

From: [Anna Jones](#)
To: [Fred.davies](#)
Cc: [Dan Corden](#)
Subject: Shropshire Local Plan Review - Duty to Co-operate
Date: 27 February 2020 17:06:00
Attachments: [DTC letter final Malvern Hills](#)

Dear Mr Davies,

Please find attached a self- explanatory letter in respect of Duty to Co-operate matters, sent on behalf of Eddie West our interim Planning Policy and Strategy Manager. His contact details are provided but I am also happy to try and answer any queries that you may have.

Kind Regards

Anna

Anna Jones
Senior Policy Officer
Strategic Planning Team,

Fred Davies,
Planning Policy Manager
(Malvern and Wychavon Councils)

Shropshire Council

Date: 27th February 2020

Dear Mr Davies,

Shropshire Local Plan Review - Duty to Co-operate meeting development need

As you are aware from ongoing duty to cooperate liaison and previous consultations which began in early 2017, Shropshire Council are reviewing their adopted Local Plan. There are a number of drivers for this review, including changes to national policy and guidance; the need to regularly review Local Plans; the opportunity to capitalise on potential economic opportunities; and a commitment made during examination of the SAMDev Plan (which forms part of the current Local Plan) to undertake an early review of the Local Plan, including a detailed review of the Green Belt boundary.

The intention is that following the completion of the ongoing review, the current Local Plan documents will be replaced by a single Local Plan document (supported by any formal Neighbourhood Plans) which will include all strategic and detailed policies, together with all site allocations for a Plan period which it is proposed will now extend to 2038.

Green Belt

The Shropshire Green Belt is part of the wider West Midlands Metropolitan Green Belt which surrounds the West Midlands conurbation and Coventry. Within Shropshire, the Green Belt is located south of the A5 and east of the River Severn.

Whilst only part of Shropshire is covered by Green Belt designation, it does impact on the ability to achieve sustainable patterns of development and constrains the ability to meet local needs and the growth potential of settlements in east Shropshire, including Bridgnorth, Albrighton, Shifnal and Alveley, as well as large developed sites such as RAF Cosford.

Furthermore, as already noted the need for a Green Belt review was specifically identified in the SAMDev Plan Inspector's report. As such, to inform the review of the Local Plan and assist the further evaluation of strategic options for sustainable development in Shropshire, a Green Belt Assessment and Review have been undertaken and published on our website.

Local Plan Review

The first stage of consultation to inform the Local Plan Review focused on Issues and Strategic Options (January 2017 – March 2017). In particular, this consultation considered the scale and distribution of housing and employment development across Shropshire.

The second stage of consultation to inform the Local Plan Review represented the first of a series of Preferred Options consultations (October 2017 – December 2017). It identified the preferred scale and distribution of development, specifically indicating a preference for an urban focused strategy to deliver 28,750 dwellings with balanced employment growth of 300 ha of employment development (levels of growth were based on a plan period to 2036, this has now been extended to 2038).

The third and fourth stages of consultation to inform the Local Plan Review represented further stages of Preferred Options and focused on Preferred Sites (November 2018 – February 2019) and Strategic Sites (July 2019 – September 2019). These consultations sought to test preferred development proposals associated with existing established settlements and potential strategic sites not associated with existing settlements, respectively.

In summary, the Preferred Options consultations proposed that most of the additional housing and employment development required would be distributed to locations outside the Green Belt. However, it was recognised that there remained a need to ensure:

- Sustainable patterns of development;
- The long-term sustainability and delivery of the development needs of specific settlements; and
- Recognition of the strategic economic importance of the east of the county, particularly the M54 corridor.

Reflecting these important factors, growth was also proposed within settlements inset and on the edge of the Green Belt. Specifically growth was proposed in the settlements of Bridgnorth, Albrighton, Shifnal and Alveley. We also consulted on growth proposals at two strategic sites within the Green Belt.

Bridgnorth, as Shropshire's third largest town, is identified as a Principal Centre which will contribute towards the strategic growth objectives in the east of the County. There are specific planning and structural issues in Bridgnorth including: significant environmental and topographical constraints which together with Green Belt (to the town's eastern side) have significantly impacted on opportunities to deliver development, including employment land and local employer/affordable housing. Proximity to the West Midlands conurbation also results in significant influence from this direction and Bridgnorth has relatively high house prices and an imbalance between housing and local employment, with relatively high levels of in and out commuting in a context of limited public transport, resulting from its location off the rail and main motorway network. Recent issues with the delivery of the allocated housing site in Bridgnorth have further undermined new housing provision.

We therefore identified a particular need to address these issues through the provision of appropriate high-quality housing and employment. Specifically, the Preferred Options consultations identified guidelines for the provision of 1,500 dwellings and 16ha of employment land.

Following the consideration and exhaustion of other identified growth options, we consulted on proposals to accommodate much of this growth within a 'garden' style sustainable development on land currently within the Green Belt to the east of the town and bordered to the east by an employment site which is currently inset within the Green Belt. We also consulted on proposals to remove land from the Green Belt for safeguarding to meet the longer-term development needs beyond the current Plan period.

The smaller settlements of Albrighton and Shifnal which are accessible to the M54 and are located on the Shrewsbury-Birmingham railway line are identified as Key Centres with a proportionate role in delivering strategic growth objectives in the east of the County. These settlements together with the village of Alveley (identified as a Community Hub), are wholly within Green Belt and there are no significant brownfield or infill opportunities available for these settlements.

In Albrighton, we proposed to accommodate growth needs (of around 500 dwellings and 5ha of employment land) through existing commitments and on previously safeguarded land. However, as this would exhaust all remaining safeguarded land, we also consulted on proposals to remove further land from the Green Belt and safeguard it to meet longer-term development needs beyond the current Plan period.

Previously safeguarded land and allocated employment land within Shifnal has been depleted. Furthermore, within Shifnal there is considered to be a particular need for additional employment to balance previous high levels of housing development. As such we consulted on proposals to accommodate growth needs (of around 1,500 dwellings and 40ha of employment land) on existing commitments and through release land from the Green Belt to meet development needs within and beyond the current Plan period.

We also consulted on proposals in Alveley which were considered in scale with the settlement (for around 130 dwellings). These proposals involve the removal of relatively small areas of land from the Green Belt to meet development needs within and beyond the current Plan period.

RAF Cosford is an operational military base and airfield with associated uses including a museum and areas utilised by the West Midlands Air Ambulance and West Midlands Police. The site is identified within the current adopted Plan as an existing major developed area within the Green Belt. The strategic sites consultation recognised emerging proposals for the site in relation to the development of military, museum, training and other activities. To facilitate the proposed growth and development of this site, we consulted on proposals to remove some or all of the site from the Green Belt.

Additionally, as you are no doubt aware, a further potential strategic site within Green Belt, to help meet development needs beyond Shropshire, has been identified and

consulted upon at Land to the north of Junction 3 of the M54. The final decision on whether this land will be included in Shropshire Council's Local Plan will be made by the Council in May.

Further information on these proposals within each of these stages of consultation and the evidence base which has informed it is available on the Shropshire Council website at: <https://shropshire.gov.uk/planning-policy/local-planning/local-plan-partial-review-2016-2036/>

Duty to Cooperate

The consultation proposals for growth within settlements within and on the edge of the Green Belt were identified as local options to meet specific sustainable development needs. Therefore, through previous stages of consultation to inform the review of the Local Plan, we have identified and tested options for meeting growth within Shropshire.

However, clearly Shropshire Council will need to demonstrate exceptional circumstances for the release of any Green Belt and as you are aware a pre-condition of NPPF (paragraph 137) is that before concluding that exceptional circumstances exist, we need to demonstrate that all other reasonable options have been explored.

Therefore, in order to formalise previous discussions undertaken as part of the Duty to Cooperate, we are formally seeking the views from neighbouring authorities about whether they could accommodate some of the identified needs for development. In due course we are intending to record these conversations through a Statement of Common Ground.

Given the nature of Shropshire, in particular the extent of land beyond the Green Belt, we would like to gain an understanding of whether your authority is able to assist us in meeting the specifically identified development needs for:

- Bridgnorth;
- Albrighton;
- Shifnal;
- Alveley; and
- RAF Cosford.

For the purpose of this exercise, it would be helpful for you to consider the following:

- The preferred option development requirements for each location as set out above;
- Whether there is available and deliverable land within your local authority area which would be able to functionally serve the geographical location(s) and strategic purposes identified;
- If your authority is able to assist, the mechanism through which this would be forthcoming, in particular integration with your plan making, noting that Shropshire is intending to carry out Regulation 19 consultation in June/July 2020;
- How much/which of the 'preferred option' development requirements you are able to accommodate within your plan area;

- Details of suitable sites in your plan area to meet our specific identified Green Belt needs, including whether the proposed sites are 'deliverable' within 5 years or 'developable' between years 6 and 15 of our plan period; and
- How you consider the proposed site(s) satisfy the 'sustainable development' criteria.

If at all possible, we would like to encourage responses by 20th March 2020. Given the detailed background and nature of this enquiry I would be very happy to provide additional information and if you feel it would be helpful organise a specific Duty to Cooperate meeting which we could host at our offices. I would hope to be able to do this at the earliest opportunity. In any case please do not hesitate to contact me for further discussion about the content of this letter.

Yours Sincerely

Eddie West
Interim Planning Policy and
Strategy Manager
Shropshire Council

From: [Dan Corden](#)
To: [Fred.davies](#); [david.clarke](#)
Subject: Shropshire Local Plan Review - Duty to Cooperate
Date: 22 January 2021 12:55:00
Attachments: [Malvern Hills District Council Draft SoCG Jan 2021](#)

Hi Fred,

Thank you for your time earlier. As discussed, we are at an advanced stage of the Local Plan Review for Shropshire and seeking to finalise our duty to cooperate (D2C) discussions and complete statements of common ground (SoCG) with Neighbouring Authorities.

As such please find attached an initial draft SoCG for your consideration. I have highlighted text in yellow where I have sought to reflect your current position, however you may want to edit/update as appropriate. I appreciate that you are at a relatively advanced stage in your own Local Plan Review, so if you wished for this to somewhat evolve into a joint statement to support both Reviews, this is something that we would be very happy to discuss.

Once you have reviewed the draft SoCG please let me know how you want to proceed and if you consider a further D2C discussion would be of assistance.

Thanks again.

Kind Regards

Daniel Corden

Planning Policy, Shropshire Council – Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

From: [Dan Corden](#)
To: [David Clarke](#); [Fred Davies](#)
Subject: RE: Shropshire Local Plan Review - Duty to Cooperate
Date: 28 April 2021 11:02:00
Attachments: [Updated Malvern Hills District Council Draft SoCG April 2021.docx](#)
[Shropshire Local Plan Review - Duty to Co-operate](#)

Hi David,

Thank you for sending this over and your time when I phoned you last week. I have now had an opportunity to consider your suggested amendments and discuss them with my manager and we are generally happy with your proposals. We have made a few additional suggestions, primarily to explain why and then reflect through the document the fact that the SoCG is between Shropshire Council and Malvern Hills District Council (on behalf of the South Worcestershire Councils).

Regarding the correspondence on development in the Shropshire element of the West Midlands Green Belt, we are happy with the suggested text you provided which very clearly and reasonably explains your position. I have attached the original email my colleague sent over to you for information.

Please let me know if you are happy with these additional suggestions and is so then we are hopefully good to progress to sign-off. If this is the case, please let me know and I will prepare a 'clean version' without track-changes.

Thank you

Kind Regards

Daniel Corden
Planning Policy,

From: [Dan Corden](#)
To: [David Clarke](#)
Subject: RE: Shropshire Local Plan Review - Duty to Cooperate
Date: 26 May 2021 08:34:00
Attachments: [South Worcestershire Councils and Shropshire Council SoCG - May 2021 Signed](#)

Hi David,

Please find attached a signed, sealed and pdf'd version of the SoCG!

Thank you

Kind Regards

Daniel Corden

Planning Policy, Shropshire Council – Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

From: Dan Corden
Sent: 05 May 2021 12:44
To: David Clarke
Subject: RE: Shropshire Local Plan Review - Duty to Cooperate

Hi David,

Many thanks for progressing and signing this off so quickly, it is very much appreciated.

I have sent it on to my manager for sign-off and will then provide a completed version for your records.

Kind Regards

Daniel Corden

Planning Policy, Shropshire Council – Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

From: David Clarke
Sent: 05 May 2021 12:28
To: Dan Corden
Subject: RE: Shropshire Local Plan Review - Duty to Cooperate

Hello Dan,

Many thanks for your patience on the draft SoCG between Shropshire Council and the South Worcestershire Councils.

Finally, a signed, sealed (well, not quite pdf'd) and delivered version from ourselves.

Regards,

David

From: Dan Corden [k](#)
Sent: 04 May 2021 09:20
To: David Clarke [a](#)
Subject: RE: Shropshire Local Plan Review - Duty to Cooperate

Hi David,

Thank you for this. I have now had an opportunity to review your proposed 'tweaks' and discuss them with my manager and we are both comfortable with them. As such please find attached a 'clean' version (I have just tidied up the formatting so the map fits on the first page) for sign-off.

Hopefully we are good to go with the sign-off, but let me know if you want to discuss this any further.

Kind Regards

Daniel Corden
Planning Policy, Shropshire Council – Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

From: David Clarke
Sent: 30 April 2021 10:09
To: Dan Corden
Subject: RE: Shropshire Local Plan Review - Duty to Cooperate

Hello Dan,

Apologies for coming back with some late tweaks to the SoCG.

Our Director of Planning & Infrastructure has confirmed that she's happy with the SoCG, but would prefer that the agreement is between Shropshire Council and the South Worcestershire Councils (rather than MHDC on behalf of the South Worcestershire Councils). The thinking behind this is that the DTC is about plans not the authority that shares an administrative border.

I've track-changed the suggested amendments in the attached and hope they will be acceptable to yourselves.

Apart from the above, I think we are "good to go" and sign-off the SoCG.

Any problems or queries, please do not hesitate to give me a call.

Regards,

David

From: Dan Corden
Sent: 30 April 2021 08:18
To: David Clarke
Subject: RE: Shropshire Local Plan Review - Duty to Cooperate

Hi David,

Thank you for reviewing this so quickly and preparing the clean version.

Please let me know if you need anything else to support your sign-off process. I will then ask my manager to complete the sign-off for our side.

Kind Regards

Daniel Corden
Planning Policy, Shropshire Council – Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

From: David Clarke
Sent: 29 April 2021 10:16
To: Dan Corden
Subject: RE: Shropshire Local Plan Review - Duty to Cooperate

Hello Dan,

Many thanks for amending the draft SoCG between our Councils. I'm happy with the amendments and have accepted the track changes – attached.

Fred Davies has recently (this week) left the Council, so I think it will be the Director of Planning & Infrastructure, Holly Jones, who will now need to sign the SoCG on behalf of MHDC / South Worcestershire Councils.

I therefore need to run the attached SoCG past the Director, but do not anticipate any problems or significant delays.

Regards,

David

From: Dan Corden
Sent: 28 April 2021 11:03
To: David Clarke ; Fred Davies

Subject: RE: Shropshire Local Plan Review - Duty to Cooperate

Hi David,

Thank you for sending this over and your time when I phoned you last week. I have now had an opportunity to consider your suggested amendments and discuss them with my manager and we are generally happy with your proposals. We have made a few additional suggestions, primarily to explain why and then reflect through the document the fact that the SoCG is between Shropshire Council and Malvern Hills District Council (on behalf of the South Worcestershire Councils).

Regarding the correspondence on development in the Shropshire element of the West Midlands Green Belt, we are happy with the suggested text you provided which very clearly and reasonably explains your position. I have attached the original email my colleague sent over to you for information.

Please let me know if you are happy with these additional suggestions and is so then we are hopefully good to progress to sign-off. If this is the case, please let me know and I will prepare a 'clean version' without track-changes.

Thank you

Kind Regards

Daniel Corden

Planning Policy, Shropshire Council – Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

From: David Clarke

Sent: 15 April 2021 19:43

To: Dan Corden ; Fred Davies

Subject: RE: Shropshire Local Plan Review - Duty to Cooperate

Hello Dan,

Sincere apologies for the delay in responding to your emails about the SoCG between Shropshire Council and MHDC.

Generally, I think the SoCG is fine. My only comments are:

1. I think the SoCG should probably be between Shropshire and MHDC (**on behalf of the South Worcestershire Councils**). If this is the case, then the map on page 1 will need amending.
2. Reference is made in para 4.7 to a letter from Shropshire Council to MHDC in February 2020 asking if MHDC could assist in accommodating some of Shropshire's Green Belt development requirements. I don't know if we received that letter – personally I don't recall seeing it. In any event, I have included what MHDC's response would have been to the letter.

I have run the attached by Fred who is comfortable with the proposed tweaks.

If you are happy to accept the changes and can get the map amended then I think we are good to go.

If you want to talk through any of the suggested amendments please do not hesitate to give me a call on 01684 862370.

Regards,

David

From: Dan Corden

Sent: 01 April 2021 13:49

To: Fred Davies ; David Clarke

Subject: RE: Shropshire Local Plan Review - Duty to Cooperate

Hi Fred,

I hope you are well and looking forward to the bank holiday weekend – I think it has come at a good time for everyone.

Have you had an opportunity to finalise comments on the draft SoCG? I would ideally like an opportunity to review them in the next couple of weeks if possible, so that we can get a final version prepared and progressed through the relevant sign-off processes.

Thanks again for your help with this.

Kind Regards

Daniel Corden

Planning Policy, Shropshire Council – Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

From: Dan Corden

Sent: 02 March 2021 15:31

To: Fred Davies ; David Clarke

Subject: RE: Shropshire Local Plan Review - Duty to Cooperate

Hi Fred,

Many thanks for the update. Don't worry, I very much appreciate the various competing demands for time at the moment.

Kind Regards

Daniel Corden

From: Fred Davies

Sent: 02 March 2021 15:28

To: Dan Corden ; David Clarke

- Duty to Cooperate

Good afternoon Dan, yes we have looked at the draft document. There are no substantive concerns as such and we will amend it to reflect progress on the South Worcestershire Development Plan Review. My apologies for not getting back sooner and we will do so in the next week or so.

Regards, Fred.

From: Dan Corden

Sent: 02 March 2021 15:18

To: Fred Davies ; David Clarke

Subject: RE: Shropshire Local Plan Review - Duty to Cooperate

Hi Fred,

I wonder whether you have had as yet an opportunity to consider the draft SoCG I sent over to you, attached to the below email?

Please do let me know if you feel any amendments would be appropriate or indeed if you would like a Duty to Cooperate discussion.

Thanks again for your help with this.

Kind Regards

Daniel Corden

Planning Policy, Shropshire Council – Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

From: Dan Corden

Sent: 22 January 2021 12:55

To: [Fred.davies](#) ; [david.clarke](#)

Subject: Shropshire Local Plan Review - Duty to Cooperate

Hi Fred,

Thank you for your time earlier. As discussed, we are at an advanced stage of the Local Plan Review for Shropshire and seeking to finalise our duty to cooperate (D2C) discussions and

complete statements of common ground (SoCG) with Neighbouring Authorities.

As such please find attached an initial draft SoCG for your consideration. I have highlighted text in yellow where I have sought to reflect your current position, however you may want to edit/update as appropriate. I appreciate that you are at a relatively advanced stage in your own Local Plan Review, so if you wished for this to somewhat evolve into a joint statement to support both Reviews, this is something that we would be very happy to discuss.

Once you have reviewed the draft SoCG please let me know how you want to proceed and if you consider a further D2C discussion would be of assistance.

Thanks again.

Kind Regards

Daniel Corden

Planning Policy, Shropshire Council – Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

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From: [Edward West](#)
To: ["David.Clarke"](#)
Subject: Meeting with Tenbury Wells TC - 9th June
Date: 03 June 2021 13:56:00

Hi David,

Hope you're well. I have been invited to a meeting next Wednesday in Tenbury Wells (at the Pump House) with the Burford cllr Richard Huffer and reps from Tenbury Wells TC and possibly the local Malvern Hills cllrs. It's a little unclear what is on the agenda but I understand the issue of cross boundary infrastructure provision is the key issue.

We have clearly come to an agreed position on the Duty to Cooperate (which makes reference to this cross boundary issue), and Tenbury Wells TC did not object to the recent Reg 19 version of the Plan. I wonder if or any other Planning Policy officer you have been invited along to this, and if not if you wanted to be included? Its 11am at the Pump House on Wednesday 9th June.

Thanks

Eddie

Eddie West

Planning Policy and Strategy Manager

Shropshire Council



Tenbury Town Council, Malvern Hills District Council & Shropshire Council

Liaison Meeting

Wednesday, 9th June 2021

**Time: 11.00am
at The Pump Rooms**

A G E N D A

1. Welcome from the Mayor, Cllr Eric Hudson
2. Introductions
3. Update on Shropshire's Local Plan
4. Current and proposed developments for Burford
5. Impact of development in Burford on Tenbury and s106/CIL funding.
6. Update on the position of Burford Parish Council
7. A.O.B
8. Next meeting date TBA

From: David Clarke
Sent: 23 July 2021 16:51
To: Tenbury Town ; Vic Allison
Cc: Holly Jones
Subject: Shropshire Local Plan - Update

Dear Lesley and Vic,

Just to let you know that I have spoken with Eddie West (Shropshire Council) today regarding the Shropshire Local Plan.

I understand that at its meeting on 15th July Shropshire Council agreed to submit its draft Local Plan to the Secretary of State for Independent Examination, along with the Schedule of Proposed Minor Modifications. I believe the Plan is likely to be submitted to the Secretary of State sometime in August.

The Schedule of Proposed Minor Modifications – available to view at <https://shropshire.gov.uk/committee-services/documents/s27817/Appendix%203%20-%20Proposed%20Schedule%20of%20Minor%20Modifications%20to%20the%20Regulation%2019%20Pre%20Submission%20Draft%20of%20t.pdf> - includes a proposed modification that will hopefully go some way towards allaying concerns that additional housing at Burford would increase pressure on services at Tenbury.

A proposed modification, on pages 33 and 34 of the Schedule of Proposed Minor Modifications, says:

The designation of Burford and the scale of the proposed housing development reflects the additional service provision in the adjacent town of Tenbury. Consequently, where development in Burford is required to make a contribution towards sustaining key local services, this might also include services located in Tenbury.

I think the significance of the above is that it acknowledges the dependence of residential development in Burford on services provided in Tenbury. It also acknowledges the principle that developer contributions arising from development at Burford could be used to fund key services in Tenbury.

However, it is important to note that the proposed modification includes two important caveats. Firstly, it says where development "... is required to make a contribution ...". My reading of this is that at the time of the planning application there would need to be evidence that local services, such as the GP surgery at Tenbury, are at capacity. Secondly, the proposed modification says "... might also include services located in Tenbury." My view is that this is not written with sufficient clarity that it could be applied consistently and with confidence by decision makers as required by paragraph 16 of the Framework. To provide greater clarity and reflect the role that Tenbury plays in providing key local services for Burford I think "might also" should be replaced by "will". The second point is something that the SWC's could choose to make in the Examination process.

Regards,

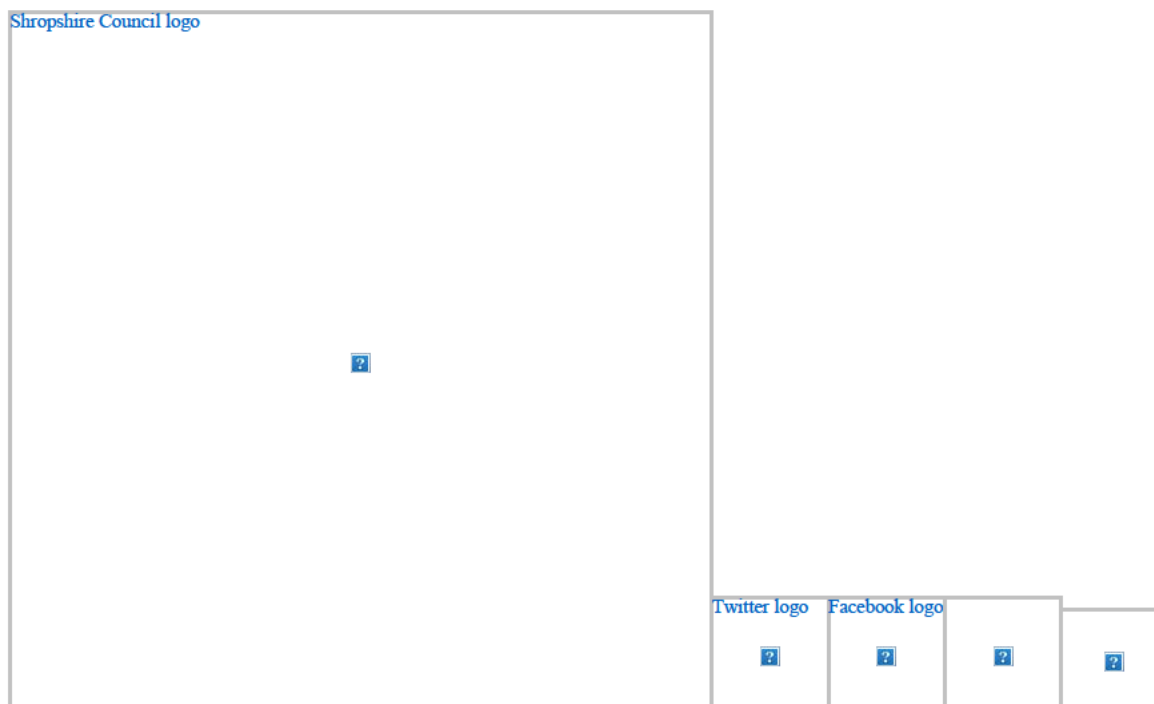
David

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Thank you

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