

From: [Adrian Cooper](#)
To: [Paul Bayliss](#)
Cc: [Anna Jones](#)
Subject: RE: Duty to Co-operate
Date: 22 February 2017 08:26:54

That's absolutely fine Paul – see you then.

Regards

Adrian Cooper MA (Hons) MSc MSc MRTPI

Planning Policy & Strategy Manager, Shropshire Council

Chair, West Midlands Resource Technical Advisory Body <http://www.westmidlandsiep.gov.uk/rtab>

Chair, West Midlands Aggregates Working Party

[REDACTED]

From: Paul Bayliss [REDACTED]
Sent: 21 February 2017 10:16
To: Adrian Cooper
Subject: RE: Duty to Co-operate

Hi Adrian

Could we keep it at about 10.00am (but on Thursday!) – I need to [REDACTED]

[REDACTED] before I come up to County Hall

All best wishes and thanks

Paul

From: Adrian Cooper [REDACTED]
Sent: 20 February 2017 11:24
To: Paul Bayliss
Subject: RE: Duty to Co-operate

Hi Paul, 23rd is good for me – what time would you like to meet?

Regards

Adrian Cooper MA (Hons) MSc MSc MRTPI

Planning Policy & Strategy Manager, Shropshire Council

Chair, West Midlands Resource Technical Advisory Body <http://www.westmidlandsiep.gov.uk/rtab>

Chair, West Midlands Aggregates Working Party

[REDACTED]

From: Paul Bayliss [REDACTED]
Sent: 16 February 2017 17:24
To: Adrian Cooper
Subject: RE: Duty to Co-operate

Hi Adrian

Have been trying to contact you – I can no longer make Weds 22 due to some important meetings in Kidderminster that morning – any chance we can defer to Thurs 23/2 sometime?

Cheers

Paul

From: Adrian Cooper [REDACTED]
Sent: 16 February 2017 17:13
To: Paul Bayliss
Subject: FW: Duty to Co-operate

Hi Paul – do you have any flexibility with regard to the time of this meeting? I may end up with a clash – could we put it back to 11am?

Kind Regards

Adrian Cooper MA (Hons) MSc MSc MRTPI

Planning Policy & Strategy Manager, Shropshire Council

Chair, West Midlands Resource Technical Advisory Body <http://www.westmidlandsiep.gov.uk/rtab>

Chair, West Midlands Aggregates Working Party

[REDACTED]

From: Adrian Cooper
Sent: 27 January 2017 07:25
To: Paul Bayliss
Cc: Anna Jones
Subject: Re: Duty to Co-operate

Thanks Paul, yep, we're still at Shirehall. parking arrangements here: <https://www.shropshire.gov.uk/customer-service/how-to-get-to-shirehall/>

Happy to agree a suitable form of words with you, or there are some standard templates we could use if required.

Best Wishes

Adrian Cooper MA (Hons) MSc MSc MRTPI

Planning Policy and Strategy Manager Shropshire Council

Chair, West Midlands Resource Advisory Technical Advisory Body [Http://www.westmidlandsiep.gov.uk/rtab](http://www.westmidlandsiep.gov.uk/rtab)

Chair, West Midlands Aggregates Working Party

[REDACTED]
Sent from my iPad

On 26 Jan 2017, at 16:15, Paul Bayliss [REDACTED] wrote:

Hi Adrian

Great - that's perfect. Presume you are still at Shire Hall? Are the parking arrangements still the same? Ideally would like a simple joint statement to say we have met and discussed matters of joint interest etc as an output to be included in each of our evidence bases.

All best wishes

Paul

From: Adrian Cooper [REDACTED]
Sent: 26 January 2017 15:21
To: Paul Bayliss
Cc: Anna Jones
Subject: RE: Duty to Co-operate
Thanks Paul,

Weds 22nd in the morning would be good for us – is 10am too early?

Kind Regards

Adrian Cooper MA (Hons) MSc MSc MRTPI

Planning Policy & Strategy Manager, Shropshire Council

Chair, West Midlands Resource Technical Advisory Body <http://www.westmidlandsiep.gov.uk/rtab>

Chair, West Midlands Aggregates Working Party

From: Paul Bayliss [REDACTED]
Sent: 26 January 2017 14:32
To: Adrian Cooper
Subject: RE: Duty to Co-operate

Hi Adrian

In haste. Due to Committee dates etc neither of your proposed dates are particularly good for me – how about one of:

Thu 16/2

Wed 22/2

Thu 23/2?

Cheers

Paul

From: Adrian Cooper [REDACTED]
Sent: 26 January 2017 08:28
To: Paul Bayliss
Cc: Wyre Forest Planning Policy
Subject: RE: Duty to Co-operate

Many thanks Paul and sincere apologies for the mis-spelling of your name!

This seems like a good opportunity for us to catch up. I'm away most of next week (commencing 30th Jan) but could meet Friday 3rd or 10th Feb ?

Best Wishes

Adrian Cooper MA (Hons) MSc MSc MRTPI

Planning Policy & Strategy Manager, Shropshire Council

Chair, West Midlands Resource Technical Advisory Body <http://www.westmidlandsiep.gov.uk/rtab>

Chair, West Midlands Aggregates Working Party

From: Paul Bayliss [REDACTED]
Sent: 25 January 2017 16:36
To: Adrian Cooper
Cc: Wyre Forest Planning Policy
Subject: FW: Duty to Co-operate

Hi Adrian

Hope life treats you well.

As an aside you mis-spelt my email address (2 "s"s) – could you correct your address book – we might not be so lucky next time!!

In the near future I will be starting an "in confidence" road tour of neighbouring authorities inspired by DtC in preparation for our Local Plan Preferred Option consultation which will be formally commencing in June. I wonder if there is any mileage in our getting together for a cup of coffee and a chat with view to updating each other and ensuring there are not any nasty surprises (frankly I would be surprised if there were for Shropshire).

I am now working 3 days a week only (Weds-Fri) – when would you be thinking of? I now live in N. Herefordshire - so happy to come up to Shrewsbury.

All best wishes

Paul

Paul Bayliss
Interim Planning Policy Manager
[REDACTED]

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From: Wyre Forest Planning Policy
Sent: 25 January 2017 16:21
To: Paul Bayliss
Subject: FW: Duty to Co-operate
Hi Paul

This has come into Planning Policy for you.

I am assuming it was undeliverable to you as they have missed an 's' from your name in the email address.
Elaine

Wyre Forest Planning Policy
[REDACTED]



Please don't print this email unless you need to.

From: Adrian Cooper [REDACTED]
Sent: 25 January 2017 16:18
To: Wyre Forest Planning Policy
Subject: FW: Duty to Co-operate
Adrian Cooper MA (Hons) MSc MSc MRTPI
Planning Policy & Strategy Manager, Shropshire Council
Chair, West Midlands Resource Technical Advisory Body <http://www.westmidlandsiep.gov.uk/rtab>
Chair, West Midlands Aggregates Working Party
[REDACTED]

From: Adrian Cooper

Sent: 25 January 2017 16:17

To: 'paul.baylis' [REDACTED]

Cc: Liam Cowden; Anna Jones

Subject: Duty to Co-operate

Hi Paul,

I'd be grateful for an opportunity to catch up with you to help us both demonstrate compliance with the above.

As you may be aware, we have just published 'Issues & Strategic Options' for a partial review of our Local Plan and we have also commissioned a Green Belt Study and I note that you are working towards the next stage of your plan review. I'd welcome an opportunity to discuss these and any other cross boundary issues which you feel might be appropriate.

Kind Regards

Adrian Cooper MA (Hons) MSc MSc MRTPI

Planning Policy & Strategy Manager, Shropshire Council

Chair, West Midlands Resource Technical Advisory Body <http://www.westmidlandsiep.gov.uk/rtab>

Chair, West Midlands Aggregates Working Party

[REDACTED]

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Wyre Forest DTC Paul Bayliss - Appointment

FileAppointmentScheduling AssistantInsertDrawFormat TextReviewHelpTell me what you want to do

DeleteCopy to My CalendarForward

Calendar

Skype Meeting

Teams Meeting

ResourceFinder

Meeting Notes

Invite Attendees

Show As: Busy

Reminder: None

Recurrence

Categorize

Private

High Importance

Low Importance

Dictate

Voice

Options

Tags

Save & Close

TitleWyre Forest DTC Paul Bayliss

Start time

Thu 23/02/201710:00

☐ All day☐ Time zones

End time

Thu 23/02/201712:00

[Make Recurring](#)

Location

Nimbus



Economic Prosperity and Place Directorate

Dear Sir or Madam,

25th January 2019

Ref Local Plan Review-Preferred Sites Consultation

1 Thank you for the opportunity to comment on the Shropshire Council Local Plan Review - Preferred Sites Consultation document.

2 Wyre Forest District Council welcomes the discussion of housing and employment need within Shropshire Council. The preferred sites document proposes a total of 28,750 dwellings (equivalent to 1,430 per year) to be built between the 2016-2036 plan period. The existing housing completions, commitments and allocations amount to around 18,500 dwellings, so the net additional housing required is around 10,250 dwellings.

3 Significant principal centres located near to Wyre Forest District which have been allocated development are Bridgnorth with 1,500 proposed dwellings and Ludlow with 1,000 dwellings. The proposed developments in the settlements of Cleobury Mortimer, Alverley and Highley total 580 and are located closer to Wyre Forest District. The proposed allocation of 250 within Highley in particular could adversely affect congestion in Bewdley town centre.

4 A total of 300 hectares of employment land is proposed in the document. As the strategic centre Shrewsbury is allocated the largest quantity at 91 ha, with 28ha allocated for Bridgnorth and 11ha for Ludlow.

5 A summary of locations close to Wyre Forest District which have been allocated housing and employment development is shown below-

Location	Type of Settlement	Settlement Population ¹	Dwelling Estimate	Housing Allocation	Employment Allocation
Bridgnorth	Principal Centres and key centres	13,028	6,189	1,500	28
Alveley	Community Hub	1,583	718	130	
Ditton Priors*	Community Hub	831	342	65	
Ludlow	Principal Centres and key centres	10,717	5,404	1,000	11
Burford	Community Hub	1,202	517	100	
Clee Hill	Community Hub	916*	403	75	
Craven Arms	Principal Centres and key centres	2,607	1,210	500	5
Highley#	Principal Centres and key centres (with Netherton)	3,195	1,462	250	3
Cleobury Mortimer	Principal Centres and key centres	3,049	1,306	200	2

*Clee Hill and The Knowle

Highley with Netherton

6 By allocating the majority of development within the strategic and principal centres, the preferred sites document appears to be consistent with sustainable development as outlined in the revised NPPF.

7 However, Wyre Forest District Council would have serious concerns if future development were to result in adverse pressure on existing infrastructure that is important to Wyre Forest District, such as traffic levels on the A442. Transport modelling work should therefore form part of the evidence base for the local plan review to help inform the site selection process and identify any highway improvements that may be necessary as a result of future development.

8 It is noted that Cleobury Mortimer is currently developing its Neighbourhood Plan, in which the allocation of the employment and residential land is to be allocated. This will have to support

¹ Shropshire Council, *Hierarchy of Settlements*, 2018, p33-43

the delivery of strategic policies contained in the Local Plan Review, as outlined in the revised NPPF.

9 Wyre Forest District Council welcomes further employment land allocated in the local plan review. Employment land should be located within sustainable locations, with access to the strategic road networks and where possible to encourage vibrant town centres with a day/night economy. Wyre Forest has already a strong employment relationship with Shropshire, with 638 out commuting and 1,037 inflowing to Wyre Forest per day². Coupled with greater land allocation for employment this may contribute to further employment out-migration.

10 This may increase given the quantity of hectares proposed. Wyre Forest property is significantly lower in price than Shropshire, which may result in further work out migration. As of November 2018 Shropshire average house price is of £215,345, compared to Wyre Forest's £193,585. The West Midlands region average house price is £197,387³.

11 Wyre Forest would strongly support the protection of Shropshire Green Belt, as part of the wider West Midlands Green Belt, of which 11% is located within Shropshire Council. Protecting Green Belt land in order to prevent urban sprawl by keeping land permanently open is stated within the revised National Planning Policy Framework⁴. Wyre Forest would furthermore oppose any development within parcels BA5 and BA6 which are adjacent to the district⁵, as the village of Highley is allocated for 250 dwellings and is located just outside parcel BA6.

12 Wyre Forest District Council welcomes the opportunity for further discussion with the Shropshire Council through the Duty to Co-operate process. Wyre Forest wishes to continue to be consulted on subsequent stages of the Shropshire Plan review.

Yours Sincerely

Daniel Atiyah
Planning Policy Officer
Wyre Forest District Council

² Wyre Forest Employment Land Review Update: Final Report, October 2018, Paragraph 3.51-

³ <http://landregistry.data.gov.uk/app/ukhpi/browse?from=2017-11-01&location=http%3A%2F%2Flandregistry.data.gov.uk%2Fid%2Fregion%2Fwyre-forest&to=2018-11-01>

⁴ National Planning Policy Framework, July 2018, Paragraphs 133-147

⁵ Shropshire Green Belt Assessment Final Report, September 2017, p 58 & 60

From: [Anna Jones](#)
To: ["Helen.Cheetts"](#) ; ["planning.policy@"](#)
Subject: Shropshire Local Plan Review - Duty to Co-operate
Date: 27 February 2020 17:47:00
Attachments: [DTC letter final Wyre Forest](#)

Dear Ms Cheetts,

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,](#)

Helen Checketts
Senior Planning Policy Officer
Wyre Forest District Council,

Shropshire Council

Date: 27th February 2020

Dear Ms Checketts,

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

Shropshire Council:
Regulation 18: Pre-Submission Draft

of



Consultation Form

Part B Consultation Form: Your Response(s) – this part (please fill in a separate Part B Consultation Form for each comment you wish to make, relating it to the relevant paragraph, policy (including its explanation) or site).

Please ensure that you also complete one **Part A Consultation Form** and submit this alongside you Part B Consultation Form(s).

We have also published a separate **Guidance Note** to assist in making effective representations.

Part B: Response

Name:	Wyre Forest District Council
Organisation (if relevant):	Wyre Forest District Council

Q1. To which document does this response relate?

- ☒ Regulation 18: Pre-Submission Draft of the Shropshire Local Plan
- ☐ Sustainability Appraisal of the Regulation 18: Pre-Submission Draft of the Shropshire Local Plan
- ☐ Habitats Regulations Assessment of the Regulation 18: Pre-Submission Draft of the Shropshire Local Plan

(Please tick one box)

Q2. To which part of the document does this response relate?

Paragraph:	2.24 Cross Boundary Issues and the Duty to Co-operate	Policy:	Click or tap here to enter text.
Site:		Policy Map:	

Please note: Responses to this Regulation 18: Consultation can address any of the Supporting Documents and Evidence by relating them to the resulting paragraph, policy (including its explanation) or site in the Regulation 18: Pre-Submission Draft of the Shropshire Local Plan.

Q3. Do you agree or disagree with the paragraph, policy, site or policies map you have identified in Q2?

- ☐ Agree
- ☐ Disagree
- ☐ Don't know / no opinion

(Please tick one box)

Q4. Please use this space to make any comments on the paragraph, policy, site or policies map you have identified in Q2:

Please find attached comments at Appendix 1.

Please succinctly provide all evidence and supporting information necessary to support your response. Please continue on a separate sheet if necessary.

Completed Consultation Forms can be submitted by emailing:

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.*

Completed Consultation Forms can also be submitted by post to:

Shropshire Council, Planning Policy & Strategy Team, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Office Use Only	Part A Reference:
	Part B Reference:

Appendix 1

Wyre Forest District Council Response to the Shropshire Council Local Plan Review Pre-Submission Consultation

- 1 Thank you for the opportunity to comment on the Shropshire Council Local Plan Review Pre-Submission Consultation document. We are not objecting to the Shropshire Council Local Plan Review Pre-Submission plan but would make the following comments:
- 2 The Regulation 18: Pre-Submission consultation version of the Shropshire Local Plan pulls together the four previous consultation stages of the Regulation 18 stages of the plan preparation.
- 3 The Pre-Submission document proposes a total of 30,800 dwellings which includes 1,500 from the Black Country to support the housing needs of the emerging Black Country Plan where evidence indicates that housing delivery opportunities are constrained. This number is higher than the 28,750 dwellings in the Preferred Options consultation which was equivalent to 1,430 per year due to be built between the 2016-2036 plan period. The plan period has been extended by 2 years to 2038 which is equivalent to 1,400 dwellings to be built per year. The Local Plan proposes strategic sites at Clive Barracks Tern Hill, the former Ironbridge Power Station sites and RAF Cosford.
- 4 Significant principal centres located near to Wyre Forest District which have been allocated development are:

Bridgnorth with around 1,800 proposed dwellings, previously the number was 1,500. This includes Tasley Garden Village a mixed-use sustainable urban extension to the south-west of Bridgnorth outside designated Green Belt. It would consist of 1,050 dwellings, 16ha of employment land, a new local centre, 20ha of green infrastructure together with a 19ha linear park. There are existing commitments for Bridgnorth due to total completions, sites with planning permission or prior approval, a saved allocation or windfall. Therefore in the Pre-Submission Plan the allocation is for 1,050.

Ludlow with around 1,000 dwellings and 11ha of employment land, also Burford 190 dwellings and Clee Hill 75 dwellings. Of these the actual Local Plan allocations are Ludlow 10, Burford 175 and Clee Hill 20. This is due to sites that already have planning permission, prior approval, saved allocations in the current Local Plan or windfall sites.

Proposed developments close to Wyre Forest District are in the settlements of Cleobury Mortimer (200 dwellings), Alveley (130), Ditton Priors (65) and Highley (250 dwellings and 3ha of employment land), in total 645 dwellings. Some of these sites have planning permission or prior approval, are saved allocations or windfall sites. The proposed allocation of 250 within Highley in particular could adversely affect congestion in Bewdley town centre, because access from Highley would be via Dowles Road which leads to the heavily used junction with Welch Gate (an air quality management area).

- 5 A total of 300 hectares of employment land is proposed during the plan period which equates to 15ha of employment land per annum. As the strategic centre Shrewsbury is allocated the largest quantity at 91 ha, with 49ha allocated for Bridgnorth (this has increased from 28ha in the previous consultation) and 11ha for Ludlow.
- 6 A summary of locations close to Wyre Forest District which have been allocated housing and employment development is shown below-

Location	Type of Settlement	Settlement Population ¹	Dwelling Estimate	Housing Allocation	Employment Allocation
Bridgnorth	Principal Centres and key centres	13,028	6,189	1,800	49
Alveley	Community Hub	1,583	718	130	
Ditton Priors*	Community Hub	831	342	65	
Ludlow	Principal Centres and key centres	10,717	5,404	1,000	11
Burford	Community Hub	1,202	517	190	
Clee Hill	Community Hub	916*	403	75	
Craven Arms	Principal Centres and key centres	2,607	1,210	500	5
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Cleobury Mortimer	Principal Centres and key centres	3,049	1,306	200	2

*Clee Hill and The Knowle
Highley with Netherton

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the Dowles Road/Welch Gate Air Quality Management Area junction in Bewdley and Stourport-on-Severn. Transport modelling work must identify highway improvements that may be necessary as a result of future development.

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Consultation Form

Part B Consultation Form: Your Response(s) – this part (please fill in a separate Part B Consultation Form for each comment you wish to make, relating it to the relevant paragraph, policy (including its explanation) or site).

Please ensure that you also complete one **Part A Consultation Form** and submit this alongside you Part B Consultation Form(s).

We have also published a separate **Guidance Note** to assist in making effective representations.

Part B: Response

Name:	Wyre Forest District Council
Organisation (if relevant):	Wyre Forest District Council

Q1. To which document does this response relate?

- ☒ Regulation 18: Pre-Submission Draft of the Shropshire Local Plan
- ☐ Sustainability Appraisal of the Regulation 18: Pre-Submission Draft of the Shropshire Local Plan
- ☐ Habitats Regulations Assessment of the Regulation 18: Pre-Submission Draft of the Shropshire Local Plan

(Please tick one box)

Q2. To which part of the document does this response relate?

Paragraph:	<input type="text" value="Click or tap here to enter text."/>	Policy:	<input type="text" value="SP6 Managing Housing Development"/>
Site:	<input type="text"/>	Policy Map:	<input type="text"/>

Please note: Responses to this Regulation 18: Consultation can address any of the Supporting Documents and Evidence by relating them to the resulting paragraph, policy (including its explanation) or site in the Regulation 18: Pre-Submission Draft of the Shropshire Local Plan.

Q3. Do you agree or disagree with the paragraph, policy, site or policies map you have identified in Q2?

- ☐ Agree
- ☐ Disagree
- ☐ Don't know / no opinion

(Please tick one box)

Q4. Please use this space to make any comments on the paragraph, policy, site or policies map you have identified in Q2:

Please find attached comments at Appendix 1.

Please succinctly provide all evidence and supporting information necessary to support your response. Please continue on a separate sheet if necessary.

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*If submitting your own response, please enter your last name in the subject field of the email;
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Shropshire Council, Planning Policy & Strategy Team, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

Office Use Only	Part A Reference:
	Part B Reference:

Appendix 1

Wyre Forest District Council Response to the Shropshire Council Local Plan Review Pre-Submission Consultation

- 1 Thank you for the opportunity to comment on the Shropshire Council Local Plan Review Pre-Submission Consultation document. We are not objecting to the Shropshire Council Local Plan Review Pre-Submission plan but would make the following comments:
- 2 The Regulation 18: Pre-Submission consultation version of the Shropshire Local Plan pulls together the four previous consultation stages of the Regulation 18 stages of the plan preparation.
- 3 The Pre-Submission document proposes a total of 30,800 dwellings which includes 1,500 from the Black Country to support the housing needs of the emerging Black Country Plan where evidence indicates that housing delivery opportunities are constrained. This number is higher than the 28,750 dwellings in the Preferred Options consultation which was equivalent to 1,430 per year due to be built between the 2016-2036 plan period. The plan period has been extended by 2 years to 2038 which is equivalent to 1,400 dwellings to be built per year. The Local Plan proposes strategic sites at Clive Barracks Tern Hill, the former Ironbridge Power Station sites and RAF Cosford.
- 4 Significant principal centres located near to Wyre Forest District which have been allocated development are:

Bridgnorth with around 1,800 proposed dwellings, previously the number was 1,500. This includes Tasley Garden Village a mixed-use sustainable urban extension to the south-west of Bridgnorth outside designated Green Belt. It would consist of 1,050 dwellings, 16ha of employment land, a new local centre, 20ha of green infrastructure together with a 19ha linear park. There are existing commitments for Bridgnorth due to total completions, sites with planning permission or prior approval, a saved allocation or windfall. Therefore in the Pre-Submission Plan the allocation is for 1,050.

Ludlow with around 1,000 dwellings and 11ha of employment land, also Burford 190 dwellings and Clee Hill 75 dwellings. Of these the actual Local Plan allocations are Ludlow 10, Burford 175 and Clee Hill 20. This is due to sites that already have planning permission, prior approval, saved allocations in the current Local Plan or windfall sites.

Proposed developments close to Wyre Forest District are in the settlements of Cleobury Mortimer (200 dwellings), Alveley (130), Ditton Priors (65) and Highley (250 dwellings and 3ha of employment land), in total 645 dwellings. Some of these sites have planning permission or prior approval, are saved allocations or windfall sites. The proposed allocation of 250 within Highley in particular could adversely affect congestion in Bewdley town centre, because access from Highley would be via Dowles Road which leads to the heavily used junction with Welch Gate (an air quality management area).

- 5 A total of 300 hectares of employment land is proposed during the plan period which equates to 15ha of employment land per annum. As the strategic centre Shrewsbury is allocated the largest quantity at 91 ha, with 49ha allocated for Bridgnorth (this has increased from 28ha in the previous consultation) and 11ha for Ludlow.
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Location	Type of Settlement	Settlement Population ¹	Dwelling Estimate	Housing Allocation	Employment Allocation
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Burford	Community Hub	1,202	517	190	
Clee Hill	Community Hub	916*	403	75	
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(Please tick one box)

Q2. To which part of the document does this response relate?

Paragraph:	<div>Click or tap here to enter text.</div>	Policy:	<div>SP11 Delivering Sustainable Economic Growth and Enterprise.</div>
Site:	<div></div>	Policy Map:	<div></div>

Please note: Responses to this Regulation 18: Consultation can address any of the Supporting Documents and Evidence by relating them to the resulting paragraph, policy (including its explanation) or site in the Regulation 18: Pre-Submission Draft of the Shropshire Local Plan.

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(Please tick one box)

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⁴ National Planning Policy Framework, February 2019, Paragraphs 133-147

⁵ Shropshire Green Belt Assessment Final Report, September 2017, p 58 & 60

From: [Helen Checketts](#)
To: [Edward West](#)
Subject: RE: Shropshire Local plan - Duty to Cooperate
Date: 17 November 2020 10:27:01

Hi Edward

Hope you are well.

I am currently working on Hearing Statements following the submission of the Wyre Forest District Local Plan to the Planning Inspectorate. One of the deadlines for our Hearing Statements is 3rd December so if convenient with you a meeting on Friday 4th December would be the best day for me of that week.

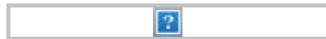
Kind regards

Helen

Helen Checketts
Senior Planning Policy Officer
Wyre Forest District Council

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Please don't print this email unless you need to.

From: Edward West
Sent: 13 November 2020 12:58
To: Helen Checketts
Subject: External Email : Shropshire Local plan - Duty to Cooperate

This email originated from outside of the organisation

STOP : Were you expecting this email? Does it look genuine?

THINK : Before you CLICK on any links or OPEN any attachments.

Hi Helen,

I hope you're well and things ok over at Wyre Forest DC.

Firstly thank you for your recent response to the Shropshire Local Plan consultation. We are seeking to move on at pace with the Plan, and are due to go back to our Cabinet on 7th December to agree the Reg 19 version for further consultation.

In terms of your response I note there are some concerns raised, including the potential cross boundary impact of traffic from the A442. Hopefully of help on this issue, the Council are currently waiting on the results of traffic modelling in the Bridgnorth area, which we should have before Christmas. Can I suggest we meet (virtually of course) in the next few weeks to discuss the SoCG? Perhaps during the w/c 30th November?

Many thanks

Eddie

Eddie West

Interim Planning Policy and Strategy Manager
Shropshire Council



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From: [Edward West](#)
To: ["Helen Checketts"](#)
Subject: Duty to Cooperate - Draft SoCG
Date: 25 August 2021 22:35:00
Attachments: [Wyre Forest SOCG August 2021 Draft](#)

Hi Helen,

I hope you're well. I recall last time we spoke you were just about to be heading into your hearing sessions. I hope these went well and the Plan is on track.

Can I apologise for taking so long to get back to you regarding wrapping up our Duty to Cooperate conversations. As ever, too much work too few resources.

I have drafted up a Statement of Common Ground which is attached. I have included our summary of your Reg 19 reps, and our response within the draft. I have also included a link to our further highway assessment work we discussed at our last meeting and you have included reference to in your reps. As with a couple of other SoCG we have also included reference to our proposed Infrastructure policy – DP25 – which allows for the potential for cross boundary developer contributions if evidence points us in that direction. I have highlighted a couple of areas in yellow where you may wish to add/check, bit of course feel free to suggest other changes as needed.

We plan to submit the Plan imminently and would ask us to let us know if you have any concerns with the SoCG to let me know. Happy to have a discussion if needed.

Many thanks

Eddie

Eddie West

Planning Policy and Strategy Manager
Shropshire Council