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:	5.156 and Appendix 7	Policy:	S11.1(i)	Site:	Market Drayton	Policies Map:	MDR012 & MDR034

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.

For the reasons stated in our comprehensive representation, it is plainly evident that MDR012 and MDR034 represent the most appropriate and sustainable housing development opportunities on the periphery of the Town, because they are within convenient walking distance of the centre and they are effectively enclosed by the Canal to the north-east-and employment (existing and proposed) to the north-west and so development here will be well related to the urban area and seen as within the physical and visual confines of the Town.

Our client therefore offers strong support for the allocation of MDR012 (70 units) and MDR034 (120 units) for housing, since the allocations are supported by evidence and by any objective planning assessment, are perfectly acceptable and indeed, represent the most appropriate opportunities for housing development outside of the current development boundary.

We are, however, confused by reference in the Development Guidelines for both MDR012 and MDR034, which in the second paragraph mention “the proposed marina”, even though it is not currently a proposal, but merely an aspiration.

(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 second paragraph of the Guidelines for both MDR012 and MDR034 should be modified to read: "Pedestrian and cycle links will be enhanced or provided through the site and linking into the town and to the existing canal towpath (subject to the approval of the Canal and River Trust), in order to improve the site's overall sustainability."

This modification to the Guideline would facilitate linkage to any future proposals that may come forward for a marina on land at Victoria Farm, including any associated improvements to pedestrian connectivity to the north of the Canal and over the A53 to link to the towpath.

Paragraph 5.156 should reasonably include reference to the proposed housing allocations on land off Maer Lane (MDR012 and MDR034), since these two allocations are capable of being delivered early in the plan period and Seabridge Developments Limited fully intends to bring both sites forward for housing development without delay.

Appendix 7 should also be amended to reflect our Client's stated objective of their early delivery.

(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: