

Draft – Version 3

Insert Foreword by Broseley Mayor here – one page

Various maps to be included where required some as full page some as boxed inserts.

## 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) Choose 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. 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 2026.

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 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 have also been consulted.

## 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 county development plan is 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 – 2036) 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.

## 3 Broseley – an early industrial town

3.1 Broseley is a small town in Shropshire, with a population of 4,912 (2001 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.

3.3 The town is of special historic interest, not least because of its strong association with the development of the Industrial Revolution. Broseley was a centre for the manufacture of bricks, tiles, iron goods, pottery and clay pipes; the earliest recorded pipe-maker was working in the town in 1590. John Wilkinson constructed the world's first iron boat whilst living in the town, and the plans for the Iron Bridge were drawn up in Broseley. Abraham Darby I, who developed the process of smelting iron using coking coal, is buried in the Quaker graveyard here. The first iron bridge in the world was built in 1779 to link Broseley with Coalbrookdale and Madeley. 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 is the site of another pipe works. The local brick and tile industry expanded to meet the increasing demand for housing and commercial buildings. 18<sup>th</sup> century buildings constructed from these local materials can be seen throughout the town.

3.9 By the end of the 18<sup>th</sup> 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 18<sup>th</sup> 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.

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
- b) The World Heritage site in the Ironbridge Gorge, part of which falls within the Broseley

boundary, is also a Conservation Area.

## 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.

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 will also be summarized in a separate supporting document.

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.

## 5 A community vision for Broseley

5.1 Following its public consultation and survey evidence the Town Council has been able to establish a 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 apart. 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”.

5.2 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.

### 5.3 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.

#### 5.4 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.

#### 5.5 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.

#### 5.6 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.

#### 5.7 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.

#### 5.8 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.

#### 5.9 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.

## 5.10 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.

## 5.11 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. This means that 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 it sets out the views of the Broseley community on development and the use of land within the designated Neighbourhood Area. The Basic Conditions are to make sure that there is an acceptable balance between community control of their 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 General Development

## 7.1 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.

## 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 Community Hubs and Clusters. 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 2026.

8.3 This strategic target can be delivered by infilling, windfalls and the allocation of two additional development sites that together could 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.

### 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 not:

- a) adversely affect local landscape character and visual amenity;
- b) adversely affect the heritage assets of Broseley or their setting.

### 8.5 POLICY HO2

New Housing located within the Broseley development boundary will be supported on suitable sites that:

- a) That maintain the sensitive 'Valued Green Spaces' defined in policies GR 1&3;
- b) Are located on previously used land;
- c) Fill small restricted gaps in the continuity of existing frontage buildings;
- d) Replace existing buildings;
- e) Are suitably conversions of existing buildings;
- f) Provide evidence based affordable housing either within or on the edge of the development boundary.

### 8.6 POLICY HO3

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 800 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.

#### 8.7 POLICY HO4

Affordable housing proposals submitted as single plot exception sites should be on sites that are easily accessible to the main services in Broseley town centre as defined in HO3c. Single plot exception sites beyond that limit will only be supported if they contribute to the continued viability of an existing agricultural or tourist related business.

#### 8.8 POLICY HO5

Proposals for housing within the development boundary will include provision for affordable housing at a rate of 15% unless a higher rate is published by Shropshire Council within the Plan period, in which case the rate will at least match that set by the unitary authority.

#### 8.9 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 proposed development can be provided without a negative impact on the sight-lines of adjoining properties and/or on overall density of provision.

8.10 Evidence and Justification. The Neighbourhood Plan recognizes that to maintain a sustainable and prosperous community some new housing is required to meet local housing needs. The adopted Shropshire Development plan identifies a target of 50 new homes up to 2026. These policies conform to that Shropshire Plan requirement. These Policies will 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.

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 employment 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 for employment that meets the relevant policy criteria.

#### 9.9 POLICY EJ1

Proposals for new B 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 not have a significant harmful effect on the amenity of neighbouring residential areas;
- 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 does not have a significant adverse impact on adjacent land uses;
- f) The proposal does not adversely affect 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 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 not involve HGV movements through existing residential areas.
- b) Access to any such development should be from the existing HGV route via Barrow.

#### 9.11 POLICY EJ3

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.

#### 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.

### 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 XXX

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.

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.	GS15
GS7	Birchmeadow Fields		
GS9	The Haycop		
GS11	Corbetts Dingle		
GS12	Land between Dark Lane, Ironbridge Road, the Haycop and the church		
GS13	Fieri 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.

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.

#### 10.10 POLICY GR 5

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 6

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.

#### 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.

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 that would have an adverse and harmful impact on the quality and visual appearance of the open countryside around Broseley will not be supported.

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

12.1 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 that would result in the loss of community resources and facilities in Broseley will not be supported unless:

- 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 Although Broseley is within half a mile of one of the UK's most important visitor attractions (and two of the Ironbridge Gorge Museum sites are located in Broseley) 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. The same survey indicated that there is (currently) no shortage of overnight accommodation in Broseley.

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 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 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 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 designed 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 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 development proposals will be expected to include a statement setting out how the development will meet these requirements. These include:

- 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 sources such as solar panels;
- e) Alterations to buildings must be designed with energy reduction in mind and comply with sustainable design and construction standards;
- f) 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;
- g) 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 Meeting the basic conditions

15.1 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.



## 16 Monitoring and Review

16.1 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).

16.2 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.

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

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

## Appendices

NPAG membership and terms of reference

NP Timeline showing main events

Consultation Summary

Broseley Design Statement

Valued Green Space statement and matrix

Housing Needs Statement

Avenue Road Housing Allocation Statement

Cockshutt Lane Employment Land Allocation Statement