

GC10d Shropshire Council and ABCA - Timeline of DtC activity - Draft letter email E West to I Culley 29.9.20 @ 20.08

Hi Ian,

I have drafted the letter as discussed and it is currently with my Director and Portfolio holder for agreement. I understand the importance to get this draft over to you as soon as possible tomorrow morning. By way of comfort this is what I am saying about the employment land position...

"As currently drafted the Shropshire Local Plan does not make provision to accept any unmet employment need from the Black Country. It is however noted that your letter of 4th August states that, based upon your employment land supply evidence, the Black Country Plan faces a likely shortfall of between 292 and 570 hectares depending on the growth scenario applied.

The draft Shropshire Local Plan seeks to provide a balance of housing and employment opportunities. Indeed supporting sustainable opportunities for both localised and more strategic employment opportunities is a key objective of the Plan. In seeking to achieve this balance, the draft Plan identifies the need to deliver 300 hectares of employment land between 2016 and 2038. Whilst much of this growth has already been identified through current committed sites across the County, there has been a need to identify additional employment sites in some of Shropshire's higher level settlements, including in Shrewsbury, Bridgnorth, Shifnal, as well as being part of wider redevelopment opportunities on major redevelopment sites at Clive Barracks (Tern Hill) and the former Ironbridge Power Station. In the case of Bridgnorth and Shifnal this has led to the need to identify Green Belt release, which we have sought to justify as part of an Exceptional Circumstances argument.

As in the case of unmet housing need, Shropshire Council will be willing to consider the potential to accept an element of unmet employment need from ABCA. At this stage this is a commitment in principle, and will need to be explored further between the parties as part of the ongoing discussion on the Statement of Common Ground in the coming weeks. Clearly these discussions will also need to reflect upon the outcome of the current consultation on the draft Shropshire Local Plan, as well as any additional evidence produced over the coming months, which in Shropshire's case will include an Economic Development Needs Assessment (EDNA). It is also considered that any subsequent agreement on the unmet employment need should be of a scale which would neither lead the Council to exceed its balanced employment growth level (300 hectares over the Plan period) nor lead to the delivery of the Urban Focus strategy being compromised.

We look forward to continuing to work constructively with ABCA over the coming months in seeking to formalise the Duty to Co-operate position through a Statement of Common Ground."

Until such time as I get approval please can you treat this as confidential. Hopefully I'll get you the full draft over in the morning.

Thanks

Eddie

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