

Hove Station Neighbourhood FORUM

NEWSLETTER December 2019

Both the Council and the developers have bought into our vision of a Hove Station Quarter rather than 'business-as-usual' series of unrelated redevelopment projects. Our petitions and public meetings have provided evidence of the improvements which existing residents want to see delivered through the Neighbourhood Plan, as our community is transformed by the Council's City Plan for major regeneration and the large-scale development projects now being brought forward.

For more information or to get involved, you can find out more on the HNSF website www.hovestationforum.co.uk

TOWARDS A HOVE STATION NEIGHBOURHOOD QUARTER FOR THE 2020s

Until recently, the Council's attitude to our neighbourhood has been one of 'benign neglect' of an area which is 'out of sight and out of mind'. But the community's work to prepare a Neighbourhood Plan has undoubtedly given our neighbourhood a much higher profile in the corridors of power.

COMMUNITY TIDY-UP

This higher profile has started to deliver results. Our four-year footbridge campaign has been part of the preparation of the Hove Station Neighbourhood Plan. Two years after the Forum's petition to the Council signed by over 500 residents, the footbridge is finally being cleaned regularly and the pigeon problem has been fixed. Persistence pays!

This made it seem worthwhile for residents to get involved in a BHCC Tidy Up project north and south of the bridge. So, on a sunny Sunday in late November, over a dozen local volunteers including some Forum members, came together as part of the Brighton & Hove BIG Tidy Up Team to paint out graffiti along the twitten steps leading down to Conway Street, sweep and litter pick around Hove Station.

Forum member Raphael Hill helped to make this event happen and his message to the local community is that "... people of all ages came to help out and we will be organising another one soon and hope you will join in to make this a regular event".

It will be good to go into the 2020s with the appearance of Hove Station being improved by an ongoing community initiative which demonstrates residents' commitment their area, thus strengthening their case for more positive action by the Council. For further information contact Raphael Hill at hovestationforum@gmail.com. See also https://www.facebook.com/bhTidyUpTeam/?ref=br_rs



HSNF COMMUNITY HUB - COME TO THE OPEN MEETING - RALLI HALL, DENMARK VILLAS DECEMBER 10th 7.30 - 9.00pm

We can all see how the area immediately around the Station has been improved recently by private investment in its shops, offices, pubs and cafes, both north and south of the railway, together with some modest improvement of the Station premises.

But it's obvious that there is scope for much more to be done. That's why the Neighbourhood Plan (NP) aims to build on this improvement by proposing a major upgrade of the area as an increasingly attractive Community Hub, not least by improving the streetscape, enhancing the historic buildings and making it easier for pedestrians and cyclists to move around.

OUR NEIGHBOURHOOD ACTION AGENDA

The Open Meeting will be an opportunity for residents to comment on our emerging improvement proposals so that the Plan we submit next March/April can set out the changes the community would like to see over the 2-3 years and in the longer term.

A community-led streetscape improvement scheme for the Station Approach? Jon Turner, a local architect and a founder member of the Hove Station Forum, will present some initial ideas about how the Station Approach, now dominated by the car wash and petrol filling station, can be transformed by imaginative urban design.

Like the scheme previously presented at our 'Have Your Say Days' for the improvement of the commercial areas north and south of the bridge, this sketch scheme is meant to kickstart a discussion about residents' priorities for action and establish a basis for an ongoing dialogue with the Council about the need for longer term change.

When will Network Rail refurbish the footbridge? Who will pay? Will we have a say? Our Freedom of Information (Fol) Request revealed that the Council and Network Rail (NR) have finally agreed that urgent structural repairs are needed. NR is now designing a major refurbishment project. But much of the funding will come from the public purse. So, as users of the bridge, residents should be informed and involved from the start. Neil Stevenson (the Forum member who initiated the Fol request) and Julian Counsell (a Forum member and structural engineer) will explain what the Fol revealed, our recent lobbying and the need to increase community pressure for urgent action.

continued overleaf

ANYONE WHO LIVES OR WORKS IN THIS AREA IS DIRECTLY AFFECTED. COME ALONG TO THE MEETING TO HEAR ABOUT ALL THE LOCAL PLANS AND COMMUNITY PROJECTS FROM YOUR NEIGHBOURS WHO ARE WORKING ON THEM

Other items for discussion will include:

- ◆ the outcome of our application to the Passenger Benefit Fund for a £50,000 improvement action programme (as explained in our September Newsletter on our website)
- ◆ the opportunity to 'Adopt' Hove Station by participating in the Station Partnership Scheme – see <https://tinyurl.com/y2h6mq3p>
- ◆ the possible redevelopment of the Royal Mail site
- ◆ a possible 2020 petition to remove the phone kiosk outside the Station Pub.

OVER 1000 PRIVATE RENTED APARTMENTS FOR HOVE STATION QUARTER IN NEXT 5 YEARS?

The recently completed Hyde New Wave 6 storeys block of flats for sale on Newtown Road is the first of many apartment blocks that will come to characterise new housing in the Hove Station Quarter. But it looks increasingly likely that the biggest changes in our neighbourhood will be the provision of over 1000 Built-To-Rent private flats– in projects which will also include significant office space and limited but important green spaces.

BHCC - CONWAY STREET MASTER PLAN - ANOTHER FIRST FOR THE FORUM

The Neighbourhood Plan sets out strategic proposals for the mixed use redevelopment the Conway Street area with the Hove Station Community Hub at the eastern end and the Sackville Road/Conway street Community Hub at the western end. Our ongoing work prompted the Council to apply for government funds to prepare a detailed Master Plan to implement this broad approach and to involve the Forum from the start. The latest news is that the Council has allocated some very modest finance for the Forum to work with their master plan consultants from early next year - a significant step forward from business as usual!

We look forward to seeing you on December 10th 7.30 - 9pm at the Ralli Hall for the Open Meeting.

HOVE STATION QUARTER - PLANNING APPLICATIONS UPDATE

New owners Watkin Jones (WJ) are preparing a revised planning application for the redevelopment of the eastern end of Conway Street. But unlike the approved Matsim build for sale scheme, this will be a **200 plus unit 'Build To Rent'** scheme in which:

- ◆ studios and 1-3 bedroom flats will be for rent 'in perpetuity' - never to be sold off
- ◆ permanent professional on-site management, including 24/7 concierge, will support the development of a residents management committee and
- ◆ there will no parking permits – so no overspill parking - parking spaces will be for offices.

We have had a constructive initial meeting where we pressed the developers to:

- ◆ adhere to new government policy advice that 20% of the total units should be affordable at 80% of market value.
- ◆ deliver improvement to the adjacent street- scene which is equivalent to that proposed by Matism
- ◆ provide managed, albeit limited, public access to the proposed central green space within the flat blocks
- ◆ exhibit their proposals at our 'Have Your Say Day' in late February/early March.

A further meeting is planned before Christmas. WJ are hoping to submit a planning application in March.

MODA is preparing a revised application for the redevelopment of the Sackville Road Industrial Estate. This will include some 800 Build-to-Rent units along with a 200 unit care community. We have met their team again and discussed their evolving proposals to meet the Council's objections to the first application in July. We will comment formally on the planning application (targeted for January) but have already stressed the need for affordable units at, or close to, the 20% government target.

KAP's application for the redevelopment of the Peugeot garage in Newtown Road has been modified, but it does not respond to our comments. So our objections will be reported to the Planning Committee when it considers the application, now likely to be January. But this may eventually end up as another Build-to-Rent development.

The Oxford University Pension Fund has bought the Goldstone Retail Park as medium to long term investment, so there will be **no application for redevelopment** to provide up to 800 flats as recently rumoured in the press.

The Hove Station Neighbourhood Forum is a platform for increasing the local community's influence over the development of Hove Station Quarter in the next few years. For more details about the Forum, the Neighbourhood Plan, if you would like to get involved or would like someone to contact you, please see the HSNF website:

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