

Minutes of Meeting



Job Number: A039340
 Title: Proposed Sainsbury's, Hayle
 Name Of Meeting: PPS25 Sequential Test Methodology
 Meeting Held At: EA Offices, Bodmin, Cornwall
 Date And Time: 10am Thursday 18 February 2010
 Minutes Taken By: Peter Grubb
 Attendees: Peter Grubb (PG), Rob Murdock (RM), Matt Parry (MP), Peter Sturdy (PS), Jeremy Content (JC), Tim Hambly (TH), Shaun Pritchard (SH)
 Apologies: Na
 Distribution: Peter Grubb, Rob Murdock, Matt Parry, Peter Sturdy, Jeremy Content, Tim Hambly, Shaun Pritchard, Simon Coles, Bruno Moore, Jamie Baker, Rob Oakley
 Date Of Issue: 22nd February 2010

Topic	Minute	Action
Scoping sequential sites to be assessed:	Agreed the list of (7) sequential sites to match those used for the retail assessment (R&J Supplies, North Quay, South Quay, Jewson, Jewson and South Quay, Hayle Rugby Club, Loggans Moor)	
Flood risk classification of sequential sites	Agreed the following classifications: (R&J Supplies (zone 1), North Quay (zones 1, 2, & 3), South Quay (zones 1, 2 & 3), Jewson (zones 1 & 2), Jewson and South Quay (zones 1 & 2), Hayle Rugby Club (zone 1*), Loggans Moor (zones 1, 2 & 3). * assuming the highway works in zone 2 are excluded.	
Intra-site flood risk classification	Agreed that PPS25 doesn't require the identification or assessment of the 'proportion of flood risk zones within the sequential sites'. SP considers that a more pragmatic approach, which is supported by appeal precedents, would be to identify and assess the proportions of each zone within each sequential site, with the aim to differentiate between sites with the same flood risk classification to see if the proposed development could be located outside of zone 3a. SP agreed to circulate relevant appeal decisions.	SP to circulate relevant appeal decisions
Identifying extent of flood zones	Agreed that where the Environment Agency maps do not provide sufficient detail, it is appropriate to refer to other sources of information eg ING flood modeling. Also agreed to use the Marsh Lane flood modelling as the best available data on flood extents for the application site.	
Identifying the proposed development site	Agreed that PPS25 requires the application of the sequential test to the 'development that is proposed' (PPS25, Prac Guid, para 4.25) which is the red line site and all development within it. However (although it was agreed that it is not a policy requirement) given the scale of the red-line site and the nature of the works to the land north of the railway embankment, it	

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	was agreed that a more flexible approach would be welcomed by the Environment Agency and Cornwall Council.	
Identifying the 'proposed development site'	Although not a technical requirement of PPS25, the Environment Agency and Cornwall Council would welcome a flexible approach where the application site to be applied in the Test consists of the south west corner of the site proposed for the food store together with the highway works, but exclude the ecology works.	
Identifying the 'proposed development'	Agreed that (unlike PPS4) PPS25 does not require any retailer flexibility in the proposed development (PPS25, Prac Guid, para 4.25).	
Identifying the 'proposed development'	Environment Agency and Cornwall Council would welcome a degree of reasonable flexibility in the proposal particularly in terms of the land take required for a food store, PFS, car parking, servicing and access. Agreed that the degree of flexibility should be justified in the Assessment.	
Definition of 'available', 'appropriate', 'suitable', 'viable', 'deliverable' and 'developable'	Agreed that PPS25 does not provide an adequate definition of these terms. Agreed that the Assessment should default to the detailed definitions provided in PPS4.	
Hayle Rugby Club	JC does not consider HRC to be 'developable' whilst there is no replacement rugby club.	
Hayle Rugby Club	JC confirmed that Cornwall Council does not support a potential relocation site recently identified by Asda.	
South Quay	PG confirmed that ICOMOS has objected to an outline application for a food store proposal on South Quay on the grounds that it will have such a negative impact on the World Heritage Site (WHS) that if built, it could result in the withdrawal of WHS status.	
Revised Draft Assessment	PG to circulate revised draft Assessment to JC and TH for feedback before resubmission.	PG