

Duty to Co-operate Protocol & Checklist

Local Planning Authorities and other bodies party to this agreement/ understanding:
Telford and Wrekin Council (TWC) Shropshire Council (SC)

Development Plan Document(s) covered by this agreement/ understanding:
Telford and Wrekin Local Plan (2011-2031)

Stages in the process forming part of this agreement:
TWLP Strategy and Options consultation (2013); Proposed Housing and Employment Sites (2014), TWLP Pre submission consultation at regulation 18 stage (2015); Publication consultation at regulation 19 stage (2016).

Checklist criteria <small>NB: This is a starting point list to be mutually agreed</small>	Full agreement	Areas for discussion <small>NB: Refer to attachments if required</small>
Overall strategy incl. relationship to urban and rural approaches	Agreement between TWC & SC	TWLP strategy runs until 2031 and during that time will seek to direct the vast majority of new development towards Telford, a lesser extent at Newport and a small number of rural villages.
Level of housing provision	Agreement between TWC & SC	TWLP makes provision for 15,555 net new dwellings between 2011-31, based on OAN using accepted methodology. Appropriate provision made for Gypsy & Travellers through an updated assessment of need and supply of sites from existing commitments.
SHMA	Agreement between TWC & SC	<p>The current evidence would suggest that TWC and SC are separate housing market areas for the purposes of future planning for housing. Both TWC and SC are taking their respective development plans forward on this basis.</p> <p>Telford and Wrekin have commissioned a SHMA update to support the production of their Local Plan. This updates the SHMA 2014. The update forms part of the evidence base for the examination of the TWLP.</p> <p>Both authorities are satisfied with the steps TWC have taken to update the SHMA evidence:</p> <ol style="list-style-type: none"> i. Both authorities are satisfied there are no strategic cross-boundary implications for the respective authorities, and;

Checklist criteria NB: this is a starting point list to be mutually agreed	Full agreement	Areas for discussion NB: Refer to attachments if required
		ii. Neither Council seeks to accommodate its housing need in the other's area. Migration flows between the authorities were considered, there is a net gain of population per year from Telford to Shropshire but that this is not significant. The housing provision for both authorities provides for in migration.
Distribution of housing provision	Agreement between TWC & SC	TWLP housing distribution has a focus on Telford (approx. 13,400 dwellings), Newport (1,200), and rural area (900). Growth on eastern Telford at Priorslee Strategic Urban Extension and growth in Shifnal in Shropshire considered for infrastructure implications. <ul style="list-style-type: none"> • Education provision discussed - both locations considered to meet own needs with some future redistribution likely • Flood risk – any potential impact on Wesley Brook Shifnal from Priorslee to be managed through appropriate design and layout, and other flood mitigation measures to be agreed by TWC and Shropshire Council (SC) prior to commencement of development.
Level and distribution of employment land provision	Agreement between TWC & SC	TWLP makes provision for a minimum of 76 hectares of employment land to meet needs up to 2031. Total identified supply allocated in TWLP is above this (148 hectares). The vast majority of allocated sites identified in Telford (within Strategic Employment Areas). Includes provision made for 10 hectares on the edge of Newport to address an identified need for employment in the town during the plan period. Both parties agree that there no likely cross-border implications for employment in either area. This is the continuation of a long standing situation recognised and planned for in both Council's Local Plans.
Level and distribution of retail provision	Agreement between TWC & SC	Not considered an issue, neither Plan has proposals for significant retail development outside main centres. TWLP does not propose any additional retail floorspace beyond sites already committed.
Appropriate provision made for	Agreement between	Established patterns of cross boundary commuting – mostly on strategic routes and public transport to

Checklist criteria NB: This is a starting point list to be mutually agreed	Full agreement	Areas for discussion NB: Refer to attachments if required
public and private transport incl P&R and commuting patterns	TWC & SC	and from Telford.
Consistency of planning policy and proposals across common boundaries	Agreement between TWC & SC	Some slight difference in approach to development in rural areas, but agreed to confirm at this stage that neither party has significant concerns regarding emerging plans and proposals.
Mineral planning issues	Agreement between TWC & SC	Strong functional links and close working relationship. Support for identified issues in each area. Joint LAA (Local Aggregates Assessment) prepared and coordination at local and regional level. WMRAWP (Shropshire Chair) considered main strategic issues and it is minuted (meeting date 30 th November 2015) that no significant issues were identified .
Waste planning issues	Agreement between TWC & SC	Cross boundary functional relationship. Similar approaches to building capacity for waste sites into the approach to employment land and identifying suitable locations. Under the agreed Duty to Co-operate Protocol (October 2013) RTAB (Shropshire Chair) considered main strategic issues and it is minuted (meeting date 9 th November 2015) that the draft policies on waste planning were supported and no significant issues cross-border identified.
Approach to provision of Gypsy and Traveller sites	Agreement between TWC & SC	Appropriate provision made for Gypsy & Travellers through an updated assessment of need and supply of sites from existing commitments. TWC and SC continue ongoing engagement regarding transit provision. No cross-border implications identified in relation to the TWLP.
Ironbridge Gorge World Heritage Site (IGWHS)	Agreement between TWC & SC	The IGWHS straddles both local authority areas. Consequently, both councils are working jointly on a new supplementary planning document (SPD) for the IGWHS. Work has begun and a skeleton draft will be produced in January 2016 as a basis for further engagement.
Wrekin Forest	Agreement between TWC & SC	Both parties have worked jointly, through the Wrekin Forest Partnership, on the emerging policy relating to the designation of the Wrekin Forest as a Strategic Landscape in the TWLP.

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

Date	Issues discussed
06/01/2016	DTC Memorandum/Agreement; Plan updates; CIL updates; IGWHS planning issues
16/09/2015	BTW scale of growth, Waste/Minerals, water quality/flood risk, potential collaboration, joint training, misc minor queries
04/06/2015	Plan updates, BTW OAN, World Heritage Site, Wrekin Forest, Minerals, RAF Cosford
29/01/2015	BTW Plan update, SC Examination progress, SHMA/OAN, Ironbridge Power Station, World Heritage Site, Wrekin Forest Partnership
18/06/2014	Plan updates, SHMA -- outputs, 'Greater Birmingham' issue
13/03/2014	Plan preparation updates, housing and SHMA, AMR, Green Infrastructure, flooding, transport
02/10/2013	Plan preparation updates, housing and SHMA, gypsy and traveller issues, waste, minerals
10/06/2013	Plan preparation updates, housing and SHMA, gypsy and traveller issues, waste, minerals
13/12/2012	Plan preparation updates, CIL, housing and SHMA, gypsy and traveller issues, waste, minerals, Shifnal, Ironbridge Power Station, MOD Cosford

We, the undersigned, agree that the above statements and information truly
 i t working that has taken place ope

[Redacted signature area]

[Redacted signature area]

Authority A*

Authority/ Organisation B (& C, D)

* Must be signed by either Council Leader or responsible Cabinet Member or responsible Chief Executive or Chief Officer only. For non-local authority organisations signatory should be at equivalent level.

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26/2/16

Deputy Leader and Cabinet
 Member for Housing, Health
 and Leisure



23/6/16



Duty to Cooperate - Meeting

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Duty to Cooperate


Maher, Vincent
 Required  Adrian Cooper

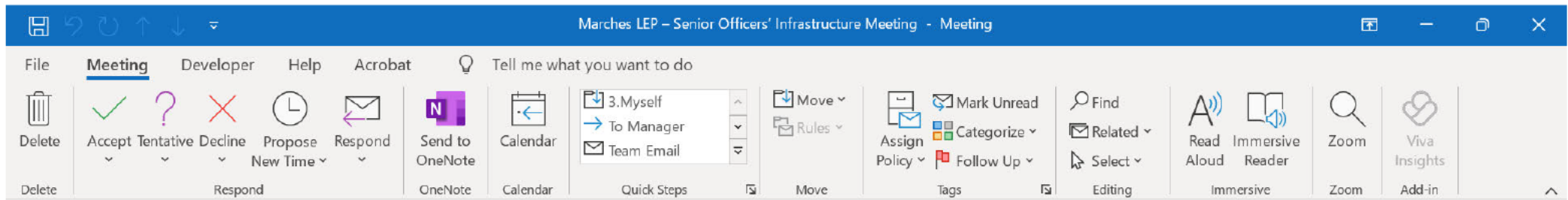
 06 September 2016 08:00-09:00  Shire Hall

Where: 06 September 2016 08:00-09:00 (UTC) Dublin, Edinburgh, Lisbon, London.
 Where: Shire Hall
 Note: The GMT offset above does not reflect daylight saving time adjustments.

Suggested agenda:

- Telford & Wrekin Local Plan EIP - timescale and main issues of concern for us of common interest (Duty to cooperate, minerals)
- SPD for Ironbridge - timetable
- Neighbourhood planning
 - What's happening on each other's patch? Recall Magna and Liffeshall update - close to your boundary.
 - Are you intervening to settle conflicting views among parishioners engaged on neighbourhood plans?
 - What is the role of Shropshire Rural Community Council? What do they do? Do they know about planning? If not, how do they help the process? Are they mediators?
 - Any good local examples of organised parishes for our parishes to talk to. (I think the Much Wenlock NDP is a good example of how to write one)
- Self build register – what are you doing with yours?
- Review of Shropshire Core Strategy - ONS 2014 population projections; SHMA update; likely date for preparation of new Local Plan

From: [Adrian Cooper](#)
To: ["Oakley, Darren"](#); [Rayet, Harjot](#); [Liam Cowden](#)
Subject: Shropshire Preferred Options Consultation
Start: 06 November 2017 11:00:00
End: 06 November 2017 12:30:00
Location: Wellington



Marches LEP – Senior Officers’ Infrastructure Meeting



Kathryn Jones ·

Required ● Matt Johnson; ● Chris Taylor; ● Edward West; ● Adrian Cooper; ● Hayley Owen; ○ Gemma Davies

Accept ▼ Tentative ▼ Decline ▼ Propose New Time ▼ ...

None

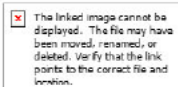
image001.png 17 KB | image002.png 17 KB | image001.png 17 KB | Infrastructure meeting 24 July 2018.docx 62 KB

24 July 2018 12:00-15:30 | Jubilee Stand - Ludlow Racecourse, Bromfield, Ludlow SY8 2BT

We are in rooms in the Jubilee Stand. When arriving at Ludlow Racecourse, please drive straight on (go past the car park on your left). Continue ahead, below the Grandstand building, and then take a left turn into the Members’ car park. Access to the Jubilee Stand is either through the internal lift or one of the exterior stairways at either end of the stand.

Kind regards

Kathryn



Kathryn Jones, Marches LEP Partnership Manager
Marches LEP,

The Marches LEP Infrastructure Meeting

12.00 - 15.30 Tuesday 24 July 2018

Ludlow Race Course (SY8 2BT)

Agenda

Time	Section	Lead
12.00 - 12.15	Arrival, networking and working lunch	All
12.15 -12.30	Welcome, introductions and aims of the session	Gill Hamer
12:30 -15.00	Strategic overviews and break out group discussions of priorities: <ul style="list-style-type: none"> • Planning: housing and commercial land sites (10 min overview from each Local Authority and 30 min follow up discussion) • Energy (10 min overview and 20 min follow up discussion) • Roads, transport and freight (10 min overview and 20 min follow up discussion) • Broadband and 5G (10 min overview and 20 min follow up discussion) 	Adrian Cooper (Shropshire) / Gavin Ashford (Telford & Wrekin) / Kevin Singleton (Herefordshire) Ben Boswell (Herefordshire) Dominic Proud (Telford & Wrekin) Chris Taylor (Shropshire)
15:00 - 15:20	Break out group discussion: approaches to Urban Powerhouses and Opportunity Towns	All
15.20 – 15.30	Next Steps	Gill Hamer

The session will be facilitated by Metro Dynamics



Katherine Kynaston Assistant Director: Business, Development
& Employment

Strategic Planning Team
Telford & Wrekin Council

Shropshire Council
Planning Policy & Strategy Team

E-mail:

Contact: Strategic Planning Team

Your Ref:

Our Ref:

Date: 30 January 2018

Dear Adrian,

REF:Telford & Wrekin Council response to Shropshire Council Preferred Sites Allocations Consultation

Telford & Wrekin Council welcome the opportunity to comment on the preferred sites allocation consultation which closes on the 8th February.

The views reflected in this letter represent those of officers based on a technical appraisal of the preferred site allocations included within this consultation.

The Council understand that this is first phase of a two stage consultation process with a further wave of strategic sites to be released spring / summer 2019 including the Ironbridge Power Station site as well as proposals within the Green Belt around Cosford and Junction 3 of the M54. Given these sites are likely to have a greater impact on Telford but we don't yet have detailed proposals to consider our comments on this element are limited at this stage. We welcome the joint working that is in place regarding the future of the Ironbridge Power Station site.

Having reviewed the proposed site allocations, especially those within close proximity to Telford & Wrekin, the Council have identified the following potential cross boundary points for discussion:

- Highways impacts arising from developments, in the Shifnal area, including the additional traffic they will generated and the potential impacts on Junction 4 of the M54. Evidence of traffic modelling and engagement with Highways England would be welcome in helping to determine the impact of the proposals on Junction 4 of the M54.
- The potential for increased flood risk in the World Heritage Site arising from proposed development sites in the Shrewsbury area, especially where these sites are located adjacent to existing areas of flood zone 2 and 3. Assessment of additional flood risk pressures on the River Severn could be provided through a robust Water Cycle Study document approved by the Environment Agency (EA).
- The increase in the levels of waste arising as a result of the proposed levels of residential and employment development and the potential impact on the capacity of regional waste management facilities.

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- The impact on water resource infrastructure which may affect Telford & Wrekin as a result of the proposed site allocations. Evidence of engagement with the EA and Severn Trent Water through the Water Cycle Study would be welcome.

The Council notes that a number of proposed development sites in this phase 1 consultation fall within the West Midlands Green Belt. The NPPF is clear that the release of Green Belt should only be undertaken in exceptional circumstances.

The Council would welcome the opportunity to discuss the points identified above in more detail as part of on-going Duty to Cooperate discussions with Shropshire Council. The aim of the Council is to work cooperatively with Shropshire as a neighbouring authority, supporting sustainable growth, but also to ensure that the proposed site allocations will not have a detrimental impact on the economy and community within Telford & Wrekin or undermine delivery of our own site allocations programme set out in the Telford & Wrekin Local Plan.

Yours sincerely

Gavin Ashford AssocRTPI
Strategic Planning Team Leader



Strategic Planning Team
Telford & Wrekin Council

tegy Manager

Contact: Strategic Planning Team

Telephone

Date: 9th September 2019

Dear Adrian

Re: Telford & Wrekin Council Response to Shropshire Council Strategic Site Allocations Consultation

Telford & Wrekin Council welcome the opportunity to comment on the Consultation on Strategic Sites which closes on the 9th September.

The views reflected in this letter represent those of officers based on a technical appraisal of the preferred site allocations included within this consultation.

The Council note that strategic sites are defined at 25ha or more in size and are not associated with meeting the growth needs of any particular settlement and contribute to achieving the aspirations of the Economic Growth Strategy for Shropshire.

The preferred strategic sites are Clive Barracks (Tern Hill, A41), Former Ironbridge Power Station and RAF Cosford. The Council also notes that the Council are taking comments on a further 'potential' strategic site located at Junction 3 of the M54 at Tong.

The Council note that all of the preferred sites are within close proximity to (Ironbridge) or along strategic transport corridors that run through Telford & Wrekin (Clive Barracks, Cosford and Tong).

Comments on individual sites have been included below:

Former Ironbridge Power Station The overview section for Ironbridge Power Station states that the site is "a 140ha partly brownfield site", the Council would welcome clarification as to the split of Brownfield / Greenfield land. This is important as the Greenfield areas represent a significant amount of the site and highly visible on the approach to the WHS through the Severn Valley. The site guidelines should reflect the importance of the setting of the WHS site as well as the need to ensure appropriate buffering / screening of the site from Ironbridge.

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The document makes reference to the relationships of the site to nearby settlements, including Telford, however it does not acknowledge the potential scale of the impacts on Telford as oppose to other settlements with particular reference to highway infrastructure.

With reference to onsite medical provision the Council are clear that any strategic proposals for medical provision in the local area should not be at the expense of existing residents of the gorge area. The Council will engage proactively with any proposals but will seek to protect local provision especially for more vulnerable residents who do not have access to a car.

The scale of development related to the proposed allocation mirrors the proposals consulted on by site owners Harworth. Whilst there is logic to this approach an allocation of this scale should take a more strategic view and set out what the Council, regardless of current proposals, would wish to see on the site. This would provide clarity both in terms of current proposals and, should Harworth not proceed, any future proposals. In particular clarity on scale of development currently proposed at “around 1,000 dwellings; around 6ha employment land” would be useful to the Council in further understanding the impacts, and potential benefits to Telford.

It is the Council's view that a fundamental barrier to the delivery of the current proposals is the current state of the Albert Edward Bridge (AEB) connecting the rail network south of the river with the national network at Madeley Junction. It is a fact that without the ability to move significant loads of demolition waste, aggregates, pulverised fuel ash and incoming building materials the only alternative will be by road. This will impact on the delivery timetable, viability of current proposals and impact on the deliverability of the proposed allocation. Movement by road, on this scale, will have a massively detrimental impact on Telford's road network over a number years as vehicles seek to access the M54. The Council are supportive of the reuse of the rail line as the only viable option minimise the number of HGV's going through, built up areas of, Telford, such as Lawley. The Council are willing to support the efforts of Harworth and Shropshire Council in seeking Network Rail to reopen the line for full freight, and ultimately, passenger uses.

The re-use of the rail line for sustainable transport solutions including a direct passenger rail link and tourist trains into the WHS is a real opportunity to create a sustainable development as well as minimising the impact on the Gorge area.

A critical concern of the Council's is the impact on the Dale End area of Coalbrookdale with additional flows likely from residents of the Power Station site and visitors accessing the site from Jiggers Bank roundabout. Dale End roundabout is constrained and the highway network in the WHS offers no scope for expansion, therefore every effort is required to deter through traffic in this area.

A practical measure to deflect traffic flows from the WHS would be to close the existing main entrance to the site once the development has been completed. The Council accept that temporary access maybe required in the short term to facilitate some earlier phases of development. In the medium to long term the bridge needs to be closed to private cars but kept open to facilitate movement by either walking, cycling or bus. The 'site guidelines' make reference to current access points that, if retained, may need to be upgraded to ghost island right turn and/or roundabout junctions. Closure of the existing main access to private vehicles offers a practical means of diverting traffic away from Dale End, this should be reflected in any further iterations of the site guidelines.

The site guidelines need to include reference to the assessment of the wider cross boundary infrastructure impacts of the proposed allocation. This is an important point given the location of the site and its strategic nature. Particular reference could be made here to the use of strategic transport modelling.

In summary the Council welcome the regeneration of the brownfield elements of the former power station site and welcome the principle of balanced mixed use development as a means of meeting need for jobs and homes generated by the site.

The concern of the Council is the scale of the proposals given the inclusion of the Greenfield land to the west of the existing development. The scale of the proposed development will double the size of the population in the Gorge area to nearly 5,000 residents. Wider issues related to the development are around the cross boundary infrastructure impacts such as highways. The Council remain committed to engaging with Shropshire Council as the current proposals and the Local Plan Review progress.

RAF Cosford

The Council welcome the continued use of RAF Cosford as an MOD facility and recognise the benefits this bring in employment, skills and tourism to the wider county of Shropshire.

The intensification of uses on the site including additional training and skills opportunities related to non-profit MOD uses is welcome as is the expansion of the RAF Museum. These activities will help upskill the workforce and create a pool of skilled labour which employers in the Telford, with its predominance of engineering business, area can benefit from. The expansion of the Museum will help attract visitors to the local area with opportunities for the wider tourism industry and leisure industry including shopping, accommodation and visits to other destinations.

Although not ideal the Council recognise the need to remove the built up areas of the base from the Green Belt to facilitate and enhance its role as an MOD site. The Council are, however, oppose the extent of the proposed Green Belt release in relation to the 'airfield' area of the site. This implies that there is the potential for development of (or much closer to) the air strip and as a consequence drawing built development closer to the village of Albrighton. The Council question the extent of the proposed release in the absence of a masterplan setting out the development aspirations for the site as well as long term clarity around the use of the airfield.

Although development of the site is focussed around meeting the needs of the MOD there is little detail around this other than a reference to an additional 1,500 staff and students. The Council would welcome further clarity around the scale and scope of development as it is assumed, at this stage, not all additional staff and students will reside onsite. Reference is made to the preparation of a masterplan, the Council would welcome more information on this alongside the scale and scope of development prior to the next consultation period.

The document makes reference to the site being for military / non-profit use, this is welcome. However further clarification around the 'opportunities for co-location of supply chain and complementary employment offers is needed as this implies that commercial development in or adjacent to the site. It is recognised that reference is made to the wider area, however clarification on the above point would be welcome.

Given that vast majority of RAF Cosford is 'behind the wire' the Council would, in the interests of understanding the impacts on the Green Belt, welcome clarity on the location and extent of the proposed public open space. The Council also note the reference to the relocation of the sports facilities, these are regionally recognised facilities and it would be a potential detriment to them if they were relocated to a less accessible area of the site to facilitate development.

Clive Barracks

The MOD are promoting Clive Barracks, a large brownfield development opportunity, as a mixed use development site with 5.75ha employment land and 750 homes straddling the A41 to the north of Newport and west of Market Drayton.

Traffic generated by the site is assumed to have an impact along the A41 including roundabouts at Newport as well as J3 of the M54.

The Council recognise the benefit of regenerating a brownfield site such as Clive Barracks but feel that clarity needs to be provided as to the long term use of the adjacent airfield at RAF Ternhill. The development of the airfield for residential or employment purposes would lead to the creation of a major new settlement to the north of Telford and west of Market Drayton and place significant pressures on the local road network with knock on impacts felt further afield. Clarity on the use of the long term use of the airfield would be welcome.

Land north of Junction 3 of the M54

Shropshire Council's evidence is provided in the M54 Strategic Options Study (June 2019). The report emphasises an economic-driven growth rationale for sites within the M54 corridor. The J3 site is proposed to accommodate approximately 50 hectares of employment land and 3,000 dwellings as a contribution towards unmet needs of West Midlands Authorities. No justification has been provided for this proposed

mix (no masterplan has been made available) which would be housing-led based on those figures. Only a brief reference to the 50 hectare employment land and 3,000 dwellings was made in the letter from the Black Country Authorities on 13 May 2019. Given that key evidence reports for the Black Country Plan are still to be finalised, it would be presumptive at this stage to contend that a large-scale housing and employment release in the M54 corridor would qualify as 'exceptional circumstances' under paragraphs 136 and 137 of the National Planning Policy Framework (*'...the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development.'*).

The Council is oppose development of the land north of junction of the M54, for 3,000 homes and 50ha of employment land, for a number of reasons these are set out below:

- This proposal does not demonstrate robust exceptional circumstances for the release of Green Belt, unlike RAF Cosford which comprises of brownfield development and is of strategic importance both regionally and nationally.
- Proposals pre-empt the conclusion of Black Country Local Plan Review and ultimately a more accurate picture of housing and employment land need. Green Belt release is a last resort once all other options have been explored and discounted.
- There will be significant impact on regional infrastructure with more vehicle movements at J3 of the M54 and along the route between Telford and the West Midlands. Significant reinforcement of J3 would be required as well as comprehensive modelling and mitigation of impacts along the M54 corridor, including J4.
- There is reference to the need for employment land along the corridor which can meet latent demand for inward investment. Telford is a significant destination for inward investment on the M54 corridor and continues to perform this function. The Telford & Wrekin Local Plan allocated 148.5ha of employment land up to 2031, a significant proportion of which is serviced and available. Inward investment needs can and should be met within existing areas such as Telford or Shrewsbury with their existing services and facilities.
- It is noted that, when considering both the masterplan for Tong and the preferred sites for Shifnal, it would appear these settlements would very close together and ultimately may coalesce should further development in the hamlet of Stanton come forward. The cumulative proposals in the area RAF Cosford / J3 M54 / Shifnal amount to an unacceptably significant release of Green Belt between the West Midlands and Telford.
- The Council recognise that there will be significant potential 'knock on' impacts associated with development of this scale. There needs to be clarity around issues such as education provision onsite such as the potential for a new secondary school.

In conclusion the Council are supportive of the development of brownfield sites included within this consultation and in the case of RAF Cosford the Council recognise the strategic importance of the continued development of the site to the wider area.

Two key concerns of the Council are; 1) the scale of proposed Green Belt release in the M54 corridor area especially in relation to land to the north of J3 and 2) the impacts arising from the development of the former Ironbridge Power Station, in particular the impacts on the local infrastructure and the World Heritage Site.

The Council are committed to on-going further engagement with Shropshire Council as part of duty to cooperate and would be happy to discuss the issues raised above further in advance of the next stage of consultation.

Yours sincerely

Gavin Ashford
Strategic Planning Team Leader

Greater Birmingham HMA - Meeting

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

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 12th September at 14:00pm – 16:00pm has been re-arranged to Thursday 19th September at 14:00pm – 16:00pm.

Many thanks

Dilshad

.....

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

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14:58 24/08/2022

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

**Thursday 19th 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	Date of next meeting	
9.1	Next meeting scheduled for 11 th December 2019 @ 10:00, room 116, WMCA offices. Interim meeting for early November to be scheduled (see 4.2)	

DTC Catch-up Telford - 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: 5 accepted, 0 tentatively accepted, 0 declined.

Title DTC Catch-up Telford

Required NimbusCirrus; Ashford, Gavin Edward West

Optional Stevens, Ian; Rayet, Harjot

Start time Tue 24/09/2019 14:00 All day Time zones

End time Tue 24/09/2019 15:00 [Make Recurring](#)

Location Nimbus Room, 5th Floor, Shirehall [Room Finder](#)

[Send Update](#)

Room Fin..

September 2019

Mo	Tu	We	Th	Fr	Sa	Su
26	27	28	29	30	31	1
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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

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 25/09/2021

Telford & Wrekin Council Appendix 12 - 11.12.2019 GBBCHMA Officer Meeting Diary Entry

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 2nd March 2020 @ 14:00

Tuesday 2nd 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>GBBCHMA / WMCA Housing Deal Monitoring Group</p> <p>Actions from meeting 11 December 2019 @ 10:00.</p> <p>Room 116, WMCA Offices, 16 Summer Lane, Birmingham</p>	
<p>In attendance: 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>Actions</p>	
1	Apologies:
1.1	Dorothy Barratt / Mike Dittman (North Warwickshire) Katherine Moreton (Nuneaton and Bedworth).
2	Notes of last meeting
2.1	[REDACTED]
3	Black Country Urban Capacity refresh / Green Belt / Landscape Assessment
3.1	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. ACTION: Agreed to circulate Urban Capacity Refresh presentation.
4	Position Statement Refresh
4.1	[REDACTED]
4.2	[REDACTED]
5	WMCA 215,000 Housing Deal Monitoring
5.1	[REDACTED]

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

Telford & Wrekin Council Appendix 15 - 03.03.2020 Diary Entry

The screenshot shows the Microsoft Outlook Meeting window for a meeting titled "Shropshire / Telford DTC". The window title bar includes "Shropshire / Telford DTC - Meeting" and standard window controls. The ribbon is set to "Meeting" and includes tabs for "File", "Meeting", "Insert", "Format Text", and "Review". The "Meeting" tab is active, showing options like "Cancel Meeting", "Copy to My Calendar", "Appointment", "Scheduling Assistant", "Tracking", "Skype Meeting", "Teams Meeting", "Resource Finder", "Contact Attendees", "Check Names", "Response Options", "Show As" (set to Busy), "Reminder" (set to None), "Recurrence", "Time Zones", "Categorize", "Meeting Notes", "Viva Insights", and "View Templates".

Below the ribbon, a status bar indicates "Attendee responses: 3 accepted, 0 tentatively accepted, 0 declined." The "Attendees" section lists "Dan Carden", "Ashford, Gavin", and "Stevens, Ian". The "Subject" is "Shropshire / Telford DTC". The "Location" is "Shirehall, Shrewsbury RoomTBC". The "Start time" is "Tue 03/03/2020 15:00" and the "End time" is "Tue 03/03/2020 16:30". There is an "All day event" checkbox which is unchecked. A "Rooms..." button is visible next to the location field.

The main body of the meeting window is empty. At the bottom left, it says "In Shared Folder" and "Calendar". At the bottom right, it says "Last modified by Edward West on 07/03/2022".

From: [Dan Corden](#)
To: [Stevens , Ian](#)
Cc: [Ashford, Gavin](#)
Subject: RE: Standard method - housing
Date: 06 May 2020 10:27:00
Attachments:

Hi Ian,

A representative of MHCLG was at a conference I attended late last year. I asked her about the standard methodology and she confirmed that they were intending to amend it, however they had no details on what changes they were proposing or timescales for implementation of changes - both of which would be influenced by wider political factors such as the general election and Brexit, which were of course very significant issues at the time.

As you say, since then there have been further indications of the intention to revise the standard methodology, but no specifics on how this might occur. In terms of timing, my guesstimate is it may be linked to the publication of the 2018-based sub-national household projections (SNHP), which we understand are due in Autumn, however this is just a guess on my part.

At this stage we are proceeding with the current methodology and using the 2014-based SNHP, consistent with the NPPG.

Apologies that I could not be more help on this matter.

Thank you

Kind Regards

Daniel Corden

Planning Policy, Shropshire Council

From: Stevens , Ian
Sent: 06 May 2020 10:17
To: Dan Corden
Cc: Ashford, Gavin
Subject: Standard method - housing

Hi Dan

Hope you're well and I'm sure the team is busy with local plan work.

We are in the process of commissioning a housing needs assessment study and I recall you saying at our DtC meeting that you had been in contact MHCLG to ask whether/when there would be an update to the standard method calculation. Did you receive any response and clarification? I know there had been mention of September/autumn for an update and the recent "Planning for the Future" mentioned reviewing the formula for calculating local need, but that was it. I'm keen to find out more before we progress with our study, as I'm sure you are before Reg19 consultation.

Thanks

Ian

Ian Stevens MRTPI

Planning Policy Specialist

Strategic Planning Team

Programme Executive Lead

Housing, Communities & Customer Services

Telford & Wrekin Council



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**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

GBBCHMA / WMCA Housing Deal Monitoring Group Agreements and Actions from meeting 12 February 2020 @ 14:00. Room 109, WMCA Offices, 16 Summer Lane, Birmingham	
<p>In attendance: 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)</p>	
<p>Actions</p>	
1	<p>Apologies:</p>
1.1	<p>Katherine Moreton (Nuneaton and Bedworth). Ian Culley (Wolverhampton), Michele Ross (Wolverhampton), Kelly Harris (South Staffordshire), Ian MacLeod (Birmingham)</p>
2	<p>Actions from last meeting</p>
2.1	<p>[REDACTED]</p>
3	<p>GBBCHMA Position statement Refresh</p>
3.1	<p>Noted that Black Country figures require slight adjustment for net demolitions so that consistent with urban capacity work: ACTION BC authorities to provide to AD (Dudley already provided)</p>
3.2	<p>[REDACTED]</p>
3.3	<p>[REDACTED]</p>
3.4	<p>[REDACTED]</p>
3.5	<p>[REDACTED]</p>
3.6	<p>[REDACTED]</p>

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

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

From: [Anna Jones](#)
To: [gavin.ashford](#) [developmentplans](#)
Cc: [Dan Corden](#)
Subject: Shropshire Local Plan Review - Duty to Co-operate
Date: 27 February 2020 17:41:00
Attachments: [DTC letter final Telford & Wrekin](#)

Dear Mr Ashford ,

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, Shirehall,](#)

Gavin Ashford,
Strategic Planning Team Leader,
Strategic Planning team

Shropshire Council

Date: 27th February 2020

Dear Mr Ashford,

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

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

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

Green Belt

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

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

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

Local Plan Review

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Duty to Cooperate

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

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

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

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

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

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

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

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

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

Yours Sincerely

Eddie West
Interim Planning Policy and
Strategy Manager
Shropshire Council

From: [Stevens, Ian](#)
To: [Edward West](#)
Cc: [Ashford, Gavin](#); [Dan Corden](#)
Subject: RE: Shropshire & Telford - Duty to cooperate
Date: 07 December 2020 16:09:40
Attachments:

[Agenda - Shropshire Council meeting 14.12.2020](#)

Hi Dan and Eddie

We have prepared an agenda for next Monday's meeting; please let us know if you would like to add anything.

Thanks

Ian

Ian Stevens MRTPI

Planning Policy Specialist

Strategic Planning Team
Housing, Employment & Infrastructure
Telford & Wrekin Council



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Shropshire Council and Telford & Wrekin Council

Meeting to discuss strategic matters

Date: 9.30am Monday 14 December 2020

Agenda:

1. Local plan updates

- Presentation from Telford & Wrekin Council
- Local Plan update from Shropshire Council

2. Strategic matters

- Housing
 - Housing Market Area definition
 - Housing need (including any unmet need) and housing requirement
 - Gypsy traveller and travelling showpeople – accommodation assessment
- West Midlands Green Belt
 - Green Belt review and outcomes
- Employment needs (including any unmet need)
- Infrastructure
- Transport
 - M54/A5 strategic corridor
 - Former Ironbridge Power Station
- Waste management
- Minerals provision
- Environment
 - Flood risk (River Severn Partnership)
 - Shropshire Hills AONB

3. Any other issues

4. Next steps

- Future schedule of meetings

From: [Stevens , Ian](#)
To: [Edward West](#)
Cc: [Dan Corden; Ashford, Gavin](#)
Subject: Shropshire Council and Telford & Wrekin Council - - meeting
Date: 18 December 2020 17:18:32
Attachments:

Hi Eddie

Thank you for the meeting earlier this week. It was good to catch up and discuss relevant strategic matters.

We discussed matters including Local Plan updates and development needs in both areas. We also discussed a standard agenda for future meetings where the following items will be discussed:

1. Local Plan updates
2. Housing need
3. Employment need
4. Infrastructure
5. Transport
6. Minerals and Waste
7. Any other business

Thanks for agreeing to share the 'invitations to tender' for the water cycle study and gypsy traveller accommodation needs assessment, we will await copies of both documents. You also agreed to ask your Housing colleagues about affordable housing off-site contributions and the latest position with the process/inputs.

It was agreed that our next meeting would be towards the end of January. Please let me know if any of these dates are convenient and suggest other dates/times if not. We look forward to receiving an update of the Statement of Common Ground from you and we will review it before the next meeting.

January 2021

Monday 25 – morning (until 12pm), or afternoon (from 2pm)

Tuesday 26 – morning (until 12pm) or afternoon (from 2pm)

Wednesday 27 – 9-10am or afternoon (from 2pm)

Thursday 28 – afternoon (from 2pm)

Lastly, we discussed cross boundary site submissions to the call for sites. We agreed that neither authority would allocate cross-boundary sites. We will therefore contact the relevant landowners in the New Year and inform them that any land in Shropshire would be removed from their submissions and confirm they are happy to move forward; sites would then be assessed on that basis.

Please let me know if there is anything you wish to add or amend.

Thanks again and best wishes for Christmas and the New Year.

Ian

Ian Stevens MRTPI

Planning Policy Specialist

Strategic Planning Team
Housing, Employment & Infrastructure
Telford & Wrekin Council



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From: [Stevens, Ian](#)
To: [Dan Corden](#); [Ashford, Gavin](#)
Cc: [Edward West](#)
Subject: RE: Draft SoCG - Shropshire Council and Telford & Wrekin Council
Date: 20 July 2021 08:57:55
Attachments:

Thanks Dan, look forward to catching up tomorrow.
Ian

Ian Stevens MRTPI

Planning Policy Specialist

Strategic Planning Team
Housing, Employment & Infrastructure
Telford & Wrekin Council



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From: Dan Corden
Sent: 19 July 2021 14:14
To: Stevens, Ian Ashford, Gavin
Cc: Edward West
Subject: Draft SoCG - Shropshire Council and Telford & Wrekin Council

**CAUTION: This email originated from outside Telford & Wrekin Council's network.
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Hi Both,

In advance of our meeting on Wednesday morning, please find attached a draft Statement of Common Ground, for your consideration and discussion at the meeting.

I would in particular draw your attention to the text in yellow, although of course comments/discussion regarding all aspects of the document are welcome.

Kind Regards

Daniel Corden

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

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From: [Edward West](#)
To: [Ashford, Gavin](#)
Cc: [Dan Corden](#)
Subject: RE: Initial response to draft SofCG
Date: 27 July 2021 18:18:00

Hi Gavin,

Thanks for your comments – responses to each point are provided below in red. I hope this is satisfactory, but if you did wish to have a further meeting please let me know.

In particular, I would like to know your thoughts on the Strategic Infrastructure Forum, and if this would be something you would like to consider being part of going forward.

Kind regards,

Eddie

Eddie West

Planning Policy and Strategy Manager

Shropshire Council

From: Ashford, Gavin
Sent: 27 July 2021 08:56
To: Edward West
Subject: Initial response to draft SofCG
Eddie,

I have reviewed the SofCG.

I wanted to raise a couple of issues in advance of responding more formally:

Regarding the M54 junctions serving Shifnal my concern is the wording in the SofCG implies that each application will be dealt with through individual TA's. This assumes each sites 'washes its face' as the come forward, however this approach would missed the cumulative impacts of development on those junctions. HE insist we model the cumulative impacts of growth for Local Plan purposes and their default position is a stop notice until we demonstrate the impacts on the highway network can be mitigated. I'm surprised they are happy to proceed effectively on an application by application basis. The potential solution to this would be use of the Telford Traffic Model as this would enable the cumulative impacts at J4 to be assessed. Shifnal is a zone in the model and any baseline/proposed development can be loaded in to assess impacts. The benefit of modelling would also ensure you don't end up with a 'first past the post' situation whereby the last application pays the full cost of mitigation which by that point could be considerable (in relation to the size of the development).

As documented within the draft SoCG we have proactively engaged with Highways England in relation to the implications of proposals on the Strategic Road Network (SRN).

Within the Regulation 18 stages of consultation, Highways England identified a number of proposed allocations which could impact on the SRN, including at Shifnal. As a result of this comments and subsequent discussions, we have commenced highway modelling for Shrewsbury and within the Regulation 19 Draft Shropshire Local Plan, we proposed to include a site guideline for other locations, including Shifnal, requiring a transport assessment to inform any future development of these sites.

Within their subsequent comments at the Regulation 19 stage of consultation, Highways England have reiterated the need for further transport evidence and also indicated they were generally content with the proposed wording regarding transport assessments for relevant site allocations, but suggested minor modifications with regard to references to themselves and cumulative

impact (recommended this be excluded). As a result of subsequent discussions with Highways England our understanding is that the need for further transport evidence relates to Shrewsbury (of which modelling is nearing completion). We have also proposed a series of minor modifications to reflect their comments regarding transport assessments for relevant site allocations and proposed a minor modification to draft Policy DP28 to state “...unless agreed otherwise with Shropshire Council, a Transport Assessment will be undertaken for relevant site allocations in this Local Plan, the scope of which will be agreed through site specific pre-application consultation with Highways England.”

As such, we consider the proposed approach is in-line with the advice provided by Highways England. With regard to Shifnal it is important to note that whilst the Gross Residential Development Figure is some 1,500 dwellings, the vast majority of this figure consists of existing completions and commitments as documented in Appendix 5 to the Draft Plan. Indeed, the draft Shropshire Local Plan proposes only 230 dwellings on allocated sites and a windfall allowance of some 92 dwellings as at 31st March 2019 (which if we assume the Plan is adopted in 2022 would be an average of around 20 dwellings a year to the end of the plan period) and a single 39ha employment site east of Shifnal Industrial Estate. So, in reality, I strongly suggest we are proposing very moderate growth levels at Shifnal for the remainder of the Plan period to 2038. The proposed safeguarded land, is of course not allocated and can only be allocated as part of any future Local Plan Review.

The SofCG makes reference to constraints on water supply in the Albrighton, Shifnal and Cosford area. I have added in “*Where network modelling is undertaken in relation to the Albrighton, Shifnal and Cosford area this will be done with regards to cumulative impacts of allocated development in those areas. Shropshire Council and STW will liaise with Telford & Wrekin Council regarding and cross boundary issues in relation to water supply.*” Due to the close proximity of Telford we are keen that the issue of water resource planning is picked up strategically so STW can address any infrastructure improvements fully through the AMP programme. It would also be important to understand whether there are any knock-on impacts to TWC of STW accommodating additional growth in Shifnal / Cosford area. There is a reference to waste water infrastructure in the strategic infrastructure plan but no reference to water supply infrastructure even though its acknowledged there are capacity issues.

The network modelling will be undertaken by Severn Trent Water (STW), the scope of this exercise will be determined by them as the infrastructure provider. However, we could specify: *Telford and Wrekin Council were consulted on cross-boundary issues during the preparation of Shropshire Council’s Water Cycle Study.*

The SoCG between Shropshire Council and STW shows that STW have committed to regularly reviewing forecast and actual household growth across the supply region through the Water Resource Management Plan (WRMP) Annual Update reports, and where significant change is predicted, to engage with Local Planning Authorities. Similarly, SC have committed to provide yearly profiles of projected housing growth to water companies to inform the WRMP update. Network modelling will be carried out by STW at the development management stage and SC expects that this will include liaison with Telford and Wrekin Council.

With regard to the Strategic Infrastructure Plan, we do intend to update this ahead of submission in August to more clearly reflect this position. On a related point, SC has operated over the last few years a Strategic Infrastructure Forum, which specifically seeks to bring a number of infrastructure providers together to discuss their ongoing capital investment plans, but also allows the Council to keep them in the loop with ongoing growth proposals. Whilst this has not met for a little while, I anticipate this being re-engaged in this autumn, probably with a view for this to meet at least twice a year. I wonder if this is something you should sit on as well,

as a further means to ensure good liaison? Let me know your thoughts.

We can provide a copy of the signed SoCG with Severn Trent can be made available if that would be of assistance.

Can you confirm the position with Idsall School? I am assuming if you are planning additional growth there will be a need to expand the school to accommodate the pupil numbers? There is no reference to Idsall in the Strategic Infrastructure Plan.

With regard to Idsall School, initial discussions with colleagues in Education have indicated a potential need for its appropriate expansion and this will be considered in greater detail at the Planning Application stage for relevant sites. Draft Policy DP25 of the Draft Shropshire Local Plan provides the certainty for delivery of infrastructure, stipulating that "New development should only take place where there is sufficient existing infrastructure capacity available. Where a new development would lead to a shortfall in infrastructure provision, the development will be required to fund necessary improvements through a suitable developer contribution, unless the identified shortfall is being addressed by other means."

Again, it is worth remembering that with regard to Shifnal it is important to note that whilst the Gross Residential Development Figure is some 1,500 dwellings, the vast majority of which is already 'in the system' through existing completions and commitments (see above). Similarly in Albrighton, whilst the Gross Residential Development Figure is some 500 dwellings, much of this figure consists of existing completions and commitments (including existing allocations without Planning Permission as at 31st March 2019). Indeed, the draft Shropshire Local Plan proposes only 180 dwellings on allocated sites and a windfall allowance of some 48 dwellings (as at 31st March 2019).

I'm happy to discuss the above issues further via Teams prior to our formal response.

Thanks

Gavin

Gavin Ashford

Strategic Planning Team Leader

Housing, Employment & Infrastructure

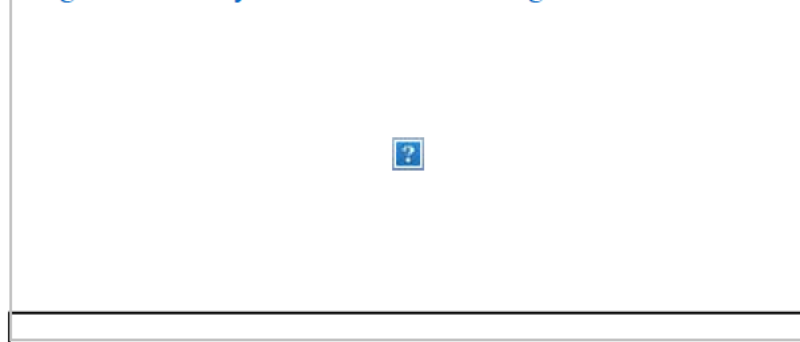
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