

Broseley Neighbourhood Plan Strategy Paper



Our vision is for a Broseley that is economically viable, a safe place to live, and one that supports a vibrant community in which every resident can play a part. We want to work with residents and businesses to preserve the town's heritage and character, whilst embracing the development needs, opportunities and challenges of the 21st century. To enable that vision the Neighbourhood Plan will be guided by the following:

1 The NP will use the existing Town Plan (TP) as a starting point.

This has been the consistent policy of the NP Advisory Group since its formation and this policy has been supported by consultation responses over the consultation period.

2 Much of the existing policy detail will readily transfer from the TP to the NP.

The NP will clearly identify policy differences between the TP and NP

3 The provision of additional low cost housing is a high priority for the NP. The NP will support reasonably sized schemes of 100% affordable housing as 'exception sites' outside the development boundary for applicants with local connections.

- a) A priority for affordable housing has been the consistent policy of the NP Advisory Group since its formation and this policy has been consistently supported by consultation responses over the consultation period.
- b) "Exception sites" have specific legal conditions attached to their use. An exception site is a parcel of land where the homes built are reserved solely for local people, in perpetuity, usually as rented housing provided by a recognised housing association.
- c) 'Affordable' can have different meanings in different contexts. In the NP 'affordable' on exception sites will mean housing for rent as defined above, provided by a recognised housing association.

4 Shropshire Council's Local Plan Review has set a target of 63 new dwellings for the period 2017 to 2036. The NP will ensure that this target is met by a mixture of market and social housing. Developments which increase the provision of new dwellings in this period above 63 will only be supported if they are wholly or mainly social or shared equity housing.

- a) The Plan will recognise Shropshire Council's current target for 63 new dwellings to be created in Broseley in the period from March 2017 until March 2036. However, since March 2017, up to [April 2019], approval has been given to the creation of 23 additional dwellings. Therefore the view of the advisory group is that the required target should be for 40 dwellings.
- b) Shared equity housing works by providing the buyer, usually a first time buyer, with a loan which will form part of the deposit for the property. A shared equity mortgage is then taken out on the remaining part of the property's value.

5 New developments of market housing will only be supported inside the development boundary within the limits set out in the the NP strategy document and accompanying notes.



The remaining approximately 40 dwellings required to meet the current target will be delivered by infill developments of market housing within the development boundary and by small-scale developments of 100% affordable housing on exception sites adjacent to the existing development boundary.

This may include the site on Dark Lane currently under consideration (see left). If approved this site would be an exception site under the definition in paragraph 3b, with a maximum of 24 dwellings.

These houses will be retained for occupation by people with a strong local connection in perpetuity and the definition of local connection could be included in the Plan.

Both landowner and developer are aware of the existence of mine workings in one corner of the site. It is assumed that the area would be open space. The fields to the south of this site will be designated as 'valued green space' to emphasise the intention that development does not spread back towards the High Street.

6 If Shropshire's target for new homes in Broseley increases within the NP period of 2020-2036, then consideration may be given to limited scale developments on specific sites identified in the NP.

The NP will identify land for consideration should the national or local development targets be adjusted, or in the case of a significant change in circumstances in an area covered by the Plan. Any such development would only be supported if it met the requirements set out in paragraph 4 and notes.

Due to the severe constraints in the road network, no new development will be supported in the following areas:

- a) North of the junction of King Street and Woodlands Road, including: Balls Lane, Cobwell Road, Maypole Road, Sycamore Road, Woodlands Close and Woodlands Road.
- b) South or East of Park View

7 The development boundary for Broseley should be changed where required to encompass existing or approved development.

- a) Changes will be needed to encompass developments that have been built (such as Amies Meadow off Coalport Road), and proposed developments that have been granted planning permission (such as the site adjacent to Park View and Mill Lane).
- b) No further development of market housing will be supported outside the development boundary unless and until Shropshire Council's policies impose an increased target for new dwellings in Broseley. Even in that case we would expect new developments to take place on the specific sites identified (see paragraphs 4 & 6 and notes).

8 Existing employment sites will be supported; change of use will only be supported where it can be proven that retention for employment use is impossible, or where another viable site has been identified.

9 The NP anticipates future employment growth arising from small scale start up businesses, retail, and tourism focused businesses.

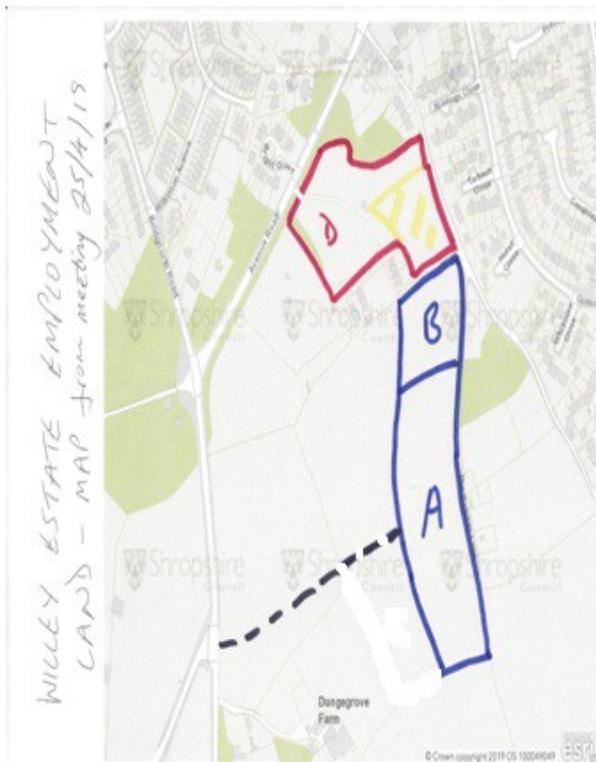
This policy view arises from our consultations with business and from the fact that medium to large scale businesses are very well catered for on the various industrial estates in Telford.

10 Shropshire Council's Local Plan Review has set a target of 3 Hectares of employment land for the period 2017 to 2036. The NP will ensure that this target is met via a new allocation of approximately 3ha of employment land to the SE of Avenue Road, accessed from Bridgnorth Road.

The landowner is not in favour of employment development on the site currently designated for employment use off Pound Lane (marked in yellow on the map below).

The NP will propose a different site in the same area (A+B), accessed from Bridgnorth Road south of the B4373 junction. This site could take the form of a mixed development.

Mixed development in the medium or long term (see point 6) could include Classes A2, B1 and B8 premises, with a small-scale development (maximum 20) of Market Housing – all accessed from Bridgnorth Road at the B4373 junction with the existing HGV route.



Key:

- - - = Access route

Area A = possible employment land allocation.

Area B = is a segment that will almost certainly fall within the development boundary. It might be classed as employment land, or as market housing - with an appropriate buffer zone. Our preference for this land would be as a 'reserve' plot, that might be brought into use in the future when new targets from government appear.

Area C = possible access route. We do not anticipate Area C forming part of the employment site, nor do we see it falling within the development boundary at this time.

Area D = plot with existing outline planning permission.

11 No changes are being considered to the policies in the existing TP regarding the Conservation Areas. Heritage protection and promotion will be strongly supported.

12 All the 'valued green spaces' identified in the existing TP will be protected. Consideration

will be given to listing additional green space.

Existing Valued Green Space:

Land north of Balls Lane, Woodlands Green, Land surrounding the Fish House extending down to Ironbridge Road, Cricket Club Fields, Stocking Mound and Barnetts Leasowe Mound, Birchmeadow Fields, the Haycop, land between Dark Lane Ironbridge Road, the Haycop and the church, Fiery Fields, Corbetts Dingle and the play space off Pound Lane.

Penns Meadow has been removed from this list because it is not within the Broseley boundary.

Areas that might be additionally listed as green space:

- a) Fields to the east of Dark Lane from the Haycop north to the footpath opposite Underwood
- b) A green space corridor from the Haycop through Monewood to the Gorge
- c) Woods to the east of the Monewood valley
- d) Extending the upper reach of the Corbetts Dingle green space area to include a strip of woodland just beyond the turn off to Coneybury Farm,
- e) Tarbatch Dingle
- f) A corridor between the Sewage plant and Jackfield Tile Museum and encompassing The Wilds, Preens Head and the areas of the Jackfield stabilisation project that fall within the Broseley boundary.

13 The NP will examine the current green infrastructure (footpaths, bridleways, green space) and work to identify infrastructure improvements that would both protect the green infrastructure and develop the tourist economy.

- a) The NP will identify 'green routes', protecting footpath links between Broseley and the World Heritage Site.
- b) New developments in Broseley will, where possible, create new footpath links.
- c) The NP will identify potential 'permissive' paths that could, with the co-operation of landowners, create an improved footpath network.

14 The NP group will identify infrastructure requirements that follow from the developments outlined in the Plan. These will include:

- a) Improvements to the primary schools serving the Town
- b) Improvements to infrastructure supporting the tourist economy
- c) Improvements to walking and cycling routes to support the tourist economy and to promote healthier lifestyles
- d) Improvements to strengthen measures to keep HGVs out of the Town Centre and residential areas.

Community Resources

15 Strong community resources are an invaluable part of Broseley's character and the NP will recognise this and seek to work with the TC to identify means to support those resources.

This strategy document will form the basis of a public consultation over the summer of 2019, but if you wish to make a direct comment to the Neighbourhood Plan team, then please do so by letter to the Town Council Offices or by e-mail to:

BroseleyNP@gmail.com