**Housing and Development Group (HDG)**

**(Working Group to SELEP)**

**8th December 2022**

1. **SELEP Update**

Alex Riley updated the group on the current work of SELEP noting that there is a confirmed budget for activity in the 2023-24 financial year.

The group were also informed that Sarah Dance has taken over the position of SELEP Chair after Christian Brodie’s tenure came to an end.

1. **Data**

Richard Fitzgerald provided the group with a data and intelligence presentation focussing on housing numbers – to be circulated to the group.

Nick Fenton stated that it would be good to see some data on commercial development in the next data update.

1. **Market Update**

The group provide feedback on the status of the market. Clarion noted that rebasing and the land pricing slowdown is impacting them. For RPs, next year could be good if they already have a solid balance sheet.

Brian stated that the 7% rent increase is better than many RPs were expecting.

1. **Lower Thames Crossing**

The group were updated that the Lower Thames Crossing was now moving into DCO phase and a presentation was provided by Bronte Clark – to be circulated to the group.

1. **Phosphates and Nitrates**

Planning permissions will shortly resume in Ashford, Canterbury and Maidstone. There will be a roundtable discussion in early 2023 on this issue, bringing together colleagues from East Sussex and Essex.

1. **Planning**

Jonathan Buckwell updated the group on recent announcements on planning included the proposed changes to the planning system affecting how housing requirements are calculated and applied by inspectors. Local authorities will also have more scope to adjust the housing targets for their area.

1. **AOB**

Meeting closed.