



For Shropshire Council use  
Respondent no:

# Market Drayton Neighbourhood Plan Publication Consultation

## Response Form

Consultation period ends:  
**Tuesday 24 July 2018**

Shropshire Council is inviting representations on the submission version of the Market Drayton Neighbourhood Plan, prepared by Market Drayton Town Council.

Representations must have been received by Shropshire Council no later than **5pm on Tuesday 24 July 2018**. Representations received beyond this date will not be considered.

Representations can be submitted by e- mail to [planning.policy@shropshire.gov.uk](mailto:planning.policy@shropshire.gov.uk) or by post to: Planning Policy, Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

**1) Your details: Who is making these representations?**

Name:	MELANIE JOYCE – CLERK/RFO NORTON IN HALES PC
Organisation (if applicable):	NORTON IN HALES PARISH COUNCIL
Address:	
Email:	
Telephone:	

2) If you are an Agent, please use the following box to tell us who you are acting for:

Name:	
Organisation (if applicable):	
Address:	
Email:	
Telephone:	

3) Do you support or object to the Market Drayton Neighbourhood Plan? (Please tick a box)

Support  
Object

**Object**

4) Your representations

Please specify which paragraph or policy your representations relates to and if you are suggesting any amendments. Please use a separate sheet if you need more space.

Section of the Plan	Comments
1. Introduction and Background	<p>'1.2 On 13th January 2015, Market Drayton Town Council made a formal submission to Shropshire Council to designate an area comprising the Market Drayton Town Council area and small parts of its adjacent parishes as a Neighbourhood Plan Area under the Localism Act 2011, with the intention of preparing this NDP. The area covered by this NDP is shown on Map 1 and extends beyond that administered by Market Drayton Town Council to include parts of Adderley, Moreton Say and Norton-in Hales Parishes. '</p> <p>'Following a consultation period, including discussions with those adjacent parish councils, Shropshire Council approved the application to be an appropriate basis for the development of a neighbourhood plan.'</p> <p>Norton in Hales Parish Council <b>objects</b> to the inclusion of land from within its Parish being included within the Market Drayton NP and, in particular, to the failure of Market Drayton Town Council to undertake a correct and formal consultation process with the Parishes, during the entire process of developing the Plan.</p>

<p><b>2. Shropshire Local Plan (Core Strategy and SAMDev Plan) Context</b></p>	<p>The Local Plan makes provision for the expansion of Market Drayton across the A53. However, the Parish Council is firmly of the belief that any conversations regarding expansion into its Parish should have been held between Shropshire Council and the Parish with Market Drayton Town Council as a consultee in that process. Norton in Hales should be the lead Parish in any proposals. The Parish Council anticipates a second attempt to apply for a boundary review to incorporate land from within the 3 Parishes should the Neighbourhood Plan go ahead.</p>
<p><b>3. Vision, Issues and Objectives</b></p>	<p>Norton in Hales Parish Council objects to the inclusion of land from within its Parish being included in this Plan which will bring no material benefits to the Parish. Norton in Hales Parish Council would prefer to include the area of land within its own NP thereby being in control of formulating and developing the aims and aspirations of land use within its own Parish.</p> <p>Whilst MD TC claims to have sent out 1500 questionnaires to households extending beyond the catchment area, none were received within Norton in Hales Parish and the electorate were largely oblivious to the MDTC ‘consultation’ process and its intentions.</p> <p>The final version of the Plan was shown by power point presentation to representatives from the 3 Parishes by the Clerk, (it was noted that no Councillors from MD TC Steering Group were present ) however hard copies of the maps were not made available. It was noted that, for example, an area of housing had been included in the Longford area of Moreton Say which had not been included in previous versions.</p> <p>Whilst the Plan demonstrates MDTC’s visions and aspirations for land use within NIH Parish, these do not correspond with those of the residents and Parish Council of Norton in Hales. If development is to occur within the Parish, otherwise registered as rural countryside within Shropshire Council’s Local Plan, the PC would prefer it to generate some material benefits to the Parish in terms of CiL monies. During the presentation of the final version of the NP a representative of Shropshire Council confirmed that any CiL local funds would be directed to and spent entirely within the Market Drayton town, as the local service provider. No funds would be returned to the generating parish to upgrade deteriorating infrastructure.</p>
<p><b>4. Planning Policies</b></p>	<p><b>Policy MDNDP1</b> – Proposed Marina and Associated Tourism, Leisure and Related Development  NIH Parish Council queries the level of local support for this scheme as suggested in the Plan.  The proposed development would bring no material benefits to Norton in Hales Parish</p> <p><b>Section 4.11</b> states that: ‘the Town Centre has a limited range of shopping types present and while there is a relatively small vacancy rate an enhanced range of shops that would support the existing shopping offer would be a beneficial addition to Market Drayton as a Principal Centre and enable its hinterland to be expanded’.</p> <p>More investment should be made to revitalise the current town centre</p>

which has visibly degenerated over the last 10 years, rather than building/providing more shopping opportunities outside the Town. The Town centre currently largely comprises coffee, charity and betting shops, fast food outlets and hair salons. To take more business away from the centre will be detrimental to the future of the town centre which is currently struggling and lacks viability. With bus routes in decline generally it is doubtful that an extension of the route will be a viable option. Pedestrian access to the proposed marina area is inadequate.

#### **Policy MDNDP2 – Constraints**

Access: 'The alternative, local access, is direct to the town centre along Maer Lane which does not connect to the A53 and is therefore an appropriate route primarily for local traffic in that there are constraints upon any notable improvements.' This proposed route incorporates a small bridge with a weight restriction and is a very narrow road without footway.

**Additional Housing Sites** 4.22 Shropshire Local Plan sets a guideline figure for new housing in Market Drayton over the plan period 2006-2026 of 1200 and allocates sites that would contribute some 400 new dwellings towards this total. Shropshire Core Strategy identified some 550 dwellings had been built, were committed or identified on potential sites for the period 2006 and 2009. To achieve the outstanding total Shropshire SAMDev Plan indicates that '..... ***there may be potential to deliver additional residential development in the future, should the long-term community aspiration for relocating the Greenfields Sports facility be realised***'.

The inclusion of additional housing in this area has ***not*** been formally consulted upon.

The Parish Council has concerns about the use of flood plains for additional housing provision, allocated from with Adderley Parish area.

#### **Policy MDNDP3 – Alternative Use of Land at Longford Turning for Formal and Informal Recreation.**

NIH PC queries the accessibility of the public (children in particular) being able to easily access the recreation facilities if they are moved to this site.

**Shropshire Council Local Plan MD16 : Mineral Safeguarding 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:** 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. 2. Consistent with the requirements of Policy MD8, applications for 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: 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.*

	<p>The MDNP states that: <b>‘4.14 The site falls within the broadly defined area for a safeguarded mineral resource.</b> No study of the area’s use as a source of sand and gravel has been undertaken but this is <i>considered unnecessary</i> in view of its location in relation to the urban area where works would have a significantly detrimental effect on amenity, while the alternative proposal would 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 <b>one</b> of the exemptions set out through SAMDev Plan policy MD16.1.iii).’</p> <p>The Parish Council is not of the opinion that the applicant can demonstrate that an exemption has been met. A study has not been undertaken of the resources available – no alternative option has been put forward to permit continued operation of the protected infrastructure and no proof has been given that the facilities are no longer required or a viable alternative facility suggested.</p>
<p><b>5. Delivering the Plan</b></p>	<p><b>Delivering the Plan: Partnership Approach 5.1 Shropshire Council, as Local Planning Authority will be responsible for determining planning applications in accordance with the policies set out in this NDP. The relevant Town and Parish Councils will be consulted and respond in accordance with this plan where appropriate. However, delivering a number of the proposals will require a partnership approach between the Town and Parish Councils concerned,</b> Shropshire Council, relevant community organisations, a number of agencies and national organisations, landowners and developers. Mechanisms to bring them forward in a timely manner are expected to be established with appropriate reporting arrangements to ensure monitoring of delivery.</p> <p>Norton in Hales Parish Council has serious concerns about the above statement that the Parish Councils will be formally and properly consulted. To date the consultation process offered by Market Drayton Town Council has been extremely poor. There is no evidence that this will be improved upon going forward. The Town Council has very much taken the stance of ‘informing’ the Parishes of its intentions, rather than actively ‘consulting’ them for their views.</p>
<p><b>Other Comments</b></p>	<p>Norton in Hales Parish Council has undertaken to formulate a joint/complex Neighbourhood Plan with Moreton Say and Adderley Parishes.</p> <p>Norton in Hales Parish Council requests a formal review of the consultation process undertaken by Market Drayton Town Council in respect of this Neighbourhood Plan.</p>

**5) Would you like to be notified of Shropshire Council's decision under Regulation 19 of the Neighbourhood Planning (General)**

**(Amendments) Regulations 2015 to make (adopt) the Market Drayton Neighbourhood Plan?**

Yes  No

**Please note:** Under the Local Government (Access to Information) Act any representation received by Shropshire Council on the Market Drayton Neighbourhood Plan Publication may be inspected by members of the public and cannot be treated in confidence. Comments and respondent's names will also be made available on the Council's website.

**Thank you for completing this response form.**