**Market Drayton Neighbourhood Plan**

**Town Council Working Group Meeting Wednesday 28th February 2018**

**Present:** Julie Jones (Town Clerk), Mark Whittle (Town Councillor), Roy Aldcroft (Town Councillor), Peter Wilson (Project Officer), Nicola Fisher (Shropshire Council)

**Purpose of meeting:**

1) Discuss suggested minor modifications by Seabridge Developments to – Proposed Marina and Associated Tourism, Leisure and Related Development – Policy S.M.1

2) Discuss suggested modification to the – Enhancement of the Wildlife Corridor along the former Railway Cutting South of Greenfields – Policy S.M.9

**1) Seabridge Development Proposals**

In order to provide appropriate flexibility to ensure future viability of the Marina-based mixed use development, there ought to be scope for some additional ‘enabling’ residential development on the main site (S.M.1). This would add to the mixed-use nature of the scheme and help underwrite its future viability, especially given that s substantial part of the allocation off Maer Lane may be considered flood plain. Hence it is suggested that the point 5 of Policy S.M.1 be amended as follows:

**5 A limited amount of cross-subsidy development in the form of market housing to be located on the site and also alongside or close by the marina in accordance with Policy S.M.4**

**It was also suggested that ‘offices’ be included in point 3 of Policy S.M.1 by reference to ‘Class B1a) and b) offices’ which would not compete with or harm the vitality of the Town Centre and could be amended as follows:**

**3 A range of canal-side retail units and related leisure uses and offices (Class B1 a) and b), the extent of which complies with SAMdev Plan Policy MD10.b;**

Julie Jones advised the meeting that she had spoken with both Shropshire Council and our Consultants with regards to the proposals and both were happy with the content.

The group agreed that these amendments be incorporated in the final version of the ND Plan and Julie would instruct Data Orchard to incorporate the changes and to advise Seabridge Developments of the changes.

Julie also advised the meeting that a letter of support with regards to the financial viability of the Marina site has been offered via Seabridge Developments.

**2) Amendment to Wildlife Corridor Proposals**

Julie explained that she had received correspondence with regards to amending Policy S.M.9 to include ‘footpath access’ linking housing to the town through the wildlife corridor.

Shropshire Council have advised that it would be prudent not to amend the Policy but to include a note in the Justification section for the Policy that an ‘opportunity is afforded for a direct link’ with detail to be discussed at a later date.

This was accepted and agreed by the meeting and that Julie would advise the Consultant for the wording to be included in the final version of the Plan.

It is anticipated that a further 2 weeks would be required for the final version of the Plan to be completed by Data Orchard for review by the working group and sign off by full Council prior to Regulation 16.