



DEVELOPMENT CONTROL

Brighton & Hove City Council
Town Hall
Norton Road
Hove BN3 3BQ

Application for the Designation of a Neighbourhood Area

Town and Country Planning Act 1990 [section 61G] The Neighbourhood Planning (General) Regulations 2012 [Regulation 5]

You can complete and submit this form electronically to neighbourhoodplanning@brighbton-hove.gov.uk

Publication of applications on the Brighton & Hove City Council website

Please note that the information provided on this application form and relevant supporting documents will be published on the Brighton & Hove City Council website. If you require any further clarification, please contact the planning department using the email address provided above.

Please complete using block capitals and black ink.

Please also refer to the Notes below and the guidance notes provided on the council's website as incorrect submissions will delay the processing of your application

1. Name of Submitting Body (eg Parish Council/Neighbourhood Forum/Body capable of being a Neighbourhood Forum)
Hove Station Neighbourhood Forum
2. Contact details
Name : Professor Mike Gibson MSc BA DipTP MRTPI FRSA
Address : 40 Fonthill Road, Hove BN3 6HD
Email : hovestationforum@gmail.com
Telephone : 0755 269 0361
3. Proposed name of neighbourhood area
Please give the name by which your neighbourhood area will be formally known
Name of neighbourhood area: Hove Station Neighbourhoods
Does the submitting body consider it should also be designated a business area : No (If yes please submit reasons on a separate sheet)
4. Extent of the area (see Notes 1 - 4)
Please attach a map which identifies the area to which the application relates. Attached

Does the proposed neighbourhood area lie partly within the South Downs National Park and/or other Local Authority Boundary?

No

If yes please state which authority/ies (please note an application should be sent to all respective planning authorities) :

5. Please give a statement confirming that the applicant is a relevant body for the purposes of section 61G of the Town and Country Planning Act (see Note 5)

Please continue on a separate sheet if necessary

Application by Hove Station Neighbourhoods Forum for designation as a Neighbourhood Forum submitted 19/12/13

6. Please give a statement explaining why it is considered appropriate to designate the area as a neighbourhood area

Please continue on separate sheet if necessary

The Hove Station Neighbourhoods Forum was informally established at a public meeting called by Goldsmid Ward Councillors in November 2012 to discuss the proposals by Matsim for the redevelopment of the Conway Street area, as part of Development Area 6 of the BHCC City Plan. The overwhelming number of the 70 plus residents at the meeting signed up either as wanting to be actively involved, or to support the work of others in developing a Neighbourhood Plan.

Following this meeting a further 8 open Forum meetings were held between December 2012 and July 2013. The Inaugural General Meeting was held on July 2nd at the Vallance Community Centre, attended by 23 out of the then 35 signed-up Forum members. The Meeting adopted a formal Constitution and established the Hove Station Neighbourhoods Forum Management Committee, which meets monthly.

The Forum has formally consulted local residents and businesses, through two Have Your Say Days, on two possible Neighbourhood Plan areas, referred to on the attached map as the Original Forum Area and the Proposed Forum Area.

2.1 Original Forum Area

The primary reason for developing a Neighbourhood Plan is that it is considered the most effective way in which local residents and businesses can influence the implementation of the BHCC City Plan proposals for Hove Station Development Area 6 shown on the attached plan. The re-development of DA6 will transform the area included within its boundaries and have a major impact on surrounding neighbourhoods.

The Original Forum Area was defined to include the DA6 area and the residential neighbourhoods immediately adjacent to it, which would be most affected by the redevelopment. Thus the Neighbourhood Plan will include and 'wrap around' DA6, with the aim of maximising the advantages and minimising the disadvantages to local communities of absorbing the increased intensity in the use of the land designated as DA6 over the next 15 years

For the **Have Your Say Day 1 Saturday February 16th 2013** the Forum distributed 3000 leaflets throughout the **Original Forum Area**. Over 100 people participated in this event with representation from across the area, albeit with some neighbourhoods more heavily represented than others. Perhaps not surprisingly, none of the

participants suggested a wider area for the proposed Neighbourhood Plan.

This meeting also established the Forum's effective working relationship with the **Goldsmid Local Action Team** via Clare Tikly and the potential to develop working relationships with local business organisations, including the **Hove Business Partnership**.

Participants were asked to complete a brief questionnaire and indicate if they wanted to participate and/or be kept informed about the work of the Forum. This event demonstrated that there was a basic level of support for the further development of the Forum, through an awareness-raising phase, into a formally constituted body.

2.2 Proposed Forum Area

The Forum established several Working Groups to focus effort on further community engagement and to develop its capacity to prepare a Neighbourhood Plan.

The **Housing and Regeneration Working Group** analysed a wider area to identify where development pressures and opportunities might arise over the next 15 years and also considered the wider 'impact area' of the DA6 redevelopment. The outcome of this analysis was the **Proposed Forum Area** – see attached plan – which extended the proposed area for the Neighbourhood Forum and the Neighbourhood Plan as follows:

- north to include Hove Recreation Ground, Hove Park, the potential development site(s) around the Engineerium the Co-op Superstore (to be Waitrose in 2014) and the Greyhound Stadium, together with the schools, playing fields and allotments west of Neville Road;
- west and north of the railway to include the employment sites centred on St Joseph's Close and behind Amherst Crescent; and
- west and south of the railway as far as Bolsover Road, including the Portland Road commercial and shopping area.

The **Community Engagement Working Group** organised **Have Your Say Day 2 Saturday September 28th** to test the appropriateness of adopting this wider area for the preparation of the Neighbourhood Plan. Some 5000 leaflets were distributed across this wider area. Over 80 people participated in this event with representation from across the area, albeit with a significant concentration in the Original Forum Area. Participants were asked to vote (by secret ballot) for the area which they thought was most appropriate for the Neighbourhood Plan. Forum Committee members explained the rationale for the two options. The vote was overwhelmingly in favour of the wider area – 50 to 5.

The Secretary of the Hove Park Residents' Association and several Hove Park area residents expressed support for the inclusion of the area north of the Old Shoreham Road and Two participants also preferred a boundary that went much further north and not as far to the west in the area south of Shoreham Road. Following this event four residents from outside the Original Forum Area joined as Forum members, including a member of the Friends of Hove Park.

In parallel the **Sustainable Green Neighbourhoods Working Group** focussed its work on developing the Hove Station Neighbourhoods Community Energy Plan, with the aim of reducing carbon emission, energy bills and fuel poverty. This included organising an **Energy Cafe Saturday 26th October** which aimed to raise the awareness of the local community about energy efficiency and micro-generation. The only practical venue was on Clarendon Road so the distribution of some 5000 leaflets included streets south of Blatchington Road as far south as, but not including, New Church Road and as far west as Rutland Gardens – all outside the

Proposed Forum Area. This leaflet also included an introduction to the work of the Forum and an invitation to membership.

Some 120 people attended this event. This indicated that there was potential support from south of Blatchington Road. This raised the question of whether the Forum should extend the Neighbourhood Development Plan Area south of Blatchington Road.

These three major public consultation events have generated a total membership of the Forum of 70. They have been complemented by engagement with other organisations to secure their support for the development of the Neighbourhood Plan

The **Community Engagement Working Group** presented the work of the Forum to date to the meeting of the **West Hove Forum November 28th**. The purpose and scope of the proposed Neighbourhood Plan was explained and the two boundaries were discussed. The outcomes of this meeting were as follows:

- the **West Hove Forum** will support the development of the Neighbourhood Plan for the wider area and this includes the support of the **Westbourne Ward Councillors** who have been kept informed of the work of the Forum since the first Have Your Say Day in February.
- the **Bolsover Road Residents Association (BRRA)** covers the Bolsover Road, Grange Road and School Road neighbourhood in the south-west corner of the Proposed Forum Area. The Secretary, Michael Dennis, explained that there are planning and development issues around the relationship between residents and proposed commercial developments in the BRRA area. He expressed support for the proposed Neighbourhood Plan.
- the West Hove Forum is supported by **Lorette Mackie, Community Development Worker** – Portslade & Portland Road. She is employed full time by *The Trust For Developing Communities* – a charitable organisation. She expressed support for the development of the Neighbourhood Plan
- The meeting also formally wound up the **Poets Corner Residents Association**, but it may be that former members would wish to join the Hove Station Neighbourhoods Forum. Moreover
 - two members of West Hove Forum are re-opening the **cafe in Stoneham Park** and will support HSNF, with the possibility of promoting the work of HSNF through the cafe;
 - **Hove Civic Society** launched its **tree planting scheme on December 14th** in Marmion and Stoneham Roads (which are adjacent to the BRRA area) as part of **its Restoring our Victorian Street Tree Heritage Campaign**. This project has involved the active involvement of (and financial contributions from) local residents. There are opportunities for HSNF to recruit these active residents. The HSNF Sustainable Green Neighbourhoods Group will work with the Hove Civic Society (whose chair, Helmut Lusser is member of the HSNF Management Committee) and the Marmion and Stoneham Road activists to see if this successful scheme can be replicated elsewhere within the Hove Stations Forum area.

The meeting of the **Hove Station Forum Management Committee on December 10th** reviewed the work done to identify the most appropriate boundary for the Neighbourhood Forum and the Neighbourhood Plan and decided to propose the wider area which is shown on the attached map – a slightly amended version of the wider area which was the focus of the second Have Your Say Day public consultation..

- It was considered that extending the boundary of the area south of the Blatchington Road would be too

ambitious in terms of engaging the several thousand additional residents and the many businesses, especially in areas which are some distance from DA 6 and where little development is anticipated

- The extension north was supported on the basis that there are good planning reasons for including the area north of the Old Shoreham Road. The area includes a range of sites where change may occur over the next 15 years. These sites include some smaller industrial/commercial areas centred on St Joseph's Close and behind Amherst Crescent and the environs of the Engineerium, which are already the subject of development proposals. The area also includes major community infrastructure which is used by residents in the areas immediately adjacent to DA6, such as schools, Hove Park, Hove Recreation Ground and the allotments.
- The extension to the west to include the whole of Poets Corner and the residential area further west to Bolsover Road was supported on the basis that a Neighbourhood Plan would enable existing organisations to enhance their capacity to influence the development of their neighbourhoods and build on their achievements to date.

However, the Committee is fully aware that it will have to give a high priority in early 2014 to increasing the representation of the areas to the west and north of the neighbourhoods which are adjacent to DA6. Thus the Community Engagement Working Group has recently been strengthened which will enable the Forum

- to hold open Forum meetings in the extended area and to recruit new members to the Management Committee from these areas, and
- to significantly up-grade the website <http://www.hovestationforum.co.uk/> and produce a regular newsletter

7. Has this area been designated a neighbourhood area in the past?

No

If yes, please state the date of designation, the applying body and name given to the area:

8. Has the applicant previously applied to designate the area as a neighbourhood area?

No

If yes, please state the date of the application:

9. Declaration

I hereby apply for the area described in this form and on the accompanying map to be designated as a neighbourhood area

Name : Professor Mike Gibson MSc BA DipTP MRTPI FRSA

Signature :

Position in relevant body : Neighbourhood Plan Co-ordinator

Date : 20/12/13

Please ensure the following is also submitted with this form :

- A map which clearly identifies the area

Please submit the completed form to:

DEVELOPMENT CONTROL, Brighton & Hove City Council, Town Hall, Norton Road, Hove, BN3 3BQ

Or by email to : neighbourhoodplanning@brighbton-hove.gov.uk

Please read the following notes before completing this form.

Notes

Note 1. Where the parish council is the applicant the proposed neighbourhood area must be one that consists of or includes the whole or any part of the parish council area. Where a parish council is not the applicant the proposed neighbourhood area cannot consist of or include the whole or any part of a parish council area.

Note 2. The proposed neighbourhood area cannot overlap with an already designated neighbourhood area.

Note 3. The map must clearly identify the area to be covered by the proposed neighbourhood area and should be of an appropriate standard scale so that boundaries can be clearly seen (eg 1:2500; 1:1250 or 1:500). Where possible the boundary of the area should follow physical features and should not cut through properties. Where appropriate it should be clear which parts fall within Brighton & Hove and which parts falls within the South Downs National Park and/or neighbouring local authority.

Note 4. In determining the application the Council must have regard to the desirability of designating the whole of the area of a parish council as a neighbourhood area and the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas.

Note 5. In order to make an application for a neighbourhood area the applicant must be a “relevant body” as defined in section 61G(2) of the Town and Country Planning Act 1990, namely, “a parish council or an organisation or body which is, or is capable of being, designated as a neighbourhood forum (on the assumption that, for this purpose, the specified area is designated as a neighbourhood area)”. Please note that parish councils are the relevant body within a parish in respect of neighbourhood planning.