

# BROSELEY TOWN COUNCIL NEIGHBOURHOOD DEVELOPMENT PLAN 2018 – 2026

## Employment Land Allocation

Over the period 2006-2026, as set out by Shropshire's Local Plan, 3 hectares of employment land are required in Broseley.

The 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

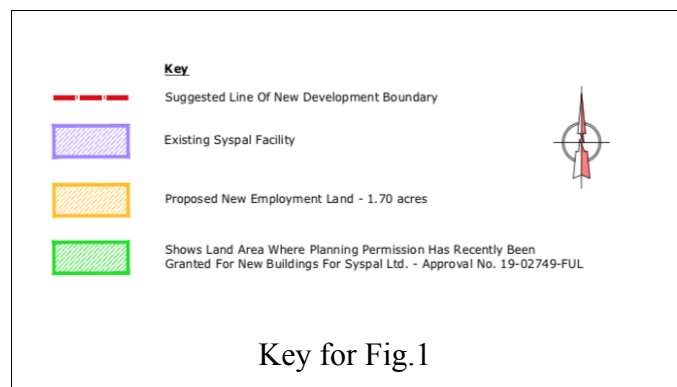
### Background

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, with an additional portion of mixed woodland to the west of the development.

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.



## **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 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 by the scrap metal recovery business, 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.