

## Have your say about plans to build 600 new homes for the Hove Station Quarter

Have Your Say about plans to build 600 new homes at the Sackville Trading Estate and former coal yard this Saturday 19 March at St Barnabas Church, Coleridge Street from 11am to 3pm.

Developer Mountpark's plans are still emerging at this pre-application stage of the planning process which makes it the best opportunity for Hove residents to give their views.

Ideas to improve the plans and find the best regeneration outcomes for the community can be negotiated most effectively before the planning application is submitted because the work is not yet finalised.

Current plans suggest Mountpark will build some 600 homes, create 50,000 square feet of office space and 20,000 square feet of cultural industrial space.

Mountpark's application is part of a wider regeneration of the area coordinated by the Hove Station Neighbourhood Forum. The Forum is a **200 strong** membership organisation of affected residents that has been set up to develop a Neighbourhood Plan, inform and consult residents

**The Have Your Say Day is the fifth in a series over the past three years. They provide updates for residents on the progress of the evolving Neighbourhood Plan and the opportunity for residents to comment and put their ideas into the ongoing work of the Committee and its Working Groups.**

At the Forum's AGM on Thursday 9 March, Hove MP Peter Kyle expressed his support for the work of the Forum. He thanked the committee for their real insight into the plans and said: "Nothing positive changes by accident. This is a great example to evolve a whole space.

"I am part of the community and happy to knock heads together as needed. The meetings have been vigorous, you have kept things on the table. It is a testament to your tenacity. By God, we really need to make this happen."

Affordable housing is one issue that the Forum will raise throughout the planning process to get the best outcome for residents living and working in the Hove Station Quarter.

Mr Kyle said the council has just agreed 2000 truly affordable homes at 60% of market rates that keyworkers can afford. He also said that the council can impose a three year local connection or extend this to five years to tackle the problem that 40% of housing is occupied by commuters from London.

One problem facing the forum is that most tenants can now apply for the Right to Buy their properties after 5 years, meaning that this housing is lost to the private sector. Some councils are building truly social housing with rent charged at 50% of market rates and insisting that these properties are exempt from the Right to Buy. This means they remain a public asset for generations of low income families.

Mr Kyle said: "You as a community can speak with clarity from the outset to developers. Speak before the planning application."

He said a joined up approach to regenerating a large area was much better than developing individual plots of land such as the King Alfred and commended the Forum for their hard work.

**The discussion at the exhibition will help the Forum to prepare its comments on the planning application when MountPark submit it at the end of the year. Two issues are very important for local residents. One is to secure the council target of 40% 'affordable housing' at rents local people can really afford. The second is to ensure that some of the developer contributions will be used to enhance community facilities by environmental improvements at key 'community hubs' . These include the areas in front of Hove Station, around the Honeycroft Centre on Sackville Road and the School Road redevelopment area where Westows currently operates.**