

Summary of actions agreed at Market Drayton and Rural Parishes Community Covenant Meeting

Wednesday the 24th of June 2026, 1pm-3pm

Attendees

Charlotte Hollins - General Manager, Fordhall Community Land Initiative / We're Right Here Campaign.
Mel France - Public Health Principal Integration & Inequalities, Shropshire Council.
Kerry Williams - Shropshire Youth Association.
Tim Manton - Mayor of Market Drayton and Market Drayton Town Councillor.
Michael Dams - Parish Councillor, Chair, Sutton upon Tern.
Sarah Planton - Parish Councillor, Vice Chair, Stoke upon Tern.
Iana Jacobson - Ukrainian Hub.
Lin Sherwin - Parish Councillor, Hodnet.
Judith James - Parish Councillor, Moreton Say.
Catherine McBride – Vicar, Market Drayton St. Mary's Church.
Catherine Westwood - Manager, Market Drayton Library.
Alan Cartwright – Chair, Market Drayton Community Enterprise and Market Drayton Town Councillor.
Barney Hill - Operations and Business Development Manager, Fordhall Community Land Initiative.

Apologies

Carolyn Lawrence - Project Lead, Market Drayton Baby Bank.
Richard Kolbe - Deputy Chair, Parent Governors Grove School and Communities Lead.
Jenny Horner - Chair, Market Drayton Patient Group.
Gary Hoggarth - Manager, Festival Drayton Centre.
David Strudley - Chair, Market Drayton Foodbank.
Grant Robertson - Chair, Market Drayton Sports Association.

1. Welcome and purpose

Purpose of meeting to review the Tern Hill Barracks planning principles agreed so far, and to add further details ready for submission.

The deadline for the Local Plan submission is the 15th of July 2026 at 11.59pm.

The group agreed that the next meeting should be used to finalise the wording before submission.

The wider purpose of the Covenant within the Local Plan was also discussed. The group felt it should not be technical and the principles could stand as general planning guidance for the local area. It should explain the values behind the Community Covenant such as, community power, shared responsibility, care for land, inclusion, long-term stewardship and the involvement of future generations.

2. Local Plan submission and role of the Community Covenant

The group discussed how the Community Covenant can be recognised as a strategic partner in the master planning process for the Tern Hill / Market Drayton Barracks site.

There was agreement that local communities and parish representatives hold more knowledge collectively than any single individual. The Covenant should therefore act as a credible route for community input and local insight, helping to shape the site as design plans are put in place.

The group was clear that community involvement should go beyond consultation. Developers should work with the Covenant and local parishes from the beginning, so that community ideas shape the master plan rather than being considered after major decisions have already been made.

- The Covenant wants to be a partner in shaping the development, not simply a consultee.
- Developers should be expected to show how they have engaged with the local community in a meaningful way.
- The submission should be clear enough for Shropshire Council to use, while showing the depth of community thinking behind it.

3. Tern Hill / Market Drayton Barracks and developer engagement

The group discussed the MOD / Barracks site as a major brownfield opportunity for Shropshire. The group supports development of the site in principle, but only if it creates a healthy, sustainable and properly connected community.

There was concern that too many developments are shaped through limited engagement or a box-ticking consultation process. The group felt that the Community Covenant could help change this by creating a more positive, useful and genuinely community-led process.

- The development should be connected to Market Drayton and the rural parishes, not isolated from them.
- It should avoid becoming a disconnected estate, sleeper town or place with limited local contribution.
- The Covenant should show developers that community partnership can make the process smoother and lead to a better, more supported development.

The group also discussed the possibility of creating a visible mark, badge or crest that developers could use to show they have worked well with the Community Covenant and local communities.

Action:

- Continue conversations with the developer / Savills and seek opportunities for the Covenant to be involved early.
Meeting held between Savilled, DIO, Micheal Dams, Sarah Planton and Charlotte Hollins 25.06.26
- Explore whether a site visit can be arranged so the group can better understand the existing land, buildings and opportunities. **Ongoing. Request has been submitted and noted by MOD and DIO.**
- Consider how a Community Covenant support mark or badge could encourage better developer behaviour within Local Plan. **Included**

4. Community ownership and Community Land Trust principles

Charlotte introduced the Community Land Trust model and the group discussed how community ownership structures could support the development. The group does not propose to set up a Community Land Trust at this stage, but felt the model should be promoted and explored for future management of shared green spaces/infrastructure or for affordable homes.

The discussion recognised that community benefit of such a model can be far greater than simply the financial mechanism of asset management. The value of community ownership can include stronger local voice, long-term stewardship, better use of assets, environmental benefit and stronger social outcomes.

- The Covenant should encourage Shropshire Council and developers to look favourably at Community Land Trust and community ownership models.
- Examples should be gathered from elsewhere in the country where communities have worked well with housing developers.

Action:

- Charlotte Hollins to seek examples of Community Land Trusts or community ownership models working with housing developers. **Example shared during meeting.**
- Mel France to share relevant documents and examples that may support the group's position within the Local Plan.
 - design-of-new-dwellings-spd.pdf [1]
 - design-of-residential-extensions-and-alterations-spd.pdf

5. Housing, accessibility and adaptable design

The group discussed the need for homes and community spaces to be accessible and inclusive from the start. Accessibility was seen as relevant to everyone, including older people, disabled residents, young families, people with pushchairs and children with additional needs.

The group felt it is usually cheaper and better to design accessibility into a development from the beginning, rather than retrofitting homes and public spaces later.

- Homes should be adaptable and suitable for changing needs over time.
- Community buildings, paths, shops, health spaces and play areas should be easy to access.
- The development should include homes for younger people, families, local workers, older people and those with mobility needs.
- The group should consider population needs and forecasted future needs, not just the immediate number of homes.

There was concern that developers may prioritise larger detached homes because they are more profitable. The group felt the development must include smaller, affordable and suitable homes that allow younger people and local families to stay in the area.

Action:

- Include accessibility, adaptable design and affordable homes as clear principles in the submission. **Included**
- Ask what evidence exists on projected population and service needs for the area. **Included**

6. Transport, access and digital connectivity

Transport was described as one of the most important issues. The group agreed that the site must have safe and easy access into Market Drayton and to wider services, employment, education and healthcare.

- Public transport must be realistic and useful, including for workers, young people and residents attending appointments.
- Safe walking and cycling routes are essential, not optional.
- The development should not rely only on car use, but parking and rural realities also need to be understood.
- Access to health services, schools, shops, community spaces and work must be planned from the start.

Digital connectivity was also discussed as essential infrastructure. Super-fast broadband and strong mobile phone coverage are needed for homes, businesses, schools, healthcare, retail and modern community life.

Action:

- State clearly that transport and digital connectivity are essential infrastructure for the development. **Included**
- Include safe routes, public transport, broadband and mobile phone coverage in the Local Plan submission. **Included**

7. Services: schools, early years, health, worship and pharmacy

The group discussed the pressure a large development would place on local services. There was concern about schools, early years provision, GP capacity, dental provision, transport to appointments and access to health services.

- School provision should include early years and the likely need for additional spaces in wider schools.
- Health provision should be planned with the NHS / ICB and local practices, rather than left until after homes are built.
- The group strongly supported the idea of a pharmacy on site or easily accessible to the new community.
- Dental provision should also be considered.
- Places of worship and faith groups should be recognised as providers of wider community support, not only worship.

The group discussed inviting local health representatives to speak with the Covenant, so that the health needs of a new and growing community can be better understood.

Action:

- Explore a conversation with the Market Drayton health practice / local health representatives about future demand and accountability. **To do – Jenny to support**
- Seek a partnership conversation with the ICB around neighbourhood service design. **To do**
- Catherine McBride to prepare wording on the role of places of worship and faith spaces in community provision. **Complete and sent to Charlotte for inclusion.**

8. Retail and everyday services

The group discussed the need for practical everyday services within the development. These should support daily life and reduce unnecessary travel.

- A local food shop / convenience shop with fresh produce should be considered.
- A newsagent, parcel access and post office service would be valuable for residents.
- A chemist / pharmacy should be part of the thinking, linked to health needs.
- Retail spaces should prioritise and incentivize local enterprise, not national chains.

9. Community hub, youth provision and third sector involvement

A major theme of the meeting was the need for a well-designed community hub or shared community space. This should be practical, welcoming, flexible and useful to different groups throughout the week.

- The hub should include youth provision and a safe, comfortable space for young people.
- It should support volunteering, training, young leaders, after-school drop-ins, young parents groups and family support.
- The space should be flexible enough for home education groups, community groups, parties, family gatherings, learning, advice sessions and wellbeing activities.
- A large kitchen, storage space, shared equipment, parking and smaller adaptable rooms were all highlighted as important.

The group discussed the importance of working with third sector organisations to deliver services and create a genuine third space for residents.

The group also discussed the importance of youth voice. Market Drayton has been identified as an area where youth involvement and transformation work could align strongly with the Community Covenant approach.

Action:

- Mel France to invite the youth transformation worker to the next meeting. **Attending Wed Aug 12th 2-4pm**
- Work with Kerry / Shropshire Youth Association and relevant partners to strengthen the youth voice in the Covenant. **Meeting 12th Aug.**
- Include the need for a flexible, communally useful hub space in the submission. **Included**

10. Recreation, sport, green space and stewardship

The group discussed recreation, sports provision, green space and long-term stewardship of land. The Covenant should show that land is not just a development site, but a shared resource that should support health, wellbeing, nature and future generations.

- Sports and recreation provision in Market Drayton will need to expand if a development of this scale comes forward.
- The group should work with Active Market Drayton and other relevant sports partners.
- There was discussion about whether some sports facilities could be located or expanded on the MOD / Barracks site.
- Safe walking and cycling routes should connect green, recreational and community spaces.
- Nature, environmental responsibility and long-term land stewardship should remain central principles.

The voice transcript also reinforced the importance of plain English around land, environment, education, families and future generations. These should be core themes in the final Covenant wording.

Action:

- Keep recreation and sports as a key agenda item for the July meeting.

11. Summary of agreed principles

The group agreed that the submission should be built around the following principles:

- The Covenant wishes to be a strategic partner in the master planning of the Tern Hill / Market Drayton Barracks site.
- Community engagement should be genuine partnership, not a box-ticking consultation exercise.
- The development should support community life, not just provide housing units.
- Homes, public spaces and services should be accessible, inclusive and adaptable.
- The development must include affordable homes for young people, families and local workers.
- Transport, walking, cycling and digital connectivity are essential infrastructure.
- Health, pharmacy, dental, school, early years, worship, retail and community services must be planned from the start.
- A flexible community hub should support youth provision, learning, volunteering, third sector delivery and family life.
- Sports, recreation, green space, nature and land stewardship should be central to the development.
- **The final document should be clear, plain English and values-led, with practical examples where helpful.**

12. Next steps

The next meeting will be used to agree the final wording of the Local Plan submission before the 15 July deadline.

Date of Next meetings:

- Wednesday 15th July 2026, 1pm-3pm - finalise Local Plan submission wording.
- Wednesday 12th August 2026, 2pm-4pm – Presentations regarding Youth Transformation Programme and other opportunities for the Covenant to work in partnership with Shropshire Council to shape service provision.
- Wednesday 2nd September Community Covenant meeting 1pm-3pm, Festival Drayton Centre
- Wednesday 9th September 2026 – Community and Family Hub 9.30-4pm – Volunteers needed.
- Wednesday 14th October 2026 - Community and Family Hub 9.30-4pm – Volunteers needed.

Summary proposals

The Market Drayton and Rural Parishes Community Covenant wishes to be a strategic partner within the master planning and development of the Tern Hill / Market Drayton Barracks site.

We support the development of this site in principle and wish for it to enhance the lives of existing residents together with the lives of its new residents. We want this site to be a flagship for Shropshire because:

- it is community-led;
- it incorporates nature and long-term land stewardship;
- it holds health, wellbeing and accessibility at its core;
- it creates a place that is sought after by young people, families and older residents;
- it integrates with and enhances its locality through thoughtful design, suitable infrastructure, strong services and community empowerment.

Principles the Community Covenant have so far discussed and agree on are:

- Housing should support community life, not just provide units for developer profit.
- The local parishes and Community Covenant should help lead meaningful community engagement so local voices are heard and incorporated.
- Accessible, adaptable and affordable homes are required for people at different life stages and income levels.
- Safe, regular and sustainable transport options should support access to employers, healthcare, education, shops and amenities.
- Super-fast broadband and excellent mobile coverage are required to support modern life, business, schools and services.
- Health, pharmacy, dental, schools, early years, youth provision, faith spaces and retail should be planned as essential parts of the community.
- A flexible community hub should support learning, youth voice, family support, volunteering, third sector delivery and community cohesion.
- Sports, recreation, nature, green spaces and safe walking and cycling routes should be protected, enhanced and properly connected.
- We will actively seek good examples from across the country, ensuring our input reflects local need, national ambition, creativity and a willingness to step out of business as usual.

The Market Drayton and Rural Parishes Community Covenant wishes to develop these principles in greater detail, in partnership with Shropshire Council, the MOD, developers and the wider community.

We hope all partners see the benefit of working with the Community Covenant to create a development that is genuinely community-led, sustainable and beneficial for Market Drayton and the rural parishes.