

2012 SHLAA Update

(Strategic Housing Land
Availability Assessment)

December 2012



**Brighton & Hove
City Council**

Strategic Housing Land Availability Assessment 2012 Update

A further update of the 2010 SHLAA¹ has been undertaken for a number of reasons:

- To review and incorporate changes since the publication of the 2010 SHLAA and the subsequent 2011 Update to reflect;
 - The latest, annual residential monitoring results for the year 2011/2012. The annual monitoring exercise records schemes gaining planning consent for housing, updates progress on sites with an extant planning consent for housing and adjusts supply where housing schemes have been completed.
 - The continuing technical work undertaken for the emerging City Plan prior to, and after, the eight week consultation period (May - July 2012) of the Draft City Plan Part 1.
 - Any changes to the strategic allocations set out in the emerging City Plan.
- To update and inform the housing trajectory in the latest Authority Monitoring Report (December 2012) and the council's Housing Implementation Strategy.
- To assist in taking forward the housing delivery policy formulation in the emerging City Plan.
- To analyse the progress of housing delivery in the city in meeting the planned housing target set out in the emerging City Plan and ongoing five year supply requirements.

The schedules attached summarise and illustrate anticipated housing delivery over the City Plan timescales 2010 to 2030. The schedules also illustrate what is expected to be delivered spatially across the city in terms of the Development Areas (DA1 – DA8) identified in the Draft City Plan Part 1² and across the rest of the City.

The minimum housing target set by the emerging City Plan Part 1 is for 11,300 new homes to be built over the plan period 2010-2030. This equates to an annual average of 565 dwellings per year. The 2012 update illustrates that there is a potential 'capacity' for over 11,500 dwellings to be delivered

¹ GVA Grimley Strategic Housing Land Availability Assessment, published March 2011.

² Spatially the majority of new housing will be directed to the eight specific development areas as set out in the Draft City Plan Part 1

over the plan period³. The housing trajectory⁴ graph illustrates that, although delivery is likely to be lower than the target annual average for the first four years of the plan period, future delivery is likely to exceed the target for the remaining period of the plan.

The first four years of the plan period (2010-2014) constitutes the pre plan adoption period. It is anticipated 1,486 units will be delivered in this period (Table G⁵), including 592 units already delivered in 2010/11 and 2011/12. This low level of completions over the period 2010-2012 reflects the continuing impact of the economic recession. Over the remaining Plan period (2014-2030) it is anticipated a further 10,042 units will be delivered across the city, of which 9,262 units will be from identified sources. Table I⁶ demonstrates that both a five and ten year supply of housing will be achieved from identified development.

Details of site assessments and site plans can be accessed on the Council's website.

NB: There will be further annual updates of the SHLAA to monitor likely housing delivery within the City over the plan period.

³ This capacity does include an allowance for small site windfall development in the later part of the plan period 2024 – 2030 at a rate of 130 dwellings per annum. Government guidance does not allow the inclusion of windfall allowances in the first ten years of the plan.

⁴ The housing trajectory is based upon reasonable assumptions about the deliverability of housing over the period of the City Plan

⁵ Housing Supply Summary Tables – SHLAA Update 2012

⁶ Housing Supply Summary Tables – SHLAA Update 2012

Housing Supply Summary Tables (Base Date 1st April 2012) – SHLAA Update 2012

		Pre Plan Adopt	1 - 5 Year Supply	6- 10 Year Supply	11- 16 Year Supply	Total Supply
		2010-2014	2014-2019	2019-2024	2024-2030	
A	Identified Supply in Development Areas (6 + units)					
	DA1 Central Seafront	13	0	0	8	21
	DA2 Brighton Marina & Black Rock	0	750	1103	84	1937
	DA3 Lewes Road	93	361	12	346	812
	DA4 Brighton Station / London Road	111	560	373	140	1184
	DA5 Eastern Road / Edward Street	0	305	155	11	471
	DA6 Hove Station	0	145	200	282	627
	DA7 Toads Hole Valley	0	350	350	0	700
	DA8 Shoreham Harbour (see Broad Locations)	0	0	0	0	0
Total Supply in Development Areas	217	2471	2193	871	5752	

		Pre Plan Adopt	1 - 5 Year Supply	6- 10 Year Supply	11- 16 Year Supply	Total Supply
		2010-2014	2014-2019	2019-2024	2024-2030	
B	Other Identified Supply not in DA's (6 + units)					
	O/S Allocations with PP	0	49	0	0	49
	O/S Allocations without PP	0	156	300	139	595
	O/S Planning Consents >6	615	326	0	7	948
	Other Identified Sites without PP	6	235	428	1187	1856
	Total Supply Other Identified Sites	621	766	728	1333	3448

		Pre Plan Adopt	1 - 5 Year Supply	6- 10 Year Supply	11- 16 Year Supply	Total Supply
		2010-2014	2014-2019	2019-2024	2024-2030	
C	Small Site Identified Supply (<6 units)	648	0	0	0	648

		Pre Plan Adopt	1 - 5 Year Supply	6- 10 Year Supply	11- 16 Year Supply	Total Supply
		2010-2014	2014-2019	2019-2024	2024-2030	
D	Broad Locations					
	DA8 Shoreham Harbour	0	0	200	200	400
	HRA Estates Masterplan	0	0	250	250	500
	Total Supply Broad Locations	0	0	450	450	900

		Pre Plan Adopt	1 - 5 Year Supply	6- 10 Year Supply	11- 16 Year Supply	Total Supply
		2010-2014	2014-2019	2019-2024	2024-2030	
E	Total Identified Supply (A + B + C + D)	1486	3237	3371	2654	10748

Housing Supply Summary Tables (Base Date 1st April 2012) – SHLAA Update 2012

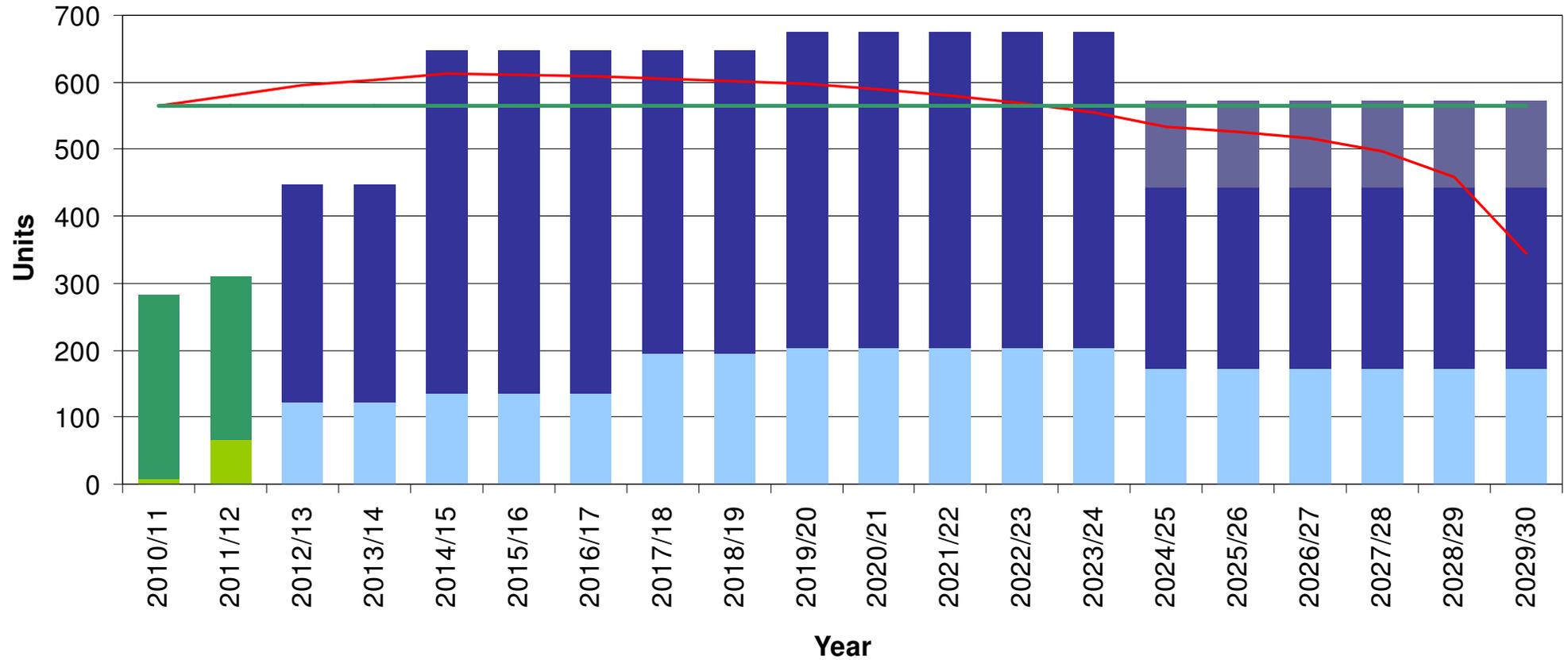
		Pre Plan Adopt	1 - 5 Year Supply	6- 10 Year Supply	11- 16 Year Supply	Total Supply
		2010-2014	2014-2019	2019-2024	2024-2030	
F	Small Unidentified Site Allowance (<6 units)				780	780

		Pre Plan Adopt	1 - 5 Year Supply	6- 10 Year Supply	11- 16 Year Supply	Total Supply
		2010-2014	2014-2019	2019-2024	2024-2030	
G	Total Supply					
	Total Supply (E+F)	1486	3237	3371	3434	11528

		1 - 5 Year Supply	6- 10 Year Supply	11- 16 Year Supply	Total Supply
		2014-2019	2019-2024	2024-2030	
H	Total Identified Supply Compared to Preferred Plan Target (11,300)				
	Total Identified Supply (Table E)	3,237	3,371	2,654	9,262
	City Plan Preferred Target (565 pa) (613 residualised)	3,067	3,067	3,680	9,814
	Surplus/Deficit -	170	304	1026	552

		1 - 5 Year Supply	6- 10 Year Supply	11- 16 Year Supply	Total Supply
		2014-2019	2019-2024	2024-2030	
I	Total Identified Supply (Table D) + Small unidentified Site Allowance (Table E)				
	Total Identified Supply Plus Small Unidentified Site Allowance	3,237	3,371	3,434	10,042
	City Plan Preferred Target (565 pa) (613 residualised)	3,067	3,067	3,680	9,814
	Surplus/Deficit -	170	304	246	228

Brighton & Hove Housing Trajectory 2012



Development Area Housing Supply – SHLAA Update 2012

Housing Supply Tables as at Dec 11 (Base Date 1st April 11) (Table A)

Ref	Strat Alloc	Planning Status	DA	Identified Supply in Development Areas (6 + units)	Pre Plan Adopt	1 - 5 Year Supply	6- 10 Year Supply	11- 16 Year Supply	Total Supply
					2010-2014	2014-2019	2019-2024	2024-2030	
954	N	PP-S	DA1 Central Seafront	24 Castle Street, Brighton	7	0	0	0	7
4038	N			Lees House 21 Dyke Road Brighton	0	0	0	8	8
981	N	C		70-73 Western Road	6	0	0	0	6
Total					13	0	0	8	21
1	Y		DA2 Brighton Marina & Black Rock	Gas Works Site, Boundary Road, Brighton	0	0	0	84	84
3	Y			Land at Brighton Marina (Inner Harbour)	0	250	750	0	1000
4	N			Land at Brighton Marina (Outer Harbour)	0	500	353	0	853
Total					0	750	1103	84	1937
5	N		DA3 Lewes Road	Pavilion Retail Park Lewes Road	0	0	0	180	180
12	N	PP-S		Former Esso Garage Hollingdean Road	24	0	0	0	24
14	Y			Preston Barracks Lewes Road	0	300	0	0	300
67	N			Reservoir site, Pope's Folly, Freehold Terrace	0	0	0	40	40
973	N	C		2 Freehold Terrace, Brighton	7	0	0	0	7
859	N			Tyre Co, Coombe Road (EM9)	0	33	0	0	33
151	N	PP-S		Covers Yard, Melbourne Street	39	0	0	0	39
10	N			Rear 38 Lewes Road, Brighton	0	0	0	12	12
678	N			Carmichael & Digiprint Printing Works, Hollingdean Road, Freehold Terrace	0	0	0	18	18
92	N			Rear of 31 Appledore Road & 3-5 Halland Road	0	0	0	8	8
6	N			Former Moulsecobm Infant School, Hodshrove Lane	0	0	0	50	50
8	N			8 Park Crescent Place Brighton	0	0	0	12	12
945	N	PP-S		(RSL site) Ainsworth House Wellington Road Brighton	17	0	0	0	17
4007	N			Richmond House Richmond Road Brighton	0	0	12	0	12
673	N	PP-NS		18 Wellington Road Brighton	0	0	0	26	26
892	N		EM1 Melbourne Street	0	28	0	0	28	
927	N	C	58-62 Lewes Road	6	0	0	0	6	
Total					93	361	12	346	812
17	N	PP-S	DA4 Brighton Station / London	49-50 Providence Place & 3 & 4 Ann Street	9	0	0	0	9
23	N			Co-Op Site, London Road	0	60	0	0	60
24	N	PP-S		Open Market, Marshall's Row, London Road	87	0	0	0	87
852	N	PP-NS		Buxton's 27-33 Ditchling Road	0	25	0	0	25
860	Y			Anston House, Preston Road (EM2)	0	200	0	0	200
864	Y			Telecom House 123 -135 Preston Road (EM2)	0	0	85	0	85
865	Y			149-151 Preston Road (Thales) (EM2)	0	0	0	15	15
866	Y			(Natwest) 153 Preston Road (EM2)	0	0	40	0	40
867	Y			157-159 Preston Road (Former Norwich Union) (EM2)	0	0	30	0	30
868	Y			Park Gate 161-163 Preston Road (EM2)	0	0	0	30	30
869	Y			87 Preston Road (EM2)	0	0	53	0	53
894	Y			Richardson's Scrap Yard/Brewers, New England Street	0	0	0	32	32
893/899	Y			Trade Warehousing, New England Street (Vantage Point and Circus Parade)	0	0	90	0	90
898	N			Sains/Aldi, London Road	0	0	28	0	28

Housing Supply Tables as at Dec 11 (Base Date 1st April 11) (Table A)						Pre Plan Adopt	1 - 5 Year Supply	6- 10 Year Supply	11- 16 Year Supply	Total Supply
Ref	Strat Alloc	Planning Status	DA	Identified Supply in Development Areas (6 + units)	2010-2014	2014-2019	2019-2024	2024-2030		
897	N		Road	Preston Circus Fire Station	0	15	0	0	15	
918	N	C		37/38 Providence Place, Brighton	6	0	0	0	6	
896	N			Boots Somerfield, London Road	0	0	0	29	29	
955	N	PP-S		17-19 Oxford Street	9	0	0	0	9	
5009	N			227-233 Preston Road	0	18	0	0	18	
156	N			Rear of 149 to 163 Preston Road	0	0	0	26	26	
5001	N			193 Preston Road (Shell)	0	0	0	8	8	
911	N			55 Highcroft Villas Brighton	0	24	0	0	24	
143	N			25 Ditchling Rise/rear of 57-63 Beaconsfield Road Brighton	0	0	15	0	15	
1011	Y			Land Adjacent to Britannia House Cheapside Brighton	0	11	0	0	11	
132	Y			north of Theobald House Blackman Street/Cheapside Whitecross Street Brighton	0	0	32	0	32	
677	N			City College, Pelham Street	0	60	0	0	60	
666	N	PP-NS		Block J, Brighton Station Site	0	147	0	0	147	
Total					111	560	373	140	1184	
30	Y			DA5 Eastern Road / Edward Street	Circus St (EM9)	0	160	0	0	160
32	Y		Edward St (Amex)		0	65	0	0	65	
28	N		Brighton Youth Centre 64 Edward Street Grosvenor Place		0	0	0	11	11	
29/881	Y		EM1 Freshfield Road Business Park/Gala Bingo Car Park, Freshfield Way		0	0	110	0	110	
1030	N		Police Station, Edward Street, Brighton		0	80	0	0	80	
27	N		BT Site bottom side Freshfield Road		0	0	45	0	45	
Total					0	305	155	11	471	
180	N	PP-NS	DA6 Hove Station	Sackville Trading Estate, Sackville Road	0	92	0	0	92	
758	N			Decon Laboratories, Conway Street	0	28	0	0	28	
34	N			Ethel Street Garages	0	0	0	23	23	
5005	N			ESSO Fuel Garage Hove Station Station Approach	0	0	0	14	14	
5004	N			Shell Fuel Garage 132-134 Old Shoreham Road Hove	0	0	0	24	24	
93	N			Rear of 130 -136 Old Shoreham Road Hove	0	0	0	14	14	
33	N			Goldstone Retail Park, Old Shoreham Road, Newtown Road & Goldstone Lane Hove	0	0	0	163	163	
35	N			PO Sorting Office Denmark Villas Hove	0	0	0	44	44	
891	N			EM1 Newtown Road Industrial Area	0	25	0	0	25	
862	Y			Conway Street (EM1)	0	0	200	0	200	
Total					0	145	200	282	627	
732	Y		DA7 Toads Hole Valley	Toads' Hole Valley King George VI Avenue Hove	0	350	350	0	700	
Total					0	350	350	0	700	
			DA8 Shoreham Harbour	See table D (Broad Locations)	0	0	0	0	0	
Total					0	0	0	0	0	

Housing Supply not in Development Area– SHLAA Update 2012

Housing Supply Tables as at Dec 11 (Base Date 1st April 11) (Table B)

Housing Supply Tables as at Dec 11 (Base Date 1st April 11) (Table B)			Pre Plan Adopt	1 - 5 Year Supply	6- 10 Year Supply	11- 16 Year Supply	Total Supply
Other Identified Supply not in DA's (6 + units)	Ref	Site	2010-2014	2014-2019	2019-2024	2024-2030	
Outstanding Allocations with PP	653	Saunders Glassworks, Sussex Place, Brighton	0	49	0	0	49
	Total		0	49	0	0	49
Outstanding Allocations without PP	44	2 to 18 The Cliff, Brighton	0	0	0	16	16
	45	King Alfred, Kingsway, Hove	0	100	300	0	400
	46	12 Richmond Parade, Brighton	0	0	0	18	18
	47	Brighton General Hospital, Elm Grove, Brighton	0	0	0	105	105
	49	Manchester Street/Charles Street, Brighton	0	24	0	0	24
	50	The Post Office 44-51, Ship Street, Brighton	0	32	0	0	32
	Total		0	156	300	139	595
	508	1 Cliff Road and 8 Cliff Approach Brighton	6	0	0	0	6
	517	Ocean Hotel, Longridge Drive	48	0	0	0	48
	414	Eastwoods Garden Centre 251-253 Ditchling Road	9	0	0	0	9
	679	Gala Bingo Hall, 191 Portland Road Hove	35	0	0	0	35
	916	Dresden House 34-38 Medina Villas Hove	33	0	0	0	33
	944	(RSL site) 26-28 Brading Road Brighton	12	0	0	0	12
	219	58 Palmeira Avenue Hove	7	0	0	0	7
	135	30-33 Bath Street Brighton	7	0	0	0	7
	941	Former Nurses Accommodation Brighton General Hospital Pankhurst Avenue Brighton	95	0	0	0	95
	659	105 Marine Drive Brighton	8	0	0	0	8
	940	39 Salisbury Road Hove	9	0	0	0	9
	123	68-74 High Street, Rottingdean Brighton	8	0	0	0	8
	87	Builder Centre, Bristol Gardens and rear of Prince Regents Close Brighton	9	0	0	0	9
	928	Former Gospel Hall, 57 Falmer Road Brighton	6	0	0	0	6
	980	21 Burlington Street, Brighton	6	0	0	0	6
	978	22 Burlington Street, Brighton	7	0	0	0	7
	979	49 Brunswick Road, Hove	7	0	0	0	7
	668	196 Dyke Road Brighton	7	0	0	0	7
	921	23A & 23E Coleridge Street Hove	6	0	0	0	6
	957	69 Wilbury Avenue & 14 Wilbury Villas Hove	6	0	0	0	6
	958	19 Brunswick Place Hove	6	0	0	0	6
	959	63 Holland Road Hove	7	0	0	0	7
	960	City Park Orchard Road Hove	7	0	0	0	7
	961	Rear of 20-32 Baden Road Brighton	7	0	0	0	7
	962	St Albans Church Coombe Road Brighton	9	0	0	0	9
	963	28-29 Western Road Hove	9	0	0	0	9
	971	24 St James's Street Brighton	6	0	0	0	6
	972	Rotary Point 81 Windlesham Close Portslade	10	0	0	0	10
	186	Royal Alexandra Hospital 57 Dyke Road Brighton	70	50	0	0	120

Housing Supply Tables as at Dec 11 (Base Date 1st April 11) (Table B)

			Pre Plan Adopt	1 - 5 Year Supply	6 - 10 Year Supply	11 - 16 Year Supply	Total Supply	
Other Identified Supply not in DA's (6 + units)	Ref	Site	2010-2014	2014-2019	2019-2024	2024-2030		
Outstanding Planning Consents >6 units	671	331 Kingsway Hove	40	0	0	0	40	
	207	3 The Ridgway Brighton	7	0	0	0	7	
	930	107 Boundary Road Hove	6	0	0	0	6	
	975	4-7 & 15-20 Kensington Street Brighton	10	0	0	0	10	
	965	Land between 38-50 Carlyle Street Brighton	9	0	0	0	9	
	966	323-325 Mile Oak Road Brighton	9	0	0	0	9	
	967	Stanmer House Stanmer Brighton	7	0	0	0	7	
	974	22 Sussex Square Brighton	6	0	0	0	6	
	968	Buckingham Lodge Buckingham Place Brighton	6	0	0	0	6	
	969	Tudor Grange 13 The Upper Drive Hove	6	0	0	0	6	
	970	12 Meeting House Lane Brighton	6	0	0	0	6	
	855	Land at Redhill Close, Westdene	0	31	0	0	31	
	2001	Vye's, 19-27 Carlton Terrace Portslade	0	15	0	0	15	
	262	25-28 St James's Street Brighton	0	33	0	0	33	
	1012	28 Marine Drive	0	9	0	0	9	
	1014	19 The Upper Drive	0	8	0	0	8	
	4006	13-15 Old Steine Brighton	0	7	0	0	7	
	1016	80 Stoneham Road	0	7	0	0	7	
	1015	8 Pavilion Parade	7	0	0	0	7	
	1017	39 Roedean Road	0	6	0	0	6	
	1018	The Willows Surgery 50 Heath Hill Avenue	0	6	0	0	6	
	1019	Former Connaught House Site Melbourne Street	0	6	0	0	6	
	1020	Kings Gate 111 The Drive	0	6	0	0	6	
	1021	3 to 5 Vernon Gardens Denmark Terrace	10	0	0	0	10	
	943	(RSL site) Pioneer House 60 Burstead Close Brighton	24	0	0	0	24	
	953	1 to 5 Franklin Road Portslade	0	0	0	7	7	
	942	(RSL site) St Benedicts Convent 1 Manor Road Brighton	0	46	0	0	46	
	1013	145 Vale Avenue	0	9	0	0	9	
	1022	20 Old Steine Brighton	0	7	0	0	7	
	932	Sackville Hotel Sackville Gardens Hove	0	9	0	0	9	
	187	Former Bellerby's College, Park House Old Shoreham Road Hove	0	71	0	0	71	
			Total	615	326	0	7	948
	B	2009	PO Delivery Office 62 North Road Brighton	0	0	50	0	50
900		Tudor Cottage 263 London Road Brighton	6	0	0	0	6	
141		Reservoir between 45/47 The Martlet Hove	0	0	30	0	30	
931		Langfords Hotel Third Avenue Hove	0	0	27	0	27	
6004		35a-41 Vale Road Portslade	0	0	20	0	20	
95		Land west of Homeleigh London Road Brighton	0	0	23	0	23	

Housing Supply Tables as at Dec 11 (Base Date 1st April 11) (Table B)

			Pre Plan Adopt	1 - 5 Year Supply	6- 10 Year Supply	11- 16 Year Supply	Total Supply
Other Identified Supply not in DA's (6 + units)	Ref	Site	2010-2014	2014-2019	2019-2024	2024-2030	
	85	55 (adj 31Walpole Road) Canning Street Brighton	0	0	6	0	6
	863	EM1 Franklin Road	0	30	0	0	30
	111	Surrenden Lodge Surrenden Road Brighton	0	0	24	0	24
	933	Courtlands Hotel 11-17 The Drive Hove	0	0	23	0	23
	934	St Catherine's Lodge Hotel St Catherine's Terrace, Kingsway Hove	0	0	23	0	23
	138	rear 129-151 Nevill Road and 12-15 Chartfield Hove	0	0	23	0	23
	86	Land and garages at rear of 1 -3 Queensway Southwater Close Brighton	0	0	12	0	12
	163	Studor House, 13 Sheridan Terrace Hove	0	0	9	0	9
	59	Telephone Exchange 34 Palmeira Avenue Hove	0	0	29	0	29
	185	Preece House 91-103 Davigdor Road Hove	0	0	14	0	14
	101	1 Shelldale Road Portslade	0	0	6	0	6
	4008	Lorna House Lorna Road Hove	0	0	7	0	7
	80	Land at rear of Sussex House, Abbey Road & St George's Road Brighton	0	0	27	0	27
	136	Sussex Ice Rink 11b Queen Square Brighton	0	14	0	0	14
	858	EM2/EM9 Portland Street Church Street Brighton	0	12	0	0	12
	947	Tate's Garage St Andrew's Road & Church Road Privately Owned	0	12	0	0	12
	182	69-70 Middle Street Brighton	0	12	0	0	12
	79	Lee Hire 7-13 Church Place Brighton	0	7	0	0	7
	674	Garton House 22 Hove Park Avenue Brighton	0	15	0	0	15
	2005	St David's Hall, Whitehawk Road Whitehawk Way Brighton	0	9	0	0	9
	264	138 Dyke Road 35a Chatsworth Road Brighton	0	20	0	0	20
	676	Cadogan Court 134a Dyke Road Brighton	0	11	0	0	11
	71	(Not Zylo Works) Factory site Marine View Brighton	0	32	0	0	32
	63	Land east & north of 'The New Downsman PH' Hangleton Way Hove	0	15	0	0	15
	878	(EM1) School Road Industrial Area School Road Hove	0	46	0	0	46
	37	Tates Garage 94-106 Old Shoreham Road Portslade	0	0	0	8	8
	41	(Smoky Estate) Corner of Church Road, Lincoln Road & Gladstone Road Portslade	0	0	0	32	32
	55	Victoria Grove Second Avenue Hove	0	0	0	20	20
	56	St John's Place First Avenue Hove	0	0	0	17	17
	57	44 - 50 Brunswick Street West Hove	0	0	0	6	6
	73	site adjacent west Carlton Hill Primary School Kingswood Street Brighton	0	0	0	14	14
	84	25 Montague Place Brighton	0	0	0	6	6
	94	Telephone Engineering Centre 274 Old Shoreham Road Hove	0	0	0	71	71
	103	117 Victoria Road Portslade	0	0	0	6	6
	108	Village Car Park South Street Portslade	0	0	0	6	6
	114	Knogle Hall Knogle Road Brighton	0	0	0	8	8
	122	PO Sorting Office Nevill Road, Rottingdean Brighton	0	0	0	8	8
	137	Corner of Spring Gardens Church Street Brighton	0	0	0	24	24
	139	35-39 The Drove Hove	0	0	0	33	33
	164	Area to rear of Bluebird Court, 12-14 Hove Street Hove	0	0	0	30	30
Other identified sites >6 without PP							

Housing Supply Tables as at Dec 11 (Base Date 1st April 11) (Table B)

Other Identified Supply not in DA's (6 + units)	Ref	Site	Pre Plan Adopt	1 - 5 Year Supply	6- 10 Year Supply	11- 16 Year Supply	Total Supply
			2010-2014	2014-2019	2019-2024	2024-2030	
	165	Rear of Rutland Court Rutland Gardens Hove	0	0	0	29	29
	660	46-54 Old London Road Patcham Brighton	0	0	0	23	23
	663	107 Marine Drive Rottingdean Brighton	0	0	0	12	12
	744	Reservoir Dyke Road Brighton	0	0	0	18	18
	870	Knoll Business Centre Old Shoreham Road Bellingham Crescent Hove	0	0	0	50	50
	871	Peacock Industrial Estate (incl 141 Davigdor Road) Lyon Close Hove	0	0	0	60	60
	873	Vale House Vale Road Portslade	0	0	0	35	35
	935	Prince's Marine Hotel 153 Kingsway Hove	0	0	0	21	21
	950	North Star Car Showroom, Carlton Terrace Station Road Portslade	0	0	0	16	16
	2004	86 Denmark Villas Hove	0	0	0	17	17
	4002	Unit D Cambridge Grove Hove	0	0	0	13	13
	4004	Phoenix House 15a-19 Norway Street Portslade	0	0	0	10	10
	4023	Regent House Hove Street Hove	0	0	0	6	6
	4032	Tower Point North Road Brighton	0	0	0	19	19
	4037	Sovereign House Church Street Brighton	0	0	0	26	26
	5002	BP Petrol Station Kingsway Hove	0	0	0	17	17
	6001	Boundary House Boundary Road Hove	0	0	0	17	17
	6002	Aldi Car Park, Carlton Terrace Station Road Portslade	0	0	0	17	17
	3001	6 Cliff Approach Brighton	0	0	0	6	6
	52	Lansdowne Mews Farm Road Hove	0	0	0	6	6
	70	Corner John Street/ Sussex Street Brighton	0	0	0	32	32
	75	Land south of Lincoln Cottages (Lincoln Cottage Works) Lincoln Street Brighton	0	0	0	18	18
	78	Badger Tennis Club Church Place Brighton	0	0	0	12	12
	105	Le Carbone GB Ltd South Street Portslade	0	0	0	18	18
	144	Rear of Ditchling Rise, Choices, 60 Beaconsfield Road Brighton	0	0	0	21	21
	665	323-327 Dyke Road Hove	0	0	0	29	29
	672	Texaco Service Station 24 Kingsway Hove	0	0	0	20	20
	738	Land to rear of 67-81 Princes Road Brighton	0	0	0	14	14
	851	Rowan House Rowan Close Portslade	0	0	0	11	11
	853	Brighton & Hove Corals Stadium Nevill Road Hove	0	0	75	0	75
	908	20-36 Baden Road Brighton	0	0	0	9	9
	2008	EDF Whitegates Substation Site London Road Brighton	0	0	0	36	36
	5006	Tesco Petrol Station and Tesco Express Corner of Dyke Road and the Upper Drive Brighton	0	0	0	14	14
	964	Land to Rear of 62-68 Beaconsfield Road Brighton	0	0	0	25	25
	36	Tates Garage 7-17 Old Shoreham Road	0	0	0	57	57
	952	21 a-f Station Road Portslade	0	0	0	7	7
	6003	57 Station Road Portslade	0	0	0	6	6
	861	EDF Portland Road Business Park (EM1)	0	0	0	151	151
		Total	6	235	428	1187	1856

Housing Supply Table C – Small Site Identified Supply – SHLAA Update 2012

	Expiry	Expected Completion	Net	Discount Rate	Discounted Total
Not Started	Pre April 2014	2010-2014	242	80%	194
Not Started	Post April 2014	2014-2019	0	0	0
Commenced	Pre April 2014	2010-2014	130	100%	130
Commenced	Post April 2014	2010-2014	0	0	0
Commenced	Post April 2014	2014-2019	0	0	0
Completed	Pre April 2014	2010-14	317	100%	324
Total			689	2010-2014	648
				2014-2019	0
				2019-2024	0
				2024-2030	0

Housing Supply from Broad Locations – SHLAA Update 2012

Housing Supply Tables as at Dec 11 (Base Date 1st April 11) (Table D)			Pre Plan Adopt	1 - 5 Year Supply	6- 10 Year Supply	11- 16 Year Supply	Total Supply
Broad Locations	Ref	Broad Location	2010-2014	2014-2019	2019-2024	2024-2030	
Supply from Broad Areas		DA7 Shoreham Harbour	0	0	200	200	400
		HRA Estates Masterplan	0	0	250	250	500
		Total	0	0	450	450	900



**Brighton & Hove
City Council**