



# The countryside charity Shropshire

**Examination of Shropshire Local Plan 2016-2038**

**Stage 2 Matters, Issues and Questions**

**Matter 17 – Market Drayton Place Plan Area (policy  
S11)**

**CPRE Shropshire Hearing Statement**

**Representor refs: A0410 and B-A127**

**20 September 2024**

1. Our Hearing Statement for Matter 17 follows the MIQs as set out in document ID40.

***Matter 17 – Market Drayton Place Plan Area (policy S11) – see MMs 092-095***

***Issue***

***Whether the proposed Place Plan Area and site allocations within it are justified, effective and consistent with national planning policy.***

***Sites***

***MDR006 – Land adjoining Adderley Road, Market Drayton***

***MDR012 – Land to the east of Maer Lane and north of the A53, Market Drayton***

***MDR034 – Land west of Maer Lane and north of the A53, Market Drayton***

***MDR039 & MDR043 – Land at Longford Turning, Market Drayton***

***HKW009 – Land at School Bank Road, Hinstock***

***HHH001 & HHH014 – Land adjacent to the Primary school and The Grove, Hodnet***

***Questions***

2. Our Regulation 19 submission of February 2021 concentrated, for the Market Drayton Place Plan Area, on the balance between housing numbers and employment land for Market Drayton, and on the guideline figure for employment land.
3. In relation to that, we now comment briefly in this Hearing Statement mainly on the following selected question only.

***Q12. Are the detailed policy requirements effective, justified and consistent with national policy?***

4. In paragraphs 17.1 – 17.4 of our Regulation 19 submission of February 2021 we pointed out how the employment land guideline for Market Drayton had been increased by the Council from the original “balanced” figure of 13 Ha to the presently proposed 35 Ha, without any quantified justification for this large proposed increase in the guideline figure, or for the departure from balance with the housing guideline.
5. Shropshire Council responded to our submission on policy S11 in their Summary of Representations on the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan dated July 2021 (document SD014.01 at electronic page 776 (Schedule 2: page 726)). The Council did not appear to address this specific point as to quantified justification, saying chiefly that it believed its policy to be appropriate, effective, sustainable and deliverable.

6. In their response Shropshire Council also stated that *“the proposed employment land guideline for Market Drayton . . . responds to the needs of the town and its surrounding hinterland, including providing . . . opportunities associated with High Speed 2”*. Following the cancellation of the northern leg of HS2, this aspect of the employment land guideline will need to be re-appraised.
7. We therefore continue to argue that the proposed employment land guidelines for Market Drayton are unsound, because they are not supported by proportionate evidence, and that therefore the quantum of employment land proposed for Market Drayton needs to be reappraised, particularly now with regard to the revised situation with HS2.