

Broseley and Surrounding Area Place Plan

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Context: what is a Place Plan?

Shropshire Council is working to make Shropshire a great place to live, learn, work, and visit – we want to innovate to thrive. To make that ambition a reality, we need to understand what our towns and communities need in order to make them better places for all. Our Place Plans – of which there are 18 across the county – paint a picture of each local area and help all of us to shape and improve our communities.

Place Plans are documents which bring together information about a defined area. The information that they contain is focussed on infrastructure needs, such as roads, transport facilities, flood defences, schools and educational facilities, medical facilities, sporting and recreational facilities, and open spaces. They also include other information which can help us to understand local needs and to make decisions. This wider information includes things like housing needs in light of population changes, and environmental issues in light of development.

In an ideal world, we would be able to support all of the infrastructure needs within the 18 Place Plan areas of Shropshire. However, funding restrictions mean that we have to make some difficult decisions and prioritise the infrastructure that is most important. Place Plans help us to do this.

The aim of the Place Plans is therefore:

- To enable Shropshire Council and its partners, working closely with local Elected Members and Town and Parish Councils, to deliver the infrastructure needs of our communities.

The objectives of the Place Plans are therefore:

- To develop a clear picture and understanding of the Place Plan area.
- To identify and prioritise infrastructure needs within the Place Plan area.
- To identify lead partners, supporting partners, and funding opportunities (where possible) to deliver those infrastructure needs.
- To feed in to the Strategic Infrastructure Implementation Plan for the county as a whole.
- To feed in to Shropshire Council's Corporate Plan and Service Plans.

There are 18 Place Plans in Shropshire, covering the following areas:

- Albrighton
- Bishop's Castle
- Bridgnorth
- Broseley
- Church Stretton
- Cleobury Mortimer
- Craven Arms
- Ellesmere
- Highley
- Ludlow
- Market Drayton
- Minsterley and Pontesbury
- Oswestry
- Shifnal
- Shrewsbury
- Wem
- Whitchurch

The Place Plans also include the wider hinterlands around each of these towns or key centres. In this way, everywhere in the county is included within a Place Plan.

Place Plans are reviewed regularly, and as such are 'live' documents informed by conversations with Town and Parish Councils, and with infrastructure and service providers. This document is the 2019/20 version of the Shifnal and Surrounding Area Place Plan.

1. List of Projects

1.1 Data and information review

The infrastructure project list in the table below is based on information submitted to Shropshire Council by Town and Parish Councils in each Place Plan area. This information is then tested against data held by the Council, and further informed by consultation with a range of infrastructure providers. By gathering this information, we have been able to understand more clearly the needs of each Place Plan area, and to use this information to make some difficult decisions about prioritisation of projects.

For the Broseley and Surrounding Area Place Plan, a review of information has shown that key infrastructure issues are:

- Affordable housing provision will remain an issue across the area, but development opportunities may be limited.
- Tourism is an important sector for the area, and enhancement of tourism infrastructure could bring benefits, although this will need to be sympathetic to the predominantly rural nature of the area.
- The area has relatively poor road access and is bounded by areas of unstable land.
- Other infrastructure needs tend to focus around community needs such as sporting and leisure facilities and open space.

1.2 Prioritisation of projects

Following collation and assessment of this information, the difficult task of prioritisation of projects can be undertaken. Projects are allocated to a category, based on extensive discussions with a range of partners,

and on information included within the Implementation Plan of Shropshire’s Local Development Plan:
<https://www.shropshire.gov.uk/media/8603/ldf-implementation-plan-2016-17.pdf>.

Projects will be allocated to one of the three categories identified below:

- Priority A Projects
- Priority B Projects
- Neighbourhood Projects

The table below and overleaf gives further information about the categories.

Category	Description	Examples
Priority A	<p>This is infrastructure which will unlock development.</p> <p>These are usually projects which will be led by Shropshire Council and/or its strategic infrastructure delivery partners, such as utilities companies, the Environment Agency, Highways England, broadband providers, etc.</p> <p>These projects are sometimes also legally required (i.e. Shropshire Council has a statutory duty to provides this infrastructure) or may be strategically important (i.e. essential for the good of the county as a whole).</p>	<p>Improvements to drainage in Whitchurch to allow significant housing and business premises development.</p> <p>Works at Churncote roundabout on the A5 to the west of Shrewsbury – improvements here will impact across the county.</p> <p>Provision of sufficient school places to meet local need.</p>
Priority B	<p>This is infrastructure which will support development in a number of ways and/or a number of locations.</p>	<p>Improvements to Broadband connectivity across the county.</p> <p>Provision of housing to meet local need.</p>

	These projects will often be required across numerous locations in the Place Plan area, or will impact widely within the Place Plan area as a whole.	Improved access to public transport facilities, such as rail stations.
Neighbourhood	Projects which will support and are important to an individual community. These projects will usually be led by partners in the local area, such as the Parish Council.	Playgrounds, village hall car parks, street lights, local road safety improvements, etc

1.3 Projects for Broseley and Surrounding Area Place Plan

The projects in the following table have been identified through evidence and data gathering as described in section 1.1, and through discussions and consultations with Town and Parish Councils. Discussions have also taken place with relevant departments across Shropshire Council, and with external providers of strategic infrastructure. However, please be aware that this table does not commit any partner to undertake specific activity, as priorities and resources are subject to change.

Further, whilst Shropshire Council will continue to support its Town and Parish Councils to identify infrastructure needs within the Place Plan area, the final decision on the level of priority given to specific infrastructure projects rests with Shropshire Council, based on the evidence gathering noted above.

Projects have been presented in two tables: the first covering Priority A and Priority B projects, and the second covering Neighbourhood projects.

Please note that completed projects will be included in a separate supporting document. This document will be made available on Shropshire Council's website, alongside the Place Plans themselves.

Table 1: Priority A and Priority B Projects

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
Priority A Projects				
Transport and Accessibility				
Junction capacity, sustainability and safety improvements where necessary, to facilitate specific development sites (Broseley)	Not known	Section 106	Shropshire Council, developers	Discussions would be taken forward on a site-specific basis. Part of the assessment for each new development relates to developer contributions to spend on improvements / safety to mitigate the impact of the development.
Priority B Projects				
Economic Opportunities				
Facilitation of ICT / broadband technologies, including through Shropshire Council's Connecting Shropshire programme (ALL parishes)	To be updated	To be confirmed	Shropshire Council, private sector delivery partner, local parish councils	Shropshire Council remains committed to seeking a solution to provide superfast broadband for unserved premises, and is confident that it can ensure that all premises in the Shropshire Council area have access to a superfast broadband connection by 2021. For queries about the availability of faster broadband, please email address details and landline numbers (if available) to connecting.shropshire@shropshire.gov.uk

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
Housing, Health, and Education				
Affordable housing provision (ALL parishes)	Not known	Homes England, providers, Section 106	Homes England, providers, developers, Shropshire Council, local parish councils	Further discussions needed with Shropshire Council's Housing Development Company, private sector builders, Homes England, and other housing providers. This will link to work already underway through Shropshire Council's Community-Led Housing Enabler and to the 'Right Home Right Place' initiative, which helps to identify housing need in Shropshire and to provide information on affordable housing, community housing, and housing in general. For further information, or to feed in any additional local intelligence relating to housing need, please contact the housing team at Shropshire Council at affordablehousing@shropshire.gov.uk
Concerns around capacity and provision at existing GP surgery (All Parishes)	Not known	NHS England	GP, CCG / NHS, Town and Parish Councils	This is a national issue that a range of national and local projects are seeking to address. Shropshire's CCG is working with practices to try to improve access to services within current resource constraints. If changes to the facility are required, it would be the responsibility of the local GP to submit a business case to the CCG. Shropshire CCG's Estates Strategy, along with the emerging Primary Care Network, will assess and inform how primary care services are best organised to meet the healthcare needs of the area. This Estates Strategy is currently under

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
				<p>development and will report towards the end of 2019.</p> <p>If GPs and local residents have concerns around capacity and provision, they should raise this with the CCG directly. Contact details are: Telephone 01743 277500 or Email SHRCCG.ShropshireCCG@nhs.net</p>

Table 2: Neighbourhood Projects

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
Neighbourhood Projects				
Community Infrastructure				
Purchase and landscaping of area adjacent to the existing Town Council cemetery to allow for expansion and storage facilities (Broseley)	£211K +	To be confirmed	Town Council	Parish lead. The Parish Council is exploring funding opportunities for the project. Shropshire Council is currently progressing an enquiry regarding burial space capacity across the county. The results of this enquiry will be available in Autumn 2019 and will inform any further provision in the county.
Improved leisure and sports facilities, including cricket, football, tennis, and bowling (Broseley)	Not known	Sport England, Neighbourhood Fund	Town Council, Shropshire Council	Parish lead. Shropshire Council is commissioning a Playing Pitch Strategy to support the Local Plan Review. This will assess the supply and demand for playing pitches in Shropshire. The Council also intends to commission a Built Facilities Strategy to support the Local Plan Review. This will assess the supply and demand for indoor sports facilities.
Enhance tourism package on offer to visitors and explore funding opportunities with a number of partners (Broseley)	Not known	RDPE, Neighbourhood Fund	Town Council	Parish lead.
Improve the visitor destination signage for local attractions (Broseley) and (Barrow)	Not known	Neighbourhood Fund	Broseley Town Council, Barrow PC	Parish lead. Destination signage will be considered by Shropshire Council as each application is received. It could be possible for Barrow Parish Council and Broseley Town Council to work collaboratively on signage projects, and on

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
				promoting the Jitties, and National Trust's Benthall Hall.
Seek sites for new allotments (Broseley)	Not known	Neighbourhood Fund	Broseley Town Council, Barrow PC	Parish lead. Barrow Parish Council are increasing their number of allotments, and residents of Broseley are able to apply for these plots as they live within a 3-mile radius.
Play area provision in south of town (Broseley)	£5,000 secured	Everybody Active Funding	Town Council	Parish lead. Possible link to Shropshire Council's Green Infrastructure Strategy, currently under development. <ul style="list-style-type: none"> • Play area 1 – Park View – EOI for a Community Asset Transfer under review. • Play area 2 – Guest Road – new equipment to be installed for access for all abilities.
Install CCTV in key areas to enhance public safety and security (Broseley)	Not known	Town Council, Bronze Level Tasking	Town Council	Parish lead.
Transport and Accessibility				
Local highway improvements, including: a school safety zone on the B4376 at Barrow; traffic calming measures at Benthall Lane and Bridge Road; a speed limit for the B4375 through Posenhall, a pavement extension towards Benthall, surfacing / kerbing of a lay-by for the school bus (Barrow)	Not known	Neighbourhood Fund	Parish Council, Shropshire Council	Parish lead. A scheme has been undertaken in Barrow, and no further work is currently scheduled by Shropshire Council's Highways department. For local highways concerns such as pavements and pedestrian linkages, speed monitoring and reduction, signage, etc please contact Shropshire Council directly, so that the issue can be assessed in light of other priorities within the

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
				Local Transport Plan. Please email further details to transport@shropshire.gov.uk
Replacement of Street Lighting (29) (Barrow). Upgrade street lighting to improve safety, and to reduce carbon footprint and running costs, to include LED and / or part night lighting (176) (Broseley)	£7K / not known	Neighbourhood Fund	Town / Parish Council, Shropshire Council	<p>Parish Council lead. Shropshire Council will need further information on ownership of the columns. There is a possibility that Barrow Parish Council and Broseley Town Council could work jointly on this project.</p> <p>Shropshire Council Highways is currently looking to undertake a large-scale replacement scheme to upgrade streetlights to LED. External funding is being sought, and Parish and Town Councils will be able to benefit from this programme by procuring through our current contracts and contractors. This approach will give greater savings, efficiencies and economy of scale.</p> <p>Additionally, Town and Parish Councils may also consider purchasing their electric supply for the lights through Shropshire Council and West Mercia Energy. This arrangement has already been put in place with a number of Parish and Town Councils and they have experienced a significant reduction in costs.</p>
Provide electric vehicle charging points (Broseley)	Not known	OLEV Grant, Neighbourhood Fund	Town Council	Development of a county-wide strategy is currently underway.

Project	Estimated Cost	Potential Funding Sources	Partners	Notes
High street improvements to include junction at Dark Lane and traffic calming improvements, improved signage, paving and dropped kerbs (Broseley)	Not known	Not known	Town Council, Shropshire Council	Parish lead. For local highways concerns – such as pavements and pedestrian linkages, speed monitoring and reduction, signage, etc – please contact Shropshire Council directly, so that the issue can be assessed in light of other priorities within the Local Transport Plan. Please email further details to transport@shropshire.gov.uk

2. Planning in Shropshire

2.1 County-wide planning processes: the Local Development Plan

Planning is a statutory process (required by law) that all local authorities across the UK must undertake.

A number of planning policy documents consider a wide range of important planning issues such as housing, employment, retail, the environment, and transport. Together, these documents constitute the Local Development Plan, which plays a crucial role in prioritising and shaping development in the local authority area. In Shropshire, the current Local Development Plan period runs until 2026.

Of all the documents that make up the Local Development Plan, there are three that we will refer to here. They are:

- Core Strategy – adopted 24 February 2011
- Site Allocations and Management of Development (SAMDev) Plan – adopted 17 December 2015

At the moment, the Local Development Plan is undergoing a review, which will ensure that Shropshire Council can respond to changing circumstances. The review will include, but is not limited to, consideration of housing requirements, employment land requirements, the distribution of development, and a review of green belt boundaries. Until the review is completed, the existing Local Development Plan remains as the overarching guide for all development across the county.

There is also a third set of documents which are of vital importance to the Local Development Plan. These are the 18 Place Plans, and you are currently reading the Place Plan for **Broseley and Surrounding Area**.

2.2 This Place Plan area in the county-wide plan

The Core Strategy, as referenced at section 2.1, recognises the role of Shropshire’s market towns and key centres through Policy CS3. This policy outlines how all of our towns have distinctive identities, which new development is expected to reinforce, by respecting each town’s distinctive character, and by being sensitive to its landscape setting, historic features, and the towns’ functions. You can read more from Policy CS3 by following this link: <https://shropshire.gov.uk/media/8534/core-strategy.pdf>

For Broseley, Policy CS3 recognises that:

- Broseley will have development that balances environmental constraints with meeting local needs.
- Broseley extends along a broad ridge for about a mile on the southern side of the Ironbridge Gorge (now a World Heritage Site), between Bridgnorth town and Telford. It has poor road access and is bounded by areas of unstable land.
- The town was prominent in the early Industrial Revolution and its unplanned growth during that period has given rise to a distinctive and somewhat haphazard character. In the past, Broseley had a significant mining and smelting industry.
- As such, employment self-containment is very low, and there are few major employers. Almost three times as many Broseley employees work in manufacturing than is the case county wide.

The SAMDev Plan, as referenced at section 2.1, also provides brief settlement policies for each Place Plan area. You can read more from the SAMDev Plan by following this link: <https://shropshire.gov.uk/media/8503/samdev-adopted-plan.pdf>

The policies for Broseley, and then for the wider area, are as follows:

- Over the period 2006-2026, around 200 dwellings and around 2 hectares of employment land are planned for Broseley.
- All development proposals should have regard to the adopted Broseley Town Plan
- Proposals for small scale office, workshop and light industrial uses and expansion of existing businesses will be supported where they are well located and well suited to employment use.
- Existing employment land will be protected unless it can be shown that a site is no longer viable, in which case proposals for mixed uses will be supported where the proposed alternative use would provide equal or greater benefits for the local community than the current use.
- Suitable small-scale employment uses within Broseley or appropriate rural locations will be permitted, with provision of a total of around 2 hectares of employment land on windfall opportunities planned for the 2006-2026 Plan period.

Shropshire Council started reviewing its Local Plan in 2017 and recently consulted on the preferred sites which are needed to meet the county's development needs during the period to 2036. The new Plan is unlikely to be adopted before 2021. The review will ensure that the Local Plan continues to be the primary consideration for decisions about development in Shropshire by maintaining robust and defensible policies that conform with national policy and address the changing circumstances within the County and beyond. You can read more the Local Plan Review preferred sites consultation by following this link: <https://www.shropshire.gov.uk/get-involved/local-plan-review-preferred-sites-consultation/>

Key points from the Local Plan Review include:

- Broseley will act as a key centre and contribute towards the strategic growth objectives in the east of the County. The Local Plan Review will seek to achieve balanced housing and employment growth within Broseley, through the provision of around 250 dwellings and around 3 hectares of employment development between 2016 and 2036.
- In 2016-17, 42 dwellings were completed and a further 145 dwellings were committed through planning permission, prior approval or site allocation. Therefore, a further 63 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.
- Since 2006 Broseley has delivered new housing at a relatively modest rate, except during 2016 - 2017 when 42 houses were completed, reflecting the completions at Dark Lane. The annual build rate required over the Local Plan Review period is around 11 dwellings per Annum.
- Broseley is not a main employment centre but has a number of employment premises. Existing employment land includes sites at Cockshutt Lane and off Calcutts Road. To assist the economic growth objectives for the County, 1 hectare of employment to the south of Avenue Road is already committed by virtue of an allocation for B class employment uses. Therefore, an additional 2 hectares of employment land will be needed to support the employment growth objectives
- Additional land opportunities will need to recognise the presence of numerous natural and heritage assets including the Ironbridge Gorge World Heritage Site, Severn Gorge Conservation Area, Broseley Conservation Area, wildlife sites, and areas of landscape sensitivity.

You can read more about the Local Plan Review by following this link: <https://shropshire.gov.uk/planning-policy/local-planning/local-plan-partial-review-2016-2036/>

3. More about this area

3.1 Place Plan boundaries

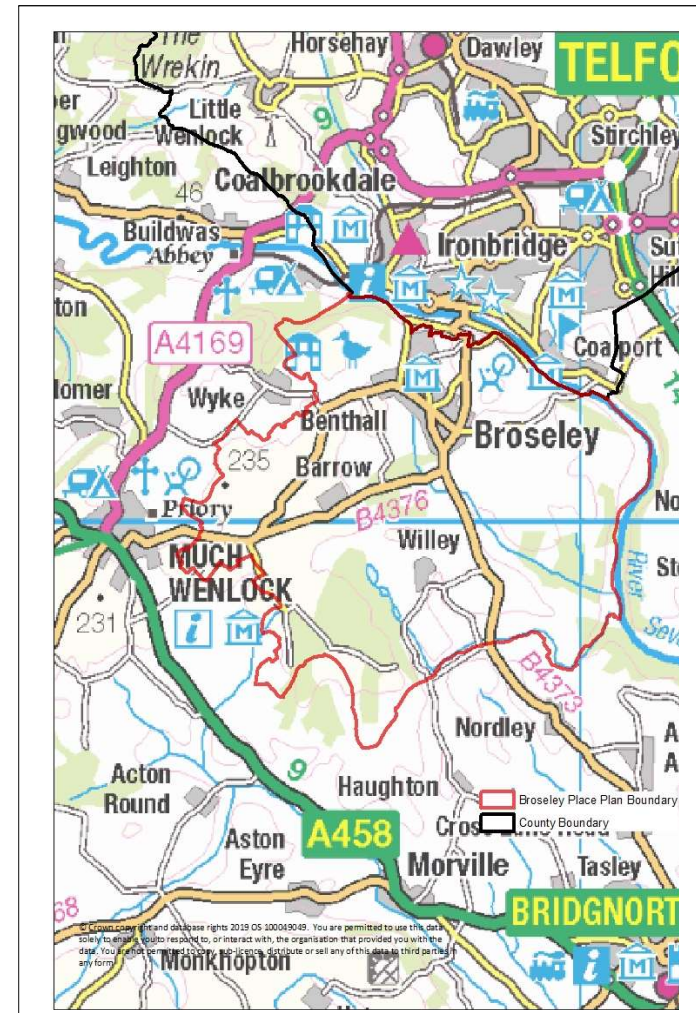
Place Plans were developed to include a main centre (often a market town) and its surrounding smaller towns, villages, and rural hinterland. These areas are recognised in the Local Plan as functioning geographical areas, with strong linkages to and from the main town and the wider area.

The Broseley and Surrounding Area Place Plan geography is shown in the map.

3.2 Pen picture of the area

Broseley is located north of Bridgnorth and neighbours Ironbridge, which is part of Telford and Wrekin Council area. The ward is a mixture of both urban and rural areas. Broseley contains a mixture of housing in terms of age and type and is more densely populated than the average figure for Shropshire.

The River Sever borders the north of the area. The B4373 provides links to Bridgnorth and the A442 with links to Telford and the M54 towards the West Midlands. Broseley High Street has a range of shops and other amenities.



There has been a settlement at Broseley since before the Domesday register. Originally a small agricultural area, it became a thriving area during the industrial revolution. Located along the southern bank of the River Severn, the famous Iron Bridge was built to link Broseley to Coalbrookdale.

During its industrial past Broseley was a centre for ironmaking, pottery and clay pipes. The industrial past can now be seen at the Pipework and Jackfield Tile museums which form part of the Ironbridge Gorge Museum Trust. During the 19th century the population was higher than today, and population numbers started to decline as industry moved away from the area. Houses in Broseley were built along narrow lanes known locally as jitties and provide a unique layout to the town.

Barrow is part of the Broseley Place plan area, and one of the most important features of Barrow Parish, both for residents and for visitors is the beautiful countryside with its network of small lanes and jitties and approximately 50 miles of footpaths. Benthall Hall, a National Trust property attracts visitors who combine a visit to the Hall and a visit Benthall Church and also to walk the footpaths and lanes in the area. Large areas of the woodland are looked after by the Severn Gorge Countryside Trust which is a registered charity and is the main land manager of the Ironbridge Gorge World Heritage Site.

3.3 List of Parishes and Local Elected Members

This Place Plan covers the following Town and Parish Councils:

- Broseley Town Council
- Barrow Parish Council

The following Elected Members of Shropshire Council represent constituencies within this Place Plan area:

- Councillor Simon Harris (Broseley Ward)
- Councillor David Turner (Much Wenlock Ward)

3.4 Other local plans

When developing the Place Plans for an area, Shropshire Council also looks at any other local plans and strategies that focus on infrastructure needs within this particular area.

For Broseley and the surrounding area, the relevant plans include:

- Broseley Town Plan 2013
<http://www.broseleytowncouncil.co.uk/shared/attachments.asp?f=a57cc3c5%2Dafef%2D4c8b%2Da23b%2Daac6ac71a4be%2Epdf&o=Town%2DPlan%2Dapproved%2Dby%2DS%2Epdf>
- Barrow Parish Plan 2016 / updated 2018
<http://www.barrowparish.org.uk/shared/attachements.asp?f=de1fa356%2D1596%2D42fc%2Dab78%2D212c290dfec3%2Epdf&o=Barrow%2DParish%2DPlan%2D2018%2DUpdate%2Epdf>
- Broseley Neighbourhood Plan – in progress.

4. Reviewing the Place Plan

4.1 Previous reviews

To date, the Place Plans have been updated through conversations with Town and Parish Councils, Local Elected Members, infrastructure and service providers, and local businesses. The ambition was to hold such conversations on an annual basis, but this approach has been difficult for the Council to resource and has not enabled the Place Plans to be quickly and easily updated in response to changing local circumstances.

4.2 Future reviews

Undertaking an annual conversation involves significant consultation and engagement across the county. In light of current resource constraints, Shropshire Council will therefore now update the Place Plans on a rolling basis. This means that the Place Plans are 'live' documents, which can be updated as required in order to reflect changing infrastructure needs within a community. Town and Parish Councils will be able to submit projects for inclusion in their Place Plan on an ongoing basis.

A summary of the process that we will follow to review and incorporate these updates is shown below and overleaf.

Update required	Process
The local community wishes to remove, update, or add a Priority A or Priority B Project	<p>The Town or Parish Council submits the relevant information to their Place Plan Officer (see contact details at Annexe 1). This can be done via letter, email, or conversation and discussion.</p> <p>Shropshire Council's Internal Infrastructure Group (a group of officers with responsibility for delivery of infrastructure) will consider the information and agree any amendments that need to be made to the Place Plan.</p>

	<p>The proposed amendment will then be shared with the Strategic Infrastructure Forum (external infrastructure providers, such as utility companies, Environment Agency, etc.) for their input.</p> <p>The Place Plan Officer will feedback the results of the discussions to the Town or Parish Council, and the final form of the amendment will be agreed.</p> <p>The Place Plan Officer will make the changes to the Place Plan and upload the revised document to Shropshire Council’s website.</p>
The local community wishes to remove, update, or add a Neighbourhood Project	<p>The Town or Parish Council submits the relevant information to their Place Plan Officer.</p> <p>The Place Plan Officer will consult with internal and external partners to ensure that there are no reasons why the project should not be included.</p> <p>The Place Plan Officer will make the required changes to the Place Plan and upload the revised document to Shropshire Council’s website.</p>
Shropshire Council or an external infrastructure provider wishes to remove, update, or add a Priority A or Priority B Project	<p>The relevant Place Plan Officer will contact all Town and Parish Councils in the Place Plan area to discuss any proposed amendments to A and B projects.</p> <p>Once any amendments have been discussed and agreed, the Place Plan Officer will make the changes to the Place Plan and upload the revised document to Shropshire Council’s website.</p>


Annexe 1 Supporting information

For more information on Shropshire Council's planning policies, please go to:
<https://www.shropshire.gov.uk/planning-policy/>

For more information on Place Plans, please go to: <http://www.shropshire.gov.uk/place-plans> or contact your Place Plan Officer via PlacePlans@shropshire.gov.uk

For additional information on Council services, please refer to the telephone numbers below:

Service	Number
General enquiries	0345 678 9000
Housing benefit	0345 678 9001
Council tax	0345 678 9002
Business rates	0345 678 9003
Planning and building control	0345 678 9004
Housing	0345 678 9005
Streets, roads and transport	0345 678 9006
Bins and recycling	0345 678 9007
School admissions, free school meals and school transport	0345 678 9008
Concerns for the welfare of a child/children's social care or early help support	0345 678 9021
Registrars	0345 678 9016
Concerns for a vulnerable adult and Adult Social Care	0345 678 9044
Elections	0345 678 9015



Alternatively, you can contact us via our website using the online enquiries form:

<https://shropshire.gov.uk/forms/contact-us?>

For more information on health provision, please contact Shropshire Clinical Commissioning Group directly:

NHS Shropshire Clinical Commissioning Group,
William Farr House,
Mytton Oak Road,
Shrewsbury,
SY3 8XL.

Tel: 01743 277500 (main switchboard)
Email: SHRCCG.ShropshireCCG@nhs.net