



Date: 13 March 2017

Our Ref: AJ/JF

Your Ref:

Planning Policy  
Shropshire Council

Sent by e-mail to

Dear Sir/Madam

**SHROPSHIRE LOCAL PLAN PARTIAL REVIEW 2016-2036 -  
CONSULTATION**

I refer to the above Consultation that commenced on 23 January 2017. Provided in this letter is the formal response of South Staffordshire Council. This decision has been made by the Cabinet Member (Strategic Services), Cllr R J McCardle and follows consultation with all Members of this Council.

South Staffordshire Council notes Shropshire's intention that this Partial Review will include, but not necessarily be limited to, consideration of housing requirements (including Objectively Assessed Need). We also note references to wider economic growth aspirations within the geographies of the West Midlands Combined Authorities (WMCA), Midlands Engine and North Staffordshire/Cheshire Gateway and can understand Shropshire's stated intention to seek economic growth for itself as a consequence of these neighbouring economic growth strategies. However, we express concern that this Partial Review document is silent on the evidenced housing shortfall that exists within the Greater Birmingham Housing Market Area (GBHMA)[37,572 dwellings for the period 2011-2031].

We respectfully request Shropshire Council, in accordance with Paragraph 182 of the National Planning Policy Framework (NPPF) - and the Duty to Co-operate - to consider whether it is able to help the GBHMA by



accommodating some additional housing growth – exported from the GBHMA.

Yours faithfully

Andy Johnson  
**Director (Planning & Strategic Services)**

South Staffs - Shropshire DTC - Meeting

File Meeting Scheduling Assistant Tracking Insert Draw Format Text Review Help Tell me what you want to do

Cancel Meeting Copy to My Calendar Skype Meeting Teams Meeting ResourceFinder Meeting Notes Contact Attendees Address Book Check Names Response Options

Show As: Busy Reminder: None Recurrence Categorize Dictate

Attendee responses: 3 accepted, 0 tentatively accepted, 0 declined.

**Title** South Staffs - Shropshire DTC

**Required** [Liam Cowden](#) [Johnson, Andrew](#)

**Optional** [Harris, Kelly](#)

**Start time** Mon 26/06/2017 14:00  All day  Time zones

**End time** Mon 26/06/2017 15:30 [Make Recurring](#)

**Location** Codsall [Room Finder](#)

We could use the notes of our last meeting as a starting point / agenda?

Duty to Cooperate Meet..

Room Fin..

June 2017

Mo	Tu	We	Th	Fr	Sa	Su
29	30	31	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	1	2
3	4	5	6	7	8	9

Good  Fair  Poor

Choose an available room:

None

Suggested times:  
Suggestions are not provided for dates that occur in the past.

in Shared Folder Calendar Last modified by Adrian Cooper on 26/06/2019

**From:** [Adrian Cooper](#)  
**To:** [Liam Cowden](#)  
**Subject:** FW: DtC Meeting  
**Date:** 02 June 2017 10:19:44  
**Attachments:** [image001.png](#)  
[image002.jpg](#)  
[image003.jpg](#)  
[image010.jpg](#)  
[image011.png](#)  
[image012.png](#)

---

FYI – I’ll try to match up our diaries!  
Adrian Cooper MA (Hons) MSc MSc MRTPI  
Planning Policy & Strategy Manager, Shropshire Council  
Chair, West Midlands Resource Technical Advisory Body <http://www.westmidlandsiep.gov.uk/rtab>  
Chair, West Midlands Aggregates Working Party

---

**From:** Johnson, Andrew  
**Sent:** 02 June 2017 10:06  
**To:** Adrian Cooper; Liam Cowden  
**Cc:** Harris, Kelly  
**Subject:** [CAUTION] DtC Meeting

\*\*\*\*\*  
\*\* CAUTION  
\*\* It has not been possible to verify the sender of this e-mail as the sender's  
\*\* e-mail domain does not have an SPF record. This means the sender's  
\*\* e-mail address may be spoofed and used for SPAM or Malware distribution.  
\*\* Treat the e-mail with caution, and if in doubt contact the sender.  
\*\* If you need further help please email [its\\_helpdesk@shropshire.gov.uk](mailto:its_helpdesk@shropshire.gov.uk)  
\*\*\*\*\*

Hello Adrian

**DtC Meeting – Shropshire & South Staffs**

Good to hear from you. Apologies for the delay in responding. The Local Plans Team Leader is currently on leave and returns Monday 5/6. In terms of potential dates for a DtC meeting. Would any of the following be suitable for you to come over here to our offices inb Codsall? Monday 26 June (10.30am or 2pm). Weds 5 July at 2pm or Monday 17 July at 10.30am?

Look forward to hearing from you.

Kind Regards

Andy

**From:** Adrian Cooper  
**Sent:** 25 May 2017 15:32  
**To:** Johnson, Andrew  
**Cc:** Liam Cowden; Harris, Kelly  
**Subject:** RE: Draft Meeting Note - DtC 03.06.15

Andy,

I’ve just had the notification from your Local Plans team below. In fact, I think that a meeting between us would be timely and would benefit both parties by giving us the opportunity to capture agreement on a more extensive range of issues to help our preparation of Preferred Options (from Autumn 2017) and the planned submission of your plan this summer. In particular, we might discuss the issues raised in your recent response to our consultation on ‘Issues & Strategic Options’ regarding Shropshire’s ability to accommodate any overspill from proposed growth in WMCA area.

Please could you advise your availability for such a meeting over the next 2 weeks ( I regret that I am away on leave during the week commencing 12<sup>th</sup> June)

Kind Regards

Adrian Cooper MA (Hons) MSc MSc MRTPI  
Planning Policy & Strategy Manager, Shropshire Council  
Chair, West Midlands Resource Technical Advisory Body <http://www.westmidlandsiep.gov.uk/rtab>  
Chair, West Midlands Aggregates Working Party

Dear Sir/Madam,

**South Staffordshire Council Site Allocation Document (SAD): Duty to Cooperate**

South Staffordshire Council are now at an advanced stage of preparing our Site Allocations Document

(SAD) having consulted on our Publication document in January, and are now considering all the representations received relating to the soundness of the plan with a view to submitting the Submission version in summer 2017.

Throughout the stages of plan preparation the Council has contacted or met with neighbouring local authorities, other authorities where a cross boundary relationship is evident, and other prescribed bodies. The Council has produced a 'Duty to Cooperate schedule (attached) setting out our cross boundary strategic issues and the work that has taken place, or is ongoing, to consider these. Following discussions with local authorities and having considered all representations to date, it is our view that there are no unresolved Duty to Cooperate issues for the SAD as a tier 2 plan to address - notwithstanding the fact that there are outstanding Duty to Cooperate issues, such as unmet housing need, which will need to be addressed through our Local Plan Review.

It is therefore our view that a meeting and/or a Memorandum of Understanding (MoU) between South Staffordshire Council and Shropshire Council is not required at this time and that there are no outstanding Duty to Cooperate issues to be addressed through the SAD. Unless we hear from you by 13/06/2017 to the contrary, we will assume that you don't feel it necessary to have a meeting or an MoU in place at this time.

Yours faithfully,  
Local Plans Team

**South Staffordshire Council**

**From:** Harris, Kelly

GBBHMA - Appointment

File Appointment Scheduling Assistant Insert Draw Format Text Review Help Tell me what you want to do

Delete Copy to My Calendar Forward Skype Meeting Teams Meeting ResourceFinder Meeting Notes Invite Attendees Show As: Busy Reminder: None Recurrence Categorize Private High Importance Low Importance Dictate

Title **GBBHMA**

Start time Thu 06/12/2018 10:00  All day  Time zones

End time Thu 06/12/2018 12:00 [Make Recurring](#)

Location Birmingham

In Shared Folder Calendar

Type here to search

Last modified by Adrian Cooper on 05/12/2020

14:40 24/08/2022

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA WORKING GROUP**

**Thursday 6<sup>th</sup> December 10:00, Room 201, One Lancaster Circus, Birmingham**

**AGENDA**

- 1. Apologies and introductions**
- 2. Notes of last meeting**
- 3. Local Plan updates**
  - Shropshire Local Plan (Adrian Cooper Shropshire CC)**
  - GBBCHMA**
  - OTHER ex GBBCHMA**
- 4. Latest SHLAA positions**
- 5. Alignment of Green Belt reviews**
- 6. Statement of Common Ground**
- 7. Housing in Greater Birmingham: the dangers of over-egging the pudding (CPRE report)**
- 8. Technical consultation on updates to national planning policy and guidance**
- 9. WMCA matters**
- 10. Any other business**
- 11. Date of next meeting**

<b>Greater Birmingham and Black Country Housing Market Area Working Group</b> <b>Notes of meeting Thursday 6<sup>th</sup> December 2018 @10:00</b> <b>Room 201, One Lancaster Circus, Birmingham City Council</b>		
<b>In attendance:</b> Ashley Baldwin (Lichfield), Ian Culley (Wolverhampton), Patricia McCullagh (Sandwell), Andy Johnson (South Staffordshire), Ian MacLeod (Birmingham, Chair), John Careford (Stratford on Avon), Gary Palmer (Solihull), Martin Dando (Birmingham), Andy Donnelly (West Midlands Metropolitan Authorities), Jacob Bonehill (WMCA), Kelly Harris (South Staffs), Vicki Popplewell (West Midlands Housing Officers Group), Dorothy Barratt (North Warwickshire), Clare Eggington (Cannock Chase), Mike Dunphy (Bromsgrove and Redditch), Sushil Birdi (Tamworth), Adrian Cooper (Shropshire), Michele Ross (Wolverhampton), Mike Smith (Walsall)		
1	<b>Apologies</b> , Sandra Ford (Homes England),	
2	<b>Notes of last meeting</b>	
2.1	Agreed	
3	<b>WMCA update</b>	
3.1	[REDACTED]	
3.2	[REDACTED]	JB
3.3	[REDACTED]	
3.4	[REDACTED]	JB
4	<b>Local Plan reviews</b>	
4.1	<b>Shropshire</b> - Presentation by AC on Shropshire Local Plan review. Shropshire is planning for more than minimum housing need due to additional demands from armed forces and students and to support higher levels of economic	



	growth.	
4.2	M54 corridor study due to report in New Year. Yet to be determined whether strategic employment proposal to be pursued at J3 with a strong focus on RAF Cosford. This would possibly be accompanied by some additional housing provision, which could address shortfall in GBBCHMA albeit to back end of plan period.	
4.3	Presentation and details of latest iteration of local plan consultation to be circulated to group.	AD / AC
4.4	<b>Lichfield:</b> [REDACTED] [REDACTED] [REDACTED]	
4.5	<b>Cannock Chase:</b> [REDACTED] [REDACTED]	
4.6	<b>South Staffordshire:</b> [REDACTED] [REDACTED] [REDACTED]	
4.7	<b>Solihull:</b> [REDACTED] [REDACTED] [REDACTED]	
4.8	<b>Tamworth</b> [REDACTED] [REDACTED]	
4.9	<b>Bromsgrove:</b> [REDACTED] [REDACTED]	
4.10	<b>Black Country:</b> As previous update, Green Belt assessment ongoing and evidence base being put in place.	
4.11	<b>Birmingham:</b> [REDACTED] [REDACTED]	
4.12	<b>North Warwickshire:</b> [REDACTED] [REDACTED]	
4.13	<b>Stratford on Avon:</b> [REDACTED] [REDACTED]	
5	<b>latest SHLAA positions</b>	
5.1	[REDACTED] [REDACTED]	
6	<b>Alignment of Green Belt reviews</b>	
6.1	[REDACTED] [REDACTED]	

7	<b>Statement of Common Ground</b>	
7.1	[REDACTED]	
8	<b>Housing in Greater Birmingham: the dangers of over-egging the pudding (CPRE report)</b>	
8.1	[REDACTED]	
9	<b>Consultation on updates to national planning policy and guidance</b>	
9.1	[REDACTED]	
10	<b>Any other business</b>	
10.1	None	
11	<b>Date of next meeting</b>	
11.1	To be determined	


---

Accepted on 10/12/2018 14:07.

---

**Shropshire - South Staffs DTC**

---

Organizer  Adrian Cooper Sent Thu 29/11/2018 08:20


---

Time 17 December 2018 10:00-11:30

---

Location Nimbus Room, 5th Floor, Shirehall, Shrewsbury

---

Response  Accepted [Change Response](#)

---

**From:** [Adrian Cooper](#)  
**To:** [Liam Cowden](#); [Fox, Edward](#); [Harris, Kelly](#); [NimbusCirrus](#)  
**Subject:** Shropshire - South Staffs DTC

---

**From:** [Adrian Cooper](#)  
**To:** [Harris, Kelly](#)  
**Cc:** [Fox, Edward](#); [Liam Cowden](#)  
**Subject:** RE: DtC Meeting - Monday 17th December  
**Date:** 14 December 2018 15:14:12

---

Thanks Kelly,

Yes, still good for Monday – I thought that we could keep it fairly informal – just bring a list of current issues and we'll do the same.

Kind Regards

Adrian Cooper MA (Hons) MSc MSc MRTPI  
Planning Policy & Strategy Manager, Economic Growth  
Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury SY2 6ND  
Chair, West Midlands Resource Technical Advisory Body  
<http://www.westmidlandsiep.gov.uk/rtab>  
Chair, West Midlands Aggregates Working Party

---

**From:** Harris, Kelly  
**Sent:** 14 December 2018 15:11  
**To:** Adrian Cooper  
**Cc:** Fox, Edward  
**Subject:** DtC Meeting - Monday 17th December

Hi Adrian,

Just checking we are still ok for Monday? If yes, do you have an agenda or are we simply going to take the opportunity to update each other on our plans in more detail?

Thanks very much.

Kelly Harris

**Strategic Planning Team Manager**  
**Strategic Planning**  
**South Staffordshire Council**

**Have you visited our website?** <https://www.sstaffs.gov.uk>

**“Like us on [Facebook](#). Follow us on [Twitter](#)”**

This transmission is confidential and may be privileged.

This transmission is intended for the named addressee(s) only and may contain sensitive or protectively marked material up to RESTRICTED and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error please contact the sender at:

All GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

In the interest of sustainability think about your use of energy and paper, please do not print this message unless absolutely necessary.

**From:** [Adrian Cooper](#)  
**To:** [Liam Cowden](#)  
**Subject:** RE: DTC Draft Notes for Agreement  
**Date:** 16 January 2019 16:04:22  
**Attachments:** [SC-SSDC-DTC template Dec 2018 signed.pdf](#)

---

Thanks Liam

Adrian Cooper MA (Hons) MSc MSc MRTPI  
Planning Policy & Strategy Manager, Economic Growth  
Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury SY2 6ND  
Chair, West Midlands Resource Technical Advisory Body <http://www.westmidlandsiep.gov.uk/rtab>  
Chair, West Midlands Aggregates Working Party

---

**From:** Liam Cowden  
**Sent:** 16 January 2019 15:55  
**To:** Adrian Cooper  
**Subject:** FW: DTC Draft Notes for Agreement  
FYI to read if you wish and then electronically sign.

---

**From:** Harris, Kelly  
**Sent:** 11 January 2019 15:37  
**To:** Liam Cowden ; Fox, Edward  
**Subject:** RE: DTC Draft Notes for Agreement  
Hi Liam,  
Find attached as requested.  
Thanks  
Kelly

---

**From:** Liam Cowden  
**Sent:** 08 January 2019 17:36  
**To:** Harris, Kelly; Fox, Edward  
**Subject:** FW: DTC Draft Notes for Agreement  
Hi Kelly / Ed

We are content with the proposed changes. Please accept your changes and return with Kelly's e-signature, I will then add Adrian's e-signature and send a complete version of the note for your records.  
Sorry I can't expedite the process at our end, Adrian is on leave and I can't use his e-signature in his absence.  
Kind regards  
Liam Cowden (MRTPI)  
Principal Policy Officer  
Economic Growth  
Shropshire Council

---

**From:** Harris, Kelly  
**Sent:** 03 January 2019 12:00  
**To:** Liam Cowden ; Fox, Edward  
**Cc:** Adrian Cooper

**Subject:** RE: DTC Draft Notes for Agreement

Hi both,

Happy new year to you. Find attached a couple of minor track changed suggestions from Ed.  
Please confirm if yours happy and I can add my e signature.

Many thanks

Kelly

---

**From:** Liam Cowden

**Sent:** 20 December 2018 15:59

**To:** Harris, Kelly; Fox, Edward

**Cc:** Adrian Cooper

**Subject:** DTC Draft Notes for Agreement

Hi Kelly

Please find attached for your consideration, the draft note of our DTC meeting held on Monday 17<sup>th</sup> December 2018.

I am on leave until 7<sup>th</sup> January 2019 but will be happy to make any suggested amendments to the note on my return.

Kind regards

Liam

Liam Cowden (MRTPI)

Principal Policy Officer

Economic Growth

Shropshire Council

\*\*\*\*\*

If you are not the intended recipient of this email please do not send it on to others, open any attachments or file the email locally. Please inform the sender of the error and then delete the original email.

\*\*\*\*\*

\*\*\*\*\*

If you are not the intended recipient of this email please do not send it on to others, open any attachments or file the email locally. Please inform the sender of the error and then delete the original email.

\*\*\*\*\*



**Duty to Co-operate Protocol & Checklist**

<b>Local Planning Authorities and other bodies party to this agreement/ understanding:</b>
Shropshire Council South Staffordshire District Council

<b>Development Plan Document(s) covered by this agreement/ understanding:</b>
SC – Partial Local Plan Review (2016 - 2036) SSDC – Local Plan Review (2018 - 2037)

<b>Stage in the process forming part of this agreement:</b>
SC – ‘Preferred Sites’ stage of SC Partial Local Plan Review (November 2018) SSDC – ‘Issues & Options’ stage of SSDC Local Plan Review (October 2018)

<b>Checklist criteria</b> NB: this is a starting point, list to be mutually agreed	<b>Full agreement</b>	<b>Areas for discussion</b> NB: Refer to attachments if required
<b>Structure of Proposed Local Plan</b>	Y	SC – Current Core Strategy (2011) and Site Allocations Plan (SAMDev) (2015) to be replaced by single ‘Local Plan’ 2016 – 2036 currently being prepared for adoption in 2021. Consultation on preferred sites to run from 29 <sup>th</sup> November 2018 and 31 <sup>st</sup> January 2019;  SSDC – Current Core Strategy (2017) and Site Allocations Document (2018) to be replaced by single ‘Local Plan’ 2018 – 2037 currently being prepared for adoption in 2022. Identification of preferred spatial strategy to be concluded Summer 2019; with preferred sites consulted on as part of the Preferred Options consultation in Spring 2020.
<b>Overall strategy incl. relationship to urban and rural renaissance</b>	Y	SC – propose a strategy of ‘urban focused-high growth’ based around their settlement hierarchy but supplemented by two additional factors (i) a marked increase in the scale of development in east Shropshire as a result of a much needed Green Belt review and (ii) the delivery of a number of strategic sites in north and east Shropshire that might potentially help to meet sub-regional needs within the West Midlands.

<b>Checklist criteria</b> NB: this is a starting point, list to be mutually agreed	<b>Full agreement</b>	<b>Areas for discussion</b> NB: Refer to attachments if required
		SSDC – have outlined a series of strategic options to meet the future needs and development requirements of the District. These options indicate that development in the district might also meet a proportion of the wider housing shortfall in the Great Birmingham and Black Country Housing Market Area.
<b>Level of housing provision</b>	Y	SC – have set out an aspirational strategy to exceed the objectively assessed housing need set against a significant increase in housing development in the County and a current housing supply of 6.04 years. The supply of housing land and recent increase in the rate of housing delivery indicate the housing delivery test in the recent revision to national policy will not currently present a challenge for the authority.  SSDC – have recently adopted the Site Allocations Document allocating sites for a minimum of 1070 dwellings. SSDC currently have a 4.18 year HLS, however this will be recalculated in April 2019.
<b>Distribution of housing provision</b>	Y	SC – proposed strategy in the Local Plan Review with its particular focus on east Shropshire through the Green Belt Review and the potential release of strategic sites to the east of the County in the M54 corridor may raise matters to be addressed by SC and SSDC through their duty to co-operate subject to the Preferred Strategic Sites to be published in Spring 2019.  SSDC – the duty to co-operate function may raise the need for reciprocal discussions in relation to the SSDC strategy subject to the Preferred Spatial Strategy to be published in Summer 2019.
<b>Employment Land</b>	Y	Both authorities are seeking to attract investment into the M54 corridor with its links to the conurbation, the M6 and the national motorway network.

<b>Checklist criteria</b> NB: this is a starting point, list to be mutually agreed	<b>Full agreement</b>	<b>Areas for discussion</b> NB: Refer to attachments if required
		<p>SC – the adopted Shropshire Economic Growth Strategy (2017) has identified the significant opportunities to attract investment into the M54 as a growth corridor. The authority have subsequently commissioned a study to determine the potential for strategic employment land provision around key locations and significant sites along the M54.</p> <p>SSDC – having already delivered the branded strategic employment location at i54 around the improved M54 Junction 2, with a 40ha extension to the site allocated through the SAD. Further employment provision is also being promoted to the north of Junction 2 on the A449/West Coast Mainline corridor to provide the proposed West Midlands Interchange close to the route of the proposed M54/M6 link road.</p>
<b>Green Belt</b>	Y	SC & SSDC – both authorities are currently involved in separately commissioned Green Belt Reviews of the West Midlands Green Belt to the west of the conurbation. SC have commissioned a Review directly whilst SSDC have commissioned in partnership with the Association of Black Country Authorities. Whilst separately commissioned, the two studies utilise the same consultancy and have a shared and consistent methodology.
<b>Minerals &amp; Waste Planning</b>	Y	No significant cross boundary issues identified
<b>Neighbourhood Planning</b>	Y	No significant cross boundary issues identified

**Log of meetings, reports and other records to substantiate the collaborative working:**

Meeting between: Adrian Cooper, Liam Cowden (SC) & Kelly Harris, Edward Fox (SSDC)	17/12/2018
---	------------

We, the undersigned, agree that the above statements and information truly represent the joint working that has taken place under the ‘Duty to Co-operate’.

-----  
Adrian Cooper  
Shropshire Council

-----  
Kelly Harris  
South Staffordshire District Council



Please ask for: Mrs K Harris

Date: 15 March 2019

Mr A Cooper  
Planning Policy  
Shropshire Council

Dear Mr Cooper

## South Staffordshire Council's interim response to the Shropshire Council Preferred Sites Consultation

You will recall that I wrote to you on 28<sup>th</sup> January with an officer response to the above consultation. I can now confirm that this has been through the formal Council scrutiny process, and following this our comments remain unchanged. Therefore please accept the comments below as the Council's final comments to the consultation.

*South Staffordshire Council supports the broad approach within the Shropshire Council Local Review and welcomes the opportunity to comment as part of our ongoing Duty to Cooperate discussions. The decision to promote a high growth and balanced strategy to meet Shropshire's needs is welcomed and provides a positive response to the challenge identified in the Economic Growth Strategy of promoting a 'step change' in economic activity and seeking to balance increased levels of housing growth and economic development. It is considered that the preferred site options are clearly aligned to the objectives and spatial framework identified in the 2017 Preferred Development Strategy to meet Shropshire's growth needs, and we welcome the opportunity for continued engagement in the plan preparation process.*

Yours sincerely

*Kelly Harris*

**Kelly Harris**  
**Strategic Planning Team Manager**



**GREATER BIRMINGHAM AND BLACK COUNTRY HMA WORKING GROUP**

**Thursday 11 April 14:00, Rooms 201, One Lancaster Circus, Birmingham**

**AGENDA**

- 1. Apologies and introductions**
- 2. Notes of last meeting**
- 3. Purpose of meeting**
- 4. TfWM land use monitoring and demographic services presentation**
- 5. Local Plan updates**
- 6. GBBCHMA shortfall progress**
- 7. GWMCA Housing Deal progress**
- 8. Next steps – Statement (s) of Common Ground**
- 9. Date of next meeting**

<b>Greater Birmingham and Black Country Housing Market Area Working Group</b> <b>Notes of meeting Thursday 11<sup>th</sup> April 2019 @14:00</b> <b>Rooms 201, One Lancaster Circus, Birmingham</b>		
<b>In attendance:</b> Ashley Baldwin (Lichfield), Ian Culley (Wolverhampton), Kelly Harris (South Staffordshire), Ian MacLeod (Birmingham, Chair), John Careford (Stratford on Avon), Martin Dando (Birmingham), Andy Donnelly (West Midlands Metropolitan Authorities), Sarah Jones (Cannock Chase), Mike Dunphy (Bromsgrove and Redditch), Sushil Birdi (Tamworth), Mike Smith (Walsall), Gary Palmer (Solihull), Patricia McCullagh (Sandwell), Dan Corden (Shropshire), Pat Willoughby (WMCA), Rob Haigh (Coventry), Alex Smith (TfWM)		
1	<b>Apologies:</b>	
1.1	Dorothy Barratt (North Warwickshire), Vicki Popplewell (Dudley)	
2	<b>Notes of last meeting</b>	
2.1	Page 1: MDu would be representing Bromsgrove and Redditch, but Redditch only for WMCA matter.	
3	<b>Purpose of meeting</b>	
3.1	[Redacted]	
3.2	[Redacted]	
4	<b>TfWM Monitoring</b>	
4.1	[Redacted]	

4.2	[REDACTED]	AS/MS
4	<b>GBBCHMA shortfall progress</b>	AD
4.1	[REDACTED]	
4.2	[REDACTED]	
4.3	[REDACTED]	
4.4	[REDACTED]	ALL
4.5	[REDACTED]	ALL
4.6	[REDACTED]	AD
5	<b>WMCA housing Deal progress</b>	
5.1	[REDACTED]	
5.2	[REDACTED]	



5.3	[REDACTED]	DC/RH/AD
5.4	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	
5.5	[REDACTED] [REDACTED] [REDACTED]	AD
6	<b>Local Plan reviews</b>	
6.1	<b>Black Country</b> Leaders' summit scheduled for June and emerging Green Belt assessment findings will be considered along with subsequent review timetable.	
6.2	<b>Birmingham</b> [REDACTED]	[REDACTED]
6.3	<b>Cannock Chase</b> [REDACTED] [REDACTED]	
6.4	<b>Solihull</b> [REDACTED]	
6.5	<b>Stratford on Avon</b> [REDACTED]	
6.6	<b>Lichfield</b> [REDACTED]	
6.7	<b>South Staffordshire</b> [REDACTED]	
6.8	<b>Bromsgrove and Redditch</b> [REDACTED]	

	[REDACTED]	
6.9	<b>Tamworth</b> [REDACTED] [REDACTED] [REDACTED]	
6.10	<b>Coventry</b> [REDACTED]	
6.11	<b>Shropshire</b> Local Plan Review Preferred Strategic Sites consultation later in 2019.	
6.12	<b>North Warwickshire</b> [REDACTED] [REDACTED]	
7	<b>Statement of Common Ground</b>	
7.1	[REDACTED] [REDACTED] [REDACTED]	ALL
8	<b>Any other business</b>	
8.1	[REDACTED] [REDACTED]	[REDACTED]
8.2	[REDACTED] [REDACTED]	
9	<b>Date of next meeting</b>	
9.1	To be determined	

**From:** Fox, Edward  
**Sent:** 15 August 2019 16:34  
**To:** Planning Policy  
**Cc:** Harris, Kelly ; Adrian Cooper  
**Subject:** South Staffordshire Council response to Shropshire Council Local Plan Review Strategic Sites consultation

Dear Sir/Madam,

**Proposed South Staffordshire Council response to the Shropshire Local Plan Review consultation on Strategic Sites**

Thank you for providing South Staffordshire Council with the opportunity to comment on the Shropshire Local Plan review consultation on strategic sites. As this response relates to a Duty to Cooperate matter, our response will need be an individual Decision of our Cabinet Member for Planning and Business Enterprise Cllr Brian Cox, and therefore please accept the paragraphs below as the Council's interim response pending completion of the Council's constitutional process to agree the comments. Once the response has been agreed with Members, I will write to you again to confirm the Council's formal response.

South Staffordshire Council reiterates our comments previously extended to the Shropshire Council Local Plan Review and considers that the three preferred strategic sites represent a positive response to the challenge identified in your Economic Growth Strategy of promoting a 'step change' in economic activity and seeking to balance increased levels of housing growth and economic development.

With regard to the potential strategic site at Junction 3 of the M54, as this is not currently a preferred strategic site, South Staffordshire Council has not formed a view on the proposal. However, should you decide to identify the site as an allocation in your next consultation document then we would expect to see robust evidence produced to support

your decision in order for us to make an informed view. This should include consideration of the environmental impacts and the capacity of the infrastructure in the surrounding area, including in South Staffordshire. If the Council decides to allocate this site then details of the exceptional circumstances case to justify this allocation should also be clearly set out as part of the consultation.

It understood from your Local Development Scheme – June 2019 that the next round of public consultation is intended to be on the pre submission draft in March 2020. If Shropshire Council resolves to identify the site at Junction 3 for allocation at the next stage of formal consultation, then the Council would welcome a further Regulation 18 consultation to allow proper consideration of the proposal, rather than a Regulation 19 consultation whereby representations relate specifically to the soundness of the plan.

Thank you again for consulting South Staffordshire Council on your strategic sites consultation; we look forward to ongoing dialogue on such cross boundary strategic matters throughout preparation of our respective Local Plans.

Yours faithfully,

Edward Fox

**Assistant Team Manager (Local Plans)**  
**Strategic Planning**  
**South Staffordshire Council**

[www.sstaffs.gov.uk](http://www.sstaffs.gov.uk)

Stay Connected - sign up to receive [free alerts and updates](#) containing news and information.

Follow the Council on [Twitter](#), [Facebook](#), [LinkedIn](#) and [YouTube](#).

We process your personal data in accordance with our [Privacy Notice](#). If you have any queries or would like to exercise any of your rights in relation to your personal data, please contact [dpo@sstaffs.gov.uk](mailto:dpo@sstaffs.gov.uk).

This message is intended solely for the addressee and may contain confidential information. If you have received this message in error, please send it back to us, and immediately and permanently delete it. Do not use, copy or disclose the information contained in this message or in any attachment.

Greater Birmingham HMA - Meeting

File Meeting Scheduling Assistant Insert Draw Format Text Review Help Tell me what you want to do

Delete Copy to My Calendar Forward ResourceFinder Meeting Notes Accept Tentative Decline Propose New Respond Show As: Busy Reminder: None Categorize Private High Importance Low Importance Dictate

Accepted on 18/09/2019 15:52.

### Greater Birmingham HMA

Organizer: Ian MacLeod Sent: Tue 23/07/2019 15:10

Time: 19 September 2019 14:00-16:00

Location: West Midland Combined Authority Offices (WMCA), Room 116, 16 Summer Lane, Birmingham B19 3SD

Response:  Accepted [Change Response](#)

Dear All,

Apologies, please note that the meeting scheduled for the Thursday 12<sup>th</sup> September at 14:00pm – 16:00pm has been re-arranged to Thursday 19<sup>th</sup> September at 14:00pm – 16:00pm.

Many thanks

Dilshad

.....

In Shared Folder: Calendar Last modified by Adrian Cooper on Tue 11:54

Type here to search 14:58 24/08/2022

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA HOUSING DEAL  
MONITORING WORKING GROUP**

**Thursday 19<sup>th</sup> September 2019, 14:00 – 16:00, Room 116, 16 Summer Lane, Birmingham,  
B19 3SD**

**AGENDA**

1. Apologies / introductions and purpose of meeting
2. Notes of last meeting
3. TfWM land use monitoring data
4. GBBCHMA - Refreshed Position Statement
5. WMCA Housing Deal – Monitoring progress towards 215,000 homes
6. SoCG scoping note
7. Local Plan updates (inc. beyond HMA area)
8. Next steps – Statement (s) of Common Ground
9. Date of next meeting



5	Local Plan reviews	AD
5.1	Lichfield [REDACTED] [REDACTED]	ALL
5.2	South Staffordshire [REDACTED] [REDACTED]	
5.3	Cannock Chase [REDACTED]	
5.4	North Warwickshire [REDACTED] [REDACTED] [REDACTED]	
5.5	Shropshire – Strategic Sites phase of consultation now completed. Regulation 19 plan scheduled for March 2020, with submission to SoS by end of July.	
5.6	Bromsgrove [REDACTED] [REDACTED]	
5.7	Redditch [REDACTED]	
5.8	Birmingham [REDACTED] [REDACTED] [REDACTED]	
5.9	Stratford on Avon [REDACTED] [REDACTED] [REDACTED] [REDACTED]	
5.10	Coventry [REDACTED] [REDACTED]	
5.11	Telford and Wrekin / Solihull [REDACTED]	
6	SoCG Scoping Note	
6.1	[REDACTED] [REDACTED]	ALL
7	Any other business	
7.1	[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]	AD



8	<b>Date of next meeting</b>	
9.1	Next meeting scheduled for 11 <sup>th</sup> December 2019 @ 10:00, room 116, WMCA offices. Interim meeting for early November to be scheduled (see 4.2)	

South Staffordshire District Council Appendix 18 - 05.11.2019 GBBCHMA Officer Meeting Diary Entry

FW: Greater Birmingham HMA Meeting - Meeting

File Meeting Insert Format Text Review Tell me what you want to do...

Attach Outlook Business Signature Table Pictures Online Shapes SmartArt Chart Screenshot Hyperlink Bookmark Text Quick WordArt Date & Time Equation Symbol Horizontal Line

Accepted on 31/10/2019 08:49. Sent Thu 31/10/2019 08:38

Organizer  Ian MacLeod

Subject **FW: Greater Birmingham HMA Meeting**

Location **Room 109, West Midlands Combined Authority Office, 16 Summer Lane, Birmingham, B19 3SD**

Start time **Tue 05/11/2019** 14:00  All day event

End time **Tue 05/11/2019** 16:00

Hi Ed – would you be able to attend this?

-----Original Appointment-----

**From:** Ian MacLeod  
**Sent:** 03 October 2019 17:13  
**To:** Ian MacLeod; Adrian Cooper; Andrew Donnelly; Andy Miller (Sandwell); Ashley Baldwin (Lichfield); Craig Jordan (Lichfield); Dan Corden; Development Plan (Tamworth); Dorothy Barratt (North Warwickshire); Gary Palmer (Solihull); Gavin Ashford (Telford); Ian Culley (Wolverhampton); Ian Stevens (Telford); John Careford (Stratford); Katherine Moreton (Nuneaton and Bedworth); Kelly Harris (South Staffordshire); Mark Andrews (Coventry); Martin Dando; Maurice Barlow (Solihull); Michele Ross (Wolverhampton); Mike Dunphy (Bromsgrove and Redditch); Mike Smith (Walsall); Patricia McCullagh (Sandwell); Patricia Willoughby (West Midlands Combined Authority); Philip Clarke; Richard Powell (Tamworth); Richard; Rob Haigh (Coventry); Ruth Bamford; Sarah Jones (Cannock Chase); Steve Maxey (North Warwickshire); Sushil Birdi (Cannock Chase); Uyen-Phan Han; Vicki Popplewell (Dudley); Victoria Chapman (Rugby)  
**Subject:** Greater Birmingham HMA Meeting  
**When:** 05 November 2019 14:00-16:00 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.  
**Where:** Room 109, West Midlands Combined Authority Office, 16 Summer Lane, Birmingham, B19 3SD

.....

.....

The information contained within this e-mail (and any attachment) sent by Birmingham City Council is confidential and may be legally privileged. It is intended only for the named recipient or entity to whom it is addressed. If you are not the intended recipient please accept our apologies and notify the sender immediately. Unauthorised access, use, disclosure, storage or copying is not permitted and may be unlawful. Any e-mail including its content may be monitored and used by Birmingham City Council for reasons of security and for monitoring internal compliance with the office policy on staff use. E-mail blocking software may also be used. Any views or opinions presented are solely those of the originator and do not necessarily represent those of Birmingham City Council. We cannot guarantee that this message or any attachment is virus free or has not been intercepted and amended.

.....

In Shared Folder Calendar

Last modified by Edward West on 05/11/2021

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA HOUSING DEAL  
MONITORING WORKING GROUP**

**Tuesday 5 December 2019, 14:00 – 16:00, Room 109, 16 Summer Lane, Birmingham, B19  
3SD**

**AGENDA**

1. Apologies / introductions
2. Notes of last meeting
3. Refreshed GBBCHMA Position Statement (Updated with new information since last meeting)
  - Approach to discounting
  - Approach to post-2031 period
  - Arrangements for publishing statement
4. WMCA Housing Deal – Monitoring progress towards 215,000 homes
5. Local Plan review updates
6. Any other business
7. Date of next meeting

<b>Greater Birmingham and Black Country Housing Market Area Working Group</b>  <b>Notes of meeting 5 November 2019,</b>  <b>Room 116, WMCA Offices, 16 Summer Lane, Birmingham</b>		
<p><b>In attendance:</b> Patrick Jervis (Lichfield), Ian Culley (Wolverhampton), Michele Ross (Wolverhampton) Ian MacLeod (Birmingham, Chair), John Careford (Stratford on Avon), Martin Dando (Birmingham), Mike Dittman (North Warwickshire), Andy Donnelly (West Midlands Metropolitan Authorities), Sushil Birdi (Cannock Chase), Mike Dunphy (Bromsgrove / Redditch), Mike Smith (Walsall), Gary Palmer (Solihull), Patricia McCullagh (Sandwell), Patrick Walker (South Staffordshire), Eddie West (Shropshire), Katherine Moreton (Nuneaton and Bedworth), Patricia Willoughby (WMCA), Vicki Popplewell (Dudley)</p>		
		<b>Actions</b>
1	<b>Apologies:</b>	
1.1	Ian Stevens (Telford and Wrekin), Adrian Cooper (Shropshire), Kelly Harris (South Staffordshire), Victoria Chapman (Rugby), Dorothy Barratt (North Warwickshire)	
2	<b>Notes of last meeting</b>	
2.1	[REDACTED]	
2.2	[REDACTED]	
3	<b>Local Plan reviews</b>	
3.1	<b>Black Country</b> – Evidence is not been published until after the General election, main documents relate to Green Belt assessment and urban capacity refresh. Regulation 18 local plan to be published for consultation Autumn 2020.	
3.2	<b>South Staffordshire</b> [REDACTED]	
3.3	<b>Stratford on Avon</b> [REDACTED]	
3.4	<b>Bromsgrove</b> [REDACTED]	

3.5	<b>Redditch</b> [REDACTED]	
3.6	<b>Lichfield</b> [REDACTED] [REDACTED]	
3.7	<b>Cannock:</b> [REDACTED] [REDACTED]	
3.8	<b>Solihull</b> [REDACTED]	
3.9	<b>Birmingham</b> [REDACTED] [REDACTED] [REDACTED] [REDACTED]	
3.10	[REDACTED] [REDACTED]	
3.11	<b>Shropshire</b> – Timetable for Preferred Option may be delayed from published March date as awaiting results of Black Country evidence refresh. Decision on M54 J3 strategic proposal not yet reported to members for consideration.	
3.12	<b>North Warwickshire</b> [REDACTED] [REDACTED] [REDACTED]	
3.13	<b>Nuneaton and Bedworth</b> [REDACTED] [REDACTED]	
3.14	[REDACTED] [REDACTED] <ul style="list-style-type: none"><li>■ [REDACTED] [REDACTED]</li><li>■ [REDACTED]</li><li>■ [REDACTED]</li></ul>	
3.15	[REDACTED] [REDACTED]	
3.16	[REDACTED] [REDACTED] [REDACTED]	
3.17	Black Country refreshed capacity suggested loss of 6,500 housing units from former employment sites that it was now considered would not come	

	forward. This increases shortfall pre 2031 to 6,800 units from 300 as presented at September meeting).	
3.18	Stated that would be discounting remaining sites through SHLAAs, which it was estimated could reduce capacity by approximately further 5,000. Clarified that this was brownfield or 'urban' capacity and any potential Green Belt release yet to be factored in.	
3.19	[REDACTED]	
3.20	[REDACTED]	
3.21	[REDACTED]	
3.22	[REDACTED]	
3.23	[REDACTED]	
3.24	[REDACTED]	
3.25	[REDACTED]	
3.26	[REDACTED]	
3.27	[REDACTED]	
3.28	[REDACTED]	
3.29	[REDACTED]	
3.30	Main points resulting from discussion summarised as follows:	
3.31	Black Country evidence critical in terms of other authorities having justification for going beyond LHN (South Staffordshire, Lichfield, Shropshire)	
3.32	Black Country to firm up position, urban capacity on brownfield sites and likely Green Belt release. Black Country authorities invited to share their evidence on these matters in confidence with other members of group. Noted that Coventry and Warwickshire HMA authorities had peer reviewed each other's analysis.	BC authorities

3.33	[REDACTED]	
3.34	[REDACTED]	
3.35	[REDACTED]	AD
4	[REDACTED]	
4.1	[REDACTED]	
4.2	[REDACTED]	
5	<b>Any other business</b>	
5.1	None	
6	<b>Date of Next Meeting</b>	
6.1	Wednesday 11 December, Room 116, WMCA offices, 16 Summer Lane @10:00	

Greater Birmingham HMA - Meeting

File Meeting Insert Format Text Review Tell me what you want to do...

Attach Outlook Business Signature Table Pictures Online Shapes SmartArt Chart Screenshot Hyperlink Bookmark Text Quick WordArt Drop Cap Date & Time Equation Symbol Horizontal Line

Accepted on 12/11/2019 12:30.

Organizer  Ian MacLeod Sent Tue 12/11/2019 10:23

Subject Greater Birmingham HMA

Location West Midland Combined Authority Offices (WMCA), Room 116, 16 Summer Lane, Birmingham B19 3SD

Start time Wed 11/12/2019 10:00  All day event

End time Wed 11/12/2019 12:00

-----Original Appointment-----  
**From:** Ian MacLeod  
**Sent:** 23 July 2019 15:11  
**To:**

**Subject:** Greater Birmingham HMA  
**When:** 11 December 2019 10:00-12:00 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.  
**Where:** West Midland Combined Authority Offices (WMCA), Room 116, 16 Summer Lane, Birmingham B19 3SD

**From:** Andrew Donnelly  
**Sent:** Friday, July 19, 2019 3:40 PM

**Subject:** Future HMA meeting dates

Colleagues

Please note that the dates for future GBBCHMA / WMCA monitoring meetings have been arranged as follows:

Thursday 12 September 2019 @14:00

Wednesday 11 December 2019 @10:00

Monday 2<sup>nd</sup> March 2020 @ 14:00

Tuesday 2<sup>nd</sup> June 2020 @ 14:00

Please note, meetings will take place at WMCA's offices (room 116) 16 Summer Lane, Birmingham B19 3SD. This is because a larger room is required to accommodate additional representatives from Warwick, Nuneaton and Bedworth and Rugby.

Regards,

In Shared Folder Calendar Last modified by Edward West on 13/12/2021



**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA HOUSING DEAL  
MONITORING WORKING GROUP**

**Wednesday 11 December 2019, 10:00 – 12:00, Room 116, 16 Summer Lane, Birmingham,  
B19 3SD**

**AGENDA**

1. Apologies / introductions
2. Notes of last meeting
3. Black Country Urban Capacity Refresh (presentation)
4. Position Statement refresh
  - Implications of item 3
  - Updating to 2018/19
  - Agreeing discounting / buffer assumptions
  - Extending beyond 2031
5. WMCA Housing Deal – Monitoring progress towards 215,000 homes
  - Implications of item 03
  - Completions 2018 / 19
6. Local Plan review updates
7. Strategic Employment Sites Study (Phase Two)
8. TfWM monitoring
9. Any other business
10. Date of next meeting

<p><b>GBBCHMA / WMCA Housing Deal Monitoring Group</b></p> <p><b>Actions from meeting 11 December 2019 @ 10:00.</b></p> <p><b>Room 116, WMCA Offices, 16 Summer Lane, Birmingham</b></p>	
<p><b>In attendance:</b> Patrick Jervis (Lichfield), Ian Culley (Wolverhampton), Michele Ross (Wolverhampton) Ian MacLeod (Birmingham, Chair), John Careford (Stratford on Avon), Martin Dando (Birmingham), Andy Donnelly (West Midlands Metropolitan Authorities), Sushil Birdi (Cannock Chase), Mike Dunphy (Bromsgrove / Redditch), Mike Smith (Walsall), Gary Palmer (Solihull), Patricia McCullagh (Sandwell), Kelly Harris (South Staffordshire), Eddie West (Shropshire), Patricia Willoughby (WMCA), Vicki Popplewell (Dudley), Ian Stevens (Telford and Wrekin), Mark Watkins (Sandwell), Sahar Khan (Birmingham)</p>	
<p><b>Actions</b></p>	
1	<p><b>Apologies:</b></p>
1.1	<p>Dorothy Barratt / Mike Dittman (North Warwickshire) Katherine Moreton (Nuneaton and Bedworth).</p>
2	<p><b>Notes of last meeting</b></p>
2.1	<p>[REDACTED]</p>
3	<p><b>Black Country Urban Capacity refresh / Green Belt / Landscape Assessment</b></p>
3.1	<p>The focus of the meeting was to receive presentations on the Black Country Urban Capacity Refresh and Green Belt / Landscape Assessment. Noted that Urban Capacity Refresh document would be in the public domain shortly. <b>ACTION:</b> Agreed to circulate Urban Capacity Refresh presentation.</p>
4	<p><b>Position Statement Refresh</b></p>
4.1	<p>[REDACTED]</p>
4.2	<p>[REDACTED]</p>
5	<p><b>WMCA 215,000 Housing Deal Monitoring</b></p>
5.1	<p>[REDACTED]</p>

	[REDACTED]
6	<b>Strategic Employment Sites Study Phase Two</b>
6.1	[REDACTED]
7	<b>TfWM land use monitoring and demographic services</b>
7.2	[REDACTED]
8	<b>AOB</b>
8.1	[REDACTED]
9	<b>Date of next Meeting</b>
9.1	Actual date to be determined but to be arranged for end of January.

**GREATER BIRMINGHAM AND BLACK COUNTRY HMA / WMCA HOUSING DEAL  
MONITORING WORKING GROUP**

**Wednesday 12 February 2019, 14:00 – 16:00, Room 109, 16 Summer Lane, Birmingham,  
B19 3SD**

**AGENDA**

1. Apologies / introductions
2. Actions from last meeting
3. GBBCHMA Position Statement refresh
  - Checking 2018/19 data
  - Finalising discount / lapse rate assumptions and buffers
  - Target date for completion
4. WMCA Housing Deal – Monitoring progress towards 215,000 homes
5. Local Plan review updates
6. TfWM monitoring
7. Strategic Employment Sites Study (Phase Two)
8. Any other business
9. Date of next meeting

<b>GBBCHMA / WMCA Housing Deal Monitoring Group</b> <b>Agreements and Actions from meeting 12 February 2020 @ 14:00.</b> <b>Room 109, WMCA Offices, 16 Summer Lane, Birmingham</b>	
<b>In attendance:</b> Patrick Jervis (Lichfield), John Careford (Stratford on Avon), Martin Dando (Birmingham), Andy Donnelly (West Midlands Metropolitan Authorities), Sushil Birdi (Cannock Chase), Mike Dunphy (Bromsgrove / Redditch), Mike Smith (Walsall), Gary Palmer (Solihull), Patricia McCullagh (Sandwell), Dan Corden (Shropshire), Patricia Willoughby (WMCA), Vicki Popplewell (Dudley), Ian Stevens (Telford and Wrekin), Uyen Phan Han (Birmingham), Ed Fox (South Staffordshire)	
<b>Actions</b>	
1	<b>Apologies:</b>
1.1	Katherine Moreton (Nuneaton and Bedworth). Ian Culley (Wolverhampton), Michele Ross (Wolverhampton), Kelly Harris (South Staffordshire), Ian MacLeod (Birmingham)
2	<b>Actions from last meeting</b>
2.1	[REDACTED]
3	<b>GBBCHMA Position statement Refresh</b>
3.1	Noted that Black Country figures require slight adjustment for net demolitions so that consistent with urban capacity work: <b>ACTION BC authorities to provide to AD (Dudley already provided)</b>
3.2	[REDACTED]
3.3	[REDACTED]
3.4	[REDACTED]
3.5	[REDACTED]
3.6	[REDACTED]

3.7	[REDACTED]
3.8	[REDACTED]
3.9	[REDACTED]
3.10	[REDACTED]
3.11	[REDACTED]
3.12	[REDACTED]
4	<b>WMCA Housing Deal Monitoring</b>
4.1	[REDACTED]
4.2	[REDACTED]
5	<b>Local Plan review updates</b>
5.1	Agreed that circulated schedule to be updated before / at each meeting and extended to include other non-HMA authorities. <b>ACTION AD</b>
6	<b>TfWM Monitoring</b>
6.1	[REDACTED]
8	<b>Strategic Employment Sites Phase Two study</b>

8.1	[REDACTED]
9	Any other business
9.1	[REDACTED]
9	<b>Date of next Meeting</b>
9.1	Tuesday 24 <sup>th</sup> March ,13:00 to 15:00. Venue to be confirmed.

**From:** [Anna Jones](#)  
**To:** [k.harris](#) ; [localplans](#)  
**Cc:** [Dan.Corden](#)  
**Subject:** Shropshire Local Plan Review Duty to Co-operate  
**Date:** 27 February 2020 17:34:00  
**Attachments:** [DTC letter final S Staffs](#)

---

Dear Ms Harris,

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,



Kelly Harris  
Team Leader Local Plans,  
Planning Policy,  
South Staffordshire Council  
Wolverhampton Road,  
Codsall  
South Staffordshire WV8 1PX

Shropshire Council  
Shirehall  
Abbey Foregate  
Shrewsbury  
Shropshire SY2 6ND

Date: 27<sup>th</sup> February 2020

Dear Ms Harris,

### **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 20<sup>th</sup> 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:** [Edward Fox](#)  
**To:** [Edward West](#)  
**Cc:** [Anna Jones](#); [Dan Corden](#); [Kelly Harris](#)  
**Subject:** RE: Shropshire Local Plan Review - Duty to Co-operate  
**Date:** 12 March 2020 16:51:27  
**Attachments:** [DTC letter final S Staffs](#)

---

Hi Eddie,

Regarding your attached letter to Kelly Harris dated 27<sup>th</sup> February, unfortunately as officers we do not have delegated authority to respond on such Duty to Cooperate matters, specifically as the letter is seeking the views of neighbours about whether they could accommodate growth you have identified for Green Belt locations. Due to this, South Staffordshire Council's response will need to be an Individual Decision by our Cabinet Member, and as a result we will be unable to respond by your deadline of 20<sup>th</sup> March.

On an informal officer basis, I can however confirm that, due to extent of Green Belt coverage in South Staffordshire and our requirement to meet our own needs and make a contribution to unmet needs of the GBHMA, we will not be in a position to meet any of Shropshire's identified need.

We will get our formal response to you as soon as possible, but realistically it's is going to be several weeks before we are able to take this Decision through our constitutional processes, but I will keep you updated as our timescales become clearer.

Kind regards

Ed

Edward Fox

**Strategic Planning Team Manager**

**Strategic Planning**

**South Staffordshire Council**

[www.sstaffs.gov.uk](http://www.sstaffs.gov.uk)

Stay Connected - sign up to receive [free alerts and updates](#) containing news and information.

Follow the Council on [Twitter](#), [Facebook](#), [LinkedIn](#) and [YouTube](#).



Get ready for Brexit at [www.gov.uk/brexit](http://www.gov.uk/brexit)

We process your personal data in accordance with our [Privacy Notice](#). If you have any queries or would like to exercise any of your rights in relation to your personal data, please contact [dpo@sstaffs.gov.uk](mailto:dpo@sstaffs.gov.uk).

This message is intended solely for the addressee and may contain confidential information. If you have received this message in error, please send it back to us, and immediately and permanently delete it. Do not use, copy or disclose the information contained in this message or in any attachment.



Our Ref: SC/DTC

29<sup>th</sup> September 2020

Planning Policy  
Shropshire Council

## **South Staffordshire Council response to the Shropshire Local Plan Review – consultation on the Pre Submission draft**

Dear Sir/Madam,

Thank you for providing South Staffordshire Council with the opportunity to comment on the Shropshire Local Plan review consultation on the Pre-Submission draft of the Shropshire Local Plan 2016 to 2038.

South Staffordshire Council reiterates our previous comments that the plans proposals constitute an appropriate strategic approach to deliver housing and employment needs within Shropshire. The strategic approach represents a positive response to the challenge identified in the Shropshire Economic Growth Strategy of promoting a 'step change' in economic activity and seeking to balance increased levels of housing growth and economic development.

South Staffordshire Council recognises that the potential strategic site at Junction 3 of the M54, as discussed in the previous strategic site consultation, has not been allocated in the Pre-submission Draft. However, should this site be identified for allocation in the future, the Council would expect to see robust evidence produced to support this decision. This should include consideration of the environmental impacts and the capacity of the infrastructure in the surrounding area, including in South Staffordshire. If the Council decides to allocate the site in the future, then details of the exceptional circumstances case to justify this allocation would need to be clearly stated and evidenced.







Thank you again for consulting South Staffordshire Council on your Pre-Submission Draft consultation; we look forward to ongoing dialogue on such cross boundary strategic matters throughout preparation of our respective Local Plans.

Yours Faithfully

**Ed Fox**  
Strategic Planning Team Manager





8<sup>th</sup> January 2021

Sent via email

Dear Sir/Madam,

## **South Staffordshire Council Local Plan Review – Review of Green Belt**

As you will be aware South Staffordshire is currently undertaking a review of its Local Plan. One of the key reasons for this is an existing Local Plan Review policy (Policy SAD1) which was adopted by the Council in its Site Allocations Document 2018. This requires the District to review housing supply options to meet both the District's own housing needs and potentially unmet cross-boundary needs from the Greater Birmingham Housing Market Area (GBHMA), including from the Black Country.

As a result of these pressures, the District is currently considering meeting ambitious housing targets through its emerging Local Plan Review, proposing to accommodate approximately 8,845 dwellings in the 2018 to 2037 period as set out in the 2019 Spatial Housing Strategy and Infrastructure Delivery consultation. This level of growth includes what the District believes to be a proportionate contribution of 4,000 dwellings to the unmet needs of the GBHMA, based on the current evidence of unmet needs in the GBHMA up to 2038<sup>1</sup> and the GBHMA-wide evidence base provided by the GBHMA Strategic Growth Study 2018. However, even if South Staffordshire delivered all current housing allocations, permissions and safeguarded sites for housing land, the District's most recent consultation suggests that only around 3,800 dwellings would be delivered in the District between 2018 – 2037. This is evidently well short of the level of growth the District is seeking to achieve in the Local Plan Review.

---

<sup>1</sup> As set out in the 'Greater Birmingham and Black Country Housing Market Area (GBBCHMA) Housing Need and Housing Land Supply Position Statement (July 2020)' and the 'Black Country Urban Capacity Review December 2019'





The Council will continue to review its housing land supply to inform its 2020 Preferred Options consultation. However, due to the District's rural nature and the lack of any towns or cities in South Staffordshire, it is unlikely that achievable density uplifts to existing suitable land supply will significantly alter the capacity on existing sites. Whilst there are some areas of land beyond the Green Belt in the District, the Council's 2019 Spatial Housing Strategy and Infrastructure Delivery consultation and the GBHMA Strategic Growth Study both suggest that it is unlikely to be sustainable or deliverable to focus all new housing allocations in the District on the limited area of Open Countryside in South Staffordshire. The District therefore considers that evidence to date suggests it is highly likely that South Staffordshire will need to release further Green Belt land through the Local Plan Review in order to meet its own needs and to make a proportionate contribution to the GBHMA's unmet housing needs.

Given the above, and in order to ensure the District meets its duties under paragraph 137 of the NPPF, would welcome your Council's latest position on the following matters, acknowledging that this may be subject to change through emerging national changes to strategic housing matters (the Planning for the Future White Paper);

- Whether or not your authority is able to assist with the unmet housing needs of the GBHMA, in particular those arising from the Black Country
- Whether or not your authority is able to provide sufficient additional housing supply to enable South Staffordshire District Council to reduce its proposed Local Plan Review housing target
- What your authority would be prepared to agree with South Staffordshire District Council in a statement of common ground covering strategic housing needs in the District and GBHMA

To ensure we can progress these discussions in a timely manner, we would welcome a response from yourselves on the above by no later than 26<sup>th</sup> February 2021. If you would like to meet the Council's officers to discuss this further before this date, then please get in touch.

We look forward to hearing from you on this matter.

Yours faithfully,

**Kelly Harris**  
Lead Planning Manager



**From:** [Dan Corden](#)  
**To:** [Fox, Edward](#)  
**Subject:** Duty to Cooperate - Shropshire and South Staffs  
**Date:** 12 January 2021 14:44:00  
**Attachments:** [Duty to Cooperate Response 12.01.21](#),  
[Shropshire and South Staffs Draft SoCG Jan 2021](#)

---

Dear Ed,

Please find attached a response from Shropshire Council to your correspondence regarding South Staffordshire Council Local Plan Review – Review of Green Belt. Please note that this is an officer response.

Furthermore, as discussed, please find attached an initial draft Statement of Common Ground, to be given due consideration. Where appropriate I have sought to draw out relevant information from your recent correspondence/consultation material, as highlighted in yellow. Once you have had an opportunity to consider this draft, please let me know what updates, if any, you consider are necessary and how you would like to coordinate progressing it to completion. If it would be helpful I would be happy to arrange a further MS Teams Duty to Cooperate discussion.

Thank you

Kind Regards

Daniel Corden  
Planning Policy, Shropshire Council

Kelly Harris  
South Staffordshire Council

Shropshire Council

Date: 12/01/2021

Dear Kelly,

I write in response to your correspondence dated 8<sup>th</sup> January 2021 regarding the South Staffordshire Council Local Plan Review – Review of Green Belt. Specifically, within this correspondence you raise a series of questions, which I will respond to in turn:

**Whether or not your authority is able to assist with the unmet housing needs of the GBHMA, in particular those arising from the Black Country**

I can advise that Shropshire Council is proposing to contribute towards meeting the unmet housing needs arising in the Black Country. Specifically, we are proposing to contribute around 1,500 dwellings towards meeting this unmet need, over the period to 2038. Furthermore, Shropshire Council is also proposing to contribute around 30ha of employment land towards unmet employment land needs arising in the Black Country.

However, given our current understanding of the level of this unmet need arising in the Black Country, we do not consider we are able to provide sufficient additional housing supply or employment land supply to address the entirety of this unmet need:

**Whether or not your authority is able to provide sufficient additional housing supply to enable South Staffordshire District Council to reduce its proposed Local Plan Review housing target**

Whilst Shropshire Council is proposing to contribute towards meeting unmet housing and employment land needs arising in the Black Country, given our current understanding of the level of this unmet need, we do not consider we are able to provide sufficient additional housing supply or employment land supply to:

1. Address the entirety of this unmet need.
2. Enable South Staffordshire District Council to reduce its own proposed contribution towards meeting these unmet needs and as a direct consequence enable South Staffordshire District Council to reduce its proposed Local Plan Review housing target.

The extent of the contribution proposed by Shropshire Council to meet unmet housing and employment land arising in the Black Country is documented above.

**What your authority would be prepared to agree with South Staffordshire District Council in a statement of common ground covering strategic housing needs in the District and GBHMA**

Shropshire Council is at an advanced stage in its own Local Plan Review and as such considers this represents a timely opportunity to prepare a joint statement of common ground (SoCG) between the two Local Planning Authorities. This SoCG could reflect the positive cross-boundary discussions undertaken to date under the duty to cooperate.

Specifically, with regard to the unmet housing and employment land needs arising in the Black Country, this SoCG could:

- Identify the relative contributions being proposed to assist in meeting this unmet need – this is of course subject to agreement in a SoCG with the Association of Black Country Authorities;
- Agree that neither Local Planning Authority is in isolation able to achieve the entirety of this unmet housing and employment land need, based on our current understanding of the level of these unmet housing and employment land needs; and
- Outline the approach proposed by each Local Planning Authority to achieving these contributions – we consider that this would provide useful context, although we would suggest that this does not need to be specifically agreed as it is a matter for each Local Planning Authority.

To this end, we have prepared an initial draft SoCG based on the information provided within your letter dated 8<sup>th</sup> January 2021 and other known cross-boundary considerations (attached).

If it would be helpful, we would be happy to arrange a further Duty to Co-operate meeting, using MS Teams, to discuss this initial draft and move towards its completion.

Please note that this response represents officer comments.

Yours sincerely

Daniel Corden  
Principal Policy Specialist  
Planning Policy Team  
Shropshire Council

**From:** [Dan Corden](#)  
**To:** [Edward West](#); [Anna Jones](#); [E.Fo](#) ; [k.harris](#) [P.Walker](#)  
**Subject:** Shropshire - South Staffs Duty to Cooperate Discussion  
**Start:** 10 March 2021 10:30:00  
**End:** 10 March 2021 12:00:00

---

---

Microsoft Teams meeting  
Join on your computer or mobile app  
[Click here to join the meeting](#)  
Or call in (audio only)  
Phone Conference ID:  
[Find a local number](#)  
[Learn more](#)

---

**From:** [Dan Corden](#)  
**To:** [Edward Fox](#); [Kelly Harris](#); [Patrick Walker](#)  
**Cc:** [Edward West](#)  
**Subject:** RE: Duty to Cooperate - Shropshire and South Staffs  
**Date:** 11 March 2021 08:33:00  
**Attachments:** [Shropshire and South Staffs Draft SoCG Jan 2021 w SSDC & SC TCS](#)

---

Dear All,

Thank you again for your time yesterday it was very helpful. Following our discussion, please find attached an updated version of the draft SoCG between Shropshire Council and South Staffordshire District Council. This draft shows:

- The track changes proposed by yourselves, which we are supportive of.
- Further track changes proposed by ourselves, primarily relating to the two main issues we discussed at the meeting in relation to the M54/A5 strategic corridor and the south staffs position in relation to gypsy and travellers. However, we have also proposed a few other consistency tweaks/corrections.

Please let me know if you have any comments on this updated draft and our proposed track changes. Once we are all happy, I will prepare a 'clean' version without track changes/highlights so that we can commence respective sign-off processes.

Thank you

Kind Regards

Daniel Corden  
Planning Policy, Shropshire Council –

---