

Herefordshire Council
SHLAA Technical Stakeholder Meeting, Plough Lane
10th July 2008
General Notes

Present:

■ – Highways Agency
GVA Grimley
■ – Natural England
■ – Welsh Water
■ – Jackson International
CPRE
■ – HBF
Claire Rawlings – Herefordshire Council
Chris Botwright - Herefordshire Council
Ted Bannister - Herefordshire Council

CB - Welcomed everyone and set the scene with regard to the purpose of the study, which is to assess whether the RSS housing figure can be achieved in the County. He also provided an update on the Nathaniel Lichfield study, which is looking into increasing the RSS housing numbers for Herefordshire, and stated that it is likely to be a small increase and this increase is likely to be met from outside Hereford City.

CR - Provided a quick update on progress made on the SHLAA. The core strategy options paper is currently out for consultation and includes proposed directions of housing growth for Hereford City and the market towns. This was taken from evidence found in the SHLAA. The SHLAA initial report and maps are on the website and the site schedules will be on there by the end of the week.

■ – Made the comment that there needs to be a focus on mixed use as well as taking into account employment land to increase sustainability.

■ – Endorsed ■ point. Consider displacement – if build on large open space within city e.g. the racecourse, where will the racecourse need to be relocated to?

■ – For future employment growth there needs to be good educational opportunities.

CR – That will be at next stage, in the AAP. Currently this is just an assessment of potential housing land.

■ – There are limitations of this exercise – can't just consider housing. In Hereford need to look at pattern of movement – will Outer Distributor Road (ODR) need building if public transport improved? Need to look at justification for the ODR and then look at most appropriate cost effective route and then look at suitable housing opportunities.

■ – Look at North and South Park and Ride sites as well as public transport improvements. Results will influence suitable sites.

■ – Looking at periphery supports ODR. Has there been a study on river crossing and ODR regards its expense and need?

■ – Offers value for money. If it were a Highways Agency scheme, would support. DCLG have been asking questions hoping it will be ready by 1st Oct – what are timescales?

■ – Has engineering feasibility been addressed for river crossing? Landscape issues. Needs to be a policy basis for filter but if you apply this it becomes a development plan.

■ – Important not to completely discount sites. It is not the function of a SHLAA to do this. The SHLAA should look at factual issues and highlight these and not make subjective decisions on whether a site should be in or out of the SHLAA. Need to look at how the classification of sites has been undertaken in the SHLAA. Need to have the flexibility to go back and revisit sites if there are shortfalls within the trajectory in order to ensure land supply is being met.

CR/CB – Following agreement to the submitted list of technical consultees there was a general discussion around the technical consultation and what was being sought. In response it was agreed that some consultation responses would be looking at the cumulative impact of identified sites on say the highway network where as others would need to be more site based looking at the site schedules checking that stakeholders were happy with the site assessments that had been undertaken. The end of September was seen as a reasonable time scale in which to respond.

■ – Cumulative affects of sites – may be suitable / unsuitable on it's own but this will be affected by surrounding sites. infrastructure etc.

■ – Agricultural land classification should be taken into account.

Actions:

- Put site schedules on the website
- Start technical consultation with comments back by September
- Look at pulling together the survey information and database for the main villages for now, not smaller settlements.
- Include developers in the SHLAA process to inform on viability.
- Need to look at the classification of sites in the SHLAA

Date of next meeting: 30th October 2008 10.30 at Plough Lane.