



HOVE STATION NEIGHBOURHOOD FORUM

OBJECTION TO THE DESIGNATION OF THE COAL YARD ADJACENT TO THE SACKVILLE TRADING ESTATE FOR WASTE MANAGEMENT PURPOSES.

Reasons for objection

- The emerging Hove Station Neighbourhood Plan aims to establish the comprehensive and integrated redevelopment of the whole of the City Plan Development Area 6 for a range of mixed uses that would create a new centre for Hove.
- The allocation of the site for waste management would permanently divide DA6 and would severely limit the extent to which the redevelopment potential of the whole area could be realised.

Several circumstances have changed since the Forum objected to this proposal in September 2014

- In December 2014 the Forum was designated as a 'qualifying body' with the responsibility of preparing a statutory Neighbourhood Plan for a Neighbourhood Area which includes the Coal Yard
- The Neighbourhood Plan is now emerging and is being developed with a target of submitting the draft plan to BHCC before the end of 2016. A document titled '*An Emerging Vision for the Station Area – Consultation Draft*' has set out a vision for the Neighbourhood Plan which focuses on the integrated and comprehensive redevelopment of Development Area 6 to establish a new centre for Hove – **Hove Station Quarter** - together with the neighbourhood planning principles to be applied to deliver the vision.
- This document was published on our web-site www.hovestationforum.co.uk and was the basis of our fourth Have Your Say Day on November 21st. This event was attended by some 140 local people and the emerging vision was well received by local residents and businesses, together with the major developers who will have key roles in developing the vision and providing the investment needed to deliver it.

- Our objection in September 2014 argued that our community engagement work since early 2013 had demonstrated that very few residents were aware of the proposed allocation of the coal yard for waste management purposes and those that were aware were opposed to it.
- The Have Your Say Day was an opportunity to raise awareness and test this view. We launched a petition, which was signed by over half of those attending, and strong opposition was expressed by people living close to the coal yard. On this basis we developed the petition by
 - leafleting the Neighbourhood Area, together with streets immediately adjacent to the coal yard, to launch an on-line option
 - door to door work to ask people to sign the petition
- The petition provides robust evidence of the overwhelming local opposition to the waste management proposal and substantial support for the vision of the emerging Neighbourhood Plan .
 - A total of 689 people have signed the petition.
 - 286 people signed the petition directly
 - 403 people signed the on-line version at

<https://you.38degrees.org.uk/petitions/objection-to-proposed-waste-management-site>

The Forum now has the evidence base for developing its draft neighbourhood planning policies. It will present these draft policies at a further Have Your Say Day in March and engage with the local community through the spring and summer, via the web-site and the Forum Working Groups, in the preparation of a Neighbourhood Plan. This Plan will centre on delivering the vision of a new Hove Station Quarter to fully realize the development potential of DA6.

Thus the Forum objects in the strongest possible terms to the allocation of the coal yard site for waste management purposes.

Professor Mike Gibson MSc BA Dip TP MRTPI AoU
Hove Station Neighbourhood Plan Co-ordinator
On behalf of the Hove Station Neighbourhood Forum