


FORM 1

NOTICE OF DELEGATION OF DECISION TO CABINET MEMBER BY STRONG LEADER

Section 15(4) of the Local Government Act 2000, the senior executive member may discharge any of the functions that are the responsibility of the Cabinet or may arrange for them to be discharged by another member of the Cabinet or Officer. On 1st December 2010, the Council adopted the Strong Leader Model for Corporate Governance 2011 as required under Part 3 of The Local Government and Public Involvement in Health Act 2007 (The 2007 Act).

I, Cllr Marcus Hart, as Strong Leader, delegate the decision Shropshire Local Plan Review - Preferred Sites Consultation, as detailed in the Forward Plan to the Cabinet Member detailed below:

Cabinet Member for Housing, Health and Well-being

Dated: 24th Jan, 2015.
Signed: 
.....
Leader of the Council

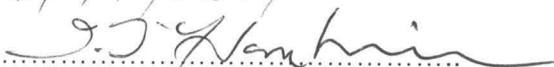
FORM 2**NOTICE OF DECISION OF CABINET MEMBER**

Pursuant Section 15(4) of the Local Government Act 2000, as amended by section 63 of the Local Government and Public Involvement in Health Act 2007, the senior executive member may discharge any of the functions that are the responsibility of the Cabinet or may arrange for them to be discharged by another member of the Cabinet or Officer. On 1st December 2010, the Council adopted the Strong Leader Model for Corporate Governance 2011 as required under Part 3 of The Local Government and Public Involvement in Health Act 2007 (The 2007 Act).

In accordance with the authority delegated to *me / by the Leader* (delete as appropriate), I have made the following decision:

| Subject | Decision | Reason for decision | Date for Decision to be taken |
|---|---|--|--------------------------------------|
| Shropshire Local Plan Review - Preferred Sites Consultation | The consultation comments in Appendix 1 are approved. | As a neighbouring local authority, Wyre Forest District Council has been invited to comment on the Shropshire Local Plan Review- Preferred Sites Consultation. Appendix 1 sets out the council's response of which future housing and employment allocations are of the most importance. | 24th January 2019 |

I confirm that the appropriate statutory officer consultation has taken place with regard to this decision.

Dated: 24/1/2019
Signed: 

Councillor Ian Hardiman,
Cabinet Member for Housing, Health and Well-being

WYRE FOREST DISTRICT COUNCIL

Strong Leader Report

Shropshire Local Plan Review - Preferred Sites Consultation

| OPEN | |
|-------------------------|--|
| DIRECTOR: | Corporate Director: Economic Prosperity & Place |
| CONTACT OFFICER: | Daniel Atiyah |
| APPENDICES: | Wyre Forest District Council response to the Shropshire Local Plan Review - Preferred Sites Consultation |

1. PURPOSE OF REPORT

- 1.1 To agree the consultation comments to be submitted to Shropshire Council Local Authority in response to their Local Plan Review Preferred Sites Consultation.

2. RECOMMENDATION

The Cabinet Member is asked to DECIDE that:

The consultation comments in Appendix 1 are approved.

3. BACKGROUND

- 3.1 Shropshire Council is continuing to progress with its Local Plan Review and is currently consulting on the Local Plan Review Preferred Sites document. This consultation period runs from 29th November 2018 to 8th February 2019.
- 3.2 As a neighbouring local authority, Wyre Forest District Council has been invited to respond to the Preferred Sites consultation. This is to comply with Duty to Co-operate.
- 3.3 The preferred sites consultation document sets out to-
- *Outline a housing policy direction to improve the delivery of local housing needs;*
 - *Establish development guidelines and development boundaries for Shrewsbury, the Principal and Key Centres and each proposed Community Hub, and;*
 - *Set out the preferred sites to deliver the preferred scale and distribution of housing and employment growth during the plan period 2016 to 2036¹.*
- 3.3 Wyre Forest District has significant linkages with Shropshire in terms of employment, transport and economic development.

¹ Shropshire Local Plan Review: Consultation on Preferred Sites, November 2018, p1

4. KEY ISSUES

4.1 The policy specific comments are set out in the consultation response in Appendix 1.

4.2 The key issues include the following:

- Future housing allocation within the Shropshire Local Plan Review - Preferred Sites Consultation and potential increased demand on infrastructure within Wyre Forest District.
- Future employment allocation within the Preferred Sites Consultation and potential increased demand on infrastructure within Wyre Forest District.
- Discussion of the West Midlands Green Belt.

5. FINANCIAL IMPLICATIONS

5.1 There are no financial implications directly arising from this response.

6. LEGAL AND POLICY IMPLICATIONS

6.1 Duty to Co-operate and Statement of Common Ground.

7. EQUALITY IMPACT NEEDS ASSESSMENT

7.1 Not applicable.

8. RISK MANAGEMENT

8.1 If the Council fails to respond to this consultation it runs the risk of not engaging in the process to shape the future Shropshire Council Local Plan and its impact upon the Wyre Forest district.

9. CONCLUSION

9.1 As a neighbouring local authority, Wyre Forest District Council has been invited to comment on the Shropshire Local Plan Review- Preferred Sites Consultation. Appendix 1 sets out the council's response of which future housing and employment allocations are of the most importance.

10. CONSULTEES

10.1 Corporate Leadership Team.

11. BACKGROUND PAPERS

- 11.1 Shropshire Local Plan Review - Preferred Sites Consultation
<http://shropshire.gov.uk/get-involved/local-plan-review-preferred-sites-consultation/>

12. APPENDIX 1

12. Wyre Forest District Council consultation response to the Shropshire Local Plan Review - Preferred Sites Consultation document.

Wyre Forest District Council Response to the Shropshire Council 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 ² | 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 |

² Shropshire Council, *Hierarchy of Settlements*, 2018, p33-43

| | | | | | |
|-------------------|-----------------------------------|-------|-------|-----|---|
| 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 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 day³. 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 £197,387⁴.

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 Framework⁵. Wyre Forest would furthermore oppose any development within parcels BA5 and BA6 which are adjacent to the district⁶, 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.

³ *Wyre Forest Employment Land Review Update: Final Report, October 2018, Paragraph 3.51-*

⁴ <http://landregistry.data.gov.uk/app/ukhpi/browse?from=2017-11-01&location=http%3A%2F%2Flandregistry.data.gov.uk%2Ffid%2Fregion%2Fwyre-forest&to=2018-11-01>

⁵ *National Planning Policy Framework, July 2018, Paragraphs 133-147*

⁶ *Shropshire Green Belt Assessment Final Report, September 2017, p 58 & 60*