

Market Drayton Town Council

Statement of Intent- Neighbourhood Plan 2015

Neighbourhood Planning - concept and development

1. In November 2014, Market Drayton Town Council considered the development of a Neighbourhood Plan for the Town.
2. A Neighbourhood Plan is a process which is intended to give local communities more say in planning development in their area; it is a voluntary process and will only be made for a given area if the local Council i.e. Market Drayton Town Council (the relevant body) takes the initiative to prepare one. The Neighbourhood Plan will be an important factor in determining how Market Drayton develops over the next 10 to 25 years. The Town Council must establish what the concerns and priorities of the local residents are in order to formulate a plan that is acceptable to the majority of voters.
3. The Neighbourhood Plan will be able to influence local planning policy for the area; e.g. if and where any new development takes place, the number of new houses that might be built, the character of new development, the need to improve the infrastructure, including traffic issues, jobs and employment policy, open space and environmental issues. It is important that the Community and businesses put forward their views so that they can be taken into consideration in preparing the plan. It thus pulls together and crucially updates both existing plans and new ideas into a longer term single focus with enhanced opportunities for benefit locally.
4. Once adopted, the Planning Authority, Shropshire Council, will have a statutory obligation to consider the policies in the plan when determining planning applications, together with existing policies in the National Planning Policy Framework and the Shropshire Local Plan. None of the policies in the Market Drayton Local Plan can conflict with the policies in the other two documents.
5. In addition to the new legislation that has given rise to this opportunity, the Government has also changed the way that public infrastructure associated with development is provided. Previously, legal agreements were used to secure off-site infrastructure, such as highway improvements, school expansions etc. In future, such items will be provided through the Community Infrastructure Levy (CIL) which is a tax on the uplift in the value of development land introduced in 2012. CIL revenue must be used to invest in infrastructure which addresses or mitigates the additional burden imposed by new developments. Shropshire Council will continue to use S106 Agreements to secure site specific mitigation and affordable housing and in some instances, S106 Agreements where more suitable will be used for larger development sites that have their own specific infrastructure needs. Two CIL rates currently apply in Shropshire: £40/sqm in urban areas and £80/sqm in rural areas. Areas with an adopted formal Neighbourhood Plan will receive more Neighbourhood Fund (25%) in relation to those without such a Plan (15%).
6. In January 2015, the Town Council unanimously decided to proceed and develop a Neighbourhood Plan which will both provide a new perspective on a longer term basis and update the objectives of existing plans. Accordingly a request for a designated Neighbourhood Plan Area was submitted to Shropshire Council along with a statement setting out reasoning for a Neighbourhood Plan - copy attached

7. The Town Council formally approved the setting up of a Steering Group made up of Councillors and members of the Community that will bring specialist skills to the process.

Objectives & Vision for Market Drayton

Taking account of previous plans, and people's responses to community aspirations, the vision is for Market Drayton to:

- be a good place to live and work,
- have an enterprise culture which attracts investors and supports existing and vibrant new businesses
- provide good employment opportunities supported by skills and training facilities
- continue to support improvements and developments to the town centre
- ensure that the infrastructure e.g. housing , education facilities , transport , IT etc is developed to meet local needs
- support improvements to the environment and facilities , including the canal area
- provide excellent sports and leisure facilities
- Support high quality, accessible health and care services with a focus on wellbeing.
- encourage tourism and visitors to a thriving and prosperous town

These and other issues to be identified and prioritised could form the basis of detailed plans and proposals accordingly.

The objective is to produce a Neighbourhood Plan that encompasses the long term aspirations and issues put forward by all sectors of the Community and to secure support for implementation of its key priorities.

Existing Resources/Research Documentation/Evidence

The following represent existing sources of information that can inform the Neighbourhood Plan:

1. Market Drayton Community led Town Plan – September 2011
2. Shropshire Council's SAMDev (Site Allocations & Management of Development) Document
3. Shropshire Council Core Strategy 2010 - 2020
4. Market Drayton & Surrounding Area Place Plan- 2010
5. Market Drayton Market Towns Initiative Programme 2002-06
6. Skill Smart – Location model Market Drayton Town Centre 2010
7. Market Drayton Town Centre Revitalisation Programme 2010 – 2014
8. Market Drayton Tourism Strategy - 2015

Stakeholders in the development of Neighbourhood Plan

1. Market Drayton Town Council
2. Market Drayton Community Partnership
3. Residents of Market Drayton

4. Adjoining Parish Councils
5. Shropshire Council
6. Local Business Groups
7. Schools/Colleges
8. Voluntary Groups
9. Sports and Recreational Groups
10. Landowners
11. Tourism Groups

Support Resources

The Neighbourhood Plan Steering Group presently includes the following:

- Richard Priestley – Market Drayton Community Partnership – Steering Group Chairman
- Alastair Duncan–Halletec Environmental Limited
- Roger Hughes – Town Councillor and Shropshire Councillor
- David Minnery-Town Councillor and Shropshire Councillor
- Lee Ridgeway -Town Councillor
- Tim Beckett – Town Mayor
- Julie Jones – Town Clerk for Market Drayton
- Peter Wilson - Neighbourhood Plan Co-ordinator
- Nicola Fisher- Community Enablement Officer-Shropshire Council
- Shropshire Council Officers

Market Drayton Town Council has already committed to invest in non-recurring costs for external assistance with the commissioning of a Neighbourhood Plan Co-ordinator .It is also acknowledged that additional investment will be needed during the process to support the costs of specific external expertise in relation to e.g. planning submissions, bid proposals, engagement and consultation, report writing and publishing the plan. It is anticipated that external funding will help to support the first year of the process.

How Market Drayton neighbourhood Plan is to be determined

1. Let's start at the end.

The Neighbourhood Plan will be the subject of a referendum at which everybody registered to vote in the electoral area will be entitled to vote. Unless more than half of those who vote in the referendum approve the plan it will not be adopted and will have no weight in the decision making process. It is very clear, therefore, that the public / residents have a massive role to play in the process. It would be pointless if the Town Council produced a plan that did not have local support as it will not be voted through. Community engagement is therefore very much at the heart of this process. A process flow-chart is attached.

2. Now back to the beginning.

The Neighbourhood Plan Steering Group will undertake a data gathering exercise and will be consulting widely with the community generally to gain a good understanding of the issues, concerns and ideas as well as identifying the aims. A draft plan will be produced, containing

policies, proposals and options. Wide consultation will occur followed by the production of a final draft plan. The plan will then be examined by an independent expert for compliance with all relevant legislation and the Shropshire Council Local Development Framework Core Strategy. Once it has been passed, the referendum is held and, if approved by local residents, the plan is adopted and becomes planning policy. Future planning applications will be determined taking account of the Neighbourhood Plan. It is an opportunity for local residents, through the Town Council, to influence and exert much greater control over the type and nature of development to be permitted. External specialist support will be required to ensure technical compliance and preparation of the plan; financial support should be forthcoming to facilitate this.

The target timeframe for completing the Neighbourhood Plan is between September 2016 and at the latest March 2017.

Market Drayton Neighbourhood Plan steering group

March 2015 v 6

Market Drayton Neighbourhood Plan

Planning process and flow chart

