

Stoke and Newcastle Joint Local Plan D2C - Meeting

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Accepted on 02/02/2018 08:15.

Stoke and Newcastle Joint Local Plan D2C

OrganizerAndrew Powell

Sent Thu 01/02/2018 16:49

Time15 February 2018 14:00-15:30

LocationCivic Offices, Merrial Street, Newcastle (Reception Room 4)

ResponseAcceptedChange Response

Please note change of venue – hope this suits.
Andrew
Error! Filename not specified.
Save time, go online; pay your council tax, manage your benefits, book a housing repair and report a pothole at a time and place that's convenient for you at www.stoke.gov.uk

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Last modified by Adrian Cooper on 16/02/2020

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Duty to Co-operate Protocol & Checklist

Local Planning Authorities or other bodies party to this agreement/ understanding:

Shropshire Council
Stoke-on-Trent City Council
Newcastle-under-Lyme Borough Council

Development Plan Document(s) covered by this agreement/ understanding:

SC – Local Plan Review (2016 - 2036)
Newcastle/Stoke Joint Local Plan (2013-2033)

Stage in the process forming part of this agreement:

SC - 'Preferred Options' stage of SC Local Plan Review (October 2017)
Newcastle/Stoke – Preferred Options (February 2018)

Checklist criteria NB: this is a starting point, list to be mutually agreed	Full agreement	Areas for discussion NB: Refer to attachments if required
Structure of Proposed Local Plan	Y	SC – Current Core Strategy (2011) and Site Allocations Plan (SAMDev) (2015) will be replaced by single 'Local Plan' documents following current review process; Newcastle/Stoke – Joint Local Plan will replace the existing Core Spatial Strategy and the remaining saved policies from the Newcastle-under-Lyme Local Plan 2011 and Stoke-on-Trent City Plan 2001.
Level of housing provision inc. Gypsy & Traveller provision	Y	No significant cross boundary issues identified.
Distribution of housing provision	Y	No significant cross boundary issues identified. Potential pressure for growth in Market Drayton may generate cross boundary highway impacts and/or impacts on school places.
Level of employment land provision	Y	No significant cross boundary issues identified.
Distribution of employment land provision	Y	No significant cross boundary issues identified. However, existing pattern of journeys to work may be reinforced by housing growth.
Minerals & Waste Planning	Y	There are cross boundary flows in both direction between the respective authority areas, but these are low level flows which are not considered to be strategically significant.
Neighbourhood Planning	Y	No significant cross boundary issues identified.

Duty to Co-operate Protocol & Checklist

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

Meeting between: Adrian Cooper (SC); Andrew Powell (Newcastle / Stoke); Helen Beech (Newcastle-under-Lyme BC)	15/02/2018
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We, the undersigned, agree that the above statements and information truly represent the joint working that has taken place under the 'Duty to Co-operate'.

Adrian Cooper
Shropshire Council

Andrew Powell
Joint Local Plan Co-ordinator for
Newcastle-under-Lyme and Stoke-on-
Trent

Local Plans Catch Up - Meeting

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Accepted by Adrian Cooper on 08/11/2018 09:33.

Local Plans Catch Up

Organizer

Andrew Powell

Sent: Thu 08/11/2018 09:25

Time

06 December 2018 14:30-16:00


Location

Shirehall, Shrewsbury

Response

Accepted

Change Response



City of
Stoke-on-Trent

Stoke-on-Trent City Council has published its budget proposals for 2019/20 – and we'd like to hear your views ...
Email us at budget2019@stoke.gov.uk
Go online at stoke.gov.uk/budget2019

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Last modified by Adrian Cooper on 06/12/2020

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Shropshire Local Plan Review – Strategic Sites Consultation

Introduction

The 'Strategic Sites' Consultation Document is available on the Shropshire Council website at: www.shropshire.gov.uk/local-plan-strategic-sites-consultation

The Consultation runs from Monday 1st July 2019 to Monday 9th September 2019.

This Questionnaire has been provided to allow comment on the 'Strategic Sites' Consultation.

We advise you read through all the information provided in support of this consultation prior to starting your response. We would also suggest you have a copy of the 'Strategic Sites' Consultation Document available to refer to as you work through the questions.

If when completing this Questionnaire your answer requires more space than allowed, please feel free to continue on a separate piece of paper and submit it alongside the completed Questionnaire.

Information provided in response to this consultation, including personal information, may be subject to publication or disclosure in accordance with the access to information legislation (primarily the Freedom of Information Act 2000, the Data Protection Act 2018 and the Environmental Information Regulations 2004).

Once completed, this questionnaire can be submitted by:

• Email to: planningpolicy@shropshire.gov.uk

To submit a completed questionnaire via email, please use the following steps:

- Save a copy of this Questionnaire to your computer.
- Open and complete the version of the Questionnaire saved to your computer.
- Once completed, re-save the Questionnaire to your computer.
- Attach the completed version of the Questionnaire saved on your computer to an email.
- Open the Questionnaire attached to the email to ensure it is the version you wish to submit.
- If submitting your own response, please enter your last name in the subject field of the email.
If submitting a response on behalf of a client, please enter their last name in the subject field of the email.
- Submit the email to planningpolicy@shropshire.gov.uk

• Post to: Shropshire Council, Planning Policy & Strategy Team, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Shropshire Local Plan Review - Strategic Sites Consultation

Respondent Information

1. Please provide the following information about yourself:

Please note: we cannot accept anonymous responses.

Name:	Jemma March
Company Name (if relevant):	Newcastle-under-Lyme Borough Council
Position (if relevant):	Planning Policy Manager
Address:	
Post Code:	
Phone Number(s):	
Email Address:	

2. If you are responding on behalf of a client, please provide the following information:

Client Name:	Newcastle-under-Lyme Borough Council
Client Address:	
Client Post Code:	
Client Phone Number(s):	
Client Email Address:	

Shropshire Local Plan Review - Strategic Sites Consultation

Preferred Strategic Sites

3. Do you agree with the identification of Clive Barracks, Tern Hill as a preferred strategic site?

☒ Yes

☐ No

☐ Don't know / no opinion

Please use this space to make any comments about this:

4. Do you have any comments on the initial site guidelines for Clive Barracks, Tern Hill?

5. Do you have any comments on the indicative masterplan produced by the MOD and their consultants for the redevelopment of Clive Barracks, Tern Hill?

6. Do you agree with the identification of the Former Ironbridge Power Station as a preferred strategic site?

☐ Yes

☐ No

☐ Don't know / no opinion

Please use this space to make any comments about this:

7. Do you have any comments on the proposed site guidelines for the Former Ironbridge Power Station?

8. Do you have any comments on the indicative masterplan produced by The Harworth Group for the redevelopment of the Former Ironbridge Power Station?

9. Do you agree with the identification of RAF Cosford as a preferred strategic site?

☐ Yes

☐ No

☐ Don't know / no opinion

Please use this space to make any comments about this:

10. Do you have any comments on the proposed site guidelines for RAF Cosford?

Shropshire Local Plan Review - Strategic Sites Consultation

Other Potential Strategic Site

11. The Strategic Sites Consultation Document recognises land north of Junction 3 of the M54 may represent an opportunity to meet cross-boundary needs arising within the Black Country and it could deliver significant economic opportunities to Shropshire. Do you believe that land north of Junction 3 of the M54 should be identified as a preferred strategic site?

☐ Yes

☐ No

☐ Don't know / no opinion

Please use this space to make any comments about this:

12. What do you believe are the potential benefits associated with identifying land north of Junction 3 of the M54 as a preferred strategic site?

13. What do you believe are the potential issues and impacts associated with identifying land north of Junction 3 of the M54 as a preferred strategic site?

14. How might the issues and impacts associated with identifying land north of Junction 3 of the M54 as a preferred strategic site be mitigated or addressed?

Shropshire Local Plan Review - Strategic Sites Consultation

Further Information

15. Please use the space below to make any further comments on this Consultation or to suggest any alternative strategic sites*:

The Borough Council of Newcastle-under-Lyme welcomes the opportunity to comment on the consultation on Strategic Sites as part of the Shropshire Local Plan Review. It is not considered that the consultation gives rise to strategic cross boundary issues in relation to sites at the former Ironbridge Power Station or RAF Cosford. The Council notes the new site for consultation at Junction 3 of the M54 and wishes to remain informed should this site be progressed to build an understanding of any potential regionally significant employment offer. This is also not considered to give rise to any cross boundary issue.

The site at Clive's Barracks, Tern Hill is closest to the Borough's boundary joining the strategic road network (A53) which connects Market Drayton to Newcastle-under-Lyme via rural villages, the closest of which in the authority area is Loggerheads. The site is, however, the opposite side of Market Drayton (the eastern side) which limits impact in terms of potential additional cars on the network between Loggerheads and Market Drayton. Overall, the cumulative impact of additional vehicles on the transport network is considered the main cross boundary issue resulting from proposed and committed growth in and around Market Drayton. Therefore the provision of, and encouragement of the use of sustainable modes of transport from the site is important to mitigating the impact of increased traffic. Transport infrastructure improvements also require detailed consideration to ensure adequate mitigation of the cumulative impact of traffic arising from the growth planned in and around Market Drayton.

In general the Borough Council supports the re-use of redundant brownfield sites, in the case a former MOD site to accommodate viable alternative uses. It should be ensured that there is a sufficient balance of employment and residential development in the Local Plan to help compensate for the loss of jobs from the MOD site to allow people to live and work in the area. This will help to reduce out commuting which further impacts the transport network. The Council would wish to remain informed of detailed proposals for the site as well as impact on shared resources or infrastructure, if any, as the evidence base is further developed.

**The definition of a strategic site is provided within paragraph 1.1 of the Strategic Sites Consultation Document.*

Once completed, this questionnaire can be submitted by:

• **Email to:** planningpolicy@shropshire.gov.uk

If submitting your own response, please enter your last name in the subject field of the email;

If submitting a response on behalf of a client, please enter their last name in the subject field of the email.

• **Post to:** Shropshire Council, Planning Policy & Strategy Team, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Classification: NULBC **UNCLASSIFIED** Organisational



Mr Adrian Cooper
Planning Policy and Strategy Manager
Shropshire County Council

Planning Policy

5 November 2019

Dear Mr Cooper

Re: Duty to Co-operate, NUL unmet housing need

You will be aware that Newcastle-under-Lyme Borough Council and Stoke-on-Trent City Council have been producing a Joint Local Plan to the period 2033. Since 2013, the Councils have consulted at three stages of plan preparation, the most recent being the Joint Local Plan Preferred Options Consultation (February 2018).

Since work commenced on the Joint Local Plan much has changed, including:

- New National Planning Policy Framework (February 2019) which has formalised a Standard Methodology for housing need, a Housing Delivery Test, and provided greater support to the Green Belt.
- An estimated population increase of 2,181 (2014 mid-year figures against census)

National Planning Policy Framework 2019 states that strategic policies should look ahead over a minimum of 15 years from adoption and therefore the plan period is being extended so that the Draft Joint Local Plan will cover the plan period 2013-2037. It is anticipated to be published for consultation under Regulation 18¹ early next year.

The Joint Strategic Housing Market Assessment evidencing the Objectively Assessed Need (OAN) was reviewed in June 2017. The OAN for both authorities for the period 2013-2037 is as follows:

Requirement 2013-2037

Stoke-on-Trent OAN: 19,296 dwellings

Newcastle-under-Lyme OAN: 14,064 dwellings

¹ The Town and Country Planning (Local Planning) (England) Regulations 2012

Classification: NULBC **UNCLASSIFIED** Organisational

As work on the Joint Local Plan progresses the housing land supply within the Joint Plan area to meet the (OAN) for housing is being kept under continuous review. While the work is yet to be completed the message from it is that Stoke-on-Trent City Council have identified sufficient non-Green Belt land for housing to be able to meet their OAN of 19,296 dwellings within their area. However, Newcastle-under Lyme Borough Council is not able to identify sufficient non Green Belt land for housing in order to meet it's OAN of 14,064 dwellings.

Clearly this is creating a significant challenge and we are considering our options, including the release of Green Belt land through exceptional circumstances and looking to adjoining areas to help accommodate some of this requirement. In accordance with the NPPF (paragraph 137) before concluding that exceptional circumstances exist, we need to be able to demonstrate that all other reasonable options have been explored. This includes that the strategy has been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development and recorded formally through a Statement of Common Ground.

In particular, we would like to understand whether your authority is able to assist us in meeting our OAN. For the purpose of this, it would be helpful for you to consider the following:

- A 'working assumption' shortfall of 5,515 dwellings
- Whether your authority is in a position to assist, and the mechanism through which this would be forthcoming. It would help to understand the plan making stage that your authority is at.
- How much of the 'working assumption' shortfall you are able to accommodate within your plan area, including meeting the specialist need of groups
- Details of suitable sites in your plan area to meet our OAN, including whether the proposed sites are 'deliverable' within 5 years or 'developable' between years 6 and 15 of our plan period
- How you consider the proposed site(s) satisfy the 'sustainable development' criteria in meeting our OAN.

I am therefore writing to you to propose that we use the next planned Duty to Cooperate meeting to discuss these issues, as well as any other relevant matters and to resolve a way forward. While there are structures that support joint working, due to the nature of the discussion, I would be happy to meet separately to discuss the matters outlined above.

If you wish for a separate meeting, I would be very happy to host the meeting at our offices. For a meeting or further discussion about the content of this letter, please use the contact details provided at the end of this letter.

Yours sincerely,

Jemma March
Planning Policy Manager
Newcastle-under-Lyme Borough
Council

From: [Anna Jones](#)
To: [jemma.march](#) . [planningpolicy](#)
Cc: [Dan Corden](#)
Subject: Shropshire Local Plan Review - Duty to Co-operate
Date: 27 February 2020 17:09:00
Attachments: [DTC letter final Newcastle](#)

Dear Ms March,

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,](#)

Jemma March
Planning Policy Manager
Planning Policy,

Shropshire Council

Date: 27th February 2020

Dear Ms March,

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

Jemma March,
Planning Policy Team Leader,
Newcastle Under Lyme Borough Council

Shropshire Council

Date: 14th April 2020

Dear Jemma,

Thank you for your letter dated 5th November 2019, and many apologies for the long delay in replying.

We have considered the contents of your letter carefully, in particular the request for information on whether Shropshire Council are able to assist in meeting a proportion of the OAN for your planning area.

As you are aware Shropshire Council is at an advanced stage of preparation on its Local Plan Review which will cover the period 2016-2038. The Council have consulted on four separate occasions since 2017 including on the preferred level and broad spatial distribution of growth in January 2018, and on preferred site allocations in November 2018. The Council intend to move to the pre-submission regulation 19 stage of the Local Plan in summer 2020.

As part of this process the Council have opted to advance a 'high' growth scenario in order to support wider economic growth and affordable housing aspirations. In support of this the Council have identified 'preferred' sites in many existing settlements within the County's urban areas, but we have also identified areas where Green Belt release will be necessary to support a sustainable pattern of development in some areas.

The Council fully recognises the pressures placed on local authorities in meeting their objectively assessed housing need, and that there is a duty for neighbouring Councils to cooperate with each other in achieving these aims. In response to your request for Shropshire to consider accepting some of your OAN, we have considered the impact of doing so on the ability of Shropshire to achieve a sustainable pattern of development in line with its scale and direction of growth. Unfortunately, at this time Shropshire are not in a position to offer support to the Newcastle Under Lyme and Stoke on Trent Joint Plan by accepting any cross boundary unmet need.

Thank you for the opportunity to reflect on the current position of your Local Plan and we would of course like to continue to work together constructively in the coming months under the Duty to Cooperate.

Yours sincerely,

Eddie West
Interim Planning Policy and
Strategy Manager
Shropshire Council

From: [Edward West](#)
To: ["March, Jemma"](#)
Subject: RE: Shropshire Local Plan -Duty to Cooperate - SoCG
Date: 13 April 2021 14:31:00

Hi Jemma,

Sorry, that description was not very good on my part. What I meant is if the SoCG would effectively cover both Local Plans (two way) or if it would only address a single Local Plan. We have applied both approaches in our ongoing discussions with our neighbours thus far, any by in large it is only where both plans are sufficiently advanced that we have sought a two way agreement.

In this case, given the situation you are now in and there still being uncertainty over the request to Shropshire to meet for any unmet need (presumably as part of any future Local plan Review), I would advise that a 'one way' agreement is best. We would then enter into a separate SoCG as part of your Local Plan Review process.

If you're happy with this I will draft a SoCG and circulate it for you to discuss with your Portfolio holder in the next week or so. I will include specific reference to Market Drayton, but the position there has not changed since the earlier iterations of the Plan and so hopefully did not come as a surprise.

Again, if you wanted to meet to discuss please let me know.

Many thanks,

Eddie

Eddie West

Planning Policy and Strategy Manager

Shropshire Council

From: March, Jemma
Sent: 13 April 2021 13:51
To: Edward West
Subject: RE: Shropshire Local Plan -Duty to Cooperate - SoCG

Hi Eddie,

I am not really sure what you mean by a one way agreement?

I support your approach to draft a SOCG as I will have something to share with the Portfolio Holder.

He did have concerns about the impact of development around Market Drayton on the Borough (particularly transport routes) in conjunction with building HS2 but we did not submit a comment to the Reg 19 consultation as I informed him that any comment should relate to an issue of soundness or legal compliance at this stage and asked whether he had suggestions for alternative or extra wording to your plan, which he did not. Some description or reference to that issue is advisable in your SOCG. As a result of the decision to prepare a plan separately from Stoke we are effectively restarting the Local Plan and are therefore not in a position to determine whether we will, in future, need to make a request to yourselves regarding housing need, although that position may become clear towards the end of the year (possibly during your Examination). We may be able to sign a SOCG with that caveat to it. We are meeting with Cheshire East this month as our first informal DTC meeting on the new plan. Let me know whether a meeting will be helpful.

Jemma

Jemma March MRTPI

Planning Policy Manager

Newcastle-under-Lyme Borough Council

www.newcastle-staffs.gov.uk

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From: Edward West

Sent: 13 April 2021 11:44

To: March, Jemma

Subject: Shropshire Local Plan -Duty to Cooperate - SoCG

This email has been received from an address outside the Council, please be very cautious when opening any attachments or clicking on any links herein.

Dear Jemma,

I hope you're well.

As you're probably aware earlier in 2021 Shropshire Council consulted on the Regulation 19 version of the Local Plan. Our recently revised LDS now proposes the submission of the Plan to the Secretary of State in July 2021.

Ahead of this we are currently in discussions with our neighbours to finalise the Duty to Cooperate process and are proposing a series of Statements of Common Ground. Our authorities have undertaken these DtC conversations over the last few years and I have attached our most recent correspondence.

At this stage we do not consider there to be any significant cross boundary issues between the areas and will be pulling this information together into a draft SoCG over the next couple of weeks and wondered if you wanted to meet (via Teams) to discuss? One thing we may wish to consider is if this SoCG is best framed as a one way or two way agreement, which I think depends upon the progress with your Local Plan.

Kind regards,

Eddie

Eddie West

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