**Market Drayton**

**Neighbourhood Development Plan**

**Consultation Statement**

**January 2017**

**Contents**

Introduction & Background Page 2

Consultation Statement Page 3

Time table with links to supporting documentation Page 4

Regulation 14 Consultation Process Page 7

Regulation 14 Statutory & Key Stakeholder Consultation List Page 8

Collecting & Identifying Response Forms Page 11

Schedule of Representations in Response to Draft Plan April 2017 Page 12

Schedule 1: Community Representations and Response Page 13

Schedule 2: Stakeholder Representations and Response Page 37

Changes to Draft Plan Following Regulation 14 Page 49

**Introduction & Background**

Market Drayton’s Neighbourhood Development Plan has been prepared in response to The Localism Act 2011, which gives town and parish councils and other relevant bodies’ new powers to prepare statutory Neighbourhood Development Plans (NDPs) to help guide development in their local areas.

These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and NDPs form part of this framework.

The Neighbourhood Planning (General) Regulations 2012 (Localism Act 2011) require a Consultation Statement to set out the consultations undertaken for the NDP.

Part 5 Paragraph 15 (2) of The Neighbourhood Planning (General) Regulations 2012, defines a Consultation Statement as a document which includes:

1. Details of the persons and bodies who were consulted about the proposed NDP.
2. A description of how they were consulted
3. A summary of the main issues and concerns raised by the persons consulted
4. A description of how these issues and concerns have been considered and, if appropriate, addressed in the proposed plan.

Guidance from Department for Communities and Local Government (10 Sept 2013) states that: ‘the Consultation Statement submitted with the draft Neighbourhood Plan should reveal the quality and effectiveness of the consultation that has informed the Plan proposals.’

This Statement sets out details of all consultation and engagement activity. It lists how the local community and other stakeholders have been involved and how their input has informed the development of the Plan.

The aim of the consultations in Market Drayton has been to ensure that the widest possible understanding of the reasons for and content of the Neighbourhood Plan, and to ensure that every resident and stakeholder had the opportunity to contribute to the development of the Plan.

This Statement demonstrates that there has been extensive community and stakeholder engagement and consultation throughout the process. There is evidence available to support all the statements regarding consultation summarised below.

**Market Drayton Neighbourhood Development Plan**

**Consultation Statement January 2017**

In January 2015, Market Drayton Town Council made a formal submission to Shropshire Council to designate an area comprising the Market Drayton Town Council area and small parts of its adjacent parishes as a Neighbourhood Plan Area under the Localism Act 2011, with the intention of preparing a Neighbourhood Development Plan.

A Neighbourhood Plan Steering Group, supported by a dedicated Project Officer and consisting of individuals who reflected a range of interests and involvement within the community was established. The Steering Group held an introductory meeting in February 2015 from which Terms of Reference and a Statement of Intent were agreed and subsequently approved and adopted by the Town Council.

The Steering Group has met regularly, usually bi-monthly, since March 2015 reporting progress to the Town Council meetings and to the Local Community via the local town magazine, The Drayton Messenger. Reports of progress were given at the Annual Town meeting held in November 2015 and Exhibitions and Displays were held at the Festival Drayton Centre and various other key locations. A dedicated Neighbourhood Plan section was added to the Town Council website and which provided explanation of what a Neighbourhood Plan entails, details of the Steering Groups meetings, notifications of Consultations and Engagement Events and a range documents and background reports, which also form part of the Evidence Base. Both the local press and radio were used in communicating important dates during the process alongside Facebook entries on the Town website. Before each event posters were displayed in key locations throughout the area.

**Resident’s Survey**

In July 2015, Data Orchard was contracted to assist with the design of the Resident’s survey for distribution in December 2015 and to provide an independent external analysis of the responses. A Public Awareness and pre-Consultation Event was held in September 2015 and the information gathered was used in the drafting of the Residents and Businesses Surveys. In December 2015, the Survey questionnaires were distributed in a special edition of the Drayton Messenger community magazine to every household in the Market Drayton and surrounding area and were backed up with additional awareness and support Events. Following the March 2016 closing date, the results of the Survey were analysed and a report published in May 2016 which was backed up by further Exhibitions and Displays held in various locations during June and July 2016 highlighting the Survey key findings and initial outline proposals at which the public were encouraged to offer their thoughts and comments.

**Time table excluding Steering Group Meeting dates with links to supporting documentation**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Month** | **What & Who involved** | **Purpose** | **Communication** | **Documentation** | **Response** |
| Jan 2015 | Town Council, Local Authority | Formal request for Designated Area submitted to LA | Letter | Link to Docs |  |
| March 2015 | Steering Group | Plan, process, allocate tasks, draft Statement of Intent | Reports to Town Council  The Drayton Messenger | Statement of Intent |  |
| Apr -Aug 2015 | Steering Group  Data Orchard | Produce Project Programme  Produce Communications Plan  Review of available evidence  Business Survey launched | Website  Drayton Messenger | Link to Programme  Link to Comms Plan  Link to Evidence Page  Link to Survey Form | Low return - see Nov 2015 |
| Jul 10th – Aug 28th 2015 | Town Council, Shropshire Council | 6 week Designated Area notification period | TC, SC websites, notice boards. Drayton Messenger | Link to notifications | One response querying boundary but raising no substantial objection. |
| Sept 2015 | First Consultation Event  Steering Group  Data Orchard | Raise Profile of the project and gather initial thoughts and issues from the public | Open to residents and visitors  Stall in Street Market  Exhibition in Festival Drayton  Drayton Messenger  Posters/Banners | Link to promotion material  Link to basic survey sheet | Circa 1000 footfall |
| Oct 2015 | Analyse feedback from First Consultation | Design of Surveys for Residents & Businesses |  | Link to Survey forms | Link to report |
| Nov 2015 | Launch of residents and revised business survey due to low response to Aug 2015 business survey  Data Orchard  Steering Group | Residents & Business Survey sent out in Drayton Messenger between 16th & 21st along with a reply paid envelope for returns and a link to MDTC for option of completing on-line | The Drayton Messenger  Website  Market Drayton Advertiser  Facebook  Drop off points for hard copies-TC, Library, Post Office, Festival Drayton | Link Survey Questionnaire | Circa 500 paper surveys returned and circa 100 completed on-line.  Deadline extended to mid Feb to enable further promotion eg young people |
| Nov 21st 2015 | Festival of Lights  Steering Group | Raise awareness of Survey and offer advice | Neighbourhood Plan stall in Cheshire Street | Link to Website | Circa 4000 footfall |
| Dec 2015 | Awareness Event  Festival Drayton  Steering Group | Raise awareness of Survey and offer advice | Stand in Festival Drayton reception area |  | Circa 150 footfall |
| Jan 2016 | Over 60s Club  Steering Group | Providing assistance for completing Surveys | Direct to over 60s | Link to website | Circa 80 attendees |
| Jan 2016 | Grove School students  Steering Group | Design of young people survey | Direct meetings with School | Link to Young Peoples Survey | Circa 180 responses |
| Jan 2016 | Radio Shropshire  SG Chairman | Awareness and reminder to complete surveys | Radio Shropshire |  |  |
| March 2016 | Data Orchard  Steering Group | Process & Analysis of Survey Data |  |  |  |
| Apr 2016 | Steering Group  Data Orchard | Review of Survey key issues and to decide what to include, partially include or reject in proposed objectives and policy options with reasons given |  | Link to document |  |
| Apr 2016 | Annual Town Presentation  SG Chairman | Neighbourhood Plan Progress Report | Website | Link to presentation/TC minutes | 35 attendees |
| Apr 2016 | Steering Group  Data Orchard | Published summary of the results of the Residents’ survey | Website  Drayton Messenger | Link to report |  |
| May 2016 | Public Events  Festival Drayton & Beacon Community Centre  Steering Group | Public Events to show key survey results, draft vision, Objectives and Policy Options | Website  Drayton Messenger  Posters  Market Drayton Advertiser  Facebook | Link to Promotion material  Link to Display material | Steady footfall but low feedback response. Review of timings/venues undertaken. |
| May 27th 2016 | Data Orchard | Site assessment report completed | Website | Link |  |
| July 2016 | Public Event Red Lion | Public Event to show key survey results, draft vision, Objectives and Policy Options | Market Drayton Advertiser |  | Circa 70 attendees  Link to feedback |
| Aug Sept 2016 | Steering Group  Data Orchard | Prepare first draft of Neighbourhood Plan |  | Delivered 18th September 2016 |  |
| Sept 2016 | Data Orchard | SEA delivered | Website | Link |  |
| Sept 29th 2016 | Steering Group | Draft Plan presented to Town Council | In writing | Link to Recommendation  Link to TC meeting |  |
| Sept 30th 2016 | Start of Regulation 14 formal consultation  Steering Group  Data Orchard | Reg 14 six week consultation begins | Regulation 14 Notices  Email to key stakeholders  Website  Drayton Messenger  Market Drayton Advertiser  Shropshire Council website  Hard copies for viewing in Library and Town Council (Also drop) | Link to first Draft NP  Link to response sheet  Link to Reg 14 Notice  Link to Press Release |  |
| Nov 4th 2016 | Awareness Event  Steering Group | Red Lion Awareness Event to promote consultation | Stand  Hard copies of Plan and Response Sheets available |  | Circa 30 attendees |
| Nov 21st 2006 | Closing date for Regulation 14 consultation | Closing date for comments on Public consultation draft | Reminders sent to key stakeholders |  |  |
| Nov Dec 2016 | Review of Reg 14 representations  Data Orchard  Steering Group | Collate responses, allocate unique number and analyse data |  | Link to responses | Circa 40 responses received via post, email or on-line |
| Dec 2016 | Data Orchard  Steering Group | To incorporate, partially incorporate or reject formal representations with reasons as shown below |  | Link to document |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |

**Public Consultation – Regulation 14 Process**

Market Drayton Town Council approved draft Neighbourhood Plan as submitted by Steering Group 29th September 2016

Start of Regulation 14 Consultation period confirmed as 30th September 2016 with closing date for comments of 21st November 2016

Press release to key media outlets issued 2nd October 2016

Statutory Notice issued 2nd October 2016

Draft Plan, Statutory notice, press release and download response sheet/online survey monkey response added to website 2nd October 2016

Hard copies of the draft Plan and response sheets located at Town Council Office reception and Market Drayton Library in Cheshire Street

**Formal Stakeholder Consultation**

Statutory Stakeholders received a copy of Strategic Environmental Assessment (SEA) as well as the draft plan

Relevant Statutory stakeholders notified via email 4th October 2016

Other key stakeholders notified via email 6th & 7th October 2016

All stakeholders were invited to respond to the Draft Plan by email, on-line or by post

**Regulation 14 Statutory & Key Stakeholder Consultation List**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Organisation/Business/Parish Council** | **Contact Name** | **Date Sent** | **Noted** | **Response received/Notes** |
| Shropshire Council | Eddie West | 04/10/2016 | 05/10/2016 | Received 24/11/2016 |
| Historic England |  | 04/10/2016 |  | Received 14/11/2016 |
| English Heritage |  | 04/10/2016 | 04/10/2016 |  |
| Highways England |  | 04/10/2016 | 04/10/2016 | Received 22/11/2016 |
| Severn Trent Water |  | 04/10/2016 |  | Received 24/11/2016 |
| Environment Agency |  | 04/10/2016 |  |  |
| Environment Agency SHWG |  | 04/10/2016 |  |  |
| Moreton Say Parish Council | Jane Evans | 06/10/2016 |  | Received 14/11/2016 |
| Adderley Parish Council | Jane Evans | 06/10/2016 |  | Received 14/11/2016 |
| Norton-in-Hales Parish Council | Melanie Joyce | 06/10/2016 | 06/10/2016 | Received 16/11/2016 |
| Hodnet Parish Council | Jane Evans | 06/10/2016 | 11/10/2016 |  |
| Loggerheads Parish Council | Karen Williams | 06/10/2016 | 07/10/2016 | Received on-line |
| Staffordshire County Council |  | 06/10/2016 | 06/10/2016 |  |
| Newcastle under Lyme Borough Council |  | 06/10/2016 | 06/10/2016 |  |
| West Mercia Police |  | 06/10/2016 | 06/10/2016 |  |
| Shropshire Fire and Rescue |  | 06/10/2016 |  |  |
| Shropshire Housing |  | 07/10/2016 | 07/10/2016 |  |
| Marches Local Enterprise Partnership |  | 06/10/2016 |  |  |
| Sport England |  | 06/10/2016 |  | Received on-line |
| The Coal Authority |  | 06/10/2016 |  | Received 27/10/2016 |
| Home & Communities Agency |  | 06/10/2016 |  | Received 10/10/2016 |
| Natural England |  | 06/10/2016 | 17/11/2016 | Received 22/11/2016 |
| National Trust |  | 06/10/2016 | 06/10/2016 |  |
| Shropshire Community Health NHS Trust |  | 06/10/2016 |  |  |
| MEC Environmental & Infrastructure UK |  | 06/10/2016 |  |  |
| National Grid |  | 06/10/2016 |  | Received 21/11/2016 |
| RWE Npower Renewables Limited |  | 06/10/2016 | 06/10/2016 |  |
| Campaign to Protect Rural England |  | 06/10/2016 | 07/10/2016 |  |
| Shropshire Chamber of Commerce |  | 06/10/2016 |  |  |
| Woodland Trust |  | 06/10/2016 | 06/10/2016 |  |
| Shropshire Wildlife Trust |  | 07/10/2016 |  |  |
| Network Rail |  | 07/10/2016 |  |  |
| River & Canals Trust |  | 06/10/2016 | 17/11/2016 | Received 25/11/2016 |
| Market Drayton Sports Association | Steve Walwyn | 07/10/2016 |  |  |
| Shropshire FA |  | 06/10/2016 |  |  |
| Market Drayton Community Partnership |  | 06/10/2016 |  | Received 13/11/2016 |
| Shropshire Disability Network |  | 06/10/2016 |  |  |
| Rural Community Council of Shropshire |  | 06/10/2016 |  |  |
| Market Drayton Grove School |  | 07/10/2016 |  |  |
| Festival Drayton Centre |  | 07/10/2016 |  |  |
| Market Drayton Senior Enterprise | Eric Davies | 07/10/2016 |  |  |
| Market Drayton Churches Together | Sue Frankfort | 07/10/2016 | 07/10/2016 | Received 18/10/2018 |
| Federation of Small Businesses |  | 07/10/2016 |  |  |
| Market Drayton Medical Practice (hc) |  |  |  |  |

**Collecting and Identifying Response Forms**

Responses returned by post/email to Town Clerk, at drop off points at Town Council Offices and the Library, Survey Monkey

Reminders sent out to key Stakeholders 17th November 2016

Each response to be given a unique identification number

Name & Address to be entered on response database which will then form part of the consultation statement

Formal responses and representations to be considered by the Steering Group with the assistance of Data Orchard and either incorporated, partially incorporated or rejected, with reasons given – all responses will be shown as part of the Consultation Statement

**Market Drayton Neighbourhood Development Plan**

**Schedules of Representations in response to Draft Plan, April 2017**

**Schedule 1: Community Representations and Response**

**(Most representations are presented in full. However, some of the longer ones have been summarised)**

| **Respondent Identification Number** | **Section/ Policy Number** | **Support/ Object/**  **Comment/Recommend change/etc.** | **Representation**  **Market Drayton Town Council Consideration** | **Proposed Change Number** |
| --- | --- | --- | --- | --- |
| C.1  C and P Wells | Policy S.M3 | Objection | We currently enjoy uninterrupted views across open fields and countryside to three sides of our property, the main reason we purchased it. This proposal would mean that we would be adversely affected by views of sports facilities, floodlighting etc. and that the public would have access to within 12 feet of our back door. We would also be affected by increased noise and pollution from traffic.  The current lane which gives access to the proposed site is narrow with few passing places. Increases in pedestrians and/or cyclists give rise to more danger especially during winter months as the lane is not treated in icy conditions. Land to the south of the lane which is suggested for provision of walking or cycling would impact on the views to the front of our property. This land is somewhat elevated above the lane and would mean our privacy would be affected. The value of our property would also be adversely affected. | See Change No 13 |
| **The area lies on the urban fringe of Market Drayton. Shropshire Local Plan (SAMDev Plan) policy S11 indicates that the Town’s Development Strategy is to release housing land to the north on sustainable sites immediately adjacent to the development boundary. Recreational use is considered an appropriate alternative use and provide facilities that would meet the growing needs of the town both now and in the future. The allocation through policy S.M3 lies adjacent to the development boundary. Protection of residential amenity is a policy requirement and should ensure the layout of facilities, including the club house, parking and lighting, is considered appropriately to ensure there is no significant adverse effects upon this. An additional clause may however be included to provide a suitable buffer between the properties and any formal playing firlds. Land covered by this policy would allow for improvements that would support walking and cycling, and would also enable passing provision to be made.** |
| C.2  P and R Machin Abientot Art | Para 1.11 | Support | We are responding in support and to show the links of this 'community consultation', both as residents and in our role as voluntary Art Consultants for the Shroppie Arts & Heritage Trail as developed by the MDCP & the C&RT | No change required |
| **Noted with thanks** |
| Paras 2.2, 2.9, 2.11, 2.13 | Comment | The vision of culture & leisure development and increasing access to these both in the town, by the canal and all their environs. The Shroppie Arts & Heritage Trail intends to link the town and the canal using community art projects, in a series of phases. Phase 1 is under way with intended completion early 2017. Phase 1:GATEWAY PROJECT which is two art graphic boards on either side of the A53 bridge ~ Entering from NW called 'Doorway to Drayton', celebrating the town. ~ Exiting the town from SE called 'Shroppie Waters' celebrating the canal. This will develop the 'environmental corridor' of the Shropshire Union Canal in MD. | No change required |
| **Comments are helpful and the project will contribute towards attracting more visitors to the town centre from this direction.** |
| Para 3.1 | Comment | The marina development could be a great boost to the town and linked by the second phase of the Art & Heritage Trail which is proposed. Phase 2 SHROPPIE STONES These are small memory tile/slabs approx. 15 X20 cm laid in a continuous line leading the walker, cyclist, boater ...tourist to & from the town. This is a largely self-financing project whereby community individual could pay a small price to have a family name set into an individual stone. See Gosport County Council project. With marina, financial incentive this could also lead to the marina and be a point of interest for all in and out of the area. | No change required |
| **Comments are helpful and the project may contribute towards attracting more visitors to the town centre from this direction. It would be useful to advise any developer of the marina and other associated users at such a time as any detailed proposal is advanced.** |
| Para 4.6 | Comment | Integration and connectivity could be enhanced & the Gateway graphic boards, Art & Heritage Trail, plus Shroppie stones. The marina may well be prepared to contribute to the community art by commissioning further public art, community art events and ongoing involvement with the Trail as part of their commitment to the community 'Integration & Connectivity'. This would bring commercial success to visitors both at the marina and into the town. | No change required |
| **It would be useful to advise any developer of the marina and other associated users at such a time as any detailed proposal is advanced about this project.** |
| Whole plan | Comment | We are only two years’ resident in Market Drayton & running a small art business in France. We view the town as a pretty & historically market town, but it could be a vibrant community inclusive town with this plan and the appliance of business knowledge and artistic engagement. Abientot Art is pleased to offer consultancy advice, of a voluntary nature, to support the above points in the draft MDNBD and community art. [www.abientot-art.com](http://www.abientot-art.com) | No change required |
| **Noted with thanks** |
| C.3  H Armytage | Whole Plan | Support | I wish to express general approval of the policies in the Neighbourhood Plan, Public Consultation Draft, September 2016. | No change required |
| **Noted with thanks** |
| Omission of matter | Recommend addition | I have noted that reference to parking only occurs 4 times in the document. Reflecting on the clear benefits that the developments would bring to the town and the likely increase in visitor numbers, I wonder if some attention should be given to providing additional parking areas? | No change proposed in relation to this suggestion |
| **Shropshire Council, which currently operates most of the public car parks within the town have not asked for any specific proposals for additional town centre car parking are included in the plan. No requests for public or customer parking by private companies. Market Drayton Town Council does not have the funds to make available further car parking. The current emphasis in relation to transport infrastructure is upon reducing the need to travel by car and this may influence the direction of future investment in walking, cycling and public transport.** |
| C.4  P Virgo | Omission of matter | Recommend addition | I think that the overall plan is excellent however there is a major gap in regards to transport. Market Drayton is an ideal town to develop a network of cycle paths and routes. The compact nature of the town and the fact that there is little elevation difference means that cycling could become more popular amongst residents. There are a number of existing cycleways around town but they do not yet form a cohesive network of routes. I believe that the plan needs to address this issue. There are many routes around town which could, at relatively low cost, be made more "bike friendly". Notably there are a number of one way roads which should be redesigned as two way for cyclists, this is a very cost effective solution.  Key facts: Evidence from Belgium suggests that, compared to the road network, the risk of injury is lower in a one-way street with contra-flow cycling or at crossroads including such a street. Cycling UK View (formal statement of Cycling UK's policy): One-way systems put cyclists at a disadvantage, making their journeys longer and more stressful. Restoring two-way cycling on one-way streets can significantly improve the safety, convenience and attractiveness of cycling. Each local authority should review all its one-way streets, with the aim of progressively converting them either to two-way use (particularly for one-way systems on more major roads), or permitting contra-flow cycling (e.g. on narrower streets), unless it can be demonstrated that there are overriding hazards affecting cyclists. Contra-flow cycling should be facilitated through appropriate engineering treatments, depending on the traffic volumes, speeds and road widths involved. In many cases, e.g. on quieter roads, unsegregated two-way cycling on an unmarked road is an appropriate solution. More heavily trafficked one-way roads should be provided with contra-flow lanes. I believe that the plan needs a specific section on sustainable transport. I am very happy to speak with someone about this matter. | No change proposed in relation to this suggestion |
| **The advice is noted with thanks and the importance of infrastructure to promote cycling and thereby reduce travelling by car is acknowledged. In addition, the suggestions about what each local authority should do are also helpful. The potential health benefits are also recognised. Market Drayton Town Council is not the Highway authority with responsibility for addressing transport issues such as this. However, it will bear in mind this advice should it be consulted by Shropshire Council upon revisions to the Core Strategy and any review of the Local Transport Plan** |
| C.5  S Roberts | Para 4.7 | Question | Has the new marina in Audlem been taken into account in suggesting the Market Drayton one? Surely there will not be the business to sustain two so close together and as the Audlem one is in operation; will businesses move to Market Drayton? | No change proposed in relation to this representation |
| **It is understood Audlem is a successful marina. The policy is an enabling one that has been advanced in accordance with Shropshire Local Plan policies which support such a measure. Interest has been shown by parties associated with the industry who believe this to be a viable proposal.** |
| Para 4.29 | Question | What safety considerations have been taken into account in suggesting a ‘wildlife corridor’ on old railway line being opened up as a foot/cycle path? The line runs mainly in a cutting therefore will need plenty of lighting, how will this be achieved without disrupting wildlife? | See changes 22, 24, 27 and 28. |
| **Accessibility of green space is promoted by Natural England and matters of safety would be considered at the design stage. The foot and cycle links associated with Greenfields were highlighted in the SAMDev Plan and this plan sought to bring this forward. However, a further review suggests it is unlikely that this could be delivered in any meaningful way in view of other land ownerships. Hence, the policy has been amended to remove the foot/cycle links element but retaining the area as ‘local green space’ in view of its importance to biodiversity and provision of woodland.** |
| Para 4.37 | Question | Where is Stafford Road in Market Drayton? I assume you mean Stafford Street but a mistake like this causes me to question the rest of the content of the document and suggests it has not been proof read by anyone from the Neighbourhood Plan Group - sorry to be picky but on such an important document, a mistake like this should have been picked up. | See changes Nos 25 and 26 |
| **Grateful for pointing out this typographical error** |
| Omission of matter | Question | Having read the document, I can find no suggestion that with the new housing and therefore increased population, that there are plans to expand the doctors’ surgery or increase school places. Doesn’t the Community Infrastructure Levy (CIL) help to cover infrastructure including schools and hospitals? | No change proposed in relation to this representation |
| **The plan does not increase the housing requirements for the town and its surrounding area, which have already been set by Shropshire Council through its Local Plan. It will have consulted relevant partners upon its plan including those responsible for education and health. The Community Infrastructure Levy can be used to fund infrastructure such as schools. Shropshire Council maintains a LDF Implementation Plan that reviews annually the infrastructure priorities. In relation to local infrastructure it engages with local communities including through town and parish councils.** |
| Consultation arrangements | Comment | Having worked professionally with Parish Plan groups on Community Led Plans, I think this is an excellent opportunity for Market Drayton. I am a little concerned as to the low response rates to consultation in the past and the lack of information around events. It was by accident that I was aware of the consultation through being delivered a Drayton Messenger; I will now monitor the webpage for further consultation events and activities. Where are events advertised? I've not seen anything on social media such as Drayton Crier. | No change required |
| **The Messenger has been specifically asked to assist with publicity for the plan so it is pleasing to see that this has been noted.** |
| C.6  S Sparrow | Policy S.M6  Para 4.10 to 4.34 | Objection | Our land seems to be part of the local green space as indicated in area 10 and we have never been consulted upon this or informed about what was going on. | No change required |
| **All the areas concerned were identified in the Community Led Town Plan. It is understood that the area concerned is outside of the designated neighbourhood plan area.** |
| C.7  Mr and Mrs R A Hughes | Policy S.M8  Para 4.39 | Objection | The old railway cutting is currently a sanctuary for wildlife. It is currently totally enclosed so the wildlife remains undisturbed. We believe it should stay that way. If public access was created we believe it would be unsafe, become a route for motorbikes and a place where youth would gather. It would be very difficult to police and monitor. We do not believe it would help access into the town. There are already well lit footpaths along Prospect Road which provide for walking access. If the cutting was developed to provide a cycle/footpath it would require costly groundworks, purchase access and provide lighting to a very dark space. All these actions would have a detrimental effect on the wildlife you are aiming to protect. Leave it alone. | See changes 22, 24, 27 and 28. |
| **Accessibility of green space is promoted by Natural England and matters of safety would be considered at the design stage. The foot and cycle links associated with this area were indicated in the SAMDev Plan and this plan sought to bring this forward. However, a further review suggests it is unlikely that this could be delivered in any meaningful way in view of other land ownerships. Hence, the policy has been amended to remove the foot/cycle links element but retaining the area as ‘local green space’ in view of its importance to biodiversity and provision of woodland.** |
| C.8  Mr and Mrs G M Forster | Policy S.M8 | Qualified support | No objection to railway cutting being used for cycling and walking as long as the shrubs and trees are kept for wildlife. | See changes 22, 24, 27 and 28. |
| **A review of the policy suggests it is unlikely that the foot/cycle links could be delivered in any meaningful way in view of other land ownerships. Hence, the policy has been amended to remove the foot/cycle links element but retaining the area as ‘local green space’ in view of its importance to biodiversity and provision of woodland.** |
| C.9  G Bates | Policy S.M1 | Qualified support | Support the development of the new marina, I think that the site of the old marina should be enhanced and a new use found for it. | See Change No 10 |
| **Support welcome. In relation to the’ old marina’, it is presumed this refers to the Market Drayton Canal Basin Conservation Area. No specific proposal is included in the plan for this area. Should resources become available, including through the mew marina proposal, to enhance this Conservation area, then such proposals would be welcome.** |
| Policy S.M8 | Qualified support | The wildlife corridor needs to be kept as ecologically friendly as possible – just natural flora and fauna with no human interference. | See changes 22, 24, 27 and 28. |
| **Accessibility of green space is promoted by Natural England and matters of safety would be considered at the design stage. The foot and cycle links associated with this area were indicated in the SAMDev Plan and this plan sought to bring this forward. However, a further review suggests it is unlikely that this could be delivered in any meaningful way in view of other land ownerships. Hence, the policy has been amended to remove the foot/cycle links element but retaining the area as ‘local green space’ in view of its importance to biodiversity and provision of woodland.** |
| General | Comment | Please do not build on floodplains | No change proposed in relation to this representation |
| **There are no proposals for this in the plan. There are areas away from the floodplain that may also be at risk of flooding. Where proposals are advanced that might affect these a requirement is indicated to carry out the appropriate investigations to ensure this is considered appropriately within any proposal.** |
| C.10  D Sprigg | Policy S.M1 | Comment | Marina will greatly enhance the opportunities provided by the canal. It would be a centre for canal users and enhance the trade in the town provided some means of transport is provided. However, the town centre needs developing more with more businesses coming, else the marina will become the centre. Workshop facilities on site would be excellent to if plans included a dry dock. | No change proposed in relation to this representation |
| **Welcome support for the marina. There is a requirement for any proposal involving retailing at the marina to undertake an impact assessment, as required by Shropshire Local Plan. The facilities for canal boats at the marina will be determined by any operator. The regeneration of the town centre is supported but with a policy for one area being presented as an example of what might be undertaken. Other measures depend upon landowners and owners of premises. There are policies in Shropshire Local plan that encourage these. The Town Council is not aware of any other current proposals but would be happy to try to assist should there be any. Those that may come forward during the plan period will be judged by policies in Shropshire Local Plan.** |
| C.11  McDyre and Co on behalf of  M and J Whittingham | Map 1 | Support | The proposed boundary shown by black-dashed line is supported particularly on the northern side of A53 since the Tern Valley severely limits development on the southern side of the town. | No change required |
| **Noted** |
| Paragraph 2.5 | Comment | A reference is made in the paragraph to Policy MD3. It should be added here that adopted SAMDev Policy S11.1(3) states: -  *“Further to MD3, the release of further greenfield land for housing will be focused in the north of the town on sustainable sites adjoining the development boundary, subject to suitable access.”*  The boundary referred to in S11.1(3) is clearly the current adopted plan boundary for Market Drayton and the re-drawing of the Neighbourhood Plan area boundary will facilitate development beyond it as envisaged by S11.1(3). | No change required |
| **Additional housing provision to meet policy S11.1 was not one of the purposes agreed between the parties preparing the NDP and Shropshire Council has continued to advise that it is confident the housing allocations and windfall allowance for development within the current boundary should meet housing needs until 2026. Any additional housing land brought forward within this NDP is incidental to enabling other specific proposals to be brought forward.** |
| Policy S.M4 | Objection | The Plan should not rely on delivery of housing from these two particular sites, certainly within the early stages of the Plan period to 2026. Our clients’ site at Adderley Road, approx. 4.5 ha, is more easily developable and deliverable and its housing allocation will provide some certainty and continuity in delivering housing which the two sites at Maer Lane cannot in the earlier stages of the Neighbourhood Plan and the Shropshire Council Local Plan Partial Review. It should be considered a site that will be developed in the longer term. | No change proposed in relation to this representation |
| **The NDP needs to be read in association with Shropshire Local Plan and this is made plain within section 2 of the NDP. The allocation of these sites (S.M4) has been made with the knowledge of the owner who indicates it is available in association with other land. Its availability, either in the short or long term, should not affect any proposal on land elsewhere that meets the requirements of Shropshire Local Plan, particularly policy S11.1(3) which indicates the direction of growth in terms of housing development. Shropshire SAMDev Plan (December 2105) which sets out the approach to delivering the housing guideline 2006-2026 has been found sound and this does not depend upon the delivery of the sites advanced through this policy. It was adopted having been assessed against the housing provisions of the NPPF. Shropshire Council has commenced a review of its Core Strategy and issued a ‘call for sites’. This site might usefully be submitted through that process** |
| Policy S.M5 | Comment | It is noted however from para. 4.26 that only 31% of people in Market Drayton supported the sale of the site. As with the two sites proposed at Maer Lane under S.M4 it would be unwise of the Town Council and Shropshire Council to rely on early delivery of this site and it should be programmed for the later stages of the Plan period. It should be considered a site that will be developed in the longer term. | No change proposed in relation to this representation |
| **One third of residents wanted the Greenfields site to remain as a recreation area. The Greenfields site will, in the near future, be surrounded by new housing which will may potentially restrict its use because of complaint in terms of significant adverse effects on amenity from noise, use of the club house, parking and flood lighting.. There are no opportunities on the existing site to expand facilities to accommodate a growing population, increased demands and need for both formal and informal recreation. Public funding is not available to enhance facilities and the current subsidy is under pressure from many other directions. Relocation and housing development on the existing site provides an opportunity to provide enhanced facilities both in terms of area and accommodation. The area is referred to in the SAMDev Plan (Policy and this policy S11.1(2) and this NDP policy gives effect to it. It is not relied upon to meet Shropshire Council’s housing requirements and the relevant Shropshire Local Plan housing policies provide flexibility for new housing within or adjacent to the town’s development boundary to its north. (see SAMDev Plan Policy S11.1(3)). Shropshire SAMDev Plan (December 2105) which sets out the approach to delivering the housing guideline 2006-2026 has been found sound and this does not depend upon the delivery of the sites advanced through this policy. It was adopted having been assessed against the housing provisions of the NPPF.** |
| Propose new housing site and Policy | Recommend change | Land at Adderley Road would remove uncertainty about the delivery of new housing land because of its deliverability and its sustainability. Local Plan allocation site MD030 which lies to the west of the  Greenfields recreation area and south of A53 bypass, is currently under construction. The Adderley Road site would follow on ensuring continuity of new housing development to meet needs in Market Drayton. We estimate the site could deliver some 125 new homes in a variety of styles, including affordable homes and some bungalows over a 5-year build programme.  Propose that a new policy be introduced to provide for the housing allocation of the Adderley Road land (see plan below). The Adderley Road site comprises two fields bordered by tree and native hedgerow. The site has a long frontage to Adderley Road on its eastern boundary and lies a short distance from the A53 Market Drayton / Adderley Road roundabout to the south. A residential property, Westways and a small paddock, lie between the site and the A53 Market Drayton bypass.  Proposed new policy:  **Policy S.M10 – Land adjacent to Adderley Road**  **Approximately 4.5 ha of land adjoining the west side of Adderley Road may be developed for housing and phased at an early stage in the Plan period. Development of the site would contribute to the housing requirement for Market Drayton and also complement the expanding Sych Farm Business Park lying**  **immediately to the east as a mixed-use housing / employment location. The housing development should be undertaken in accordance with the following criteria: -**  **1. The vehicular access to the site will be taken from Adderley Road.**  **2. Design matters should conform with SAMDev Policy MD.2.**  **3. Provision of a signal controlled pedestrian crossing point to the western**  **arm of the A53 / Adderley Road roundabout.**  **4. Provision of the type and affordability of housing in accordance with Core**  **Strategy Policy CS11.**  **5. Provision of an on-site children’s play area.**  Supporting submission and evidence included in the representation includes:   1. The site was identified in the past as employment land but the current SAMDev proposal is sufficient for Market Drayton. 2. It is acknowledged that future growth should be to the north and although in the examination of the SAMDev the Inspector considered the proposals in that plan sufficient it was indicated a partial review should get underway as soon as possible. A representation will be made to include the site within that review. 3. Site investigations have established its suitability for housing including Topographical Survey, an Ecological Appraisal, a Transport and Access Review, a Geo-environmental Survey and a Drainage and Services Study. 4. Advice is given about how the site meets the economic, social and environmental roles for sustainable development. 5. The accessibility of the site to jobs and service, through a range of sustainable means is described. 6. The site is considered to be deliverable with interest being shown in it by a major house builder. | No change proposed in relation to this representation |
| **The remit of this plan did not include allocating further sites to meet the Shropshire Local Plan housing guideline figure because the SAMDev Plan covers this fully. Further sites, should they be needed to meet any new housing target, will be considered for housing through SAMDev Policy S11.1 or the review of Shropshire Local Plan Core Strategy which has just commenced. It has been found sound and that finding did not rely upon the preparation of a neighbourhood plan for Market Drayton and its allocation of further land for housing. The NDP does not seek to restrict land for housing within or adjacent to Market Drayton to a greater extent than Shropshire Local Plan. The agent/owner should seek planning permission based upon meeting the requirements of SAMDev Policy S11.1(3.** |
| C.12  Mr and Mrs M Weddle | Paragraph 4.19 | Question and comment | What does a quiet lane mean? Access to the area will generally be by car as this is an out of town site. Question whether cycling is practical with the equipment such as sports bags that will be carried. If successful, this will put more traffic on the narrow lane without any alterations. | No change proposed in relation to this representation |
| **A ‘Quiet Lane’ is a nationally recognised designation, often hosted by a local, rural community, such as a parish or village group, who recognise that Quiet Lane designation can bring benefit to their local quality of life. They are designated minor rural roads intended to pay special attention to the needs of walkers, cyclists, horse riders and the mobility impaired. They are designed to enable users to enjoy country lanes in greater safety and encourage car drivers to respect more vulnerable road users. They encourage local journeys to be made on foot or bicycle, and for recreation. While cars are not banned and use of these roads is shared, lower speed limits and discrete road signs can encourage drivers to slow down and help people to appreciate the beauty and tranquillity of country lanes. By helping to protect the character and tranquillity of the countryside from traffic, reducing the intimidating effects of traffic on rural roads, building community links and encouraging healthy, recreational activities, Quiet Lanes play a valuable role in improving people’s quality of life. (NB description taken from CPRE’s guide to Quiet Lanes – September 2006). There are regulations covering these which must be met and consequently it is not a specific proposal but investigated.**  **Land covered by this policy would allow for improvements that would support walking and cyclin, and would also enable passing provision to be made.** |
| Paragraph 4.20 | Objection | The current premises for Market Drayton FC are ideally located for its purposes within the centre of the town and easily accessible by car, cycling and walking with younger people in particular able to get to the ground safely. The Club is bound by Football Association Rules. Relocation will jeopardise its future. Many volunteers work tirelessly for the Club and its location plays a part in enabling this. | No change proposed in relation to this representation |
| **There is a need for public playing fields to serve the whole community and currently the area is not able to do this. The pressures, both in terms of the need for further facilities and effect on residential amenity, are increasing while resources diminishing. Relocation offers the opportunity to expand and enhance facilities to provide sports for all.** |
| C.13  Gillian Wilde | Policy S.M5 and paragraph 4.29 | Objection | The land has become a natural habitat over the years and turning it into a footpath/cycle link will destroy this. The area should be kept as it is. | See changes 22, 24, 27 and 28. |
| **Accessibility of green space is promoted by Natural England and matters of safety would be considered at the design stage. The foot and cycle links associated with this area were indicated in the SAMDev Plan and this plan sought to bring this forward. However, a further review suggests it is unlikely that this could be delivered in any meaningful way in view of other land ownerships. Hence, the policy has been amended to remove the foot/cycle links element but retaining the area as ‘local green space’ in view of its importance to biodiversity and provision of woodland.** |
| Policy S.M8 and paragraph 4.39 | Objection | Who will maintain this land and will the owner make it available to be turned into a foot/cycle link? Safety measures will be required as it sits between two ridges being potentially dangerous. It will not afford direct access to the town as related land has been purchased. There is no value in disturbing it. | See changes 22, 24, 27 and 28. |
| **It is understood that the owner was interested in promoting the area for this purpose. However, see above.** |
| C.14  P M Boffey | Paragraphs 4.37 and 4.38 | Objection | If made available for walking and cycling fear it will be used for motorcycles and anti-social behaviour at night. | See changes 22, 24, 27 and 28. |
| **Accessibility of green space is promoted by Natural England and matters of safety would be considered at the design stage. The foot and cycle links associated with this area were indicated in the SAMDev Plan and this plan sought to bring this forward. However, a further review suggests it is unlikely that this could be delivered in any meaningful way in view of other land ownerships. Hence, the policy has been amended to remove the foot/cycle links element but retaining the area as ‘local green space’ in view of its importance to biodiversity and provision of woodland.** |
| C.15  Grant Wilde | Policy S.M5 and paragraph 4.29 | Objection | Area already a wildlife haven and public access will do nothing to enhance it. Lighting will be required for it to be used as a footpath/cycle link and would add to light pollution. | See changes 22, 24, 27 and 28. |
| **Accessibility of green space is promoted by Natural England and matters of safety would be considered at the design stage. The foot and cycle links associated with this area were indicated in the SAMDev Plan and this plan sought to bring this forward. However, a further review suggests it is unlikely that this could be delivered in any meaningful way in view of other land ownerships. Hence, the policy has been amended to remove the foot/cycle links element but retaining the area as ‘local green space’ in view of its importance to biodiversity and provision of woodland.** |
| Policy S.M8 and paragraph 4.39 | Objection | Who will pay for the work and maintenance for it to be accessible? It will give rear access to our property and affect security. It will be used for anti-social behaviour and fly-tipping. | See changes 22, 24, 27 and 28. |
| **It is understood that the owner was interested in promoting the area for this purpose. However, see above.** |
| C.16  R G Mellor | Whole Plan | Comment | Format and accessibility of document disenfranchises certain members of the community. Plan is incoherent and has no executive summary or conclusions. Its length will mean people will not take the time to read it. The document should be made more user friendly. | No change proposed in relation to this representation |
| **These concerns are recognised and unfortunate. However, the plan follows a format consistent for a Neighbourhood Plan. It is not a report but a document setting out policies covering various topics together with evidence/justification. It needs to be sufficient to meet semi-judicial purposes.** |
| Paragraph 1.3 | Comment | Survey response of 5% renders it meaningless. Statistically the results are meaningless and should not be relied upon. Question the legitimacy of the results. | No change proposed in relation to this representation |
| **Although the residents’ survey is important, it is just one factor to be considered in drafting the plan. Efforts were made to obtain a higher response and it is unfortunate that such a low level of response was received.** |
| Paragraph 1.8 | Comment | The town does not lie on the Shropshire Union Canal which lies to the far east of the town boundary and borders few properties. It has no parking for visitors and locals and is more than a mile away for many residents. There has been poor planning over the past 50 years which the plan is seeking to correct but is doomed to failure. | No change proposed in relation to this representation |
| **In terms of proximity the Shropshire Union Canal lies adjacent to the town and within reasonable walking distance of its centre. For the purposes of description at a county or regional level, which one that the canal’s location would be looked at, there is nothing wrong in saying the town lies on the canal.** |
| Paragraph 1.9 | Comment | There is no bowls facility at Greenfields. It fails to mention the MENS Shed facility at Greenfields and how this is to be provided in any move. Reference to an ‘All weather’ facility at the Grove School is misleading. It is a tarmac playground marked out for tennis with no public access or us. The document seems to ‘beef up’ the shockingly poor facilities available in the town. | See changes 5 and 14 |
| **It is agreed that the reference to bowls is incorrect but the town does have a green and club. A reference can be made to the MENS Shed facility although the Town Council is not formally aware that its property of that of Shropshire Council is used for this purpose. Should a formal approach the Town Council would be willing to consider how it might be incorporated into any relocation proposal. The sports currently using Greenfields are described in paragraph 4.16. There is no intention to suggest facilities are better than they are and in fact the issue that the plan seeks to address is to improve provision so far as it is considered possible.** |
| Paragraph 1.10 | Comment | There is no mandate from the residents’ survey. Should the plan proceed to referendum there is a danger of manipulating the ballot in the event of a low turn-out. | No change proposed in relation to this representation |
| **Although the residents’ survey is important, it is just one factor to be considered in drafting the plan. Efforts were made to obtain a higher response and it is unfortunate that such a low level of response was received. The referendum is a key element in the process which the Town Council is aware of. However, it has sought to involve the whole community in the process and will continue to do this.** |
| Paragraph 1.11 | Comment | There was a majority in favour of retaining the sports facilities at Greenfields which has been ignored | No change proposed in relation to this representation |
| **The residents’ survey results were recognised and important but a range of considerations have had to be considered to provide modern facilities and promote active lifestyles for all, including in informal activities. This can’t be done with the resources currently available on the current land at Greenfields.** |
| Paragraph 2.8 | Comment | Policy MD8 requires any canal facilities to be located within or close to settlements. Victoria Wharf is at the far extremity of the town. It is neither close nor within. | No change proposed in relation to this representation |
| **This is a matter of opinion. The marina site is within reasonable walking distance of the town centre.** |
| Paragraph 2.9 | Comment | Policy CS15 requires any leisure facility over 300sqm and more than 300m from the town centre to have an Impact Statement. The football club has over 3,000 visitors per season and any move to Longford Turning would mean visitors do not go into the town centre. | No change proposed in relation to this representation |
| **Policy CS15 is referenced in SAMDev Policy MD10b in this regard. It is understood that refence to ‘leisure facilities’ in this instance are those that would normally be in town centre locations such as cinemas, and where out-of-centre locations would have a potential adverse effect on those centres. It would not apply to outdoor recreation facilities.** |
| Paragraph 3.6 | Comment | The marina will not develop tourism. The town already has a marina. Canal use has peaked and has a natural capacity. The plans are 10 years behind those for Audlem Ellesmere. It will do nothing for the town because it is too far out with users have stocked up at Audlem Ellesmere where the shops are more convenient. The marina is doomed from the outset. | No change proposed in relation to this representation |
| **It is understood Audlem is a successful marina. The current wharf does not provide modern marina facilities. The policy is an enabling one that has been advance in accordance with Shropshire Local Plan policies which support such a measure. Interest has been shown by parties associated with the industry who believe this to be a viable proposal. The proximity issue is addressed under representation to paragraph 1.8 above.** |
| Paragraph 3.6 | Comment | There is no business case for uprooting the sports facilities at Greenfields. There is no reason why the existing facilities cannot be enhanced. | No change proposed in relation to this representation |
| **The facilities will be surrounded by new housing which may potentially restrict use because of complaint. There are no opportunities to expand facilities to accommodate a growing population and increased demands and need for both formal and informal recreation. Public funding is not available to enhance facilities and the current subsidy is under pressure from many other directions. Relocation provides an opportunity to provide enhanced facilities both in terms of area and accommodation, and promote sports for all.** |
| Paragraph 4.5 | Comment | Why provide a canal side public house when the Talbot is closed and up for sale? This is an ill-conceived idea not has no justification or merit and doomed to fail | No change proposed in relation to this representation |
| **The policy is an enabling one that would allow such a facility to be provided in that location should this be a benefit to the overall scheme that will have far wider benefits.** |
| Paragraph 4.7 | Comment | The canal is not in close proximity to the centre of town and is not less that 1km. It is 1 km. The town’s population is centred to the west of the town centre. | No change proposed in relation to this representation |
| **See response to paragraph 1.8 above** |
| Paragraph 4.16 | Comment | The statement that the clubs using the Greenfields playing field support the need to relocate is incorrect and untrue. Any funds available to support the move and its upkeep are available now. Any additional costs to clubs as a consequence of the move would have to be funded by that move. 75% of local supporters walk to the ground. Longford Turning is not within reasonable walking distance and this would have a huge effect on supported attendance. The transport links to Longford are not supported at all for the 20 or so evening games per season. There is no mention of the community led sports hall or astro-turf pitch included in the Community-Led Town Plan of which 92% and 85% respectively supported. 57% said they are interested in Greenfields being used for housing in exchange for a new indoor and outdoor sports centre with recreation area elsewhere in another town location. There is no justification for the statement that current facilities are limited, inadequate for current and future needs with no capacity for their improvement. This is groundless and inaccurate. | No change proposed in relation to this representation |
| **There is a need for public playing fields to serve the whole community and currently the area is not able to do this. The number of clubs using the facilities has reduced in that it has not been possible to accommodate other clubs because of the growth of those already using the facilities. The pressures, both in terms of the need for further facilities and effect on residential amenity, are increasing while resources diminishing. The proposal to relocate facilities will only take place if the current playing fields are replaced and associated facilities to enable their use provided. In addition, it is proposed that the new facilities will be better than those currently available at Greenfields and ensure higher standards for all current groups and promote greater participation and wider recreational activities for the health and wellbeing of the whole community. The Greenfields recreation- area is a public facility with lease arrangement between the Town Council and the Market Drayton Sports Association, to whom the Town Council also gives financial support. There are no lease arrangements with Market Drayton FC. Market Drayton Sports Association, upon which the football club is represented, and with whom the Town Council have the lease agreement, were consulted and indicated support for the proposal. Inspection undertaken on several match days suggest the extent of local support from people walking to the ground is overstated. The proposed new site is within easy walking distance of a significant proportion of town residents and in an area, that may well expand because of anticipated housing growth** |
| Paragraph 4.16 | Comment | If there is a problem with facilities for Rugby, then move that and use the space to provide extra facilities for the other sports users and Men’s SHED. | No change proposed in relation to this representation |
| **The Plan looks at how the Town Council might provide for a range of sports. The policy seeks to address a range of shortcomings and this includes changing facilities for other sports currently with sub-standard facilities at Greenfields.** |
| Paragraph 4.18 | Comment | Having stated the site is the only one available its price will now increase. | No change proposed in relation to this representation |
| **As with all matter of land acquisition this is a matter for negotiation and there are many elements that must be considered.** |
| Paragraph 4.19 | Comment | The location of the sports fields will positively discourage walking to Longford Turning. Only one third of the town’s population is within 1 mile radius. Greenfields covers nearly all of the town’s population within 1 mile. Would doubt anyone would walk to Longford Turning unless they were one of the third who live within 1 mile. | No change proposed in relation to this representation |
| **The policy seeks to provide facilities to serve the whole community comprising both the town and its immediate surrounding area and not just one club. The facilities available for this are limited on the current site and do not address the health and welfare benefits through promoting formal and informal recreation for the whole community. There is insufficient space to cater for all the football needs of the town, with some potential clubs having had to seek alternative facilities elsewhere because of the needs of the two football clubs currently using the ground. It is in an area that the SAMDev Plan(S11.1(3) indicates is likely to form the extension of the town (i.e. to the north of the town). The site is on the edge of the current built-up area and within walking distance. The walking distance to the proposed site at Longford is potentially less and certainly no greater than that at Greenfields for many of the town’s residents** **in that access to the latter is not direct.** |
| Paragraph 4.20 | Comment | The Messenger said that all of the proceeds from the sale of the land at Greenfields would be used to provide new sports facilities. There are mixed messages in the plan. The guarantees given in the Messenger should be given. | No change proposed in relation to this representation |
| **The NDP’s policies in relation to this matter are clear and form planning purposes. The Sports Council has supported the proposal based on the policies in the plan and it is understood its approach to any planning application would require no loss of playing fields.** |
| Paragraph 4.21 and 4.25 | Comment | There has been no consultation with the clubs at Greenfields regarding a phased approach and whether this is possible yet this now appears to be central plank of the Neighbourhood plan. In the case of the football club, a move would have to be seamless due to the strict FA rules in place regarding ground criteria. There can be no games in temporary substandard locations. | No change proposed in relation to this representation |
| **The policy makes it clear that the proposal to relocate facilities will only take place if the current playing fields are replaced and associated facilities to enable their use provided. Consultation has been undertaken with Market Drayton Sports Association upon which it is understood the football club is represented.** |
| Paragraphs 4.22 and 4.26 | Comment | There is no long-term community aspiration for the relocation of Greenfields Sports Facility. Residents are apathetic regarding sports facilities in the town and the Messenger said that | No change proposed in relation to this representation |
| **The possible relocation of the Greenfields recreation area has been an issue for several years and it is becoming increasingly important that the matter be addressed as described under the representation to paragraph 3.6 above.** |
| Paragraph 4.26 |  | The recent National Referendum described a 2-3% majority in favour of “leave“ is as a clear and overwhelming mandate yet in this instance a 3% majority against a Greenfields move is described as “roughly equal “.  How will the council demonstrate that “all proceeds “arising from the sale from the sale of Greenfields will be invested in the new facilities. | No change proposed in relation to this representation |
| **The statistics are presented for all to see. In relation to the NDP the requirement is to ensure replacements facilities are brought forward for the land to be released for housing.** |
| Paragraph 4.27 |  | There is no Stafford Road in Market Drayton? | See changes Nos 25 and 26. |
| **Grateful for pointing out this typographical error** |
| C.17  R Thomas | Policy S.M8 and paragraph 4.39 | Comment and questions | The former railway line is not in one ownership so question the comment about the owner wishing to actively pursue the area as a wildlife area. Is it intended that the Council should own this? Public access and wildlife friendly are incompatible. Lighting needed for walkers would deter wildlife. Will provision be made for security and safety of users, residents and wildlife? It is not clear where the path would lead to and how it will link to other amenities? The area will need regular maintenance and supervision. Who will be responsible for and fund this? Will other agencies such as Shropshire Wildlife Trust be involved in its planning and maintenance? Support the area being a wildlife corridor. | See changes 22, 24, 27 and 28. |
| **The foot and cycle links associated with this area were indicated in the SAMDev Plan and this plan sought to bring this forward. It was understood that the area shown as covered by this proposal was in one ownership, although further investigations suggest that a meaningful link cannot be achieved without other land being made available and this is not certain. If the proposal was to proceed, arrangements would have to be agreed between the County and Town Councils to ensure any foot/cycle link was maintained, as with any footpath/cycleway. However, the policy has been amended to remove the foot/cycle links element because it is unlikely to be achievable. The area will however be retained as ‘local green space’ in view of its importance to biodiversity and provision of woodland.** |
| C.18  Westwood | Paragraph 2.2 | Comment | Your plan comments as the town would be a main service centre for the area re-education leisure and healthcare. How will this work effectively given the new housing proposed when the schools are already at capacity, the health centre stretched you have to wait weeks for your own doctor, the diabetic clinic is not running at present which is a major concern for the health of the town and the nation as a whole. At present the population of Market Drayton is an aging one and a very young one. Young adults move away for greater economic and leisure opportunities. What is being done to address this in the town, the youth centre is gone as residents didn't like it being where it was even though it has been there when the Lower Grove was there, and anyone moving onto the estate would have been aware it was there. Shropshire Council has approached yourselves about the possibility of the town council assisting in the running of the library and swimming pool (as in other Shropshire towns). Without the library there would be no access to free help, information and resources which are vital to people's lives, as well as being an integral part of the community, and in the case of the swimming pool the impact that this would have the leisure/health of the town. It is to be hoped that these factors have been considered, and that you will be working with the local health, education and leisure continue and even expand for the benefit of everyone. | No change proposed in relation to this representation |
| **The NDP can only address matters related to land use and spatial planning. It is not a document that addresses wider issues although tries to take these into account in so far as they may affect change of use of land. Housing proposals and the guideline figure for growth have been advanced by Shropshire Council and consultation with the providers of services will have been consulted and their responses considered, including, where necessary, through a public examination. Economic development is proposed through Shropshire Local Plan and this plan seeks to improve recreation facilities through policies S.M3 and S.M5. The pressures upon public expenditure are significant in terms of what is being asked of Market Drayton Town Council and the approach being pursued is aimed at enabling improvements to recreational leisure facilities, including considering the anticipated population growth.** |
| Paragraph 2.11 | Comment | Transport links need to radically assessed. Travel on the bus is very limited which prevents non-driving people from accessing other places for leisure, education, culture and health | No change proposed in relation to this representation |
| **Shropshire Council is responsible for transport planning and has been consulted upon this NDP. Increasing viability thresholds are recognised and this may be compensated for through population growth arising from new housing. This is not a matter that the NDP can influence directly.** |
| Paragraph 3.6 | Comment | With regards to sustaining and developing the local economy you plan to develop a marina and tourism. To develop the town as a tourist destination, how will you attract new businesses, both local and high street chains. When you look at the town it has been dying since the 1990s due to recessions and town being a "dormer town" with people shopping accessing cinema etc. where they were working rather than the town being invested in. What is being done to ensure the town is attractive to new businesses, when many of the buildings are owned by private landlords who charge exorbitant rents. The ability to buy new clothes and new shoes is very limited and these are essential everyday items. | No change proposed in relation to this representation |
| **The NDP can only address matters related to land use and spatial planning. It is not a document that addresses wider issues although tries to take these into account in so far as they may affect change of use of land. Identifying land and policies for housing development and promoting employment land and measures such as a new marina through Shropshire Local Plan and the NDP will support other non-land use planning measures by relevant public authorities and organisations such as Shropshire Council and the Marches Local Enterprise Partnership.** |
| Public Toilets | Comment | The public toilets need addressing urgently. the signage is appalling with strangers to the town wandering in circles looking for the toilets and having to ask strangers, shops and businesses where they should go only to be told they are closed and vandalised. | No change proposed in relation to this representation |
| **This is not a matter for the NDP.** |
| C.19  C Kenworthy | Policy S.M3 | Objection | This will devalue my house through noise, lighting and loss of natural countryside views that will result from the development. If it goes ahead compensation will be expected. | See change No 13. |
| **The area lies on the urban fringe of Market Drayton. Shropshire Local Plan (SAMDev Plan) policy S11 indicates that the Town’s Development Strategy is to release housing land to the north on sustainable sites immediately adjacent to the development boundary. Recreational use is considered an appropriate alternative use and provides facilities that would meet the growing needs of the town both now and in the future. The allocation through policy S.M3 lies adjacent to the development boundary. The policy requires the layout of facilities supporting the recreational use should protect residential amenity. An additional clause may however be included to provide a suitable buffer between the properties and any formal playing firlds. Legislation covers when and where compensation should be paid.** |
| C.20  R Agnew on behalf of  Gladman Development Ltd | Housing sites | Change recommended | Planning Practice Guidance stresses the importance of considering housing reserve sites, and providing indicative delivery timetables to ensure that emerging evidence of housing needs is addressed to help minimise any potential conflicts that can arise and are not overridden by a new Local Plan. Additional measures to take into account in a neighbourhood plan where the evidence base for the plan policy is likely to become less robust is that where it is intended to undertake a review of the neighbourhood plan, it should include a policy relating to this intention which includes a detailed explanation outlining the anticipated timescales in this regard. | No change proposed in relation to this representation |
| **This is covered by NDP paragraph 5.3** |
| Whole Plan | Comment | Shropshire Council is currently undertaking a review of its Core Strategy to ensure that the plan complies with the NPPF and so that the full Objectively Assessed Needs (OAN) for housing in Shropshire is being met. In this regard, the MDNP needs to be flexible so that should the strategic policies for Market Drayton change following the Core Strategy review it is still in accordance with them. Failure to do so would mean such policies included in the plan would be superseded by s38(5) of the Planning and Compulsory Purchase Act states: ‘If to any extent, a policy contained in a development plan for an area conflicts with another policy in the development plan the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published (as the case may be). The Core Strategy review is still in its infancy so the neighbourhood plan should ensure that MDNP can contribute to the delivery of sustainable growth throughout the plan period. | No change proposed in relation to this representation |
| **Shropshire Local Plan, in particular the SAMDev Policy S11.1(3), provides flexibility by enabling housing adjacent to the current development boundary. Such a policy in the NDP would only duplicate this. The strategy to be adopted in the review of Shropshire Local Plan has yet to be determined and should not be pre-empted. At such a time as it is determined a review of the NDP may take place as indicated by paragraph 5.3. Shropshire SAMDev Plan (December 2105) which sets out the approach to delivering the housing guideline 2006-2026 has been found sound and this does not depend upon the delivery of the sites advanced through this plan. It was adopted having been assessed against the housing provisions of the NPPF.** |
| Plan period | Recommend change | The current proposed plan duration for the MDNP is from 2016-2026. Once reviewed the Core Strategy will cover the period from 2016 – 2036. It is recommended that the plan period of the MDNP be altered to reflect the approach going forward with the emerging Local Plan. | No change proposed in relation to this representation |
| **The current Shropshire Local Plan covers the period until 2026. Shropshire Council has advised that the NDP should not go beyond the current end date as it would not then conform with the relevant Regulations.** |
| Housing policy | Recommend change | Following the Shropshire Core Strategy Review, Market Drayton may need to accommodate more growth to assist the Council in delivering its full OAN for housing. Residential sites should be judged on the basis of their individual merits and whether they offer sustainable development. Currently the plan lacks clarity on what development would be considered in addition to sites already allocated. The Plan allows for development to be considered adjacent to the settlement boundary to the north of Market Drayton, however there is no reference of elsewhere adjacent to/outside the settlement boundary. Without clarification within the plan this could lead to inconsistencies in the decision-making process. By only allowing development to the north of Market Drayton, this would amount to a blanket approach to restricting housing development in a manner that is strictly prohibited by the PPG. To ensure the plan is considered flexible and is not superseded by the reviewed Core Strategy the following policy is proposed on a general stance towards housing development and to ensure that sustainable growth opportunities are considered on their sustainability credentials consistent with the requirements of the presumption in favour of sustainable development:  ***When considering development proposals, the Market Drayton Neighbourhood Plan will take a positive approach to new development that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Applications that accord with the policies of the Development Plan and the Market Drayton Neighbourhood Plan will be supported particularly where:***   * ***Providing new homes including market and affordable housing: or*** * ***Opportunities for new business facilities through new or expanded premises; or*** * ***Infrastructure to ensure the continued vitality and viability of Market Drayton.***   ***Development adjacent to the existing settlement will be permitted provided that any adverse impacts do not significantly and demonstrably outweigh the benefits of development.’*** | No change proposed in relation to this representation |
| **This is already covered by SAMDev Plan Policy S11.1 and this NDP acknowledges and supports this. Shropshire SAMDev Plan (December 2105) which sets out the approach to delivering the housing guideline 2006-2026 has been found sound and this does not depend upon the delivery of the sites advanced through this plan. It was adopted having been assessed against the housing provisions of the NPPF.** |
| Additional Housing Sites | Recommend change | No specific comments are offered on the additional housing sites included however it is noted that these are the sites contained in the SAMDev documents and no new sites have been suggested. SAMDev states ‘It is not the intention to identify every single site for development over the next 15-20 years, as criteria-based policies within the Core Strategy and SAMDev would provide a framework for additional sites to come forward.’ It is recommended that more sites should be identified to be included in the plan at this stage.  Up-to-date housing needs is relevant to the question of whether a housing land supply policy contributes to the achievement of sustainable development. As such, the emerging MDNP is progressing at the point in time where the full OAN for the wider authority area is unknown. Accordingly, the MDNP should seek to identify additional housing reserve sites to minimise potential conflict with the emerging Local Plan review. | No change proposed in relation to this representation |
| **The NDP has accepted Shropshire Local Plan housing policies and proposals and does not seek to duplicate these. They are shown in this plan to indicate they have been considered in drafting policies for important local matters. Three more sites are identified within the NDP. SAMDev Plan Policy S.11.1(3) enables development to come forward to meet the housing guideline elsewhere. The strategy and content impending Local Plan review has yet to be determined and will consider OAN for the new plan period. Shropshire SAMDev Plan (December 2105) which sets out the approach to delivering the housing guideline 2006-2026 has been found sound and this does not depend upon the delivery of the sites advanced through this plan. It was adopted having been assessed against the housing provisions of the NPPF.** |
| Policy S.M6 | Support but recommend change | Whilst supporting the principle of this policy, the majority of this relates to the protection of existing Green Infrastructure networks without any evidence to demonstrate the importance of the wider Green Infrastructure network and why these areas should be protected. Development can often come forward in locations which will act to enhance existing Green Infrastructure. This policy needs to recognise the need that there may be circumstances where the loss of existing green infrastructure is required to enable the delivery of a development proposal that will enhance the wider green infrastructure networks i.e. through landscape buffers, additional tree planting etc. to the benefit of existing and future residents. | See changes Nos 22 |
| **The areas of local green space have been identified by the community within its Community Led Town Plan. The importance of the areas identified have been described although it is acknowledged that this needs to be set out more clearly. They are important and it is difficult to see where their loss would deliver development proposals. Should there be rare occasions where this might be the case then Section 38(6) of the Planning and Compulsory Purchase Act 2004 could be used, provided compensatory measures are advanced.** |
| Whole Plan | Comment | There is concern that the plan in its current form does not fully comply with basic conditions as the plan needs to further clarify its stance towards to development. The suggested modifications are considered necessary for the Plan to meet the basic conditions. | No change proposed in relation to this representation |
| **The approach adopted is considered to meet the requirements of Shropshire Local Plan, especially the SAMDev Plan, which has been found sound with the NPPF. Complying with Shropshire Local Plan will ensure this neighbourhood plan meets the basic conditions.** |
| C.21  Market Drayton FC | Whole Plan | Comment | |  | | --- | | Format and accessibility of document disenfranchises certain members of the community. Plan is incoherent and has no executive summary or conclusions. Its length will mean people will not take the time to read it. The document should be made more user friendly. The SEA is intended to be read in conjunction with the Neighbourhood Plan draft – yet the Town Council have failed to publish this on its website and the document only appears on the Shropshire Council website. As stated below the SEA contains important comments regarding the location of the proposed Longford Turning i.e. *the area is not as central to the town as the current site*. | | No change proposed in relation to this representation |
| **These concerns are recognised and unfortunate. However, the plan follows a format consistent for a Neighbourhood Plan. It is not a report but a document setting out policies covering various topics together with evidence/justification. It needs to be sufficient to meet semi-judicial purposes.** |
| Paragraph 1.3 | Comment | Survey response of less than 5% renders it meaningless. Statistically the results are meaningless and should not be relied upon. Question the legitimacy of the results. There was a high response rate from over 45’s which the Council sought to redress by surveying under 18s. Over 32% of residents are in the range 18 to 45 and a further consultation of people within this age range should be undertaken to equalise out the level of response. | No change proposed in relation to this representation |
| **Although the residents’ survey is important, it is just one factor to be considered in drafting the plan. Efforts were made to obtain a higher response and it is unfortunate that such a low level of response was received.** |
| Paragraph 1.9 | Comment | There is no bowls facility at Greenfields. It fails to mention the MENS Shed facility at Greenfields and how this is to be provided in any move. Reference to an ‘All weather’ facility at the Grove School is misleading. It is a tarmac playground marked out for tennis with no public access or us. The document seems to ‘beef up’ the shockingly poor facilities available in the town. | See changes Nos 5 and 14 |
| **It is agreed that the reference to bowls is incorrect but the town does have a green and club. A reference can be made to the MENS Shed facility although the Town Council is not formally aware that its property of that of Shropshire Council is used for this purpose. Should a formal approach the Town Council would be willing to consider how it might be incorporated into any relocation proposal. The sports currently using Greenfields are described in paragraph 4.16. There is no intention to suggest facilities are better than they are and in fact the issue that the plan seeks to address is to improve provision so far as it is considered possible.** |
| Paragraph 1.11 | Comment | There was a majority in favour of retaining the sports facilities at Greenfields which has been ignored | No change proposed in relation to this representation |
| **The residents’ survey results were recognised and important but a range of considerations have had to be considered to provide modern facilities and promote active lifestyles for all, including in informal activities. This can’t be done with the resources currently available on the current land at Greenfields.** |
| Paragraph 2.9 | Comment | Policy CS15 requires any leisure facility over 300sqm and more than 300m from the town centre to have an Impact Statement. The football club has over 3,000 visitors per season and any move to Longford Turning would mean visitors do not go into the town centre. | No change proposed in relation to this representation |
| **Policy CS15 is referenced in SAMDev Policy MD10b in this regard. It is understood that refence to ‘leisure facilities’ in this instance are those that would normally be in town centre locations such as cinemas, and where out-of-centre locations would have a potential adverse effect on those centres. It would not apply to outdoor recreation facilities.** |
| Paragraph 3.6 | Comment | There is no business case for uprooting the sports facilities at Greenfields. There is no reason why the existing facilities cannot be enhanced. The Football Club has spent around £300,000 enhancing facilities at Greenfields since it gained promotion to the current league and developing and maintaining facilities, the majority of which was from its own fund raising efforts. Any move would need to be justified to local sponsors in terms of where has their money gone. | No change proposed in relation to this representation |
| **The policy makes it clear that the proposal to relocate facilities will only take place if the current playing fields are replaced and associated facilities to enable their use provided. In addition, it is proposed that the new facilities will be better than those currently available at Greenfields and ensure higher standards for all current groups and promote greater participation and wider recreational activities for the health and wellbeing of the whole community. The current playing field is leased to Market Drayton Sports Association who, it is understood, recognise the benefits of the relocation in terms of promoting sports for all.** |
| Paragraph 4.16 | Comment | The statement that the clubs using the Greenfields playing field support the need to relocate is incorrect and untrue. A detailed letter was sent by the Club to all town councillors on 19th July 2016 and there has been no acknowledgement of this. This expresses concerns about:   * No assurances that the move will meet the appropriate ground grading criteria that the football club is required to comply with or that adequate funding is in p[lace to support the move. * The level of expenditure the Club has made (see above) and the need to obtain assurances from its sponsors that they would continue their support in the event of any move. * The Club needs revenue from gate receipts and its own club house to survive. Without a club house of the current size it would not survive. * The Club also needs main stand and club house sponsorship and pitch-side sponsorship and again could not survive if there was a shared facility. * Assurances are needed about a sinking fund or other funding to support the maintenance and repair of the new facility on the same footing as exists now. Equally should the club’s expenditure be greater as a consequence of any move then we would also expect such differential to be funded by the move. Until we receive these assurances we will not support a move. * An estimate that 75% of local supporters walk to Greenfields at present. The proposed locations at Longford Turning is not within reasonable walking distance; this would have a huge impact on attendance and an environmental impact. The transport links to Longford Turning are not supported at all for our 20 or so evening games a season. * The Club’s Committee will not support any move which has a detrimental effect on its survival as a club or otherwise and we have no assurances at the moment other than vague plans to move elsewhere and how such moves might be funded and when. Our real concern is that mismanagement of this process or unfavourable terms will mean the immediate demise of the club. * We believe that in principle any revenue gained by the council from the sale of Greenfields should be wholly ploughed back into the sports facilities in the town.   There is no mention of the community led sports hall or astro-turf pitch included in the Community-Led Town Plan of which 92% and 85% respectively supported. 57% said they are interested in Greenfields being used for housing in exchange for a new indoor and outdoor sports centre with recreation area elsewhere in another town location. There is no justification for the statement that current facilities are limited, inadequate for current and future needs with no capacity for their improvement. This is groundless and inaccurate.  There has been no consultation with the football club regarding this. Equally it is staggering that the council makes this statement regarding all of the Greenfields clubs including the tennis club which also has up to date and modern facilities. | No change proposed in relation to this representation |
| **There is a need for public playing fields to serve the whole community and currently the area is not able to do this. The number of clubs using the facilities has reduced in that it has not been possible to accommodate other clubs because of the growth of those already using the facilities. The pressures, both in terms of the need for further facilities and effect on residential amenity, are increasing while resources diminishing. Given that a significant amount of new housing is anticipated in this area, the level of evening matches, with associated noise and lighting, may increase pressure upon the Club to either relocate or curtail evening games. The proposal to relocate facilities will only take place if the current playing fields are replaced and associated facilities to enable their use provided. In addition, it is proposed that the new facilities will be better than those currently available at Greenfields and ensure higher standards for all current groups and promote greater participation and wider recreational activities for the health and wellbeing of the whole community. The Greenfields recreation- area is a public facility with lease arrangement between the Town Council and the Market Drayton Sports Association, to whom the Town Council also gives financial support. There are no lease arrangements with Market Drayton FC. Market Drayton Sports Association, upon which the football club is represented, and with whom the Town Council have the lease agreement were consulted and support the proposal. Inspection undertaken upon 3 home games suggest the extent of local support from people walking to the ground is overstated with between 7 and 12 visitors watching games on these occasions walking, while attendance was over 100 spectators. The proposed new site is within easy walking distance of a significant proportion of town residents and in an area that may well expand because of anticipated housing growth.** |
| Paragraph 4.16 |  | If there is a problem with facilities for Rugby, then move that and use the space to provide extra facilities for the other sports users and Men’s SHED. | No change proposed in relation to this representation |
| **The Plan looks at how the Town Council might provide for a range of sports. The policy seeks to address a range of shortcomings and this includes changing facilities for other sports currently with sub-standard facilities at Greenfields.** |
| Paragraph 4.18 |  | Having stated the site is the only one available its price will now increase. | No change proposed in relation to this representation |
| **As with all matter of land acquisition this is a matter for negotiation and there are many elements that should be considered.** |
| Paragraph 4.19 | Comment | The location of the sports fields will positively discourage walking to Longford Turning. Only one third of the town’s population is within 1 mile radius. Greenfields covers nearly all of the town’s population within 1 mile. Would doubt anyone would walk to Longford Turning unless they were one of the third who live within 1 mile.  The Strategic Environmental Assessment states that in relation to Longford Turning:  ***“the area is not as central to the town as the current site although it is within reasonable walking distance of residential areas. The policy requires measures to make the area as accessible as possible by walking and cycling. The current playing fields attract users from a wide area and these will vary over time. Consequently, the impact is both uncertain and variable to the extent that the change in location may have both positive and negative changes over time.”***  So clearly notwithstanding the uncertainty regarding the location of the site as set out in the SEA the council are prepared to gamble with the future of the Football Club’s future.  We disagree with the comment in the SEA that “it is it is within reasonable walking distance of residential areas “– the point is, as demonstrated above, is that the Longford Turning has substantially less accessibility coverage than Greenfields and is wholly unsuitable. | No change proposed in relation to this representation |
| **The policy seeks to provide facilities to serve the whole community comprising both the town and its immediate surrounding area and not just one club. The facilities available for this are limited on the current site and do not address the health and welfare benefits through promoting formal and informal recreation for the whole community. There is insufficient space to cater for all the football needs of the town, with some potential clubs having had to seek alternative facilities elsewhere because of the needs of the two football clubs currently using the ground. It is proposed that the new facilities will be better than those currently available at Greenfields and ensure higher standards for all current groups and promote greater participation and wider recreational activities for the health and wellbeing of the whole community. The area is one that the SAMDev Plan(S11.1(3) indicates to form the extension of the town (i.e. to the north of the town). The site is on the edge of the current built-up area and within walking distance. The walking distance to the proposed site at Longford is potentially less and certainly no greater than that at Greenfields for many of the town’s residents** **in that access to the latter is not direct.** |
| Paragraph 4.20 | Comment | The Messenger said that all of the proceeds from the sale of the land at Greenfields would be used to provide new sports facilities. There are mixed messages in the plan. The guarantees given in the Messenger should be given. | No change proposed in relation to this representation |
| **The NDP’s policies in relation to this matter are clear and form planning purposes. The Sports Council has supported the proposal on the basis of the policies in the plan and it is understood its approach to any planning application would require no loss of playing fields.** |
| Paragraph 4.21 and 4.25 | Comment | There has been no consultation with the clubs at Greenfields regarding a phased approach and whether this is possible yet this now appears to be central plank of the Neighbourhood plan. In the case of the football club, a move would have to be seamless due to the strict FA rules in place regarding ground criteria. There can be no games in temporary substandard locations. | No change proposed in relation to this representation |
| **The policy makes it clear that the proposal to relocate facilities will only take place if the current playing fields are replaced and associated facilities to enable their use provided. Consultation has been undertaken with Market Drayton Sports Association upon which it is understood the football club is represented.** |
| Paragraphs 4.22 and 4.26 | Comment | There is no long-term community aspiration for the relocation of Greenfields Sports Facility. Residents are apathetic regarding sports facilities in the town and the Messenger said that | No change proposed in relation to this representation |
| **The possible relocation of the Greenfields recreation area has been an issue for a number of years and it is becoming increasingly important that the matter be addressed as described under the representation to paragraph 3.6 above.** |
| Paragraph 4.26 |  | The recent National Referendum described a 2-3% majority in favour of “leave“ is as a clear and overwhelming mandate yet in this instance a 3% majority against a Greenfields move is described as “roughly equal “.  How will the council demonstrate that “all proceeds “arising from the sale from the sale of Greenfields will be invested in the new facilities. | No change proposed in relation to this representation |
| **The statistics are presented for all to see. In relation to the NDP the requirement is to ensure replacements facilities are brought forward for the land to be released for housing.** |
| Paragraph 4.27 |  | There is no Stafford Road in Market Drayton? | See changes Nos 25 and 26 |
| **Grateful for pointing out this typographical error** |
|  |  |  |  |  |

**Schedule 2: Stakeholder Representations and Response**

| **Stakeholder** | **Section/ Policy Number** | **Support/ Object/**  **Comment/Recommend change/etc.** | **Comment**  **Market Drayton Town Council Consideration** | **Amendment Number** |
| --- | --- | --- | --- | --- |
| S.1 Shropshire Council  (Statutory Consultee) | Strategic requirements | Comments and Notes | The NDP should be in broad conformity with the adopted Shropshire Development Plan, comprising the Core Strategy (adopted 2011) and the Site Allocations and Management of Development (SAMDev) Plan (adopted 2015). However, it is appropriate for neighbourhood plans to seek to deliver additional sustainable development beyond the scope of the adopted development plan.  SAMDev Policy S11 provides the development strategy for Market Drayton and establishes the overall housing guideline for the town up to 2026 of around 1,200 dwellings and 16 hectares of employment land; a development boundary for the town; allocates housing and employment sites to help deliver the guidelines; and confirms the town as a principal centre. Along with allocated housing sites at Rush Lane and Greenfields Lane it indicates there is potential to relocate the Greenfield Sporting facility, but a new location is not specified. Further to policy MD3 (of the SAMDev), the release of further greenfield land for housing will be focussed in the north of the town on sustainable sites adjoining the development boundary, subject to suitable access.  Paragraph 4.113 of the SAMDev Plan confirms there may be an additional opportunity to deliver housing on the current site of the Greenfield Sports facility should this be relocated. Paragraph 4.114 confirms that given the high landscape value and environmental constraints to the south of the town, future growth will be focussed on sustainable sites adjoining the development boundary and subject to suitable access on the A53. The Draft NP tackles both these issues within its policies. | No change proposed in relation to this representation |
| **This advice is helpful and noted** |
| Policy S.M1 | Recommend changes | Notes the proposal is for land outside the development boundary of Market Drayton within the parishes of Norton in Hales and Adderley. The land is countryside for the purposes of policy. It should be considered against relevant ‘countryside’ policies, principally CS5, which seeks to strictly control development in the countryside and states that proposals on appropriate site which maintain and enhance countryside vitality and character will be permitted where they improve the sustainability or rural communities by bringing local economic and community benefits. The policy goes on to specifically identify sustainable rural tourism and leisure and recreation proposals requiring a countryside location as an appropriate use of to maintain and enhance countryside vitality and character.  The main purpose of the NDP policy is to provide a new marina and for associated tourism and leisure uses, consistent with the approach set out in Policy CS5. The policy makes reference to providing a limited amount of enabling development in the form of market housing as part of the overall scheme. This should be referred as ‘cross-subsidy’ housing to distinguish it from the enabling development which is more commonly used in the restoration of heritage assets. When read alongside policy S.M4 – Land off Maer Lane, it is clear the release of this housing is conditional upon the development of the marina and may be subject to phasing to ensure that relationship is adhered to.  There should be a clear cross reference to policy S.M4 within policy S.M1 to further clarify this relationship between the marina and the housing development.  There should be a clearer acknowledgment that the additional uses referred to are to be ancillary to the main use of the site as a marina. This will help to define the scope and scale of the additional uses in any subsequent master plan (set out in S.M2).  The scope of the proposed retail uses should be further explored and detailed as part of the final policy including discussion on the nature of the retail proposals, i.e. whether it is appropriate to apply restrictive conditions rather than an unrestricted A1 use. Conformity with the Local Plan policies CS15, MD10a and MD10b is clearly important. This policy framework emphasises the importance of a ‘town centre first’ approach to retail proposals. The proposed scheme is in an out-of-centre location. The scale or nature of the retail being proposed is unclear. Policy MD10b states that for Principal Centres (such as Market Drayton) retail proposals above 300sqm gross floorspace need to be accompanied by a Retail Impact Assessment to ensure there is no significant adverse impact on the town centre. In this regard the policy should clarify:  1) Whether there are any restrictions on the proposed retail and what the proposed floorspace of the threshold is;  2) If the retail element is over 300sqm gross, a Retail Impact Assessment should be prepared to inform and justify a retail use in this location, or make reference that a Retail Impact Assessment will be required through the preparation of any subsequent planning application on the site. | See change 6 |
| **The area around Market Drayton does not comprise Green Belt. In relation to Policy CS5, it comprises urban fringe and needs to be seen within this context, rather than fully rural countryside. The proposal comprises tourism, leisure and recreational facilities in accordance with policies CS16 and CS17 that will help sustain Market Drayton’s service centre function. In particular, it accords with Policy CS17 bullet 4, being one of a limited number of locations where a canal-side tourism and leisure facility can be developed that would create wider community, economic and regeneration benefits. The suggestion that reference to ‘cross-subsidy housing’ is recognised as more appropriate and a change proposed to accommodate this. Reference is made in the policy to the need for retail proposals to comply with policy MD10b (see S.M1, criterion 3) and emphasised in paragraph 4.11. The combined proposal is advanced on the basis that it will assist the town centre through attracting more people to it through the combination of services and facilities.** |
| Policy S.M2 | Recommend changes | The need for development of the marina site to come forward as part of a master plan is sound. The scope of the masterplan is broadly appropriate, but the policy should make clear that other issues may also need to be addressed. It should define the scope and scale of the associated uses, and it is suggested this should be informed by a viability exercise.  The master-planning process should address the sequential and exception tests identified within policy S.M4 concerning flood risk to the north west of Maer Lane, and this requirement should be clearly referred to in the policy.    It will be important for work on the proposed masterplan to include input from Shropshire Council, as well as local groups and the community. Shropshire Council officers will clearly be important for issues such transport/accessibility, public transport, mineral safeguarding and sustainable design. | See changes Nos 7 and 12 |
| **Comments helpful and accepted** |
| Paragraph 4.8 | Recommend change | This states that the proposed site would not adversely affect the heritage qualities of the Market Drayton Canal Basin Conservation. Is there any evidence to support this statement? | See change No 10 |
| **Paragraph 4.8 describes the relative locations of the proposed marina site and that of the Canal Basin Conservation Area indicating they are entirely separate. The two areas are separated from each other by the A53 and this road and its associated features will mitigate any effect that the proposed development would have on the setting of the Conservation Area.** |
| Paragraph 4.9 | Recommend change | Has this viability work relating to the marina been carried out? In addition to describing the proposed housing development as ‘cross subsidy’ rather than enabling development, it will be important for such a viability exercise to be undertaken to inform the proposed masterplan and help define the scope of the associated uses, including housing. | See Change No 8 |
| **The policy is an enabling one and changes are proposed to emphasis this. Planning proposals have been advanced previously for the development of a marina within this location and advice sought from agents who have experience of developing such schemes. This advice suggests that with the associated developments indicated in this plan, a viable scheme should be possible. Further, more detailed work to indicate viability would be undertaken in developing the masterplan and associated planning application. The use of the masterplanning process is emphasised in that this will include phasing arrangements in relation to the associated land uses. It is agreed that the master plan approach is the correct stage to present more detailed evidence of viability.** |
| Policy S.M3 | Recommend change | As points of clarification:  1) Shropshire’s Open Space Planning Guidance has now been replaced by Policy MD2 of the SAMDev, so it is more important this reference is made;  2) Shropshire Council does not provide vehicular parking standards, so I suggest reference be made to appropriate car parking provision instead. | See change No 13 |
| **Grateful for this advice which will be incorporated** |
| Paragraph 4.18 | Recommend change | This states that there would appear to be no alternative opportunities to provide this multifunctional recreational area. Whilst it is noted this goes on to specifically mention the unsuitability of the marina site, there is no reference to any formal site selection process. Such evidence will be important to inform the formal consultation into the Plan and the examination process. | No change proposed in relation to this representation |
| **Other landowners in the area immediately to the north of the town have been approached but indicated land would not be available for this purpose. The indication within the SAMDev Plan that land in that direction might accommodate further growth is certainly a consideration in the minds of such landowners. The tests for land to be suitable and available have been addressed.** |
| Housing Policies General | Recommend change | By way of context, at March 2016, 417 dwellings have been delivered against the overall housing guideline of 1,200 for the town as set out in Policy S11. In addition, there are also 291 sites with planning permission and 250 dwellings on allocated sites yet to achieve planning permission. When ‘windfall’ opportunities within the town’s development boundary are accounted for, it is considered Market Drayton will be able to achieve its housing guideline as set out in policy S11. However, as already set out, a Neighbourhood Plan can clearly help the delivery of this guideline as well as supporting opportunities for achieving additional development on top of that identified in the development plan. It is therefore considered there is no inconsistency between these policies. | No change proposed in relation to this representation |
| **Noted with thanks. The information is helpful.** |
| Policy S.M4 | Recommend change | This policy is linked to the delivery of the marina site set and the location of this site has been informed by this need. It would be useful if the policy referred specifically to the requirement for the housing on this site to cross-subsidise the marina development, and for the housing element of the scheme to be subject to the master-planning process set out in policy S.M2.  Given part of the site is subject to flood risk and that the sequential and exception tests set out in the NPPF are relevant, it would be useful if Map 3 showed the extent of the flood risk areas. | See changes No 16 and 31 |
| **The advice is helpful. (NB Shropshire Council has assisted with the mapping for the plan and might be asked to show the area at risk of flooding on Map 3)** |
| Policy S.M5 | Recommend change | It is noted that land at Longford Turning (S.M3) is not specifically referred to in within the policy despite this being the preferred area for the relocated facilities.  The phased release of land and transfer of new facilities if this is facilitated, the delivery of housing is noted. It is suggested that the policy seek to ensure that the transfer of facilities is not carried out in a piecemeal manner that would undermine the delivery of the new sporting facilities. | See change No 17 |
| **The policy relates to the use of land for housing should the current recreational land be replaced. A reference to the land proposed for the relocated facilities might usefully be made. It is agreed that the need for a co-ordinated approach to ensure the transfer of recreational facilities should not be piecemeal.** |
| Paragraph 4.27 | Recommend change | This indicates that phasing arrangements would need to be agreed with both Market Drayton Sports Association and Market Drayton Town Council. It is considered this will also need to involve Shropshire Council as this will inevitably be liked to a planning application on the site. | See change No 18 |
| **Advice is welcome and will be incorporated** |
| Paragraph 4.28 | Recommend change | The evidence from local estate agents for single storey dwellings referred to should be provided to inform the examination. If sufficient evidence, should consideration be given for a similar provision as part of the Maer Lane housing development set out in Policy S.M4. | No change proposed in response to this representation |
| **The evidence comprises discussions with local estate agents. The land off Maer Lane comprises small sites and such housing would better be provided on larger sites where a mix of housing can more easily be achieved. This does not suggest such housing would be resisted on the Maer Lane site but that it might not be the best and most appropriate location.** |
| Policy S.M6 | Recommend change | The Neighbourhood Plan needs to present evidence as to how the NPPF criteria are met for each of the 13 Local Green Spaces proposed. Without this clear evidence it may be difficult for this policy to be implemented in determining planning applications. | See Changes Nos 20 to 24 |
| **This advice is helpful and the areas been reviewed consequently. Some of the areas are special to the community and others serve more local needs. However, they both contribute towards the town’s green infrastructure and its ecological network. As a consequence, the approach has been revised and only those sites considered special, in particular serving wider community interests are designated as ‘local green space’.** |
| Policy S.M7 | Support and recommend change | This policy to regenerate a specific area of brownfield land within the development boundary of the town is welcomed. It is noted the policy identifies a fairly broad spectrum of potential uses on the site. The policy seeks rightly to protect amenity of existing uses and future uses within the site, as well as the impact on the conservation area. The policy could support the achievement further by seeking a more specific mix of uses to be included on the site. The site itself is fairly small and contained, and it may be difficult to accommodate all the currently proposed uses in a manner compatible with ensuring residential amenity is preserved. It is considered this policy is in conformity with the objectives of SAMDev policies MD10a, S11 and MD2. | No change proposed in response to this representation |
| **There are only two suggested uses and the policy indicates a comprehensive scheme is required. This is to ensure they can fit sensitively together within the site. Flexibility is required and the criteria indicated are considered sufficient to address the concerns expressed.** |
| Policy S.M8 | Recommend change | It is considered this policy needs to refer to, and have regard to, Core Strategy Policy CS17: Environmental Networks and SAMDev Policy MD12: Natural Environment. | See change 28 |
| **The reference is helpful although better included in the justification to the policy** |
| Policy S.M9 | Comment | The policy seeks similar uses to that identified within Policy S.M3 for land at Longford Turning, and it would therefore be important to ensure the objectives of the policies are not competing with each other to ensure the best opportunity for delivery. | No change proposed in relation to this representation |
| **The types of activities anticipated within this area are explained in supporting paragraph 4.41 and these will not compete with those recreational activities proposed for Longford Turning set out in policy S.M3. They will primarily be informal activities for young people and use as a cultural venue. The size and topography of the site is itself a limiting factor.** |
| General comment |  | The Draft Plan includes a number of site specific policies. Although some of the options around the location of these sites is limited, such as the marina proposal, it is important to show clearly the considerations around the identification of these sites, and if there were any alternative options investigated, and if so why were they not included. | See change no 9 |
| **An addition is proposed to show how alternatives were considered for the marina development. Options in relation to the relocation of the playing field arise from an assessment of availability.** |
| S2  Severn Trent Water  (Statutory Consultee) | Whole Plan | Comment | No specific comments to make but also set out general information and advice. | No change required |
| **Noted. Severn Trent Water will be consulted on any planning applications that may arise from this plan through Shropshire Council’s consultation processes.** |
| S3  Historic England  (Statutory Consultee) | Policy S.M7 | Recommend change | There is a need to take explicit account of two grade II statutorily listed buildings that lie directly adjacent to the land proposed for regeneration. These are the Roman Catholic Church and Presbytery on Great Hales Street and 32-38 Stafford Street. Suggest amending the text at point ii) of the Policy to read:  “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………”  Also, since the site lies in the core of the historic town potential archaeological remains need to be considered. This could be through a further numbered policy section stating:  *“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”.* | See Change No 25 |
| **This advice is welcome and adds positively to the policy.** |
| S4  Natural England  (Statutory Consultee) | Whole Plan | Whole Plan | Does not have any specific comments upon the draft NDP. Attached an Annex that covers issues and opportunities that should be considered. These cover landscape, wildlife habitats, priority and protected species and best and most versatile agricultural land, and measures to improve the natural environment. | No change required because of this representation |
| **No specific comments noted. The NDP has attempted to cover a number of the issues and opportunities raised and has a policy to protect local green space (S.M6), some of which include wildlife habitats, and a specific regeneration proposal for a wildlife corridor (S.M8) which makes reference to NE advice. Other policies refer to measures to promote local green space and habitats (S.M2, S.M3, S.M5 and S.M9). In addition, reference to relevant policies in the Core Strategy and SAMDev Plan are made.** |
| S.5  Environment Agency  (Statutory Consultee) | No response | Whole Plan | No Comments received in response to consultation | No change required |
| **The Environment Agency was consulted by email and did not respond.** |
| S.6  Highways Agency  (Statutory Consultee) | Whole Plan | Whole Plan | Has no comments to make on this consultation given the application is a significant distance from our Strategic Road Network. | No change required |
| **Noted** |
| S.7  Market Drayton Community Partnership | Whole Plan | Support | Overall it is felt that the Neighbourhood Plan contributes very successfully to moving the aspirations of Market Drayton into the next decade and should be both welcomed and unequivocally and strongly supported.   * the Plan is welcomed as a considered set of proposals to focus on major long term developments in Market Drayton which should help to underpin the economic and social well-being of the town * it is understood that this plan builds on the ideas and concepts contained in the Market Drayton Town Plan published in 2011 but focuses on the longer-term future which is both timely and to be welcomed * the proposals therein are felt to be those most practical of action and represent a wide range of issues that provide major opportunities and can and should be translated into reality * major social and economic benefits would be realised which can only be to the benefit of the town and may take some years to come to fruition * the ideas in the plan seem to be consonant with local and national planning priorities * the detailed proposals are timely and need to be seen in the context of attracting external funding from developers as well as public funds and thus need wide scale public support * it is vital that as Market Drayton is a hub for surrounding villages that support is forthcoming both from within the town and those communities which use facilities in the town and contribute to the local economy. | No change required |
| **Noted with thanks** |
| S.8   * Loggerheads Parish Council   (K Watkins) | Policy S.M1 | Support | The parish council supports the policy | No change required |
| **Noted with thanks** |
| Policy S.M7 | Qualified Support | The parish council supports this policy. The route into Market Drayton that most residents from Loggerheads parish use is Newcastle Road and Stafford Street, an improvement in this access route would be welcome. | No change required |
| **Noted with thanks** |
| Whole Plan | Qualified Support | The parish council supports the policies in the draft plan and welcomes the intention to improve leisure and sports facilities. Good access into Market Drayton from the Loggerheads parish direction is needed. | No change required |
| **Noted with thanks. Although the NDP and Shropshire Local Plan seek to ensure development takes place in a safe manner improvements not associated with development is a matter that Shropshire Council is responsible for. No proposals have been identified within either Shropshire Local Plan or its Local Transport Plan that involve measures to improve accessibility in the Loggerhead Parish direction. Should Loggerheads Parish Council wish to suggest areas within Market Drayton Town Council’s area that might be improved, The Town Council would consider whether these might be raised with Shropshire Council.** |
| S.9  Adderley Parish Council  (J Evans) | Whole Plan | Objection | The Plan contains land that falls within the Adderley Parish boundary and which Adderley Parish Council wants to include within its own Neighbourhood Plan. | No change required because of this representation |
| **This intention should have been made known when the Parish Council was consulted in May 2015 upon the inclusion within Market Drayton Neighbourhood Plan area or to Shropshire Council during the Regulation 5 of the Neighbourhood Plan Regulations consultation period between 16th July and 28th August 2015. Shropshire Council approved the Market Drayton Neighbourhood Plan area following that consultation period.** |
| S.10  Moreton Say Parish Council  (J Evans) | Whole Plan | Objection | The Plan contains land that falls within the Moreton Say Parish boundary and which Adderley Parish Council wants to include within its own Neighbourhood Plan. | No change required because of this representation |
| **This intention should have been made known when the Parish Council was consulted in May 2015 upon the inclusion within Market Drayton Neighbourhood Plan area or to Shropshire Council during the Regulation 5 of the Neighbourhood Plan Regulations consultation period between 16th July and 28th August 2015. Shropshire Council approved the Market Drayton Neighbourhood Plan area following that consultation period.** |
| S.11  National Grid | Whole Plan | Comment | An assessment has been carried out with respect to National Grid’s electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines, and National Grid Gas Distribution’s Intermediate and High Pressure apparatus. National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.  *Gas Distribution – Low / Medium Pressure*  Whilst there are no implications for National Grid Gas Distribution’s Intermediate / High Pressure apparatus, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites. If further information is required in relation to the Gas Distribution network, please contact [plantprotection@nationalgrid.com](mailto:plantprotection@nationalgrid.com) | No change required |
| **Advice noted. National grid has been consulted on this draft NDP. It will be consulted on any planning applications that may arise from this plan through Shropshire Council’s consultation processes.** |
| S.12  J Morris on behalf of Sports England | Policies S.M3 and S.M5 | Support | The relocation of Greenfields is supported in principle providing better facilities and additional pitches are meeting the needs of the Shropshire Investment Plan for Market Drayton. A masterplan for the new playing fields will need to be agreed by the Council and Market Drayton Sports Association in conjunction with the relevant National Governing Bodies (and Sport England) and, as the policy states, the replacement facilities will need to be provided before the existing facilities are taken out of use to ensure continuity of activity for the various sports including the ancillary facilities required by the various clubs. A phased approach may be the solution to this issue but further details will be required (e.g. ground conditions) and this will require careful planning. Sport England and the relevant National Governing Bodies for Sport would be happy to have early dialogue in regards to the master planning of the replacement site and the management/lease arrangements. Sport England will be consulted on future planning applications for the Greenfields site and replacement playing fields at Longford. The planning applications will be assessed against relevant policies contained in the NPPF and Sport England's Playing Field policy.**Highlight** | No change required |
| **Noted – NDP paragraph 5.1 indicates that Market Drayton Town Council will work in partnership with other organisations to deliver proposals within the plan.** |
| Policy S.M3 | Comment | Sport England support Market Drayton Town Council's commitment to providing enhanced and additional facilities for sport, recreation and general activity through the MDNDP. | No change required |
| **Noted** |
| S.13  M Joyce on behalf of  Norton in Hales Parish Council | Whole Plan | Objection | Objects to the inclusion of land from within its Parish in the Market Drayton Neighbourhood Plan. Market Drayton Town Council does NOT have the approval of the Parish to include parts of its Parish within its Neighbourhood Plan area and requests the immediate removal of its land from the Plan. Norton in Hales, Parish Council has registered intent to formulate its own complex Neighbourhood Plan. As such, it is inappropriate for another Council to include land from Norton in Hales within their Plan.  For the purposes of the SAMDev Plan, Norton in Hales registered as ‘rural countryside’ with no wish for further development. To register land from within Norton in Hales Parish with the intention of developing that land is contrary to current planning policy and localism.    The Parish Councils did not receive official notification of the decision of the Portfolio Holder for Planning, Housing and Commissioning (Central) Mal Price made on 3rd December 2015 that the ‘Market Drayton Town council area and surrounds is an appropriate basis for the development of a neighbourhood development plan and notifies the Town and Parish Councils accordingly.  Market Drayton neighbourhood plan would over-ride the aims and aspirations of the residents and Parish Council of Norton in Hales who were consulted in the SAMDev plan consultation process. The decision regarding inclusion in the SAMDev Plan was clear: no further development for the Parish.  The statement that Market Drayton Town Council has sought and gained the approval from adjoining parish councils including Norton-in-Hales is factually incorrect and as it forms part of the basis on which approval for the Market Drayton Neighbourhood Plan was given, that decision is therefore fundamentally flawed. It has been noted that the local member for Norton in Hales has been omitted from the application details. | No change required because of this representation |
| **The Parish Council was consulted by Market Drayton Town Council in May 2015 upon the inclusion within Market Drayton Neighbourhood Plan area and Shropshire Council undertook its consultation under Regulation 5 of the Neighbourhood Plan Regulations over the period between 16th July and 28th August 2015. Shropshire Council approved the Market Drayton Neighbourhood Plan area following that consultation period.**  **In addition to proposals within this NDP, Shropshire Local Plan, in particular its SAMDev Plan policy S11.1(3) indicates that ‘further greenfield land for housing will be focussed in the north of the town on sustainable sites adjoining the development boundary, subject to suitable access’ and this may involve adjacent parishes including Norton-in-Hales. Therefore, for planning purposes the boundary between the town and its surrounding countryside is not a distinct one.** |
| Canal and River Trist |  |  | We note that the Vision clearly sets out the aspiration to support improvements to the environment and facilities, including the canal area. | No change required |
| **Noted** |
| Policy S.M1 |  | Regard needs to be given to the Canal & River Trust’s own process for dealing with marina or other offline moorings schemes seeking to connect to our waterways. There are risks over the deliverability and the ability to satisfy the basic conditions. A marina development may satisfy various land-use planning considerations but to be delivered, it would have to successfully pass through the Canal & River Trust’s own application process. It would also have to obtain the necessary connection agreement which would permit it to physically connect to the Trust’s waterway network.  Acceptability to the Trust is based primarily on consideration of availability of water resources, navigational safety considerations and potential impacts on SSSIs, taking into account other applications in the process at that time, and cumulative impact is considered. Over time, schemes may be withdrawn or removed from the process which can change the position regarding acceptability of new schemes seeking to enter the process. Environmental factors, together with new or changes to existing commercial abstractions (such as from farming, utilities companies and other industries) can also impact on the availability of water resources. In addition, a site may be deliverable in respect of water resources at the time that a plan is prepared by the Town Council (if the site successfully passes the first stage of our process) but may not be deliverable on adoption or during the lifetime of the plan if the applicant has withdrawn it or it is removed from the process. A site allocated for a marina in a development plan may not be delivered if it comes back into the Trust’s process and insufficient water resources were available.  Marina proposals in the Trust’s process are confidential until an applicant determines they wish to make the proposal public knowledge, and there may be a number of proposals in the process at any given time on a particular waterway.  Consequently, it is difficult for both the Trust and accordingly the Town Council, to determine the deliverability of a scheme, given the competing factors and variables between the Trust’s own application process, the planning process and the timescales involved in both plan preparation/adoption and actual delivery of marina schemes from initial proposal to commencement of work on site. SAMDev Plan Policy MD11, whilst supporting canal side facilities and new marinas, acknowledges the technical constraints that can affect the location of marinas such as matters of water resource, navigational safety and topography. Pre-application discussion with the Canal & River Trust are encouraged. We welcome that Policy S.M1requries compliance with SAMDev policy MD11.  We also question the compatibility of the uses proposed with the residential moorings at Nodens Victoria Wharf and how these will be protected through the policy or supporting text.    The access arrangements from the A53 via Betton Road have the potential to adversely impact on the canal corridor and further details on the highway works required to support a marina development should be provided.    There will also be an impact to the existing bridge crossing at Maers Lane (Victoria Bridge) Whilst the NDP seeks to direct traffic to the site from the A53 with the housing proposed under S.M4 it is likely that traffic levels across this bridge will increase. It is not clear if any modelling work has been undertaken? The bridge is Grade II listed and whilst it is currently in a generally fair condition it has suffered weathering and this is a “Weak Bridge”. As such its load capacity is under review, and the imposition of a weight limit may be required. The bridge is also very narrow and not suitable for significant HGV traffic (such as construction traffic or the movement of boats on low-loaders or cranes to/from the proposed marina) unless traffic management is implemented on the bridge (e.g. traffic lights), while re-profiling of the road approaches to reduce the hump-back nature of the bridge should also be seriously considered.  The provision of pedestrian/ cycle movements across the bridge would also need to be considered in the light of increased traffic movements as there is currently only a very limited width pedestrian footpath. The NDP identifies a further canal crossing would be required and you may wish to consider if the policy should establish a requirement for the provision of a new crossing of the canal (also see our comments on S.M2). The Trust has not considered this in principle and we would strongly recommend that discussions are held with the Trust prior to the inclusion of any such requirement. | See change No 6 |
| **Many land use changes also require approval under other procedures or regulations before they can proceed and the reverse would be the case should the Canal and Rivers Trust approve a proposal which may not have planning permission and subsequently be found not to meet other requirements. Deliverability needs to be looked at within the context of the relevant planning policies and in this instance the strategic and national policies are ones of enabling and promoting rather than setting strategic requirements that must be met through available, suitable and achievable sites.**  **It should also be recognised that a number of previous proposals for a marina in this location have received the support of the Canal and River’s Trust predecessor – British Waterways. They did not proceed for one reason or another but it is hoped that a more comprehensive proposal such as that advocated within this plan will add to its encouragement, while similar proposals elsewhere have been successful. Market Drayton is well placed for such a development and it would achieve the benefit of broadening its economic base.**  **Such a proposal must commence somewhere and through the NDP, will be shown to have the local community’s backing. Changes are nevertheless suggested that might address some of the Trust’s concerns. Meetings will be required with the Canal and River’s Trust to develop the detailed proposal as part of the masterplanning and planning application process.** |
| Policy S.M2 | Support and recommend change | The Trust supports the masterplan approach which is wholly appropriate for the nature and scale of development proposed. A Masterplan is a great opportunity to set out clear design aspirations and these could even be further developed within Policy S.M2. The development proposed under S.M1 & S.M4 has the potential to significantly alter the character and appearance of this stretch of the Shropshire Union Canal and it is important that a holistic approach is taken to their design, layout and relationship to the canal and the Masterplan should cover both sites. The Trust would welcome the opportunity to be involved in any master planning process.  Policy S.M2 could also be amended to include the infrastructure necessary to support the proposal and details of how these are to be delivered, e.g. as part of the development, S106 or CIL. | See change No 7. |
| **This advice is welcomed and extremely helpful.** |
| Policy S.M6 |  | The Trust welcomes such a policy though we would note that neither the policy or supporting text make clear reference to the canal being part of this Green infrastructure network.    The waterways have a rich biodiversity, with many areas benefiting from SSSI, SAC, SLINC or CWS designations. Developments can have an adverse impact on the ecology of the waterways and it is therefore important that the canal corridor is acknowledged and applications required to consider their impact on its function as part of the Green Infrastructure network. | No change proposed because of this representation |
| **This advice is acknowledged although it is also recognised that as a feature the canal is extensive, contributing potentially to the strategic ecological network which extends significantly beyond the limited boundaries of the NDP area. As such it’s value to biodiversity is better protected through strategic policies within Shropshire Core Strategy and the SAMDev Plan.** |

**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 | **Amend to read**  **MARKET DRAYTON NEIGHBOURHOOD DEVELOPMENT PLAN 2016 – 2026 Regulation 14 Draft Plan No 2 (February 2017)**  \* To b added when approved by Market Drayton Town Council | To indicate which version/stage the plan has now reached. |
| 2 | Footer | Add as a header or footer to read:  Market Drayton Neighbourhood Development Plan – Regulation 14 Draft Plan No 2, (Date) | 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 | Amend 6th sentence to read:  ‘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’).  Delete ‘and an all-weather playing surface at Grove School’. | To correct an error relating to bowls and an all-weather pitch. |
| 5 | Paragraph 1.11 | Revise paragraph to read:  ‘The community consultation through the residents’ survey in particular gave confidence to the Steering Group for setting the overall vision, objectives and draft policies. 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 subsequent sections of this document.’ | To update the plan following its publication and consultation under Regulation 14. |
| 6 | Policy S.M1 | Amend Policy to read:  **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:**   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 cross-subsidy development in the form of market housing to be located alongside or close by the marina in accordance with Policy S.M4.**   **Uses listed in points 2 to 5 above should be ancillary to the main use of the site as a marina.** | 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. |
| 7 | Policy S.M2 | Revise the final sentence of the introductory paragraph to read:  **In addition to complying with the requirements specified within Policy S.M1, the development should, in particular, address the following:**  Add additional requirements /constraints at end of the policy as follows:  **4. Ancillary Uses**  **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 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.**  **5. Protection from Flooding**  **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.**  **6. Essential Infrastructure**  **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.** | 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. |
| 8 | Paragraph 4.6 | Revise to read:  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. 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. | To respond positively to advice from Shropshire Council who advise |
| 9 | Paragraph 4.7 | Revise to read:  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:  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. | To respond positively to advice from Shropshire Council who advise that the evidence that options have been considered should be presented. |
| 10 | Paragraph 4.8 | Add after the final sentence to read:  ‘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.’ | 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 | Revise first sentence to read:  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.  Revise the final two sentences to read:  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. | 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 | After ‘stakeholders’ in the second sentence, include:  ‘, in particular Shropshire Council’.  Revise the last sentence of the paragraph before the list and description of key matters to read:  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 sustainable design which should include appropriate landscaping: | 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. |
| 13 | Policy S.M3 | Revise point iii) and final paragraph of policy as follows:  **iii) Contributions made towards meeting off-site open space requirements required as a consequence of new housing and employment development in accordance with SAMDev Plan policy MD2.**  **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. 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. 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.** | To respond positively to advice from Shropshire Council and the concerns of nearby residents. |
| 14 | Paragraph 4.16 | Add after first sentence.  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’. | 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 | Revise the first sentence of the policy to read:  **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 identified on Map 3 may be developed for housing provided they come forward as part of a comprehensive master plan proposal and involve a cross-subsidy package for the marina advanced through policy S.M1.**  **Add an additional criterion as follows:**  **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.** | To respond positively to advice from Shropshire Council that the housing should be included within the master plan for the marina area and for the housing to cross-subsidise the project.  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. |
| 17 | Policy S.M5 | Add to the end of the final sentence of the first paragraph of the policy so that it reads:  **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.** | To respond positively to advice from Shropshire Council advice that any transfer of facilities should not be piecemeal. |
| 18 | Paragraph 4.27 | Amend final sentence to read:  ‘Any phasing arrangements would need to be agreed between Market Drayton Sports Association, Shropshire Council and Market Drayton Town Council. | To respond positively to advice from Shropshire Council. |
| 19 | New Policy and supporting justification | Insert New policy and justification as Policy S.M6 and renumber subsequent policies and paragraphs.  Then new policy and justification should read:  **Policy S.M6 – Housing Land off Longford Road**  **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 others, set out arrangements to ensure the following:**   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.**   **Justification** (Objective 2)  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.  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.    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 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.  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. | To respond to concerns about accessibility, deliverability and viability and reflect discussions with the landowner’s agent. |
| 20 | Policy S.M6 | Revise to read:  **The protection, management and planning for existing and the delivery of new green infrastructure, within and surrounding Market Drayton will be achieved through:**   1. **Retaining the existing ecological network of stepping stones, corridors and linkages, particularly those identified as locally important woodland, amenity areas and local green space;** 2. **In relation to development proposals, 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.**   **For the purposes of criterion 1, these areas are shown on Map 6. Development should 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.** | To respond positively to advice from Shropshire Council |
| 21 | Paragraph 4.31 | In third sentence replace ‘Shropshire Council’s Open Space Planning Guidance’ with ‘SAMDev Policy MD2’  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.’ | 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 | Replace paragraph with:  The following areas of green infrastructure are identified as important open space and woodlands that contribute towards local green infrastructure. These are shown on Map 6 (with the exception of site 13):   1. Open space at Tern Valley Business Park – important woodland, and amenity area. 2. Little Drayton recreation ground and play area - important open space 3. Off Hospital Drive – important amenity open space 4. Grotto Road recreation and play area - important open space 5. Westland Road recreation area - important open space 6. Redundant railway line land south of Greenfields – wildlife corridor and local green space. 7. Town Park – important local park and amenity open space 8. Longlands Recreation & Playing Field - important recreation area 9. Market Drayton Cricket Ground - important recreation area 10. Land to north and south of Grove School playing fields - important woodland and amenity space 11. Walkmills Meadows – important woodland and ecological areas 12. Dalelands play and recreation area- important open space 13. Land to the South of Market Drayton Swimming Pool (see Map 9) - recreation area and local green space. | This follows a further analysis of whether the areas concerned have special significance and if they might be protected through other measures. |
| 23 | Paragraph 4.35 | Revise paragraph to read:  ‘These sites were identified through the Market Drayton Community-Led Town Plan. Their significance has been assessed to determine whether they might be designated areas of ‘Local Green Space’. This also considered whether there were other measures that might be used to protect them.’ | 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 | Insert 4 new paragraphs after paragraph 4.35:  Woodlands along the Tern Valley – 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.  Small amenity areas and recreation areas – 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 policies.  Redundant railway line land south of Greenfields - 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.  Land to the South of Market Drayton Swimming Pool - 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. It special significance is such that the remaining area is designated ‘local green space’. | To explain the significance of the features that comprise green infrastructure and measures for their protection. |
| 25 | Policy S.M7 | 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.  2. Amend point ii) to read:  **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.**  3. Add new criteria  **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.** | To respond positively to representations made by Historic England which would improve the policy. |
| 26 | Paragraph 4.41 (previously 4.37) | In 5th and 6th sentences change ‘Stafford Road’ to ‘Stafford Street’ | To correct a typographical error |
| 27 | Policy S.M8 | Delete:  **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.** | 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) | Delete last sentence and replace with:  ‘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.’ | 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) | Revise penultimate two sentences to read:  ‘This part includes substantial and specimen trees and a wildlife area 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.’ Should any trees need to be removed, compensatory planting should take place elsewhere. | To indicate that the natural area within this site is of special significance. |
| 30 | Paragraph 4.47 (previously 4.43) | Add at end of paragraph:  ‘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 figure through its allocations and windfall developments and does not necessarily rely upon the release of the Greenfields recreation area or other sites.’ | To correct an error.  To emphasise that the NDP is to be read in association with Shropshire Local Plan, in particular its SAMDev Plan. |
| 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. |