

# **Market Drayton Neighbourhood Development Plan 2006-2026**

## **Options for the relocation of Greenfields playing fields**

1. Current area circa 8 hectares – minimum required simply to provide for current level of activity.
2. Area suggested as required – up to 16 hectares (Market Drayton Community Led Plan identifies a shortfall of a further 8 hectares).
3. Location should be adjacent to Market Drayton.
4. Options investigated to the north of the A53 although this area is suggested as one for future growth within Shropshire local plan (Core Strategy and SAMDev Plan).
5. Land to the east of Market Drayton to which access was available was initially suggested for consideration as one option but this was considered the only realistic option for a new marina.
6. The investigation of options was undertaken in association with a local agent and only one landownership was found to be available – see Annex A. Maps showing some of the other areas where the owners were approached are provided in Annex B. Other areas included land immediately to the north of the bridge at Longford Turning, east of Brookfields (Map 1) which was not available for playing fields or supporting infrastructure. Land submitted at Regulation 14, west side of Adderley Road – submitted for housing (see Representation Schedule within the Consultation Statement – Representation C.11) so not available for playing field.
7. Consequently, an assessment of site suitability was not required other than for that site which was available.

ANNEX A: Results of approaches to Landowners.

Mr Peter Wilson  
Project Officer  
Market Drayton Neighbourhood Plan  
Market Drayton Town Council  
18 Frogmore Road  
MARKET DRAYTON TF9 3AX

(Via email: [pctewilson1953@gmail.com](mailto:pctewilson1953@gmail.com))

5 April 2017

Dear Mr Wilson

**RE: LAND AT LONGFORD TURNING, MARKET DRAYTON – THE  
BRATTON TRUST AND MR JOHN GOUGH**

Further to our meeting earlier in the year at Market Drayton Town Council's offices with Mr William Bloxsome and Chris Gooding from Data Orchard, I write to advise that we understand the intention to create a Neighbourhood Plan for Market Drayton.

As advised at our recent meeting, I act for and have been in discussions with several landowners who own land to the north of the A53.

As representative of both the Bratton Family Trust and Mr John Gough, who occupy land on either side of the road leading to Longford, I write to make you aware of their willingness to make land available to relocate the town's recreation facilities, and also enable improvements to the infrastructure to improve connectivity to these facilities.

We appreciate that there is a desire from the Neighbourhood Plan Team to provide 16 hectares of recreational land. Subsequently Mr Gough's land north of Brookfields afford an opportunity to accommodate the proposed recreation site. Mr Gough has asked me to make it clear that he would welcome an element of residential development on his land, particularly in the vicinity of the small group of houses known as Brookfields.

It is also evident from our discussions that the nature of the highway and the lack of pedestrian connectivity to this area of land needs to be addressed, and residential development on the Bratton Family Trust land to the south of Brookfields can enable realignment of the road, widen the road, afford street lighting, improve footpath connectivity etc.

Continued/...

I attach a very informal indicative plan illustrating how the subject land could be designated in the forthcoming Neighbourhood Plan. Please note that we have not engaged in discussions with the neighbouring Parish Councils, and we would appreciate the opportunity to be involved in this process if this is something that is intended to be done.

Please be advised that aside from discussions in respect of the Neighbourhood Plan, Local Plan representations have been made to Shropshire Council following their recent review of the Local Plan, making the Planning Policy Team at Shropshire Council aware of the availability of the aforementioned land for residential development.

During our discussions we talked about the opportunity for the alternative sites for recreation provision, principally Mrs Davies' land opposite the existing Greenfields sports field, alongside land owned by Mr Michie and Ms Turner either side of the turning for Longslow and land owned by Mr Eardley located adjoining Mr Gough's land. In all three cases I have spoken to the landowners concerned, and they have advised that whilst they are interested to see how the Neighbourhood Plan develops, they would like to see their land developed but favour residential development as opposed to recreational.

I trust this letter is sufficient at this stage for you to continue the neighbourhood planning process. If you require further information, or wish to discuss in any greater detail, please don't hesitate to let us know.

Kind regards.

Yours sincerely

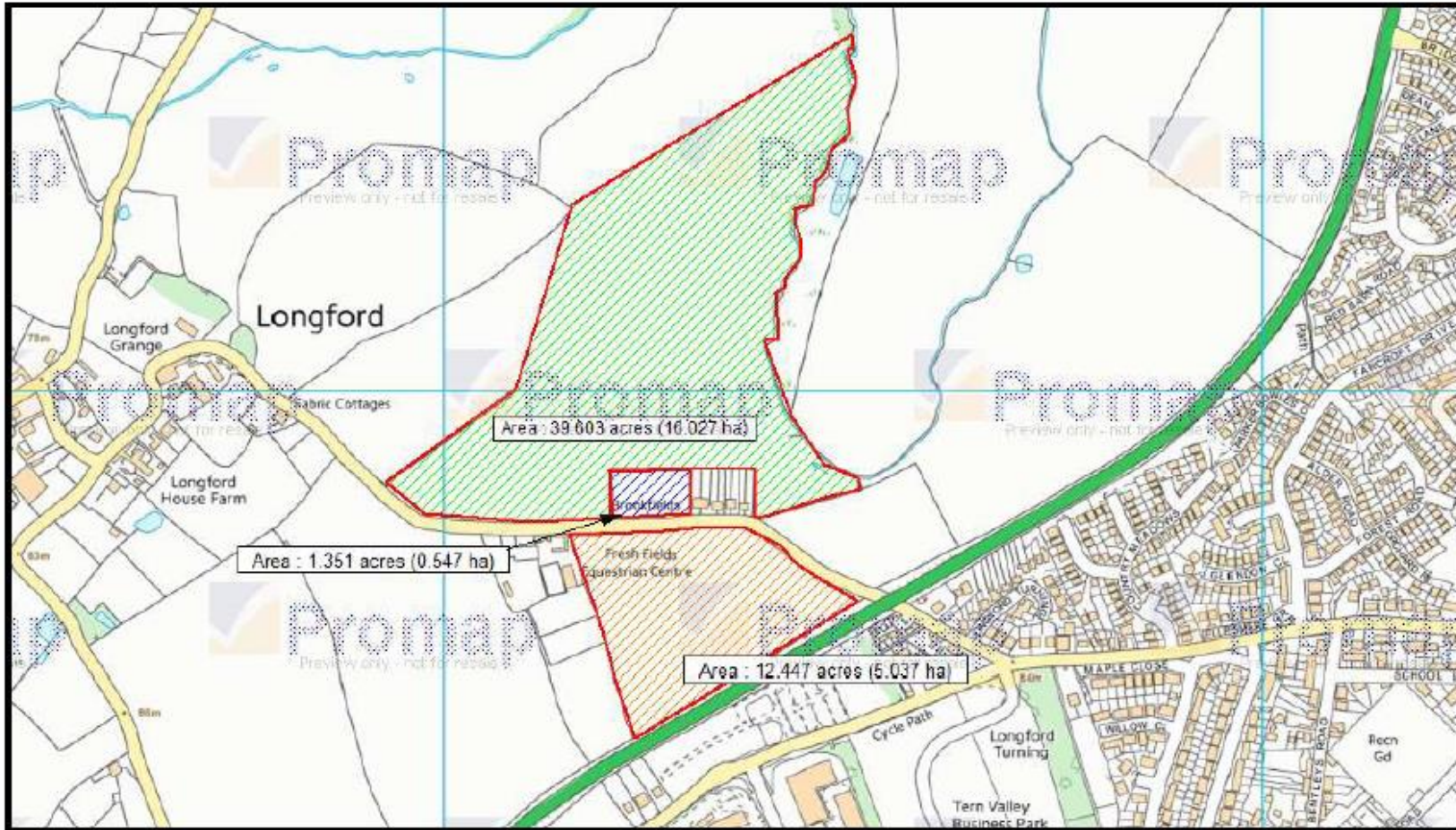


**Peter Richards MRICS**  
Chartered Surveyor

Enc.

c.c. Mr John Gough  
Mr John Bratton  
Mr William Bloxsome  
Mr Chris Goodall  
Cllr. Roger Hughes





# ANNEX B – Sites Investigated

## Map1



## Map 2

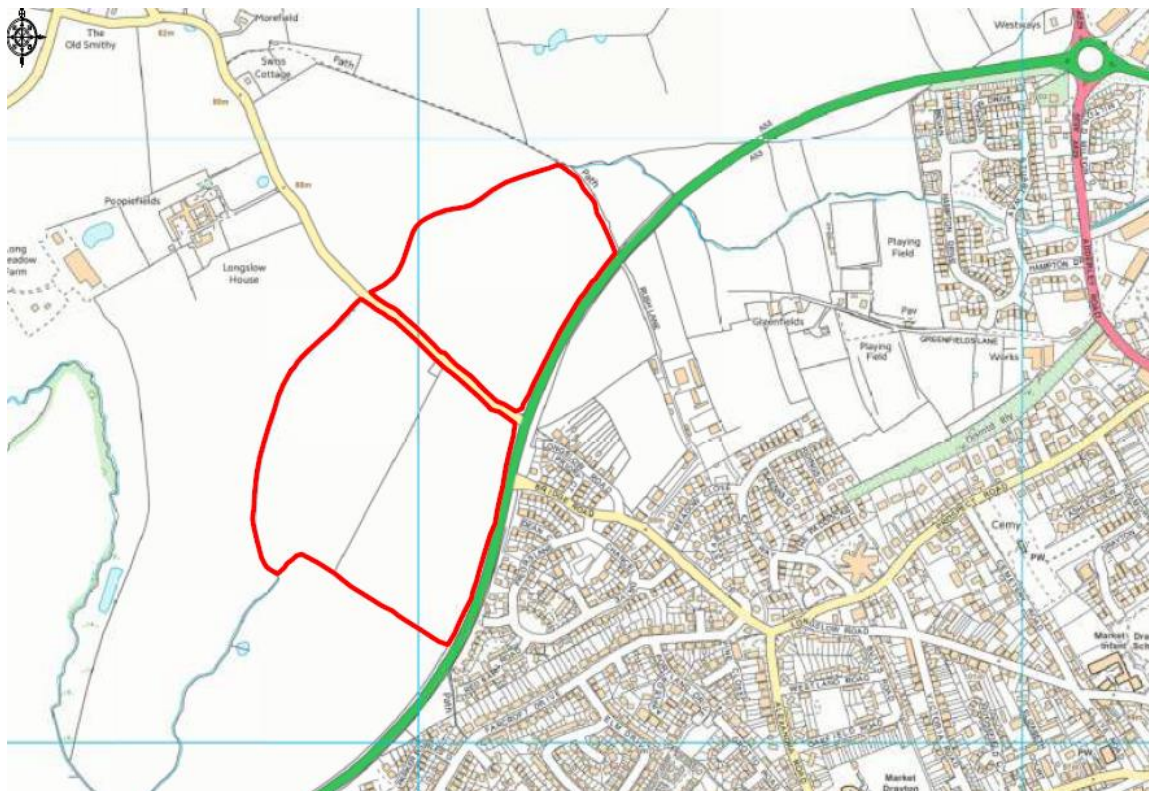




Map 3



Map 4



Map 5

