

Market Drayton Neighbourhood Plan **2016 - 2026**

The first draft of the Neighbourhood Plan is to be published very shortly. It is a document that everybody in Market Drayton ought to be aware of. It contains policies that are relevant to residents and to anyone who regularly visits the town for business, shopping or leisure.

The Messenger has seen the latest draft (prior to its publication) which runs to 40 A4 pages including maps. This sounds daunting, but the document has been thoughtfully put together by a 'Steering Group' working on behalf of the Town Council and supported by Data Orchard, Neighbourhood Plan & specialist data analysis consultants who were commissioned by the Town Council.

The Messenger carried 2 questionnaires in 2015 designed by Data Orchard to gather information on local opinion and the Town Council have run a number of consultation events since. The Plan will shortly be available to download from the Town Council Website and hard copies will be available on request from the Town Hall or for viewing at Market Drayton Library. The publication date (expected before the end of September) will mark the commencement of a 6 week consultation window. Please get hold of a copy and if you have views - positive or negative - on the proposals it contains, make them known to the Plan Steering Committee by emailing the Town Council.

Summary of policies contained in the Market Drayton Neighbourhood Plan

Policy S.M1 – Proposed Marina. A marina development suitable for around 270 berths has been proposed. Additional proposals include a canal-side, restaurant, shops and tourist accommodation (such as a hotel with conference centre), holiday lodges and caravan site. A limited amount of housing would be located alongside or close to the marina. A site between the canal and the A53 would be developed for housing (**Policy S.M4 – Land off Maer Lane**) conditional on the development of the marina, associated tourism and leisure facilities being delivered.

CIL - Community Infrastructure Levy

Why is it important in the context of the neighbourhood plan?

CIL is a tax on new housing developments (£40 per square metre in urban areas and £80 per square metre in rural areas). Through the Neighbourhood Plan, a larger proportion of this money falls under the control of the Town Council to finance infrastructure to support projects like the Marina and enhanced Sports and Leisure facilities.

Policy S.M3 Improved sports site at Longford Turning:

land at Longford Turning may be used for recreation space, including relocation of facilities for football, rugby and tennis from the current playing fields at Greenfields. Changing rooms, club houses, floodlighting and vehicle parking would be located there too and the area made accessible for pedestrians and cyclists. Greenfields currently accommodates Market Drayton Town FC, Market Drayton RFC, Market Drayton Tigers FC and Market Drayton Tennis Club. The area designated consists of 2 parcels of land - in total approx 25 hectares (Greenfields sports site is approx 8 hectares). The need for additional pitches is recognised and for other sports and leisure activities.

Policy S.M5 – Land at Greenfields. The Greenfields recreation area to the south of the A53 is identified for potential residential development. Land would only be released for this purpose if the development of a high quality recreation site at Longford Turning could be assured and all revenue generated from the development were to be channelled into the recreation facilities at Longford Turning, additionally Community Infrastructure Levy from the development could be channelled into the project.

