

## Join us to influence the developers and the city council

### AGM

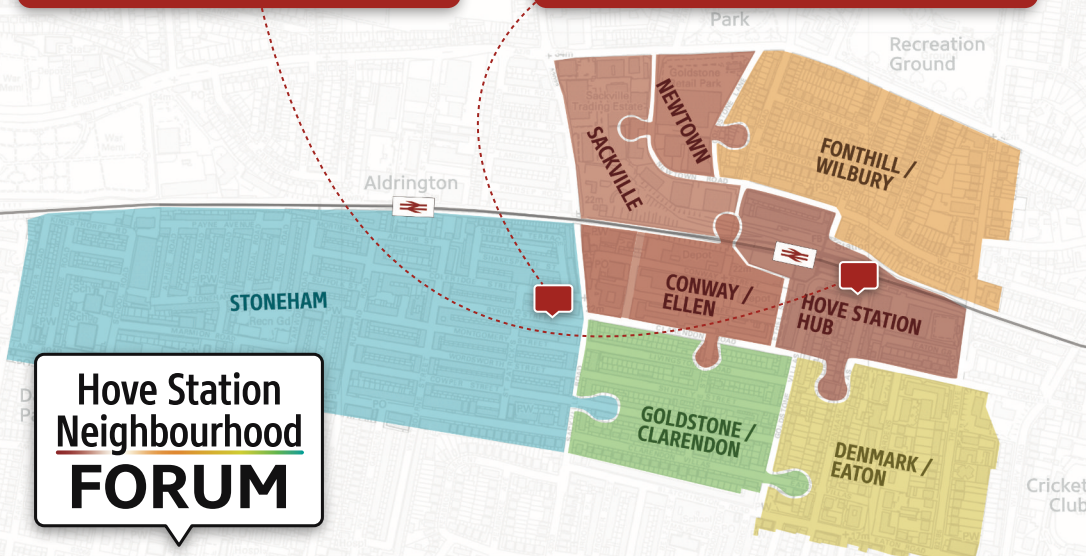
*Election of management committee  
and annual review*

**Thursday 9th March 7.30pm**  
**Ralli Hall, Denmark Villas**

### Have Your Say Day

*Exhibition, discussion and presentation by  
Mountpark developers of Sackville area*

**Saturday 18th March 11–3pm**  
**St Barnabas Church, Coleridge St**

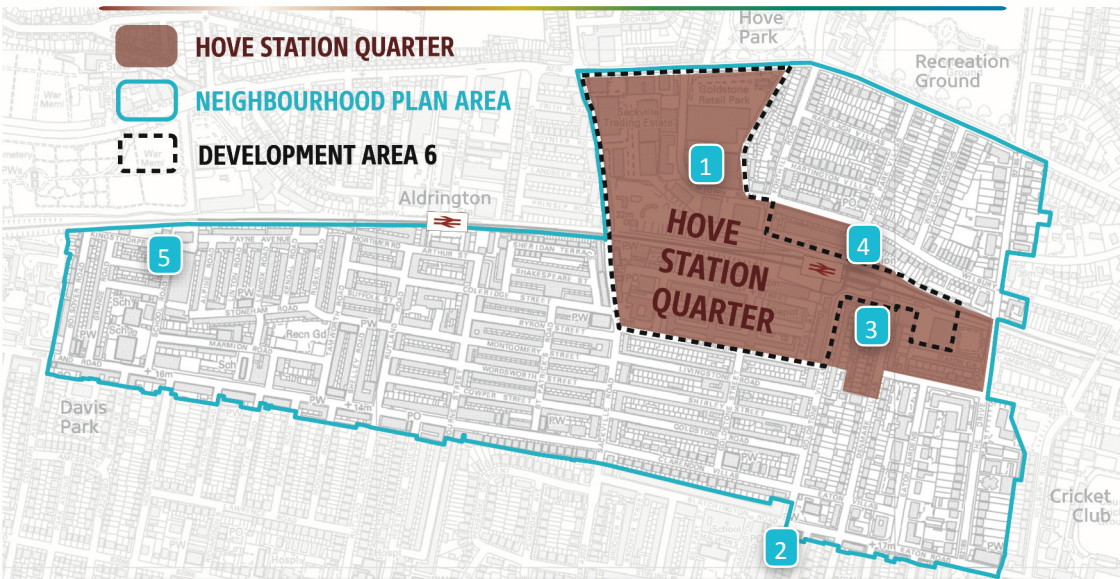


### Hove Station Neighbourhood FORUM

## We are making a Neighbourhood Plan

- Hove Station Neighbourhood Forum is an independent, non-party political voluntary organisation with over 200 members living and/or working in the area shown on the map.
- In 2014 the Forum was designated by Brighton & Hove City Council as the body with the legal authority to prepare a Neighbourhood Plan for the area on the map.
- Our vision for a new Hove Station Quarter could provide up to 1,200 new homes plus new office and commercial premises.
- At the end of the year we will be submitting our Draft Neighbourhood Plan to Brighton & Hove City Council which will show how this vision can be made a reality over the next 10-15 years.

We now have the opportunity to ensure our development area is greater than the sum of its parts - to benefit local people.



## The regeneration pipeline

The council's City Plan sets out strategic policies to guide development until 2031, including eight 'Development Areas'. The designation of **Hove Station Development Area 6** has signalled the transformation of our area, over a 15 year period, with provision for a minimum of 525 new flats and houses and the retention or replacement of 13,000m<sup>2</sup> of employment floor space.



*The regeneration of Hove Station Quarter has begun. Hyde Homes is building houses and apartments with a basement car park on the corner of Newtown Road and Goldstone Lane.*

## Too often, people only become aware of building projects when the scaffolding goes up – then it's too late to influence what is happening.

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There are quite a few projects already at the construction end of the pipeline as the regeneration of our area gains momentum. These include:

- 1 The **Hyde Newtown Road** development is underway.
- 2 Conversion of the **Central URC Church** at the bottom of **Goldstone Villas** into a health centre is well on its way.
- 3 Conversion of **offices to apartments** above TESCO at the top of **Denmark Villas** is now nearly complete.
- 4 Construction work to add apartments to the **Dubarry Buildings** is just starting.
- 5 The first of several housing redevelopment projects on **Kingsthorpe Rd - School Rd** are on site.

It's often left up to ward councillors to voice residents' views on planning applications. The Forum has submitted objections and comments in some important cases ([see our website for submissions on Dubarry, Newtown Rd and Matsim](#)). We are increasingly working with ward councillors on major planning applications to secure maximum public benefit from the profitable private development which is driving the regeneration of our area. For example, we are supporting the efforts of Councillor Robert Nemeth and local residents as they try to secure community provision within the School Rd redevelopment.

### Pre-application work

By the time a planning application is submitted most of the negotiation has been done. This 'pre-application work' seeks to achieve a level of agreement between the applicant and the planning officers who recommend planning approval. Traditionally, the public has no role in or access to this work. However, Neighbourhood Forums are required by law to work co-operatively with developers to ensure Neighbourhood Plan policies are 'deliverable' within the 15 year plan period. Locally the main developers are keen to work with the Forum. Therefore:

- Through 2015 we had workshop discussions with **Matsim** as they prepared their Hove Gardens proposal for 188 apartments late last summer ([see our website for Statement of Community Engagement](#)) after they presented their scheme to the public at our Have Your Say Day.
- We are also in discussions with **Mountpark** – the developers of the Sackville Trading Estate and the former coal yard. **Come and meet them and see their scheme at our March 18th Have Your Say Day.**

# Engaging with developers pre-application means the local community can influence the design of key projects at the outset through the Neighbourhood Forum.

## The future of the regeneration pipeline – the Neighbourhood Plan

We aim to submit the Neighbourhood Plan by the end of the year. When approved the Plan will be the starting point for future regeneration projects and will provide the framework within which a new Hove Station Quarter will emerge.

## Petitions



We campaign on a range of issues to enable residents to make their voices heard on key issues at the core of the emerging Neighbourhood Plan.

### Successful objection to the designation of the Coal Yard for Waste Management



The City Plan allocated the Coal Yard for waste management. This was incompatible with our vision of a new Hove Station Quarter. The successful objection paves the way for a major redevelopment project by **Mountpark** which also includes the Sackville Trading Estate – the current version of this **evolving scheme will be presented at our Have Your Say Day on March 18<sup>th</sup>.**

### The Hove Station Footbridge Petition

Over 500 signatures will soon be presented to the Council's Environment, Transport & Sustainability committee. The petition urges the Council to:

- Improve the standard of cleanliness of the footbridge.
- Identify and deliver any short term measures to improve the safety and appearance of the footbridge.
- Secure funding for either the major refurbishment or replacement with lift provision – this could in part come from the developer contributions to community infrastructure generated by the major projects on both sides of the railway line.

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This footbridge really must enable access for those less able to walk, or with buggies etc.

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I want my children to feel safe when coming home across the bridge...

Find more at [www.HoveStationForum.co.uk](http://www.HoveStationForum.co.uk)  
or follow us on [Facebook](#) and [HoveStation.Nextdoor.co.uk](http://HoveStation.Nextdoor.co.uk)