

## HO1 Housing sites and mixed use sites with an element of housing Housing Land Supply Assessment: Brighton & Hove (as at April 2003)

**Table 1. Allocation requirement to meet Structure Plan and PPG3 requirements as at 1.4.2003**

Dwelling Requirement		
1	Housing Requirement 1991-2013	9920
2	Residential Completions 1991-2003	7765
3	Residual housing provision to be provided 2003-2013 (row 1 minus row 2)	2155
4	Annual Average Residual (row 3 divided by 10 years)	216
5	Five year total residual requirement (Row 4 multiplied by 5 years)	1080
6	Identified supply in local plan as at 1.4.2003 (large 6 + units) sites allocated and with planning permission	2276
7	Deficit/Surplus	+1196

*Note: Housing requirement assumes Structure Plan annual rate of 260 dwellings in period 2006 to 2011 is continued until 2013.*

*Therefore an additional 520 (260 x 2 years) dwellings are required to meet Structure Plan requirement of 9,400 (1991 to 2011).*

**Table 2. Housing Supply to 2013**

Housing Requirement		
1	Housing Requirement 1991-2013	9920
2	Less completions 1991- 2003	7765
3	Residual provided 2003-2013	2155
Housing Supply		
4	Windfall Potential from Urban Capacity Study 2003-2013	2600
5	Identified Supply in Local Plan	2276
6	Total Supply (row 4 plus row 5)	4876
7	Deficit/Surplus (row 6 minus row 3)	+2721

## HO1 Housing sites and mixed use sites with an element of housing

The following sites are identified for housing or the inclusion of housing as part of a mixed-use development (as at 1 April 2003)

Allocated Sites With Planning permission at 1 April 2003			
Site Address	Brownfield Site, redevelopment /conversion	Units/indicative number of units	Indicative affordable housing %
52 Palmeira Avenue and adjoining land to south	✓	24	0
12 Richmond Parade	✓	10	40
Wholesale Market Building, Circus St	✓	55	60
St Anne's Institute, 110 St Georges Road, Kempdown	✓	6	0
Marine Gate, land between Marine Drive and rear of 2-18 The Cliff	X	16	0
Land at Hamilton Close and Chalky Road, Portslade	X	12	100
Former Senior Hostel, adj. 26 Southdown Ave 223 Old Shoreham Rd	✓	6	100
Carlton Hill, Brighton	✓	26	100
80-90 Grand Parade/Edward St, Brighton	✓	33	0
32-33 St James St, 1-4 Cavenish St and 1 St James	✓	11	0
95-99 Western Road, Brighton	✓	22	0
11 Marine Drive, Rottingdean	✓	22	36
Land Jubilee St, Church St, Barrack Yard	✓	100	25
76-84 Trafalgar St, Brighton	✓	33	64
Former Argus Printing Works, Robert St	✓	65	34
90-96 Preston Road, Brighton	✓	124	40
		<b>Total 565</b>	

**Nb: The value of '0' will typically reflect extant planning permissions. Any renewal of planning permission will be assessed in accordance with Policy HO2.**

Allocated Sites without Planning Permission at 1 April 2003			
Site Address	Brownfield Site, redevelopment /conversion	Units/indicative number of units	Indicative affordable housing %
Brighton General Hospital, Elm Grove, Freshfield Road	✓	200	80
Sussex Place, Brighton	✓	15	40
Preston Barracks, Lewes Road	✓	10	40
Land at Former Gas Works, Boundary Road, Marina	✓	80	30
The Rise (former school buildings), Portslade	✓	37	100
Land adj to Portslade College, Applesham Way, High Street, Portslade	✓	6	100
Shoreham Port	✓	To accord with a future development brief for Shoreham Harbour See Policy EM12	40
Manchester Street/Charles Street, Kemptown	✓	24	40
The Post Office, 44-51 Ship Street, Brighton	✓	25	40
21-23 Middle Street, 65-75 West St & Boyces St	✓	38	40
100 North Road, 1-2 Cheltenham Place, Brighton	✓	10	100
Brighton Station 'New England Quarter'	✓	270	30
49-50 Providence Place, Brighton	✓	26	40
Former Tyre Co Building, 2-14 Coombe Rd, Brighton	✓	20	40
King Alfred, Hove to accord with development brief	✓	300	40
		<b>Total 1,061</b>	40
Unimplemented windfall Sites gaining planning permission (8 sites) 2000/01		148	
Unimplemented windfall Sites gaining planning permission (10 sites) 2001/02		96	
Unimplemented windfall Sites gaining planning permission (26 sites) 2002/03		406	
<b>Total unimplemented large windfall sites</b>		<b>650</b>	
<b>Total identified HO1 Sites</b>		<b>1,626</b>	
<b>Total identified supply</b>		<b>2,276</b>	