

BROSELEY TOWN COUNCIL NEIGHBOURHOOD DEVELOPMENT PLAN 2020 – 2038

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BROSELEY TOWN COUNCIL NEIGHBOURHOOD DEVELOPMENT PLAN 2020 – 2038

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BROSELEY TOWN COUNCIL NEIGHBOURHOOD DEVELOPMENT PLAN 2020 – 2038

Foreword

In April 2018 Broseley Town Council took the decision to develop a Neighbourhood Plan.

Councillors felt that there was a need to draw up a stronger and more locally distinctive plan for our town that would enable our community to decide the future of the places where they live and work.

A Neighbourhood Plan has to be community-led and we had a strong team from the start. It's important to recognise the many meetings and hours of work that the volunteers who made up the Neighbourhood Plan Advisory Group dedicated to the project.

Over the next three years an incredible amount of work went into running focus groups, identifying policy areas, gathering evidence, drafting the plan and carrying out a number of highly successful public consultations. The views of the local community and businesses were considered at every stage and my sincere thanks go to everyone who gave their time and energy to help us achieve this blueprint for the future of Broseley.

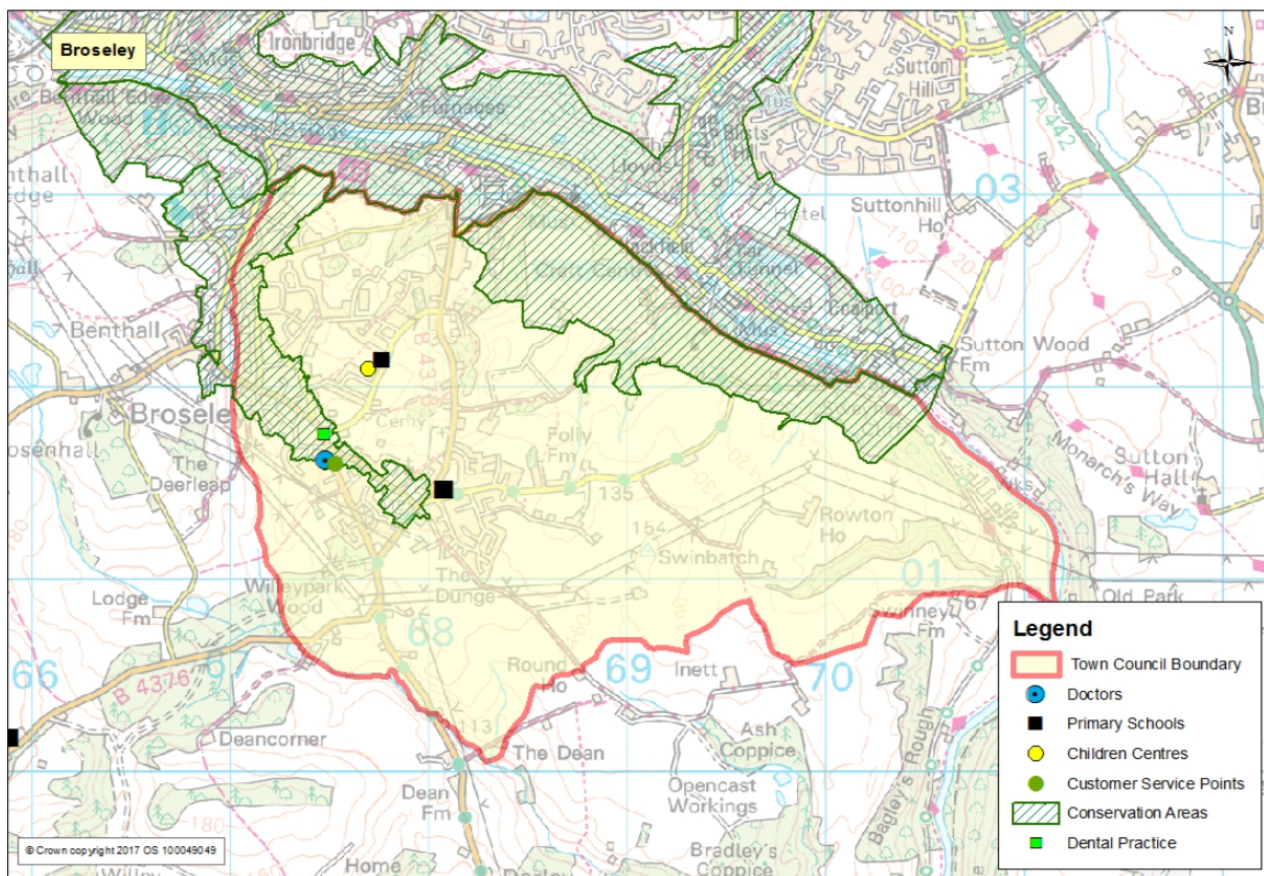
My special thanks go to NPAG Chair, Phil Revell, and our consultant Michael Barker. The working partnership between Michael and the Advisory Group has overcome every obstacle and enabled Broseley Town Council to complete this Neighbourhood Plan for our beautiful town.

Cllr Tarlochen Singh-Mohr

Mayor - Broseley Town Council, Shropshire - 2020-21



Broseley Key Information
 (from Broseley Market Town Profile produced by Shropshire Council in 2017)



Broseley – Key Assets

Demographics

Shropshire Town and Parish Council	1981 Census	1991 Census	2001 Census	2011 Census
Broseley	4,693	4,858	4,912	4,929

Source: Census data

Broseley is the ninth largest town in Shropshire by population. The latest estimate for population in Broseley is 5,600 (Mid Year Population Estimates, ONS, 2015) covering 3,272 hectares.

Broseley’s population density was 1.7 people per hectare, making it the twelfth most densely populated of all Shropshire Market Towns. Broseley’s population consists of 49% male and 51 % female. The population of the Broseley area is forecast to rise to 5,700 in 2026. The largest part of this increase is expected between 2016 and 2026, when the population is forecast to rise by around 300 people or 7%.

Introduction

1.1 A Neighbourhood Plan is a way of helping local communities to influence the planning of the area in which they live and work. A Neighbourhood Plan is an important and powerful planning document that has statutory weight and must be taken into account as a material consideration in planning decision making.

It can be used to:

- a) Develop a shared vision for a neighbourhood;
- b) Guide where new homes, shops, offices and other development should be built;
- c) Identify and protect important local green spaces;
- d) Influence what new buildings should look like.

1.2 Neighbourhood Plans arose out of the The Localism Act of 2011, which gave new rights and powers to communities. This Neighbourhood Plan is a community led framework for guiding the future development of Broseley. The Plan contains policies for development and addresses a range of social, economic and environmental matters that were brought to the attention of Broseley Town Council through the surveys and consultation that were an essential part of the preparation for the Plan.

1.3 The Broseley Neighbourhood Plan covers the whole of the administrative area of Broseley Town Council, which includes Broseley, Broseley Wood, Jackfield and the surrounding countryside (see map page 5). The Plan has been prepared to make sure that Broseley has an established long-term view for the local community's aspirations for development through to 2038.

1.4 When the Broseley Neighbourhood Plan is 'made' it will become part of the Shropshire Local Development Framework. The Neighbourhood Plan will be used to help determine planning applications within the Broseley designated Neighbourhood Area.

1.5 The Broseley Neighbourhood Plan has been produced following a resolution by the Town Council at a meeting on 10th. April 2018. On 19th. April 2018 the Town Council submitted an application to Shropshire Council to designate the Neighbourhood Plan Area. On 17th. September 2018 Shropshire Council approved the application to designate the Neighbourhood Plan Area and approve the Town Council as the qualifying body to prepare the Plan.

1.6 This Neighbourhood Plan has been prepared following extensive consultation (see the Consultation Statement) with the residents of Broseley, interested parties, businesses and landowners. Shropshire Planning Department has been consulted throughout the process and has provided essential information and advice. Neighbouring Councils and Statutory Bodies have also been consulted. The Plan is comprised of several sections: the main Plan and policies, a Basic Conditions Statement, and a Consultation Statement. The latter two statements are produced as separate documents.

2 The National Planning Policy Framework and Shropshire Context

2.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. Within that national framework local authorities like Shropshire prepare development plans for their area.

2.2 At the time of preparing this Neighbourhood Plan the relevant Shropshire development plan is

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the Shropshire Core Strategy alongside the Site Allocations and Development Policies Development Plan (SAMDev). Taken together these two documents make up the Shropshire Local Plan.

2.3 The Core Strategy sets out Shropshire Council's vision, strategic objectives and the broad strategy to guide future development and growth in Shropshire during the period up to 2026. The Core Strategy was adopted in February 2011.

2.4 Shropshire's Site Allocations and Development Policies Development Plan (SAMDev) was adopted in December 2015 and sets out proposals for the use of land and policies to guide future development in order to help deliver the vision and objectives of the Shropshire Core Strategy for the period up to 2026.

2.5 A partial review of the Shropshire Local Plan (2016 – 2038) is currently underway. The purpose of this review is to up date elements of the Plan and to make sure that Shropshire can respond flexibly to changing circumstances in line with the NPPF. The Review will include the consideration of housing numbers (including objectively assessed need), employment land requirements, the distribution of development and a review of Green Belt boundaries as part of the consideration of strategic options to deliver new development.

2.6 Any relevant changes necessitated by an updated Shropshire Local Plan will be considered by Broseley Town Council when the Neighbourhood Plan is reviewed.

3 Broseley – an early industrial town



3.1 Broseley is a small town in Shropshire, with a population of 4,929 (2011 census). Broseley has a town council and is part of the area controlled by the Shropshire unitary authority. The River Severn flows to the north and east of the town. Jackfield lies on the southern bank of the River Severn, and is a split community, with part of the settlement controlled by Telford and Wrekin Council.

3.2 Broseley is a semi-rural settlement. It is bounded by open fields to the east and south. The western boundary is marked by the Benthall Valley that leads down to Ironbridge. A north/south ridge to the west of the town encompasses the Broseley Wood area, whilst the rest of the town lies on slopes that run eastwards from the ridge. The town centre appears to be densely built up but there are important and valued views between buildings out into the surrounding countryside. There are open fields to the north east of High Street and Church Street and the churchyard provides an important green space with views of the countryside beyond.

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3.3 The town is of special historic interest, not least because of its strong association with the development of the Industrial Revolution, when Broseley was a centre for the manufacture of bricks, tiles, iron goods, pottery and clay pipes. The first iron bridge in the world was built in 1779 to link Broseley with Coalbrookdale and Madeley and John Wilkinson constructed the world's first iron boat whilst living in the town. Abraham Darby I, who developed the process of smelting iron using coking coal, is buried in the Quaker graveyard here; the earliest recorded pipe-maker was working in the town in 1590. On the southern edge of the town, from around 1775 to 1799, Ambrose Gallimore and Thomas Turner produced at the Caughley works some of the finest soft-paste porcelain made in England in the 18th century.

3.4 The history of Broseley extends back to the Saxon period. The town originated in a Saxon clearance within the royal forest that covered the Ironbridge Gorge. Broseley was recorded in the Domesday Book as 'Bosle' and appears to have been a hamlet or small village.

3.5 In 1600, the town of Broseley consisted of 27 houses and was part of the Shirlett Royal Forest. The area was known for mining and mineworkers were permitted to build cottages on the unenclosed commons of the village. Lime quarrying and brick making were also important activities within the town and some of the stone used to build Buildwas Abbey was taken from Broseley.

3.6 Lawsuit records provide evidence that wooden wagon-ways existed in Broseley in 1605, giving the town a claim to the oldest railways in Britain. The wagon ways were almost certainly constructed for the transport of coal and clay and it was these resources that led to the expansion of the town during the Industrial Revolution.

3.7 Broseley's more rapid industrial growth began in the first quarter of the 17th. century and the settlement grew quickly with cottages in irregular plots. This can be seen in the Broseley Wood area, which became a squatter settlement. This unplanned development continued throughout the 17th. century and resulted in the maze of streets, lanes and narrow paths known as 'jitties'.

3.8 During the 18th. century Broseley's population of around 2000 more than doubled. Coal mining remained the most important industry which, together with local ironstone, supplied raw materials to local furnaces and those further afield. High quality local clay was also exploited for the manufacture of pottery and clay tobacco pipes. Broseley pipes were famous nationally and internationally. Southorn's pipe works survives in King Street and Legges Hill was the site of another pipe works. The local brick and tile industry expanded to meet the increasing demand for housing and commercial buildings. 18th century buildings constructed from these local materials can be seen throughout the town.



Broseley's Clay Pipes

3.9 By the end of the 18th century some of the larger employers were building housing for their workers. This established an irregular and haphazard form of development with large houses, commercial buildings and small cottages mixed together. This is characteristic of a large part of Broseley. During the 18th century the commercial centre of the town shifted away from the church northwards towards the High Street.

3.10 In the latter half of the nineteenth century the area suffered a decline, as industries moved elsewhere and, at the beginning of the 20th century, the street pattern was little different from that at the end of the 18th. After the First World War some of the worst slums were cleared and a small amount of new housing was built.

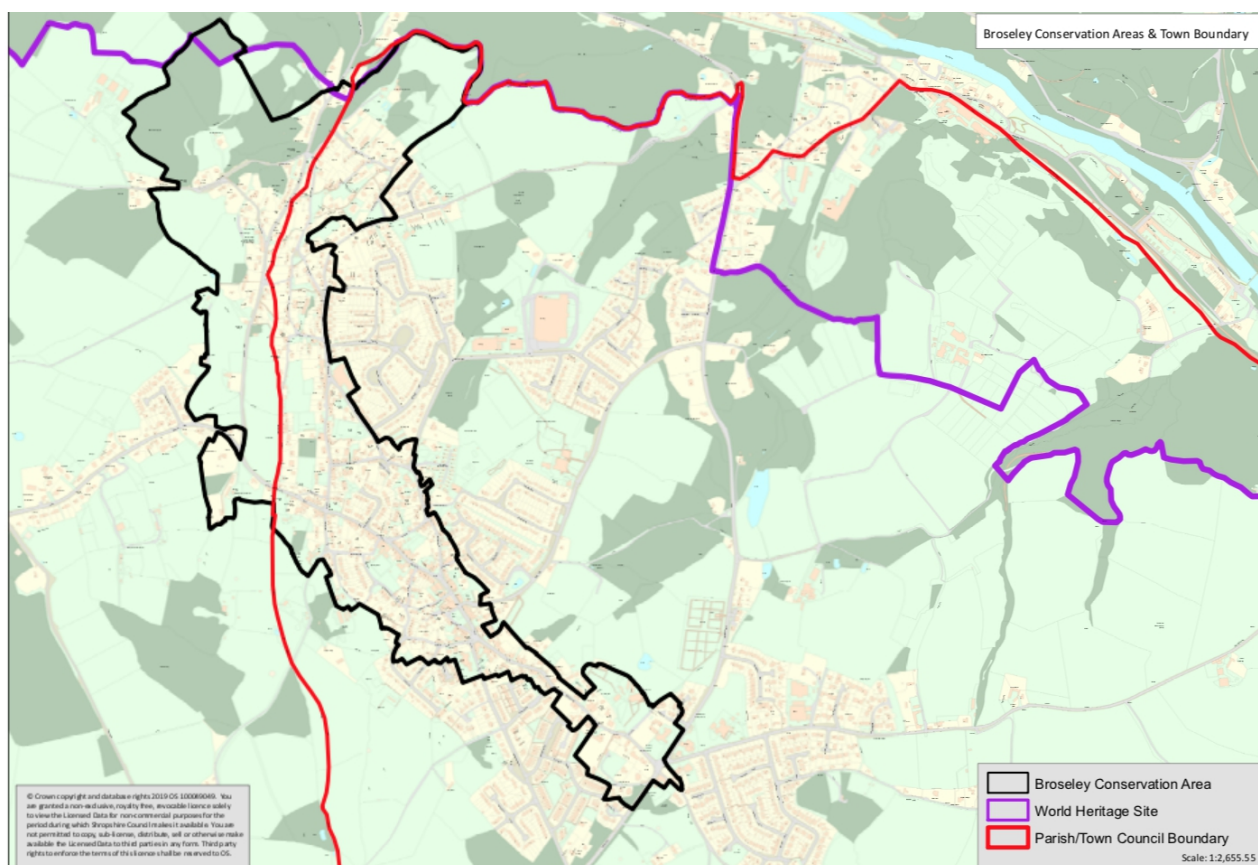
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3.11 In the last decades of the twentieth century Broseley experienced a development revival alongside the development of Telford New Town across the River Severn. Twenty first century Broseley has a number of distinct settlements including Jackfield, Broseley Wood and the Tileries. Modern development has focused on the area east of the High Street with the Tileries and Bridgnorth Road housing being the two main developments. The density, pattern, scale and type of development vary with in the Town and this variety is an important feature of Broseley's character. However, the historic core of Broseley remains largely unchanged with many of its older buildings surviving.

3.12 As a direct consequence of this significant and valuable heritage Broseley has two Conservation areas.

a) The main Broseley Conservation Area is focused on the central part of the Town including the High Street and Broseley Wood. It includes part of the neighbouring Barrow PC area.

b) The World Heritage site in the Ironbridge Gorge, part of which falls within the Broseley boundary, is also a Conservation Area.



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4 Preparing the Plan

4.1 Broseley has a vibrant community spirit as evidenced by the multitude of clubs and societies in the Town. Arising out of this community focus came the first Town Plan, produced by the community group 'The Broseley Partnership' in 2008. This aspirational document was the basis for a more ambitious Town Plan.

4.2 Prepared after widespread consultation between 2011 and 2012 the Town Plan was passed by Broseley Town Council on 10th September 2013 and **its main development policies were formally endorsed and adopted as material considerations for development management purposes by resolution of Shropshire Council on 26th September 2013.**

4.3 In 2017, following a review of the Town Plan, Broseley Town Council resolved to explore the idea of drawing up a Neighbourhood Plan. A steering group was set up, later to be called the 'Broseley Neighbourhood Plan Advisory Group' (NPAG), with town councillors and interested members of the public (see Appendix 1 for NPAG terms of reference and membership).

4.4 The Town Council applied for the designation of a Neighbourhood Area in April 2018. After a four week consultation period that started on 1st. May 2018 it was approved by Shropshire Council on 17th. September 2018 together with recognition of the Town Council as the qualifying body to produce the Neighbourhood Plan.

4.5 Over the spring and summer of 2018 the Neighbourhood Plan Advisory Group carried out a series of wide ranging public engagements, including public meetings, online questionnaires and an opinion survey. The details of this survey work and evidence gathering are available online on the Town Council's website and are summarised in the Consultation Statement.

4.6 In early 2019 Shropshire produced a 'preferred options' document as part of its Local Plan review (see para 2.5 above). This offered two preferred development options for Broseley. After further public consultation NPAG rejected both options, and subsequently agreed with the senior authority that it would allocate development sites via the Neighbourhood Plan.

4.7 In the summer of 2019 the Advisory Group produced a 'Strategy Paper' setting out policy proposals for the Neighbourhood Plan, copies of which were delivered to every household in the Town. A detailed consultation question paper was also distributed and the results gave direction to the final form of the Plan.

4.9 Following its public consultation and survey evidence the Town Council established a community vision for Broseley.

“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 plays a part. We want to work with residents to preserve the Town's existing historical and semi-rural character while embracing the opportunities of the 21st. Century.”

see next page

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5 Plan Objectives

5.1 The detailed consultation that preceded the Plan produced a clear set of objectives covering the following policy areas: Housing, Employment, Green Space and Green Infrastructure, Traffic and Accessibility, Conservation and Heritage, Community Resources, Sport, Leisure and Recreation, the Visitor Economy and Sustainable Development.

5.2 Housing

- a) The provision of additional low cost housing is a high priority for the Plan and it will address the scale and location of any new development, in particular reasonably sized schemes for 100% affordable housing as exception sites.
- b) Shropshire Council's Development Plan has set a target for the Neighbourhood of 50 new dwellings. The Plan will make sure that this target will be met by a mixture of market and social housing.
- c) New developments of market housing will normally be guided to sites within the development boundary of Broseley. Where necessary the development boundary will be changed to encompass existing or approved development outside the current boundary (the current development boundary - as of February 2020 - can be seen in the Maps section of the Plan).

5.3 Employment and Jobs

- a) To create a prosperous and sustainable local economy with jobs for local people.
- b) To retain existing employment sites where possible and support the development aspirations of existing businesses
- c) To promote employment growth arising from small-scale start up businesses, retail and uses supporting the visitor economy.

5.4 Green Spaces and Green Infrastructure

- a) The Plan will seek to support a valued green environment with accessible and protected green spaces
- b) To protect and where possible enhance the landscape, natural environment and wildlife within and around Broseley in association with new development.
- c) To develop the Town's green infrastructure (footpaths, bridleways, green spaces) and consider infrastructure improvements that would benefit both the green environment and the tourist economy.

5.5 Traffic and Accessibility

- a) To examine infrastructure requirements that follow from new development outlined in the Plan.
- b) To promote road safety, the tourist economy and healthier lifestyles through improvements to walking and cycling routes.
- c) To reduce the impact of HGV vehicles passing through the Town.

5.6 Conservation and Heritage

- a) To protect and promote the Conservation Areas whilst allowing a vibrant community to flourish.
- b) To protect the historic street layout of Broseley by ensuring that development is sensitive to the Town's heritage and character.

5.7 Community Resources

Strong community resources are an invaluable part of Broseley's character and a key factor in the quality of life for residents. The Plan will identify these resources and consider working with partner agencies and developers to secure and retain community facilities for the future.

5.8 Sport, Leisure and Recreation

- a) To protect and enhance existing provision
- b) To seek to develop sport and recreation facilities where there is a current shortfall.
- c) To consider the provision of allotments.

5.9 Supporting the Visitor Economy

- a) Broseley is adjacent to one of the UK's most important tourist attractions, the Ironbridge Gorge and its associated museum sites. The Plan will consider how Broseley can be promoted as a base for tourists wishing to explore the surrounding area.
- b) To consider proposals to support tourist related development and support tourist related business.
- c) To consider measures to protect and develop the High Street and secure investment in improving the street scene.
- d) To consider how the Plan might resist developments that could detract from the quality of Broseley's rural setting.

5.10 Achieving Sustainable Development and Responding to Climate Change

- a) The Plan will work to secure sustainable communities within the designated Neighbourhood Area.
- b) The Plan will contribute to the achievement of sustainable development.

6 Preparing the Policies

6.1 The Neighbourhood Plan must meet certain Basic Conditions set out in the Town and Country Planning Act; the Plan must:

- a) Have regard to National Planning Policy and Guidance
- b) Contribute to the achievement of sustainable development
- c) Be in general conformity with the strategic policies in the Development Plan for the local area
- d) Be compatible with the requirements of Human Rights legislation
- e) Be compatible with EU Regulations

6.2 This means that the Broseley Neighbourhood Plan does not just restate the Shropshire Council Development Plan policies in the Core Strategy and SAMDev Documents. On the contrary, the Neighbourhood Plan sets out the views of the Broseley community on development and the use of land within the designated Neighbourhood Area. The Basic Conditions (see separate Basic Conditions Statement) are to make sure that there is an acceptable balance between community control of our neighbourhood and the delivery of important national and local policies for development.

6.3 The policies that have been set out in this Neighbourhood Plan have been prepared taking into account the policy requirements of the National Planning Policy Framework (NPPF) and the Shropshire Plans 2011 to 2026. The Neighbourhood Plan policies are based on the objectives derived from the evidence and representations received during community consultation. The choice of policies is justified through consideration of this evidence and taking into account national and local strategic policies that have undergone Strategic Environmental Assessment (SEA).

6.4 It is important that the policies in the Neighbourhood Plan can be achieved during the lifetime of the Plan and that measures are in place to make sure this happens. The Town Council will monitor progress in liaison with Shropshire Council.

6.5 It is recognised that opportunities, challenges, pressures and Shropshire Council's development policies may change during the lifetime of the Plan and in order to keep the Plan up to date the Town Council will periodically review the plan throughout the Plan lifetime.

The Policies

7 Design Statement

7.1 Introduction

The Statement is concerned with how a planned development should be carried out, so that it is in harmony with its setting, and contributes to the conservation, and, where possible, to the enhancement of the local environment.

7.2 The starting point for this Design Statement was the Conservation Area Statement for Broseley, and the 2013 Town Plan, but the various Neighbourhood Plan consultations also had an input into the process.

7.3 Extracts from the Broseley Conservation Area Statement:

"Broseley is predominantly a brick and tile town."

"The local tradition of brick building is highly developed and distinctive."

"The dominance of the local tile industry was almost total."

"The simplest 18th century cottages often have decorative touches."

"Boundary and retaining walls and railings are both complementary to the buildings and form important features in their own right."

"Original 19th and early 20th century shop fronts make a valuable contribution to the character and appearance of High Street."

7.4 Objectives

The objectives of the design statement are:

- a) to set out design principles based on local character;
- b) to work in partnership with the local planning authority within the context of existing local planning policy;
- c) to influence future policies.

see next page

7.5 Policy A1

Within the Conservation Areas development proposals in accordance with the design principles set out in the Broseley Design Statement will be supported. Outside the Conservation Areas development proposals that demonstrate that due regard has been given the design principles in that statement will be supported.

7.6 Design principles

7.7 Policy DS.1 Proposed designs in keeping with the form and materials that define the town's heritage will be supported.

7.8 Policy DS.2 Designs and building materials should enable new builds and extensions to blend in with the town vernacular as set out in its conservation statement, taking note of:

- a) Floor area, roof pitch and roof height;
- b) Size of windows and facades;
- c) Style and colour of brickwork and roof tiles.

7.9 Policy DS.3 Boundaries

On street frontages boundary walls will be supported. For other boundaries native hedges will be supported in preference to fencing. Existing walls and native hedges should be preserved where possible.

7.10 Policy DS.4 Architectural features

The use of brick and/or stone headers with keystones or blocks is a recurring motif in Broseley, as is the use of decorative corbels, cornices and patterned/alternating brickwork on building frontages. Design proposals which incorporate elements of these distinctive local features will be supported.

7.11 Policy DS.5 Materials

The prevailing consideration will be the design, and how successfully the proposal complements the building and its surroundings, rather than the materials used.

7.12 Policy DS.6 External Lights

Design proposals that attempt to mitigate the impact of light pollution will be supported. Proposals should adhere to the general principles set out in the Institution of Lighting Engineers, Guidance Notes for the Reduction of Obtrusive Light (2020).

7.13 Policy DS.7 Innovative individual proposals

Design proposals for individual plots that attempt innovative high quality approaches to meeting the criteria set out in this document will be considered.

7.14 Policy DS.8 Shopfronts

Design proposals for shops and offices in the Conservation Area should have regard to the principles set out in DS.2 above. Design proposals that attempt to mitigate the impact of large areas of sheet glass will be supported.

7.15 Policy DS.9 Street Furniture

In the conservation area street furniture should use materials, colours and styles in keeping with the character of the setting, or with any existing street furniture that is being retained.

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7.16 Policy DS.10 Advertising Boards

The use of portable advertising promotion boards (A-boards) in Broseley is subject to the following criteria:

- a) One 'A-board' will be permitted per premise, if appropriate and if approved by the Town Council.
- b) The equipment must be fit for purpose and cause no potential hazard, nuisance or obstruction. Rulings on whether a particular piece of equipment contravenes this clause will be made by the Town Council.

8 Housing

8.1 Strategic Policies

The current Local plan comprises the Core Strategy (2011) and the SAMDev (2015). The Local Plan is currently under review but the emerging Plan has not yet confirmed the future development targets. The overall strategic approach for new housing is to focus development on Shrewsbury and Principal and Key Centres. Development is proposed to be managed through criteria based policies with the delivery of local housing appropriate to the role, size and function of each settlement.

8.2 The adopted Shropshire Plan identifies a growth target for Broseley. Taking into account recent planning permissions, dwellings completed and under construction the target for Broseley is for 50 new homes over the Plan period up to 2038.

8.3 The Neighbourhood Plan will make sure that this target will be met by a mixture of market and social housing, as set out below. Together this should provide just above the 50 homes required. This would provide a measure of flexibility to make sure that the target set out in the Shropshire Plan is achieved.

- a) We are including the current (as of February 2020) application regarding an exception site off Dark Lane - 24 dwellings
- b) We are allocating a new development site off Avenue Road, with a total of 20 dwellings (see Appendix. 5).
- c) We are assuming a reduced rate of windfall developments. Even so, given the windfall development in Broseley over the period 2014-2019, we are confident that there will be a windfall of at least 12 dwellings during the Plan period.

8.4 POLICY HO1

New Housing Development in Broseley to meet local needs will be supported on infill and windfall sites within the Broseley development boundary subject to the following limitations. Development should:

- a) promote local landscape character and visual amenity;
- b) promote the heritage assets of Broseley or their setting;
- c) maintain the 'valued green spaces' described in policies GR 1 & 2;
- d) support the provision of evidence based affordable housing.

Development will be supported provided proposals meet at least one of the following criteria

- i) Are located on previously used land;
- ii) Fill small restricted gaps in the continuity of existing frontage buildings;
- iii) Replace existing buildings;
- iv) Are suitable conversions of existing buildings;

8.5 POLICY HO2

This Plan designates a new housing allocation on a site off Avenue Road for a total of 20 dwellings. Proposals for this allocation should take account of the site allocation criteria detailed in Appendix 5

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of this document. The development boundary will be moved to accommodate this site; the new boundary is indicated on the Policies map (see Maps pages).

8.6 POLICY HO3

Due to the severe constraints in the road network, no new* development will be supported north of the junction of King Street and Woodlands Road, including: Balls Lane, Cobwell Road, Maypole Road, Sycamore Road, Woodlands Close and Woodlands Road.

*as opposed to alterations or extensions to existing properties

8.7 POLICY HO4

Affordable Housing proposals outside the development boundary submitted as Exception Sites* under the Shropshire Strategic Exception Sites Policy will be supported, provided that:

- a) the affordable component is 100%;
- b) the amenity loss is acceptable;
- c) proposed sites should be within 1200 metres of the main services in Broseley town centre.

*Exception Sites have specific legal conditions attached to their use and occupation. Affordable can have different meanings in different contexts. In the Broseley Neighbourhood Plan 'affordable' on an Exception Site will mean housing reserved solely for local people, in perpetuity, as rented or shared equity housing, provided by a recognised Housing Association.

8.8 POLICY HO5

Housing proposals submitted as single plot exception sites should be on sites that are easily accessible to the main services in Broseley town centre. Proposals for single plot exemption sites not identified as valued green space as defined in Policies GR1 and GR2 will be supported.

8.9 POLICY HO6

Proposals for housing within the development boundary will include provision for affordable housing as set out in policy statements published by Shropshire Council within the Plan period.

8.10 Housing Development within the Conservation area

POLICY HO7

New housing development within the Broseley Conservation Area will only be supported if:

- a) the development provides benefit to the Conservation Area in respect of visual appearance and scale and is in keeping with the form and materials that define the Town's character and heritage;
- b) the development is designed to provide a sympathetic restoration of a heritage feature or property or provides an infill development that complements the surrounding townscape;
- c) the proposed development does not create an unacceptable load on the narrow streets of the town and is able to provide adequate off-street parking and road access;
- d) the development can be provided without a negative impact on the sight-lines of adjoining properties and/or on overall density of provision.

8.11 Evidence and Justification

The Neighbourhood Plan recognises that new housing is required to meet local needs in order to maintain a sustainable and prosperous community. Broseley has a shortage of suitable low cost and social housing as evidenced by figures collated by the unitary authority (see Appx. 4). The adopted Shropshire Development plan identifies a target of 50 new homes up to 2038. These policies conform to that Shropshire Plan requirement. These Policies will also help to deliver the Neighbourhood Plan Objectives for housing, design and development within the Conservation Area.

9 Economy & Jobs

9.1 Most working residents of Broseley work outside the town, commuting to Telford, Shrewsbury and Wolverhampton. Broseley has three main employment sites at Cockshutt Lane, Coalport Road and Calcutts Road/Fusion in Jackfield, with a small group of workshop units at the junction of King Street and Duke Street. Another source of employment is the High Street with a wide range of shops and businesses.

9.2 Consultation respondents generally supported the provision of jobs to meet the needs of local people and indicated a preference for the use of previously used land or existing buildings for employment uses.

9.3 Strategic Policies

The adopted Shropshire Core Strategy and SAMDev Development Plan Documents set out the Shropshire-wide policies for strategic employment and Economy up to 2026. The SAMDev Plan states that development will be delivered by permitting proposals that are sustainable development and are:

- a) On committed or allocated sites;
- b) Are otherwise suitable for development;
- c) Comprise Class B or Sui Generis use with industrial or commercial opportunities;
- d) Operations compatible with adjoining uses;
- e) Satisfy the relevant settlement policy and accompanying guidelines.

9.4 Broseley has a number of employment premises and these will be supported to grow. Others that are ready for re-use will be assessed on an individual basis.

9.5 This Plan will move the development boundary off Cockshutt Lane to encompass a new development that will re-use an existing site together with some additional land. This adjustment will allow Broseley's largest employer to expand their site and also allow for future growth. The new boundary is indicated on the Policies map (see Maps pages) and in Appendix 6.

9.6 In order to protect Broseley town centre for A1, A2, A3, and A5 Class uses the Primary Shopping Area is indicated on the Policies Map.

9.7 All development will need to take account of known critical infrastructure constraints as identified in the Broseley Town plan and Local Development Framework Implementation Plan. Development should be phased appropriately to take account of critical infrastructure delivery and seek to positively contribute towards local infrastructure improvements, including the provision of community benefits in accordance with Policies CS8 and CS9 in the Town Plan.

9.8 Consultation responses supported the view that new development for non-residential purposes would best be situated to the south east of the Town, accessed from the main road, and close to the current HGV route. This Plan will therefore support windfall development in this area for employment, that meets the relevant policy criteria, including proposals that fall outside the development boundary.

9.9 POLICY EJ1

Proposals for new B and D Class industrial, business and commercial development in Broseley will be supported subject to the following criteria:

- a) The scale and nature of the proposed development would have a positive effect on the amenity of neighbouring residential areas;

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- b) The proposal would not have unacceptable impacts on the local road network;
- c) The proposal provides adequate access, including walking, cycling, public transport and parking;
- d) The proposal has access to appropriate infrastructure;
- e) The proposal has a positive impact on adjacent land uses;
- f) The proposal promotes the character of the area;
- g) Proposals to change existing employment land to alternative uses will only be supported where it can be demonstrated that the site is no longer viable through an active marketing exercise in which the property has been offered for sale or rent on the open market at a reasonable price and no reasonable offers have been refused.

9.10 POLICY EJ2

Proposals for new B and D Class industrial, business and commercial development outside the Broseley development boundary will be supported subject to the criteria set out in EJ1 a) to f) inclusive, plus the following additional criteria:

- a) Access to any such development should aim to minimise HGV movements through existing residential areas;
- b) Access to any such development should be from the existing HGV route via Barrow, and as close to the Barrow junction with the B4373 as is compatible with the policies set out in this Plan.

9.11 POLICY EJ3

- a) Existing employment land in Broseley will be retained where possible and the more effective use of such existing employment land will be supported, particularly the site at King Street/Duke Street.
- b) This Plan will move the development boundary off Cockshutt Lane to encompass a new development that will re-use an existing site together with some additional land; the new boundary is indicated on the Policies map (see Maps pages). Proposals for this allocation should take account of the site allocation restrictions detailed in Appendix 6 of this document.

9.12 POLICY EJ4

Proposals for new retail floor space within the Primary Shopping Area will be supported if the development complements and/or diversifies local retail provision and is compatible with the scale and form of the existing retail sites.

9.13 POLICY EJ5

Proposals that promote or provide facilities for home working and businesses operating from home in Broseley will be supported where the proposal does not have a significant harmful effect on the amenity of neighbouring residential areas.

9.14 POLICY EJ6

The sympathetic conversion of existing buildings for business and enterprise will be supported where the proposal does not have a significant impact on adjacent buildings, adjacent land uses or the character of the area.

9.15 Evidence and Justification

These policies will help to deliver the Neighbourhood Plan Objectives in respect of retaining and enhancing existing businesses, creating new economic opportunities and jobs, protecting the High Street and supporting the visitor economy.

See next page

10 Green spaces and infrastructure, sport and recreation

10.1 Early consultation emphasized the importance of the environment, green spaces and open space to local people. In particular 'Valued Green Spaces' that help to create the character of Broseley and provide strong visual features that define the surrounding area and provide important views into the open countryside were recognised and strongly supported. The Broseley Town Plan identified a number of these 'Valued Green Spaces' and they were endorsed and adopted by Shropshire Council. The 'Valued Green Spaces' are particularly important in shaping the character and environmental qualities of Broseley.

10.2 The Valued Green Spaces have been carefully chosen because of their importance in the locality and their significant contribution to the appearance of Broseley. The Valued Green Spaces have been selected using the following criteria*:

- a) They have an existing designation – as part of the World Heritage Site, as a 'Field in Trust' or Wildlife Site;
- b) They have public access;
- c) They provide heritage value;
- d) They have environmental value;
- e) They provide visual amenity, with views from within the urban parts of Broseley out into the open countryside that are characteristic of the Town;
- f) They create open green areas that help to frame the physical form of Broseley, with its unique combination of built areas and open green space;

* A full assessment of each Valued Green Space against these criteria can be found at Appendix 3.

10.3 Consultation representations indicated that residents want the Neighbourhood Plan to protect and where possible enhance Broseley's open spaces. Respondents expect new green spaces to be provided with new housing development and the links between them to be improved.

10.4 Strategic Policies

National Planning Policy seeks to promote healthy communities and provide residents with a high quality of life. Green spaces play an important role in providing play areas, recreation grounds and sports facilities. Within Broseley the open spaces are an important part of its character and enhance the quality of life for local people. Policy CS8 of the Shropshire Core Strategy highlights the need to protect and enhance existing facilities for residents and visitors.

10.5 POLICY GR 1

Areas within Broseley designated as 'valued green space' in the Broseley Town Plan will be protected and development on these sites will not be supported.

10.6 Policy GR 2

Additional value green space as set out in the following table will be protected and development on these sites will not be supported.

see next page for table

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Existing Valued Green Space as designated in the Broseley Town Plan		Additional Valued Green Space to be designated in the Neighbourhood Plan	
GS1	Land north of Balls Lane	Strip of land to the east of Cherrybrook Drive	GS5a
GS2	Woodlands Green	A green space corridor from the Haycop exit onto Ironbridge Road, through Monewood to the Gorge	GS6
GS3	Land surrounding the Fish House extending down to Ironbridge Road	Fields to the east of Dark Lane	GS8
GS4	Cricket Club Fields	Extending the upper reach of the Corbetts Dingle green space area to include the bridleway plus a strip of woodland just beyond the turn off to Coneybury Farm	GS10
GS5	Stocking Mound & Barnetts Leasowe Mound	A corridor between the Jackfield 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 (see maps pages).	GS15
GS7	Birchmeadow Fields		
GS9	The Haycop		
GS11	Corbetts Dingle		
GS12	Land between Dark Lane, Ironbridge Road, the Haycop and the church		
GS13	Fiery Fields		
GS14	Play space off Pound Lane		

10.7 POLICY GR 3

New development will only be supported where it does not adversely affect formal and informal open spaces, including gardens, which are important to the community for their beauty, amenity, wildlife and/or recreational value.

10.8 POLICY GR 4

New developments will be encouraged to create accessible links from development sites to the wider footpath network to address gaps in the network and to improve existing provision.

10.9 POLICY GR 5

Footpaths and bridleways through green spaces in Broseley will be protected and, where possible, enhanced. The Neighbourhood Plan aims to improve links between Broseley and the Ironbridge Gorge World Heritage Site and encourage the development of permissive paths that, with the cooperation of landowners, would create an improved footpath network within Broseley.

see next page

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Specifically the Plan designates the following as 'green routes' with the aim of encouraging a 'walking culture' and by so doing enhance the attractiveness of the area as a tourist destination.

- 1) A route into the Gorge through the Haycop and the Monewood Valley;
- 2) A route into the Gorge down Corbetts Dingle to the Jackfield Free Bridge;
- 3) A route following Pound Lane into the Gorge and to the Severn Valley Way;
- 4) A short route from Maypole Road, crossing Balls Lane then alongside the Stocking Mound to Cherrybrook.
- 5) A route from Cobwell Road to Ironbridge Road, via Balls Lane and Brandywell Road and the Red Church

10.10 POLICY GR 6

Development proposals will be expected to retain important hedgerows, mature trees and existing areas of woodland where possible and to improve the connectivity between green spaces to enhance the green infrastructure of the Town.

10.11 POLICY GR 7

The Town Council will work with landowners to identify an area of land close to the town centre that could be used for allotments.

10.12 Evidence and Justification

These Policies help to deliver the Neighbourhood Plan Objectives for protecting 'Valued Green Spaces', protecting green routes, footpaths and bridleways and the overall green environment within and around Broseley. These Policies conform to the National Planning Policy Framework (NPPF) 2018 and the Shropshire strategic development policies as set out in the Core Strategy and the SAMDev Plan.

11 Conservation, Heritage, Landscape and the Environment

11.1 The Broseley Conservation Area Statement and the Broseley Design Statement provide the basis for policies to conserve and protect Broseley's historic character and landscape. The Broseley Conservation Area was designated on 8th. June 1988 and the Conservation Area boundary was amended on 23rd. July 2003. Part of the Ironbridge Gorge World Heritage site is included within the Broseley boundary and this also carries the status of a Conservation Area (see Maps pages).

11.2 Strategic Policies

The Broseley Design Statement is concerned with how planned development should be carried out so that it is compatible with the historic character and qualities of Broseley. The aim is to make sure that new development contributes to the conservation of Broseley and where possible enhances the local environment. The Design Statement is an integral part of this Neighbourhood Plan, setting out design principles based on local character.

11.3 The Design Statement and the Conservation Area Appraisal both contain details of the building materials, form of boundaries, architectural features and the character of the Conservation Area. The historic importance of Broseley and the survival of its pattern of streets and settlement was a major factor in the designation of the Conservation Area. The diverse but traditional styles and architectural detailing of housing form the elements that define the character of Broseley.

11.4 POLICY CH 1

The Design of proposed new development within the Broseley Conservation Area should be in keeping with the form and materials that define the town as set out in the Broseley Design Statement and the Conservation Area Appraisal.

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11.5 The landscape around Broseley provides a countryside setting for the town and the open fields and woodlands are an important defining characteristic. The protection of the landscape around Broseley was highlighted by respondents in the early consultation.

11.6 POLICY CH 2

New development will be supported where there is a positive impact on the quality and visual appearance of the open countryside around Broseley.

11.7 Evidence and Justification

These Policies help to deliver the Neighbourhood Plan Objectives for the protection of the historic character and qualities of the landscape around Broseley. These Policies conform to the National Planning Policy Framework (NPPF) 2018 and the Shropshire strategic development policies as set out in the Core Strategy and the SAMDev Plan.

12 Community Resources

13.1 Broseley is fortunate in having a rich variety of community groups and organisations working in and for the town. A significant number of respondents to the early consultation referred to the importance of community facilities to serve local people. The Town Council supports working with local groups as a vital element of Broseley's community resources.

12.2 The Town Council supports community resources such as the Birchmeadow Centre, Birchmeadow Park, Multi Use Games Area, Victoria Hall and others. The Town Council will work with partner agencies and developers to help to provide new community facilities. The Town Council will also work with school governing bodies and the Health Centre Management Team to protect and promote safe and broad access to these facilities as part of Broseley's community infrastructure.

12.3 Strategic Policies

The Shropshire Core Strategy sets out the importance of market towns and other key centres and proposes appropriate targets for growth and development. Shropshire Policy CS 15 states that rural settlements (such as Broseley) will be supported by the protection and improvement of existing day-to-day services and facilities. Proposals that make a positive contribution to settlements will be encouraged.

12.4 The NPPF (2018) supports planning policies and decisions that promote the retention and development of local services and community facilities such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

12.5 Policy Objectives

Strong community resources are a vital part of Broseley and the quality of life for its residents. Early consultation indicated that residents want existing community resources to be protected in order to contribute to community wellbeing and provide benefit for local people.

12.6 POLICY CR 1

Proposals will be supported where there is a loss of community resources and facilities in Broseley provided that:

- a) It can be demonstrated that the facilities are no longer required;
- b) It can be demonstrated that alternative provision exists or can be provided in the community to serve local people;
- c) Suitable alternative facilities are included in the development proposal.

12.7 POLICY CR 2

Proposals for new and/or improved community facilities in Broseley will be supported subject to:

- a) The proposal would not have a significant and harmful impact on the amenity of surrounding residential areas;
- b) The proposal would not have a significant and harmful impact on the local environment.

12.8 Evidence and Justification

To make sure that Broseley remains a vibrant place to live it is essential that community resources and facilities are retained and the loss of such facilities is resisted and their improvement supported.

13 Supporting the visitor economy, tourism and leisure

13.1 Broseley is within half a mile of the Ironbridge Gorge, one of the UK's most important visitor attractions; two of the Ironbridge Gorge Museum sites are located in Broseley. Yet the town has a lower profile than its neighbours Ironbridge and Much Wenlock. Consultation responses with local business suggest that visitors tend to book overnight stays in Broseley when the higher profile locations are fully booked.

13.2 Given the consultation results set out above the Town Council takes the view that the best tourist strategy for Broseley is to focus on day visitors and short stay visits by people who want a base from which to explore the area. Such visits are important in helping to support town centre employment. The key to this approach is the appeal of a lively and historic small town with a range of hospitality services set in unspoilt countryside.

13.3 Accordingly the Town Council believes that more should be done to promote and market the town as a regional base for visitors to explore Broseley and the surrounding area.

13.4 Strategic Policies

Shropshire Core Strategy Policy CS 16 – Tourism, Culture and Leisure seeks to deliver high quality, sustainable tourism, cultural and leisure development that enhances the vital role that these sectors play in the local economy, bringing benefits for local communities and visitors. Shropshire's strategy recognises the intrinsic qualities of the natural and built environment and places emphasis on:

- a) Supporting the development of new or extended tourism, cultural and leisure facilities;
- b) Promoting connections between visitor attractions, including the natural, cultural and historic environment, active recreation venues, heritage trails, parkland, local food and drink and craft sales outlets;
- c) Supporting development that promotes opportunities for visitors to access, interpret and enjoy the local landscape, historic and cultural assets;
- d) Supporting appropriate regeneration schemes and tourist development proposals that seek to provide local economic, social and cultural benefits;
- e) Encouraging the development of facilities that support tourism in appropriate and accessible locations.

13.5 Strategic Objectives

The Town Council aims to protect existing tourist related employment. It will work to promote Broseley as a tourist destination, with support for businesses in the town that serve the tourist trade. This includes opportunities for self-employment and start-up businesses.

13.6 Protecting and improving the High Street by seeking investment to provide improvements to the street scene was an important objective for respondents to the early consultation. Respondents

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also recognised that the protection of green space, recreation, play and outdoor facilities is important for visitors as well as residents.

13.7 POLICY VE1

Proposals for tourist related development, including areas outside the development boundary, will be supported subject to:

- a) The proposal will enhance an existing business on the same site;
- b) The proposal provides a conservation gain by restoring or improving the sustainable use of an historic feature or property;
- c) The proposal will create a new tourist related business on a suitable site that does not have an adverse and harmful impact on neighbouring residential areas.

13.8 POLICY VE2

Proposals for holiday accommodation on greenfield sites will only be supported if they satisfy the Shropshire Core Strategy Policy's CS16 and CS17 requirements to provide viable business plans and the demonstrable necessity for a greenfield/countryside site.

13.9 POLICY VE3

Proposals that would adversely impact on the unspoilt character of the countryside between Broseley and the Ironbridge Gorge World Heritage Site will not be supported.

13.10 POLICY VE4

Areas used for outdoor recreation, sport and leisure, including walking, and indicated on the Policies Map will be protected and where possible enhanced.

13.11 Evidence and Justification

Sustainable tourism and high quality cultural and leisure development can deliver wide ranging benefits for the local community by contributing to a successful visitor economy and supporting the quality of life for local people. Tourism plays a significant role in the economic prosperity of Shropshire and appropriate tourist development in particular can potentially help to sustain rural services and facilities that provide local community benefit.

14 Achieving sustainable development and responding to the challenge of climate change

14.1 Respondents to the early consultation highlighted the importance of renewable energy and responding to climate change. They would support appropriate development in Broseley that incorporates renewable energy technologies into new development that is well adapted to climate change and where energy conservation is considered at the earliest stage.

14.2 Following the Deregulation Act 2015 the Building Regulations provide the minimum standards for energy efficiency in new buildings.

14.3 Strategic Policies

The National Planning Policy Framework 2018 requires planning authorities to help shape places to secure radical reductions in greenhouse gas emissions, minimizing vulnerability and providing resilience to the impacts of climate change and supporting the delivery of renewable and low carbon energy and associated infrastructure.

14.4 Local planning authorities are required to plan for new development in locations and ways that reduce greenhouse gas emissions. Where setting any local requirements for a building's sustainability planning authorities should do so in a way consistent with the government's zero carbon building policy and adopt nationally prescribed standards. To help increase the use and

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supply of renewable and low carbon energy local planning authorities should recognize the responsibilities on all communities to contribute to energy generation from renewable or low carbon sources. They should have a positive strategy to promote the use of energy from renewable and low carbon sources.

14.5 The NPPF 2018 sets out a number of policies to guide local authorities in design, the location of renewable energy infrastructure and support community led initiatives for renewable and low carbon energy including through Neighbourhood Planning and identify opportunities where development can draw its energy supply from decentralized energy sources. Planning authorities should also take account of: landform, layout, building orientation, massing and land supply to minimize energy consumption.

14.6 The Shropshire Core Strategy promotes low carbon development that mitigates and adapts to the effects of climate change, including flood risk, by promoting more responsible transport and travel choices, more efficient energy and resources, the generation of energy from renewable sources and effective and sustainable waste management.

14.7 POLICY SD1

New development permitted in Broseley should be designed to achieve a high standard of energy efficiency and to achieve a high and sustainable level of design and construction. In addition proposals will be expected to include a statement setting out how the development will meet the following requirements:

- a) Siting and orientation to optimise passive solar gain;
- b) The use of high quality thermally efficient building materials;
- c) The installation of energy efficiency measures such as loft and wall insulation and double glazing;
- d) The incorporation of on-site energy generation from renewable/sustainable sources such as solar panels.

14.8 POLICY SD2

In the case of changes to existing buildings proposals should be designed with energy reduction in mind, comply with sustainable design and construction standards and meet the requirements set out in SD1 a) to c).

14.9 POLICY SD3

The retro-fitting of heritage properties is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards the historic characteristics of the building and the development is carried out with the active engagement with and the permission of the relevant organisations.

14.10 POLICY SD4

Non-residential developments should aim to meet the Building Research Establishment (BREEAM) building standard 'excellent'.

14.8 Evidence and Justification

This Policy conforms to the NPPF 2018 and is in general conformity with the Shropshire strategic development policies set out in the Core Strategy and SAMDev Plan.

15 Water Infrastructure

15.1 The phasing of new sewerage and waste-water treatment infrastructure, which may be required to serve new development, needs to avoid overburdening water resources. The Shropshire

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Water Cycle Study (2020) assesses the impact of new development on the county's water infrastructure and shows where development may be dependent upon upgrading and enlarging the existing network.

15.2 POLICY WA1

Development proposals are required to demonstrate that they will be served by adequate water supply, foul drainage, wastewater and sewage treatment infrastructure. In particular, proposals should show how development will be phased to allow the relevant water company sufficient time to undertake any necessary capacity improvement works to the existing water supply, wastewater and foul drainage networks and waste-water treatment works prior to construction and occupation of the development. Where development is brought forward in advance of planned capacity improvements by the relevant water company through their Asset Management Process, any required capacity improvements should be delivered via agreement between the developer and the water company.

15.3 Evidence and Justification

This Policy arose out of consultation with Shropshire Council and is in general conformity with the Shropshire strategic development policies.

16 Meeting the basic conditions

16.1 The Policies set out in this Neighbourhood Plan meet the 'Basic Conditions' requirement as set out in the Town and Country Planning Act to make a contribution to the achievement of sustainable development during the lifetime of the Plan. The detailed Basic Conditions Statement for the Plan is available as a separate document

17 Monitoring and Review

17.1 Shropshire Council as the Local Planning Authority will monitor progress in relation to the implementation of the Core Strategy and SAMDev Plan. This will include housing and employment and the other components of development as part of their Annual Monitoring Report (AMR).

17.2 Broseley Town Council will work in liaison with Shropshire Council to assist in this process and contribute to the AMR in respect of development in Broseley.

17.3 The Town Council will prepare regular monitoring reports to assess the impact of the Plan.

17.4 The Town Council will review the Plan on an annual basis and undertake a full review in 2024.

Main section ends

Appendices and Maps follow

Appendix 1

Broseley Neighbourhood Plan Advisory Group Membership and Terms of Reference

Membership

Michael Burton*
Sharon Clayton #
Ryan Garbett #
Simon Harris * **
Ann Maltby *
Colette McCabe *
Phil Revell *** *
Dave Ricketts
Ian West *#

- * BTC Councillors
- ** County Councillor
- *** Chair
- # left the group before the Plan was finalised

Phil Revell and Colette McCabe were elected as Town Councillors in December 2019 and January 2020 respectively. Phil Revell chaired the group throughout.

NPAG received specialist advice from Michael Barker BA (Hons). MSc. Dip TP. DMS. DipM. MRTPI. FRGS. Michael Barker is an independent planning consultant, previously Assistant Director and member of the Senior Management Team at Telford & Wrekin Council.

Terms of Reference

Purpose

- a. The purpose of the Broseley Neighbourhood Plan Advisory Group (NPAG) is to carry through the preparation of a Neighbourhood Plan (NP) for the Broseley area in order that this will then progress to Independent Examination and a successful community referendum and ultimately be adopted by Shropshire Council to become planning policy.
- b. The NPAG will engage with the local community to ensure that the NP is truly representative, maximising support for the approach taken by ensuring high levels of community engagement throughout the plan-making process.

Principles

- a. The Advisory Group will undertake the process in a democratic, transparent and fair fashion, encouraging widespread participation and giving equal consideration to opinions and ideas from all members of the community
- b. All decisions made shall be fully evidenced and supported through consultation with the local community.

In order to achieve this, the Advisory Group will:

- a. Produce, monitor and update a project timetable;
- b. Produce a consultation and engagement strategy, showing how the public will be involved throughout the process;

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- c. Carry through the strategy, ensuring as far as possible that the final NP is representative of the views of residents;
- d. Regularly report back to Broseley Town Council;
- e. Identify and secure funding;
- f. Liaise with relevant authorities and organisations to make the plan as effective as possible.
- g. Produce a draft version of the Neighbourhood Development Plan for ratification by the Town Council.

Membership

- a. The NPAG will be made up of a cross-section of volunteers from the Broseley communities, including Town Councillors.
- b. There will be at least six members of the NPAG, with a maximum of twelve and a minimum of three Broseley Town Councillors.
- c. The NPAG may co-opt additional members to the group at any time, subject to a recorded vote at a NPAG meeting.

Decision Making

- a. Broseley Town Council delegates full authority to the Advisory Group to work on the Neighbourhood Plan up to and including publication of the Consultation Draft Plan.
- b. The plan-making process remains the responsibility of Broseley Town Council as the qualifying body.
- c. All publications, consultation and community engagement exercises will be undertaken by or on behalf of the Town Council with appropriate recognition of the Town Council's position given in all communications associated with the project.

Meetings

- a. Advisory Group meetings will take place as and when required but not less than once every two months.
- b. The dates of future meetings will be made publicly available.
- c. The Advisory Group will elect a Chair and Secretary from its membership to remain in those positions until the project is completed. If these positions become vacant, the Advisory Group will elect an alternate.
- d. The Secretary shall keep a record of meetings and circulate notes to Advisory Group members and the Town Council in a timely fashion. Minutes shall be made publicly available.
- e. Minutes of the Advisory Group, along with correspondence and other formal documentation will be held by the Town Clerk.
- f. At least 5 clear days' notice of meetings shall be sent to members.
- g. Decisions made by the Advisory Group should normally be by consensus at Advisory Group meetings. Where a vote is required each member shall have one vote. A minimum of three members shall be present where matters are presented for decisions to be taken. A simple majority vote will be required to support any motion. The Chairman shall have one casting vote.

Working Groups

- a. The Advisory Group may establish working groups, made up of volunteers from the community to aid them in any Neighbourhood Plan related work.
- b. Each working group should have a representative from the Advisory Group who will report back to the NPAG.

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Finance

- a. All grants and funding will be applied for and held by the Town Council, who will ring-fence the funds for Neighbourhood Plan work. All payments will be processed in accordance with Broseley Town Council's financial procedures.
- b. The NPAG will have delegated authority to spend monies so ring-fenced without further reference to the Town Council. NPAG will also have delegated authority to spend monies allocated by the Town Council for the Neighbourhood Plan project.
- c. Specific items of expenditure will be approved via a minuted resolution at a NPAG meeting, said resolution to be counter-signed by three Broseley Town Councillors present at the relevant meeting.
- d. Advisory Group members and volunteers from any working groups may claim back any previously agreed expenditure incurred during any Neighbourhood Plan related work in accordance with Broseley Town Council's procedures.

Conduct

- a. Advisory Group members will abide by the 'Nolan' principles of public life and the Town Council Code of Conduct, including declarations of interest.
- b. Whilst members as individuals will be accountable to their parent organisations, the Advisory Group as a whole is accountable to the wider community for ensuring that the Plan reflects their collective expectations.
- c. The Advisory Group will achieve this through applying the following principles:
 - i. Be clear and open when their individual roles or interests are in conflict;
 - ii. Treat everyone with dignity, courtesy and respect regardless of their age, gender, sexual orientation, ethnicity, or religion and belief;
 - iii. Actively promote equality of access and opportunity.

Dissolution

The Advisory Group will be dissolved once its objectives have been attained or when the Town Council considers its services are no longer required.

Appendix Two

Broseley Neighbourhood Plan - timeline of key events

11 July 2017	Broseley Town Council (BTC) resolves to explore the idea of drawing up a NP.
1 November 2017	First meeting to discuss the route to creating a NP, with attendance from Shropshire Council and a representative from Shifnal, who had a made plan.
14 November 2017	BTC resolves to set up a steering group, with town councillors and interested members of the public. This steering group, later to be called the 'Broseley Neighbourhood Plan Advisory Group' (NPAG) meets most months from thereon.
9 January 2018	BTC delegates an initial budget to the steering group.
26 January 2018	First public meeting held to launch the 'Broseley and Benthall Neighbourhood Plan'. Work starts on defining the NP boundary; following informal consultation with Barrow Parish councillors, it is proposed that parts of Barrow be included.
13 March 2018	BTC approves NPAG terms of reference and agrees to submission of an application to Shropshire Council to designate the NP area.
15 March 2018	Barrow Parish Council rejects the proposal that parts of Barrow Parish be included in a NP along with Broseley.
10 April 2018	BTC approves revised terms of reference for NPAG (excluding any involvement of Barrow Parish) and agrees to submission of an application to Shropshire Council to designate the NP area, comprising the whole of Broseley Town and nothing else.
19 April 2018	Application to designate the NP area is sent to Shropshire Council. The four week consultation period starts on 1 May 2018.
24 May 2018	Grant of £1,525 from Locality is approved.
June 2018	First public consultation takes place, with a questionnaire delivered to every household in Broseley, plus an on-line version of the poll.
July 2018	Two public meetings are held to present the results of the consultation. Task groups are set up to explore aspects of the proposed NP in more detail.
17 September 2018	Shropshire Council approves the application to designate the NP area.
22 September 2018	Public meeting held on the subject of Heritage and Environment.
27 October 2018	Public meeting held on subject of Public and Voluntary Services.
December 2018	Consultation with local businesses is launched.
29 January 2019	Public meeting held on housing and other development. Second public consultation (paper and on line) on specific development sites is launched.
March 2019	Programme of meetings with landowners etc commences.
14 May 2019	BTC approves appointment of Michael Barker as planning consultant to help write NP.
15 May 2019	Public meeting held to provide update on all aspects of NP and announce plans for next public consultation.
12 June 2019	Grant of £7,320 from Locality is approved.
July-August 2019	Third public consultation takes place, with briefing document and questionnaire delivered to every household in Broseley.
September 2019	Results of third public questionnaire published.
January 14 th 2020	Working draft of NP approved by Broseley Town Council.
January	NP Display with maps and executive summary in Broseley Library.
February 19 th 2020	Public Meeting to present draft NP.
March 10 th 2020	BTC approves draft Neighbourhood Plan for section 14 consultation.
September 2020	BTC begins Section 14 consultation
April 29 th 2021	BTC approves Neighbourhood Plan for section 15 consultation.
April 2021	BTC submits Section 15 version to Shropshire Council

Appendix Three

Valued Green Space

The 2013 Broseley Town Plan, in response to strong demand expressed through consultation, designated a number of areas of the Town as 'local green space'.

During the Neighbourhood Plan consultation process the Neighbourhood Plan Advisory Group (NPAG) were asked to consider additional areas for protection. NPAG therefore re-consulted on all the areas identified. As before there was a high degree of local support for a specific designation to protect these areas. NPAG were advised on this issue by an Environment and Heritage sub-group, and the following matrix arises out of that work.

NPAG identified criteria that might support a 'valued green space' designation, and scored each area put forward against those criteria. An area had to achieve a score of 4, (with at least one maximum score of 3) before it was included in the Neighbourhood Plan.

The Criteria

Existing designation – as recreational space, conservation area, wildlife site, village green, Field in Trust (3 points)

Public Access – Open space (3 points), access via a footpath, bridleway or permissive path (2 points), limited access via a footpath or permissive path (1 point), no public access (0 points)

Heritage value – As identified by a recognised heritage listing (3 points), locally identified heritage value (2 points), as a buffer zone to a recognised heritage site (1 point)

Environmental value – ancient woodland or rare species/habitat (3 points), area with more diverse flora, eg woodland, meadows, hedgerows, able to support range of flora and fauna (2 points), Area with limited biodiversity eg fields, grass land etc (1 point), as a buffer zone to a designated wildlife site (1 point)

Visual Amenity – Open views offering significant visual amenity (3 points), views to open countryside as referenced in Broseley Conservation Statement (2 points), limited views over green fields or of/from a significant local building or landmark (1 point)

see next page

BROSELEY TOWN COUNCIL NEIGHBOURHOOD DEVELOPMENT PLAN 2020 – 2038

Name of Site	Map code	Public Access	Heritage Value	Environmental Value	Visual Amenity	Existing Designation	Comment	Total Score
Land north of Balls Lane	GS1	1	1	2	3	0	Extensive views north west over Ironbridge Gorge to the Wrekin. Borders World Heritage Site	7
Maypole Green	GS2	3	2	1	2	0	Extensive views north west over Ironbridge Gorge to the Wrekin. Conservation Area.	8
Land bounded by Balls Lane, the Fish House and Ironbridge Rd.	GS3	1	1	3	1	0	Privately owned mixed pasture and woodland with public footpath access. Borders World Heritage Site	6
Cricket Club Fields	GS4	1	0	1	1	3	Recreational Space	6
Barnetts Leasow and Stocking Mounds	GS5	1	3	3	1	3	The English Heritage Monument Protection Programme for the Iron Industry lists Barnetts Leasow and Stocking mounds as 'The best preserved example of a typical c18th – early c19th century iron mine'. This site is recorded on the Historic Environment Record as PRN 36861 and recommended for scheduling as a historic monument.	8
Cherrybrook Corridor	GS5a	3	1	2	1	0	A wildlife corridor, able to support diverse flora and fauna; three species of owls are known to frequent the small woodland. Borders the Stocking Mound sites described in GS5	7
Name of Site	Map code	Public Access	Heritage Value	Environmental Value	Visual Amenity	Existing Designation	Comment	Total Score

BROSELEY TOWN COUNCIL NEIGHBOURHOOD DEVELOPMENT PLAN 2020 – 2038

Name of Site	Map code	Public Access	Heritage Value	Environmental Value	Visual Amenity	Existing Designation	Comment	Total Score
Monewood valley	GS6	2	2	3	1	3	Part of the World Heritage Site Monewood was recorded in 1605 and qualifies as 'ancient woodland'. This area forms part of a green corridor running from the top of the Haycop Wildlife Site down to the Ironbridge Gorge. The early 18c Jackfield Rails ran through this area as did the early C19 Calcutts Rails. These would have been used for transporting coal and ironstone, initially being wooden railways and later iron tramways.	11
Birchmeadow Park	GS7	3	2	1	1	3	Recreational Space Field in Trust	10
Dark Lane Fields	GS8	0	2	1	3	0	Open views over the Ironbridge Gorge to the whole of the east Midlands Firs Field has the Trafalgar Firs, originally planted to commemorate the battle of Trafalgar and replanted in the late 20c	6
Name of Site	Map code	Public Access	Heritage Value	Environmental Value	Visual Amenity	Existing Designation	Comment	Total Score

BROSELEY TOWN COUNCIL NEIGHBOURHOOD DEVELOPMENT PLAN 2020 – 2038

Name of Site	Map code	Public Access	Heritage Value	Environmental Value	Visual Amenity	Existing Designation	Comment	Total Score
The Haycop	GS9	3	3	3	3	3	<p>The Haycop was mentioned as early as the 15th century, taking its name from the enclosed piece (hay) of rough coppice (cop).</p> <p>Coal was extracted from the Haycop as early as 1760, brick and stone foundations of the pit winding drum pit still remain.</p> <p>The reconstructed Down Well on the site served as Broseley's water supply in the 1880s.</p> <p>The Haycop is currently managed as a nature reserve by a local volunteer group. It is designated as a Local Wildlife Site.</p>	15
Coneybury Wood and Corbetts Dingle	GS10 &11	2	2	3	2	3	<p>Part of the Ironbridge Gorge World Heritage Site</p> <p>A natural green corridor running from Ironbridge Road to the River Severn.</p> <p>Corbetts Dingle is a valuable wildlife resource with locally rare plant species, three species of owl and geological features.</p>	12
Church Fields	GS12	0	0	1	3	0	<p>The area bounded by the parish church, cemetery, Haycop and Dark Lane is comprised of wet pasture.</p> <p>This area offers views from and to the Church, and from Dark Lane over the Ironbridge Gorge.</p> <p>This area acts as a buffer zone for both the Conservation area and Haycop wildlife site.</p>	4
Name of Site	Map code	Public Access	Heritage Value	Environmental Value	Visual Amenity	Existing Designation	Comment	Total Score

BROSELEY TOWN COUNCIL NEIGHBOURHOOD DEVELOPMENT PLAN 2020 – 2038

Name of Site	Map code	Public Access	Heritage Value	Environmental Value	Visual Amenity	Existing Designation	Comment	Total Score
Fiery Fields	GS13	3	2	2	2	3	The Fiery Fields is an ex-mining area with abundant evidence in the form of mounds and a capped pit head. The name itself comes from a spontaneous combustion in the 19c, when the coal below the surface of the fields burned for some months. The GS13 area encompasses a Local Wildlife site.	12
Guest Road	GS14	3	0	0	0	3	Recreational Space / Play Area	6
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.	GS15	2	2	2	3	3	This corridor is largely within the Ironbridge Gorge World Heritage Site, some of which lies within the Telford & Wrekin authority.	12

Appendix Four

Housing Needs Statement

The NP group have been assured by Shropshire Council officers that there is no requirement for a specific Housing Needs survey because of the high demand for social housing in Broseley.

Relevant mails are set out below.

Mail from Tim Shrosbee
150518

SC view on whether a housing survey is required (our emphasis).

Hi Ian,

Thanks for your email and it was great to meet you and Phil too.

Yes, there's no problem at all with you asking the questions you see fit as part of your evidence gathering with your Neighbourhood Plan.

At present there is sufficient need demonstrated through Homepoint for affordable housing. We may undertake a survey in the future if we feel there is a need to, but at present this is not necessary from our side.

When you undertake your questionnaire, please be mindful about being compliant with the GDPR regulations. In particular, who owns the data you collect via Survey Monkey, if you use it? Is it an individual or the Town Council? This will depend on the account the Town Council purchases from Survey Monkey. I would suggest one of their Enterprise accounts, but it's obviously your choice. Also make sure you have sufficient policies and procedures in place for respondents to contact you and request that their personal, identifiable data be removed if they wish and also a clear privacy statement detailing what the data will be used for, how long it will be kept for and where this will be stored securely?

I wish you well and if you need any more help or advice, then feel free to get in touch.

Cheers for now,

Tim

Tim Shrosbree

Community Led Housing Enabler,

Planning Policy,

Shirehall,

see next page

BROSELEY TOWN COUNCIL NEIGHBOURHOOD DEVELOPMENT PLAN 2020 – 2038

Mail from Tim Shrosbee 27th November 2019

Hi Phil,

Following on from our chat yesterday, I've compiled the HomePoint* data for Broseley for you from the October 2019 figures below:

- There are 87 people who currently live in Broseley on the HomePoint list.
- Of these 87, 69 have Broseley as their first choice of parish.
- Of the 69, 28 require a one bedroomed property, 30 require a two bedroomed property and 11 require a three bedroomed property.
- Overall, there are 118 people who have Broseley as their first choice of Parish.
-

I hope this helps and if you need anything else, just let me know.

Many thanks.

Kind Regards,

Tim Shrosbree

*(NP explanatory note).

Homepoint is the Shropshire Council system for assessing demand for social housing

see next page

Appendix Five

In 2018 Shropshire's site allocation process assessed potential in Broseley and selected two sites (Coalport Road and Barretts Hill) as 'preferred options' for development. Both of these preferred options were decisively rejected in public meetings.

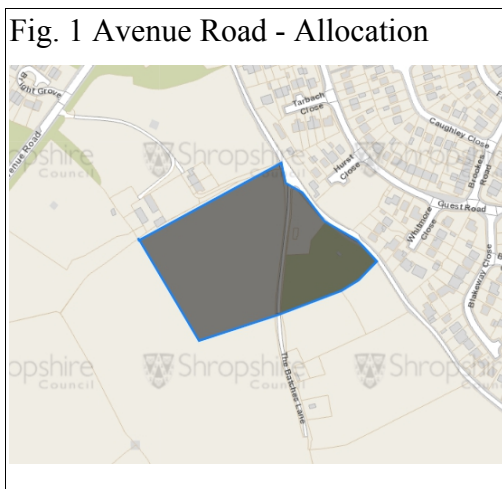
A parallel Neighbourhood Plan consultation narrowly accepted the Avenue Road site as a preferable option. This was confirmed in a later poll (See Consultation Statement) when a larger majority accepted this site as a 'mixed use' development option. The site was subsequently selected by the Neighbourhood Plan Advisory Group after conversations with the landowner.

Avenue Road Allocation

The development boundary will be changed in the south east of the Town to include an area for new mixed development off Avenue Road (as shown in Fig.1).

This was selected for consideration because of its proximity to the Town Centre and preferred routes out of the Town. The 'mixed use' development category was chosen because of the existing and adjacent employment site.

Fig. 1 Avenue Road - Allocation



This new allocation of 1.9 hectares lies to the south of the existing employment area (as shown marked in purple on the 2013 Town Plan map Fig.2) and a development with current planning permission which itself incorporates the previous employment site (Fig.3).

Access to the new allocation will be via Avenue Road, through the employment area of the new development shown in Fig.3. Access will not be via Pound Lane.

The new development will be classed as 'mixed use' and restricted to 20 dwellings.



Fig.2 Red line = 2013 development boundary



Fig.3 (16/02438/REF) granted on appeal

BROSELEY TOWN COUNCIL NEIGHBOURHOOD DEVELOPMENT PLAN 2020 – 2038

This site formed part of a larger block that was assessed by Shropshire Council as part of its site allocations consultation in 2018 (site reference BRO 036). At the time the assessment rejected the larger block, largely because of the presumed access. This assessment recognised that development to the north of the site would materially affect the judgement. Development as described has now been given planning permission (16/02438/REF) and thus the access restrictions no longer apply.

The same landowner owns both sites, and has been consulted about the development allocation.

Site Allocation Criteria

Proposals for development on this site should meet the following criteria:

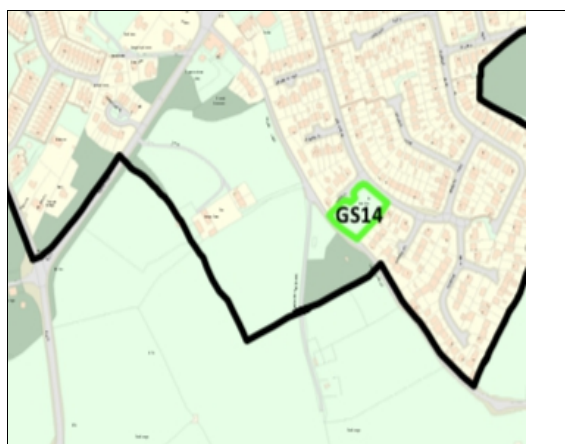


Fig. 4 Black line = proposed development boundary

- 1 Access to be from the B4373 via the employment site as shown in Fig.3 above. Due to this access through an existing development, the number of units is restricted to 20. Alternative access from the B4373 near the Barrow Junction would allow additional units at a future date, if demand could be demonstrated at the time.
- 2 Separate pedestrian access to Pound Lane to be provided;
- 3 Mature trees and hedges to be retained where possible;
- 4 An area of Japanese Knotweed in the woodland to the south east of the allocation to be safely removed prior to any development;
- 5 Any application for development should be accompanied by a Heritage Assessment to investigate

and assess the eastern portion of the site. This area may have formed part of The Dunge Brick and Tile Works (HER PRN 07237) and the associated Dunge Colliery and associated coal workings (HER PRN 07285).

The Broseley development boundary will be moved out to encompass this new allocation and the development proposed (as December 2020 not started) as set out in planning application 16/02438/REF.

See next page

Appendix Six

Employment Land Allocation

Over the period 2006-2036, as set out by Shropshire's Local Plan, 3 hectares of employment land are required in Broseley.

This Neighbourhood Plan intends to meet this requirement via its employment policies as set out in the main document, specifically paragraphs 9.5, 9.8 and 9.10 subsections (a) and (b).



A new allocation of 0.74 Hectares of employment land will be sited off Cockshutt Lane as set out in Fig.1

Fig.1 Proposed additional Employment Land off Cockshutt Lane Broseley

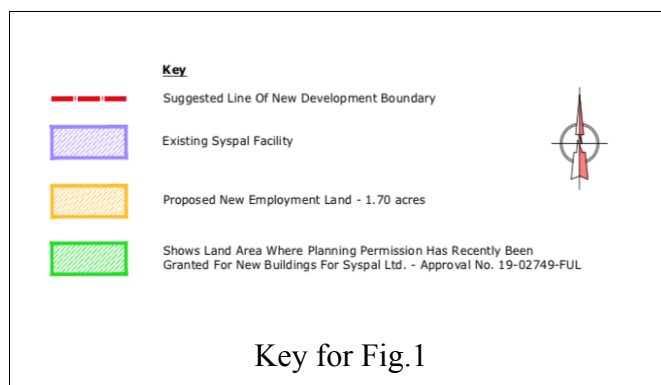
Background

Syspal are the main manufacturing employer in Broseley. In 2019 permission was granted (19/02749/FUL) for an extension to their existing site.

The extended site (shown in green in Fig.1) occupies the site of a previous employment site used for scrap metal recovery.

There were a number of issues with the site and proposal that were addressed in detail by SC officers as part of the application process.

After planning permission had been granted advisory group members met with Syspal to review issues that had been raised during the application process. The request to consider a further enlargement of the development boundary arose out of those discussions.



Reasoning

This new allocation is being made to support employment growth in Broseley.

The site chosen is adjacent to and will form part of an existing employment site. Whilst there is close proximity to a heritage site and to 'valued green space' the Town Council believes that the issues addressed in the planning proposal made in 2019 are substantially the same and that similar management of the development would mitigate the impact on the environment and community.

New Boundary

The new boundary and employment land allocation lies to the north of the factory extension given planning permission by SC in 2019. The land is in the same ownership - Syspal Ltd. - who have promoted the land as an employment site to Broseley Town Council.

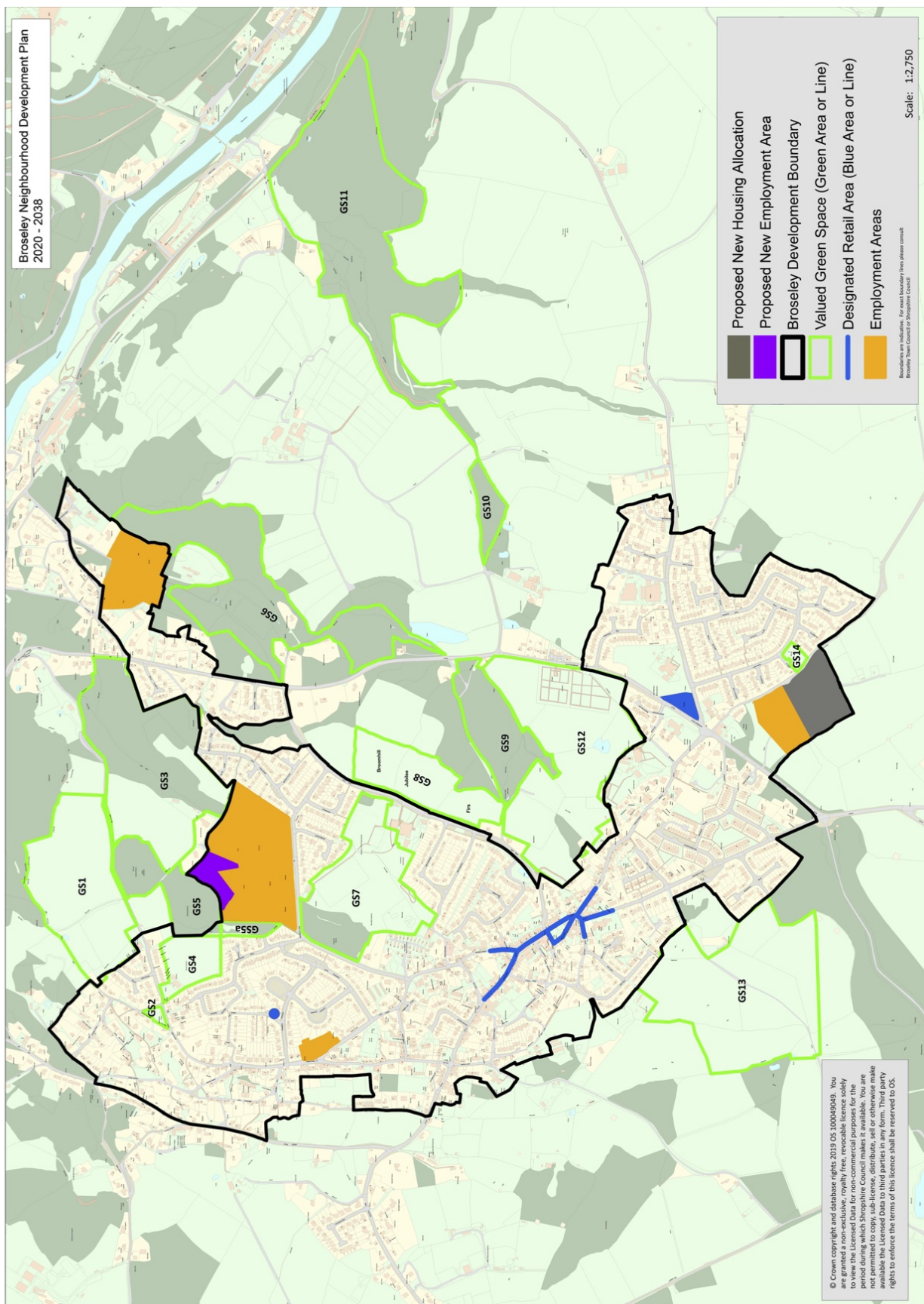
This is an employment land allocation; proposals for market housing will not be supported on this site.

Access will be via the existing access point off Cockshutt Lane, as currently used by Syspal and as used the previous occupier of most of the site.

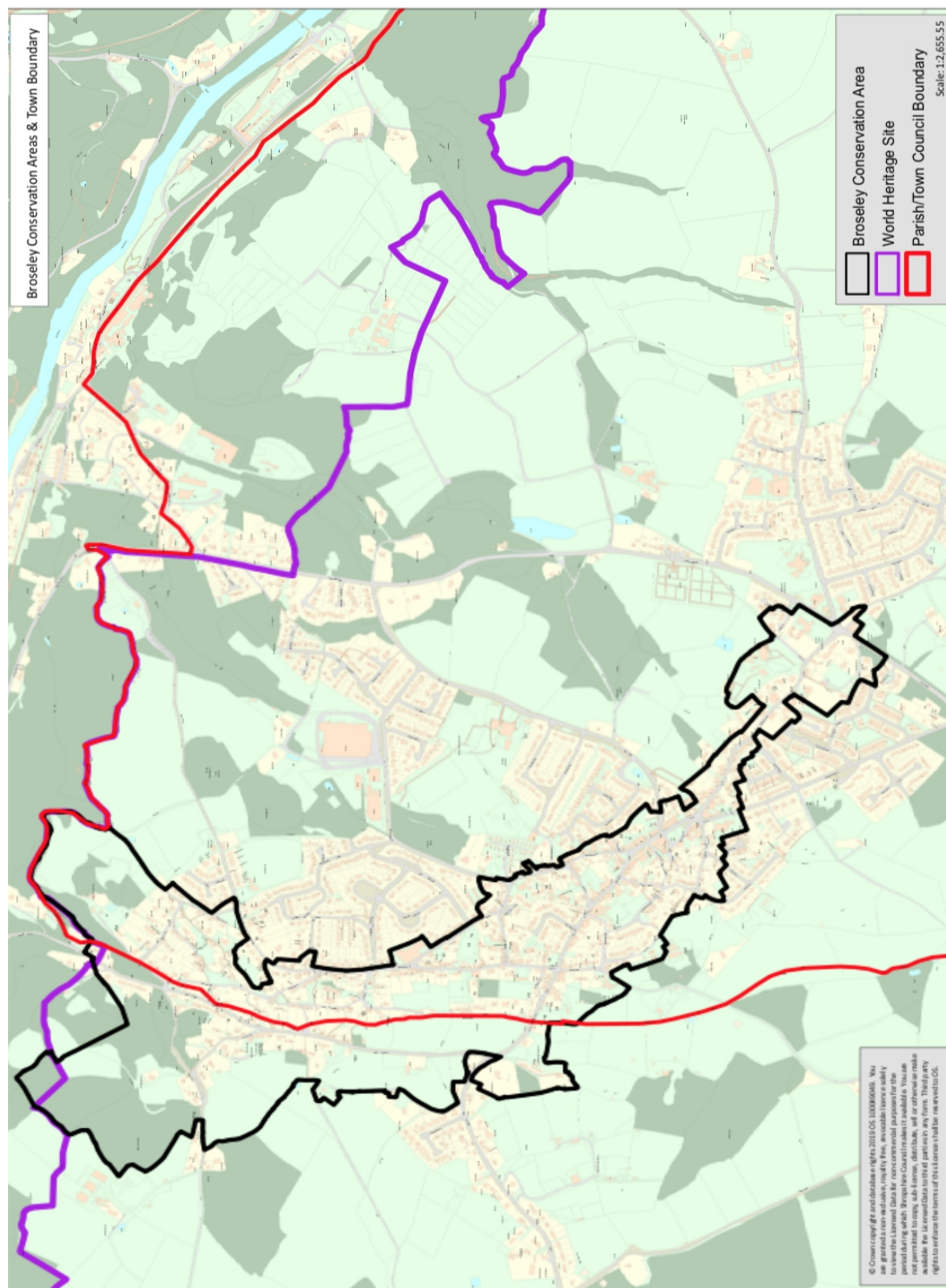
Proposals for development on this site should:

- 1) take due regard of the issues raised by SC in its consideration of planning application 19/02749/FUL, including making appropriate assessments for the impact on; heritage, wildlife and trees;
- 2) protect the pond on the allocation and its associated watercourses, which should not be culverted;
- 3) include a suitable buffer zone to avoid encroachment on the bordering heritage site;
- 4) ensure continued access for the residential properties at the end of Wilkinson Avenue;
- 5) ensure continued access from Cockshutt Lane to the footpath from Brandywell Road to Balls Lane via Barnettts Leasow Mound.

Broseley Neighbourhood Plan – Policies map



Broseley – Conservation Areas



Broseley Town Plan Map
 showing development boundary up to 2020

