

**From:** [Amanda Turner](#)  
**To:** [Planning Policy](#)  
**Cc:** [Alex Yendole](#); [Abby Brough](#)  
**Subject:** Shropshire Local Plan Review - Consultation on Issues and Strategic Options  
**Date:** 17 March 2017 10:05:36

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Dear Lindsay,

Thank you for consulting us on the Shropshire Local Plan Review – Issues and Strategic Options. In terms of the boundary with Stafford there are no proposals in this document that will significantly affect the Borough.

The Council would appreciate continued dialogue through the Duty to Co-operate process as the Plan progresses.

Kind regards,

Amanda

Amanda Turner BA (Hons) DipTP MRTPI DMS

Forward Planning

Stafford Borough Council

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**From:** [Alex Yendole](#)  
**To:** [Lindsay Short](#); [Planning Policy](#)  
**Subject:** FW: Shropshire Local Plan Review - "Preferred Scale and Distribution of Development" Consultation  
**Date:** 08 December 2017 16:22:50

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Thank you for the opportunity to respond to the Shropshire Local Plan Review – consultation on Preferred Scale and Distribution of Development.

As Stafford Borough is a neighbouring authority to Shropshire Council's area the preferred options consultation plan has been assessed to consider development and infrastructure implications for the Borough.

At this stage the Borough Council generally supports the preferred options consultation plan which does not appear to have any strategic cross border issues, significant development or infrastructure implications. Therefore the Borough Council welcomes the housing & employment provision, the growth distribution across Shropshire and the underlying methodology within the preferred options document.

The adopted Plan for Stafford Borough (June 2014) focuses the majority of new housing and employment provision at Stafford Town, without releasing Green Belt areas, and a number of significant development sites are now being delivered. As you may be aware the Borough Council has recently initiated a Local Plan Review to set out the future development strategy beyond the adopted Plan period of 2031.

In terms of other issues highlighted in the Preferred Options document the position in terms of updating the gypsy evidence is noted. Will this lead to a policy update and site allocation later in the Local Plan Review process?

The Borough Council would welcome the opportunity to enter into a Duty to Co-operate Statement with Shropshire Council as part of preparing for Submission of the Local Plan, and looks forward to on-going dialogue in due course.

I look forward to hearing from you in due course.

Kind regards

[Alex Yendole](#)  
Planning Policy Manager  
Stafford Borough Council  
Tel: 01785 619536

Shropshire Council - Stafford Borough Council DTC Meeting - Meeting

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

Send Update

Title Shropshire Council - Stafford Borough Council DTC Meeting

Required ☐ Alex Yendole ☐ Richard Lawrence ☒ Liam Cowden

Optional

Start time Mon 29/01/2018 14:00 ☐ All day ☐ Time zones

End time Mon 29/01/2018 15:30 [Make Recurring](#)

Location Shirehall Shrewsbury [Room Finder](#)

Parking directions are available here: <https://shropshire.gov.uk/media/1867/how-to-find-shirehall.pdf> Parking can be a bit chaotic! If all else fails, park where you can (ideally in a parking bay!) and make sure that the staff at main reception are aware of your car registration and contact details.

In Shared Folder [Calendar](#)

Last modified by Adrian Cooper on 29/01/2020

Windows taskbar with search bar, task view, and application icons (Outlook, File Explorer, Edge, Chrome, Teams, Word). System tray shows date and time: 12:06 02/09/2022.

**From:** Adrian Cooper <

**Sent:** 02 January 2018 09:23

**To:** Alex Yendole

**Subject:** Shropshire Local Plan Review - 'Preferred Scale and Distribution of Development'  
Consultation

Hi Alex,

Many thanks for your recent response to our consultation. I'd welcome an opportunity to meet with you, as a neighbouring authority, for us to discuss and agree a DTC statement with you. Please could you let me have your availability for a meeting over the next 2-3 weeks?

Kind Regards

Adrian Cooper MA (Hons) MSc MSc MRTPI  
Planning Policy & Strategy Manager, Shropshire Council  
Chair, West Midlands Resource Technical Advisory Body

**From:** [Anna Jones](#)  
**To:** [ayendole@](#) ; [planning.](#)  
**Cc:** [Dan Corden](#)  
**Subject:** Shropshire Local Plan Review - Duty to Co-operate  
**Date:** 27 February 2020 17:36:00  
**Attachments:** [DTC letter final Stafford BC](#)

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Dear Alex,

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,](#)

Alex Yendole,  
Planning Policy Manager,  
Planning Policy,  
Stafford Borough Council,

Shropshire Council

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

Dear Mr Yendole,

**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:** [Alex Yendole](#)  
**To:** [Anna Jones](#)  
**Cc:** [Dan Corden](#)  
**Subject:** RE: Shropshire Local Plan Review - Duty to Co-operate  
**Date:** 16 March 2020 12:48:53  
**Attachments:** [16March2020 SBC Letter to Shropshire Local Plan Review D2C request FINAL](#)

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Hi Anna

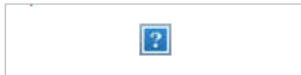
Thanks for the message.

As promised please find attached a response from Stafford Borough Council.

Please could you pass on to Eddie West.

Kind regards

Alex



Alex Yendole | Planning Policy Manager  
Stafford Borough Council |

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

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**From:** Anna Jones  
**Sent:** 27 February 2020 17:37  
**To:** Alex Yendole; planning SBC  
**Cc:** Dan Corden  
**Subject:** Shropshire Local Plan Review - Duty to Co-operate

Dear Alex,  
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,

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Mr E West  
Interim Planning Policy and Strategy Manager  
Shropshire Council

OUR REF      AY/766  
YOUR REF  
DATE          16 March 2020

By post and e-mail

Dear Mr West

**SHROPSHIRE LOCAL PLAN REVIEW – DUTY TO CO-OPERATE MEETING  
DEVELOPMENT NEED**

Thank you for your letter to Stafford Borough Council (dated 27 February 2020) on behalf of Shropshire Council relating to whether a portion of the housing need for the eastern side of Shropshire (in the Bridgnorth / Albrighton / Shifnal / Alveley / Cosford area) might be met with the assistance of a Green Belt Review based on exceptional circumstances or via assistance from other authority areas, such as Stafford Borough Council.

We appreciate your update in respect of the progress of the Shropshire Plan and the emerging thinking in respect of a range of matters. This includes possible approaches to satisfying the unmet housing need in the eastern part of Shropshire as detailed by your letter. We further understand the obligation on Shropshire:

- a) For this unmet need to be met via a review of the Green Belt the need to demonstrate exceptional circumstances ( NPPF, para 137); and
- b) To approach neighbouring authorities to request their assistance in meeting this unmet need.

Please accept this letter as a formal response to the requests made in your letter.

Stafford Borough Council understands the strategy being employed by Shropshire, in the review of its Local Plan, and would support the approach being taken to maximise the benefit of the West Midlands - Shropshire axis along the M54/railway axis. We believe that this would helpfully deliver economic benefit to Shropshire whilst at the same time strengthening links with the West Midlands conurbation. As such we would support the principle of the emerging Shropshire Plan.

Stafford Borough Council consider that the functional linkages, as reflected by the low levels of inter-commuting, between Stafford Borough and the eastern side of Shropshire are very weak. Accordingly we would consider it inappropriate to offer to accept any of the housing need for the eastern side of Shropshire area.

Should you wish to discuss this matter further please do not hesitate to contact me to arrange a meeting.

Yours sincerely,

Alex Yendole  
Planning Policy Manager


**i** Attendee responses: 1 accepted, 0 tentatively accepted, 0 declined.

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**From:** [Edward West](#)  
**To:** [ayendole](#)  
**Subject:** Shropshire Local Plan - Duty to Cooperate  
**Date:** 19 March 2021 11:59:00  
**Attachments:** [16March2020\\_SBC Letter to Shropshire Local Plan Review D2C request FINAL](#)

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Dear Alex,

I hope you're keeping well.

As I'm sure you're aware Shropshire has recently completed the Reg 19 consultation and we are now aiming for a submission of the Local Plan Review at the end of July. At part of the Duty to Cooperate we have clearly had discussions over the plan making period, including on meeting cross boundary housing needs as part of our Green Belt Exceptional Circumstances argument (your response attached for easy reference).

I now need to finalise a Statement of Common Ground with you and I would welcome a chance to discuss this with you if possible. I have tried to call a couple, of time this week but without success. At this stage I don't foresee any cross boundary issues being identified, but I wanted to discuss how you would like to see the SoCG phrased, i.e. a 'one way' agreement or a 'two way' agreement – we are doing both options with other councils.

If you could let me know if you're happy to discuss and when would be a good time for you that would be good.

Kind regards,

Eddie

Eddie West

Planning Policy and Strategy Manager

Shropshire Council



**From:** Edward West

**Sent:** 25 May 2021 13:43

**To:** Alex Yendole

**Subject:** RE: Draft SoCG

**CAUTION:** This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Alex,

Please find attached a signed SoCG. I have agreed to all your changes and removed the para referring to the black Country under section 8.

Thanks

Eddie

Eddie West

Planning Policy and Strategy Manager

**From:** Edward West

**Sent:** 17 May 2021 13:08

**To:** Alex Yendole

**Subject:** RE: Draft SoCG

**CAUTION:** This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Alex,

Many thanks for getting back to me with the amended version. On first look this seems all ok, but I will reply formally asap in order for you to ensure Cabinet member sign off.

Kind regards,

Eddie

Eddie West

Planning Policy and Strategy Manager

Shropshire Council

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**From:** Alex Yendole

**Sent:** 17 May 2021 09:50

**To:** Edward West

**Subject:** RE: Draft SoCG

Hi Ed

Hope all is well with you.

As promised please find attached a track changed version of the draft SoCG between our two authorities.

Please could you let me know if any further amendments are required.

Looking forward to hearing from you ahead of asking my Cabinet Member to sign off the final version.

Kind regards

Alex



Alex Yendole |Planning Policy Manager  
Stafford Borough Council|