

MINUTES OF SHLAA HOUSING MARKET PARTNERSHIP MEETING

Location: Kindle Centre, ASDA, Hereford

Date: Thursday 22nd October 2009

Time: 10am

Present: Edward Bannister (Herefordshire Council)
Chris Botwright (Herefordshire Council)
Claire Rawlings (Herefordshire Council)
Juliet Wheatley (Herefordshire Council)
Bridget Symonds (Herefordshire Council)
Jane Thomas (Herefordshire Council)
Ruth Lovelace (Herefordshire Council)
[REDACTED] (Collins Engineering Ltd)
[REDACTED] (CPRE)
[REDACTED] (Natural England)
[REDACTED] (Mosaic Group)
[REDACTED] (James Spreckley MRICS FAAV)
[REDACTED] (IE Developments)
[REDACTED] Collier and Brain)
[REDACTED] (Festival Housing Association)
[REDACTED] Welsh Water)
[REDACTED] (Bloor Homes)
[REDACTED] (FoxleyTagg Planning)
[REDACTED] (RRA Architects)

1.0 INTRODUCTION

Following introductions, CB welcomed everybody and thanked members of the SHLAA Housing Market Partnership for their ongoing advice and help with the assessment.

CB explained the purpose of the meeting and advised that the SHLAA has informed the emerging Core Strategy Place Shaping consultation, along with key evidence base studies such as the Hereford Multi-Modal Model Forecasting Report.

CB gave an update on the Core Strategy timetable and referred to the housing requirements set within the Regional Spatial Strategy (RSS) Panel Report – 18,000 dwellings required in Herefordshire of which 8,500 must be built in Hereford.

CB confirmed that the SHLAA has been prepared in accordance with the government's 2007 practice guidance. There are however, concerns about the lack of reference to windfalls which, to date, have accounted for a large proportion of housing development within Herefordshire's rural settlements. As such, it may be appropriate to address windfalls in a subsidiary study.

2.0 PRESENTATION

CR gave a short presentation based on the SHLAA's main findings. The presentation confirmed that there is sufficient potential housing land to meet RSS housing requirements up to 2026. There will however, be a need to deliver housing on significantly constrained sites.

CR concluded the presentation and thanked panel members for their continuous involvement in the assessment.

3.0 MATTERS ARISING

█ asked CB to define a significantly constrained site.

CB advised that significantly constrained sites are those with physical problems or limitations such as poor access, within the flood plain etc.

█ enquired as to when the Council would be making a decision in respect of the proposed Outer Distributor Road (ODR) route.

CB informed the panel that no decision has been made as yet, but the Multi-Modal Model Forecasting Report advises that a distributor road route will be require, along with other sustainable modes of travel.

█ asked CB to describe the work undertaken on associated landscape studies.

JW explained the background to the Urban Fringe Sensitivity Analysis and confirmed that the study is to be published early in the New Year.

█ asked CB to explain how the LDF would deal with strategic sites in the absence of a Site Allocations DPD.

CB explained that suitable and achievable sites with capacity to provide 500 or more homes in Hereford, together with sites able to provide 100 or more homes in the market towns could feature as strategic sites within the Core Strategy. Other suitable and achievable sites could possibly feature in the Hereford Area Plan and the Market Towns and Rural Areas Plan.

█ expressed concern over the decision to assess sites with capacity to provide 5 or more homes in the urban areas, as the sites are denser and therefore smaller.

█ expressed concern over the decision to omit sites with capacity to provide less than 5 homes.

█ and █ endorsed this point and there was a general agreement that there is a need to undertake further work in this area. The partnership would like the SHLAA to refer to windfalls and CB reiterated that there is scope to address this topic in a subsidiary report.

█ asked whether or not the Council is speaking to neighbouring local planning authorities in respect of the SHLAA

CB explained that although a cross boundary meeting was taking place today, nobody within the team was available to attend. There will however, be opportunities to attend future meetings

■ asked whether or not the site schedules take account of the Agricultural Land Classification and if so, to what extent has this been used as a constraint.

CB advised that the Agricultural Land Classification has been recorded on all sites schedules where applicable, but this is not considered a physical limitation.

At that point CB asked the partnership whether there were any outstanding issues for discussion.

■ highlighted the lack of reference to the prospective ODR as a major flaw in the SHLAA process.

CB explained that the SHLAA, without any indication of where any ODR could be routed, is a snapshot in time of potential housing land and that it would be monitored annually to take account of changes.

The partnership confirmed their general agreement to the assessment as presented.

4.0 AOB

There being no other business the meeting was closed at approximately 11:45 am.