

Minutes of SHLAA Stakeholder Meeting

Tuesday 20 May 2008

Present: [REDACTED] CPRE
[REDACTED] – Jackson International
[REDACTED] – Welsh Water
[REDACTED] Welsh Water
[REDACTED] – Natural England
[REDACTED] – Highways Agency
Bill Bloxsome – Herefordshire Council, Conservation
Chris Botwright – Herefordshire Council, Forward Planning
Siobhan Riddle – Herefordshire Council, Forward Planning
Claire Rawlings – Herefordshire Council, Forward Planning
Emma Lawrence – Herefordshire Council, Forward Planning

Apologies: Jane Thomas – Herefordshire Council, Housing
[REDACTED] – Home Builders Federation

CB thanked all for attending and gave a brief overview of SHLAA objectives.

An update was provided on progress made with the SHLAA. An initial SHLAA report will be released in June as part of the evidence base for the Core Strategy options paper.

The methodology, which was agreed previously by the group, has been followed in the assessment of sites. The UDP settlement hierarchy has been followed. 1400 sites within and adjacent to Hereford City, the market towns and the main villages and smaller settlements have been surveyed.

The study has proved to be far more resource intensive than initially thought. Data inputting and data cleansing has been a particular problem. As a result the initial SHLAA report will provide site information for the urban areas only. These locations will be the main focus for strategic growth. The rural picture will be developed as the Core Strategy moves towards Preferred Options stage.

The SHLAA will form part of the evidence base informing the core strategy. The initial report will be available on the website from mid June and will include maps and site schedules. Each site has been categorised into land with no potential, land with significant constraints and land with minor/no constraints.

Identified sites within Hereford and the Market Towns will be subject to a technical consultation in early summer to further assess their suitability for development and to identify any mitigation measures where necessary and appropriate. This is likely to result in currently identified sites being deleted

from the assessment. In addition all remaining sites will also be subject to a viability assessment.

■ asked that clarification be given to the criteria used to identify surveyed sites. He queried why sites varied in size.

■ requested that some further explanation of land with significant constraints was required.

■ questioned why RSS figures were being used.

■ requested that Planners must pick viable sites with services.

■ mentioned that if Hereford has a by-pass then this will have a significant impact on what land is available.

CB/CR had a separate meeting with ■ Home Builders Federation and will let stakeholders have the notes.

■ gave a useful overview of the water resource position in Herefordshire. Currently there is sufficient headroom in the system to accommodate RSS growth. However there are problems at peak demand times. At a national level and as part of the Habitats Directive EA are preparing a Review of Consents. These consents will have an impact on headroom and will mean that Herefordshire is in deficit. This may impact on housing delivery in the County. Need to await water resources plan.

■ commented that the assessment needs to acknowledge the requirement to assess land for other uses ie employment study.

■ need to have plans of where potential housing could be to feed into programmes/budgets and to inform us (particularly in rural areas) where development should not be directed due to supply issues/costs of improving.

In terms of the technical consultation that is being undertaken in June it was agreed that sites would be sent to stakeholders via email.

It was agreed that a further stakeholder meeting would be useful following the release of sites in the initial SHLAA report. This meeting is being arranged for the 10th July at 10.30 at the Council's Plough Lane offices.