

Appendix 1 – Brownfield Land Register Summary

Site Name/Address	Minimum Net Dwellings	Notes
14 Wilbury Villas & 69 Wilbury Avenue Hove	5	Development commenced 2016/17
Koba 135 Western Road Brighton	5	Development commenced 2016/17
Seaholme Hotel 10-11 Seafield Road Hove	5	Development not started on site 2016/17
56 Old Steine Brighton	5	Development not started on site 2016/17
143-145 Church Road Hove	5	Development commenced 2016/17
1 Gordon Mews Gordon Close Portslade	5	Development not started on site 2016/17
26 & 26A Reigate Road Brighton	5	Development commenced 2016/17
17 Marmion Road Hove	5	Development commenced 2016/17
20 Sackville Road & 78 Pembroke Crescent Hove	5	Development commenced 2016/17
6 Locks Hill Portslade	5	Development not started on site 2016/18. Most recent application for 4 houses only
Vantage Point and Circus Parade Longley Industrial Estate (New England Street)	90	SHLAA call for Sites 2015 part of Housing led mixed use scheme
Gas Works Site Boundary Road Brighton	340	The Gas Works site is included within CPP1 policy DA2 Brighton Marina. The Gas Works Site is an existing Strategic Allocation for business floorspace 85 residential units and some ancillary retail. Land slopes to the south - opportunities for higher density development. Southern part of sites contains non-operational land formally used for storage and production of gas. The northern part of the site is occupied by 2 operational gas holders. The northern part of site is owned by Southern Gas Network plc and use would require decommissioning and removal of gasholders.
Land at Brighton Marina (Inner Harbour)	600	Brighton Marina & Black Rock Development Area. Strategic Allocation. No planning app. Call for Sites 2017. No sitewide planning history
Land at Brighton Marina (Outer Harbour)	658	Phase 1 complete 2015/16 (195) Phase 2 (244) Commenced 2016/17. Brighton Marina Inner Harbour is a Strategic Allocation within the DA2 Development Area within CPP1.
Preston Barracks Lewes Road Brighton	369	Planning app BH2017/00492 includes Preston Barracks site as part of wider site

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		including Brighton University Mithras House and Watts sites as part of a the Strategic Allocation within policy DA3 – Lewes Road in CPP1. The Preston Barracks site will bring forward the residential requirement of the allocation.
BT Site bottom side Freshfield Road	45	Eastern Street/Edward Street Development Area. Site currently used by British Telecom (sui generis use) for employment purposes. Existing employment use of the site should be retained on this non designated site.
Brighton Youth Centre 64 Edward Street Grosvenor Place	11	Eastern Street/Edward Street Development Area. Possible ownership constraints. Site protected under policy HO20. Community use to be incorporated into new development
Former Municipal Market Circus Street Brighton	142	Strategic Allocation - Commenced 2015/16
Edward St (Amex House)	100	Eastern Street/Edward Street Development Area. Pre-application stage. Call for Sites 2017. The quantity of housing proposed for this site is based upon SPD04 Edward Street Quarter which was adopted in March 2006. There are two options set out in the SPD - Option 1 was selected. Implementation of this scheme is reliant upon the support of Amex.
Ethel Street Garages	23	Within Hove Station Conservation Area. Whilst some rear workshops/garages have had upper floor extensions approved others have been refused on amenity grounds. Possible multiple ownership might make a comprehensive approach difficult to achieve. However individual garage units might come forward separately.
(Smoky Estate) Corner of Church Road Lincoln Road & Gladstone Road Portslade	32	
King Alfred Kingsway Hove	500	Strategic Allocation. Pre-Application Stage
12 Richmond Parade Brighton	7	Call for sites for 7 units SHLAA 2015
Brighton General Hospital Elm Grove Brighton	205	
Manchester Street/Charles Street Brighton	24	
Lansdowne Mews Farm Road Hove	6	Mainly commercial garage small business use. Would need to demonstrated genuinely redundant. Possible access

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		issues.
Victoria Grove Second Avenue Hove	20	Mixed ownership
St John's Place First Avenue Hove	17	Mixed ownership
44 - 50 Brunswick Street West Hove	6	
Telephone Exchange 34 Palmeira Avenue Hove	29	
The Downsman 189 Hangleton Way	33	Public House 'Asset of Community Value'
Site adjacent West Carlton Hill Primary School Kingswood Street Brighton	14	Site is used by school as staff car park.
Land south of Lincoln Cottages (Lincoln Cottage Works) 15-26 Lincoln Street Brighton	18	
Lee Hire 7-13 Church Place Brighton	7	Ex garage/petrol sales site & possible land contamination would need investigating
25 Montague Place Brighton	6	Would result in loss of employment use and would need to demonstrate site genuinely redundant. Possible land contamination would need to be investigated.
55 (adj 31Walpole Road) Canning Street Brighton	6	Loss of employment use
Land and garages at rear of 1 -3 Queensway Southwater Close Brighton	12	Garage parking area developable
Rear of 31 Appledore Road & 3-5 Halland Road	8	
Rear of 130 -136 Old Shoreham Road Hove	14	Potential to build above retail premises
274 Old Shoreham Road Hove	40	Business Park employment use
Land west of Homeleigh London Road Brighton	23	The site is car parking for Homeleigh a block of flats.
1 Shelldale Road Portslade	6	
117 Victoria Road Portslade	6	Current use - Garage
Former Brewery Site South Street Portslade	48	BH2016/02459 for 48 Units Minded to Grant subject to S106- includes 674 sqm of employment floorspace (B1) (art studios and ancillary galleries shared community space and café)
PO Sorting Office Nevill Road Rottingdean Brighton	8	
North of Theobald House Blackman Street/Cheapside Whitecross Street Brighton	32	In a variety of employment type uses but not allocated site
35-39 The Droveaway Hove	30	SHLAA 2015 Call for sites submission
25 Ditchling Rise/rear of 57-63	15	Beaconsfield car workshops. Loss of

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Beaconsfield Road Brighton		employment. Possible land contamination from existing use.
Rear of 149 to 163 Preston Road	26	Car Park for offices on Preston Road and garden area for dwellings.
Studor House 13 Sheridan Terrace Hove	9	Loss of B1a office site
Sackville Trading Estate/Coal Yard Sackville Road	550	PPA Signed April 2017
69-70 Middle Street Brighton	12	
Preece House 91-103 Davigdor Road Hove	14	SHLAA 2017 Call for Sites. Part of a wider office complex and mixed employment area close to Hove Station. Modern office layout.
138 Dyke Road 35a Chatsworth Road Brighton	20	
Saunders Glassworks Sussex Place Brighton	49	Demolition of original buildings 2013/14 no progress since -Being Used as coach park
46-54 Old London Road Patcham Brighton	23	
Patcham Garage Old London Road Patcham	6	
Texaco Service Station 133 Kingsway Hove	58	2015 Call for Sites
18 Wellington Road Brighton	25	3 storey block under construction 2016/17 due to finish 2017/18 New application being considered for conversion of original building
Cadogan Court 134a Dyke Road Brighton	11	
City College Pelham Street	75	Planning Permission not to be implemented. Call for Sites 2017.
Land to rear of 67-81 Princes Road Brighton	6	Commenced and nearing completion 2016/17. Hazardous ground expected to have been remediated prior to development
Decon Laboratories Conway Street	28	
Brighton And Hove (Corals) Stadium Nevill Road Hove	75	
27-31 Church Street Brighton	9	Application form for BH2016/02226 suggests development started 25/01/2016. Currently being used as secure gated car park
2-16 Coombe Road (Big Yellow Storage) (Tyre Co Coombe Road (EM9))	33	BH1998/01343/OA convert to residential - refused
Anston House Preston Road	229	Application BH2016/02499 for 229 units Minded to Grant subject to S106 Dec 2016
EDF Portland Road Business Park (EM1)	113	

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Conway Street (EM1)	300	
149-151 Preston Road (Thales) (EM2)	15	
(Natwest) 153 Preston Road (EM2)	40	
Park Gate 161-163 Preston Road (EM2)	30	
87 Preston Road	25	Application minted to grant subject to S106 12th July
Peacock Industrial Estate Lyon Close Hove	60	Call for sites SHLAA 2015
Westerman Complex School Road Hove	104	
70 and site of Chrome Productions Limited Goldstone Lane Hove	65	Development commenced on site 2016/17
EM1 Melbourne Street/Enterprise Point	80	B2 uses on site which would need to be relocated
Richardson's scrap yard and Brewer's Paint (Albany House)	20	
Aldi 1-4 London Road	20	
Kensington Street car parking sites Brighton BN1 4AJ	12	Application BH2016/01020 Minded to Grant planning permission subject to a s106 agreement
107 Boundary Road Hove	6	Application BH2017/00002 refused Appeal in progress September 2017
Langfords Hotel 8-16 Third Avenue Hove	27	
Land at 189 Kingsway Hove (Sackville Hotel)	60	Application BH2017/01108 for 60 Units is currently under consideration and would supersede BH2015/00471 (9 units) if approved. SHLAA Call for Sites 2015
Courtlands Hotel 11-17 The Drive Hove	23	
St Catherine's Lodge Hotel St Catherine's Terrace Kingsway Hove	45	
Prince's Marine Hotel 153 Kingsway Hove	21	
North Star Car Showroom 20 Carlton Terrace Station Road Portslade	16	
21A- 21F Station Road Portslade	7	
Land between 38-50 Carlyle Street Brighton	9	
Tudor Grange 13 The Upper Drive Hove	6	
Police Station John Street	80	

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Brighton		
Vye's 19-27 Carlton Terrace Portslade	6	
84- 86 Denmark Villas Hove	9	Prior Approval BH2014/01042 for 15 units completed 201516 Full Planning BH2012/03968 Extension for 9 units Commenced 201617
St David's Hall Whitehawk Road Whitehawk Way Brighton	9	
PO Delivery Office 62 North Road Brighton	110	
Freshfield Road Business Park/Gala Bingo Car Park Freshfield Way	110	Eastern Road Edward Street Development Area. Strategic Allocation for min 110 residential units
6 Cliff Approach Brighton	6	
113-119 Davigdor Road Hove	68	Development not started on site 2017 and a new application is expected
Tower Point 44 North Road Brighton	19	
193 Preston Road (Shell)	12	
BP Petrol Station, 373 Kingsway, Hove (St Leonards Filling Station)	17	
Shell Fuel Garage, 132-134 Old Shoreham Road, Hove	24	
ESSO Fuel Garage Hove Station, Station Approach	14	
Boundary House, Boundary Road, Hove	17	
57 Station Road Portslade	6	Shoreham Harbour Development Area
35a-41 Vale Road Portslade	20	
Housing Office Victoria Road Portslade (adj Portslade Town Hall)	20	
Blocks E & F Kingsmere London Road	8	Extension not started
46 Freehold Terrace Brighton	8	Part of wider planning application for Land 54 Hollingdean Road & 46 Freehold Terrace and 52 Hollingdean Road Brighton for Demolition of all buildings at 54 Hollingdean Road and erection of a part 3 4 5 and 6 storey building (plus basement) to form 205 student rooms (181 cluster bedrooms 19 studios and 5 accessible rooms) with kitchen and common room facilities cycle storage and refuse facilities. Associated works include photovoltaic panels on the roof of 6th storey roof gardens on 3rd 4th and 5th storeys and

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		general planting and landscaping of grounds. Demolition of 46 Freehold Terrace and erection of a 4 storey building comprising 8 affordable housing units. Change of use and refurbishment of 52 Hollingdean Road from A1 retail with residential above to form an associated management suite including reception offices toilets laundry facilities and staff kitchen.
Britannia House, 332 Kingsway	9	Development commenced on site 2016/17
Lansdowne Place Hotel, Lansdowne Place, Hove	45	Development commenced on site 2016/17
Blocks A & B Kingsmere London Road	8	BH2012/03673 application recently lapsed
Park Manor London Road Brighton	6	Current extant application for four units due to lapse 2017/18
4-6 Montefiore Road Hove	9	
Hanningtons Lane, North Street and Brighton Square Brighton	11	Three applications form the 11 units on this site BH2015/00575, BH2015/04562 and BH2016/05391
31 & 33 Selborne Road Hove	10	Development commenced on site 2016/17
9-16 Aldrington Basin/Land South of Kingsway Basin Road North Portslade	52	
Astoria 10-14 Gloucester Place Brighton	70	
Findon Road former Whitehawk Library site Brighton	57	New Homes for Neighbourhoods site
Wellsbourne site Whitehawk Road Brighton	29	New Homes for Neighbourhoods site
Buckley Close garage site, Hangleton	13	New Homes for Neighbourhoods site
Kings House Grand Avenue Hove	140	Sold by public authority July 2017 planning application expected
Belgrave Centre (and ICES Building)	40	City Plan Part One Key Employment Site
Kings School Site High Street Portslade	20	
Costcutter 6 Pelham Terrace Lewes Road Brighton	6	
Selsfield Drive Housing Office Brighton	30	New Homes for Neighbourhoods site- Pre application stage
Above Co-operative 56-57 Lewes Road Brighton	6	Single storey building could accommodate some residential above
Lewes Road Bus Depot	50	
33 Mighell Street and 70a Carlton Hill Brighton	9	Development commenced 2016/17
25-28 Elder Place, Brighton	7	Development not started on site 2016/17

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Sussex House 130 Western Road Hove	9	Development commenced 201617
79 North Street Portslade	6	Development not started on site 201617
Blocks C & D The Priory London Road Brighton	8	Development not started on site 201617
38-42 East Street Brighton	9	Development not started on site 201617
P&H House 106-112 Davigdor Road Hove	57	Recent prior approval application 57 units lapsed 201617. SHLAA call for sites 2017
43-45 Bonchurch Road Brighton	6	Development not started on site 201617
Blocks A B & C Belvedere 152-158 Dyke Road Brighton	6	Development not started on site 201617
Old Ship Hotel 31-38 Kings Road Brighton	18	Development not started on site 201617
121-123 Davigdor Road (Happy Cell)	47	Development commenced 201617
Eastergate Road Garage Site	24	New Homes for Neighbourhoods site. In June 2017 Housing & New Homes and Policy Resources & Growth Committees agreed to lease a small partly cleared council housing garage site next to the Housing Centre in Moulsecoomb to YMCA Downslink Group to build modular Y:Cube homes for local single young people. The Homes & Communities Agency has allocated funding for this scheme. A consultation event on the initial plans was held in the Housing Centre for local residents and businesses in April 2017
Bus Garage corner of Whitehawk Road and Henley Road Brighton	13	
76 Church Street Brighton (Patrick Moorhead Antiques/warehousing) (Old PO Sorting Office)	15	
235-237 Hangleton Road Hove (ODM Office Supplies)	10	
St Aubyns School 76 High Street Rottingdean Brighton (School Campus Area)	38	This listing comprises the PDL part of the site. Remaining 2.54 ha site greenfield playing field . 2015 SHLAA Call for Sites
Flexer Sacks Wellington Road Portslade	50	Pre-application stages
St Joseph's Rest Home 3-7 Bristol Road Brighton	10	
Preston Park Hotel 216 Preston Road Brighton	20	Application BH2015/04536 Minded to Grant subject to a s106 agreement 12/10/17
Montpelier Baptist Church (Baptist Tabernacle) Montpelier Place Brighton	20	

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Hove Business Centre Fonthill Road Hove	9	
191 Kingsway Hove	9	
251-253 Preston Road Brighton	28	
76-79 & 80 Buckingham Road Brighton	24	
Britannia House 336 Kingsway Hove	6	Development commenced 201617
Russell House Russell Mews Brighton	54	Development commenced 201617
60 Wilbury Road Hove	11	Development commenced 201617
23 & 24 Old Steine Brighton	9	Development not started on site 201617
5 Norfolk Terrace Brighton	6	Development not started on site 201617
27 Palmeira Avenue Hove	6	Development not started on site 201617
(EM1) School Road Industrial Area School Road Hove (Rayford House)	9	Development not started on site 201617
171 - 173 Preston Road (Prestamex House)	63	Development commenced 201617
Territorial Army Centre 198 Dyke Road Brighton	60	
Former Housing Office (George Cooper House) 21-22 Oxford Street Brighton	13	
60-62 & 65 Gladstone Place Brighton	10	Pre-application stages
Combined Engineering Depot, New England Road, Brighton	100	Call for sites 2017
65 Orchard Gardens Hove	23	Application Minded to Grant subject to S106 21st June 2017
The Coach House 1-6 Lions Gardens Withdean Avenue	26	Application Minded to Grant subject to S106 12th July 2017
29 - 31 New Church Road Hove	40	Pre-application stages
1 - 6 Grand Parade Brighton	12	Development not started on site 201617
204 Old Shoreham Road Portslade	8	Development not started on site 201617
67 Falmer Road Rottingdean	8	
Microscape House Hove Park Villas Hove	7	Development not started on site 201617
12 Lyndhurst Road Hove	6	Development not started on site 201617
1 Nizells Avenue Hove	8	Development commenced 201617
45-47 Cheapside	28	2017 Call for Sites. Pre application stage
Lace House 39 - 40 Old Steine Brighton	9	Development commenced 201617
48-50 Western Road Brighton	9	Development not started on site 201617
Whitehawk Clinic, Whitehawk Road Brighton	38	Application Minded to Grant for 8th November 2017 Committee
177 Westbourne Street Hove	7	Development not started on site 2016/17

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Crown House, 21 Upper North Street Brighton	59	Development not started on site 2016/17
Goldstone Business Centre, 2 Goldstone Street Hove	9	Development not started on site 2016/17
Regent House Hove Street Hove	9	Development not started on site 2016/17
32-34 Queens Road Brighton	7	Development not started on site 2016/17
123-129 Portland Road Hove	12	Development not started on site 2016/17