

From: [Linda Sharp](#)
To: [Adrian Cooper](#)
Subject: RE: A483 Study
Date: 19 May 2017 16:25:45
Attachments:

[Shropshire CC info.c](#)
[GDP Pontcysyllte Aqueduct and Canal World Heritage V2](#)

Adrian,
Nice to see you this afternoon. - Please see my notes attached together with a draft policy as discussed.

Kind Regards
Linda

Linda Sharp (MSc MRTPI)
Polisi Cynllunio Arweiniol / Planning Policy Lead



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From: Adrian Cooper
Sent: 09 May 2017 16:30
To: Linda Sharp
Subject: RE: A483 Study

Thanks Linda,

I'm currently available Thursday- Friday next week am or pm if that would be suitable? I'd be happy to come to you.

To help, my records suggest that we last met with Chris Smith on 6th Feb 2014 during which we discussed:

- the A83 corridor south of Wrexham as a likely area for new residential development in the Wrexham area.
- Provision of gypsy and traveller needs was raised as an area where further evidence was needed.
- The potential development of gas fired power station and super prison in Wrexham were highlighted as strategic developments in the borough although it is not considered this will lead to impacts for the Shropshire Plan to consider.
- Minerals and waste development were considered to not present strategic issues with

low level of mineral flows experienced across the boundary.

- The Pontcysyllte Aqueduct and Canal WHS was recognised as an important cross boundary heritage feature already given recognition in the Shropshire Plan.
- It was agreed that there were no significant cross boundary issues that needed to be dealt with in the Shropshire Plan at that time.

Kind Regards

Adrian Cooper MA (Hons) MSc MSc MRTPI
Planning Policy & Strategy Manager, Shropshire Council

Wrexham County Borough Council and Shropshire Borough Council

Duty to Cooperate Meeting - 19 May 2017

Q .The A483 corridor south of Wrexham as a likely area for new residential development in the Wrexham area.

Key Strategic Sites

Tier 1: Primary Key Settlement:

KSS1: Land at Lower Berse Farm, Ruthin Road Wrexham (1500 units) included in the Preferred Strategy (February 2016)

The detailed design and delivery of the allocations is key to meeting a number of the plan's objectives, particularly in relation to health and wellbeing, promoting active travel and climate change. A separate masterplan framework has been produced in collaboration with the Design Commission for Wales (DCfW) which applies to all the allocations identified in policy H1. This framework identifies a number of high level masterplan principles which the Council will expect to be considered in the accompanying Design and Access Statements (DAS) submitted in support of any future planning applications. Separate concept plans for the KSS are also provided in the masterplan framework.

- Some initial work has been done on the A483 – that being the Capita study that was completed last year which is available here:
http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd under evidence base studies.
- A483 Junction 4 and 5 - Stage 2 currently ongoing - this is to look in more detail at what solutions could be undertaken for junctions 4 and 5 of A483, including a do nothing scenario which will help determine what, if any limited capacity is available in junction 4.
- There is also a requirement that the work looks in more detail at the realistic cost associated with any preferred junction upgrade option, as well as highlighting the risks .
- As a result of the upcoming work on the A483/A5 corridor study and junction capacity analysis (Junctions 4/5), Harris Ethical have been asked to put together this proposal/method statement to address the ability for sustainable transport interventions to achieve mode shift within Wrexham, and in particular the A483 corridor and its key feeder routes.
- The work outlined is complementary to the proposed Stage 2 Capacity Study of Junctions 4 and 5 and also builds on the outputs of the Wrexham Strategic Road Network Capacity Study.

Provision of gypsy and traveller needs was raised as an area where further evidence was needed.

Gypsy and Traveller Needs Assessment has been signed off by Welsh Government March 2017

Additional Pitches needed over the next five years to **2020 = 15** minus 3 = 12 Appeal pending for 7

Additional Pitches needed over the LDP period to **2028 = 28**

Q.The potential development of gas fired power station and super prison in Wrexham were highlighted as strategic developments in the borough although it is not considered this will lead to impacts for the Shropshire Plan to consider.

Wrexham Energy Centre, Land off Bryn lane, Wrexham Industrial Estate - A combined cycle gas turbine (CCGT) power station with a generating capacity of up to 299 MWe. The project will include an integral gas connection. Decision due on the 19/07/2017.

See attached document on the prison

Q Minerals and waste development were considered to not present strategic issues with low level of mineral flows experienced across the boundary.

Q The Pontcysyllte Aqueduct and Canal WHS was recognised as an important cross boundary heritage feature already given recognition in the Shropshire Plan.

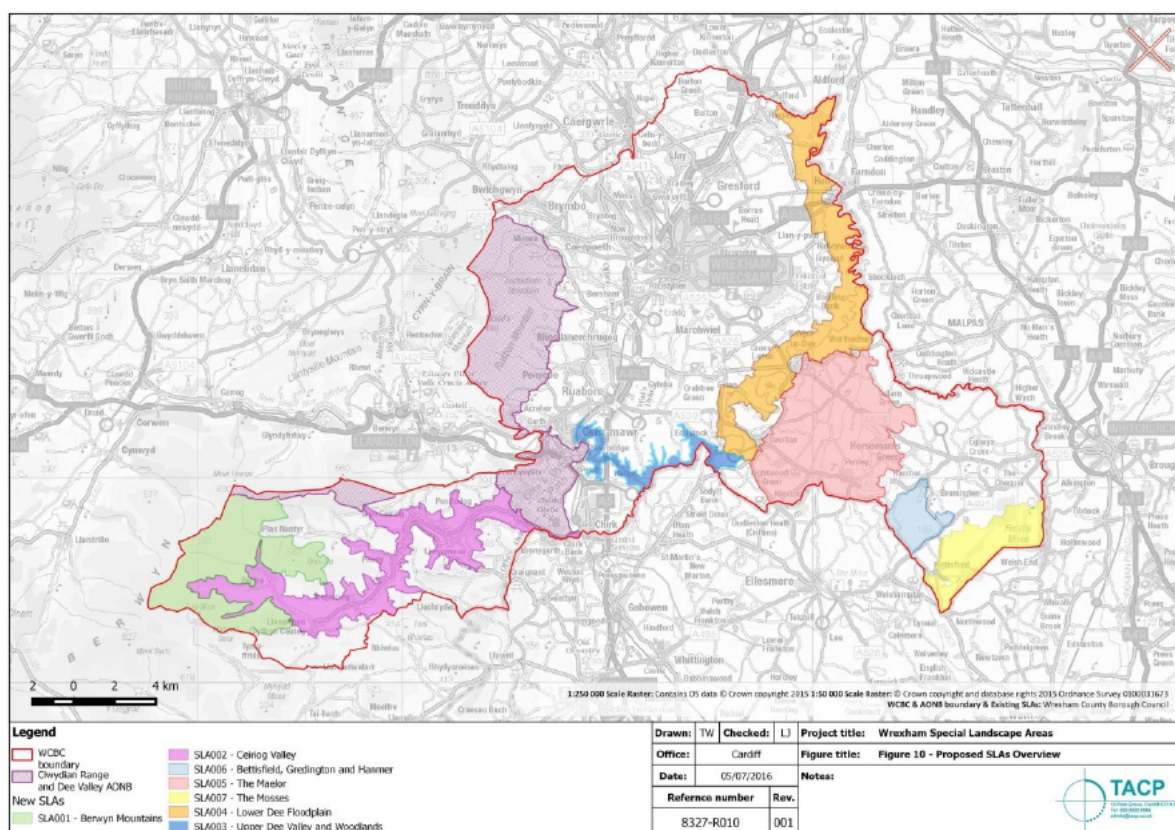
Pontcysyllte World Heritage Site

Deposit LDP will include a WHS policy which will use jointly formulated wording to ensure a consistent approach across the three local authorities.

Special Landscape Area Review

The Wrexham Special Landscape Areas have been reviewed as part of the LDP process. The following areas have been identified as potential SLA designations in the deposit LDP.

Proposed Wrexham SLAs



The following share a boundary with Shropshire: SLA002 Ceiriog Valley, SLA003 Upper Dee Valley, SLA005 The Maelor, SLA006 Bettisfield, Gredington, and Hanmer, and SLA007 The Mosses.

Environmental Designations

International/national environmental designations which either sit or cross into the Shropshire CC area (Midlands Meres and Mosses (Phase 2) Ramsar site, River Dee SAC etc.) will be mapped and an appropriate policy framework for their protection will be included.

Local Development Plan

The table below show you the different stages we have been through so far. The next one will be the Deposit Plan (which is now likely to be at the end of this year). It will then be submitted to Welsh Government and they will appoint an Independent Inspector to assess the soundness of the Plan at an Examination in Public. The Inspector will decide whether the plan meets the Tests of Soundness and provides us with a report of findings allowing the Council to formally adopt the Plan.

Stage	Start/completion Dates
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A: Definitive Stages	
Revised Delivery Agreement (Regulations 9 and 10)	October - December 2014✓
Evidence Base (Regulation 14)	March 2012 Ongoing
Pre-deposit participation (Regulation 14/15) Issues and Options 	January – March 2015✓
Pre-deposit public consultation (six weeks) (Regulations 15 and 16) Preferred Strategy 	May – 2015 -February 2016✓
Deposit Local Development Plan (six weeks) (Regulations 17, 18 and 19)	Next stage
B Indicative Stages	
Submission to Welsh Government for Examination (Regulation 22)	2018
Independent Examination in Public (Regulation 23)	dependent on Planning Inspectorate
Publication of Planning Inspector's report (Regulation 24)	dependent on Planning Inspectorate
Adoption (Regulation 25)	March 2018

LS/May 2017

Duty to Co-operate Protocol & Checklist

Local Planning Authorities and other bodies party to this agreement/ understanding:
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Shropshire Council Wrexham County Borough Council
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Development Plan Document(s) covered by this agreement/ understanding:

SC – Partial Local Plan Review (2016 - 2036) Wrexham CBC – Local Development Plan
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Stage in the process forming part of this agreement:

'Issues and Strategic Options' stage of SC Partial Local Plan Review (January 2017) Deposit Local Development Plan stage of WCBC Local Development Plan (expected 2018)
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Checklist criteria NB: this is a starting point, list to be mutually agreed	Full agreement	Areas for discussion NB: Refer to attachments if required
Overall strategy incl. relationship to urban and rural renaissance		Agreed that, despite significant planned growth affecting the A483/A5 corridor south of Wrexham, no significant cross boundary impacts are anticipated to arise from the growth strategies for Wrexham / Oswestry
Level of housing provision		Wrexham housing growth projections have been downgraded; Gypsy and Traveller Needs Assessment has been signed off by Welsh Government March 2017. Additional Pitches needed over the next five years to 2020. Provision of gypsy and traveller needs was raised as an area where further evidence was needed. SC awaiting national housing need methodology, but completions have increased significantly last year. SC agreed to share latest completions summary with WCBC when available.
Distribution of housing provision		Not addressed
Level and distribution of employment land provision		The potential development of a gas fired power station and super prison in Wrexham were highlighted as strategic developments in the borough although it is not considered this will lead to impacts for the Shropshire Plan to consider.
Level and distribution of retail provision		Not addressed

Minerals & Waste Planning		Minerals and waste development were considered to not present strategic issues with low level of mineral flows experienced across the boundary.
Pontcysyllte Aqueduct and Canal WHS		The Pontcysyllte Aqueduct and Canal WHS was recognised as an important cross boundary heritage feature which is already given recognition in the Shropshire Plan. Wrexham CBC Deposit LDP will include a WHS policy which will use jointly formulated wording to ensure a consistent approach across the three local authorities.
Special Landscape Areas		The Wrexham Special Landscape Areas have been reviewed as part of the LDP process and have been identified as potential SLA designations in the deposit LDP. A number of the areas concerned border Shropshire.

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

Meeting between: Adrian Cooper & Linda Sharp (WCBC)	19/05/2017
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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'.

Authority A*

Authority/ Organisation B (& C, D etc)*

From: [Anna Jones](#)
To: [Linda.Sharr](#); [planning@](#)
Subject: Shropshire Local Plan Review - Duty to Co-operate
Date: 27 February 2020 17:45:00
Attachments: [DTC letter final Wrexham](#)

Dear Ms Sharp,

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,](#)

Linda Sharp MSc MRTPI
Planning Policy Lead
Environment and Planning,
Wrexham County Borough Council,

Shropshire Council

Date: 27th February 2020

Dear Ms Sharp,

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: [Dan Corden](#)
To: [Linda Sharp](#)
Subject: Shropshire - Wrexham SoCG
Date: 14 January 2021 13:22:00
Attachments: [Wrexham County Borough Council Draft SoCG Jan 2021](#)
[19-5-17 DTC Meeting](#)

Dear Linda,

Following our discussion on the phone, please find attached the notes you previously provided on your Duty to Cooperate Discussion with Adrian.

Please also find attached a first draft of a Statement of Common Ground (SoCG), which seeks to pick-up the issues identified in earlier discussions, but as per those discussions concludes that there are no significant cross-boundary impacts and that all matters are agreed.

Once you have had an opportunity to review the draft document, could I ask you to let me know if you would like a duty to cooperate discussion to progress it or are simply happy to progress it towards completion (subject to any appropriate amendments).

Please do give me a ring if you would like to discuss this further, my direct line is provided below.

Thank you

Kind Regards

Daniel Corden

Planning Policy, Shropshire Council

From: [Linda Sharp](#)
To: [Dan Corden](#)
Subject: RE: Shropshire - Wrexham SoCG
Date: 19 February 2021 11:03:56
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
Importance: High

Hi Dan ,




My pleasure and yes my sign-off continues. Good Luck with your plan going forward.

Kind Regards

Linda

Linda Sharp Msc MRTPI

Pennaeth Gwasanaeth Polisi Cynllunio/ Head of Service Planning Policy
Cynllunio a Rheoleiddio / Planning and Regulatory

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From: Dan Corden
Sent: 18 February 2021 14:41
To: Linda Sharp
Subject: RE: Shropshire - Wrexham SoCG

Hi Linda,

Many thanks for turning this around so quickly, it is very much appreciated and definitely not too late!

I have reviewed your additions in red and strikethroughs and they are all useful clarifications/corrections and as such I am happy to accept them. I have also added in a map illustrating the extent of the area and dated the document - please find attached the updated version.

Unless you have any further comments on this version I will assume your sign-off continues to apply and get it signed off at our end.

Thanks again for your help with this, it is very much appreciated.

Thanks also for the update on the examination of your Local Plan.

Kind Regards

Daniel Corden
Planning Policy, Shropshire Council

From: Linda Sharp
Sent: 17 February 2021 15:02
To: Dan Corden
Subject: RE: Shropshire - Wrexham SoCG
Importance: High

Dear Dan, firstly I must apologise for the delay in coming back to you and I hope I am not too late!

I attach my comments in red on the attached draft and I have signed it to.

The EIP Inspectors, in their substantive and clarification letters, have made clear that, subject to public consultation on the Matter Arising Changes (MACs) being completed and issuing their final report to the Council, they have ruled that a G & T site near Llay will be removed from the Plan. In addition that the Development Management Policy is amended and a monitoring indicator introduced to trigger a response to any shortfall in provision during the Plan Period as MACs.

As you know the purpose of the MACs is to set out any necessary changes to the plan, following submission and the examination process to date. The MACs need to reflect those parts/policies of the plan which need to be amended, if the plan were to be considered 'sound' and adopted. The MACs would then be incorporated into the adopted plan. This means the MACs are the sole list of changes, and should be expressed exactly as they would appear in the plan. This is to ensure transparency and for all parties to comment on what is proposed to be changed.

Please let me know if you need anything further.

Kind Regards

Linda

Linda Sharp Msc MRTPI

Pennaeth Gwasanaeth Polisi Cynllunio/ Head of Service Planning Policy
Cynllunio a Rheoleiddio / Planning and Regulatory

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From: Dan Corden
Sent: 04 February 2021 14:03
To: Linda Sharp
Subject: RE: Shropshire - Wrexham SoCG

Hi Linda,

I hope you are well.

I wonder whether you have as yet had a chance to consider the draft SoCG I sent over to you?

Please do let me know if you feel any amendments would be appropriate or indeed if you would like a Duty to Cooperate discussion.

Thanks again for your help with this.

Kind Regards

Daniel Corden
Planning Policy, Shropshire Council –

From: Linda Sharp
Sent: 14 January 2021 13:56
To: Dan Corden
Subject: RE: Shropshire - Wrexham SoCG

Dear Dan,


Thanks for your email and sorry about yesterday, I think it was my fault as my phone lost charge! . I will review what you have sent and be back in touch.


Kind Regards
Linda

Linda Sharp Msc MRTPI

Pennaeth Gwasanaeth Polisi Cynllunio/ Head of Service Planning Policy
Cynllunio a Rheoleiddio / Planning and Regulatory

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From: Dan Corden
Sent: 14 January 2021 13:23
To: Linda Sharp
Subject: Shropshire - Wrexham SoCG

Dear Linda,

Following our discussion on the phone, please find attached the notes you previously provided on your Duty to Cooperate Discussion with Adrian.

Please also find attached a first draft of a Statement of Common Ground (SoCG), which seeks to pick-up the issues identified in earlier discussions, but as per those discussions concludes that there are no significant cross-boundary impacts and that all matters are agreed.

Once you have had an opportunity to review the draft document, could I ask you to let me know if you would like a duty to cooperate discussion to progress it or are simply happy to progress it towards completion (subject to any appropriate amendments).

Please do give me a ring if you would like to discuss this further, my direct line is provided below.

Thank you

Kind Regards

Daniel Corden
Planning Policy, Shropshire Council