



<u>Committee and date</u> Market Drayton and Rural Areas Local Joint Committee  02 July 2009  7.00
---

<u>Item</u>  <b>9</b>  Public
---

<u>Paper</u>  <b>B</b>
------------------------------

## Market Drayton Inner Relief Road and Linked Development

**Responsible Officer** Martin Allard

Email: martin.allard@shropshire.gov.uk

Telephone: (01743) 255415

---

### Summary

This report sets out the current position and programme for the project to construct Market Drayton Inner Relief Road Phase 3 and to facilitate adjacent development.

### Recommendations

The committee is recommended to

- A. Note the programme for the development of proposals for Market Drayton Inner Relief Road and the linked development
- B. Note the opportunities for stakeholder and public participation in the development of the masterplan.
- C. Receive a further report at its December meeting following the public consultation on a preferred option.

### Report

#### Background

1. Shropshire Council's capital programme for 2009/10 to 2011/12 allocates £3,360,020 to deliver Market Drayton Inner Relief Road Phase 3 together with affordable housing/regeneration.
2. This third phase of the inner relief road would remove all long distance and local north-south and east-south traffic from the town centre. Traffic levels are expected to reduce as follows

- High Street 60%
  - Shropshire Street 33%
  - Stafford Street 20%
3. Journeys for cross town traffic would be reduced and local rat running traffic on Great Hales Street would also be reduced.
  4. The road would run from the junction of Stafford Street and Smithfield Road to the junction of Phoenix Bank/High Street/Great Hales Street following the line identified in the North Shropshire Local Plan. See plan attached at Appendix A.
  5. Construction of the road would unlock up to 0.9 hectares of developable land within the town centre which could be used to deliver up to 45 affordable homes or a mixed use regeneration development subject to the necessary planning consents.
  6. Appendix A shows the extent of land to which access could potentially be gained from the relief road. It should be noted that some of this land already has planning permission for development. If the bowling green behind the Corbet Arms was included in any development, the Council would be required to provide a replacement green elsewhere.
  7. Contact has been made with the majority of landowners and the bowling club prior to the publication of this report.

## Current Position

8. Design work has started on the relief road and on a masterplan for adjacent development. A programme has been developed which would lead to a full planning application for the road and an outline planning application for adjacent development in April 2010.
9. The programme is still being finalised but it is anticipated that there will be a public consultation to identify the preferred option in late November/early December from which the planning applications will be developed.
10. Prior to that consultation, designs will be worked up through a small number of workshops intended to engage local stakeholders at an early stage. Options will include the extent and nature of development and how it links to the town centre and other existing development.

## Construction Timetable

11. Although Shropshire Council will seek to acquire the necessary land by negotiation, it is likely that the proposal would require the use of a compulsory purchase order and this may lead to a public inquiry.

12. Assuming that a public inquiry was necessary, construction of the relief road is programmed to start in mid 2012 with a construction period of approximately 6 months.
13. The timing of the adjacent developments, which would rely on the relief road for access, would depend on the nature of the approved masterplan and subsequent full planning applications but could follow at any time after completion of the road.

**List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)**

Implementation Executive 19 February 2009 / Council 27 February 2009 -  
Shropshire Council Capital Programme 2009/10 to 2011/12

**Human Rights Act Appraisal**

The recommendations contained in this report are compatible with the Human Rights Act 1998

**Environmental Appraisal**

The environmental impacts of the projects will be presented within any planning applications.

**Risk Management Appraisal**

Development of the highway and adjacent land requires planning application the outcome of which can be guaranteed. The assembly of the necessary land may require a compulsory purchase order the outcome of which again is not certain.

**Community / Consultations Appraisal**

See report

**Cabinet Member**

Martin Taylor Smith, Mal Price, Dave Roberts

**Local Member**

Brian Gillow, David Minnery, Roger Hughes

**Appendices**

Appendix A – Indicative plan showing relief road and possible development land