

From: [Anna Jones](#)
To: [Adrian Cooper](#); [Newey, Angela](#) ; [John R. Taylor](#)
Cc: [Peter Morris \(CSP - Regeneration and Corporate Property\)](#); [Eaton, Victoria](#)
Subject: Duty to Co-operate meeting Shropshire, Herefordshire & Powys
Start: 20 January 2017 10:30:00
End: 20 January 2017 12:30:00
Location: Board Room on the 3rd Floor of the Gateway, Craven Arms

Dear All

Please note change of room only for the meeting tomorrow morning. Apologies for the late notice. Also to let you know that unfortunately only water will be available in terms of refreshments.

Kind Regards

Anna

Anna Jones

Senior Policy Officer

Strategic Planning Team

Development Services

Shropshire Council

From: [Peter Morris \(CSP - Regeneration and Corporate Property\)](#)
To: [Anna Jones](#)
Subject: [CAUTION] Accepted: Duty to Co-operate meeting Shropshire, Herefordshire & Powys

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Agenda

Duty to Co-operate Meeting between Herefordshire, Powys and Shropshire Councils, 10.30 -12.30, Friday 20th January 2017, Meeting Room A, The Gateway, Craven Arms

- 1. Gypsy and Traveller matters** – cross boundary issues including GTAA evidence base & Plan/Site allocations progress (including proposed transit site on the A49 Roundabout, Leominster)
- 2. Development plan timetables & progress** including DPDs and Neighbourhood Plans
- 3. Significant strategic influences** e.g. devolution/ Midlands engine/ Northern Powerhouse; HS2 Crewe interchange/Northern Gateway
- 4. Housing Requirements** – including housing market areas and evidence base / need assessments (FOAHN)
- 5. Economic development and approach to employment requirements -** including assumptions regarding commuting for employment purposes.
- 6. Minerals and Waste Issues**
- 7. Renewable energy and local search areas** - potential impacts on adjoining areas & AONB.
- 8. Nutrient Management Plan** – Clun Catchment Area
- 9. Relevant infrastructure matters** – including Hereford Bypass update/other Marches Strategic Corridor Report evidence/priorities.
- 10. Evidence base progress** & opportunities for future joint evidence base production/sharing
- 11. Need for Duty to Co-operate - Memorandums of Understanding (MoUs) between our authorities.** Herefordshire Council have provided the attached copy of the signed MoU with Malvern Hills DC as a template to inform discussion.
- 12. A.O.B.**

From: [Peter Morris \(CSP - Regeneration and Corporate Property\)](#)
To: [Anna Jones](#); [Adrian Cooper](#); [Newey, Angela Victoria](#) ; [John R. Taylor](#); [Eaton, Victoria](#)
Subject: RE: Duty to Co-operate meeting Friday 20th January at The Gateway, Craven Arms
Date: 05 January 2017 17:22:04

Anna,

Thanks for the email and happy new year all.

One that I'd like to raise from a Powys perspective is renewable energy and local search areas. Also probably need to cover econ dev. and housing?

If I think of more I'll let you know.

Thanks,

Peter

Peter Morris BSc (Hons), DipTP, MRTPI

Arweinydd Proffesiynol – Polisi Cynllunio / Professional Lead - Planning Policy

Cyngor Sir Powys County Council

<http://www.powys.gov.uk/en/planning-building-control/local-development-plan/>
<http://built-heritage.powys.gov.uk/>

From: Anna Jones
Sent: 05 January 2017 10:28
To: Adrian Cooper; Newey, Angela ; John R. Taylor; Eaton, Victoria; Peter Morris (CSP - Regeneration and Corporate Property)
Subject: Duty to Co-operate meeting Friday 20th January at The Gateway, Craven Arms

Dear All,

I hope everyone had a good Christmas break?

Thinking ahead to our meeting on the 20th I thought it would be useful to put together an agenda to help structure our discussion. I would be grateful therefore for some indication of the areas and issues which people would like to cover? Also as I have invited John our gypsy liaison officer to the meeting he would perhaps only wish to attend for that part of the meeting relevant to his area of work, therefore I would hope we could consider gypsy and traveller issues at the beginning of the meeting. If there are any other preferences regarding running order of items, can you let me know? I will put together a draft agenda next week and circulate it.

Kind Regards

Anna

Anna Jones

Senior Policy Officer

Strategic Planning Team

Development Services

Shropshire Council

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Cross border workshop with Powys, Grow Mid Wales and the LEP

This is a Gill Hamer/Gemma meeting – Gill has sorted out the room bookings etc.

From: [Anna Jones](#)
To: [peter.morris](#) [ldp@](#)
Cc: [Dan Corden](#)
Subject: Shropshire Local Plan Review - Duty to Co-operate
Date: 27 February 2020 17:20:00
Attachments: [DTC letter final Powys](#)

Dear Mr Morris,

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, Economic Growth, Shropshire Council,

Peter Morris –
Manager – Spatial Planning & Built Heritage,
Planning Policy,
Powys County Hall,

Shropshire Council

Date: 27th February 2020

Dear Mr Morris,

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: [adrian.humpage](#)
Subject: Draft SoCG - D2C Discussions
Date: 26 January 2021 15:21:00
Attachments: [Powys County Council Draft SoCG Jan 2021](#)

Hi Adrian,

Thank you again for your time on Monday. Following our discussion I have now updated the draft SoCG to reflect the issues you raised and generally tidy the draft up (updated version attached with main changes in yellow).

With regard to Minerals, I have discussed this matter with my colleague Adrian Cooper who leads on mineral and waste issues, and his understanding was that the scale of existing movements between Shropshire and Powys administrative areas are too small to be of 'strategic significance'. With regard to the electricity pylon issue you raised, I have included a general emerging cross-boundary infrastructure proposals section. I believe all the other issues you referenced have also been incorporated. Can you review these and the wider draft and then let me know if you consider any further 'tweaks' are required.

Please do give me a ring if you want to discuss it further.

Once both parties are happy we can move towards getting it signed off.

Thanks again for your help.

Kind Regards

Daniel Corden
Planning Policy, Shropshire Council

From: [Dan Corden](#)
To: [Adrian Humpage](#)
Subject: RE: Draft SoCG - D2C Discussions
Date: 20 April 2021 13:27:00
Attachments: [Powys County Council Draft SoCG April 2021](#)

Hi Adrian,

Following our conversation yesterday, please find attached an updated draft Statement of Common Ground between Shropshire Council and Powys County Council – the newly added text is shown via track changes. I have discussed this with my colleagues in our highways team and hopefully it addresses the concerns raised by your members. If you are happy, let me know and I will prepare a clean draft Statement of Common Ground for sign-off.

Once both parties are comfortable with the wording within the draft Statement of Common Ground, Shropshire Council's Planning Policy Manager has been delegated the responsibility to sign-off the Statement of Common Ground on behalf of Shropshire Council.

The Statements of Common Ground completed with adjoining Local Authorities and other relevant parties (including this one) will form an Appendix to the Report to Full Council seeking approval for submission of the draft Shropshire Local Plan for examination by the Planning Inspectorate. This is currently scheduled to occur in July 2021.

Kind Regards

Daniel Corden
Planning Policy, Shropshire Council

From: [Dan Corden](#)
To: [peter.morris](#)
Cc: [ldp@](#)
Subject: Shropshire Council Local Plan Review - Duty to Cooperate
Date: 13 January 2021 15:01:00
Attachments: [Powys County Council Draft SoCG July 2020](#)

Dear Peter,

As you are aware, Shropshire Council is at an advanced stage in the review of its Local Plan, indeed we are currently undertaking the 'Regulation 19' consultation on the Pre-Submission Draft of the Shropshire Local Plan.

As such, we are seeking to complete Statements of Common Ground with adjoining Local Authorities, to demonstrate our compliance with our 'Duty to Cooperate'. To this end, I have prepared an initial draft of a Statement of Common Ground between ourselves and Powys (attached). Could I ask you to review this document and then let me know if you would like a duty to cooperate discussion to progress it or are happy to progress it towards completion (subject to any appropriate amendments).

Please do give me a ring if you would like to discuss this further, my direct line is provided below.

Thank you for your help with this.

Kind Regards

Daniel Corden
Planning Policy, Shropshire Council

MINUTES OF A MEETING OF THE LOCAL DEVELOPMENT PLAN WORKING GROUP HELD BY TEAMS ON MONDAY, 19 APRIL 2021

PRESENT

County Councillor I McIntosh (Chair)

County Councillors D O Evans, H Hulme and M J Jones

County Councillor D Selby [Scrutiny Committee Observer]

1. APOLOGIES

Apologies for absence were received from County Councillors P Davies, H Lewis and R Williams

2. MINUTES OF THE LAST MEETING

The Chair was authorised to sign the minutes of the meeting on 10 December 2020 as a correct record.

3. DECLARATIONS OF INTEREST

County Councillor D. Selby, Scrutiny Committee observer, declared an interest in Item 4, as he is a member of Newtown Town Council and has been involved in the development of the Plan.

4. OUTCOMES OF CONSULTATION ON NEWTOWN PLACE PLAN

The Working Group considered the report regarding the responses received during the consultation on the Newtown Place Plan and the further work relating to this.

The Working Group noted the responses and that of the 17 representations, four advised they had no further comments. Primarily, the responses were in respect of local issues, which Newtown Town Council would need to consider. From a County Council perspective, the main issues were the comments regarding land allocations and those made by Natural England regarding the impact on the River Severn. In respect of the land allocations, the Council will need to explain or defend the basis of the land allocations in the current Local Development Plan [LDP] or how these will be addressed in LDP2. The Planning Policy Officer advised that consultation with the Council's Ecologist would be undertaken in order to assist in providing a response to Natural England's comments.

It was moved and seconded to delegate to Officers to take the amended Place Plan to the Cabinet meeting in mid June for adoption as Supplementary Planning Guidance [SPG], without it being considered again by the Working Group.

RESOLVED	Reason for decision
That it be delegated to Officers to take the amended Place Plan to the Cabinet meeting in mid June for adoption as Supplementary	To help ensure the Place Plan is adopted within the most appropriate timescale and in the knowledge that this is a

Planning Guidance [SPG], without bringing it back in the interim for the further attention of the Working Group.	supplementary guidance document which must not seek to apply policy beyond that found in the over-arching LDP.
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5.	SUPPLEMENTARY PLANNING GUIDANCE [SPG]
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The Working Group was reminded that the two Supplementary Planning Guidances [SPGs] were agreed in March 2020, taking into account the changes arising from the consultation. The April 2021 versions have been updated to reflect Planning Policy Wales [PPW] 11th Edition 2021 and the Future Wales - the National Plan 2040. Both SPGs are recommended for submission to Cabinet for adoption.

5.1. Historic Environment SPG

The Working Group noted the changes to the SPG since it was previously considered and also the changes to reflect notifications of new/amended listings and de-listings over the past year.

The Working Group noted that the Statutory Register of Historic Parks and Gardens is due for publication and may need to be reflected in the SPG prior to consideration by Cabinet.

THE WORKING GROUP RECOMMENDED TO THE CABINET	Reason for recommendation
The approval of the Supplementary Planning Guidance for Historic Environment.	To meet the commitment and programme for Supplementary Planning Guidance preparation in the adopted Powys LDP.

5.2. Archaeology SPG

The Working Group noted the changes to the SPG.

THE WORKING GROUP RECOMMENDED TO THE CABINET	Reason for recommendation
The approval of the Supplementary Planning Guidance for Archaeology.	To meet the commitment and programme for Supplementary Planning Guidance preparation in the adopted Powys LDP.

6.	SHROPSHIRE / POWYS STATEMENT OF COMMON GROUND FOR SHROPSHIRE LDP REVIEW
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The Working Group considered the Statement of Common Ground (SoCG), which has been produced to support Shropshire Council's Local Plan Review.

Within the English Planning system, Councils have to fulfil a Duty to Cooperate requirement and the SoCG sets out how Shropshire Council has engaged with Powys County Council.

Such documents usually refer to minerals and waste matters. However, in respect of the engagement with Shropshire County Council other areas of common interest have been identified such as Offa's Dyke and River Catchments. As a result of circulating the document to officers and members, an issue was raised by a member regarding the River Severn catchment and the work being proposed to protect Shrewsbury from possible flooding. The Principal Planning Officer – Planning Policy reported that he had discussed this with officers in Shropshire County Council. He advised that there are no proposals regarding this in the LDP review, but if proposals are brought forward, they would be consulted on, in the appropriate way. He advised that he was therefore content with the proposed wording in respect of River Catchments.

In response to a question regarding highways matters, such as the Pant bypass and the improvements sought on the Welshpool – Shrewsbury road, the Principal Planning Officer – Planning Policy advised that this would be covered by the cross boundary infrastructure proposals, which will be subject to appropriate cross boundary discussions, including any through the Planning Application process.

The Working Group considered that the relevant Director should sign the SoCG.

RESOLVED	Reason for decision
That the Statement of Common Ground (SoCG) between Shropshire County Council and Powys County Council be approved and signed by the relevant Director.	To complete the SoCG.

7. UPDATES

The Working Group received a presentation on Annual Monitoring Reports (AMRs).

The Working Group noted that it is a requirement in the Planning and Compulsory Purchase Act 2004 (Section 76) and LDP Regulation 37 that a Local Planning Authority [LPA] must publish and submit to Welsh Government an Annual Monitoring Report (AMR) in respect of a Local Development Plan. The AMR explains whether the LDP's objectives are being achieved or not. An AMR should be recorded in the first full financial year from 1 April to 31 March following adoption of the LDP and must be approved by the LPA and submitted to Welsh Government by 31 October of the respective year.

As the Powys LDP was adopted on 17 April 2018, the first AMR was due for the year 2019-20 [the first full financial year] for publication in October 2020. However, the Welsh Government removed the requirement for such submissions due to Covid 19. The Council must now publish and submit an AMR in respect of 2020-21 in October 2021.

The Working Group noted the scope of the AMR and that although an AMR has not been required over the last two years, monitoring has been ongoing. Officers indicated that they would consider how the data captured and analysed to date, is reflected in the AMR.

Principal Planning Officer – Planning Policy advised that the timing of the next Working Group meeting would be reviewed to ensure that the draft AMR can be considered prior to consideration by Cabinet, to ensure that final AMR is submitted to Welsh Government by 31 October 2021. The Working Group also noted that LPAs are required to review LDPs at intervals of no longer than 4 years from the date of adoption. Officers advised that a review would need to commence by July 2022.

A copy of the presentation would be emailed to the Working Group.

County Councillor I McIntosh (Chair)