

# **Market Drayton Neighbourhood Development Plan**



**Consultation Statement  
October 2017**

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## Section1. 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:

- a) Details of the persons and bodies who were consulted about the proposed NDP.
- b) A description of how they were consulted
- c) A summary of the main issues and concerns raised by the persons consulted
- d) 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.

## **Section 2. Market Drayton Neighbourhood Development Plan Consultation & Engagement Summary**

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, including representatives from the adjacent parish councils that formed part of the designated area. 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 which provided explanations of what a Neighbourhood Plan entails, details of the Steering Groups meetings, notifications of Consultations and Engagement Events and a range of 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 CIC 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 Consultation Event was held at Festival Drayton (community centre) 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, including the three parishes that had land forming part of the designation, 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.

The draft plan was then submitted for the 6-week Regulation 14 consultation on Sept. 30<sup>th</sup> 2016.

The representation received from residents and other stakeholders were considered and responded to and the plan amended in early 2017. The Schedule of Representations and Alterations form part of this document (Sections 5 and 6 respectively). Additionally further meetings were held with the adjacent parishes to resolve outstanding concerns.

The NDP was given a 'health check' through the scheme offered by Locality and this was used to review a revised draft plan that had taken into account relevant comments and advice gained through the Regulation 14 consultation. This led to further changes to the draft plan, including minor revisions to some of the changes made following the public consultation. Section 7 contains the 'health check' report and the responses made to the advice given.

**A full timetable of consultation and engagement events is shown in Section 3 below.**

**Section3. Time table of key consultation activities and dates with links to supporting documentation. (Please Note: In the event of encountering a dead link please refer to the Market Drayton NDP website.)**

Item	Month	What & Who	Purpose	Communication	Documentation	Response
1.	Jan 2015	Town Council, Local Authority	Formal request for Designated Area	Website	<a href="#">Weblinks to:- Designation Application and Designation Map</a>	One representation received during 6-week consultation period (See 4. Below)
2.	March 2015	Steering Group	Plan, process, allocate tasks, draft Statement of intent	Reports to Town Council The Drayton Messenger	<a href="#">Weblink to:- Statement of Intent</a>	
3.	Apr - Aug 2015	Steering Group Data Orchard	Produce Project Programme and Communications Plan Review of available evidence	Website	<a href="#">Weblink to:- Programme Plan</a>  <a href="#">Doc.link</a> to Comms Plan:- <a href="#">Section 4a</a>	
		Steering Group Data Orchard	Business Survey launched	Drayton Messenger		Low return – business questions incorporated into Main Survey; see Item 7 below
		Town Council	3 Parishes briefing	7 <sup>th</sup> May	Meeting Notes <a href="#">Doc.link</a> to Designation consultation:- <a href="#">Section4b</a>	Joined Steering Group
4.	Jul 10 <sup>th</sup> – Aug 28 <sup>th</sup> 2015	Town Council Shropshire Council	6-week designated area notification period	TC, SC websites, noticeboards, Drayton Messenger, SC formal email to 3 adjacent parishes forming part of designated area.	<a href="#">Doc.link</a> to Designation consultation:- <a href="#">Section4b</a>	One response from a resident querying designation boundary but raising no substantial objection. SC formally accepted designation
5.	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 visitor's stall in Street Market. Exhibition in Festival Drayton Community Centre Drayton Messenger Posters/Banners	<a href="#">Doc.link</a> to First Consultation Events:- <a href="#">Section4c</a>	Circa 1000 footfall at market and Festival Drayton Community Centre.
6.	Oct 2015	Analyse feedback from First Consultation	Design of Surveys for Residents & Businesses	Feedback	<a href="#">Doc.link</a> to feedback <a href="#">Section4c1</a>	
7.	Nov 2015	Launch of residents and revised business survey due to low response to Aug 2015 business survey Data Orchard	Residents & Business Survey sent out in Drayton Messenger between 16 <sup>th</sup> & 21 <sup>st</sup> along with a reply paid envelope for returns and a link to MDTC for option of completing on-line	Drayton Messenger, MD Website, MD Advertiser, MD Facebook, Drop off points for hard copies:- TC,	<a href="#">Weblink to:- Business Survey and General Residents Survey forms</a> <a href="#">Surveys-adult (and scroll down)</a>	Circa 500 paper surveys returned and circa 100 completed on-line. Deadline extended to mid Feb to enable further promotion eg

		Steering Group		Library, Post Office, Festival Drayton		young people (See Item 11 below)
8.	Nov 21 <sup>st</sup> 2015	Festival of Lights Steering Group	Raise awareness of Survey and offer advice	Neighbourhood Plan stall in Cheshire Street	<a href="#">Doc.link</a> to Nov/Dec Events; namely Festival of Light event, Festival Drayton Stand, Over 60s club: <a href="#">Section4d</a>	Circa 4000 footfall
9.	Dec 2015	Awareness Event Festival Drayton Steering Group	Raise awareness of Survey and offer advice	Stand in Festival Drayton reception area		Circa 150 footfall
10.	Jan 2016	Over 60s Club Steering Group	Providing assistance for completing Surveys	Direct to over 60s		Circa 80 attendees
11.	Jan 2016	Grove School students Steering Group	Design of young people survey	Direct meetings with School	<a href="#">Doc.link</a> to <a href="#">Young Peoples Survey Section4e</a> <a href="#">Weblink to:- YP Survey Results</a>	Circa 180 responses. Key YP results incorporated into the Main Survey Report shown at 16 below
12.	Feb 2016	Radio Shropshire SG Chairman	Awareness and reminder to complete surveys	Radio Shropshire	Steering Group Chairman Dr Richard Priestley was interviewed live by Radio Shropshire in February 2016 during which he explained the reasoning behind Neighbourhood Plans and how important it was for the community to be part of the process.	
13.	March 2016	Data Orchard Steering Group	Process & Analysis of Survey Data		<a href="#">Weblinks to:- Adult Survey Key Findings and Free Text comments</a>	The Key findings include results from the Business and Young People's surveys
14.	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		<a href="#">Weblink to:- Steering Group Meeting Notes 6th April 2016</a>	
15.	Apr 2016	Annual Town Presentation by NDP SG Chairman	Neighbourhood Plan Progress Report	Website	<a href="#">Weblink to:- Annual Town Council Mtg April 2016</a>	35 attendees
16.	Apr 2016	Steering Group Data Orchard	Published summary of the results of the Residents' survey	Website Drayton Messenger	<a href="#">Weblinks to:- Adult Survey Key Findings and Free Text comments</a>	
17.	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	<a href="#">Weblink to:- Display material</a> <a href="#">Doc.link</a> to The exhibition events, material & feedback <a href="#">Section4f</a>	Low footfall and low feedback response.
18.	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
19.	Aug Sept 2016	Steering Group Data Orchard	Prepare first draft of Neighbourhood Plan		Delivered 18 <sup>th</sup> September 2016	
20.	Sept 2016	Data Orchard	SEA delivered	Website		
21.	Sept 29 <sup>th</sup> 2016	Steering Group	Draft Plan presented to Town Council	In writing	<a href="#">Weblink to:- TownCouncilMinutes</a>	Draft Plan accepted and resolved to go forward to Reg.14.

22.	Sept 30 <sup>th</sup> 2016	Start of Regulation 14 formal consultation Steering Group Data Orchard	Reg 14 six week consultation begins	Reg. 14 Notices Email to key stakeholders, Website, Drayton Messenger, Market Drayton Advertiser, SC website. Hard copies for viewing in Library and Town Council plus other drop-off points.	<a href="#">Doc.link to Regulation 14 consultation process Section4g</a>	
23.	Nov 4 <sup>th</sup> 2016	Awareness Event Steering Group	Red Lion Awareness Event to promote consultation (aimed at hard reach)	Stand Hard copies of Plan and Response Sheets available		Circa 30 attendees
24.	Nov 21 <sup>st</sup> 2006	Closing date for Regulation 14 consultation	Closing date for comments on Public consultation draft	Reminders sent to key stakeholders		
25.	Nov Dec 2016	Review of Reg 14 representations Data Orchard & Steering Group	Collate responses, allocate unique number and analyse data			Circa 40 responses received via post, email or on-line
26.	Dec 2016	Data Orchard Steering Group	To incorporate, partially incorporate or reject formal representations with reasons as shown at 27 below		<a href="#">Weblink to:- NDP Steering Group Minutes 7th Dec 2017</a>	Further time required to resolve Reg 14 representations made by neighbouring parishes
27.	Jan 11 <sup>th</sup> 2017	Steering Group	Meeting focussed on resolving issues with adjacent parishes. This led to a subsequent meeting with representatives from MD, the 3 adjacent parishes and Shropshire Council	Meeting	<a href="#">Weblink to:- NDP Steering Group Minutes 11th Jan 2017</a> Notes of follow-up meeting of 17 <sup>th</sup> Jan. 2017 to resolve concerns of adjacent parishes. <a href="#">Section 4h</a>	Agreed to a separate meeting with representatives from the 3 parishes and Town Council, facilitated by Shropshire CC
28.	Feb 8 <sup>th</sup> 2017	Steering Group	Meetings to consider representations and revise draft plan and ready for sign-off by Town Council.	Meeting	<a href="#">Weblink to:- NDP Steering Group Meeting Feb 8th 2017</a>	Whilst noting the objections of the 3 adjacent parishes, it was decided to proceed to Reg.15 .
29.	Apr 12 <sup>th</sup> 2017	Town Council	Present revised draft plan to Town Council	Meeting	<a href="#">Weblink to:- Town council minutes 12th April</a>	Plan to proceed to Reg 15, and NDP Steering group to be dissolved after next meeting.
30.	Apr 18 <sup>th</sup> 2017	Final Steering Group Meeting	To prepare the final documentation for Reg.15 and hand to Town Council	Meeting	<a href="#">Weblink to:- NDP Steering Group Meeting Apr 18th 2017</a>	Steering Group disbanded.
31.	June 1st 2017	Town Council	Proposal to arrange a Health Check on the amended plan	Meeting		Agreed to proceed with Health Check
32.	August 2017	Catherine Loveday BSc (Hons) MSc MRTPi	Health Check	Report	Response to Health Check can be seen at Section 7 below	Health Check report submitted to Market Drayton Town Council

## **Section4. Detailed Consultation Material**

### **Section4a Market Drayton Communications Plan – May 2015**

#### **Market Drayton Town Council's Neighbourhood Plan Proposed First Steps Programme of Community Engagement & Involvement (worksheet 4) v3**

##### **1. April / May 2015 – action JJ / RH**

**Market Drayton Town Council / Shropshire Council** – publicise the application to designate a neighbourhood area for a six week period and take account of any representations received, once all necessary actions have been fulfilled with regard to discussions with neighbouring parishes, and confirmation is received from Shropshire Council with regard to formal proposals.

**Town Council website** – A designated page to be established that provides an overview of the Neighbourhood Plan, regular feedback and possibly a link to an on-line questionnaire.

**Social media** -Set up a facebook page for publicising events and thus also providing a platform for discussions.

**Community and Governance committee** – present the Statement of Intent for formal consideration and adoption

**Time line of action for Neighbourhood plan through to completion** – version 1 to be drafted for consideration at meeting on 19 May 2015 – **RP/PW**

**Meet with Hamish Armytage** – to discuss Steering group membership and plan publicity for June /September 2015 – **PW/RH**

**Identify and negotiate potential professional planning support lead** – **JJ/PW**

##### **2. June / July 2015 – action leads to be confirmed**

**Drayton Messenger**– Promote the Neighbourhood Plan using the Statement of Intent that will reach every household in the area.

**Market Drayton Advertiser /Shropshire Star** - Promote the Neighbourhood Plan with an overview on the Statement of Intent and then provide ongoing press releases with updates on related events and also feedback.

**Radio Shropshire/Stoke / True Gold radio**– Promote the Neighbourhood Plan with an overview of the Statement of Intent and then provide updates on related events and also feedback.

**Posters/Leaflets** – Produce posters and leaflets promoting the concept of the Neighbourhood Plan for display in strategic public and community buildings as well as local shops

**MD Business Forum** – Provide information on and promote the Neighbourhood plan using the Statement of Intent

**MD Local joint committee** – provide information on the proposals / Statement of Intent and determine initial feedback

##### **3. September 2015 – action leads to be determined**

**Drayton Messenger** – provide two short questionnaires; one for residents and one for businesses that will reach all houses/ businesses in the Designated Area concerned

**Street Market Stall** – On selected Market Days sited in strong footfall areas offering face to face promotion and engagement opportunities by utilising questionnaires and comments boards

**Roadshows/drop-ins** – Establish a programme of say 2 or 3 road shows /drop-in events at staggered times/locations providing face to face promotion and engagement with organisations and groups.

**Parish Councils** – The parishes of Moreton Say, Adderley and Norton-in Hales to be provided with updates that can be fed in through parish newsletters and also supported by road shows.

**Local Joint Committee** – include an item on the Neighbourhood plan for ongoing consultation

**Richard Priestley – Chair of Steering group**                      **April 2015 v3**



#### Section4b The Consultation Process regarding Designation of the Market Drayton NDP Area

As described in the Section 2 Summary above, the designated area includes parts of adjacent parishes. As a result, additional consultative arrangements were put in place to ensure that those parishes affected were actively engaged with the process.

- **Notes from a meeting with Representatives from the three Parish Councils held on 7<sup>th</sup> May 2015 at Market Drayton Town Council.**

**Present:** Julie Jones – MD Town Clerk

Roger Hughes – MDTC

Nicola Fisher – Shropshire Council

Melanie Joyce – Adderley PC Clerk, Moreton Say PC, Norton in Hales PC Clerk

Val Brown – Moreton Say PC Clerk

Peter Eardley – Norton in Hales PC

Roy Tydeman – Norton in Hales PC, Adderley PC

Following their initial viewing of the proposed Neighbourhood Plan Designated Area, clarification was sought from the Parishes that the Town Council were not seeking to use the Neighbourhood Plan process as a means to expand the existing Market Drayton Town boundaries.

**JJ/RH** confirmed that this was not the case and there was absolutely no intention of expanding the building line beyond what has been agreed in the SAMdev and that the SAMdev would remain in place.

Overview and various discussions on what a Neighbourhood Plan for Market Drayton could provide took place.

The Town Council would be grateful for feedback from the parishes of Adderley, Moreton Say and Norton in Hales to the initial submission to Shropshire Council to develop a Neighbourhood Plan for Market Drayton.

Parishes agreed to include the Neighbourhood Plan for Market Drayton as an agenda item at the next appropriate Parish meetings.

- **Shropshire County Council Designation Consultation began on 16<sup>th</sup> July 2015**

<https://new.shropshire.gov.uk/get-involved/application-for-the-designation-of-market-drayton-parish-and-surrounds-as-a-neighbourhood-area/>

- **Shropshire CC formally notified the adjacent parishes that formed part of the designates area on 20<sup>th</sup> July 2015**

**From:** Andy Mortimer

**Sent:** 20 July 2015 14:22

**To:** 'adderleyparish@hotmail.com'; 'val@brown857.freeseve.co.uk'; 'nortoninhalespc@yahoo.co.uk'

**Cc:** [townclerk@marketdrayton.gov.uk](mailto:townclerk@marketdrayton.gov.uk); Edward West

**Subject:** Proposals to designate Market Drayton neighbourhood Plan area

Dear Parish Clerks

You will be aware of the proposals for a Neighbourhood Plan for Market Drayton following discussions with the Town Council. As you know the proposed area to be designated includes some land outside the bypass and Town Council administrative boundary and therefore within your parish boundary.

The Neighbourhood Plan regulations require that the Local Planning Authority – Shropshire Council – undertake to advertise and consult on this proposal before formally designating the area. The proposal to designate this area as the Neighbourhood Plan area for Market Drayton is now open for public consultation through Shropshire Council's web-site, the Town Council's web-site and in hard copy at the Town Council offices and the Shirehall in Shrewsbury. A map and further details of the proposal can be viewed on the Council's web-site via this link:

<http://new.shropshire.gov.uk/get-involved/application-for-the-designation-of-market-drayton-parish-and-surrounds-as-a-neighbourhood-area/>

- Only one representation received from a resident regarding the designation boundary but raising no substantial objection.
- No representations were received from the adjacent parishes.

- **Shropshire CC duly closed the 6-week consultation on 28<sup>th</sup> August.** Confirmation of designation was posted on SCC website:- <https://shropshire.gov.uk/committee-services/ieDecisionDetails.aspx?id=497>

- **Shropshire CC confirmed designation via email on 1<sup>st</sup> December 2015:-**

**From:** Andy Mortimer **Sent:** 01 December 2015 15:24 **To:** Roger Hughes <[roger.hughes@shropshire.gov.uk](mailto:roger.hughes@shropshire.gov.uk)>; [townclerk@marketdrayton.gov.uk](mailto:townclerk@marketdrayton.gov.uk) **Subject:** NP Area Designation approved

Hello Roger and Julie

Just to let you both know that Cllr Mal Price as Portfolio Holder approved the area designation this morning. I'll make sure our web-pages are updated accordingly. You'll also be pleased to know that the window for claiming DCLG funding opened today so I will be making a claim for the £5k for you for designation of a neighbourhood plan area. If this is anything like last year it will be mid-jan at the earliest before this is confirmed and another month before the money is released.

I'll keep you informed. Kind regards

Andy Mortimer, Policy Manager, Shropshire Council, 01743 252566, [andy.mortimer@shropshire.gov.uk](mailto:andy.mortimer@shropshire.gov.uk)

### Market Drayton Steering Group Attendance 2015 -2016

SG Meeting Dates	16/09/15	15/04/15	19/05/15	17/06/15	01/07/15	15/07/15	12/08/15	07/10/15	21/10/15	25/11/15	09/12/15	20/01/16	24/02/16	06/04/16	10/05/16	05/07/16	02/08/16	31/08/16	18/10/16	12/07/2016	
<b>Members Present</b>																					
Dr Richard Priestley																					
Alistair Duncan				A					A									A			
Julie Jones																					
Roger Hughes															A						
David Minnery	A	A					A		A												
Lee Ridgeway			A				A														
Tim Beckett (Mayor)																					
Peter Wilson																A			A		
Nicola Fisher							A											A		A	
Hamish Armytage															A						
Val Brown							A							A							
Roy Tydeman																					
Chris Gooding																					
John Knight													A								A
Melanie Joyce													A								
Paul Wynn (Guest)																					
Peter Eardley													A		A						
Bill Bloxsome																					
Simon Hargreaves																					
John Cadwalleder																					
Jane Evans																		A			A

Interim Management Meeting	
Adderley & Norton in Hales PC	
Adderley Parish Clerk	

Norton-in-Hales PC		A = Apologies received
Moreton Say PC		
Loggerheads PC		

**Section4c Initial Consultation Events 5th & 9th September 2015**

As well as promoting the idea of a Neighbourhood Plan for Market Drayton, these Events were held with a view to engaging with the population and hopefully extracting issues that had not previously been identified and prioritised and which could add to the forming of detailed plans and proposals.

The Saturday 5th September Event gave Town Councillors the opportunity to promote and explain what would be happening on the following Wednesday; namely that representatives of the Neighbourhood Plan team would have a stall within the street market and would be available for residents to find out more detail about the Neighbourhood Plan and for comments to be received and recorded based on a series of prompts. At the same time, an all-day drop in exhibition would be held in the Festival Drayton Centre where the public could meet with the team and offer views via discussions or post it notes on topics based on the themes shown on the pull-up (right).



The weather proved to be extremely kind on the 9th of September and hence the street market was extremely busy leading to a good level of engagement both in the street and at the Festival Drayton Centre. The feedback captured, using comments sheets and post-it notes, is shown below.

**Section4c1. Events Feedback**

9th Sep 2015 NDP Event Feedback “Your Ideas / Issues”	9th Sep 2015 NDP Event Feedback “Your Ideas / Issues”
<ul style="list-style-type: none"> <li>• Holly Close – needs light on over night</li> <li>• My children have had to move to Shrewsbury to get affordable housing</li> <li>• Could do with a better variety of shops – IE too many take-aways – a shoe shop would be good</li> <li>• Sewerage is problem – insufficient capacity and maintenance – serious health hazard at Alexander Road area</li> <li>• Tern Valley needs better maintenance and improvement – silting up</li> <li>• Longford need to be included in consultation and communications</li> <li>• Speeding cars and HGVs – children in danger</li> <li>• Stable Lane – more cameras – CCTV</li> <li>• Dalelands Estates – no curb maintenance</li> <li>• Keep Town Service Bus Centre</li> <li>• Poor BT Hold repairs – contractors not good enough</li> <li>• It is OK to expand town as long as all the amenities grow with it</li> </ul>	<ul style="list-style-type: none"> <li>• Litterbins on Longslow Road</li> <li>• Better shops</li> <li>• Keep building this side of bypass</li> <li>• More police presence in MD</li> <li>• Doctors and dentists</li> <li>• Make Smithfield Road 1 way or close</li> <li>• More police</li> <li>• Happy with everything</li> <li>• Attract better shopping brands</li> <li>• Better parking facilities</li> <li>• Pelican crossing between roundabouts end of prospect road and Maer land on Cheshire street</li> <li>• There should not be parking charged on all car parks</li> <li>• Specific time for calling in to doctors without and appointment</li> <li>• Lack of police</li> <li>• Turn street lights on</li> </ul>

<ul style="list-style-type: none"> <li>• Dalelands estate – old army concrete based road – heavily traffic causing deterioration</li> <li>• More school places</li> <li>• More doctors and dentists</li> <li>• Better largest schools</li> <li>• Parking at schools – possibly opposite Manor Gardens</li> <li>• Crossing at Alexandra Road</li> <li>• Free Parking (on specific days)</li> <li>• More niche boutiques style small shops, e.g. Gents outfitters, Haberdashery, restaurants other than Asian takeout's</li> <li>• Poor transport to other local towns, such as Whitchurch wem and little Drayton</li> <li>• Litter</li> <li>• More youth opportunities and activities</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of activities for the teenage groups</li> <li>• More high-end shops</li> <li>• Transport</li> <li>• Bus service to Newport</li> <li>• Car parking on pavement on Shrewsbury road</li> <li>• Litter</li> <li>• Floral displays good</li> <li>• Pavements</li> <li>• Develop the marina into shopping and restaurants – please make more of this wonderful canal and surrounding area, great walks capitalise on this.</li> </ul>
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Post it Notes by Issues		Post it Notes by Issues	
Lighting	2	Bus Service – public transport	4
Affordable housing and development	3	Schools	3
More and improved Shops	5	Doctors and Dentist	3
Improved Sewerage	1	Parking Issues	4
Tern Valley	1	Litter	3
Traffic Speeds	1	Youth Facilities and Activities	2
CCTV	1	Policing Issues	3
Highways Issues and Maintenance	7	Development of a Marina	1

The events were publicised through posters and an article in the Drayton Messenger shown below.

## Publicity in the Drayton Messenger

### Festival Drayton Centre Sept 9th 2015

### Neighbourhood Plan Consultation Day

On Wednesday September 9<sup>th</sup> we will be in the Festival Drayton Centre Vernon Suite  
9:00 a.m. until 8:30p.m

**PLEASE come along & talk to us!**

On Saturday September 5<sup>th</sup> & Wednesday September 9<sup>th</sup> 2015, there will also be an Information Stall in Cheshire Street from 8:30a.m. until 2:00pm

Market Drayton Town Council is in the process of creating a "Neighbourhood Plan".

This is very important and gives everyone the chance to have a say on the future development of our town.

Look out for the Neighbourhood Plan stall at the Saturday and Wednesday Markets and on Wednesday 9th September come along to Festival Drayton Centre (Vernon Suite) where you will be able to talk to us about the issues which you think we should be looking at.

This is your plan so it is critical to its success that your views are expressed in it, so please come along and have a say!

**If you don't live in Drayton but you shop here or use any of the facilities, schools etc. please come along, we need your views.**

The information you give us will be used to create a questionnaire which will appear in the December issue of the Messenger for everyone to comment.

This issue of the Messenger includes a questionnaire addressed to businesses in the area, it will also be available to fill out online at:

<http://www.marketdrayton.gov.uk>

If you would like to receive one by post, please email [assistantclerk@marketdrayton.gov.uk](mailto:assistantclerk@marketdrayton.gov.uk)

A Neighbourhood Plan allows everyone to have their say on the future development & services of the town **and the facilities therein**, to influence the type and quality of that development and to ensure that the change it brings meets local objectives, set and agreed by them.

Existing planning arrangements under the widely publicised SAMDEV (Site Allocations and Management of Development) scheme will continue, but the Neighbourhood Plan may address any issues not already covered. Loggerheads

Loggerheads parish has already taken steps towards this goal and residents who might be interested are invited to email the Parish Clerk, Karen Watkins on [loggerheadspc@btconnect.com](mailto:loggerheadspc@btconnect.com) for more information.





A promotional Neighbourhood Plan stand was taken as part of the annual Festival of Lights Event held on the 21st November 2015 with the aim of providing information leaflets and further promotion to the several thousand members of the public that were expected to attend the all-day Event. The timing of the Event was perfect as the Drayton Messenger that included the Residents Survey had been delivered to 15,000 households earlier in the week. This provided the team with the opportunity to gauge the number of residents that had seen the Survey form or not. The feedback was extremely good and we were satisfied that the Drayton Messenger had done its job. General comments received on the day included, 'have started filling in', 'cannot answer all questions' and a few from outlying areas had been unsure if they were eligible to fill in the surveys. A few completed survey forms were handed in on the day and all in all, a successful promotional day.



### Festival Drayton Community Centre Stand December 2015

A display pull up was set up by the entrance to the Festival Drayton Community Centre in December where people could get more information about the NDP project inside.

### Market Drayton over 60s

On the 7th January, representatives from the Neighbourhood Plan Team attended the over 60s meeting at the Festival Drayton Centre and provided support and guidance to those to that were seeking further explanations of what the Neighbourhood Plan entailed and to assist with filling in surveys where asked.



## Section4e.

### **Young People Consultation**

Early feedback indicates that the highest proportion of responders came from the over 45 age groups. Hence, to redress the balance, an initiative with the Grove School was instigated by Councillor Hughes in which students produced their own questionnaire relevant to young peoples concerns. The students were also encouraged to involve their parents who had not already done so, into the consultation process as well. A panel of Grove School students attended a work session at the Town Hall (below).



### **The Neighbourhood Plan -Initial Survey Complete**

As we wait for the full results of the Neighbourhood Plan Questionnaire to come in, we can say that some issues clearly struck a chord with those who responded to the survey in the December issue of the Messenger. A clear consensus emerged on the possibility of a marina in the vicinity of Victoria Wharf whilst the subject of a new site for sports facilities (currently at Greenfields) prompted a lot of comment.

The survey was administrated by Data Orchard, a Hereford based company which is facilitating the project. Action points have been agreed that include events for sampling public reaction to key survey results and presentations of the policy options. Potential development sites will be assessed and this fed back into development of the plan.

Early results showed that the highest proportion of responders came from the over 45 age groups and outnumbered the views of younger groups. To redress the balance, Roger Hughes of Market Drayton Town Council instigated an initiative with the Grove school in which students produced a questionnaire relevant to young people's concerns. Students were encouraged to draw their parents into the consultation process too.

"A panel of Grove students attended a working session at the Town Hall (see right). Following this the closing date for responses was extended to 12th February to allow time for students to register their opinions. The steering committee found this to have been very informative and a great help in understanding the views that young people hold about how they want to see Market Drayton in the future. 260 responses were given." said Roger Hughes.

A summary of some of the results will be published in the June edition of the messenger. Unfortunately they were not available for this issue, but they will be available on the Town Council website later this month. The site has been upgraded and is well worth book marking for future reference:

<http://www.marketdrayton.gov.uk/>

The first draft Neighbourhood Plan should be complete by the end of June 2016. This will contain options for further discussion and public feedback over a 6 week consultation period during which it will also be possible to make formal representations. In the mean time keep a look out for public events that will show key survey results and where there will be opportunities to talk to representatives about your views on the objectives and policy options.



The results from the Young People's survey can be seen here:

<http://marketdrayton.gov.uk/welcome/wp-content/uploads/2016/02/Market-Drayton-YP-Report-v1.0.pdf>

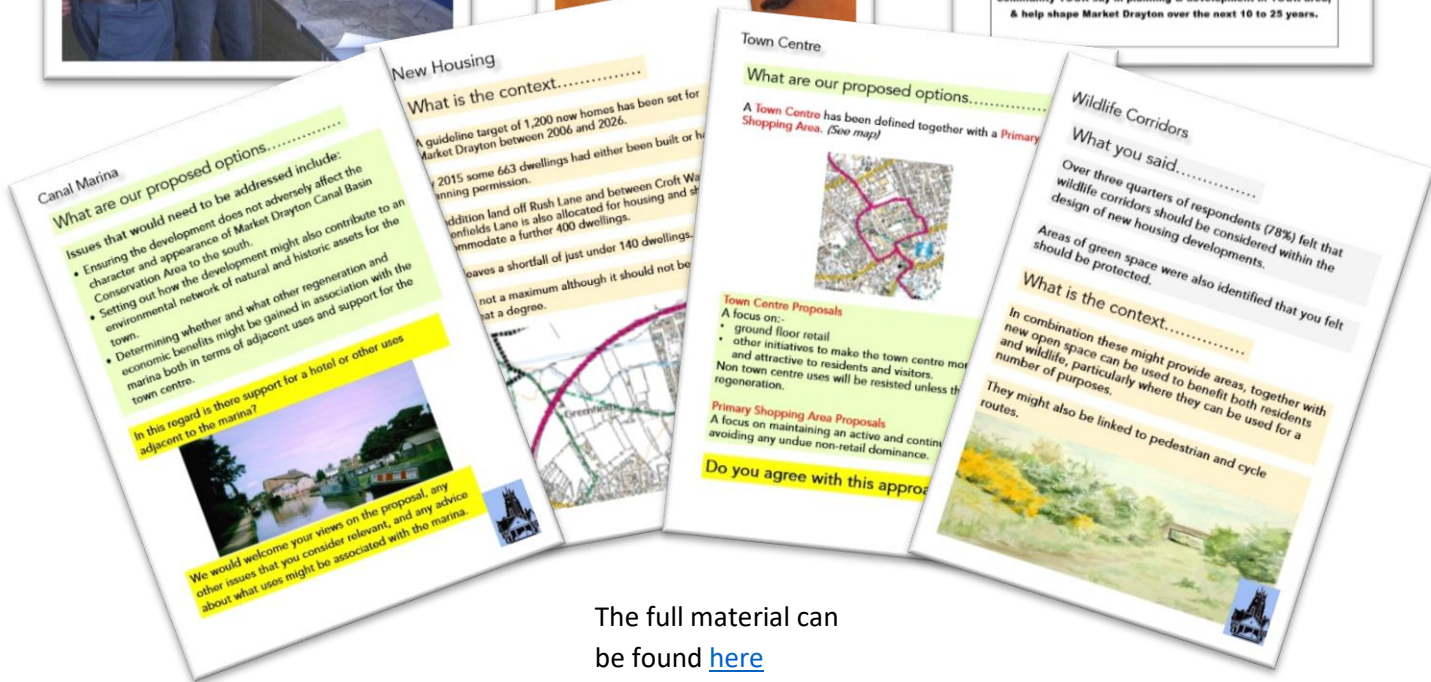


**Section 4f. Public Exhibition of key survey results and outline policy options, 5<sup>th</sup> & 7<sup>th</sup> May 2016**

In May 2016 public exhibitions were held at Festival Drayton Community Centre and the Beacons Community Centre. The events were publicised via the Drayton Messenger, the Town Council website and posters displayed in prominent positions around the town.

The drop-in events showed the key survey results from the Adult, Young People and Business surveys, and set out some policy proposals for the neighbourhood plan.

Footfall was low but visitors generally approved of the proposals.



The full material can be found [here](#)

The exhibition consisted of 6 key themed displays covering Housing, Recreation, the Canal Basin, the Town Centre retail area and Employment. Each theme area showed key results from the questionnaires, offered some context and then set out some proposals and options.

**Red Lion Follow-up Exhibition 22<sup>nd</sup> July 2016**

To improve the demographic mix, the exhibition was moved to the Red Lion in July 2016 where approximately 70 people attended

Feedback received from all 3 exhibitions is shown below:-





**Feedback from Exhibitions held on Thursday May 5<sup>th</sup> & Saturday May 7<sup>th</sup>**

Attendance levels were low but there were no negative comments with regards to the draft proposals on display. The Key findings and themes presented were well supported by those that did attend.

Specific comments and feedback that were noted / recorded in relation to each theme are listed below:

<p><b><u>Greenfields</u></b>                  No objections received.                  Relocation would benefit town.                  By canal would be better option.</p>	<p><b><u>Canal/Marina</u></b>                  No objections received                  Access for pedestrians from Canal to Town Centre very poor at present, will this be taken into consideration?                  Like the idea of small business opportunities around a marina development.                  This will be great for supporting tourism in the Town.</p>
<p><b><u>Safeguarding Employment &amp; Identifying Sites for Businesses</u></b>                  Use of brownfield sites important, public can help identify                  What is the situation with the proposed Sainsbury's site?                  Are Mullers still planning on building on the otherside of the bypass?                  Improve signage at Burt Smith Way / Greenfields untidy and an eyesore at present.                  Plans for Tern Valley, what is happening?</p>	<p><b><u>Town Centre</u></b>                  Why is nothing being done with regards to empty building next to Bet Fred in Cheshire Street.                  Could there be a speed limit sign installed in Cheshire Street?                  A comparison with Newport suggested it was a much busier Town on week days due to free parking.                  What effect will potential Tern Hill development have on the Plan.                  Will Medical Centre be able to cope with potential growth.</p>
<p><b><u>Wildlife corridors</u></b>                  Well supported, a great idea for that location.                  What about maintenance?                  Vandals                  Will access be ok as some house owners have purchased adjoining land?                  More allotments required.</p>	<p><b><u>New Housing – Design &amp; Type</u></b>                  Housing generally not a major concern                  People coming back to Market Drayton to retire, bungalows would be a requirement.                  No Bus service around Adderley Road estates – lot of families live here.</p>

**Feedback from Drop in Exhibition held on 22<sup>nd</sup> July 2016 at the Red Lion.**

The attendance level was extremely good and it suggests that later starts with shorter sessions are possibly the better option for future Events. Sharp, short term promotion also worked.

Levels of interest were extremely good with the majority of attendees very positive and constructive with comments regarding the draft proposals on display. There was an increase in the number of younger people attending but still a slight concern that some people were still not aware of the Neighbourhood Plan hence this needs further addressing.

In total, we probably had circa 70 people (some family groups) attend in a 90 minute period and could certainly have done with additional support manpower to back this up. Specific comments and feedback that were noted / recorded in relation to each theme are listed below:

<p><b><u>Greenfields</u></b>                  Only one objection received from residents who enjoy watching from their garden the young people participating in the various sports).                  The issue of lack of a hockey pitch was raised and asked to be considered in any sports development in the town. Danger is that Hockey could disappear</p>	<p><b><u>Canal/Marina</u></b>                  Only one objection received. Unfortunately this was from a Norton in Hales Parish Councillor and the suggestion was that they were not receiving information. I assured this person that their representative is copied into all Steering Group minutes but I would take the matter up with the MDTC Town Clerk. I did offer to send display material electronically.</p>
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<p>altogether as no young people are signing up. This was from a 19 year old!</p>	<p>What about access to Town, footpaths not good at present.  Will any businesses set up at the marina development take away town centre footfall.  Like the idea of small business opportunities around a marina development.  Would this include up market restaurants?  This will help create employment.</p>
<p><b><u>Safeguarding Employment &amp; Identifying Sites for Businesses</u></b>  Comments received on sites not relevant to Neighbourhood Plan.</p>	<p><b><u>Town Centre</u></b>  People need to commit to use shops rather than expect retailers to set up regardless!  Newport is dying compared to MD!  What effect will potential Tern Hill development have on the Plan.  Will Medical Centre be able to cope with potential growth.</p>
<p><b><u>Wildlife corridors</u></b>  Two comments raised, one pertaining to where the corridor would emerge.</p>	<p><b><u>New Housing – Design &amp; Type</u></b>  Once again, not a major issue but clearly quite a few people have moved to MD to live, work, retire.  A few comments received that MD is a friendly Town to live in.</p>

- Market Drayton Town Council approved draft Neighbourhood Plan as submitted by Steering Group - 29<sup>th</sup> September 2016
- Start of Regulation 14 Consultation period confirmed as 30<sup>th</sup> September 2016 with closing date for comments of 21<sup>st</sup> November 2016
- Press release to key media outlets issued 2<sup>nd</sup> October 2016
- Statutory Notice issued 2<sup>nd</sup> October 2016
- Draft Plan, Statutory notice, press release and download response sheet/online survey monkey response added to website 2<sup>nd</sup> 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 4<sup>th</sup> October 2016
- Other key stakeholders notified via email 6<sup>th</sup> & 7<sup>th</sup> October 2016
- All stakeholders were invited to respond to the Draft Plan by email, on-line or by post

### Market Drayton Neighbourhood Development Plan Regulation 14 Public Consultation Notice

In accordance with Neighbourhood Planning (General) Regulations 2012, Part 5, 14(a)-(c) notice is hereby given that a formal pre-submission public consultation on the Draft Market Drayton Neighbourhood Development Plan will start at 8.00 a.m. on Friday 30<sup>th</sup> September 2016 for the period ending at 5.00 p.m. on Monday 21<sup>st</sup> November 2016.

The Neighbourhood Plan has been developed to help deliver a number of specific proposals for the plan period up to 2026. It has been created through listening to the views of the residents, in particular, and also other stakeholders. Together with Shropshire Local Development Framework Core Strategy and Site Allocations and Management of Development (SAMDex) Plan it is a means of guiding, promoting and enabling balanced and sustainable change and growth within the designated plan area.

Market Drayton Town Council invite comments on the Draft Plan. All responses received will be considered by the Steering Group formed to prepare the Plan. The revised version of the Plan will then be submitted to Shropshire Council, as the Local Planning Authority and subsequently will be examined by an independent examiner.

The Draft Plan may be viewed at <http://marketdrayton.gov.uk/welcome/neighbourhood-plan-latest-news/> or be emailed to residents on request to: [townclerk@marketdrayton.gov.uk](mailto:townclerk@marketdrayton.gov.uk)

Paper copies of the Plan may be viewed at:

1. Market Drayton Town Hall, 18 Frogmore Road, Market Drayton, TF9 3AX; and
2. Market Drayton Library, Cheshire Street, Market Drayton, TF9 1PH

Details of Residents' Surveys and the other information that has informed the creation of the Plan can be viewed online at: <http://marketdrayton.gov.uk/welcome/neighbourhood-plan-latest-news/>

**Response forms can be returned:-**

✉	by post to: <b>Market Drayton Town Hall, 18 Frogmore Road, Market Drayton, TF9 3AX</b>
📦	deposited in the designated boxes at: <ul style="list-style-type: none"> <li>• Market Drayton Town Hall, 18 Frogmore Road, Market Drayton, TF9 3AX;</li> <li>• Market Drayton Library, Cheshire Street, Market Drayton, TF9 1 PH</li> </ul>
✉	by email to: <a href="mailto:townclerk@marketdrayton.gov.uk">townclerk@marketdrayton.gov.uk</a>

**or:**

🌐	use the on-line response sheet at:- <a href="https://www.surveymonkey.co.uk/r/MDNDP_ResponseSheet">https://www.surveymonkey.co.uk/r/MDNDP_ResponseSheet</a>
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**All comments must be received by 5.00 p.m. on Monday 21st November 2016**

### Draft Market Drayton Neighbourhood Development Plan

Public consultation – 30<sup>th</sup> Sep. 2016 to 21<sup>st</sup> Nov. 2016

### Response sheet

**You may use this sheet to submit comments.**  
This is a formal, statutory consultation. For your comments to be considered you must provide your name and address, and, if applicable, the name of the organisation you represent.  
All comments submitted will be made available publicly in a Schedule of Representation, but only names will be shown.  
If you wish to be kept updated on future progress with the Neighbourhood Plan, please also give an email address (which will not be published).  
**Please make comments as specific as possible, relating to specific Policies or paragraph numbers, and quote the relevant policy or paragraph number(s).**

Send your comments to:

✉	by post to: <b>Market Drayton Town Hall, 18 Frogmore Road, Market Drayton, TF9 3AX</b>
📦	deposited in the designated boxes at: <ul style="list-style-type: none"> <li>• Market Drayton Town Hall, 18 Frogmore Road, Market Drayton, TF9 3AX;</li> <li>• Market Drayton Library, Cheshire Street, Market Drayton, TF9 1 PH</li> </ul>
✉	by email to: <a href="mailto:townclerk@marketdrayton.gov.uk">townclerk@marketdrayton.gov.uk</a>

or:

🌐	alternatively, you can use the on-line response sheet at:- <a href="https://www.surveymonkey.co.uk/r/MDNDP_ResponseSheet">https://www.surveymonkey.co.uk/r/MDNDP_ResponseSheet</a>
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**All comments must be received by 5pm on Monday 21<sup>st</sup> November 2016**

Your details

Name	
Address	
Name of organisation (if applicable)	
Email address (if you wish to be kept updated)	
Please tick one:	<input type="checkbox"/> Resident <input type="checkbox"/> Local business <input type="checkbox"/> Local organisation <input type="checkbox"/> Statutory consultee <input type="checkbox"/> Agent

Please give your comments overleaf. If you need to continue on an additional sheet, please write your name at the top of each sheet and staple sheets together.

Comments on specific policies

Please indicate the specific policy, please state the policy or paragraph number.

Policy and/or Paragraph No	Comments and/or suggested changes

General comments

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**Thank you**

## 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)				

- 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 17<sup>th</sup> November 2016
- Each response given a unique identification number
- Name & Address entered on response database which forms part of this consultation statement.
- Formal responses and representations considered by the Steering Group with the assistance of Data Orchard and either incorporated, partially incorporated or rejected, with reasons given – all responses shown in Section 5 below

## Section 4h

### **Notes of a meeting of representatives from Shropshire Council, Market Drayton Neighbourhood Plan Steering Group & Parish Councils of Adderley, Moreton Say and Norton in Hales held on Tuesday 17<sup>th</sup> January 2017 at Market Drayton Town Council**

**Present:** Dr Richard Priestley (Chair), Cllr Roger Hughes (MDTC), Cllr David Minnery (MDTC), Julie Jones (MDTC Clerk), Peter Eardley (Norton-in-Hales PC), Paul Nash (Adderley PC), Karen Martin (Moreton Say PC), Eddie West (Shropshire Council Principal Planning Officer, Planning Policy Team), Peter Wilson (MDNP Project Officer)

1. The Chairman advised that there was no specific agenda but the meeting was arranged in response to discussing and hopefully deriving proposals for moving forward as described in **item 8** in the notes from the Neighbourhood Plan Steering Group meeting held on Wednesday 11<sup>th</sup> January 2017; previously circulated.
2. Representatives of the 3 Parish Councils summarised their views needing further discussion including :
  - Communication concerns with regards to the Consultation engagement
  - A lack of objections did not translate into consent to proposals
  - Importance of a Neighbourhood Plan for the Three Parishes given the 5 year housing supply demands
3. Market Drayton Town Council representatives reaffirmed their view that the engagement processes had met Neighbourhood Plan government guidelines and agreed that further discussion on outstanding issues was vital to enable the process to move forward to benefit all parties
4. Eddie West advised that there was a greater role for Neighbourhood Plans in the future and it would be prudent for the three Parishes to produce their own joint Neighbourhood Plan, with support from Market Drayton and to recognise Shropshire Council's determination of the designated area for Market Drayton's Neighbourhood Plan. He confirmed that it was anticipated that in the period up to 2036 that some 100s of further houses would be needed in Market Drayton.
5. Following a brief recess,, the Chairman and Eddie West submitted the following proposals that it was hoped would provide a beneficial and collaborative approach to enable comprehensive support for Market Drayton Town Council and the three Parish Councils to develop their respective Plans :

5.1 All the four Town and Parish Councils concerned would acknowledge the previously determined Designated Area as confirmed by Shropshire Council for Market Drayton's Neighbourhood Plan

5.2 CIL monies resulting from any developments would go to the benefit of the Parishes in whose area any such development fell, at a level of 25% of the total CIL fund available in accordance with the regulations once a Neighbourhood Plan was in place

5.3 All the Councils represented agreed that there would not be any changes to the administrative boundaries between MD Town Council boundaries and the three Parish Councils

5.4 To take forward the Neighbourhood Planning process, it would be practical to have two Neighbourhood Plans developed, one for the Market Drayton designated area and the second for the areas covered by the three Parish Councils for future agreement with Shropshire Council

5.5 The precept rate from Shropshire Council to Parish Councils will continue to be available at the determined rate

5.6 The three Parish Councils would continue to be represented on the Market Drayton Neighbourhood Plan Steering Group and Market Drayton Town Council would be pleased to work with the three Parish Councils to develop their Neighbourhood Plan on a reciprocal basis

5.7. That the three Parish Councils would review the previous objections submitted via the Regulation 14 Consultation process and consider amending the nature of comments made.

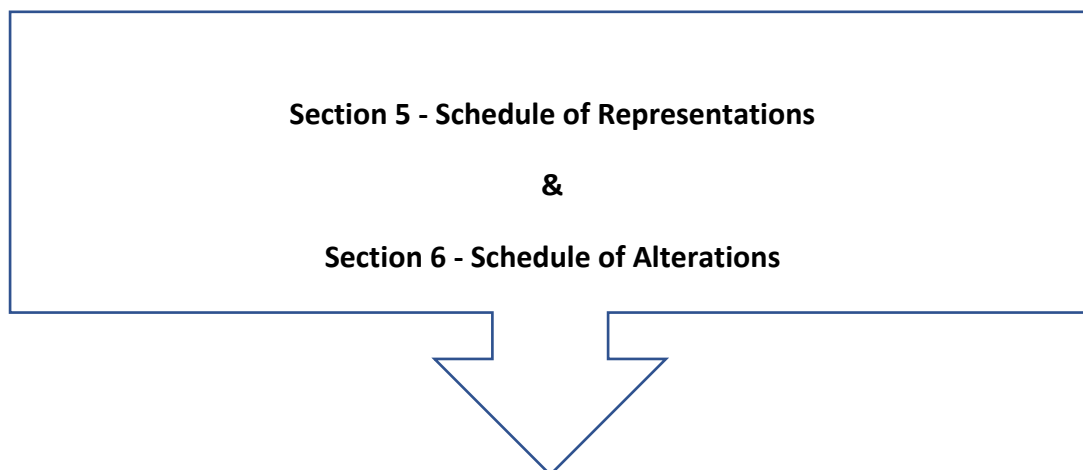
6. All the representatives at this meeting agreed unanimously to support the proposals and;

- the importance and sensitivity of discussing the above with constituent Councils to agree a pathway for all parties to move forward successfully
- that points 5.1 to 5.7 above would provide a comprehensive package of opportunities for the Market Drayton Neighbourhood Plan to move on to its final stages and for the three Parish Councils to begin development of their Neighbourhood Plan.
- action would be set in hand to secure formal support for this approach and thus enable a clear action plan to be implemented.

Richard Priestley

Chairman Market Drayton Neighbourhood Plan Steering Group

January 2017



## **Market Drayton Neighbourhood Development Plan**

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



## Section 5a

# 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	<p>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.</p> <p>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.</p> <p><b>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 fields. Land covered by this policy would allow for improvements that would support walking and cycling, and would also enable passing provision to be made.</b></p>	See Change No 13

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Representation  Market Drayton Town Council Consideration	Proposed Change Number
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 Shroppe Arts & Heritage Trail as developed by the MDCP & the C&RT  <b>Noted with thanks</b>	No change required
	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 Shroppe 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 'Shroppe Waters' celebrating the canal. This will develop the 'environmental corridor' of the Shropshire Union Canal in MD.  <b>Comments are helpful and the project will contribute towards attracting more visitors to the town centre from this direction.</b>	No change required
	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 SHROPPE 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.  <b>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.</b>	No change required
	Para 4.6	Comment	Integration and connectivity could be enhanced & the Gateway graphic boards, Art & Heritage Trail, plus Shroppe 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

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Representation  Market Drayton Town Council Consideration	Proposed Change Number
			<b>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.</b>	
	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. <a href="http://www.abientot-art.com">www.abientot-art.com</a>  <b>Noted with thanks</b>	No change required
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.  <b>Noted with thanks</b>	No change required
	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?  <b>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.</b>	No change proposed in relation to this suggestion
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.	No change proposed in

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Representation  Market Drayton Town Council Consideration	Proposed Change Number
			<p>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.</p> <p>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.</p> <p><b>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</b></p>	relation to this suggestion
C.5	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

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S Roberts			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.	relation to this representation
	Para 4.29	Question	<p>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?</p> <p>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.</p>	See changes 22, 24, 27 and 28.
	Para 4.37	Question	<p>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.</p> <p>Grateful for pointing out this typographical error</p>	See changes Nos 25 and 26
	Omission of matter	Question	<p>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?</p> <p>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</p>	No change proposed in relation to this representation

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			<b>reviews annually the infrastructure priorities. In relation to local infrastructure it engages with local communities including through town and parish councils.</b>	
	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.  <b>The Messenger has been specifically asked to assist with publicity for the plan so it is pleasing to see that this has been noted.</b>	No change required
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.  <b>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.</b>	No change required
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.  <b>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</b>	See changes 22, 24, 27 and 28.

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			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	<p>No objection to railway cutting being used for cycling and walking as long as the shrubs and trees are kept for wildlife.</p> <p>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.</p>	See changes 22, 24, 27 and 28.
C.9  G Bates	Policy S.M1	Qualified support	<p>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.</p> <p>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.</p>	See Change No 10
	Policy S.M8	Qualified support	<p>The wildlife corridor needs to be kept as ecologically friendly as possible – just natural flora and fauna with no human interference.</p> <p>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.</p>	See changes 22, 24, 27 and 28.
	General	Comment	Please do not build on floodplains	

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			<b>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.</b>	No change proposed in relation to this representation
C.10 D Sprigg	Policy S.M1	Comment	<p>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.</p> <p><b>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.</b></p>	No change proposed in relation to this representation
C.11 McDyre and Co on behalf of  M and J Whittingham	Map 1	Support	<p>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.</p> <p><b>Noted</b></p>	No change required
	Paragraph 2.5	Comment	<p>A reference is made in the paragraph to Policy MD3. It should be added here that adopted SAMDev Policy S11.1(3) states: -</p> <p><i>“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.”</i></p>	No change required




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			<p>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).</p> <p><b>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.</b></p>	
	Policy S.M4	Objection	<p>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.</p> <p><b>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</b></p>	No change proposed in relation to this representation

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	Policy S.M5	Comment	<p>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.</p> <p><b>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.</b></p>	No change proposed in relation to this representation
	Propose new housing site and Policy	Recommend change	<p>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.</p>	No change proposed in relation to this representation

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			<p>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.</p> <p>Proposed new policy:</p> <p><b>Policy S.M10 – Land adjacent to Adderley Road</b></p> <p><b>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: -</b></p> <ol style="list-style-type: none"> <li><b>1. The vehicular access to the site will be taken from Adderley Road.</b></li> <li><b>2. Design matters should conform with SAMDev Policy MD.2.</b></li> <li><b>3. Provision of a signal controlled pedestrian crossing point to the western</b></li> </ol>	

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			<p>arm of the A53 / Adderley Road roundabout.</p> <p><b>4. Provision of the type and affordability of housing in accordance with Core Strategy Policy CS11.</b></p> <p><b>5. Provision of an on-site children’s play area.</b></p> <p>Supporting submission and evidence included in the representation includes:</p> <ol style="list-style-type: none"> <li>1. The site was identified in the past as employment land but the current SAMDev proposal is sufficient for Market Drayton.</li> <li>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.</li> <li>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.</li> <li>4. Advice is given about how the site meets the economic, social and environmental roles for sustainable development.</li> <li>5. The accessibility of the site to jobs and service, through a range of sustainable means is described.</li> <li>6. The site is considered to be deliverable with interest being shown in it by a major house builder.</li> </ol>	

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			 <p data-bbox="763 1058 1850 1321">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).</p>	

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C.12  Mr and Mrs M Weddle	Paragraph 4.19	Question and comment	<p>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.</p> <p><b>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.</b></p> <p><b>Land covered by this policy would allow for improvements that would support walking and cyclin, and would also enable passing provision to be made.</b></p>	No change proposed in relation to this representation
	Paragraph 4.20	Objection	<p>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.</p> <p><b>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</b></p>	No change proposed in relation to this representation

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			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	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.

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Grant Wilde			<b>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.</b>	
	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.  <b>It is understood that the owner was interested in promoting the area for this purpose. However, see above.</b>	See changes 22, 24, 27 and 28.
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.  <b>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.</b>	No change proposed in relation to this representation
	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.  <b>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.</b>	
	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



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			<p>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.</p>	
	Paragraph 1.9	Comment	<p>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.</p> <p>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.</p>	See changes 5 and 14
	Paragraph 1.10	Comment	<p>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.</p> <p>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.</p>	No change proposed in relation to this representation
	Paragraph 1.11	Comment	<p>There was a majority in favour of retaining the sports facilities at Greenfields which has been ignored</p> <p>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.</p>	No change proposed in relation to this representation

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	Paragraph 2.8	Comment	<p>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.</p> <p><b>This is a matter of opinion. The marina site is within reasonable walking distance of the town centre.</b></p>	No change proposed in relation to this representation
	Paragraph 2.9	Comment	<p>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.</p> <p><b>Policy CS15 is referenced in SAMDev Policy MD10b in this regard. It is understood that reference 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.</b></p>	No change proposed in relation to this representation
	Paragraph 3.6	Comment	<p>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.</p> <p><b>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.</b></p>	No change proposed in relation to this representation
	Paragraph 3.6	Comment	<p>There is no business case for uprooting the sports facilities at Greenfields. There is no reason why the existing facilities cannot be enhanced.</p> <p><b>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</b></p>	No change proposed in relation to this representation

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			<b>opportunity to provide enhanced facilities both in terms of area and accommodation, and promote sports for all.</b>	
	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  <b>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.</b>	No change proposed in relation to this representation
	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.  <b>See response to paragraph 1.8 above</b>	No change proposed in relation to this representation
	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.  <b>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</b>	No change proposed in relation to this representation

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			<p>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</p>	
	Paragraph 4.16	Comment	<p>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.</p> <p>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.</p>	No change proposed in relation to this representation
	Paragraph 4.18	Comment	<p>Having stated the site is the only one available its price will now increase.</p> <p>As with all matter of land acquisition this is a matter for negotiation and there are many elements that must be considered.</p>	No change proposed in relation to this representation
	Paragraph 4.19	Comment	<p>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.</p>	No change proposed in

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			<p>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.</p>	relation to this representation
	Paragraph 4.20	Comment	<p>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.</p> <p><b>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.</b></p>	No change proposed in relation to this representation
	Paragraph 4.21 and 4.25	Comment	<p>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.</p> <p><b>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.</b></p>	No change proposed in relation to this representation
	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

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			<b>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.</b>	relation to this representation
	Paragraph 4.26		<p>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 “.</p> <p>How will the council demonstrate that “all proceeds” arising from the sale from the sale of Greenfields will be invested in the new facilities.</p> <p><b>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.</b></p>	No change proposed in relation to this representation
	Paragraph 4.27		<p>There is no Stafford Road in Market Drayton?</p> <p><b>Grateful for pointing out this typographical error</b></p>	See changes Nos 25 and 26.
C.17 R Thomas	Policy S.M8 and paragraph 4.39	Comment and questions	<p>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.</p> <p><b>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</b></p>	See changes 22, 24, 27 and 28.

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			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	<p>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.</p> <p>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.</p>	No change proposed in relation to this representation
	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

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			<p>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.</p>	relation to this representation
	Paragraph 3.6	Comment	<p>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.</p> <p>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.</p>	No change proposed in relation to this representation
	Public Toilets	Comment	<p>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.</p> <p>This is not a matter for the NDP.</p>	No change proposed in relation to this representation
C.19 C Kenworthy	Policy S.M3	Objection	<p>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.</p> <p>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</p>	See change No 13.



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			<p>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 fields. Legislation covers when and where compensation should be paid.</p>	
<p>C.20 R Agnew on behalf of Gladman Development Ltd</p>	<p>Housing sites</p>	<p>Change recommended</p>	<p>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.</p> <p><b>This is covered by NDP paragraph 5.3</b></p>	<p>No change proposed in relation to this representation</p>
	<p>Whole Plan</p>	<p>Comment</p>	<p>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.</p> <p><b>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</b></p>	<p>No change proposed in relation to this representation</p>

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			<p>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.</p>	
	Plan period	Recommend change	<p>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.</p> <p><b>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.</b></p>	No change proposed in relation to this representation
	Housing policy	Recommend change	<p>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:</p> <p><b><i>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</i></b></p>	No change proposed in relation to this representation

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			<p><i>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:</i></p> <ul style="list-style-type: none"> <li>▪ <i>Providing new homes including market and affordable housing; or</i></li> <li>▪ <i>Opportunities for new business facilities through new or expanded premises; or</i></li> <li>▪ <i>Infrastructure to ensure the continued vitality and viability of Market Drayton.</i></li> </ul> <p><i>Development adjacent to the existing settlement will be permitted provided that any adverse impacts do not significantly and demonstrably outweigh the benefits of development.'</i></p> <p><b>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.</b></p>	
	Additional Housing Sites	Recommend change	<p>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.</p> <p><b>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.</b></p>	No change proposed in relation to this representation

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			<p>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.</p>	
	Policy S.M6	Support but recommend change	<p>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.</p> <p>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.</p>	See changes Nos 22
	Whole Plan	Comment	<p>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.</p> <p>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.</p>	No change proposed in relation to this representation
C.21	Whole Plan	Comment	<p>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</p>	No change proposed in

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Market Drayton FC			<p>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. <i>the area is not as central to the town as the current site.</i></p> <p><b>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.</b></p>	relation to this representation
	Paragraph 1.3	Comment	<p>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.</p> <p><b>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.</b></p>	No change proposed in relation to this representation
	Paragraph 1.9	Comment	<p>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.</p> <p><b>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.</b></p>	See changes Nos 5 and 14

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	Paragraph 1.11	Comment	<p>There was a majority in favour of retaining the sports facilities at Greenfields which has been ignored</p> <p><b>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.</b></p>	No change proposed in relation to this representation
	Paragraph 2.9	Comment	<p>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.</p> <p><b>Policy CS15 is referenced in SAMDev Policy MD10b in this regard. It is understood that reference 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.</b></p>	No change proposed in relation to this representation
	Paragraph 3.6	Comment	<p>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.</p> <p><b>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.</b></p>	No change proposed in relation to this representation



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	Paragraph 4.16	Comment	<p>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 19<sup>th</sup> July 2016 and there has been no acknowledgement of this. This expresses concerns about:</p> <ul style="list-style-type: none"> <li>▪ 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 place to support the move.</li> <li>▪ 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.</li> <li>▪ 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.</li> <li>▪ 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.</li> <li>▪ 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.</li> <li>▪ 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.</li> <li>▪ 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.</li> <li>▪ 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.</li> </ul> <p>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</p>	No change proposed in relation to this representation

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Representation  Market Drayton Town Council Consideration	Proposed Change Number
			<p>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.</p> <p>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.</p> <p><b>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.</b></p>	
	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

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Representation  Market Drayton Town Council Consideration	Proposed Change Number
			<p>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.</p>	relation to this representation
	Paragraph 4.18		<p>Having stated the site is the only one available its price will now increase.</p> <p>As with all matter of land acquisition this is a matter for negotiation and there are many elements that should be considered.</p>	No change proposed in relation to this representation
	Paragraph 4.19	Comment	<p>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.</p> <p>The Strategic Environmental Assessment states that in relation to Longford Turning:  <i>"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."</i></p> <p>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.</p> <p>We disagree with the comment in the SEA that "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.</p> <p>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</p>	No change proposed in relation to this representation

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Representation  Market Drayton Town Council Consideration	Proposed Change Number
			<p>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.</p>	
	Paragraph 4.20	Comment	<p>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.</p> <p><b>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.</b></p>	No change proposed in relation to this representation
	Paragraph 4.21 and 4.25	Comment	<p>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.</p> <p><b>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.</b></p>	No change proposed in relation to this representation
	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

Respondent Identification Number	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Representation  Market Drayton Town Council Consideration	Proposed Change Number
			<p>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.</p>	relation to this representation
	Paragraph 4.26		<p>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 “.</p> <p>How will the council demonstrate that “all proceeds” arising from the sale from the sale of Greenfields will be invested in the new facilities.</p> <p>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.</p>	No change proposed in relation to this representation
	Paragraph 4.27		<p>There is no Stafford Road in Market Drayton? Grateful for pointing out this typographical error</p>	See changes Nos 25 and 26

## Section5b

## Schedule 2: Stakeholder Representations and Response

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Comment  <b>Market Drayton Town Council Consideration</b>	Amendment Number
S.1 Shropshire Council  (Statutory Consultee)	Strategic requirements	Comments and Notes	<p>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.</p> <p>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.</p> <p>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.</p> <p><b>This advice is helpful and noted</b></p>	No change proposed in relation to this representation
	Policy S.M1		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	See change 6

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		Recommend changes	<p>'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.</p> <p>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.</p> <p>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.</p> <p>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).</p> <p>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</p>	

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	<p style="text-align: center;"><b>Comment</b></p> <p style="text-align: center;"><b>Market Drayton Town Council Consideration</b></p>	Amendment Number
			<p>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:</p> <ol style="list-style-type: none"> <li>1) Whether there are any restrictions on the proposed retail and what the proposed floorspace of the threshold is;</li> <li>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.</li> </ol> <p><b>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.</b></p>	
	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.	See changes Nos 7 and 12



Stakeholder	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	<p style="text-align: center;"><b>Comment</b></p> <p style="text-align: center;"><b>Market Drayton Town Council Consideration</b></p>	Amendment Number
			<p>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.</p> <p>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.</p> <p><b>Comments helpful and accepted</b></p>	
	Paragraph 4.8	Recommend change	<p>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?</p> <p><b>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.</b></p>	See change No 10
	Paragraph 4.9	Recommend change	<p>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.</p> <p><b>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.</b></p>	See Change No 8

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	<p style="text-align: center;"><b>Comment</b></p> <p style="text-align: center;"><b>Market Drayton Town Council Consideration</b></p>	Amendment Number
	Policy S.M3	Recommend change	<p>As points of clarification:</p> <p>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;</p> <p>2) Shropshire Council does not provide vehicular parking standards, so I suggest reference be made to appropriate car parking provision instead.</p> <p><b>Grateful for this advice which will be incorporated</b></p>	See change No 13
	Paragraph 4.18	Recommend change	<p>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.</p> <p><b>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.</b></p>	No change proposed in relation to this representation
	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	No change proposed in relation to this representation

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	<p style="text-align: center;"><b>Comment</b></p> <p style="text-align: center;"><b>Market Drayton Town Council Consideration</b></p>	Amendment Number
			<p>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.</p> <p><b>Noted with thanks. The information is helpful.</b></p>	
	Policy S.M4	Recommend change	<p>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.</p> <p>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.</p> <p><b>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)</b></p>	See changes No 16 and 31
	Policy S.M5	Recommend change	<p>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.</p> <p>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.</p> <p><b>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.</b></p>	See change No 17

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	Paragraph 4.27	Recommend change	<p>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 linked to a planning application on the site.</p> <p><b>Advice is welcome and will be incorporated</b></p>	See change No 18
	Paragraph 4.28	Recommend change	<p>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.</p> <p><b>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.</b></p>	No change proposed in response to this representation
	Policy S.M6	Recommend change	<p>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.</p> <p><b>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'.</b></p>	See Changes Nos 20 to 24
	Policy S.M7	Support and recommend change	<p>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</p>	No change proposed in response to this representation

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Comment	Amendment Number
			<p>with ensuring residential amenity is preserved. It is considered this policy is in conformity with the objectives of SAMDev policies MD10a, S11 and MD2.</p> <p><b>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.</b></p>	
	Policy S.M8	Recommend change	<p>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.</p> <p><b>The reference is helpful although better included in the justification to the policy</b></p>	See change 28
	Policy S.M9	Comment	<p>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.</p> <p><b>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.</b></p>	No change proposed in relation to this representation
	General comment		<p>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.</p> <p><b>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.</b></p>	See change no 9
S2	Whole Plan	Comment	No specific comments to make but also set out general information and advice.	No change required

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	<p style="text-align: center;"><b>Comment</b></p> <p style="text-align: center;"><b>Market Drayton Town Council Consideration</b></p>	Amendment Number
Severn Trent Water  (Statutory Consultee)			<p><b>Noted. Severn Trent Water will be consulted on any planning applications that may arise from this plan through Shropshire Council's consultation processes.</b></p>	
S3  Historic England  (Statutory Consultee)	Policy S.M7	Recommend change	<p>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:</p> <p><i>“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.....”</i></p> <p>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:</p> <p><i>“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”.</i></p> <hr/> <p><b>This advice is welcome and adds positively to the policy.</b></p>	See Change No 25
S4  Natural England  (Statutory Consultee)	Whole Plan	Whole Plan	<p>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.</p> <hr/> <p><b>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</b></p>	No change required because of this representation

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Comment  Market Drayton Town Council Consideration	Amendment Number
			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  The Environment Agency was consulted by email and did not respond.	No change required
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.  Noted	No change required
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.  <ul style="list-style-type: none"> <li>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</li> <li>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</li> <li>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</li> <li>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</li> <li>the ideas in the plan seem to be consonant with local and national planning priorities</li> </ul>	No change required

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Comment	Amendment Number
			<p style="text-align: center;"><b>Market Drayton Town Council Consideration</b></p> <ul style="list-style-type: none"> <li>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</li> <li>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.</li> </ul> <p><b>Noted with thanks</b></p>	
S.8 Loggerheads Parish Council (K Watkins)	Policy S.M1	Support	<p>The parish council supports the policy</p> <p><b>Noted with thanks</b></p>	No change required
	Policy S.M7	Qualified Support	<p>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.</p> <p><b>Noted with thanks</b></p>	No change required
	Whole Plan	Qualified Support	<p>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.</p> <p><b>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.</b></p>	No change required
S.9	Whole Plan	Objection	<p>The Plan contains land that falls within the Adderley Parish boundary and which Adderley Parish Council wants to include within its own Neighbourhood Plan.</p>	



Stakeholder	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	<p style="text-align: center;"><b>Comment</b></p> <p style="text-align: center;"><b>Market Drayton Town Council Consideration</b></p>	Amendment Number
Adderley Parish Council  (J Evans)			<p><b>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 16<sup>th</sup> July and 28<sup>th</sup> August 2015. Shropshire Council approved the Market Drayton Neighbourhood Plan area following that consultation period.</b></p>	No change required because of this representation
S.10  Moreton Say Parish Council  (J Evans)	Whole Plan	Objection	<p>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.</p> <p><b>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 16<sup>th</sup> July and 28<sup>th</sup> August 2015. Shropshire Council approved the Market Drayton Neighbourhood Plan area following that consultation period.</b></p>	No change required because of this representation
S.11  National Grid	Whole Plan	Comment	<p>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.</p> <p><i>Gas Distribution – Low / Medium Pressure</i></p> <p>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 <a href="mailto:plantprotection@nationalgrid.com">plantprotection@nationalgrid.com</a></p>	No change required

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	Comment	Amendment Number
			<b>Market Drayton Town Council Consideration</b>	
			<b>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.</b>	
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.  <b>Noted – NDP paragraph 5.1 indicates that Market Drayton Town Council will work in partnership with other organisations to deliver proposals within the plan.</b>	No change required
	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.  <b>Noted</b>	No change required
	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	

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<p>M Joyce on behalf of</p> <p>Norton in Hales Parish Council</p>			<p>formulate its own complex Neighbourhood Plan. As such, it is inappropriate for another Council to include land from Norton in Hales within their Plan.</p> <p>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.</p> <p>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 3<sup>rd</sup> 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.</p> <p>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.</p> <p>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.</p> <p><b>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</b></p>	<p>No change required because of this representation</p>

Stakeholder	Section/ Policy Number	Support/ Object/ Comment/Recommend change/etc.	<p style="text-align: center;"><b>Comment</b></p> <p style="text-align: center;"><b>Market Drayton Town Council Consideration</b></p>	Amendment Number
			<p>Neighbourhood Plan Regulations over the period between 16<sup>th</sup> July and 28<sup>th</sup> August 2015. Shropshire Council approved the Market Drayton Neighbourhood Plan area following that consultation period.</p> <p>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.</p>	
Canal and River Trist			<p>We note that the Vision clearly sets out the aspiration to support improvements to the environment and facilities, including the canal area.</p> <p><b>Noted</b></p>	No change required
	Policy S.M1		<p>Regard needs to be given to the Canal &amp; 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 &amp; 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.</p> <p>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</p>	See change No 6

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			<p>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.</p> <p>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.</p> <p>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 &amp; River Trust are encouraged. We welcome that Policy S.M1 requires compliance with SAMDev policy MD11.</p> <p>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.</p> <p>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.</p>	

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			<p>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.</p> <p>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.</p> <p><b>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.</b></p> <p><b>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</b></p>	

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			<p>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.</p> <p>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.</p>	
	Policy S.M2	Support and recommend change	<p>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 &amp; 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.</p> <p>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.</p> <p><b>This advice is welcomed and extremely helpful.</b></p>	See change No 7.
	Policy S.M6		<p>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.</p> <p>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</p>	No change proposed because of this representation

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			<p>corridor is acknowledged and applications required to consider their impact on its function as part of the Green Infrastructure network.</p> <p><a href="#">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.</a></p>	

## Section 6 – List of Changes follows



## Section 6

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

Change Ref No	Reg 14 Draft Plan Section/reference	Proposed Change	Reason
1	Front Cover	<p><b>Amend to read</b></p> <p><b>MARKET DRAYTON NEIGHBOURHOOD DEVELOPMENT PLAN 2016 – 2026 Regulation 14 Draft Plan No 2 (February 2017)</b></p> <p>* To be added when approved by Market Drayton Town Council</p>	To indicate which version/stage the plan has now reached.
2	Footer	<p>Add as a header or footer to read:</p> <p><u>Market Drayton Neighbourhood Development Plan – Regulation 14 Draft Plan No 2, (Date)</u></p>	To indicate which version/stage the plan has now reached.
3	Contents page	Add page numbering as appropriate	To reflect change in pages as a consequence of additions and deletions

4	Paragraph 1.9	<p>Amend 6<sup>th</sup> sentence to read:</p> <p>'A range of sporting facilities is available within the town with the playing fields at Greenfields providing for football, rugby and tennis.' (i.e. delete 'bowls').</p> <p>Delete 'and an all-weather playing surface at Grove School'.</p>	To correct an error relating to bowls and an all-weather pitch.
5	Paragraph 1.11	<p>Revise paragraph to read:</p> <p>'The community consultation through the residents' survey in particular gave confidence to the Steering Group for setting the overall vision, objectives and draft policies. <u>The NDP was then made available in accordance with the Neighbourhood Plan Regulations for comments by the local community and other stakeholders between Friday 30<sup>th</sup> September and Monday 21<sup>st</sup> 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.</u>'</p>	To update the plan following its publication and consultation under Regulation 14.
6	Policy S.M1	<p>Amend Policy to read:</p> <p><b><u>Land amounting to some 36.5 ha (approximately) identified on Map 3 may be brought forward for development principally to accommodate a marina where this meets the requirements of the Canal and River Trust application process. The development should encompass a comprehensive proposal, in the form of a master plan, comprising the following uses:</u></b></p> <p><b>1. A marina development which complies with Core Strategy policy CS16 and SAMDev Plan policy MD 11, in particular paragraphs 3, 4 and 5;</b></p>	To respond positively to advice from Shropshire Council that 'enabling' is not the correct term and suggest cross subsidy is more appropriate. To ensure that the non- marina uses

		<p>2. A canal-side public house/restaurant;</p> <p>3. A range of canal-side retail units and related leisure uses, the extent of which complies with SAMDev Plan policy MD10.b;</p> <p>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</p> <p>5. A limited amount of <u>cross-subsidy</u> development in the form of market housing to be located alongside or close by the marina in accordance with Policy S.M4.</p> <p>Uses listed in points 2 to 5 above should be ancillary to the main use of the site as a marina.</p>	<p>described in the proposal are ancillary to that principal use. To address representations made by the Canal and River Trust.</p>
7	Policy S.M2	<p>Revise the final sentence of the introductory paragraph to read:</p> <p><b>In addition to <u>complying with the requirements specified within Policy S.M1</u>, the development should, <u>in particular</u>, address the following:</b></p> <p>Add additional requirements /constraints at end of the policy as follows:</p> <p><b>4. <u>Ancillary Uses</u></b></p> <p><b>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</b></p>	<p>To respond positively to advice from Shropshire Council by recognising that there will be other matters that the master plan will need to address, that the scale and extent of ancillary development is defined and that flood risk is appropriately addressed.</p> <p>To address representations made by the Canal and River Trust.</p>

		<p>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.</p> <p><b><u>5. Protection from Flooding</u></b></p> <p>Any proposal should be accompanied by a detailed flood risk assessment, including the 'sequential' and 'exception' tests set out in the National Planning Policy Framework, and development will only be permitted in areas identified as flood risk zones 2 or 3 where they comply with these tests.</p> <p><b><u>6. Essential Infrastructure</u></b></p> <p>Details about how the infrastructure necessary to support the proposal are to be delivered should be set out in a working method statement within any master plan. This should form part of any planning application and o relevant parties may be required to enter into agreements under the Planning Acts to ensure delivery.</p>	
8	Paragraph 4.6	<p>Revise to read:</p> <p>There is a longstanding aspiration for a marina development in Market Drayton and both the Shropshire Core Strategy and SAMDev Plan anticipate such a development. This proposal can thus be seen as the practical implementation of recent Shropshire</p>	To respond positively to advice from Shropshire Council who advise

		Local Plan policies so far as it relates to Market Drayton, taking forward a general aspiration for a marina as a specific proposal in this NDP. The site has specific advantages over all the other options for marinas on the Shropshire Union canal in this part of Shropshire. <u>There have been previous such proposals for this area and this NDP seeks to enable a viable scheme to be advanced through additional associated uses that would cross-subsidise the development, while meeting other needs in terms of both housing and enterprise that would support the town's economy in general and shopping centre.</u>	
9	Paragraph 4.7	<p>Revise to read:</p> <p>The site is level, has a frontage to the canal of several hundred metres and can be accessed from the A53 via Betton Road or direct to the town centre via Maer Lane. No other site has these advantages in such close proximity to Market Drayton itself. The proposed marina site location offers a number of benefits over other possible locations that might be considered:</p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>	To respond positively to advice from Shropshire Council who advise that the evidence that options have been considered should be presented.

		<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>vi) In addition to the above, the site's surroundings offer opportunities for a variety of other complimentary leisure and regeneration land uses including space for a much-needed hotel and conference centre for the town. This in turn would improve the deliverability of the marina development by increasing its viability.</p>	
10	Paragraph 4.8	Add after the final sentence to read:	To respond positively to advice from Shropshire

		<p>'The two areas are divided from each other by the A53 and this road and its associated features mitigate any effect the proposed development is likely to have on the setting of the Conservation Area. The enhancement of the Canal Basin Conservation Area will be encouraged should resources be made available for this.'</p>	<p>Council who ask for supporting evidence about the impact of the proposed development site on this Conservation Area.</p>
11	Paragraph 4.11	<p>Revise first sentence to read:</p> <p>The cross-subsidy development is anticipated to be focussed largely on leisure related uses and housing but might also include holiday accommodation, a hotel, conference centre and canal-side public house/restaurant.</p> <p>Revise the final two sentences to read:</p> <p>Impact assessments for retail and leisure developments seeking to take advantage of the waterside location will be required in accordance with policy MD10b where they exceed the thresholds defined within that policy. Although it is considered that such proposals might benefit the whole town without adversely affecting the vitality and viability of its shopping centre there will be a need to comply with Core Strategy policy CS15. It may, however, be necessary to restrict any proposed floorspace through either planning conditions or agreements. In addition, any retail and leisure uses should be ancillary to the main use of the site as a marina.</p>	<p>To respond positively to advice from Shropshire Council that enabling development should be replaced by – cross-subsidy and to ensure development complies with SAMDev Plan policy nMD10b.</p>
12	Paragraph 4.13	<p>After 'stakeholders' in the second sentence, include:</p>	<p>To respond positively to advice from Shropshire</p>

		<p>’, in particular Shropshire Council’.</p> <p>Revise the last sentence of the paragraph before the list and description of key matters to read:</p> <p><u>A range of matters will need to be addressed through the masterplan including, among others, accessibility, where there are three principal issues to address, and the matter of sustainable design which should include appropriate landscaping:</u></p>	<p>Council that they will need to be a stakeholder and there will be other issues in addition to those described.</p>
13	Policy S.M3	<p>Revise point iii) and final paragraph of policy as follows:</p> <p><b>iii) Contributions made towards meeting off-site open space requirements required as a consequence of new housing and employment development in accordance with <u>SAMDev Plan policy MD2.</u></b></p> <p><b>The provision of associated facilities such as changing rooms, club houses, floodlighting and vehicle parking shall be located where it will not adversely affect the amenity of any neighbouring residential properties. <u>Appropriate car parking provision shall be made. The residential amenity of adjacent dwellings shall be protected through the layout of the playing field area and maintaining a buffer to their rear as informal open space and appropriately landscaped.</u> In bringing forward the proposal measures should be included to make the area as accessible as possible by walking and cycling. Measures should also include contributions towards the natural</b></p>	<p>To respond positively to advice from Shropshire Council and the concerns of nearby residents.</p>



		<b>environment network of the town and surrounding area in accordance with Core Strategy policy CS17 and SAMDev Plan policy MD12.</b>	
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:  <b>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 <u>provided they come forward as part of a comprehensive master plan proposal and involve a cross-subsidy package for the marina</u> advanced through policy S.M1.</b>  <b>Add an additional criterion as follows:</b>	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

		<p><b>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.</b></p>	<p>does not restrict the SAMDev Plan employment land allocation from being brought forward.</p>
17	Policy S.M5	<p>Add to the end of the final sentence of the first paragraph of the policy so that it reads:</p> <p><b><u>A phased release of land and transfer of sports to new facilities may however be permitted provided this facilitates the full delivery of policy S.M3 in an appropriate manner through a comprehensive and coordinated programme.</u></b></p>	<p>To respond positively to advice from Shropshire Council advice that any transfer of facilities should not be piecemeal.</p>
18	Paragraph 4.27	<p>Amend final sentence to read:</p> <p>‘Any phasing arrangements would need to be agreed between Market Drayton Sports Association, <u>Shropshire Council</u> and Market Drayton Town Council.</p>	<p>To respond positively to advice from Shropshire Council.</p>
19	New Policy and supporting justification	<p>Insert New policy and justification as Policy S.M6 and renumber subsequent policies and paragraphs.</p> <p>Then new policy and justification should read:</p> <p><b>Policy S.M6 – Housing Land off Longford Road</b></p>	<p>To respond to concerns about accessibility, deliverability and viability and reflect discussions with the landowner’s agent.</p>

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

		<p><b>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;</b></p> <p><b>4. Protecting trees, woodlands, watercourses and the adjoining floodplain.</b></p> <p><b>5. Ensuring integration and connectivity with the surrounding green infrastructure network.</b></p> <p><b><u>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.</u></b></p>	
21	Paragraph 4.31	<p>In third sentence replace ‘Shropshire Council’s Open Space Planning Guidance’ with ‘SAMDev Policy MD2’</p> <p>Replace final 5 sentences with:</p> <p>‘This policy and associated map and descriptions seek to protect important areas that contribute towards local green infrastructure. The National Planning Policy Framework (NPPF) indicates that local communities should be able to identify areas for special protection which are green areas of importance to them. Their importance to the local community may be, among others, in terms of their recreational and amenity value, their value as a local natural asset, or their historical significance. Appropriate protection of Local Green Space can therefore contribute to the Core Strategy and SAMDev Plan policies. There are specific requirements to be met and they must be special to the local community because of their significance.’</p>	<p>To respond positively to advice from Shropshire Council in relation to replacement of guidance and the need to ensure local green space complies with NPPF paragraph 77.</p>

22	Paragraph 4.34	<p>Replace paragraph with:</p> <p>The following areas of <u>green infrastructure</u> are identified as <u>important open space</u> and <u>woodlands that contribute towards local green infrastructure</u>. These are shown on Map 6 (with the exception of site 13):</p> <ol style="list-style-type: none"> <li>1. Open space at Tern Valley Business Park – <u>important woodland, and amenity area</u>.</li> <li>2. Little Drayton recreation ground and play area - <u>important open space</u></li> <li>3. Off Hospital Drive – <u>important amenity open space</u></li> <li>4. Grotto Road recreation and play area - <u>important open space</u></li> <li>5. Westland Road recreation area - <u>important open space</u></li> <li>6. Redundant railway line land south of Greenfields – wildlife corridor <u>and local green space</u>.</li> <li>7. Town Park – <u>important local</u> park and amenity open space</li> <li>8. Longlands Recreation &amp; Playing Field - <u>important recreation area</u></li> <li>9. Market Drayton Cricket Ground - <u>important recreation area</u></li> <li>10. Land to north and south of Grove School playing fields - <u>important woodland and amenity space</u></li> <li>11. Walkmills Meadows – <u>important woodland</u> and ecological areas</li> <li>12. Dalelands play and recreation area- <u>important open space</u></li> <li>13. Land to the South of Market Drayton Swimming Pool (see Map 9) - <u>recreation area and local green space</u>.</li> </ol>	<p>This follows a further analysis of whether the areas concerned have special significance and if they might be protected through other measures.</p>
23	Paragraph 4.35	<p>Revise paragraph to read:</p>	<p>This follows a further analysis of whether the areas concerned have special significance and if they might</p>

		<p>'These sites were identified through the Market Drayton Community-Led Town Plan. <u>Their significance has been assessed to determine whether they might be designated areas of 'Local Green Space'.</u> This also considered whether there were other measures <u>that might be used to protect them.'</u></p>	<p>be protected through other measures.</p>
24	New paragraphs	<p>Insert 4 new paragraphs after paragraph 4.35:</p> <p style="text-align: center;"><u>Woodlands along the Tern Valley</u> – Sites 1, 10 and 11, in addition to their amenity value as woodlands, contribute to the ecology of the River Tern which is an important landscape and wildlife corridor. They cover relatively extensive areas and the local green space designation is not generally appropriate. However, protection is offered through other means should they be under threat. Protective measures include Felling Licence provisions and Tree Preservation Orders. General maintenance and good arboricultural practice should be encouraged, especially when this encourages biodiversity.</p> <p style="text-align: center;"><u>Small amenity areas and recreation areas</u> – Sites 2 to 5, 7 to 9 and 12 are generally of limited scale addressing very local requirements rather than serving the community at large, or primarily used for formal recreation. Consequently, again, the local green space designation is not appropriate but they should be protected as amenity or open space. Nevertheless, they are identified in the Community-Led Town Plan as important green spaces with the potential to contribute towards the ecological network through supporting wildlife as stepping stones. As such they are important</p>	<p>To explain the significance of the features that comprise green infrastructure and measures for their protection.</p>

		<p>elements within the green infrastructure network protected through this and relevant SAMDev policies.</p> <p><u>Redundant railway line land south of Greenfields</u> - This area has been identified as contributing significantly to the ecological network as a major wildlife corridor through the centre of the town. Policy S.M8 designates this as local green space and describes its special significance to the community. It has special importance to the community fulfilling and important function as a habitat, and especially so because of substantial development that is taking place to its north. It runs parallel to the peripheral corridors to the north and south of the town and is the key component of the internal green infrastructure network.</p> <p><u>Land to the South of Market Drayton Swimming Pool</u> - This is an area which serves as a multi-functional green space for the community. Although part of the site is to be used as a skate park, a substantial area of green space will remain and it is intended that this will be used for a wide range of community activities, as provided by Policy S.M9. Its special significance is such that the remaining area is designated 'local green space'.</p>	
25	Policy S.M7	<ol style="list-style-type: none"> <li>1. Change title to read: <b>Regeneration of Land to the rear of The Red Lion Public House and adjacent to Stafford Street</b>. Amend reference in policy.</li> <li>2. Amend point ii) to read:</li> </ol>	To respond positively to representations made by Historic England which would improve the policy.



		<p><b>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.</b></p> <p>3. Add new criteria</p> <p><b>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.</b></p>	
26	Paragraph 4.41 (previously 4.37)	In 5 <sup>th</sup> and 6 <sup>th</sup> sentences change 'Stafford Road' to 'Stafford Street'	To correct a typographical error
27	Policy S.M8	Delete:  <b>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.</b>	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	To reflect the above change and explain why a link is not possible. To respond positively to advice from Shropshire Council

		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.'	
29	Paragraph 4.46 (previously 4.42)	Revise penultimate two sentences to read:  'This part includes substantial and specimen trees and a wildlife area <u>which, together with its significant amenity value to the whole community referred to in the previous paragraph, represent an area of special significance such that it should be designated Local Green Space.</u> ' Should any trees need to be removed, compensatory planting should take place elsewhere.	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.
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***Section 7. Health Check Report and Alterations follows below***

## **Section 7. Health Check Report and Alterations**

The NDP was given a 'health check' through the scheme offered by Locality and this was used to review a revised draft plan that had taken into account relevant comments and advice gained through the Regulation 14 consultation. The 'health check' was undertaken by Catherine Loveday BSc (Hons) MSc MRTPI and this led to further changes to the draft plan, including minor revisions to some of the changes made following the public consultation. The Health Check is set out below along with actions taken and responses given to the Health Check's observations and recommendations.

### **Market Drayton Neighbourhood Development Plan Health Check**

**The following document comprises the NDP Health Check carried out with the assistance of Locality, the organisation established to support local groups to develop neighbourhood plans. Following changes made in response to comments received at the Regulation 14 consultation stage, a revised Draft Plan, a Strategic Environmental Assessment, together with the draft Basic Condition Statement and Consultation Statement, were forwarded, through Locality to Catherine Loveday BSc (Hons) MSc MRTPI (August 2017) to undertake the Health Check.**

**The advice offered, together with the actions undertaken (final column) in relation to these are set out below.**

**NB As a consequence of one of the recommendations, the policy reference was changed from S.M to MDNDP to avoid confusion.**

## Summary of Recommendations

- The emphasis of the Neighbourhood Plan (NP) policies are watered down by conservative wording. It is suggested that the policies positively support the development sites promoted in the framing of the policy wording (see detailed comments).
- The Plan needs to be clear which allocations and supported sites are derived from the Shropshire Development Plan Documents. In addition, the methodology of site selection and discounting must be more clearly expressed in order to robustly back up the sites included and excluded from the Plan.
- The Basic Conditions Statement (BCS) is clear and addresses the key policies from the National Planning Policy Framework (NPPF) and Shropshire Development Plan.
- The Consultation Statement (CS) is a critical document required to ensure compliance of the NP with the regulations and that engagement with the local community has been proportionate to the scale and aims of the Plan, in line with the advice in the Planning Practice Guidance (PPG). More detail is required on the strategy for engagement of hard to reach groups. The consultation between the parishes prior to and after designation, in preparing the Plan, is an area of very significant, fundamental concern.
- CS should include copies of the consultation material such as posters and questionnaires included in the appendices of the document for the examiner to review.
- Habitats Regulation Assessment (HRA) screening is not referred to, this should be addressed.
- The Qualifying Body (QB) should consider the arrangements for the referendum and independent examination, if this has not yet been addressed.
- I indicate in various places in this health check alternative text or deletions of wording in your Plan. These are suggestions for your consideration.

<b>Part 1 – Process</b>				
	Criteria	Source	Response/Comments	Action taken in relation to advice by Market Drayton Town Council
1.1	Have the necessary statutory requirements been met in terms of the designation of the neighbourhood area?	Shropshire Council Website	<p>Yes. The Plan relates to one Neighbourhood Area. The BCS should include confirmation that the Plan has been prepared by a qualifying body, the exact date of designation and the dates of the consultation periods in line with the regulations as detailed in the CS and Market Drayton Neighbourhood Plan (MDNP).</p> <p>However, I have some specific issues of potential concern, which are set out below in my detailed comments.</p>	<b>Change made to comply with this recommendation</b>
1.2	If the area does not have a parish council, have the necessary statutory requirements been met in terms of the designation of the neighbourhood forum?	N/A	Not applicable. Market Drayton Neighbourhood Plan Area is made up of Market Drayton Town and parts of Adderley, Moreton Say and Norton-in-Hales.	<b>Noted</b>
1.3	Has the plan been the subject of appropriate pre-submission consultation and publicity, as set out in the legislation, or is this underway?	MD Consultation Statement (CS)	Based on the CS there is no indication that pre-submission consultation has not been carried out in line with the Regulations and has been appropriate in line with the scale, coverage and complexity of the Plan area.	<b>NDP area comprises a number of Parish Councils. The Consultation Statement has been amended to cover the concerns expressed about the pre and post designation arrangements undertaken with the other parishes.</b>

1.4	Has there been a programme of community engagement proportionate to the scale and complexity of the plan?	MDNP	Yes, however more detail and discussion of the methodology of consultation between the parish councils, prior to designation of the Plan is required, and the strategy for engaging 'hard to reach groups'. See notes in detailed comments below.	<b>This issue has been addressed in the Consultation Statement</b>
1.5	Are arrangements in place for an independent examiner to be appointed?	No evidence	There is no information provided on this. Would advise that the QB begin the process of identifying a suitable independent examiner as soon as possible.  Whilst the general approach is to assess the CVs provided by prospective examiners, you may also find it very helpful in coming to a decision by reading examples of their reports on other neighbourhood plans.	<b>This will be undertaken after Shropshire Council has completed its consultation under Regulation 16 and determined the plan can proceed to Examination</b>
1.6	Are discussions taking place with the electoral services team on holding the referendum?	No evidence	There is no information provided on this. The QB should engage with Shropshire Council to ascertain this information, if they have not already done so.	<b>This will be undertaken after Shropshire Council has completed its consultation under Regulation 16 and determined the plan can proceed to Examination</b>
1.7	Is there a clear project plan for bringing the plan into force and does it take account of local authority committee cycles?	No evidence	There is no information provided on this. The QB should engage with Shropshire Council to ascertain this information, if they have not already done so.	<b>This will be undertaken after Shropshire Council has completed its consultation under Regulation 16 and determined the plan can proceed to Examination</b>
1.8	Has an SEA screening been carried out by the LPA?	Strategic Environmental Assessment (SEA Report)	SEA screening been undertaken, and a report submitted, completed by AECOM consultants. The recommendations of this report are accepted and have been incorporated into the draft Plan.	<b>The SEA for Regulation 14 was undertaken by consultants.</b>

1.9	Has an HRA screening been carried out by the LPA?	No evidence	There is no information provided on this. The QB should engage with Shropshire Council to ascertain whether an HRA screening is considered appropriate, if they have not already done so.	<b>Shropshire Council has confirmed that an HRA Screening is unnecessary.</b>
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<b>Part 2 – Content</b>				
	<b>Criteria</b>	<b>Source</b>	<b>Response/Comments</b>	<b>Action taken in relation to NDP</b>
2.1	Are policies appropriately justified with a clear rationale?	MDNP	Policies have a clear rationale and accompanying justification. The general expectation is that site selection and justification of the discounting of alternatives should be clearly discussed in the Plan. The policy justifications include some key local knowledge and address the sites in detail; it should be borne in mind that any sites allocated must be suitable, available and deliverable within the plan period and the MDNP should demonstrate that each of these factors has been weighed.	<p><b>Discussions have taken place with landowners or their agents and, in relation to the marina proposal, a potential developer who is in contact with the landowner’s agent. In all instances the land is considered to be available.</b></p> <p><b>In relation to the marina proposal, joint discussions (including an officer of Shropshire Council Planning department) have taken place with the potential developer upon the policy provisions that should ensure a viable scheme can be proposed.</b></p> <p><b>The proposed new playing fields area was agreed with the agent for the landowner.</b></p>

				In relation to both these main proposals, the approach to site selection is included/expanded within the NDP.
2.2	Is it clear which parts of the draft plan form the 'neighbourhood plan proposal' (i.e. the neighbourhood <i>development plan</i> ) under the Localism Act, subject to the independent examination, and which parts do not form part of the 'plan proposal', and would not be tested by the independent examination?	MDNP	Yes. The MDNP Is well structured and makes a clear distinction between policies and objectives. The Shropshire Council policies are heavily referenced in the Plan and policies which ties the MDNP very closely to the documents referenced, this will lead to review requirements and does not reinforce the MDNP as a standalone policy document. The lettering of policies is confusing in places due to frequent referencing of policies from other plans (see detailed notes below).	<b>It was originally intended to try to reflect Shropshire Council's SAMDev Plan approach which prefixed settlement policies with an 'S'. However, it is accepted in order to avoid confusion the policies within Market Drayton NDP might be changed to try to avoid this. However, it is intended that the policies within both Shropshire Local Plan documents need not be duplicated but are relevant and should be referred to, especially those detailed policies for Development Management.</b>
2.3	Are there any obvious conflicts with the NPPF?	MDNP and BCS	No. The BCS has been submitted for review and outlines the compliance of the Plan policies with the NPPF and Development Plan in clear terms.	<b>Noted</b>

2.4	Is there a clear explanation of the ways the plan contributes to the achievement of sustainable development?	MDNP and BCS	The Plan states the contribution it makes to sustainable development and the consideration of the environmental, social and economic factors is evident throughout the MDNP. The BCS goes through the NPPF objectives in turn which is useful in assessing the Plan. The main Plan should include some further commentary/a summary paragraph on how the principles of Sustainable Development have been applied through the plan/policies.	<b>Accepted – para 3.7 amended to cover this</b>
2.5	Are there any issues around compatibility with human rights or EU obligations?	MDNP	The MDNP draft and supporting documents do not raise any issues with regard to human rights.	<b>Noted</b>
2.6	Does the plan avoid dealing with excluded development including nationally significant infrastructure, waste and minerals?	BCS	Yes. The Plan does not appear to deal with any excluded development, but the MDNP should explicitly confirm that it does not deal with excluded development. This should also be included in the BCS. Excluded development includes minerals, waste and major infrastructure.	<b>The BCS has been amended to refer to excluded development not being dealt with in the NDP</b>
2.7	Is there consensus between the local planning authority and the qualifying body over whether the plan meets the basic conditions including conformity with strategic development plan policy and, if not, what are the areas of disagreement?	MDNP and BCS	The MDNP has been assessed against the Shropshire Core Strategy (adopted 2011) and the Site Allocations and Management of Development (SAMDev) Plan (adopted 2015). The Shropshire Local Plan is currently under review but is only within year 1 of a 3-year review, therefore assessment against the above adopted documents is appropriate. It should be noted that saved policies of the previous Local Plans have been superseded by the SAMDev Plan and the Core Strategy. Overall, the MDNP looks to incorporate more detailed and locally distinctive requirements and adds detail to the strategic policies outlined in the Development Plan for the area. Evidence for the approach to site selection should be	<b>There is agreement between Market Drayton Town Council and Shropshire Council that the NDP would accept the housing and employment land allocations and that the NDP would cover a limited number of matters to bring forward</b>

			included, particularly with reference to the Shropshire Council Evidence Base, as appropriate.	<p><b>positive proposals for the marina and improve recreational facilities. Any additional housing proposed would support the release of land for these economic development and community uses.</b></p> <p><b>In relation to both the main proposals (playing fields and marina development), the approach to site selection is included/expanded upon within the NDP.</b></p>
2.8	Are there any obvious errors in the plan?	MDNP	There are a few minor errors, see comments below, but little of note. The emphasis of the policy wording which states 'may' and 'should' is suggested for changes, as the policies must be deliverable.	<b>Noted and changes made in line with more detailed comments</b>
2.9	Are the plan's policies clear and unambiguous and do they reflect the community's aspirations?	MDNP	The policies are mainly clear and relate to the development and use of land. Suggestions have been made for the re-wording of policies in some cases. Consistency and clarity is required to ensure that the policies are Development Management and delivery focussed. Policies need to be framed by an understanding of the delivery mechanisms that planning can use e.g. the housing policies can include some detailed requirements to allow them to guide the characteristics of the development without becoming overly prescriptive. In terms of community aspirations, it appears that they are at the heart of the Plan and the policies. The	<b>Noted and changes made in line with more detailed comments</b>

			breakdown of consultation responses requires some further discussion within the CS, to ensure that policies are reflective of the outcomes of the consultation process. See detailed notes.	
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**DETAILED FEEDBACK:**

Document reference	Health Check advice	MDTC Response
<b>Neighbourhood Plan Draft</b>		
Para 1.3	Delete 'gathered including from a survey of' and change to 'base including consultation with local'. Delete 'broad criteria for sustainable development within'.	<b>Change made</b>
Para 1.4	This explanation is a little confusing. If a prefix is used this should be accompanied by very clear segregation of the policies from the rest of the text. Explain what the S.M. stands for.	<b>The advice is helpful. A new policy reference approach to better distinguish between policies in the NDP and those in the SAMDev Plan</b>
Para 1.6	Clarify 'the extended Neighbourhood Plan area'. A paragraph should be added to outline the Plan area with reference to Map 1. Also, it would be useful to briefly discuss the designation and the multi-parish approach to the Plan (see comments below on CS and BCS).	<b>The wording has been tightened up so that it is clearer. Para 1.2 has been amended to cover the multi-parish approach. This is also addressed in the Basic Condition Statement.</b>
Para 1.9	Sentence 3 delete 'also has'. Sentence 6 change 'is' to 'are'. Sentence 7 change 'playing' to 'play'.	<b>Changes made</b>
Para 1.10	Delete 'involved' as this raises questions about those not involved and why.	<b>Change made</b>
Para 1.10	Final sentence delete 'later within a consultation statement which will be prepared...' replace with 'the consultation statement prepared in support of the NP'.	<b>Change made</b>
Para 1.11	This paragraph indicates that the consultation period ran for seven weeks. It could usefully say that the Regulations prescribe a 6-week consultation period which was exceeded in this instance.	<b>Change made</b>
Para 2.1	This approach is a little confusing to the reader. Do the policies need to be categorised in this way? It is sufficient to refer to the policy number as stated in the Plan and not quote text	<b>It is considered this section is important in terms of</b>

	directly. It is advised that where possible, the restating of policies from other documents should be avoided. Referencing in the BCS and policy justification (if required) should be sufficient to link to the Core Strategy otherwise the MDNP may require more frequent review.	<b>setting the background to the approach taken with the NDP integrating fully with Shropshire Core Strategy and the SAMDev Plan. However, the reference to Core Strategy and SAMDev policy references has been removed with one exception in order to avoid any confusion.</b>
Para 2.4	It should be considered how the requirements relate to Shropshire Council's Community Infrastructure Levy (CIL) and cross referenced with the NP CIL receipts and what they can be used to fund: <a href="https://www.shropshire.gov.uk/planning-policy/what-is-the-community-infrastructure-levy-(cil)/">https://www.shropshire.gov.uk/planning-policy/what-is-the-community-infrastructure-levy-(cil)/</a> . (see now - <a href="https://www.shropshire.gov.uk/planning-policy/community-infrastructure-levy-cil/">https://www.shropshire.gov.uk/planning-policy/community-infrastructure-levy-cil/</a> )	<b>Noted – The Town Council and neighbouring communities are aware of the provisions relating to CIL.</b>
Para 3.2	Delete 'that might be covered' and replace with 'for consideration to include'.	<b>Change made</b>
Para 3.4	Really clear explanation of the approach.	<b>Noted</b>
Para 3.6	Delete 'advocated' replace with 'included'.	<b>Change made</b>
Para 3.7	This short sentence should be deleted, and the content included in 4.1.	<b>Change made although accepted that sentence unnecessary.</b>
Para 4.3	This is again confusing. The planning policies section should focus on the Neighbourhood Plan Policies and make less direct quotation and reference to the development plan policies in the main document. The general conformity with policies should be more closely examined in the BCS not the main body of the Plan, as that is its primary purpose of the BCS.	<b>Some Shropshire Local Plan policies, especially those relating to development management, will be relevant to development proposals within the NDP and the primary aim is to avoid duplicating them in this document. Hence readers, who will be from a</b>

		<b>wide-range of backgrounds, may wish to be directed to these. References to them is not generally for the purposes of indicating general conformity although may on occasions be relevant. With the exception of the first sentence the rest of the paragraph has however been deleted to avoid confusion.</b>
Para 4.4	When including web links in the main Plan, caution should be used in case the linked page locations change. This could be included in an appendix that could be updated if not in the main body of the Plan	<b>Change made to simply refer to Town Council's website</b>
<b>Policy S.M1</b>	<p>Change 'may be brought forward for' to 'will be supported for'</p> <p>Change 'The development should' to 'Development will be supported where a comprehensive proposal.</p> <p>Point 3 Change 'a range of' to a more specific definition of what is required – as this part of the policy is unlikely to deliver as desired unless more specific.</p> <p>Point 5 Would be useful to be specific here.</p> <p>It is critical that the points about ancillary uses are brought upfront in the policy into the first paragraph 'comprising the following uses, which will be ancillary to the main use of the site as a marina:'.</p>	<p><b>Change made</b></p> <p><b>Change made</b></p> <p><b>Change made</b></p> <p><b>The approach is considered consistent with and more specific than SAMDev Plan Policy S11.1. 3</b></p> <p><b>Change made</b></p>
<b>Policy S.M2</b>	<p>Point 4 – Sentence 2 change 'in' to 'to'.</p> <p>Point 6 – Sentence 2 delete 'o' and change 'may be' to 'will be'.</p> <p>It should be considered if the CIL monies could cover the infrastructure required and if so is this bullet necessary – also need to define the 'infrastructure'.</p>	<p><b>Change made</b></p> <p><b>Change made</b></p> <p><b>The issue of infrastructure is not simply about financing the relevant infrastructure</b></p>



		<b>but delivery in an appropriate and timely manner. A change to the title has been made to make this clearer.</b>
Para 4.7	It is important that the process of site selection is clear here. It needs to be explicitly stated within the evidence base for the MDNP how the sites chosen have been selected and the reasons why any have been discounted. An explanation of how the criteria used has been applied across the sites in the MDNP is required to ensure consistency of approach in selection and the local requirements should be outlined for each site. The main Plan should be very clear in its approach in building upon the policies of the Shropshire Local Development Plan.	<b>Para 4.6 has been amended to reflect the proportionate approach to site identifying opportunities and site selection.</b>
<b>Policy S.M3</b>	Delete 'may be used for' change to 'will be supported for use as'.	<b>Change made</b>
Para 4.18	Need to be clear how the alternative opportunities have been assessed for this use (and critically for the other uses including residential and business included in the Plan). Sites need to be demonstrated to be suitable, deliverable and achievable in the Plan period, the work done to designate and discount sites should be clear – whether they are in the local plan evidence base or the MDNP evidence base.  It is critical that these processes are explained and evidenced to avoid challenge of the Plan and allocations.	<b>Change made to explain how opportunities for a new recreation site were investigated.</b>
Para 4.19	Reference to a 'quiet lane' – how will this be achieved and is it realistic – is it a project for the parish council or local council?	<b>Reference to 'quiet lane' has been replaced by 'traffic management measures' because there may be alternative approaches that would better address the access needs to the proposed recreation area.</b>
Para 4.21	After suitably include 'aligned'. Delete final sentence – this is unclear. Could replace with 'The delivery of the site in the Plan period will rely on XYZ'	<b>Change made</b>
<b>Policy S.M4</b>	Change 'may be' to 'will be supported'. This policy should be more specific about the delivery of these sites and under what circumstances they will be released. It is unclear if they are deliverable in the Plan period from	<b>The relationship of the marina site development with these housing sites is</b>

	<p>the information provided here. It should be made very clear why the sites are not suitable without the Marina coming forward otherwise this risks being a weakness in the Plan. As the sites are identified as suitable, the justification should be robust on this to withstand the potential for development to come forward regardless.</p>	<p><b>best set out in policy MDNDP1 which refers to the need for a masterplan to guide delivery, incorporating these sites. Collaborate discussions have taken place with the developer/ landowner's agent upon how the sites should be brought forward in relation to deliverability and viability (Planning Practice Guidance Paragraph: 004 Reference ID: 10-004-20140306). Agreement has been reached in relation to policy wording in MDNDP1 and 4.</b></p>
Para 4.25	Delete 'their development might' change to 'an aspiration for this site is that it may'. I don't think this should be included unless it is going to be followed up in some way or it could be discussed in light of potential CIL contributions.	<b>Noted and change made</b>
Para 4.26	First sentence, delete 'as' and change to 'an'.	<b>Change made</b>
<b>Policy S.M5</b>	<p>Paragraph 1 Sentence 1 – after the first sentence add ', providing that:'</p> <p>Sentences 2 &amp; 3 – delete and edit 'a) suitable alternative provision is made for a recreation area, associated buildings and infrastructure which must be made available for the re-location of the existing sports clubs to ensure fixture requirements are met. Or b) a phased release of land and transfer of sports to new facilities through a comprehensive and co-ordinated programme, alongside delivery of Policy SM3.'</p>	<p><b>Change made</b></p> <p><b>Change made</b></p>

	<p>The part regarding fixture requirements could be rephrased as this is onerous and it may be that ‘to meet the needs of the existing sporting clubs, to be agreed in consultation’ is sufficient to include rather than ‘to ensure fixture requirements are met’.</p> <p>Paragraph 2 Sentence 1 change to ‘Development for housing will be supported that is in accordance with policies...’ and replace ‘and contain’ with ‘and provide for:’ after S11.1a. Change the rest of the policy to bullet points for clarity, as follows:</p> <ul style="list-style-type: none"> <li>• Relocation of the existing playing fields</li> <li>• Pedestrian access to the town centre</li> <li>• Access to on-site public open space</li> <li>• Access to sports facilities remaining on the site</li> <li>• Ecological enhancement of the former railway adjacent and to the south of the site.</li> </ul>	<b>Change made</b>
<b>Policy S.M6</b>	Change ‘may be developed for’ to ‘will be supported for housing development’.	<b>Change made</b>
Para 4.33	Be clear about what is required in terms of a ‘traffic management system’.	<b>The measures required are to ensure pedestrian and cyclist safety.</b>
Para 4.36	<p>Reference paragraph 77 of the NPPF. <i>“Para 77. The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:</i></p> <ul style="list-style-type: none"> <li>• <i>where the green space is in reasonably close proximity to the community it serves</i></li> <li>• <i>where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife</i></li> <li>• <i>where the green area concerned is local in character and is not an extensive tract of land”</i></li> </ul>	<b>The special value and importance of the two areas designated Local Green Space are set out in Policies MDNDP9 and MDNDP10 and associated paragraphs.</b>
Para 4.38	Are all the sites included here? This should be linked back to the exercise undertaken in terms of paragraph 77 of the NPPF.	<b>Very few of these sites are designated Local Green Space but would fall under other designations such as amenity open space, public open space, sport and recreation provision (Shropshire Core Strategy</b>

		<p><b>Policy CS8 and its associated para 4.107. They also include some of the elements identified in Policy CS17 which form part of the County's ecological network. As such in combination they also comprise part of the green infrastructure network through and surrounding Market Drayton.) Changes have been made to explain this. These are all the areas identified within the Community-Led Town Plan. The only areas designated Local Green Space are those covered by Policies MDNDP9 and MDNDP10. The owner of the first wishes the area to be considered an ecological area and market Drayton Town Council is responsible for the second.</b></p>
Para 4.44	<p>Delete 'revitalisation' change to 'regeneration'. Delete 'Regeneration can also be achieved through environmental works' unless the meaning of the sentence is clarified.</p>	<p><b>Change made</b></p> <p><b>Change made</b></p>
<b>Policy S.M7</b>	<p>Combine the final sentence into bullet point 1. After 'local green space' add in '(shown on Map 6).' Then add the final sentence here. This will add clarity in reading the policy.</p>	<p><b>Change made</b></p>
<b>Policy S.M8</b>	<p>Point viii) A requirement for an archaeological report should be enforced by the Local Planning Authority (LPA) if required. Delete final sentence, as this is not worded positively.</p>	<p><b>Change made</b></p>

<b>Policy S.M9</b>	No changes.	<b>Noted</b>
<b>Policy S.M10</b>	Change 'should' to 'are required to'.	<b>Change made</b>
Para 4.50	Sentence 2 should be deleted as sentence one covers this sufficiently. Planning does not directly control these matters.	<b>Change made</b>
Page 40-46	It would be useful if the maps were adjacent to the policies for cross-reference, however I can see the logic of this approach also.	<b>It is understood that when adopted the maps will form part of Shropshire Council's Policies Map which is an interactive one and hence these may be replaced totally. This approach appears to be adopted in the neighbouring County of Herefordshire</b>
Para 5.3	This is a realistic approach to monitoring and delivery, which is good to see.	<b>Noted</b>

<b>Consultation Statement</b>		
Page 3 - Sentence 2	Need to be clear about how the Steering Group members were recruited and where members were sought. Were members from the other three parishes involved in the Steering Group?	<b><u>See Section 3, Item 3 of CS,</u> regarding special briefing of adjacent parishes including link to notes of meeting, plus <u>Section 4b, Page 10</u> for Steering Group attendance pattern of adjacent parishes.</b>
Sentence 3	'Various other key locations' need to give specific details within the document – reference here if included later.	<b><u>See Section 3, Items 7,8,9,10 and 11; Section 4d, page 14; Section 4e, page 15; Section 4f, page 16</u></b>

Sentence 5	How were 'hard to reach groups' targeted e.g. those less likely to engage that may not have seen the posters. It is important to show how the strategy was used/adapted to ensure that those living and working in the area were made aware of proposals and engaged where possible.	<b>See above response</b>
Timetable	The timetable is excellent and really helpful to set out in this clear format. All that is required is to reference the material set out here to address the previous comments on how the community were approached.	<b>See above response</b>
Page 6 - Final sentence	Remove 'approved'.	<b>"approved" changed to "resolved", as per TC minutes.</b>
Page 16	'Consultation Arrangements' These types of comments should be addressed – there is criticism of the Plan consultation here and the response does not correspond.	<b>Responses added to the issues raised during the informal consultations which informed the preparation of the Regulation 14 draft NDOP</b>
	There is also a representation on private land that is proposed as LGS, claiming that there have been no prior discussions. PPG Paragraph 019 Reference ID: 37-019-20140306, advises that the QB (in the case of neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as LGS.	<b>The land referred to through this representation is not proposed as LGS nor within the NDP area. The base map contains areas shown as woodland defined in a slightly different colour to the defined areas contributing to green infrastructure which also has a dark green edging. Only two areas are identified as LGS and the owners have been consulted.</b>

Page 19-21	'Propose new housing site and Policy' this is dealt with effectively in terms of the purpose of the MDNP and directing the site to Shropshire Council. It would be useful to detail the approach to site allocations clearly and be clear whether the evidence base from the existing plans were used and how any additional sites were identified, and alternatives assessed.	<b>Statement added to this effect.</b>
Page 26 (we think this is a typographical error and most likely page 36)– Paragraph 4.20	This response needs clarity – it might be clearer to state that new sports facilities will be sought via S106 obligations.	<b>Statement added to this effect.</b>
Page 35 – Para 4.18	This response should state that the land value is not within the remit of this planning document.	<b>Statement added to this effect</b>
Page 43/44	<p>The representations from Adderley, Moreton Say and Norton in Hales Parishes were of concern. The BCS and CS should address this really clearly to ensure the Plan is robust to this challenge. How were the parishes consulted and what was the process of designating the Neighbourhood Area? I would suggest adding the consultation with the parishes to the timetable and a short section to the BCS to be clear how the multi-parish area was agreed and designated (with reference to paragraphs 26 and 27 of the PPG as per below). At present, the Regulation 14 comments go some way to undermining the issue of whether the designation and production of the Plan has been brought forward inclusively. This could prove to be an area of very significant vulnerability for the Plan at examination, with the current prospect of likely further representations at Regulation 16. I would advise you strongly to undertake further discussions with the three parishes to resolve these issues at the earliest opportunity, in order that you can present a positive, consensual narrative in the CS.</p> <p><i>“Paragraph: 026 Reference ID: 41-026-20140306</i></p> <p><b><i>Can a parish council propose a multi-parish neighbourhood area?</i></b></p> <p><i>A single parish council (as a relevant body) can apply for a multi-parished neighbourhood area to be designated, as long as that multi-parished area includes all or part of that parish council’s administrative area.</i></p> <p><i>Paragraph: 027 Reference ID: 41-027-20140306</i></p> <p><b><i>In a multi-parished neighbourhood area when does a town or parish council need to gain the consent of the other town or parish council/s in order to take the lead in producing a neighbourhood plan or Order?</i></b></p>	<p><b>See reference in Section 2 page 4, 2<sup>nd</sup> para.</b></p> <p><u><a href="#">Notes of the special meetings held with between the Parish Councils, MDTC and Shropshire CC included in the CS. See Section 4h</a></u></p> <p><b>A short reference has been included in the BCS about the consultation undertaken with the relevant adjoining Parish Councils parts of whose areas were requested to be included within the NDP area. It also refers to a fuller explanation being in the CS.</b></p>

	<p><i>A single parish or town council (as a relevant body) can apply for a multi-parished neighbourhood area to be designated as long as that multi-parished area includes all or part of that parish or town council's administrative area. But when the parish or town council begins to develop a neighbourhood plan or Order (as a qualifying body) it needs to secure the consents of the other parish councils to undertake neighbourhood planning activities. Gaining this consent is important if the pre-submission publicity and consultation and subsequently the submission to the local planning authority are to be valid."</i></p>	
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<b>Basic Conditions Statement</b>		
Page 5	Market Drayton Neighbourhood Development Plan Provisions Box 1 – ‘The communities within the Group Parish’ can this be explained/listed in the earlier explanation of the area. Box 2 - change ‘tis’ to ‘this’.	<p><b>(Now page 7).</b></p> <p><b>The introduction to the BCS has been amended (See Section 1 – para 2, and a map showing the relationship between the four parishes provided in a new Figure 4.</b></p> <p><b>The typo has been corrected.</b></p>
Page 6	Market Drayton Neighbourhood Development Plan Provisions Box 2 - ‘A balanced view has had to be taken in relation to suitable locations to meet development requirements and the quality of agricultural land.’ It would be useful here to reference the approach to site selection.	<p><b>(Now page 8 box 3)</b></p> <p><b>Additional references made to indicate where the sites were identified from.</b></p>
Page 28 – 3 <sup>rd</sup> row	Delete ‘and potentially adds to certainty that the guideline will be met’.	<p><b>(Now bottom of page 29) – change made</b></p>
Page 45 – 3 <sup>rd</sup> row	‘The relocation of recreational facilities under NDP Policy S.M3 will move the provision away from its current central location although the facility serves a far wider hinterland than the town and additional provision is needed in any event. A split site would be needed if it were to remain	<p><b>(Now bottom of page 47).</b></p> <p><b>The paragraph sets out the reasoning for seeking a new</b></p>



	and hence the potential additional movements are considered to be small.’ This is not clear – if an assessment of the impact of moving this site has been made then this should be referenced here and furthermore the language is confusing. The relocation of facilities should be discussed in terms of the enabling of development and the benefits of the new location, in addition to the issues regarding the central nature of the existing site.	<b>larger facility in terms of effects on trip generation which would release carbon from vehicles into the atmosphere which is what this particular paragraph in the NPPF covers. Other benefits would be referred to elsewhere. However, the section has been expanded to add further discussion.</b>
Page 50 - SEA	SEA - Market Drayton Neighbourhood Development Plan Provisions – delete ‘on the whole’ replace with ‘overall’.	<b>(Now page 52 first line of first paragraph opposite Strategic Environmental Assessment) – change made</b>
Page 50 – SEA Point ii)	Should discuss the benefits of the scheme alongside the negative elements – it will be critical to ascertain that the benefits would outweigh the negative factors. It is useful to say that the impacts could be mitigated but may not be appropriate to identify exactly how e.g. bus service.	<b>(Now page 52) Changes made</b>
Habitats Regulations	Should be included in this list and the Plan screened by the LPA.	<b>LPA has advised no relevant nature conservation sites within appropriate distances of the NDP area and hence will be no significant adverse effects caused under the Habitats Directive</b>

<b>SEA</b>		
Conclusions: 8.35 (Now para 8.39)	It may be useful to consider the provision of allotments within the MDNP sites as part of public open space provision to mitigate some of the loss of agricultural land. Increased patronage of the bus service is not something that the Plan can influence; it could be a project for the parish council. Part of the travel plan requirements for the development sites could be the provision of	<b>The use of land at Longford Turning for recreation and leisure might include allotments and this has</b>

	<p>travel vouchers for the bus services and CIL funds may contribute to this, it could be useful to refer to the CIL receipts as a benefit/mitigation route.</p>	<p><b>been highlighted (see 8.21(iii)). SAMDev Policy MD2 places emphasis upon Place plans identifying the types of open space required upon development sites and the need for allotments would be one of the forms that should be considered. Similarly, the issue of support for the bus service within the town might also be considered through this mechanism. Place Plan reviews are underway. The NDP does not have a specific policy that might apply to all housing sites. The SAMDev policies would be a more appropriate mechanism for a consistent approach across the town and reference to this is made through a change to para 2.11.</b></p>
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