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Hello Forum members,

This is the time of year when many of us are putting dates into our 2018 diaries. The Forum has been planning the work needed to complete the Neighbourhood Plan in 2018, so we can give you advance notice of two key dates early next year.

Our **Annual General Meeting** will be held at Ralli Hall on Wednesday 24th January at 7.30pm. We will review our progress on the emerging Neighbourhood Plan with Forum members and set out the stages in the process of getting the Plan approved within the next 12 months.

At the AGM we will provide details of our sixth **Have Your Say Day** which is scheduled for Saturday 17th February, at the Honeycroft Centre, Sackville Road. This will be an opportunity for Forum members and the wider public to provide feedback on the Draft Neighbourhood Plan, which we have worked on since our March public consultation <http://www.hovestationforum.co.uk/review-of-our-have-your-say-day-on-saturday-18th-march/>

The Forum's 'big idea' is that regeneration should not be a piecemeal collection of unconnected developments. Rather, within the framework of a Neighbourhood Plan, it should deliver a new **Hove Station Quarter** – a linked and integrated series of mixed-use housing and commercial developments - the whole would be greater than the sum of the parts.

This will be a long term process but redevelopment has really got off the ground with Hyde Housing Association's 'New Wave' development of 65 new homes on Newtown Road. But of the 26 'affordable units' only 8 are 'affordable rent' (and that is 80% of full market rent) - the rest are shared ownership. Next year the apartments will sell for £350k plus and the town houses for £575k! Much larger schemes are in the pipeline. Matsims' redevelopment of the former Furniture Village Warehouse in Conway Street was rejected by the Council last June but this might well re-surface next year. Mountpark will soon be submitting a redevelopment project for the Sackville Trading Estate and the former coal yard. How affordable will the 500 plus homes be? What will be the mix of housing, commercial, cultural and recreational facilities?

The Neighbourhood Plan is an opportunity for local people to influence regeneration. Membership of the Forum is free and all those working on the Plan are volunteers. But it costs money to hire rooms, buy exhibition materials, pay for leaflets etc. So we will be launching a fundraising project in January and contributions from members would be very welcome to help us finish the job in 2018.

Seasonal greetings to all

Nigel Richardson Chair Hove Station Neighbourhood Forum