	70	0	0	0	70	No planning app
	6100	43-45 Bonchurch Road Brighton	0	0	0	0	0	0	6	0	0	0	6	No planning app
	6102	Old Ship Hotel, 31-38 Kings Road, Brighton	0	0	0	0	0	0	0	18	0	0	18	No planning app
	681	UF Site 1 and 2 Land West of Mile Oak Road, Portslade	0	0	0	0	0	0	30	0	0	0	30	UF Site No planning app
	690	UF Site 11 Benfield Valley, north Hangleton Lane	0	0	0	0	0	0	60	0	0	0	60	UF Site No planning app
	691	UF Site 12 Benfield Valley, south Hangleton Lane	0	0	0	0	0	0	40	0	0	0	40	UF Site No planning app
	697	UF Site 16 Land at and adjoining Horsdean Recreation	0	0	0	0	0	0	25	0	0	0	25	UF Site No planning app
	698	UF Site 17 Land at Ladies Mile, Carden Avenue	0	0	0	0	0	0	35	0	0	0	35	UF Site No planning app
	712	UF Site 30 Land at and adjoining Brighton Race Course	0	0	0	0	0	0	30	0	0	0	30	UF Site No planning app
	710	UF Site 32 land at Southdown Riding School	0	0	0	0	0	0	15	0	0	0	15	UF Site No planning app
	715	UF Site 33 Land North of Warren Road	0	0	0	0	0	0	30	0	0	0	30	UF Site No planning app
	717	UF Site 37 Roedean Miniature Golf Course	0	0	0	0	0	0	0	0	25	0	0	UF Site No planning app
	1000	UF Site 46a Land at Former Nursery site west of Saltde	0	0	0	0	0	0	24	0	0	0	24	UF Site No planning app
	1004	UF Site 36 Land south of Warren Road (including mixed	0	0	0	0	0	0	8	0	0	0	8	UF Site No planning app
	6182	UF Site 21a Land north of Varley Halls	0	0	0	0	0	0	12	0	0	0	12	UF Site No planning app
179720	UF Site 38-39 Cluster at Ovingdean Farm	0	0	0	0	0	0	50	0	0	0	50	UF Site No planning app	
		Total	0	0	0	195	93	10	609	262	631	180	1,169	
			1,675	228	341	766	485	153	1,331	274	631	180	5,253	

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

a) Small Identified Sites as at 1st April 2019

2018/19 Planning Monitoring Data	Identified Small Sites	
	Total Units	Adjusted Units*
Small Not Started (Excluding Prior Approval)	207	186
Small Commenced (Including Prior Approval)	146	146
Projected Delivery from Identified Small Sites		332

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

b) Assumed Delivery Phasing for Small Identified Sites

Expected distribution of identified supply	Small sites commenced	Small sites not started	Total
2019/20 (Year 1)	73	62	135
2020/21 (Year 2)	73	62	135
2021/22 (Year 3)		62	62
2022/23 (Year 4)			0
2023/24 (Year 5)			0
Total 2019-2024 (Years 1-5)	146	186	332

6.5 Table D: Prior Approvals for Conversion to Residential

a) Calculation of Supply from Prior Approvals

Prior Approvals	Net Units
Large Not Started Prior Approval	288
Small Not Started Prior Approval	18
Total	306
Total with 30% Discount*	214

* Assumes 70% implementation rate

b) Outstanding Prior Approvals

Ref	Site	Units	Planning Status
6167	Crown House 21 Upper North Street Brighton	149	Not Started 2019
6099	P&H House 106-112 Davigdor Road Hove	57	Not Started 2019
6137	RAYFORD HOUSE, School Road, Hove, BN3 5HX	32	Not Started 2019
6119	Units 11-14 Hove Business Centre, Fonthill Road, Hove	15	Not Started 2019
6149	1 - 6 Grand Parade Brighton	12	Not Started 2019
6190	177 Westbourne Street, Hove, BN3 5FB	7	Not Started 2019
6188	Shermond House 58 - 59 Boundary Road Hove	10	Not Started 2019
6195	108 North Street Portslade	6	Not Started 2019
Total		288	

6.6 Table E: Housing Supply from Estate Regeneration Programme

Existing and projected housing delivery from HRA sites

	Completions	1 - 5 Year Supply	6- 10 Year Supply	11 Year Supply	Total Supply
	2010-2019	2019-2024	2024-2029	2029-2030	
Delivery target	500				500
Completions	157	-	-	-	157
Approved planning applications	-	111	0	0	111
Total units delivered or identified	157	111	0	0	268
Assumed delivery on sites not yet identified	-	0	193	39	232

6.7 Table F: Small Site Windfall Allowance

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

Monitoring Year	New Build	Conversions	Change of use	Conversions & Changes of Use	Total
2009/10	34	37	40	77	111
2010/11	41	67	40	107	148
2011/12	70	43	52	95	165
2012/13	45	40	27	67	112
2013/14	28	30	38	68	96
2014/15	44	19	78	97	141
2015/16	88	27	77	104	192
2016/17	37	28	76	104	141
2017/18	77	30	51	81	158
2018/19	58	18	79	97	155
Total	522	339	558	897	1,419
%	37%	24%	39%	63%	100%

b) Average Net Completions on Small Sites

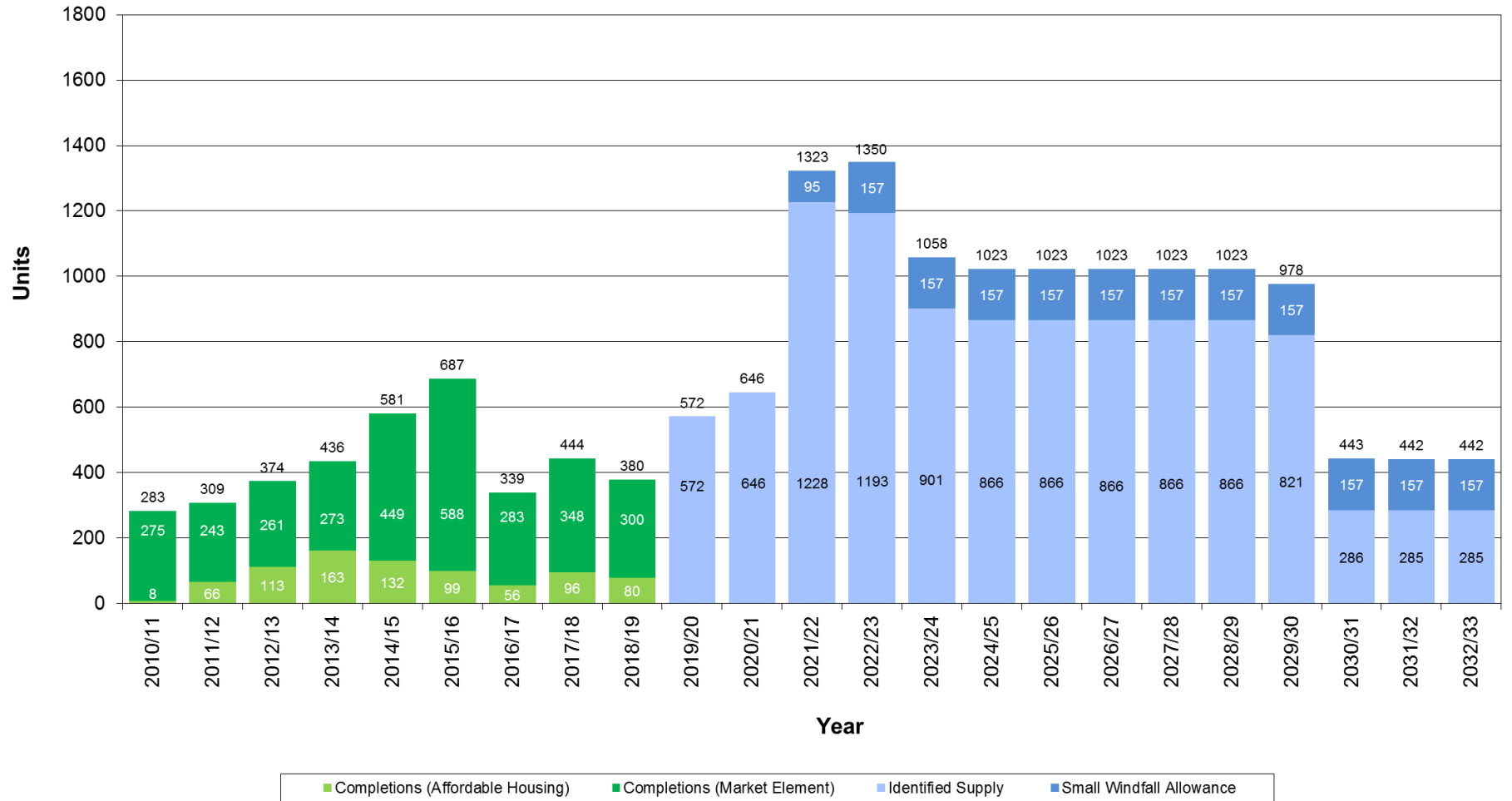
	Total completions over period	Average completions per year
2009/10 - 2018/19 (10 Years)	1,419	142
2014/15 - 2018/19 (5 Years)	787	157

c) Assumed Five Year Supply from Small Windfall Sites

	Projected annual small site completions					Total 2018-2023
	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	
Small identified sites (see Table C)	135	135	62	0	0	332
Small windfall allowance	0	0	95	157	157	409
Total supply from all small sites	135	135	157	157	157	741

6.8 Chart A: Housing Trajectory

Housing Trajectory Revised Position 2019





Brighton & Hove
City Council