

DA6 North of the railway Hove Newtown?

Our emerging vision is of a comprehensive and phased mixed use redevelopment to maximize the area's potential, guided by **a local master plan to create Hove Newtown** with a second pedestrian bridge to the station.



The City Plan proposes policies for 3 major sites north of the railway:



PROTECTED EMPLOYMENT-LED (RESIDENTIAL & EMPLOYMENT) MIXED USE SITE - bounded by Goldstone Lane, Newtown Road and the Goldstone Retail Park.

- **HYDE HOUSING** will start redeveloping half of this site in early 2016, to provide 59 apartments (41 car park spaces and 108 cycles places in the basement), plus 6 three-storey terraced dwellings. This **housing-led scheme** will provide a mere 119 sq metres of office space – **see Hyde panels**
- **We formally objected** to the planning application in December 2014, on the grounds of inadequate employment provision - contrary to DA policy- the failure to realize the full development potential of the site, and the 40% 'affordable housing' provision for shared ownership only – no social rented housing.
- **Planning officers recommended refusal** on the grounds of loss of employment floor space, a high standard of design not demonstrated, low density, and the noise impact on future house owners from the retail park
- **Planning Committee approved Hyde's application and thus failed to implement the Council's strategic planning policy for DA6 - EMPLOYMENT WAS NOT PROTECTED**



Hove Newtown David Kemp (local architect and Forum Committee Member) has produced a '**blue-sky option**' for the long term redevelopment of a wider area including both this 'protected employment' site and the retail park – **see Panel**



PROTECTED EMPLOYMENT SITE - on the south-west and west side of Newtown Road, owned (at least in part) by the HSBC Pension Fund. No redevelopment proposals, but changing leases on the Clarks Industrial Estate e.g. to the NHS/BHCC

Sackville Trading Estate is also owned by the Coal Board Pension Fund with a planning consent valid for 3 years for a mixed use re-development of shops, office and 90 apartments (37 affordable) with underground parking – all centred on a new square

Mountpark Properties Ltd are reviewing options for the integrated development of the Sackville Trading Estate and former Coal Yard sites - **see Panel**



WASTE MANAGEMENT SITE – the former Coal Yard, allocated in the draft **Waste and Minerals Sites Plan**, and owned by the Coal Board Pension Fund since February 2013.

We formally objected to this proposal in September 2014 on the grounds that it would prevent the integrated, mixed use redevelopment of DA6, as envisaged in the emerging Neighbourhood Plan. Mount Park Properties also objected.

Both organisations will object in the final December consultation, supported by a **petition**.



Have your say: sign the petitions

Poster design by Mike Whelan Creative Services 07956 912 605

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