

Herefordshire Council
SHLAA Technical Stakeholder Meeting, Plough Lane
12th November 2008
Minutes

Present:

Bill Bloxsome - Herefordshire Council
Ruth Jackson - Herefordshire Council
Juliet Wheatley - Herefordshire Council
[REDACTED] - Highways Agency
[REDACTED] - GVA Grimley
[REDACTED] - CPRE
Claire Rawlings - Herefordshire Council
Chris Botwright - Herefordshire Council
Ted Bannister - Herefordshire Council

Apologies

[REDACTED] - GVA Grimley
[REDACTED] - Natural England
[REDACTED] - Welsh Water
[REDACTED] - Welsh Water
[REDACTED] - Environment Agency
[REDACTED] - Turner&Co
[REDACTED] - GOWM
[REDACTED] - Tetlow King
Jane Thomas - Herefordshire Council
[REDACTED] - English Heritage
[REDACTED] - Festival Housing

CB - Welcomed everyone to the meeting

RJ - gave a run through the PPG 17 study and the emerging strategy. This will provide useful information to support and inform the Hereford Action Area Plan.

JW - gave an up date on the landscape assessment work that both she and Ian Bapty are currently undertaking to inform SHLAA sites. The Hereford assessment is being progressed first. It was agreed that this work should be undertaken without the influence of a possible route for an Outer Distributor Road (ODR) around Hereford. However, once a road line is being considered the SHLAA will need to be revisited and comments refined. RJ agreed that this work should be helpful in preparing a future road line for the ODR.

BB - gave a run through the other studies that conservation are preparing which will feed into SHLAA. These include the Rapid Urban Characterisation study of Hereford City and the Historic Environment Development Impact and Design Study which is being funded through English Heritage.

RJ - gave information on the Multi Modal Study being undertaken for Hereford and clarified that this study would be looking at all modes of transport including public transport. The study will be completed by April 09.

CR provided an update on the national review of the HBF and the closure of all its regional offices. It was agreed that it was disappointing not to have the organisation on the stakeholder group to represent the views of the house builders. RJ suggested that the Chamber of Commerce be approached to see if they would be able to take on this role.

EB - gave a summary of the technical consultation that is currently being undertaken on SHLAA urban sites. This is anticipated to be completed in Dec 08. Information gained will be used to refine the site schedules.

CB - then confirmed the changes to the presentation of SHLAA as a result of comments that have emerged from the current technical consultation. This includes a change to the layout to the site schedules to make it a clearer document, removal of the map gradings to sites, changes to the methodology report in light of learning from best practice. IJ requested that ALC be included and this was agreed.

CB - explained that due to resources the SHLAA Study would only be able to cover main villages and sites over 5 dwellings subject to this meeting RSS housing requirements. The Settlement hierarchy work is awaited before SHLAA information for the rural areas is made public.

█ had some interesting ideas on settlement hierarchy. This was discussed after the meeting with team members.

CR - ran through the need for developer input into SHLAA and identified that SHLAA would be moving on a step to address viability. Developer input needs to happen on two levels. Firstly individual meetings are happening with developers to discuss their sites and secondly a developer's panel needs to be set up to provide judgements on the viability of SHLAA sites and current planning permissions. To provide some guidelines on how this work is to be undertaken and managed various documents have been prepared including a developers protocol and a viability constitution. Invitations will be sent to developers/agents/architects currently active in the County and they will be asked whether they would be interested in taking part in the panels. Approximately 10 – 12 individuals will be chosen by the stakeholder group to take part in this work.

CR ran through the SHLAA timetable. It is anticipated that the viability work will be undertaken in the first quarter of the year and a SHLAA will be available to inform the preferred option of the core strategy in early summer 2009.

CB was given agreement from the stakeholder group to amend the SHLAA methodology as the approach has been amended marginally in the light of experience and best practice. The methodology needs to reflect the actual approach taken for use in any future examinations etc.

Actions

- Set up developers panels and undertake viability assessments
- Make changes to presentation of SHLAA
- Amend site schedules to include ALC
- Approach Chamber of Commerce
- Amend SHLAA methodology

Date of next meeting: 21st January 1.30pm at Plough Lane.