

Draft Decision Notice

Decision in Respect of the Designation of the Hove Station Neighbourhoods Forum's Application for Neighbourhood Area Status and Designation of Hove Station Neighbourhood Area

In respect of the application by Hove Station Neighbourhoods Forum for Neighbourhood Area status, the following decision has been taken in accordance with the requirements of The Town and Country Planning Act 1990 and The Neighbourhood Planning (General) Regulations 2012.

Neighbourhood Area

In accordance with the Economic Development and Culture Committee on 18 September 2014 (Item 23), the application from the Hove Station Neighbourhoods Forum (as submitted in December 2013) for the neighbourhood area set out in Figure 1 (*please see Appendix 1*) is **REFUSED**. However, Brighton & Hove City Council has designated¹ a smaller neighbourhood area which excludes land within the Ward of Hove Park with the exception of the land that lies to the east of Sackville Road and the south of the Old Shoreham Road. This revised neighbourhood area is set out in Figure 2 (*please see Appendix 11*) (the area within the solid black line) accompanying this notice to designate a Hove Station Neighbourhood Area.

The following sets out the reasons for this decision.

- Prior to the determination of the application submitted by Hove Station Neighbourhoods Forum another application was submitted by a different submitting body called 'Hove Park Neighbourhood Forum' which sought the designation of the Ward of Hove Park as a neighbourhood area. The proposed neighbourhood areas in the two separate applications overlapped. In accordance with section 61G (7) of the Town and Country Planning Act 1990 designated neighbourhood areas cannot overlap. One or both of the proposed neighbourhood areas therefore had to be amended.
- The city council encouraged the two Forums to reach a jointly agreed approach for removing the overlap in the two areas. Unfortunately this was not forthcoming and the two Forums sought different approaches in respect of resolving this issue. Based on the views and approaches expressed by the two Forums it was considered further delay in the determination of the two applications to promote agreement between the two Forums could not be justified (in view that the Forums' chose when to submit their application, once submitted the city council needs to determine within a reasonable timeframe). In accordance with Section 61G(5) of the Town and Country Planning Act 1990 the city council was

¹ Section 61G(5) of the Town and Country Planning Act 1990

required to exercise its powers of designation so as to secure that some or all of the area applied for forms part of one or more areas designated as neighbourhood areas.

- The representations on the two applications were divided and were not considered to sufficiently justify the designation of either of the areas applied for in their entirety. There was significant objection raised to the application by Hove Station Neighbourhoods Forum – 97% of the 405 recorded representations and approximately 410 signatories on the petition against the application and sought the setting up of a Forum for the Hove Park Ward.
- Upon analysing the objections further in respect of content and the location of respondents and when considered against Hove Station Neighbourhoods Forum membership there was evidence that the main objection to the Hove Station Neighbourhoods Forum application related to the inclusion of land within the area of overlap. A number of objections raised they would not be averse to a smaller area. The counter application from Hove Park Neighbourhood Forum also indicated a general lack of support from those within the Ward of Hove Park for the Hove Station Neighbourhoods Forum application.
- The area of land within the Ward of Hove Park to the east of Sackville Road and to the south of the Old Shoreham Road did not give rise to any noticeable representations or Forum membership. This area forms part of a development area identified in the Submission City Plan Part One known as DA6 Hove Station Area. The Hove Station Neighbourhoods Forum application made it clear the area's key focus was DA6 and a number of forum members live near the northern section of DA6. Approximately 215 of the 380 representations to the application by Hove Park Neighbourhood Forum raised concern about splitting DA6. The city council therefore considered it was reasonable for the land to the east of Sackville Road within the area of overlap falls with a Hove Station Neighbourhood Area.
- The neighbourhood area designated was checked against and considered to be consistent with the guidance in the National Planning Practice Guidance relating to the designation of a neighbourhood area and its boundary.