Shropshire Council: Shropshire Local Plan

Representation Form

*Please complete a separate **Part B Representation Form** (this part) for each representation that you would like to make. One **Part A Representation Form** must be enclosed with your **Part B Representation Form(s).***

*We have also published a separate **Guidance Note** to explain the terms used and to assist in making effective representations.*

Part B: Representation

Name and Organisation:	Advance Land & Planning Ltd on behalf of Seabridge Developments Ltd

Q1. To which document does this representation relate?

- [x] Regulation 19: Pre-Submission Draft of the Shropshire Local Plan
- [ ] Sustainability Appraisal of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan
- [ ] Habitats Regulations Assessment of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan

(Please tick one box)

Q2. To which part of the document does this representation relate?

Paragraph:		Policy:	S11.1(i)	Site:	Market Drayton	Policies Map:	MDR039 & MDR043

Q3. Do you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is:

	Yes:	No:
A. Legally compliant	☐	☑
B. Sound	☐	☑
C. Compliant with the Duty to Co-operate	☑	☐

(Please tick as appropriate).

Q4. Please give details of why you consider the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

The relocation of the existing Market Drayton Sports facilities at Greenfields Lane is a central objective of the Strategy, but one that should not be promoted at the cost of unsustainable residential development, particularly where a more suitable site at Victoria Farm is potentially available to accommodate the relocation (MDR046). The Longford Turning allocations, have a number of potentially fatal difficulties and flaws in relation to the provision of safe and convenient pedestrian and cycleway access; unsuitable topography; significant landscape impacts and creation of unsustainable residential development.

The Site Assessments schedule gives both MDR039 and MDR043 an overall score of '-8' and 'Poor' Sustainability and it is further noted that the Residential Conclusion Map (Appendix F of the SLAA Residential Sites 2018) identifies MDR043 as 'rejected' and yet both sites are proposed to be allocated, even though paragraphs 5.153 and 5.154 of the text suggest a lack of confidence in their deliverability and refer to the opportunity for potential alternative locations, which could include land at Victoria Farm (SLAA site MDR046)

The comprehensive representation provides more context and detail for the objections to the proposed allocations MDR039 & MDR043.

(Please continue on a separate sheet if necessary)

Q5. Please set out the modification(s) you consider necessary to make the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at Q4 above.

Please note that non-compliance with the duty to co-operate is incapable of modification at examination. You will need to say why each modification will make the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The proposed allocations MDR039 and MDR043 should be deleted and consideration should be given to the opportunity for relocating the Greensfields Lane sports and recreation facilities and associated enabling residential development at Victoria Farm (SLAA site MDR046) as part of a comprehensive mixed-use development associated with the delivery of the marina and related uses and enabling development.

(Please continue on a separate sheet if necessary)

Please note: *In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.*

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

Q6. If your representation is seeking a modification to the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan, do you consider it necessary to participate in examination hearing session(s)?

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

☐ No, I do not wish to participate in hearing session(s)

☑ Yes, I wish to participate in hearing session(s)

(Please tick one box)

Q7. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

We have submitted a comprehensive representation which comments on a number of elements of the Plan in relation to Market Drayton, some in support and some in objection and we consider our participation in any discussion on the policies and proposals for the Town will further our client's objectives to delivery the Plan's proposals and aspirations and most importantly, assist the Inspector.

(Please continue on a separate sheet if necessary)

Please note: *The Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.*

Signature: Andy Williams

Date: 23/02/2021

Office Use Only	Part A Reference:
	Part B Reference: