

Market Drayton Neighbourhood Plan Changes to Draft Plan Following Regulation 14(1)

Change Ref No	Reg 14 Draft Plan Section/reference	Proposed Change	Reason
1	Front Cover	<p>Amend to read</p> <p>MARKET DRAYTON NEIGHBOURHOOD DEVELOPMENT PLAN 2016 – 2026 Regulation 14 Draft Plan No 2 (February 2017)</p> <p>* To be added when approved by Market Drayton Town Council</p>	To indicate which version/stage the plan has now reached.
2	Footer	<p>Add as a header or footer to read:</p> <p><u>Market Drayton Neighbourhood Development Plan – Regulation 14 Draft Plan No 2, (Date)</u></p>	To indicate which version/stage the plan has now reached.
3	Contents page	Add page numbering as appropriate	To reflect change in pages as a consequence of additions and deletions
4	Paragraph 1.9	<p>Amend 6th sentence to read:</p> <p>‘A range of sporting facilities is available within the town with the playing fields at Greenfields providing for football, rugby and tennis.’ (i.e. delete ‘bowls’).</p> <p>Delete ‘and an all-weather playing surface at Grove School’.</p>	To correct an error relating to bowls and an all-weather pitch.
5	Paragraph 1.11	<p>Revise paragraph to read:</p> <p>‘The community consultation through the residents’ survey in particular gave confidence to the Steering Group for setting the overall vision, objectives and draft policies. <u>The NDP was then made available in accordance with the Neighbourhood Plan Regulations for comments by the local community and other stakeholders between Friday 30th September and Monday 21st November 2016. The consultations undertaken and how responses were taken into account are described in greater detail within a separate Consultation Statement. However, some of the initial consultation work is referred to in</u></p>	To update the plan following its publication and consultation under Regulation 14.

		subsequent sections of this document.'	
6	Policy S.M1	<p>Amend Policy to read:</p> <p><u>Land amounting to some 36.5 ha (approximately) identified on Map 3 may be brought forward for development principally to accommodate a marina where this meets the requirements of the Canal and River Trust application process. The development should encompass a comprehensive proposal, in the form of a master plan, comprising the following uses:</u></p> <ol style="list-style-type: none"> 1. A marina development which complies with Core Strategy policy CS16 and SAMDev Plan policy MD 11, in particular paragraphs 3, 4 and 5; 2. A canal-side public house/restaurant; 3. A range of canal-side retail units and related leisure uses, the extent of which complies with SAMDev Plan policy MD10.b; 4. Tourist accommodation, (such as hotel/conference centre; holiday lodges and caravan site) in association with the marina development in accordance with Core Strategy policy CS 16; and 5. A limited amount of <u>cross-subsidy</u> development in the form of market housing to be located alongside or close by the marina in accordance with Policy S.M4. <p>Uses listed in points 2 to 5 above should be ancillary to the main use of the site as a marina.</p>	<p>To respond positively to advice from Shropshire Council that 'enabling' is not the correct term and suggest cross subsidy is more appropriate. To ensure that the non- marina uses described in the proposal are ancillary to that principal use. To address representations made by the Canal and River Trust.</p>
7	Policy S.M2	<p>Revise the final sentence of the introductory paragraph to read:</p> <p>In addition to <u>complying with the requirements specified within Policy S.M1</u>, the development should, <u>in particular</u>, address the following:</p> <p>Add additional requirements /constraints at end of the policy as follows:</p> <p><u>4. Ancillary Uses</u></p> <p>Retail, leisure and any tourist accommodation shall be ancillary to the marina use. In ensure retail and leisure proposals comply with policies CS15, MD10a and MD10b it may be necessary to restrict their particular uses so that there will be no significant adverse effect upon Market Drayton town centre. With regard to tourist accommodation, this</p>	<p>To respond positively to advice from Shropshire Council by recognising that there will be other matters that the master plan will need to address, that the scale and extent of ancillary development is defined and that flood risk is appropriately addressed. To address representations made by the Canal and River Trust.</p>

		<p>should comply with policy MD11 and, in particular, ensure the character of the area is not adversely affected, should not adversely affect any natural or heritage assets, and be landscaped and designed to a high quality.</p> <p><u>5. Protection from Flooding</u></p> <p>Any proposal should be accompanied by a detailed flood risk assessment, including the 'sequential' and 'exception' tests set out in the National Planning Policy Framework, and development will only be permitted in areas identified as flood risk zones 2 or 3 where they comply with these tests.</p> <p><u>6. Essential Infrastructure</u></p> <p>Details about how the infrastructure necessary to support the proposal are to be delivered should be set out in a working method statement within any master plan. This should form part of any planning application and o relevant parties may be required to enter into agreements under the Planning Acts to ensure delivery.</p>	
8	Paragraph 4.6	<p>Revise to read:</p> <p>There is a longstanding aspiration for a marina development in Market Drayton and both the Shropshire Core Strategy and SAMDev Plan anticipate such a development. This proposal can thus be seen as the practical implementation of recent Shropshire Local Plan policies so far as it relates to Market Drayton, taking forward a general aspiration for a marina as a specific proposal in this NDP. The site has specific advantages over all the other options for marinas on the Shropshire Union canal in this part of Shropshire. <u>There have been previous such proposals for this area and this NDP seeks to enable a viable scheme to be advanced through additional associated uses that would cross-subsidise the development, while meeting other needs in terms of both housing and enterprise that would support the town's economy in general and shopping centre.</u></p>	To respond positively to advice from Shropshire Council who advise
9	Paragraph 4.7	Revise to read:	To respond positively to advice from Shropshire

		<p>The site is level, has a frontage to the canal of several hundred metres and can be accessed from the A53 via Betton Road or direct to the town centre via Maer Lane. No other site has these advantages in such close proximity to Market Drayton itself. The proposed marina site location offers a number of benefits over other possible locations that might be considered:</p> <ul style="list-style-type: none"> i) The proximity of the marina to the centre of Market Drayton (less than 1km) will help draw tourists visiting the marina into the town enhancing the footfall to existing attractions in the town centre. This is enhanced by the fact that many marinas have become tourist attractions in their own right. ii) The site is located adjacent to the A53 providing excellent access from the potteries, north Shropshire, south Cheshire and North Staffs. It is visible from this road, enhancing its commercial appeal and tourism offer. iii) Existing footpaths and cycleways could easily be enhanced to provide healthy means to access the town centre from the marina site. Current bus routes around the town could be adapted to encompass the new development as required. iv) The site also offers a greater ease of engineering than at other potential locations in the vicinity. The current ground level of the site is at or slightly above the land immediately adjacent to the Shropshire Canal. This will result in less engineering work required to achieve the desired water and ground levels within the marina itself compared to other sites. v) Land on the opposite side of the canal is too small for a commercial scale marina and the towpath would need a bridge, or similar, to allow for continuity. vi) The land immediately to the north of the proposed site has an embankment to the canal and therefore achieving the relevant ground level for the marina would require additional engineering works. In addition, the site would no longer be in such favourable proximity to Market Drayton. v) Other potential canal side sites to the south of the town would encounter potentially significant engineering problems owing to the presence of the Tern River valley. vi) In addition to the above, the site's surroundings offer opportunities for a variety of other complimentary leisure and regeneration land uses including space for a much-needed hotel and conference centre for the town. This in turn would improve the deliverability of the marina development by increasing its viability. 	<p>Council who advise that the evidence that options have been considered should be presented.</p>
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10	Paragraph 4.8	<p>Add after the final sentence to read:</p> <p>‘The two areas are divided from each other by the A53 and this road and its associated features mitigate any effect the proposed development is likely to have on the setting of the Conservation Area. The enhancement of the Canal Basin Conservation Area will be encouraged should resources be made available for this.’</p>	To respond positively to advice from Shropshire Council who ask for supporting evidence about the impact of the proposed development site on this Conservation Area.
11	Paragraph 4.11	<p>Revise first sentence to read:</p> <p>The cross-subsidy development is anticipated to be focussed largely on leisure related uses and housing but might also include holiday accommodation, a hotel, conference centre and canal-side public house/restaurant.</p> <p>Revise the final two sentences to read:</p> <p>Impact assessments for retail and leisure developments seeking to take advantage of the waterside location will be required in accordance with policy MD10b where they exceed the thresholds defined within that policy. Although it is considered that such proposals might benefit the whole town without adversely affecting the vitality and viability of its shopping centre there will be a need to comply with Core Strategy policy CS15. It may, however, be necessary to restrict any proposed floorspace through either planning conditions or agreements. In addition, any retail and leisure uses should be ancillary to the main use of the site as a marina.</p>	To respond positively to advice from Shropshire Council that enabling development should be replaced by – cross-subsidy and to ensure development complies with SAMDev Plan policy nMD10b.
12	Paragraph 4.13	<p>After ‘stakeholders’ in the second sentence, include:</p> <p>‘, in particular Shropshire Council’.</p> <p>Revise the last sentence of the paragraph before the list and description of key matters to read:</p> <p><u>A range of matters will need to be addressed through the masterplan including, among others, accessibility, where there are three principal issues to address, and the matter of</u></p>	To respond positively to advice from Shropshire Council that they will need to be a stakeholder and there will be other issues in addition to those described.

		sustainable design which should include appropriate landscaping:	
13	Policy S.M3	<p>Revise point iii) and final paragraph of policy as follows:</p> <p>iii) Contributions made towards meeting off-site open space requirements required as a consequence of new housing and employment development in accordance with <u>SAMDev Plan policy MD2.</u></p> <p>The provision of associated facilities such as changing rooms, club houses, floodlighting and vehicle parking shall be located where it will not adversely affect the amenity of any neighbouring residential properties. <u>Appropriate car parking provision shall be made. The residential amenity of adjacent dwellings shall be protected through the layout of the playing field area and maintaining a buffer to their rear as informal open space and appropriately landscaped.</u> In bringing forward the proposal measures should be included to make the area as accessible as possible by walking and cycling. Measures should also include contributions towards the natural environment network of the town and surrounding area in accordance with Core Strategy policy CS17 and SAMDev Plan policy MD12.</p>	To respond positively to advice from Shropshire Council and the concerns of nearby residents.
14	Paragraph 4.16	<p>Add after first sentence.</p> <p>It is also understood that a building on the land accommodates a Men's Shed facility that is affiliated to the Men's Shed Association'.</p>	To add information about users of the Greenfields recreation area.
15	Paragraph 4.18	In the second sentence, replace 'just under 20 hectares'; with 'around 16 hectares'.	To reflect discussions with the agent for the landowner whereby land might be released for formal and informal recreation identified in the Community-led plan. (See alteration 19)
16	Policy S.M4	<p>Revise the first sentence of the policy to read:</p> <p>The 3.0 ha (approximately) site between the canal, A53 and Maer Lane and the 5.7ha (approximately) site north-west of Maer Lane between the canal and the A53, both</p>	To respond positively to advice from Shropshire Council that the housing should be included within the

		<p>identified on Map 3 may be developed for housing <u>provided they come forward as part of a comprehensive master plan proposal and involve a cross-subsidy package for the marina</u> advanced through policy S.M1.</p> <p>Add an additional criterion as follows:</p> <p>5. A landscaped buffer sufficient to attenuate noise from the adjacent proposed employment land should be provided within the site and to be of sufficient depth and utility to protect residential amenity while enabling the adjacent employment land to be used effectively.</p>	<p>master plan for the marina area and for the housing to cross-subsidise the project.</p> <p>The additional criterion is to ensure that the housing development on this site does not restrict the SAMDev Plan employment land allocation from being brought forward.</p>
17	Policy S.M5	<p>Add to the end of the final sentence of the first paragraph of the policy so that it reads:</p> <p><u>A phased release of land and transfer of sports to new facilities may however be permitted provided this facilitates the full delivery of policy S.M3 in an appropriate manner through a comprehensive and coordinated programme.</u></p>	To respond positively to advice from Shropshire Council advice that any transfer of facilities should not be piecemeal.
18	Paragraph 4.27	<p>Amend final sentence to read:</p> <p>‘Any phasing arrangements would need to be agreed between Market Drayton Sports Association, <u>Shropshire Council</u> and Market Drayton Town Council.</p>	To respond positively to advice from Shropshire Council.
19	New Policy and supporting justification	<p>Insert New policy and justification as Policy S.M6 and renumber subsequent policies and paragraphs.</p> <p>Then new policy and justification should read:</p> <p>Policy S.M6 – Housing Land off Longford Road</p> <p>Land amounting to around 5 ha to the south of Longford Road and land amounting to 1.2 ha on its north side, both identified on Map 4 may be developed for housing provided they assist the delivery of the playing field proposal advanced under Policy S.M3 through improving accessibility and the bringing forward of the playing field proposal. Their release for housing is conditional upon appropriate agreement(s) being entered into, or such other measures as would be appropriate, that would, among</p>	To respond to concerns about accessibility, deliverability and viability and reflect discussions with the landowner’s agent.

		<p>others, set out arrangements to ensure the following:</p> <ol style="list-style-type: none"> 1. The construction of a public footway and cycleway along the northern edge of the proposed housing site on the south side of Longford Road. 2. Defining the area on the north side of Longford Road to be made available for recreation under Policy S.M3 and the process whereby it will be released to the appropriate body. <p>Justification (Objective 2)</p> <p>SAMDev Plan policy S11.1 makes available sufficient housing land to meet the needs of Shropshire Local Plan Core Strategy 2006-2026. The release of this further housing land is additional to the guideline figure and brought forward in order to support other policies in both the SAMDev Plan and this Neighbourhood Plan. During the preparation of this plan concerns were raised about the accessibility of the preferred playing field site and the viability of the proposal. This policy seeks to contribute towards both these matters and to increase further the delivery of the project which is advanced for the health and wellbeing of the wider community. In order to achieve the objective to improve leisure facilities for the wider community, it may be necessary to enter into appropriate agreements to ensure the contributions made through the release of these additional housing sites materialise.</p> <p>The site on the southern side of Longford Road provides the opportunity for a pedestrian and cycle link adjacent to the road, although this might be formed behind the hedgerow in order to retain that feature. It should extend along the full length of the road frontage. In all other respects its development should meet relevant development management policies set out in the SAMDev Plan. The area of land on the north side of Longford Road may be developed in two phases and presents the opportunity for residents of Brookfields to gain rear access to their properties.</p> <p>Initial discussions have been held with the agent for the landowner of land that might provide for the increasing recreational needs of Market Drayton and its surrounding area together with an associated element of housing land on the north side</p>	
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		<p>of Longford Road. A small element of housing should enhance the delivery and viability of the recreational land and enable the beneficial and efficient use of the landholding. It is expected that the appropriate body will be Market Drayton Town Council although further discussions with Shropshire Council and the relevant parish council(s) will be necessary to determine the appropriate mechanism for delivering the site and its long-term management.</p> <p>A traffic management system to provide for pedestrians and cyclists will be required for a short distance along Longford Road to the south-east of the A53 underpass.</p>	
20	Policy S.M6	<p>Revise to read:</p> <p>The protection, management and planning for existing and the delivery of new green infrastructure, within and surrounding Market Drayton will be achieved through:</p> <ol style="list-style-type: none"> 1. Retaining the existing ecological network of stepping stones, corridors and linkages, particularly those <u>identified as locally important woodland, amenity areas and local green space</u>; 2. <u>In relation to development proposals</u>, requiring the identification, retention and enhancement of areas that would contribute towards further green infrastructure and ecological corridors and linkages within and adjacent to proposals for new development; 3. Seeking, where appropriate, the provision of new on-site green infrastructure in the form of multifunctional open space, particularly where this enhances the ecological network within and surrounding the town; 4. Protecting trees, woodlands, watercourses and the adjoining floodplain. 5. Ensuring integration and connectivity with the surrounding green infrastructure network. <p><u>For the purposes of criterion 1, these areas are shown on Map 6. Development should</u></p>	<p>To respond positively to advice from Shropshire Council</p>

		<u>not result in the loss or reduction in value of these sites as green infrastructure although proposals that benefit their utility for the amenity they provide will be permitted provided there is no significant adverse effect on residential amenity.</u>	
21	Paragraph 4.31	<p>In third sentence replace 'Shropshire Council's Open Space Planning Guidance' with 'SAMDev Policy MD2'</p> <p>Replace final 5 sentences with: 'This policy and associated map and descriptions seek to protect important areas that contribute towards local green infrastructure. The National Planning Policy Framework (NPPF) indicates that local communities should be able to identify areas for special protection which are green areas of importance to them. Their importance to the local community may be, among others, in terms of their recreational and amenity value, their value as a local natural asset, or their historical significance. Appropriate protection of Local Green Space can therefore contribute to the Core Strategy and SAMDev Plan policies. There are specific requirements to be met and they must be special to the local community because of their significance.'</p>	To respond positively to advice from Shropshire Council in relation to replacement of guidance and the need to ensure local green space complies with NPPF paragraph 77.
22	Paragraph 4.34	<p>Replace paragraph with:</p> <p>The following areas <u>of green infrastructure</u> are identified as <u>important open space</u> and <u>woodlands that contribute towards local green infrastructure</u>. These are shown on Map 6 (with the exception of site 13):</p> <ol style="list-style-type: none"> 1. Open space at Tern Valley Business Park – <u>important woodland, and amenity area.</u> 2. Little Drayton recreation ground and play area - <u>important open space</u> 3. Off Hospital Drive – <u>important amenity open space</u> 4. Grotto Road recreation and play area - <u>important open space</u> 5. Westland Road recreation area - <u>important open space</u> 6. Redundant railway line land south of Greenfields – wildlife corridor <u>and local green space.</u> 7. Town Park – <u>important local park and amenity open space</u> 8. Longlands Recreation & Playing Field - <u>important recreation area</u> 9. Market Drayton Cricket Ground - <u>important recreation area</u> 	This follows a further analysis of whether the areas concerned have special significance and if they might be protected through other measures.

		<p>10. Land to north and south of Grove School playing fields - <u>important woodland and amenity space</u></p> <p>11. Walkmills Meadows – <u>important woodland</u> and ecological areas</p> <p>12. Dalelands play and recreation area- <u>important open space</u></p> <p>13. Land to the South of Market Drayton Swimming Pool (see Map 9) - <u>recreation area and local green space.</u></p>	
23	Paragraph 4.35	<p>Revise paragraph to read:</p> <p>‘These sites were identified through the Market Drayton Community-Led Town Plan. <u>Their significance has been assessed to determine whether they might be designated areas of ‘Local Green Space’.</u> This also considered whether there were other measures that might be used to protect them.’</p>	This follows a further analysis of whether the areas concerned have special significance and if they might be protected through other measures.
24	New paragraphs	<p>Insert 4 new paragraphs after paragraph 4.35:</p> <p><u>Woodlands along the Tern Valley</u> – Sites 1, 10 and 11, in addition to their amenity value as woodlands, contribute to the ecology of the River Tern which is an important landscape and wildlife corridor. They cover relatively extensive areas and the local green space designation is not generally appropriate. However, protection is offered through other means should they be under threat. Protective measures include Felling Licence provisions and Tree Preservation Orders. General maintenance and good arboricultural practice should be encouraged, especially when this encourages biodiversity.</p> <p><u>Small amenity areas and recreation areas</u> – Sites 2 to 5, 7 to 9 and 12 are generally of limited scale addressing very local requirements rather than serving the community at large, or primarily used for formal recreation. Consequently, again, the local green space designation is not appropriate but they should be protected as amenity or open space. Nevertheless, they are identified in the Community-Led Town Plan as important green spaces with the potential to contribute towards the ecological network through supporting wildlife as stepping stones. As such they are important elements within the green infrastructure network protected through this and relevant SAMDev</p>	To explain the significance of the features that comprise green infrastructure and measures for their protection.

		<p>policies.</p> <p><u>Redundant railway line land south of Greenfields</u> - This area has been identified as contributing significantly to the ecological network as a major wildlife corridor through the centre of the town. Policy S.M8 designates this as local green space and describes its special significance to the community. It has special importance to the community fulfilling and important function as a habitat, and especially so because of substantial development that is taking place to its north. It runs parallel to the peripheral corridors to the north and south of the town and is the key component of the internal green infrastructure network.</p> <p><u>Land to the South of Market Drayton Swimming Pool</u> - This is an area which serves as a multi-functional green space for the community. Although part of the site is to be used as a skate park, a substantial area of green space will remain and it is intended that this will be used for a wide range of community activities, as provided by Policy S.M9. Its special significance is such that the remaining area is designated 'local green space'.</p>	
25	Policy S.M7	<p>1. Change title to read: Regeneration of Land to the rear of The Red Lion Public House and adjacent to Stafford Street. Amend reference in policy.</p> <p>2. Amend point ii) to read:</p> <p>ii) That the development takes full account of and avoids harm to statutorily listed buildings adjacent to the site and their settings and preserves or, preferably enhances Market Drayton Conservation Area, in particular, the street scene along Stafford Street.</p> <p>3. Add new criteria</p> <p>vii) Development proposals should also take account of known surface and sub-surface archaeology and ensure unknown and potentially significant deposits are identified and appropriately considered during development after consultation with the Shropshire Historic Environment Record (HER). Lack of current evidence of sub-surface archaeology must not be taken as proof of absence.</p>	To respond positively to representations made by Historic England which would improve the policy.
26	Paragraph 4.41	In 5 th and 6 th sentences change 'Stafford Road' to 'Stafford Street'	To correct a typographical

	(previously 4.37)		error
27	Policy S.M8	<p>Delete:</p> <p>Any public access provided through this area in accordance with SAMDev Plan Policy S.11.1a (sites MD010 and MD028) shall be wildlife friendly and encouraged at both ends of the corridor in order to maximise its accessible greenspace value.</p>	It is not appropriate to provide public access through this area if it is to support wildlife and to ensure the amenity and privacy of nearby residents are protected and concerns over safety are respected.
28	Paragraph 4.43 (previously 4.39)	<p>Delete last sentence and replace with:</p> <p>‘SAMDev Plan Policy S.11.1a envisaged development of these sites requiring footpath and cycle links through the former railway line towards the town centre. Investigations suggest it is not possible to achieve a reasonably direct route and connection without utilising third party land which has not been offered. Such a link would also reduce the effective use of the relatively narrow corridor for wildlife. The effects of a link might also affect residential privacy and amenity, while also creating an area where supervision would be difficult. Its importance is recognised in terms of meeting the requirements of Core Strategy Policy CS17: Environmental Networks and SAMDev Policy MD12: Natural Environment.’</p>	To reflect the above change and explain why a link is not possible. To respond positively to advice from Shropshire Council
29	Paragraph 4.46 (previously 4.42)	<p>Revise penultimate two sentences to read:</p> <p>‘This part includes substantial and specimen trees and a wildlife area <u>which, together with its significant amenity value to the whole community referred to in the previous paragraph, represent an area of special significance such that it should be designated Local Green Space.</u>’ Should any trees need to be removed, compensatory planting should take place elsewhere.</p>	To indicate that the natural area within this site is of special significance.
30	Paragraph 4.47 (previously 4.43)	<p>Add at end of paragraph:</p> <p>‘It is emphasised that for other forms of development Market Drayton Town Council is happy with the detailed guidelines and policies adopted through the SAMDev Plan process. In relation to housing Shropshire Council has advised that the SAMDev Plan, which has been found sound for the period 2006 to 2026, is able to meet the guideline</p>	<p>To correct an error.</p> <p>To emphasise that the NDP is to be read in association with Shropshire Local Plan, in particular its SAMDev Plan.</p>

		figure through its allocations and windfall developments and does not necessarily rely upon the release of the Greenfields recreation area or other sites.'	
31	Map 3	Show area at risk of flooding on the map	To respond positively to advice from Shropshire Council
32	Map ??	Amend plan to reflect reduced area for recreation and housing proposals set out in new policy S.M6	To respond to concerns about accessibility, deliverability and viability and reflect discussions with the landowner's agent.