

Housing and Development Group (HDG)

(Working Group to SELEP)

Notes

27 September June 2023

1. **SELEP Update** – Brian Horton gave an update on the work streams being progressed to deliver the planned transition of SELEP responsibilities to the upper tier local authorities at the beginning of the new financial year 2024/2025.
2. **Future SELEP HDG?** – Brian Horton advised the group on the feedback from partners on the potential to continue the facilitated work of this group. A general view has come forward there is a broad consensus to continue to operate the group. Work is progressing to explore potential SELEP transition bridge funding to support the cross authority work to continue to convene housing and development joint working across Kent, Essex, and East Sussex.
3. **Open Forum** – The sales market is under pressure and that the situation is the same for both Tier 1 and SMEs/housebuilders. From an Affordable Housing point of view, Housing Association appetite to develop has diminished, including for S106 sites, and this issue is becoming more acute. The reduction in activity levels has reduced the inflationary pressures and availability of materials and labour. From a Housing Association perspective, shared ownership sales remain strong. Planning was again highlighted as a risk with reported vacancies in local authority planning teams and a disappointment that planned increases in planning fees will not be ringfenced. Broad agreement that we should refocus on the commitments in the county level planning protocols.
4. **Lower Thames Crossing (LTC) Update** Bronte Clark gave an update on the ongoing preparatory work on the LTC including wide ranging engagement and the appointment of tier 1 construction providers.
5. **National Highways Concerns** – Peter Phillips from National Highways was welcomed to the meeting. Peter updated on Highways priority projects across the SELEP area. The group discussed challenges and opportunities through the Road Investment Strategy (RIS) - RIS 2 (2020-2025), RIS 3 (2025-2030) and RIS 4 (2030-2035). Key projects in the SELEP that fall within this process include Lewes and Polegate, Brenley Corner, A12 and A2 Dover Approach. The group committed to use network to make the case for our projects and lobby accordingly to mitigate any slippage in this critical infrastructure.
6. **Nutrient Neutrality** – Nick Fenton updated on recent developments including a failed attempt to include provisions in the LURB. It is hoped to see a solution in the Kings Speech on 7 November 2023. It was agreed that it would be good to set up a session to share learning on Nutrient Neutrality across the SELEP operating area.
7. **Homes England** – Shona Johnstone updated on: [Estate regeneration](#) through the affordable housing programme – estate regeneration now qualifies for affordable housing grant if there is additional homes, the **Brownfield and Infrastructure Land Fund** has now been published – guidance can be found [here](#) and the [Housing Information Hub](#) is also now live and has a wealth of information about bringing forward housing.

8. **Affordable Housing RT9** – Brian Horton updated on the work to respond to concerns on the delivery of affordable housing through planning via the S106 process. (see attached)

Future Meeting Dates*

14	November	2023
9	February	2024
5	March	2024