

Market Drayton Neighbourhood Development Plan - Basic Conditions Statement (March 2018)

Section 1 - Introduction

This **Basic Conditions Statement** is prepared to accompany the **Market Drayton Neighbourhood Development Plan**.

It has been prepared and submitted by Market Drayton Town Council, which is the qualifying body under the Localism Act 2011. Market Drayton Neighbourhood Development Plan covers the parishes of Market Drayton Town and parts of Adderley, Moreton Say and Norton-in Hales only and no other neighbourhood areas. These comprise the communities that will be affected by the Neighbourhood Plan. The three Parish Councils adjoining Market Drayton Town area were consulted upon the proposal to include parts of their areas extend the Neighbourhood Development Plan area on 7th May 2015 and subsequently invited to join the Neighbourhood Plan Steering Group at its next meeting on 17th June 2015. Representatives of the three Parish Councils attended various subsequent Steering Group meetings. Shropshire Council undertook the formal process of designating the Neighbourhood Development plan area between 10th July and 28th August 2015. Full details of the formal and informal consultation arrangements are set out in the Consultation Statement.

The area covered by the Neighbourhood Development Plan is shown in Figure 1 and the relationship to the parishes involved in Figure 4. The parishes of Adderley, Moreton Say and Norton in Hales all sit adjacent to the northern edge of the boundary with Market Drayton.

Application was made to Shropshire Council for the area to be designated under the Neighbourhood Planning Regulations 2012 on 13^h January 2015. This was approved following the required period of consultation by Shropshire Council on 1st December 2015. Consultation under Regulation 14 of the Neighbourhood Plan Regulations was undertaken between 30th September 2016 and 21st November 2016

The Local Plan for the parishes concerned is the Shropshire Core Strategy (SCS) which was adopted in March 2011 and Shropshire Site Allocations and Management of Development Document (SAMDev) adopted in December 2015. It is expected that, in combination, these will comprise the Development Plan Documents for Market Drayton neighbourhood Plan area. Although

Shropshire Council has indicated it is to review its Core Strategy to cover the period 2016 – 2036 it is not expected that this will be adopted until September 2018 and hence is not a consideration that needs to be taken into account.

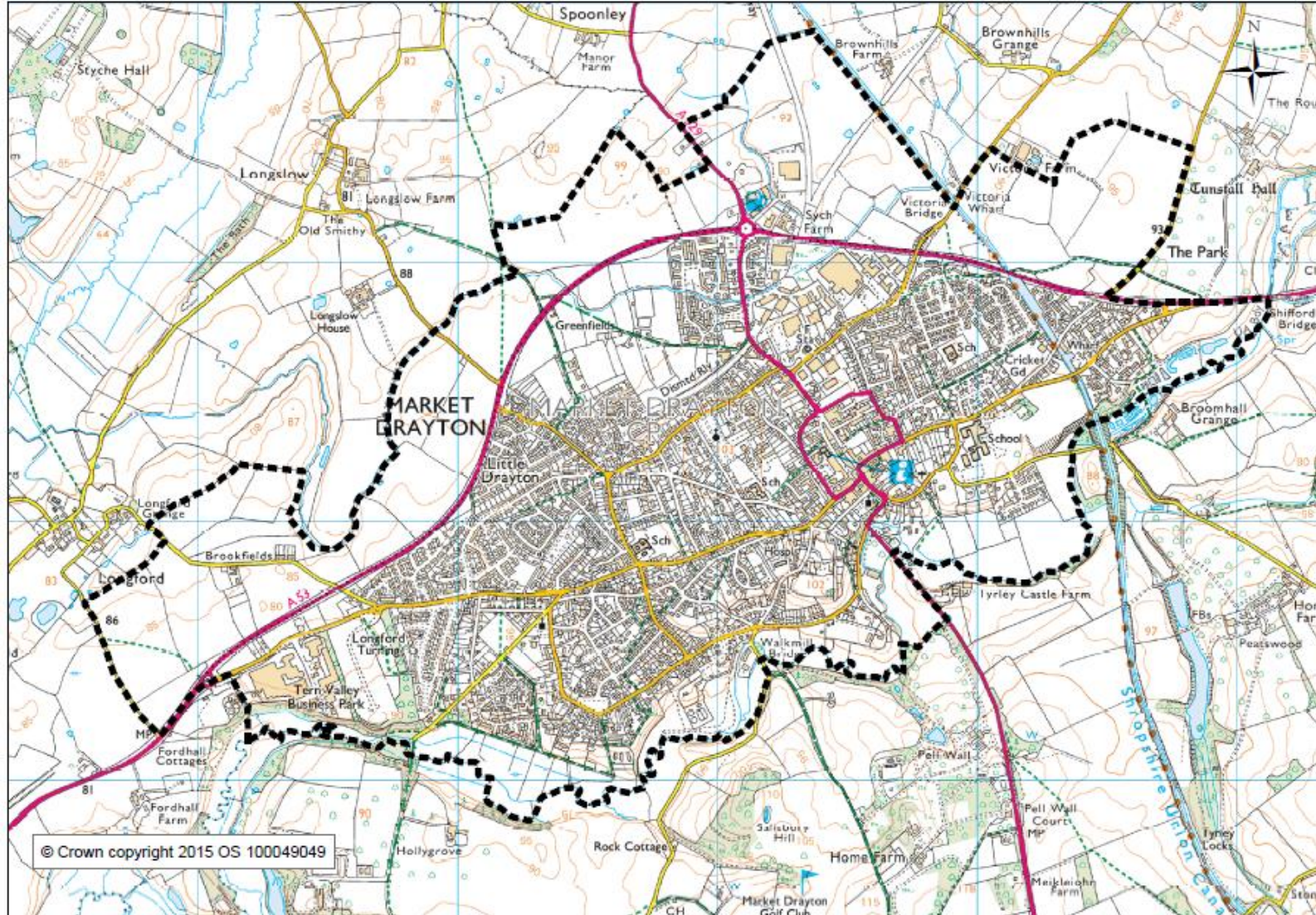
This Basic Conditions Statement has been prepared to show that Market Drayton Neighbourhood Development Plan complies with the provisions of Schedule 4B of the Town and Country Planning Act 1990, as amended. The basic conditions required by this provision are that such plans should:

- i) Pay appropriate regard to national planning policies and advice as is set out in the National Planning Policy Framework (NPPF) and, in particular, contribute to the achievement of sustainable development according to the principles set out in that NPPF;
- ii) Be in general conformity with the strategic policies set out in the Shropshire Core Strategy and SAMDev;
- iii) Meet relevant European obligations, in particular with regard to the environment and human rights.

The first matter is covered within the schedules in sections 2 and 3 of this document. The second matter is considered within section 3 in association with the requirements of the NPPF in order to show how the three levels of planning policies are integrated. The third matter is covered in section 4.

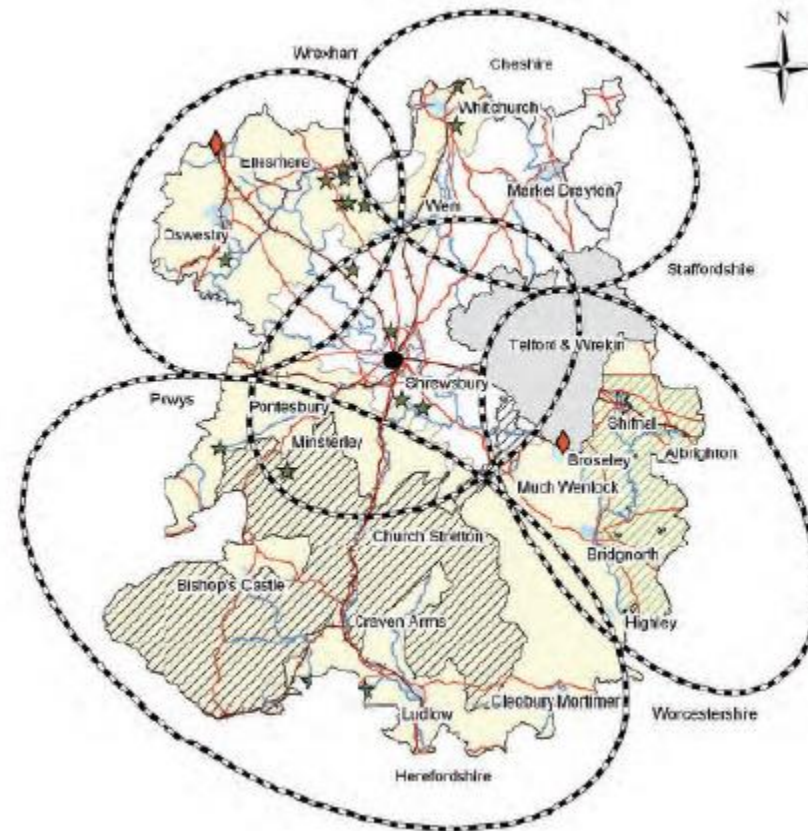
Market Drayton Neighbourhood Development Plan does not deal with excluded development which covers County matters, waste development, Annex 1 EIA development, or any nationally important infrastructure projects.

Figure 1 Market Drayton Neighbourhood Development Plan Area



Market Drayton and its surrounding parishes are located in the north-east of the County of Shropshire and also to the north-east of Shrewsbury, the County town. For the purposes of Shropshire Core Strategy it is located within the North East Spatial Zone. Shropshire sits along the western edge of the West Midlands Region abutting the national boundary with Wales and along a stretch of borderland known as the Welsh Marches. Figure 2 shows the location within the County of Shropshire.

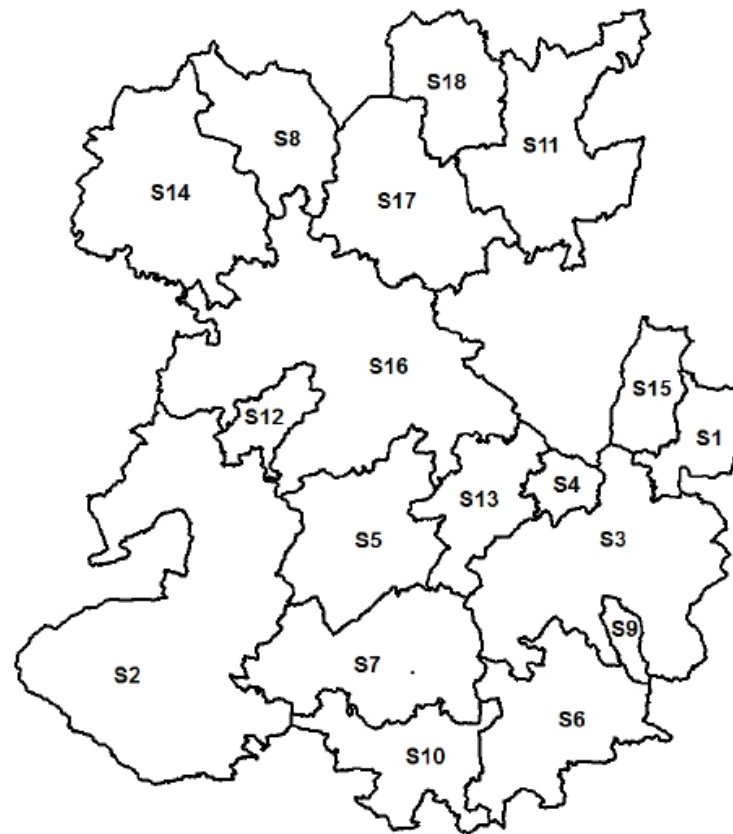
Figure 2 – Location of Market Drayton within Shropshire County



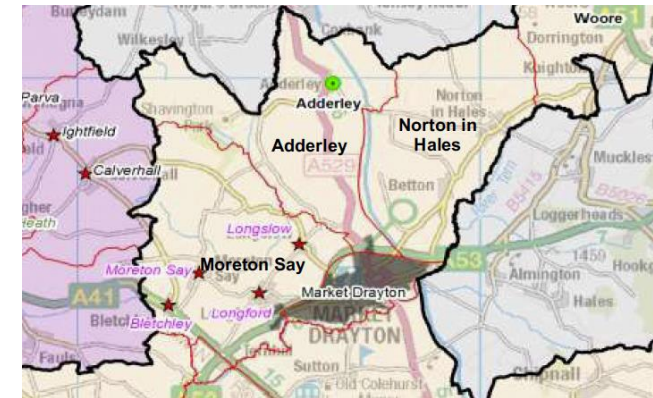
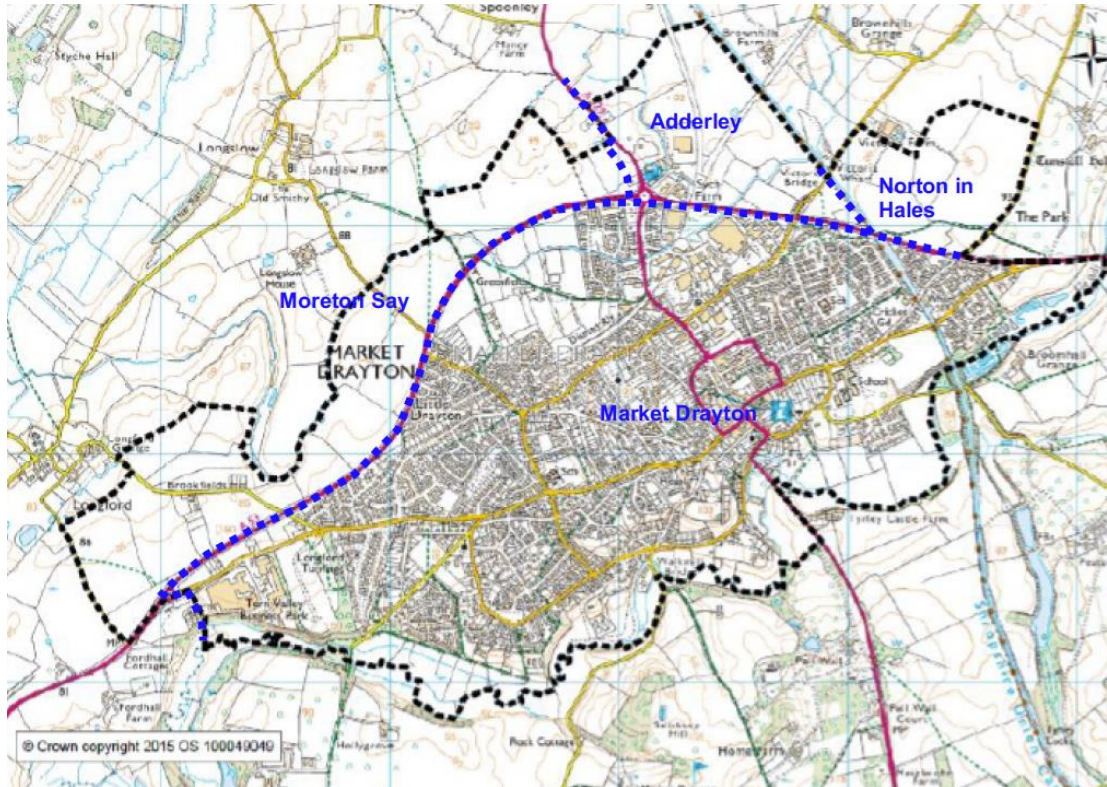
The SAMDev further refined the County into grouped areas for which specific settlement policies are set out. These grouped areas reflect functional zones of influence based on each of the County's market towns and key centres and referred to as 'Place Plans'. The Place Plan area for Market Drayton and linked parishes and villages is identified as 'S11' on Figure 3.

Figure 3: Grouped Policy Areas

Place Plan Areas



Figures 4: Parishes Included within NDP Area



Section 2 – Contribution to the Achievement of Sustainable Development

| Sustainable development – Core Planning Principles of the NPPF | Market Drayton Neighbourhood Development Plan Provisions |
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| Genuinely plan-led empowering local people through a positive local vision, based on co-operation to address larger issues. | The communities within the Neighbourhood Plan Area contributed to the preparation of the Neighbourhood Plan at a number of stages, and their views and comments were all given serious consideration. The communities include residents of Market Drayton, Adderley, Moreton Say and Norton-in Hales Parishes. Only parts of the areas for the latter 3 parishes are included in the Plan Area – see Figure 4). Events and surveys were undertaken to seek views. A positive approach has been taken to providing for a range of economically and community based developments that will support and add detail to SCS without conflicting with the detailed proposals set out in the SAMDev. Proposals for major development within the Neighbourhood Plan Area have already been established through the SAMDev. The proposals put forward will benefit residents from a far wider area than the town itself and therefore an approach seeking to co-operate with the wider community was adopted. A positive vision for development is set out within the NDP together with associated objectives and the community's views upon this were sought before the plan was drafted. The consultation, in particular, led to a refinement of the objectives. The extent of community involvement is set out in greater detail within the Consultation Statement. |
| Be creative in finding ways to enhance and improve places where people live. | The Plan is creative in how it seeks to address economic and community needs and opportunities that are specific to the town and its neighbouring parishes. It shows how, in bringing forward related development, this can be achieved sensitively and sustainably given the need to protect and enhance particular local facilities, including local green-space, and addressing the traffic effects of proposals. The NDP makes specific provision for leisure, recreation and expands the range of employment opportunities in order to reduce over-reliance on a particular sector and thereby diversifying the local economy. It does not seek to duplicate policies and proposals within Shropshire Local Plan. These are important priorities identified by the community. |
| Proactively drive and support sustainable economic development, delivering homes, business and industrial units, infrastructure, and thriving local places, taking account of market signals | The Plan expands upon SCS policies SAMDev proposals and does not seek to restrict the flexibility that these provide to support business. Both the SCS and SAMDev approaches are supported. No further strategic employment sites are required within the NDP area. The NDP is being proactive in advocating a marina in accordance with the strategic approach promoted in SCS setting out a realistic set of proposals that will support its viability. In addition, a regeneration proposal to support the town centre is included. Again, it is emphasised that proposals are advanced that aim to expand the range of employment opportunities in order to reduce over-reliance on a particular sector and thereby diversifying the local economy. |
| Always seek high quality design and good standard of amenity. | Policies place particular emphasis upon ensuring the character of the NDP area is retained. This includes setting site and location specific criteria that would promote good design and protect character and amenity. |
| Take account of different roles and | The Plan recognises the differences between the NDP area's constituent parts. In addition to promoting |

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| character of different areas, promoting vitality, the beauty of the countryside and supporting thriving rural communities. | measures aimed at increasing the diversity of local employment opportunities the NDP supports the needs of the community for local facilities and housing which are necessary for a thriving community while seeking to protect its character. Development opportunities have been sought that are either within or adjacent to the built-up area of Market Drayton, thereby retaining the beauty of the wider countryside beyond and promoting the vitality of Market Drayton town centre |
| Support transition to a low carbon future, considering flood risk, re-use of resources and encouraging renewable resources | Those climate change issues that can be addressed at the very local level are supported and the emphasis in this NDP is to support the approach taken within SCS and the SAMDev to concentrate development within or on the edge of Market Drayton. This and more crucially sustainability is promoted through seeking to support and increase facilities within the market town. Flood risk is addressed where this is suggested to be an issue. |
| Conserving and enhancing the natural environment and reducing pollution; using land of lesser environmental value | Although these elements are seen as very important, and supported by the local community, relevant policies within SCS and the SAMDev are accepted as appropriate and generally sufficient for local needs. Site specific proposals are advanced to protect local green space and locally important nature conservation sites. A balanced view has had to be taken in relation to suitable locations to meet development requirements and the quality of agricultural land. Sites to be retained as open space had previously been identified in a 'community-led town plan' and the process of including them in the NDP re-affirmed the community's support for them. With one exception, areas identified for development have not been identified as important open space. The exception is an area where increased community open space activity is proposed while protecting the natural environment. The main proposals will enable elements that have the potential to increase biodiversity associated with them. The areas where building or engineering development is envisaged comprise grade 2 or 3 agricultural land. The only land of lower value is located along the River Tern within its flood plain. Site selection for the principal proposals (i.e. marina and playing fields) were limited to available and suitable opportunities. Because of their nature, discussions took place with land owners or through their agents. No other sites for these uses came forward through the plan-making process. These proposals are for economic and social purposes and associated housing development was incidental in order to facilitate the viability of the principal proposals which are demonstrably in the public interest. |
| Encourage effective use of land by re-using brownfield land where environmentally acceptable. | One brownfield site is proposed as a regeneration project and another as a wildlife corridor. The SAMDev enables small sites within the built-up area of the town to be used for housing. There are few brownfield sites of any scale that are available for development. A number of parcels of agricultural land are proposed for development in the NDP and these either sit within the confines of the reasonable boundary that defines the town or are locations immediately adjacent to it on land available and suitable for the particular purpose. There is no option in terms of location for the marina in that it is reliant significantly upon an area that is adjacent to the Shropshire canal can be engineered for that purpose. The proposed playing area requires an expanse of open ground in a location where its use does not affect residential amenity. |
| Promote mixed use and encourage multiple benefits from the use of land | Mixed development within the centre of Market Drayton is promoted through an exemplar showing what might be undertaken through regeneration. Proposals for the marina area involve a mixture of uses. |
| Conserving heritage according to | Support is given to SCS and SAMDev environmental policies although there is a location specific policy |

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| significance and to contribute to quality of life. | containing criteria to protect heritage assets and a change is proposed following advice from Historic England to ensure a site-specific issue is even better addressed. |
| Manage pattern of growth to make fullest use of sustainable transport measures and focus significant development in locations that are or can be made sustainable. | The NDP supplements SCS and the SAMDev which concentrates development within Market Drayton which is a sustainable location where public transport, walking and cycling can be encouraged and supported. The main proposals in the NDP seek to utilise this characteristic through the location of development proposals either within or immediately adjacent to the town's built-up area. The major proposals have the potential to increase public transport patronage and link well with the existing footpath network. |
| Support local strategies for improving health, social and cultural well being | The NDP seeks to increase recreational activity through improved facilities, support leisure activities in a number of locations and add to the variety of housing that might be brought forward. There are potential health and social benefits from the plan for all ages. |

Section 3 – Compliance with the NPPF and Herefordshire Core Strategy

| National Planning Policy Guidance Provision | Relevant Shropshire Core Strategy (SCS) and SAMDev Policy/Requirement | Market Drayton Neighbourhood Development Plan (NDP) Policy /Approach NDP Policies are presented in bold |
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| Achieving Sustainable Development – Place Shaping Approach | | |
| <p>Set out a positive vision for the future of the area (NPPF para 17, bullet 1).</p> <p>Neighbourhood plans should develop a shared vision for their neighbourhood (NPPF para 183 - 185)</p> <p>There should be a presumption in favour of sustainable development (NPPF para 11 – 16)</p> | <p>Vision for the County</p> <p>The vision set for Shropshire is:</p> <p>‘A flourishing Shropshire’</p> <p>This was then converted to a spatial vision for the County for which the following elements are appropriate to the NDP area:</p> <p>By 2026, quality of life for Shropshire people will have been significantly improved and Shropshire will have become a better place in which to live and work.</p> <p>A sustainable pattern of development and positive change will have been promoted and successfully delivered to help communities become more resilient, confident and sustainable, meeting the challenges posed by climate change and an uncertain economy. This will have been achieved by a carefully focussed spatial strategy which recognises the distinctive roles of Shrewsbury, Shropshire’s Market Towns and Key Centres, and by promoting rural rebalance.</p> <p>Outside Shrewsbury, a network of vibrant and prosperous Market Towns will be evident, having maintained and developed their role and function as main service centres, providing employment and a range of shopping, education, healthcare, cultural, leisure, and other services and facilities accessible to their wider rural hinterlands. Oswestry in the north-west, Whitchurch and Market Drayton in the northeast, Bridgnorth in the east and Ludlow in the south will have pre-eminent roles. An appropriate balance of new housing and employment development will have taken place in sustainable locations in each of these towns.</p> | <p>The NDP (Paragraph 3.1) sets out a positive vision for the Plan area. This supplements and is consistent with the vision within SCS and places significant emphasis upon economic and community infrastructure. These will strengthen the sustainable development approach set out within SCS adding to the housing and economic development emphasis within the SAMDev. By its nature the vision is more detailed and apposite to Market Drayton. The NDP supports its vision with a number of objectives which set its direction and addresses those specific aspects that the community has identified as needing amplification through the neighbourhood plan process. The core planning principles set out in the NPPF and the strategy put forward for SCS are not compromised by the approach advocated through the Plan area. The NDP limits its content primarily to those sustainability objectives relevant to what are considered economic and social benefits and is happy to rely on SCS and the SAMDev policies to address general housing, employment land and more general environmental issues, although the NDP adds to these in terms of seeking to broaden the local economy and address health and well-being matters. This is a shared vision following consultation with and endorsement by the community.</p> |

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| | <p>Public and private sector investment and partnership working will have helped deliver initiatives and projects providing Shropshire residents, young and old, with access to new and improved cultural, leisure, sport, health, education, training and other facilities and services and an enhanced local environment.</p> <p>New development which has taken place within Shropshire will be acknowledged by others as being of high quality sustainable design and construction that promotes safer communities, is respectful of local character, and planned to mitigate, and adapt to, the impacts of climate change.</p> <p>The infrastructure required to support the scale of development and growth proposed will have been provided in a timely and co-ordinated manner by working in partnership with enabling organisations and providers.</p> <p>Throughout Shropshire, high priority will have been given to the provision of housing to meet the local needs and aspirations of all households, including the elderly. Affordable housing for both rent and sale will have been provided where it is needed. Shropshire will have developed a national reputation for the provision and delivery of affordable housing.</p> <p>Shropshire will have a thriving, diversified local economy, with a growing enterprise culture. It will have raised its profile as a recognised location for business development and as a tourism destination, capitalising on its unique landscape and heritage assets without damaging their value for residents and visitors.</p> <p>Inward investment, local enterprise and indigenous business growth, with a focus on high technology, service and knowledge based growth sectors, will have helped generate new, improved and better paid employment opportunities for a well educated and skilled Shropshire workforce. This will have helped retain young people, enabling them to live and work in Shropshire and reduce levels of out commuting. Shrewsbury and the Market Towns</p> | <p>There is considered to be no need for a strategic overview policy and it is noted that SCS policy CS1, although strategic in nature, simply covers the location of housing and employment land. Although the first of these issues is added to through this NDP the additional housing does not amount to an excessive increase in housing numbers and the most notable increase will arise in an area suggested within the SAMDev. This is addressed in greater detail later in this statement. The NDP does not add specifically to the amount of general employment land but is more specific, covering uses for which other policies in SCS and the SAMDev are relevant.</p> <p>The whole approach of the NDP is to contribute towards SCS Policy CS3 by supplementing the SAMDev housing and employment land allocations in balancing housing and business development through seeking to diversify the local economy and enhancing those infrastructure elements and services that can be addressed at the neighbourhood plan level. It also sets the scene for regeneration through promoting a range of different projects which are exemplars that others may follow.</p> <p>The Plan area extends beyond the boundaries of Market Drayton Town Council into the surrounding countryside. Although a number of proposals are outside of its confines, the land concerned does lie immediately adjacent to its built-up area. However, for the avoidance of doubt SCS Policy CS5 does allow for certain developments to take place in what might be considered the countryside. These include rural tourism and leisure and recreation</p> |
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| | <p>will be key locations for sustainable economic development. Farm diversification, food and drink processing, the environmental economy, green tourism and leisure will be expanding areas of economic activity.</p> <p>Targeted improvements to the County’s transport infrastructure will have taken place to widen transport choices and help reduce car dependency, improving accessibility and connectivity both within and beyond Shropshire. This will include the A5, A41, A49 and A53, improved bus and rail facilities and services, including the strategic road and rail links to Wales and the West Midlands. Opportunities for walking and cycling will have been developed across Shropshire, with a particular focus on Market Towns and the links to their respective rural hinterlands.</p> <p>The character, quality and diversity of Shropshire’s natural and historic environment, the County’s greatest asset, will have been protected, restored and enhanced. The quality of the landscape, geodiversity and core areas of biodiversity such as the Shropshire Hills AONB, Meres and Mosses, and Severn Valley corridor will have been maintained and managed, recognising the role played by the public and private sectors. Both designated and non-designated historic buildings, sites and landscapes will be recognised for their importance to Shropshire’s character, communities, economy and sense of place. Shropshire’s biodiversity network will connect with similar networks across its borders, maximising potential for wildlife to adapt to climate change. Green infrastructure and areas of recognised environmental quality within towns and villages, with links to the surrounding countryside, will provide enhanced opportunities for recreation, with associated benefits for health and well-being of residents, flood management and improved biodiversity.</p> <p>Policy CS1: Strategic Approach</p> <p>Shropshire will flourish, accommodating investment and new development to contribute to meeting its needs and to make its settlements more sustainable, delivering over the plan period 2006-2026, around 27,500 new homes, of which 9,000 will be “affordable</p> | <p>proposals extending beyond the town’s boundaries with limited associated housing development on what might be deemed to be its logical edge. The principal economic and recreational proposals cannot be accommodated within the current extent of the town’s boundaries.</p> <p>The NDP is consistent with the approach to make available land to deliver the planned development set out SCS and to support sustainable development within Market Drayton in accordance with Policy MD1. It will assist in delivery of Market Drayton’s contribution to the housing and employment land requirements set out in Table MD1.1.</p> |
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| | <p>housing”, around 290 hectares of employment land, and accompanying infrastructure across Shropshire in the following places:</p> <ul style="list-style-type: none"> • The Market Towns and other Key Centres will maintain and enhance their traditional roles in providing services and employment, accommodating around 40% of Shropshire’s residential development over the plan period; • The rural areas will become more sustainable through a “rural rebalance” approach, accommodating around 35% of Shropshire’s residential development over the plan period. Development and investment will be located predominantly in community hubs and community clusters, and will contribute to social and economic vitality. Outside these settlements, development will primarily be for economic diversification and to meet the needs of the local communities for affordable housing. <p>The Site Allocations and Management of Development (SAMDev) DPD will make provision for housing and employment needs in the towns, Key Centres and rural areas having regard to the differing pressures, opportunities and constraints in the spatial zones. Broadly this means:</p> <ul style="list-style-type: none"> • In North East Shropshire, 5,500 – 6,050 dwellings and 50 – 60 hectares of employment land. <p>CS3: The Market Towns and Other Key Centres</p> <p>The Market Towns and other Key Centres will maintain and enhance their roles in providing facilities and services to their rural hinterlands, and providing foci for economic development and regeneration. Balanced housing and employment development, of an appropriate scale and design that respects each town’s distinctive character and is supported by improvements in infrastructure, will take place within the towns’ development boundaries and on sites allocated for development.</p> <p>Market Drayton will have substantial development that balances business development with housing development and enhances the town’s infrastructure and facilities and its role as a centre for food production.</p> | |
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| | <p>CS5: Countryside and Green Belt</p> <p>Subject to the further controls over development that apply to the Green Belt, development proposals on appropriate sites which maintain and enhance countryside vitality and character will be permitted where they improve the sustainability of rural communities by bringing local economic and community benefits, particularly where they relate to:</p> <ul style="list-style-type: none"> • Sustainable rural tourism and leisure and recreation proposals which require a countryside location, in accordance with Policies CS16 and CS17; • Required community uses and infrastructure which cannot be accommodated within settlements. <p>Policy MD1 – Scale and Distribution of Development (Extract)</p> <p>Further to the policies of the Core Strategy:</p> <ol style="list-style-type: none"> 1. Overall, sufficient land will be made available during the remainder of the plan period up to 2026 to enable the delivery of the development planned in the Core Strategy, including the amount of housing and employment land in Policies CS1 and CS2. 2. Specifically, sustainable development will be supported in Shrewsbury, the Market Towns and Key Centres, and the Community Hubs and Community Cluster settlements identified in Schedule MD1.1, having regard to Policies CS2, CS3 and CS4 respectively and to the principles and development guidelines set out in Settlement Policies S1-S18 and Policies MD3 and MD4. | |
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Achieving Sustainable Development – Economic Role

Building a strong, responsive and competitive economy by ensuring sufficient land of the right type is available in the right places and at the right time; and by identifying and co-ordinating development requirements including the provision of infrastructure.

Building a strong Competitive Economy

Set out a clear economic vision and strategy to positively and proactively encourage sustainable economic growth, to meet development needs of business, address potential barriers to investment and support and economy fit for 21st century. (NPPF paras 18-21)

Provide strategic sites for inward investment to meet anticipated needs (NPPF para 21, bullet 2);

Support existing business sectors (including expansion or contraction) planning for new or emerging sectors (NPPF para 21, bullet 3).

Plan for employment/business clusters or networks of knowledge driven, creative or high technology industries (NPPF para 21, bullet 4)

Identify and plan for priority areas for economic regeneration, infrastructure provision and environmental enhancement (NPPF para 21, bullet 5).

Facilitate flexibly working practices such as live/work units (NPPF 21, bullet 6).

Avoid long term protection of sites allocated for employment where

Policy CS13: Economic Development, Enterprise and Employment (extract)

Shropshire Council, working with its partners, will plan positively to develop and diversify the Shropshire economy, supporting enterprise, and seeking to deliver sustainable economic growth and prosperous communities. In doing so, particular emphasis will be placed on:

- Promoting Shropshire as a business investment location and a place for a range of business types to start up, invest and grow, recognising the economic benefits of Shropshire’s environment and quality of life as unique selling points which need to be valued, conserved and enhanced;
- Supporting the revitalisation of Shropshire’s Market Towns, developing their role as key service centres, providing employment and a range of facilities and services accessible to their rural hinterlands, in accordance with Policy CS3;
- Supporting the development and growth of Shropshire’s key business sectors and clusters, in particular: environmental technologies; creative and cultural industries; tourism; and the land based sector, particularly food and drink production and processing;
- Planning and managing a responsive and flexible supply of employment land and premises comprising a range and choice of sites in appropriate locations to meet the needs of business, with investment in infrastructure to aid their development or to help revitalise them;
- Supporting initiatives and development related to the provision of higher/further education facilities which offer improved education and training opportunities to help raise skills levels of residents and meet the needs of employers;
- Supporting the development of sustainable transport and ICT/broadband infrastructure, to improve accessibility / connectivity to employment, education and training opportunities, key facilities and services;
- Encouraging home based enterprise, the development of business

SCS and the SAMDev Plan meet many of the requirements to provide land for inward investment and support local business sectors. The NDP supports all those relevant policies to promote economic growth set out in SCS and the SAMDev Plan and does not seek to duplicate them. The NDP shows through the inclusion of section 2 that it is happy to rely upon those strategically based policies and proposals for making available land for employment.

The NDP sets a clear economic vision to support the local, economy based upon sustainable growth within its vision, objectives and relevant policies (NPPF para 21).

The NDP does not seek to restrict any proposals that would be permitted under SCS or the SAMDev Plan. The NDP does not advocate any policies or proposals that would restrict the ability to deliver proposed employment areas or change the use of existing employment areas to alternative uses.

Policy MDNDP4 includes land that sits adjacent to proposed employment land at Sych Farm. However, it is required to meet the design requirements set out in policy MD2, and through this policy CS6, which should ensure appropriate landscaping is in place that would provide a buffer between the two uses in order to protect residential amenity and also not to restrict unnecessarily

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| <p>there is no reasonable prospect of it being used.(NPPF para 22)</p> | <p>hubs, live-work schemes and appropriate use of residential properties for home working;</p> <ul style="list-style-type: none"> • In rural areas, recognising the continued importance of farming for food production and supporting rural enterprise and diversification of the economy, in particular areas of economic activity associated with agricultural and farm diversification, forestry, green tourism and leisure, food and drink processing, and promotion of local food and supply chains. Development proposals must accord with Policy CS5. <p>Policy CS14: Managed Release of Employment Land</p> <p>A strategic supply of employment land and premises will be identified and managed to deliver around 290 hectares of employment development from 2006 to 2026 which will be distributed in accordance with the strategic approach in Policy CS1.</p> <p>This strategic supply of employment land and premises will satisfy the employment needs of the different locations in the settlement strategy in accordance with Policies CS2, CS3, CS4, and CS5.</p> <p>A suitable portfolio of employment land and premises will be identified and maintained to provide a range and choice of sites in terms of their quality, accessibility, type and size which will comprise:</p> <ul style="list-style-type: none"> • sites above 0.1ha as the threshold for the strategic land supply; • developable land currently committed for employment use; • employment land and premises allocated to meet the longer-term employment land requirement including sites of sub-regional significance; • dedicating land and premises for the use of key local employers; • appropriate allowances for local economic development opportunities. <p>The portfolio of employment land and premises will be supported by:</p> <ul style="list-style-type: none"> • protecting existing strategic employment land and premises to secure these sites for employment uses; • safeguarding sufficient land to facilitate the delivery of: <ul style="list-style-type: none"> • other strategic development objectives including town centre uses in Policies CS2 and CS15 and waste infrastructure in Policy CS19 subject to relevant policy tests including the | <p>the use of the employment land.</p> <p>The NDP seeks to add to the strategic approach by utilising local opportunities to broaden the base of the local economy through the promotion of a marina development in a location that will enable wider benefits to be achieved through Policy MDNDP1. It also promotes a town centre regeneration project that accommodates business uses - Policy MDNDP8.</p> <p>Policy MDNDP1 achieves the purpose of policies CS16 and MD11 in particular in providing both a marina and holiday accommodation in a location where their environmental effects can be minimised, utilises an appropriate heritage asset, is adjacent to a market town and not in the open countryside but the urban fringe of Market Drayton, and they will result in significant economic benefits to the wider community (in addition meeting Policy CS13). Policy MDNDP2 sets out development requirements that should be met to ensure environmental and traffic management matters are addressed and these cross-refer to policies in SCS and the SAMDev Plan which are also particularly relevant. In this way the interrelationship between the three plans is emphasised.</p> <p>Similarly, Policy MDNDP8 addresses issues relating environmental protection and traffic management which are considered to meet SCS and SAMDev In this regard this specific proposal meets Policies CS13 and S11.3(i)i.</p> <p>It is considered that the NDP is consistent with both national and strategic planning policies to build a strong and competitive</p> |
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| | <p>protection of town centre vitality and viability;</p> <ul style="list-style-type: none"> • other land uses which contribute to the creation and maintenance of sustainable communities in Policies CS6 and CS8; • ancillary facilities, services or uses which support enterprise and economic growth especially in employment developments. <p>The portfolio of employment land and premises will be identified and managed in accordance with national guidance.</p> <p>The portfolio of employment land will be delivered using a managed Reservoir which will comprise:</p> <ul style="list-style-type: none"> • a rolling 5 year strategic land supply of 72 hectares comprising readily available employment commitments and allocations; • the initial Reservoir will largely comprise the developable supply of committed land and premises; • the Reservoir will be reviewed annually through the Annual Monitoring Report to support economic development but: the Reservoir will also allow other land and premises to come forward to support the Core Strategy objectives. <p>Policy MD4: Managing Employment Development</p> <p>Employment development will be managed in accordance with spatial strategies CS1 – CS5 and economic and employment strategy CS13. As part of the management of a portfolio of employment land and premises (CS14 and CS19) and to maintain a reservoir of available sites:</p> <ol style="list-style-type: none"> 1. Employment land and development will be delivered by permitting proposals that are sustainable development and: <ol style="list-style-type: none"> i. are on committed or allocated sites (portfolio sites) identified in Policies S1 – S18 and on the Policies Map; or ii. are other suitable development sites; and iii. comprise Class B or sui generis uses which include industrial or commercial employment opportunities; iv. are operations which are compatible with adjoining uses; v. satisfy the relevant settlement policy and accompanying development guidelines. 2. Proposals for alternative uses on portfolio sites which do not | <p>economy.</p> |
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| | <p>satisfy iii. Above will only be acceptable where the applicant can also demonstrate that:</p> <ul style="list-style-type: none"> i. there are no other suitable development sites for the proposal; ii. the development will provide significant employment opportunities or other significant benefits for the sustainability of the community; iii. the development will not adversely affect the range and choice of employment sites in terms of location, quality, type and size. <p>S11.1 Market Drayton Town Development Strategy (Extract).</p> <p>4. To foster economic development and to help to deliver a balance between new housing and local employment opportunity, specific site allocations for 16 hectares of new employment land are set out in Schedule S11.1b and identified on the Policies Map. These sites will complement the committed urban employment sites in Schedule S11.1c, below. Further to Policies CS14 and MD9, existing strategic employment sites and areas to be safeguarded are also identified on the Policies Map.</p> <p>Policy MD9: Protected Employment Areas</p> <ul style="list-style-type: none"> 1. Existing employment areas shown on the Policies Map will be protected for Class B and appropriate sui generis employment uses in accordance with the significance of the site using the guidance in Table MD9.1 to: <ul style="list-style-type: none"> i. safeguard key employers, local businesses and employment opportunities; ii. provide development opportunities for business start-up, growth and inward investment to support the portfolio of employment land and premises in Policy MD4; iii. contribute to the range and choice of employment land and premises in Shropshire. 2. Existing employment areas not shown on the Policies Map may also be protected for Class B and sui generis uses. Protection of sites not currently identified will be proportionate to the significance of the employment area in the hierarchy in Table MD9.1 to be determined by the criteria 1i – 1iii above. 3. Planning consent for Class B or sui generis employment uses will be renewed where the proposals continue to accord with the | |
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| | <p>significance of the employment area in the hierarchy in Table MD9.1.</p> <p>4. Protection of existing employment areas from alternative uses will be proportionate to the significance of the employment area in the hierarchy of existing employment areas in Table MD9.1 in relation to the:</p> <ul style="list-style-type: none"> i. availability of other suitable development sites in the settlement or suitable sites on lower tier employment areas in the settlement or in rural locations; ii. effect of the redevelopment on the quality, character and critical mass of the existing employment area: and iii. impact on the range and choice of employment land and premises in terms of location, quality, type and size; iv. business case for the proposed use including location, accessibility, commercial environment, trade links to suppliers and access for customers and employees; v. potential for conflict with neighbouring uses on or adjacent to the proposed use especially the effect on key employers. <p>5. Where proposals for alternative uses would lead to the loss of the protected employment area, evidence of appropriate marketing over a sustained period will be required to demonstrate that the land or premises are no longer commercially viable for the preferred uses firstly, for that tier of the hierarchy of employment areas or sequentially for uses of a type and quality suited to lower tiers of the hierarchy in Table MD9.1.</p> <p>Policy CS16: Tourism Culture and Leisure Facilities</p> <p>To deliver high quality, sustainable tourism, and cultural and leisure development, which enhances the vital role that these sectors play for the local economy, benefits local communities and visitors, and is sensitive to Shropshire’s intrinsic natural and built environment qualities, emphasis will be placed on:</p> <ul style="list-style-type: none"> • Supporting new and extended tourism development, and cultural and leisure facilities, that are appropriate to their location, and enhance and protect the existing offer within Shropshire; • Promoting connections between visitors and Shropshire’s natural, cultural and historic environment, including through active recreation, access to heritage trails and parkland, and an enhanced value of local food, drink and crafts; • Supporting development that promotes opportunities for accessing, understanding and engaging with Shropshire’s landscape, cultural | |
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| | <p>and historic assets including the Shropshire Hills AONB, rights-of-way network, canals, rivers and meres & mosses. Development must also meet the requirements of Policy CS17;</p> <ul style="list-style-type: none"> • Supporting appropriate regeneration schemes and tourism development proposals that seek to enhance the economic, social and cultural value of canals and heritage railways including: <ul style="list-style-type: none"> o Shropshire Union Canal o Shropshire Union Canal - Llangollen branch o Shropshire Union Canal - Montgomery branch o The Severn Valley Railway o The Cambrian Railway • Promoting and preserving the distinctive historic, heritage brand and values of Shrewsbury, the Market Towns and rural areas; • Supporting schemes aimed at diversifying the rural economy for tourism, cultural and leisure uses that are appropriate in terms of their location, scale and nature, which retain and enhance existing natural features where possible and do not harm Shropshire’s tranquil nature; • Development of high quality visitor accommodation in accessible locations served by a range of services and facilities, which enhances the role of Shropshire as a tourist destination to stay. In rural areas, proposals must be of an appropriate scale and character for their surroundings, be close to or within settlements, or an established and viable tourism enterprise where accommodation is required. Where possible, existing buildings should be re-used (development must also accord with Policy CS5). <p>Policy MD11: Tourism Facilities and Visitor Accommodation (Extracts)</p> <ol style="list-style-type: none"> 1. Tourism, leisure and recreation development proposals that require a countryside location will be permitted where the proposal complements the character and qualities of the site’s immediate surroundings, and meets the requirements in Policies CS5, CS16, MD7b, MD12, MD13 and relevant local and national guidance. 2. All proposals should to be well screened and sited to mitigate the impact on the visual quality of the area through the use of natural on-site features, site layout and design, and landscaping and planting schemes where appropriate. Proposals within and adjoining the Shropshire Hills AONB should pay particular regard to landscape impact and mitigation. | |
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| | <p>Canal side facilities and new marinas:</p> <p>3. Proposals for canal side development that enhance the role of canal as a multifunctional resource and heritage asset will be supported.</p> <p>4. New marinas should be located within or close to settlements. Applicants should demonstrate the capability of the canal network to accommodate the development.</p> <p>5. The Policies Map identifies the canals and lines to be protected against other forms of development that conflict with their use as a multifunctional resource or potential for restoration or regeneration.</p> <p>Visitor accommodation in rural areas:</p> <p>6. Further to the requirements in Policy CS16, proposals for new and extended touring caravan and camping sites should have regard to the cumulative impact of visitor accommodation on the natural and historic assets of the area, road network, or over intensification of the site.</p> <p>7. Static caravans, chalets and log cabins are recognised as having a greater impact on the countryside and in addition (to 6), schemes should be landscaped and designed to a high quality.</p> <p>8. Holiday let development that does not conform to the legal definition of a caravan, and is not related to the conversion of existing appropriate rural buildings, will be resisted in the countryside following the approach to open market residential development in the countryside under Policy CS5 and MD7.</p> <p>11. To retain the benefit to the visitor economy, conditions will be applied to new planning permissions for visitor accommodation to ensure the accommodation is not used for residential occupation.</p> <p>Policy S11.3(i): Area wide Policies and Other Allocations</p> <p>Suitable small scale employment uses within Market Drayton, the surrounding Community Hubs, Community Clusters or appropriate rural locations will be permitted to deliver around 6 hectares of employment land on windfall opportunities over the Plan period, to complement the committed rural employment sites in Schedule 11.1d, below. Opportunities for the regeneration of existing employment sites in this wider area will also be encouraged, where appropriate, in accordance with Policy MD4.</p> | |
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| <p>Ensuring the vitality of town centres</p> <p>Promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. (NPPF para 23)</p> <p>Recognise town centres as the heart of their communities and pursue policies to support their viability and vitality (NPPF para 23 bullet 1);</p> <p>Define a network and hierarchy of centres that is resilient to anticipated future economic changes (NPPF para 23 bullet 2);</p> <p>Define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations (NPPF para 23 bullet 3);</p> <p>Promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres (NPPF para 23 bullet 4);</p> <p>Retain and enhance existing markets and, where appropriate, re-introduce or create new ones, ensuring that markets remain attractive and competitive (NPPF para 23 bullet 5);</p> <p>Allocate a range of suitable sites for</p> | <p>Policy CS15: Town and Rural Centres (Extracts)</p> <p>Development and other measures will maintain and enhance the vitality and viability of Shropshire’s network of town and rural centres, and, within the context of the strategic approach (Policies CS1-CS5), support the delivery of appropriate comparison and convenience retail; office; leisure; entertainment and cultural facilities.</p> <p>In accordance with national planning policy, and having taken into account sequential and impact assessments where relevant, town centres will be the preferred location for new retail, office and other town centre uses.</p> <p>The Market Towns of Oswestry; Market Drayton; Whitchurch; Ludlow; and Bridgnorth will act as principal centres to serve local needs and the wider service and employment needs of communities within their respective spatial zones. Appropriate convenience and comparison retail, office, and other town centre uses will be permitted to support these roles.</p> <p>Where appropriate to the role and function of each identified centre, development will be encouraged to:</p> <ul style="list-style-type: none"> • Support a balanced approach to the planned level of housing and employment growth for each town; • Support improvements to the accessibility of town centres, including from surrounding rural areas; • Positively contribute to the delivery of wider investment, regeneration and town centre management strategies; • Positively contribute to the mix and diversity of uses within town centres, without undermining their primary retail function; • Support the appropriate re-use or regeneration of land and premises. <p>The provision of neighbourhood based local shopping and other community facilities will be supported where this will help consolidate and improve existing provision or will serve significant new developments.</p> <p>Policy MD10a): Managing Town Centre Development (Extracts)</p> | <p>SCS and the SAMDev Plan cover the majority of the NPPF provisions. Two policies in the NDP are however directly relevant.</p> <p>NDP Policy MDNDP1 provides for an element of retail and leisure facilities in what would be an out-of- town location. However, a requirement set out in this policy for such development to comply especially with SAMDev Policy MD10b which requires and impact assessment where a threshold of 300sq m of retail and/or leisure floorspace is proposed to assess whether there will be a significant adverse effect on the town centre. This requirement, together with the need to comply with policies CS15 and MD10a is emphasised within NDP Policy MDNDP2. Through these cross-referenced requirements, it is considered that NDP policy MDNDP1 meets relevant provisions in the NPPF, SCS and SAMDev Plan. There are potential benefits through Policy MDNDP1 which should attract tourists and other visitors to the town, many of whom who will visit its town centre shops and other facilities.</p> <p>NDP Policy MDNDP8 is a site-specific policy enabling regeneration of an area immediately adjacent to the town centre in accordance with SCS policy CS15. It proposes appropriate re-use and regeneration of land through diversifying uses in that location providing for residential and employment development. This wider investment contribution will benefit the town centre and is considered appropriate. Appropriate safeguards are provided within the policy to ensure there is no conflict with policies</p> |
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| <p>retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres. Do not compromised these by limited site availability. Assess the need to expand town centres to ensure a sufficient supply of suitable sites (NPPF para 23 bullet 6);</p> <p>Allocate appropriate edge of centre sites for main town centre uses that are well connected to the town centre where suitable and viable town centre sites are not available. If sufficient edge of centre sites cannot be identified, set policies for meeting the identified needs in other accessible locations that are well connected to the town centre (NPPF para 23 bullet 7);</p> <p>Set policies for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to town centres (NPPF para 23 bullet 8);</p> <p>Recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites (NPPF para 23 bullet 9);</p> <p>Where town centres are in decline, local planning authorities should plan positively for their future to encourage economic activity (NPPF</p> | <p>1. Further to CS15 Town Centres, Primary Shopping Areas and Primary and Secondary Frontages are identified on the Policies Map in accordance with the following categories of centre:</p> <p>Category B – Market Drayton</p> <p>2b. In Category ‘B’ Centres:</p> <p>i. There is a presumption in favour of retail (A1) proposals in ground floor premises within Primary Shopping Areas</p> <p>ii. Additional main town centre uses will be acceptable in Primary Shopping Areas where it can be demonstrated the proposal would maintain an active and continuous frontage and would not result in an over concentration or undue dominance of non-retail uses.</p> <p>iii. Proposals for additional non-town centre uses in ground floor premises within Primary Shopping Areas will be resisted unless they would support the regeneration of the town centre</p> <p>iv. There is a presumption in favour of proposals for main town centre uses within the wider Town Centre.</p> <p>Policy MD10b): Town and Rural Centre Impact Assessments (Extracts)</p> <p>To ensure development does not cause significant adverse impacts on the vitality and vibrancy of Shropshire’s town and rural centres, applicants will be required to prepare Impact Assessments for new retail, leisure and office proposals where they:</p> <p>i. Are located outside a defined town centre, or are more than 300 meters from a locally recognised high street or village centre; and</p> <p>ii. Are not in accordance with the area’s settlement strategy; and</p> <p>iii. Have a gross floorspace above the following thresholds:</p> <p>b) Principal Centres (identified in CS15) – 300 sqm;</p> <p>2. The Council will not permit proposals which have a significant adverse impact on town centres, or where it is considered the scope of the Impact Assessment is insufficient.</p> | <p>safeguarding the local area.</p> <p>It is considered that the above NDP policies, with the relevant safeguards, and others within the NDP are consistent or do not conflict with both national and strategic planning policies to ensure the vitality of Market Drayton town centre.</p> |
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| <p>para 23 bullet 10).</p> <p>Apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale. (NPPF Para 24)</p> | | |
| <p>Supporting a prosperous rural economy</p> <p>Assess the needs of the food production industry and any barriers to investment that planning can resolve (NPPF para 161, bullet 6)</p> <p>Promote growth and expansion of all types of businesses and enterprise through conversions and well-designed new buildings in rural areas (NPPF para 28, bullet 1).</p> <p>Promote diversification and development of agriculture and other land based rural businesses (NPPF para 28, bullet 2).</p> <p>Promote provision and expansion of sustainable rural tourism, visitor facilities and leisure developments that respect the countryside (NPPF para 28, bullet 3).</p> <p>Promote the retention and development of local services and community facilities in villages (NPPF para 28, bullet 4).</p> | <p>See relevant parts of Policies CS13, CS16, MD4, MD11 and S11.3(i)above.</p> | <p>The NDP supports policies to achieve a prosperous rural economy set out in SCS and the SAMDev Plan. As a service centre with a rural hinterland and accommodating significant employment in food production industries the town recognises that it should not advance any proposals that might be seen as barriers to the industry's development and therefore does not propose any measure that would reduce land proposed for business development in the SAMDev Plan (NPPF para 161).</p> <p>The NDP promotes the provision of tourism and visitor facilities on the edge of Market Drayton through Policy MDNDP1 that would benefit both the town and its surrounding hinterland (NPPF para 28). This in turn and along with other proposals included in the SAMDev Plan, will enable Market Drayton to maintain its role as a service centre, retaining and potentially enhancing the local services and community facilities that would benefit its catchment (NPPF para 28)</p> <p>The NDP does not seek to restrict any</p> |

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| | | proposal for economic development within the rural area that would be permitted under SCS or the SAMDev Plan. |
| <p>Supporting high quality communications infrastructure</p> <p>Support the expansion of the electronic communications network, including broadband but keeping the number of masts to a minimum, using existing buildings and structures, with new sites sympathetically designed (NPPF para 43).</p> | <p>Policy CS7: Communications and Transport – Extract</p> <p>A sustainable pattern of development requires the maintenance and improvement of integrated, accessible, attractive, safe and reliable communication and transport infrastructure and services. These need to provide a range of opportunities for communication and transport which meet social, economic and environmental objectives by improving accessibility, managing the need to travel, offering options for different travel needs and reducing the impacts of transport. This will be achieved by:</p> <ul style="list-style-type: none"> • Promoting the use of information and communication technologies (ICT) to reduce the impacts of individual travel decisions at work, at home and for leisure; • Facilitating enterprise and improved access to services and information using ICT/broadband technologies especially by managing the development of fixed and mobile ICT infrastructure and enabling local access to ICT facilities. <p>Policy MD8: Infrastructure Provision (Extract)</p> <p>Existing Infrastructure</p> <p>1. Development should only take place where there is sufficient existing infrastructure capacity or where the development includes measures to address a specific capacity shortfall which it has created or which is identified in the LDF Implementation Plan or Place Plans. Where a critical infrastructure shortfall is identified, appropriate phasing will be considered in order to make development acceptable.</p> <p>2. Development will be expected to demonstrate that existing operational infrastructure will be safeguarded so that its continued operation and potential expansion would not be undermined by the encroachment of incompatible uses on adjacent land.</p> | <p>The NDP contains no proposals for any infrastructure relating to electronic communication and is happy to rely upon Policy CS7 and MD8.</p> <p>The NDP does not seek to restrict any proposal for communication infrastructure within the Plan area that would be permitted under the SCS and SAMDev Plan.</p> |

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| | <p>New Strategic Infrastructure</p> <p>3. Applications for new strategic energy, transport, water management and telecommunications infrastructure will be supported in order to help deliver national priorities and locally identified requirements, where its contribution to agreed objectives outweighs the potential for adverse impacts. Particular consideration will be given to the potential for adverse impacts on:</p> <ol style="list-style-type: none"> i. Residential and other sensitive neighbouring land uses; ii. Visual amenity; iii. Landscape character and sensitivity, including impacts on sensitive skylines; iv. Natural and heritage assets, including the Shropshire Hills AONB (Policies MD12 and MD13); v. The visitor and tourism economy including long distance footpaths, cycle tracks and bridleways (Policy MD11); vi. Noise, air quality, dust, odour and vibration; vii. Water quality and resources; viii. Impacts from traffic and transport during the construction and operation of the infrastructure development; ix. Cumulative impacts. <p>Development proposals should clearly describe the extent and outcomes of community engagement and any community benefit package.</p> | |
| <p>Provision of Infrastructure</p> <p>Work with other authorities and providers to assess the quality and capacity of (among others) infrastructure for transport, water supply and wastewater and its treatment (NPPF para 162, bullet 1)</p> <p>Encourage transport solutions that support reductions in greenhouse gas emissions and reduce congestion (NPPF para 30).</p> <p>Developments that generate</p> | <p>Policy CS7: Communications and Transport (Extracts)</p> <p>A sustainable pattern of development requires the maintenance and improvement of integrated, accessible, attractive, safe and reliable communication and transport infrastructure and services. These need to provide a range of opportunities for communication and transport which meet social, economic and environmental objectives by improving accessibility, managing the need to travel, offering options for different travel needs and reducing the impacts of transport. This will be achieved by:</p> <ul style="list-style-type: none"> • Promoting greater awareness of travel behaviour to encourage more informed choices about communication, the need to travel and alternative travel options; | <p>The NDP supports policies to provide appropriate infrastructure within the Plan area set out in SCS and the SAMDev Plan.</p> <p>Proposals seek to locate new development and facilities either within or on the edge of the built-up area of the town and this will promote walking, cycling and the use of public transport. In combination with proposals in the SAMDev Plan the effect should be to increase the viability of public transport around the town (NPPF paras 30 and 34).</p> |

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| <p>significant amounts of movements should be supported by Transport Statements or Transport Assessments to show sustainable transport modes have been taken into account, safe and suitable access can be achieved, and improvements to the transport network to limit impacts on development can be undertaken (NPPF paras 32 and 36)</p> <p>Locate development that generate significant movements where the need to travel will be minimised and sustainable transport modes maximise, but take into account policies for rural areas (NPPF para 34).</p> <p>Give priority to pedestrians and cycle movements (NPPF para 35, bullet 2).</p> <p>Create safe and secure layouts, minimising conflicts between users, avoiding clutter (NPPF para 35, bullet 3)</p> <p>Consider the needs of people with disabilities by all modes of transport (NPPF para 35, bullet 5).</p> <p>Balance land uses so people can be encouraged to minimise journey length (NPPF para 37).</p> <p>Set local parking standards taking account of accessibility, type of development, availability of public transport, car ownership and need to reduce the use of high emission</p> | <ul style="list-style-type: none"> • Protecting and enhancing strategic and local cycling, footpath, bridleway and canal networks as local transport routes and for recreation and leisure use; • Enabling the provision of accessible, affordable and demand responsive passenger transport services including bus, Park & Ride, rail, coach, taxi, community transport services and car sharing initiatives; • Promoting rail related developments to support the sub-regional role of Shrewsbury and the role of Market Towns and other rail linked centres and increasing choice of destinations and service frequency and travel times; • Promoting and enabling improvements to the strategic and local highway network. <p>Policy CS8: Facilities, Services and infrastructure Provision (Extracts)</p> <p>The development of sustainable places in Shropshire with safe and healthy communities where residents enjoy a high quality of life will be assisted by:</p> <ul style="list-style-type: none"> • Preserving and improving access to facilities and services wherever possible, including access to information and communication technologies (ICT), throughout Shropshire; • Facilitating the timely provision of additional facilities, services and infrastructure to meet identified needs, as outlined in the LDF Implementation Plan whether arising from new developments or existing community need, in locations that are appropriate and accessible; • Positively encouraging infrastructure, where this has no significant adverse impact on recognised environmental assets, that mitigates and adapts to climate change, including decentralised, low carbon and renewable energy generation, and working closely with network providers to ensure provision of necessary energy distribution networks. <p>Policy CS6: Sustainable Design and Development Principles (Extract)</p> <p>To create sustainable places, development will be designed to a high quality using sustainable design principles, to achieve an inclusive and accessible environment which respects and enhances local</p> | <p>Reference is made to ensuring appropriate provision is made for safe access and/or parking within policies MDNDP2 (and thereby MDNDP1), MDNDP3, MDNDP4 and MDNDP8 (NPPF para 35). Highway advice was received from Shropshire Council that was used in the formulation of the NDP's policies for the marina, Greenfields and proposed recreation area.</p> <p>NDP Policies MDNDP2, MDNDP3, MDNDP4, MDNDP5 and MDNDP6 make specific reference to providing links to the existing footpath network or other ways in which to promote walking. (MPPF paras 30, 34 and 35)</p> <p>No specific issues have been identified in terms of water supply or waste water treatment that would affect the limited number of proposals included in this NDP.</p> <p>The NDP does not seek to restrict any proposals for new infrastructure within the NDP area and none of the areas indicated for development are understood to be in areas where new infrastructure is proposed by any public body.</p> |
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| <p>vehicles (NPPF para 39).</p> <p>Identify and protect sites and routes critical in developing infrastructure to widen transport choices (NPPF para 41)</p> <p>Local Plans should take account of climate change over the longer term including factors such as (inter alia) water supply (NPPF para 99).</p> <p>Minimise pollution on the local and natural environment (NPPF para 10)</p> | <p>distinctiveness and which mitigates and adapts to climate change. This will be achieved by:</p> <ul style="list-style-type: none"> • Requiring proposals likely to generate significant levels of traffic to be located in accessible locations where opportunities for walking, cycling and use of public transport can be maximised and the need for car based travel to be reduced; <p>Policy MD8: Infrastructure Provision (as above plus)</p> <p>4. The following infrastructure specific criteria will also apply:</p> <p><i>Renewable Energy Infrastructure</i></p> <p>i. In the case of wind energy proposals, proposals will be assessed against national policy guidance; pending the development of new local policy as part of the proposed Plan Review;</p> <p>ii. In the case of biomass, anaerobic digestion and geothermal energy proposals, particular attention will be also be paid to the potential for opportunities to recover heat and power;</p> <p>iii. In the case of hydro-electric energy schemes, particular attention will also be paid to impacts on flood risk, ecology, water quality and fish stocks.</p> <p><i>Other New Infrastructure</i></p> <p>iv. In the case of water treatment infrastructure, particular attention will also be paid to impacts on water quality in the local river catchment and impacts on the sewerage network.</p> <p><i>Monitoring and Decommissioning</i></p> <p>v. Where planning permission establishes performance standards, applicants will be expected to demonstrate compliance through the submission of regular monitoring reports;</p> <p>vi. Proposals for temporary infrastructure will be expected to include measures for satisfactory restoration, including progressive restoration, of the site at the earliest practicable opportunity to an agreed after-use or to a state capable of beneficial after-use;</p> <p>vii. Where appropriate, a planning obligation will be sought in order to secure the after-use, long term management and maintenance of the site.</p> | |
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Achieving Sustainable Development – Social Role

Supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; creating a high-quality built environment, with accessible local services that reflect the community’s needs and supports its health, social and cultural well-being.

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| <p>Delivering a wide choice of high quality homes</p> <p>Identify sites that are key to delivery of the strategy within the housing market area over the plan period (NPPF para 47, bullet 1).</p> <p>Illustrate housing delivery over the plan period showing of a 5 – year supply of housing land (NPPF para 47 bullet 4)</p> <p>Set out approach to housing density to reflect local circumstances (NPPF para 47, bullet 5).</p> <p>Make allowance for windfalls in the 5-year supply where compelling evidence (NPPF para 48).</p> <p>Plan for a mix of housing based on demographic trends, market trends and needs of different groups (NPPF para 50, bullet 1)</p> <p>Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand (NPPF para 50, bullet 2).</p> <p>Set policies to meet identified affordable housing need on site unless offsite provision can be robustly justified but ensuring mixed and balanced communities (NPPF para 50, bullet 3).</p> | <p>Policy CS1 – See above</p> <p>Policy CS10: Managed Release of Housing Land (Extract)</p> <p>The availability of housing land will be kept under review, maintaining a continuous supply of suitable sites to deliver the overall housing target. New housing sites identified in the Site Allocations and Management of Development (SAMDev) DPD will be released for development having regard to:</p> <ul style="list-style-type: none"> • The need to maintain a 5 year supply of housing land; • The delivery of the levels of development required in each spatial zone; • Priority for the re-use and development of brownfield sites on suitable sites in sustainable locations, while considering the need to retain local employment and sites of historic or ecological value, with the aim of achieving 60% of overall development on brownfield land; • The contribution that will be made towards improved infrastructure provision, including affordable housing. <p>Policy CS11: Type and Affordability of Housing</p> <p>To meet the diverse housing needs of Shropshire residents now and in the future and to create mixed, balanced and inclusive communities, an integrated and balanced approach will be taken with regard to existing and new housing, including type, size tenure and affordability. This will be achieved by:</p> <ul style="list-style-type: none"> • Seeking housing developments which help to balance the size, type and tenure of the local housing stock; • Seeking to achieve an overall target of 33% local needs affordable housing from all sources for the first five years of the plan period, comprised of 20% social-rented and 13% intermediate affordable housing. Subsequent targets will be set through the Housing Strategy for Shropshire. Individual schemes will | <p>The strategy for delivering housing set out both within SCS and the SAMDev Plan have been acknowledged in the NDP (paras 2.3-2.5). The SAMDev Plan, adopted after the publication of the NPPF, has been found ‘sound’ following its examination and this provides sufficiently to meet the housing guideline without any further housing land allocations through this NDP.</p> <p>By way of evidence to support this assertion, Shropshire Council advises that the guideline figure for the period 2006-2026 is 1200 houses. At March 2016 some 417 houses had been built, a further 291 had planning permission, and a further 250 were on allocated sites. Hence some 958 dwellings have come forward already and the windfall over the first 10 years exceeds that required to meet the outstanding 242 dwellings required to meet the guideline figure</p> <p>The NDP does not make any proposals that would constrain any further windfall housing development proposals which might otherwise come forward through SAMDev Plan policy S.11.1 or restrict the development of allocated sites.</p> <p>The NDP does however bring forward additional housing proposals that provides greater certainty for the guideline figure to be met and even exceeded to a limited degree. Shropshire Council has advised that this is not contrary to its plan. The sites require other</p> |
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| <p>Bring back into use empty houses and buildings (NPPF para 51)</p> <p>Consider utilising extensions to existing villages where this follows the principles of Garden Cities where support from local communities (NPPF para 52).</p> <p>Restrict inappropriate development of residential gardens where will cause harm to the local area (NPPF para 53)</p> <p>In rural areas be responsive to local circumstances, reflecting local need, particularly for affordable housing on 'exception sites' and whether allowing some market housing would facilitate additional affordable housing form local need (NPPF para 54).</p> <p>In rural areas locate housing to maintain or enhance the vitality of rural communities, enabling development in one village where it will support services in a nearby one (NPPF para 55).</p> <p>Avoid isolated housing in the countryside by restricting to special circumstances (NPPF para 55 with bullets setting out circumstances).</p> | <p>encompass a mix of tenures including social-rented and intermediate housing determined by the Council using the most recent information on housing needs at the local level;</p> <ul style="list-style-type: none"> • Seeking to ensure that all housing developments are designed to be capable of adaptation to accommodate lifestyle changes, including the needs of the elderly and people with disabilities, and to achieve the Lifetime Homes standard; • Supporting the provision of housing for vulnerable people and specialist housing provision, including nursing homes, residential and extra care facilities, in appropriate locations and where there is an identified need; • Ensuring that all new open market housing development makes appropriate contributions to the provision of local needs affordable housing having regard to the current prevailing target rate, set using the Shropshire Viability Index and the viability of developments taking into account Policy CS9 in respect of infrastructure contributions. For all sites of 5 dwellings and above, the provision of affordable housing will be expected to be on site; • Requiring residential conversion schemes in the countryside, where permitted under Policy CS5, except listed buildings, to contribute to the provision of local needs affordable housing and make the appropriate infrastructure contribution in accordance with Policy CS9 (subject to economic viability); • Permitting exception schemes for local needs affordable housing on suitable sites in and adjoining Shrewsbury, Market Towns and Other Key Centres, Community Hubs, Community Clusters and recognisable named settlements, subject to suitable scale, design, tenure and prioritisation for local people and arrangements to ensure affordability in perpetuity. <p>Policy MD3: Delivery of Housing Development (Extracts)</p> <p>Delivering housing: In addition to supporting the development of the allocated housing sites set out in Settlement Policies S1-S18, planning permission will also be granted for other sustainable housing development having regard to the policies of the Local Plan, particularly Policies CS2, CS3, CS4, CS5, MD1 and MD7a.</p> <p>1. Residential proposals should: i. meet the design requirements of relevant Local Plan policies; and</p> | <p>conditions or requirements to be met but these are not considered overly onerous and landowners are aware of the provisions in the NDP. Their purpose. is to support other measures. For reasons indicated above the limited uncertainty does not affect the ability to meet the housing guideline should they not come forward within the plan period.</p> <p>The potential use of the Greenfields playing field land for housing through NDP Policies MDNDP3 and MDNDP5, brings forward additional housing land potentially over and above the Core strategy housing guideline figure. The guideline figure is a minimum and Policy MDNDP5 also increases the windfall potential within the town. The land, the majority of which is in public ownership, sits between existing and proposed housing sites, is suitable for development once an alternative site for recreation has been brought forward, and is achievable as shown by the development of the adjacent land which is under construction.</p> <p>The land proposed for housing through NDP Policy MDNDP4, similarly will add to the windfall potential. Housing land brought forward through policy MDNDP6 will similarly add to the windfall potential and increase the ability to address the guideline housing figure</p> <p>Both NDP Policies MDNDP4 and MDNDP5 make reference to compliance with design policies in both the SCS and SAMDev Plan in order to achieve sustainable design and development principles. Similarly, land released through policy MDNDP6 will be required to meet SCS and SAMDev Plan provisions.</p> <p>The NDP sites, particularly that through</p> |
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| | <p>ii. on sites of five or more dwellings, include a mix and type of housing that has regard to local evidence and community consultation.</p> <p>Settlement housing guidelines:</p> <p>2. The settlement housing guideline is a significant policy consideration. Where development would result in the number of completions plus outstanding permissions providing more dwellings than the guideline, decisions will have regard to:</p> <ul style="list-style-type: none"> i. The increase in number of dwellings relative to the guideline; and ii. The likelihood of delivery of the outstanding permissions; and iii. The benefits arising from the development; and iv. The impacts of the development, including the cumulative impacts of a number of developments in a settlement; and v. The presumption in favour of sustainable development. <p>3. Where a settlement housing guideline appears unlikely to be met, additional sites outside the settlement development boundaries that accord with the settlement policy may be acceptable subject to the considerations in paragraph 2 above.</p> <p>Policy S11.1: Market Drayton Town Development Strategy (Extracts)</p> <p>1. Market Drayton will provide a focus for development in the north-eastern part of the county with a housing guideline of around 1200 dwellings for the period 2006-2026.</p> <p>2. New housing development will be delivered through the allocation of greenfield sites together with a windfall allowance which reflects opportunities within the town's development boundary, as shown on the Policies Map. The allocated housing sites are set out in Schedule S11.1a and identified on the Policies Map. Whilst they may be developed independently, they must demonstrate how they work together to deliver a coordinated residential scheme for the town. The infrastructure required to support this includes, appropriate access, which may include a new access off the A53, financial contributions towards the expansion of existing primary school provision and enhancement of the Greenfields Sports facility, including potential relocation of the existing site.</p> <p>3. Further to MD3, 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>Policies MDNDP5 and MDNDP6 (part) are of sufficient size to enable a mix of housing type, for an element of affordable housing to be provided, and reference is made to the need for bungalows which all the sites can accommodate in that there are no relevant design constraints to this form of development which has been recognised as being in short supply (NPPF para 50),</p> <p>Other matters are either covered by SCS and the SAMDev Plan or not relevant to this NDP.</p> <p>The NDP is not a plan to promote further housing sites or to restrict any further housing growth. The NDP does not seek to change any housing land allocations set out on the SAMDev Plan policy S11.1a nor restrict further housing development that complies with SAMDev Policy S11.1. The allocation of housing sites within this NDP is to purely to support economic and social projects essential to the town's employment diversification and health and wellbeing needs, as set out in the NDP's objectives. In this regard the site allocations must primarily be related to the two principal policies to support the marina and recreational developments, which by their nature, have locational limitations in terms of suitable and available sites. The plan places no limitations on further housing sites coming forward for housing should the provision within the SAMDev Plan policy S11.1(3) which affords development opportunities adjoining the settlement boundary.</p> <p>None of these or other policies elsewhere in this NDP are considered inconsistent with Government or SCS provisions relating to supporting the sustainable provision of both market and affordable housing to meet local</p> |
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| | <p>Schedule S11.1a identifies three proposed housing areas:</p> <ul style="list-style-type: none"> i) Land off Rush Lane (West) - 110 houses ii) Land off Rush Lane (East) – 214 houses i) Land between Croft Way and Greenfields Lane – 76 houses | <p>and wider needs while protecting environmental and social considerations of acknowledged importance.</p> |
| <p>Promoting healthy communities</p> <p>Promote mixed-use developments, strong neighbourhood centres and active street frontages (NPPF para 69, bullet 1)</p> <p>Promote safe and accessible environments to avoid fear of crime and promote cohesion (NPPF paragraph 69, bullet 2)</p> <p>Promote safe and accessible developments with clear legible pedestrian routes, high quality public spaces to encourage active and continual use of public areas (NPPF para 69, bullet 3).</p> <p>Plan positively for the provision and use of shared space, community facilities (e.g. meeting places, public houses) and other local services (NPPF para 70, bullet 1).</p> <p>Guard against unnecessary loss of valued facilities and service, enabling them to develop and modernise in sustainable ways (NPPF para 70, bullets 2 & 3)</p> <p>Integrate location of housing, economic uses and community facilities and services (NPPF para</p> | <p>Policy CS3: The Market Towns and Other Key Centres (Extracts)</p> <p>The Market Towns and other Key Centres will maintain and enhance their roles in providing facilities and services to their rural hinterlands, and providing foci for economic development and regeneration. Balanced housing and employment development, of an appropriate scale and design that respects each town’s distinctive character and is supported by improvements in infrastructure, will take place within the towns’ development boundaries and on sites allocated for development.</p> <p>Market Drayton will have substantial development that balances business development with housing development and enhances the town’s infrastructure and facilities and its role as a centre for food production.</p> <p>Policy CS6: Sustainable Design and Development Principles (Extracts)</p> <p>To create sustainable places, development will be designed to a high quality using sustainable design principles, to achieve an inclusive and accessible environment which respects and enhances local distinctiveness and which mitigates and adapts to climate change. This will be achieved by:</p> <ul style="list-style-type: none"> • Is designed to be adaptable, safe and accessible to all, to respond to the challenge of climate change and, in relation to housing, adapt to changing lifestyle needs over the lifetime of the development in accordance with the objectives of Policy CS11; | <p>Market Drayton is a small market town with a busy town centre with most surrounding residential areas sitting within reasonably easy access by foot or cycle. It also has a town bus service. Core Strategy policy is to seek town centre regeneration (Policy CS3). SCS policies provide appropriate guidance while NDP Policy MDNDP8 sets out an example of an appropriate regeneration proposal that involves mixed use. SCS Policies CS8</p> <p>Policies CS3 and MD10a seek to protect existing town centre services and facilities. It is considered that no proposals are advanced that would conflict with these policies. They do not restrict the provision of local shops or other facilities that might serve a local neighbourhood, setting thresholds for impact assessments that would enable such local facilities to be provided in appropriate locations (policy MD10b – see above). This issue is not addressed in the NDP in that it is considered the policies in SCS and the SAMDev Plan are sufficient.</p> <p>SCS and SAMDev Plan Policies for new housing sites address the issue of promoting pedestrian routes and spaces, as well as more generally and it is considered that there is no need to duplicate these. The relocation of Greenfields recreation area to a new site from its central location may be seen as reducing</p> |

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| <p>70, bullet 4)</p> <p>Work with those involved with schools to Identify and resolve key issues to enable them to be created, expanded and altered (NPPF para 72, bullet 2).</p> <p>Protect and provide opportunities for new open space, sports and recreational facilities and land based on robust and up-to-date assessments (NPPF paras 73 &74).</p> <p>Protect and enhance public rights of way and access (NPPF para 76).</p> <p>Identify and provide special protection for green areas by designating Local Green Space (NPPF paras 76-78).</p> | <ul style="list-style-type: none"> • Contributes to the health and wellbeing of communities, including safeguarding residential and local amenity and the achievement of local standards for the provision and quality of open space, sport and recreational facilities. <p>Proposals resulting in the loss of existing facilities, services or amenities will be resisted unless provision is made for equivalent or improved provision, or it can be clearly demonstrated that the existing facility, service or amenity is not viable over the long term.</p> <p>Policy CS8: Facilities, Services and infrastructure Provision (Extracts)</p> <p>The development of sustainable places in Shropshire with safe and healthy communities where residents enjoy a high quality of life will be assisted by:</p> <ul style="list-style-type: none"> • Protecting and enhancing existing facilities, services and amenities that contribute to the quality of life of residents and visitors; • Preserving and improving access to facilities and services wherever possible, including access to information and communication technologies (ICT), throughout Shropshire; • Facilitating the timely provision of additional facilities, services and infrastructure to meet identified needs, as outlined in the LDF Implementation Plan whether arising from new developments or existing community need, in locations that are appropriate and accessible; • Positively encouraging infrastructure, where this has no significant adverse impact on recognised environmental assets, that mitigates and adapts to climate change, including decentralised, low carbon and renewable energy generation, and working closely with network providers to ensure provision of necessary energy distribution networks. <p>Policy MD2: Sustainable Design (Extract)</p> <p>Further to Policy CS6, for a development proposal to be considered acceptable it is required to:</p> <ol style="list-style-type: none"> 1. Respond positively to local design aspirations, wherever possible, both in terms of visual appearance and how a place | <p>accessibility in terms of current housing, although overall it serves a far wider catchment than the town and is in an area that is expected to see growth (i.e. to the north of the A53), there is a need to enhance the facilities, including meeting additional needs (NPPF paras 73 and 74), and its location is adjacent to the town's current built up area. NDP Policy MDNDP5 ensures there will be no loss of the recreational facilities currently at Greenfields through restrictions upon the its release for housing only after replacement facilities are in place through NDP Policy MDNDP3 (NPPF paras 70, 73 and 74; SCS policy CS6). NDP Policy MDNDP3 seeks to enhance facilities, again complying with those NPPF paragraphs and policy SCS CS6.</p> <p>Policy MDNDP7 identifies and seeks to protect important areas as Local Green Space (NPPF paras 76-78). A number of these areas provide local recreational space associated with residential areas. In addition, NDP Policy MDNDP10 seeks to provide for enhance play facilities and cultural activities within a central location in association with Market Drayton swimming pool. Appropriate safeguards are set out that would protect amenity and safety. It is considered neither of these policies conflict with any national or strategic policies.</p> <p>It is considered that the NDP does not propose any measure that would hinder the ability to create safe environments or address crime prevention and community safety (NPPF para 69). These matters are appropriately covered by policies in SCS and the SAMDev Plan</p> <p>None of the policies referred to in this section are considered inconsistent with Government or SCS provisions relating to community</p> |
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| | <p>functions, as set out in Community Led Plans, Town or Village Design Statements, Neighbourhood Plans and Place Plans.</p> <p>2. Contribute to and respect locally distinctive or valued character and existing amenity value by:</p> <ul style="list-style-type: none"> i. Responding appropriately to the form and layout of existing development and the way it functions, including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement; and ii. Reflecting locally characteristic architectural design and details, such as building materials, form, colour and texture of detailing, taking account of their scale and proportion; and iii. Protecting, conserving and enhancing the historic context and character of heritage assets, their significance and setting, in accordance with MD13; and iv. Enhancing, incorporating or recreating natural assets in accordance with MD12. <p>3. Embrace opportunities for contemporary design solutions, which take reference from and reinforce distinctive local characteristics to create a positive sense of place, but avoid reproducing these characteristics in an incoherent and detrimental style.</p> <p>4. Incorporate Sustainable Drainage techniques, in accordance with Policy CS18, as an integral part of design and apply the requirements of the SuDS handbook as set out in the Local Flood Risk Management Strategy.</p> <p>5. Consider design of landscaping and open space holistically as part of the whole development to provide safe, useable and well-connected outdoor spaces which respond to a it is set, in accordance with Policy CS17 and MD12 and MD13, including.</p> <ul style="list-style-type: none"> i. Natural and semi-natural features, such as, trees, hedges, woodlands, ponds, wetlands, and watercourses, as well as existing landscape character, geological and heritage assets and; ii. providing adequate open space of at least 30sqm per person that meets local needs in terms of function and quality and contributes to wider policy objectives such as surface water drainage and the provision and enhancement of semi natural landscape features. For developments of 20 dwellings or more, this should comprise an area of functional recreational space for play, recreation, formal or informal uses including semi-natural open space; | <p>facilities, services and related health and wellbeing measures.</p> |
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| | <p>iii. where an adverse effect on the integrity of an internationally designated wildlife site due to recreational impacts has been identified, particular consideration will be given to the need for semi-natural open space, using 30sqm per person as a starting point.</p> <p>iv. ensuring that ongoing needs for access to manage open space have been provided and arrangements are in place for it to be adequately maintained in perpetuity.</p> <p>6. Ensure development demonstrates there is sufficient existing infrastructure capacity, in accordance with MD8, and should wherever possible actively seek opportunities to help alleviate infrastructure constraints, as identified with the Place Plans, through appropriate design.</p> <p>7. Demonstrate how good standards of sustainable design and construction have been employed as required by Core Strategy Policy CS6 and the Sustainable Design SPD.</p> <p>Policy MD10a: Managing Town Centre Development (Extracts)</p> <p>Further to CS15 Town Centres, Primary Shopping Areas and Primary and Secondary Frontages are identified on the Policies Map in accordance with the following categories of centre:</p> <p>In Category 'B' Centres:</p> <p>i. There is a presumption in favour of retail (A1) proposals in ground floor premises within Primary Shopping Areas</p> <p>ii. Additional main town centre uses will be acceptable in Primary Shopping Areas where it can be demonstrated the proposal would maintain an active and continuous frontage and would not result in an over concentration or undue dominance of non-retail uses.</p> <p>iii. Proposals for additional non-town centre uses in ground floor premises within Primary Shopping Areas will be resisted unless they would support the regeneration of the town centre</p> <p>iv. There is a presumption in favour of proposals for main town centre uses within the wider Town Centre.</p> | |
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Achieving Sustainable Development – Environmental Role

Contributing to protecting and enhancing our natural, built and historic environment; and as part of this helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Requiring good design

Plan positively for the achievement of high quality design based on robust and comprehensive objectives for the future of the area and defined characteristics (NPPF para 57).

Development should function well and add to the overall quality of the area over its lifetime (NPPF para 58, bullet 1)

Establish a strong sense of place, using streetscape and buildings to create attractive and comfortable places to live, work and visit by (NPPF para 58, bullet 2).

Optimise potential of site to accommodate development , sustaining a mix of uses and including green and open space, local facilities and transport networks (NPPF para 58, bullet 3)

Reflect the identity of local surroundings and materials contributing to local distinctiveness but without discouraging innovation and originality (NPPF para 58, bullet 4).

Create safe and accessible environments, maintaining community cohesion (NPPF para 58, bullet 5).

Policy CS6: Sustainable Design and Development Principles (Extract)

To create sustainable places, development will be designed to a high quality using sustainable design principles, to achieve an inclusive and accessible environment which respects and enhances local distinctiveness and which mitigates and adapts to climate change. This will be achieved by:

- Requiring all development proposals, including changes to existing buildings, to achieve applicable national standards, or for water use, evidence based local standards as reflected in the minimum criteria set out in the sustainability checklist. This will ensure that sustainable design and construction principles are incorporated within new development, and that resource and energy efficiency and renewable energy generation are adequately addressed and improved where possible. The checklist will be developed as part of a Sustainable Design SPD;

And ensuring that all development:

- Is designed to be adaptable, safe and accessible to all, to respond to the challenge of climate change and, in relation to housing, adapt to changing lifestyle needs over the lifetime of the development in accordance with the objectives of Policy CS11;
- Protects, restores, conserves and enhances the natural, built and historic environment and is appropriate in scale, density, pattern and design taking into account the local context and character, and those features which contribute to local character, having regard to national and local design guidance, landscape character assessments and ecological strategies where appropriate;
- Contributes to the health and wellbeing of communities, including safeguarding residential and local amenity and the achievement of local standards for the provision and quality of open space, sport and recreational facilities.
- Is designed to a high quality, consistent with national good

Shropshire Local Plan policies CS6 and MD are considered appropriate to guide design matters within the developments proposed within this NDP.

It is considered there is nothing in this NDP that would contradict the use of these policies when any planning application is made for sites advocated through this plan.

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| <p>Be visually attractive with good architecture and appropriate landscaping (NPPF para 58, bullet 6).</p> <p>Consider using design codes to deliver high quality outcomes (NPPF para 59)</p> <p>Seek to promote and reinforce local distinctiveness (NPPF para 60).</p> <p>Address the connection between people and places and the integration of new development into the natural , built and historic environment (NPPF para 61)</p> <p>Require developers to work closely with those affected by proposals to evolve design, and take into account the views of the community (NPPF para 66).</p> <p>Consider the need for policies to resist inappropriate development in residential gardens (NPPF para 53).</p> | <p>practice standards, including appropriate landscaping and car parking provision and taking account of site characteristics such as land stability and ground contamination;</p> <ul style="list-style-type: none"> • Makes the most effective use of land and safeguards natural resources including high quality agricultural land, geology, minerals, air, soil and water; • Ensures that there is capacity and availability of infrastructure to serve any new development in accordance with the objectives of Policy CS8. <p>Policy MD2: Sustainable Design</p> <p>Further to Policy CS6, for a development proposal to be considered acceptable it is required to:</p> <ol style="list-style-type: none"> 1. Respond positively to local design aspirations, wherever possible, both in terms of visual appearance and how a place functions, as set out I Community Led Plans, Town or Village Design Statements, Neighbourhood Plans and Place Plans. 2. Contribute to and respect locally distinctive or valued character and existing amenity value by: <ol style="list-style-type: none"> i. Responding appropriately to the form and layout of existing development and the way it functions, including mixture of uses, streetscape, building heights and lines, scale, density, plot sizes and local patterns of movement; and ii. Reflecting locally characteristic architectural design and details, such as building materials, form, colour and texture of detailing, taking account of their scale and proportion; and iii. Protecting, conserving and enhancing the historic context and character of heritage assets, their significance and setting, in accordance with MD13; and iv. Enhancing, incorporating or recreating natural assets in accordance with MD12. 3. Embrace opportunities for contemporary design solutions, which take reference from and reinforce distinctive local characteristics to create a positive sense of place, but avoid reproducing these characteristics in an incoherent and detrimental style. 4. Incorporate Sustainable Drainage techniques, in accordance with Policy CS18, as an integral part of design and apply the requirements of the SuDS | |
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| | <p>handbook as set out in the Local Flood Risk Management Strategy.</p> <p>5. Consider design of landscaping and open space holistically as part of the whole development to provide safe, useable and well-connected outdoor spaces which respond to and reinforce the character and context within which it is set, in accordance with Policy CS17 and MD12 and MD13, including.</p> <ul style="list-style-type: none"> i. Natural and semi-natural features, such as, trees, hedges, woodlands, ponds, wetlands, and watercourses, as well as existing landscape character, geological and heritage assets and; ii. providing adequate open space of at least 30sqm per person that meets local needs in terms of function and quality and contributes to wider policy objectives such as surface water drainage and the provision and enhancement of semi natural landscape features. For developments of 20 dwellings or more, this should comprise an area of functional recreational space for play, recreation, formal or informal uses including semi-natural open space; iii. where an adverse effect on the integrity of an internationally designated wildlife site due to recreational impacts has been identified, particular consideration will be given to the need for semi-natural open space, using 30sqm per person as a starting point. iv. ensuring that ongoing needs for access to manage open space have been provided and arrangements are in place for it to be adequately maintained in perpetuity. <p>6. Ensure development demonstrates there is sufficient existing infrastructure capacity, in accordance with MD8, and should wherever possible actively seek opportunities to help alleviate infrastructure constraints, as identified with the Place Plans, through appropriate design.</p> <p>7. Demonstrate how good standards of sustainable design and construction have been employed as required by Core Strategy Policy CS6 and the Sustainable Design SPD.</p> | |
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| <p>Conserving and enhancing the natural environment</p> <p>Landscape</p> <p>Take account of the different roles and character of different areas, recognising the intrinsic character and beauty of the countryside (NPPF para 17, bullet 5)</p> <p>Protect and enhance valued landscapes, geological conservation interests and soils (NPPF para 109, bullet 1).</p> <p>Set criteria based policies against which proposals for any development in landscape areas will be judged (NPPF para 113).</p> <p>Give great weight to conserving landscape and scenic beauty in National Parks and Areas of Outstanding Natural Beauty (NPPF para 115). Major development needs to be in the public interest – cannot be met outside (NPPF para 116).</p> <p>Efficient use of land</p> <p>Encourage the effect use of land – reuse previously developed land where not of high environmental value (NPPF para 17)</p> <p>Remediate and mitigate despoiled, degraded, derelict, contaminated and</p> | <p>Policy CS6: Sustainable Design and Development Principles (see above)</p> <p>Policy CS17: Environmental Networks</p> <p>Development will identify, protect, enhance, expand and connect Shropshire’s environmental assets, to create a multifunctional network of natural and historic resources. This will be achieved by ensuring that all development:</p> <ul style="list-style-type: none"> • Protects and enhances the diversity, high quality and local character of Shropshire’s natural, built and historic environment, and does not adversely affect the visual, ecological, geological, heritage or recreational values and functions of these assets, their immediate surroundings or their connecting corridors; • Contributes to local distinctiveness, having regard to the quality of Shropshire’s environment, including landscape, biodiversity and heritage assets, such as the Shropshire Hills AONB, the Meres and Mosses and the World Heritage Sites at Pontcysyllte Aqueduct and Canal and Ironbridge Gorge; • Does not have a significant adverse impact on Shropshire’s environmental assets and does not create barriers or sever links between dependant sites; • Secures financial contributions, in accordance with Policies CS8 and CS9, towards the creation of new, and improvement to existing, environmental sites and corridors, the removal of barriers between sites, and provision for long term management and maintenance. Sites and corridors are identified in the LDF evidence base and will be regularly monitored and updated. <p>Policy MD12: The Natural Environment</p> <p>In accordance with Policies CS6, CS17 and through applying the guidance in the Natural Environment SPD, the avoidance of harm to Shropshire’s natural assets and their conservation, enhancement and restoration will be achieved by:</p> | <p>The NDP supports policies to protect the rural landscape set out in SCS and the SAMDev Plan.</p> <p>There are no specific landscape designations that affect the NDP area or which border upon or close to it.</p> <p>The Tern River valley lies to the south of the town although no proposals advanced through this plan are considered to adversely affect this. Some areas to the south of the town are proposed as Local Green Space through the plan (Policy MDNDP7), identified through the Community Led Town plan process although these seek to protect them as natural environment assets.</p> <p>NDP Policy MDNDP2 requires proposals within Policy MDNDP1 to comply with landscape requirements set out in CS17 and MD12. Similarly, NDP Policies MDNDP3 and MDNDP5 require this for the proposed recreation area and principle housing proposal. The sites advanced through NDP Policy MDNDP4 are smaller in scale and in less prominent locations. Landscaping and the natural environment are considered to be covered adequately through reference to SAMDev policy MD2. Through these references landscape proposals are considered to be an integral part of housing and other proposals which are advanced through policies in the NDP.</p> <p>It is considered that no proposals are advanced</p> |
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| <p>unstable land (NPPF para 109, bullet 5)</p> <p>Allocate land with least environmental or amenity value, consistent with other policies (NPPF para 110).</p> <p>Take into account economic and other benefits of best and most versatile agricultural land, using areas of poorer quality land in preference (NPPF para 112)</p> <p>Biodiversity</p> <p>Recognise the wider benefits of ecosystem services (NPPF para 109, bullet 2).</p> <p>Minimise impacts on biodiversity providing net gains where possible, especially establishing coherent ecological networks (NPPF para 109, bullet 3)</p> <p>Set criteria based policies against which proposals for any development affecting protected geodiversity and wildlife sites will be judged (NPPF para 113).</p> <p>Distinction should be made between the hierarchy of international, national and locally designated sites, so protection is appropriate to their status and gives appropriate weight to their importance and contribution to the wider ecological network (NPPF para 113)</p> | <ol style="list-style-type: none"> 1. Requiring a project-level Habitats Regulations Assessment for all proposals where the Local Planning Authority identifies a likely significant effect on an internationally designated site. Permission will be refused where a HRA indicates an adverse effect on the integrity of a designated site which cannot be avoided or fully mitigated. Where mitigation can remove an adverse effect, including that identified by the HRA for the Plan or the Minerals HRA, measures will be required in accordance with; CS6, CS8, CS9, CS17, CS18, MD2; remedial actions identified in the management plan for the designated site and the priorities in the Place Plans, where appropriate. 2. Ensuring that proposals which are likely to have a significant adverse effect, directly, indirectly or cumulatively, on any of the following: <ol style="list-style-type: none"> i. the special qualities of the Shropshire Hills AONB; ii. locally designated biodiversity and geological sites; iii. priority species; iv. priority habitats v. important woodlands, trees and hedges; vi. ecological networks vii. geological assets; viii. visual amenity; ix. landscape character and local distinctiveness. will only be permitted if it can be clearly demonstrated that: <ol style="list-style-type: none"> a) there is no satisfactory alternative means of avoiding such impacts through re-design or by re-locating on an alternative site and; b) the social or economic benefits of the proposal outweigh the harm to the asset. In all cases, a hierarchy of mitigation then compensation measures will be sought. 3. Encouraging development which appropriately conserves, enhances, connects, restores or recreates natural assets, particularly where this improves the extent or value of those assets which are recognised as being in poor condition. 4. Supporting proposals which contribute positively to the special characteristics and local distinctiveness of an area, particularly in the Shropshire Hills AONB, Nature Improvement Areas, Priority Areas for Action or areas and sites where development affects biodiversity or geodiversity | <p>that would conflict with policies to protect the landscape.</p> <p>With the exception of NDP Policies MDNDP1 and MDNDP3 there are no proposals that are considered to use significant areas of agricultural land. There are exceptional reasons for Policy MDNDP1 in relation to its location adjacent to both the Shropshire Union canal and market Drayton and for which Shropshire Local Plan set out specific requirements which are met. The recreation area advanced under NDP Policy MDNDP3 requires land whose conditions make it of higher value although the proposal is one that could be reversed should the land be needed and its use for this purpose will reduce pressure on the permanent loss of agricultural land to the north of the town through releasing other land of lesser value within the town's development boundary. The sites within proposal MDNDP4 are small in size reducing their effective agricultural use. That relating to policy MDNDP6 is in an area that is expected to see housing growth in the medium to long term, as indicated in the SAMDev Plan.</p> <p>No derelict or despoiled land has been identified. There is no indication that land with any contamination is being proposed for any use, other than agricultural land that may potentially have low levels of pollution from related herbicides etc.</p> <p>It is considered that the NDP does not conflict with any policies seeking the efficient use of land.</p> <p>There are no specific biodiversity designations that affect the NDP area or which border upon or close to it. As with landscape the Tern River</p> |
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| <p>Set out a strategic approach and plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure (NPPF para 114, bullet 1)</p> <p>Plan for biodiversity at the landscape scale (NPPF para 117, bullet 1)</p> <p>Identify and map constraints of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them, and areas identified by LNP for habitat restoration or creation (NPPF para 117, bullet 2).</p> <p>Promote the preservation, restoration and recreation of priority habitats, ecological networks and the protection and recovery of priority species linked to national and local targets and identify suitable indicators for monitoring (NPPF para 117, bullet 3).</p> <p>Prevent harm to geological conservation interests.(NPPF para 117, bullet 4)</p> <p>Where Nature Improvement Areas are identified specify the types of development that may be appropriate in those areas (NPPF para 117, bullet 5).</p> <p>If significant harm cannot be avoided, adequately mitigated or</p> | <p>interests at a landscape scale, including across administrative boundaries.</p> | <p>valley lies to the south of the town although no proposals advanced through this plan are considered to adversely affect this. Some areas to the south of the town are proposed as Local Green Space through the plan (Policy MDNDP7), identified through the Community Led Town plan process although these seek to protect them as natural environment assets.</p> <p>The NDP supports policies to protect biodiversity through elements of NDP Policy MDNDP7 as referred to above. Similarly, biodiversity is protected, and appropriate proposals promoted through NDP Policies MDNDP1 (through Policy MDNDP2), MDNDP3 and MDNDP5 by reference to policies CS17 and MD12.</p> <p>A specific biodiversity enhancement proposal is advanced through NDP Policy MDNDP9. Again, this is an exemplar for other measures that may be promoted in subsequent plans.</p> <p>It is understood there is no Nature Improvement Area within the Plan Parish (NPPF 17), nor any Special Area of Conservation (SAC) (NPPF para 119).</p> <p>None of the land for which proposals are advanced within the NDP are considered optimal in terms of habitats for protected species. It is understood the Plan area does not fall within the hinterland of any protected species.</p> <p>It is considered there is no apparent conflict between the policies in this plan and the need to protect the biodiversity.</p> <p>The provisions of SCS policy CS6 is considered sufficient for the needs of the Plan</p> |
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| <p>compensated for then planning permission should be refused. (NPPF para 118, bullet 1).</p> <p>The presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Habitats Directive is being considered, planned or determined (NPPF para 119).</p> <p>Control of pollution and land stability</p> <p>Minimise pollution on the local and natural environment (NPPF para 10)</p> <p>Prevent development contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability (NPPF para 109, bullet 4)</p> <p>Remediate and mitigate despoiled, degraded, derelict, contaminated and unstable land (NPPF para 109 bullet 5)</p> <p>Ensure development is appropriate to the location taking into account the effects (including cumulative) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects of pollution (NPPF para 120).</p> <p>Developers should secure the safe development of sites affected by</p> | | <p>area in terms of protecting residential and local amenity in relation to addressing pollution, contaminated land and land stability which are issues requiring high levels of professional advice not available to the Town Council. There are general references to the protection of amenity within Policies MDNDP3, MDNDP8 and MDNDP10 where the uses are considered to be such that there would be more than a general effect on amenity through the use proposed.</p> |
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| <p>contaminated land or land stability issues (NPPF para 120).</p> <p>Ensure any site for a new use takes account of ground conditions and land instability including mining, pollution arising from previous uses, and any mitigation impacts on remediation or impacts on the natural environment arising from remediation (NPPF para 121, bullet 1).</p> <p>The development itself should be an acceptable use of land, and the impacts of use, rather than the control processes or emissions themselves which are subject to approval under pollution control regimes (NPPF para 122).</p> <p>Avoid noise giving rise to significant adverse impacts on health and quality of life (NPPF para 123, bullet 1)</p> <p>Mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through use of conditions (NPPF para 123, bullet 2).</p> <p>Not have unreasonable restrictions to continuance of business (NPPF para 123, bullet 3).</p> <p>Identify and protect areas of tranquillity (NPPF para 123, bullet 4).</p> <p>Comply with EU limit values or national objectives for pollutants,</p> | | |
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| <p>taking into account Air Quality Management Areas (NPPF para 124).</p> <p>Limit impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation through good design (NPPF para 125).</p> <p>Conserving and enhancing the historic environment</p> <p>Set out a positive strategy for the conservation and enjoyment of the historic environment (NPPF para 126).</p> <p>Are there any heritage assets most at risk through neglect, decay or other threats that can be addressed through enabling development (NPPF para 126)?</p> <p>Take account of the desirability of sustaining and enhancing the significance of heritage assets (NPPF para 126, bullet 1)</p> <p>Tale account of the wider social; cultural, economic and environmental benefits that conservation of the historic environment can bring (NPPF para 126, bullet 2)</p> <p>Take account of the desirability of new development making appositive contribution to local character and distinctiveness (NPPF para 126, bullet 3)</p> | <p>Policy CS6: Sustainable Design and Development Principles (see above)</p> <p>Policy CS17: Environmental Networks (see above)</p> <p>Policy MD13: The Historic Environment</p> <p>In accordance with Policies CS6 and CS17 and through applying the guidance in the Historic Environment SPD, Shropshire’s heritage assets will be protected, conserved, sympathetically enhanced and restored by:</p> <ol style="list-style-type: none"> 1. Ensuring that wherever possible, proposals avoid harm or loss of significance to designated or non-designated heritage assets, including their settings. 2. Ensuring that proposals which are likely to affect the significance of a designated or non-designated heritage asset, including its setting, are accompanied by a Heritage Assessment, including a qualitative visual assessment where appropriate. 3. Ensuring that proposals which are likely to have an adverse effect on the significance of a non-designated heritage asset, including its setting, will only be permitted if it can be clearly demonstrated that the public benefits of the proposal outweigh the adverse effect. In making this assessment, the degree of harm or loss of significance to the asset including its setting, the importance of the asset and any potential beneficial use will be taken into account. Where such proposals are permitted, measures to | <p>Only NDP Policy MDNDP8 falls within or affects the setting of a heritage asset and specific reference, assisted through advice from Historic England is made to ensure both visible and potential assets are adequately protected.</p> <p>Nothing in this NDP would restrict the use of the relevant Shropshire Local Plan policies listed when considering planning applications.</p> <p>None of these or other policies elsewhere in this NP are considered inconsistent with Government or Local Plan provisions relating to protecting and enhancing the historic environment.</p> |
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| <p>Developers should describe the significance of any heritage asset and its setting affected by proposals and LPAs should also identify and assess significance, taking this into account when considering the impact of proposals on heritage assets (NPPF paras 128 and 129).</p> <p>Ensure policies for development affecting historic assets and their settings are properly assessed, including considering uses consistent with their conservation, their contribution to the community, their economic viability, and contribution to local character and distinctiveness (NPPF para 131).</p> <p>Harm or loss should require clear and convincing justification. Substantial harm or loss of a designated heritage asset should be exceptional and wholly exceptional for assets of higher weight (NPPF paras 132 and 133).</p> <p>Less than substantial harm should be weighed against public benefit (NPPF para 134)</p> <p>The effect of development on the significance of locally important assets should be balanced against the scale of the harm (NPPF para 135).</p> <p>Look for opportunities for new development within conservation</p> | <p>mitigate and record the loss of significance to the asset including its setting and to advance understanding in a manner proportionate to the asset's importance and the level of impact, will be required.</p> <p>4. Encouraging development which delivers positive benefits to heritage assets, as identified within the Place Plans. Support will be given in particular, to proposals which appropriately conserve, manage or enhance the significance of a heritage asset including its setting, especially where these improve the condition of those assets which are recognised as being at risk or in poor condition.</p> | |
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| <p>areas or within the setting of a heritage asset to enhance or better reveal their significance (NPPF para 137)</p> <p>Non designated heritage assets of archaeological interest that are demonstrably equivalent to a scheduled monument should be considered subject to policies for designated heritage assets.(NPPF para 139)</p> <p>Make information about the significance of the historic environment gathered as part of the plan making process publicly assessable (NPPF para 141).</p> <p>Developers should record and advance understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and the impact, making evidence publicly accessible (NPPF para 141)</p> | | |
| <p>Waste Planning</p> <p>Local authorities should have regard to policies in National Waste Management Plan and other policies in the NPPF so far as they may be relevant (NPPF para 5).</p> | <p>Policy CS19: Waste Management Infrastructure</p> <p>Sustainable waste management facilities and services will help to deliver greater resource efficiency for communities and businesses. This will be achieved by:</p> <ul style="list-style-type: none"> • Encouraging proposals for additional capacity to divert waste away from landfill in a way consistent with the waste hierarchy and the principles and targets of national, regional and local policies and strategies, including the principle of 'equivalent self-sufficiency' and an allowance for cross boundary waste flows; • Identifying specific sites to deliver additional waste transfer, recycling and recovery facilities to address the capacity gap of about 150,000 tonnes/year identified in RSS. Sites will be allocated | <p>No specific strategic proposals for dealing with waste at Market Drayton are included in the Local Plan and no local issues have been identified to be included in this NDP. The matter needs to be addressed on a strategic level.</p> <p>However, NDP Policy MDNDP1 may result in the creation of excavated material which will need to be to consider how they might minimise construction waste. Specific</p> |

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| | <p>as part of the SAMDev DPD in accessible locations close to the main urban areas within the broad locations identified in Figure 9. Outside these broad locations, Shropshire Council will support applications for smaller scale waste facilities capable of meeting local needs in locations which are consistent with the principles and site identification criteria set out in national and regional policy;</p> <ul style="list-style-type: none"> • Supporting the co-location of waste facilities and the integration of new waste facilities or space in the design of new development; • Requiring applications for all types of development to include information about the management of waste during their construction and subsequent operation as part of the completion of the sustainability checklist required by Policy CS6; • Ensuring that the continued operation of existing waste management facilities in locations which are consistent with the site identification criteria for new sites is safeguarded, including against the encroachment of incompatible uses, in a way consistent with Policy CS8 and national and regional guidance. | <p>reference is made to the need to ensure this is dealt with in accordance with policy CS19 (and CS20t).</p> |
| <p>Meeting the challenge of climate change, flooding and coastal change</p> <p>Plan in locations and ways to reduce greenhouse gas emissions (NPPF para 95, bullet 1).</p> <p>Actively support energy efficiency improvements to existing buildings (NPPF para 95, bullet 2).</p> <p>Positively promote and maximise energy from renewables and low carbon sources while ensuring adverse effects are addressed satisfactorily, including cumulative effects (NPPF para 97, bullets 1 & 2).</p> <p>Identify opportunities for renewable energy and low carbon sources and/or supporting infrastructure</p> | <p>Policy CS6: Sustainable Design and Development Principles (see above)</p> <p>Policy CS18: Sustainable Water Management</p> <p>Developments will integrate measures for sustainable water management to reduce flood risk, avoid an adverse impact on water quality and quantity within Shropshire, including groundwater resources, and provide opportunities to enhance biodiversity, health and recreation, by ensuring that:</p> <ul style="list-style-type: none"> • Planning applications and allocations in the Site Allocations and Management of Development (SAMDev) DPD, are in accordance with the tests contained in PPS25, and have regard to the SFRAs for Shropshire; • New development is designed to be safe, taking into account the lifetime of the development, and the need to adapt to climate change. Proposals should have regard to the design guidance | <p>The location of development meet Market Drayton being a sustainable location with regard to accessibility to services and facilities and minimising the need to travel.</p> <p>The relocation of recreational facilities under NDP Policy MDNDP3 will move the provision away from its current central location within the town. However, it has to be recognised that the playing fields serve a far wider hinterland than just town residents and this includes many of the surrounding parishes and beyond. Shropshire Local Plan indicates subsequent housing growth will be to the north of the A53 and this proposal will enable a high degree of permeability that would promote walking and cycling to the new playing fields from the areas anticipated for housing development in this</p> |

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| <p>(NPPF para 97, bullet 3).</p> <p>Support community-led initiatives for renewable and low carbon energy (NPPG para 97, bullet 4).</p> <p>Identify opportunities for development to draw its energy supply from decentralised renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers (NPPF para 97, bullet 5).</p> <p>Ministerial Statement, 18 June 2015 requires that proposals for wind energy development, local planning authorities should only grant planning permission if the development is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and the proposal has their backing.</p> <p>Take account of climate change on water supply and changes to biodiversity and landscape, or manage risk through suitable adaptation measures (NPPF para 99).</p> <p>Development should avoid increased vulnerability arising from climate change in terms of flood risk, including through suitable adaptive measures such as green infrastructure where necessary (NPPF para 99).</p> | <p>provided in the SFRAs for Shropshire;</p> <ul style="list-style-type: none"> • All development within local surface water drainage areas, as identified by the Water Cycle Study, and any major development proposals, demonstrate that surface water will be managed in a sustainable and coordinated way. Proposals will be supported by either a Surface Water Management Statement or Plan, depending on the scale of the development; • All developments, including changes to existing buildings, include appropriate sustainable drainage systems (SUDS) to manage surface water. All developments should aim to achieve a reduction in the existing runoff rate, but must not result in an increase in runoff; • New development improves drainage by opening up existing culverts where appropriate; • Proposals within areas of infrastructure capacity constraint, as identified by the Water Cycle Study and the Implementation Plan, and any major development, demonstrates that there is adequate water infrastructure in place to serve the development; • New development enhances and protects water quality, including Shropshire’s groundwater resources; • New development, including changes to existing buildings, incorporate water efficiency measures, in accordance with the sustainability checklist in Policy CS6, to meet the water efficiency objectives within the Shropshire Water Cycle Study to protect water resources and reduce pressure on wastewater treatment infrastructure. <p>Policy MD2: Sustainable Design (see above)</p> | <p>vicinity. This would reduce vehicular traffic and have benefits in terms of minimising greenhouse gas emissions from necessary growth. The current site has limited direct links with foot access being through circuitous routes and no cycle access. Inspection indicates that only a limited number of users and supporters access the area through walking. Additional provision is needed in any event because there is demand that is currently not being met. A split site would be needed if the current facility were to remain and additional provision provided elsewhere to meet the outstanding needs. The replacement of playing fields with housing on the current site would enable more people to gain access to town centre shops, services and facilities through walking than if the housing provision was further aware and therefore there is likely to be a net benefit in terms of effect on greenhouse gases because the number of such trips would be far greater.</p> <p>NDP Policies MDNDP2 (and through it Policy MDNDP1) and MDNDP4 require developers to undertake detailed flood risk assessments given their proximity to water courses.</p> <p>Nothing in this NDP prevents the local planning authority asking for local flood risk assessments in relation to other proposals, either in this plan or through the planning application process.</p> <p>No other policies are considered inconsistent with Government or Local Plan approach to mitigating the effects of or adapting to climate change.</p> |
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| <p>Use the sequential and exception tests (NPPF para 100)</p> <p>Safeguard land needed for current and future flood management (NPPF para 100, bullet 3)</p> <p>Use development opportunities to reduce causes and impacts of flooding (NPPF para 100, bullet 4)</p> | | |
| <p>Facilitating the sustainable use of minerals</p> <p>Avoid needlessly sterilising specific mineral resources of local and national importance by allowing non-mineral development.</p> | <p>Policy CS20: Strategic Planning for Minerals.</p> <p>Shropshire’s important and finite mineral resources will be safeguarded to avoid unnecessary sterilisation and there will be a sustainable approach to mineral working which balances environmental considerations against the need to maintain an adequate and steady supply of minerals to meet the justifiable needs of the economy and society. This will be achieved by:</p> <ul style="list-style-type: none"> • Protecting Mineral Safeguarding Areas (MSA’s) and rail freight facilities which could contribute to the sustainable approaches defined in Figure 10. Non-mineral development in these areas or near protected rail freight sites will be expected to avoid sterilising or unduly restricting the working of proven mineral resources, or the operation of mineral transport facilities, consistent with the requirements of national and regional policy; • Encourage greater resource efficiency by supporting the development and retention of waste recycling facilities which will improve the availability and quality of secondary and recycled aggregates in appropriate locations as set out in Policy CS 19; • Maintaining landbanks of permitted reserves for aggregates consistent with the requirements of national policy guidance. Shropshire will provide for an appropriate contribution to the sub-regional apportionments for sand and gravel and crushed rock and proposes to maintain the current level of production and current percentage regional contribution, unless and until robust | <p>NDP Policy MDNDP1 contains a proposal that falls within a Mineral Safeguarding Area.</p> <p>No study of the area covered by NDP Policy MDNDP1’s use as a source of sand and gravel has been undertaken but this is considered unnecessary in view of its location in relation to the urban area where works would have a significantly detrimental effect on amenity. The proposal in the NDP will have far greater and longer lasting benefits to the local economy. Accordingly, it is considered that the local significance of the proposed uses outweighs the value of any mineral extraction such that the comprehensive proposal meets one of the exemptions set out through SAMDev Plan policy MD16.1.iii).</p> |

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| | <p>evidence is available which indicates that higher levels of production are required. 'Broad locations' for the future working of sand and gravel are identified in Figure 11. Sites capable of helping to deliver the sub-regional target for sand and gravel will be allocated within these areas in the SAMDev DPD;</p> <ul style="list-style-type: none"> • Only supporting proposals for sand and gravel working outside these broad locations and existing permitted reserves, where this would prevent the sterilisation of resources, or where significant environmental benefits would be obtained, or where the proposed site would be significantly more acceptable overall than the allocated sites; • Supporting environmentally acceptable development which facilitates the production of other mineral resources such as crushed rock, clay and building stone to meet both local needs, including locally distinctive materials, and to help meet cross boundary requirements. Environmentally acceptable proposals for the exploration, appraisal and production of hydrocarbon resources, including coalbed methane, will be supported as a contribution to meeting the requirements of national energy policy; • Priority will be given to environmentally acceptable restoration and aftercare proposals which can deliver targeted environmental or community benefits consistent with Policies CS8, CS17 and CS18. More detailed policies against which applications for mineral development can be assessed will be provided in the SAMDev DPD. <p>Policy MD16: Mineral Safeguarding</p> <p>1. Applications for non-mineral development which fall within Mineral Safeguarding Areas (MSA) and which could have the effect of sterilising mineral resources will not be granted unless:</p> <ol style="list-style-type: none"> i. The applicant can demonstrate that the mineral resource concerned is not of economic value; or ii. The mineral can be extracted to prevent the unnecessary sterilisation of the resource prior to the development taking place without causing unacceptable adverse impacts on the environment and local community; or iii. The development is exempt as set out in the supporting text below. <p>2. Consistent with the requirements of Policy MD8, applications for</p> | |
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| | <p>non-mineral development within the identified buffer zone surrounding identified mineral transport and processing facilities will not be granted unless the applicant can demonstrate that:</p> <ul style="list-style-type: none"> i. The development proposed would not prevent or unduly restrict the continued operation of the protected infrastructure; or, ii. That the identified facilities are no longer required or that viable alternative facilities are available. MSA boundaries and protected mineral transport and processing facilities are identified on the Policies map and insets. The buffer zones which will apply to protected resources and facilities are identified in the explanatory text below. <p>3. Applications for permission for non-mineral development in a MSA must include an assessment of the effect of the proposed development on the mineral resource beneath or adjacent to the site of the development or the protected mineral handling facility (termed a Mineral Assessment). This assessment will provide information to accompany the planning application to demonstrate to the satisfaction of the MPA that mineral interests have been adequately considered and that known mineral resources will be prevented, where possible, from being sterilised or unduly restricted by other forms of development occurring on or close to the resource;</p> <p>4. Identification of these areas does not imply that any application for the working of minerals within them will be granted planning permission.</p> | |
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Section 4 – Compliance with European Obligations

| European Obligation | Market Drayton Neighbourhood Development Plan Provisions |
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| Strategic Environmental Assessment | <p>The SEA for Market Drayton Neighbourhood Development Plan indicates that overall, it is considered that the NDP is in general conformity with both national planning policies contained in the National Planning Policy Framework and strategic policies set within the Shropshire Local Plan Core Strategy and SAMDev Plan. It does not propose any growth that would be significantly over and above that set out as guidelines by strategic policies.</p> <ul style="list-style-type: none"> <li data-bbox="757 411 1944 539">i. The assessment shows that the NDP objectives and policies are mainly positive or neutral. Where effects are uncertain there are no reasons why they should not have a minor, neutral or even positive effect where the appropriate safeguards are put in place through applying appropriate policies, particularly those within the SAMDev Plan (Para 8.34). <li data-bbox="757 539 1944 970">ii. Changes to the Regulation 14 draft plan have resulted in three policies where negative effects are anticipated, an increase of one upon that previous draft. The loss of agricultural land through policies MDNDP1 and MDNDP6 and the second the potential to increase the need to travel through policies MDNDP4 and MDNDP6. It is not possible to mitigate the first although provision of allotments in association with policy MDNDP3 and elsewhere within developments may reduce the overall effect. The disadvantage is outweighed by benefits in terms of positive contributions to the local economy, heritage, green infrastructure and health and wellbeing. The second could be mitigated by potential to increase the viability of the town's bus service through increased patronage within the general vicinity of the housing sites. In addition, there are benefits in terms of proximity to one of the town's main employment areas in one instance and the town's recreation area in the other. As MDNDP4 and MDNDP6 are supporting policies to MDNDP1 and MDNDP3, they will support the benefits explained for the proposals in those policies and also key Neighbourhood Development Plan objectives. (para 8.39) <li data-bbox="757 970 1944 1098">iii. None of the policies are considered to be in conflict with the NPPF or Shropshire Local Plan Core Strategy together with its SAMDev Plan. The latter two documents themselves have undergone Sustainability Appraisals, and these plans support the NDP policies as measures to implement higher level policies within a local context (para 8.406). |
| Habitats Regulation Assessment | <p>There are no designated international nature conservation sites that would be affected by the NDP. Shropshire Council has scoped the need for an Assessment under the Habitats Regulations and advised that there is likely to be no significant effect upon any designated sites to which the Regulations apply as a consequence of any policies or proposals within the NDP.</p> |
| Human Rights | <p>The policies within the Plan are considered to comply with the requirements of the EU obligations in relation to human rights.</p> |

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| Water Framework Directive | The Environment Agency has not indicated that any proposals within this Plan would conflict with measures and provisions it is advocating to meet its obligations under this Directive as set out in the Severn River Basin Management Plan. |
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