

BROSELEY TOWN COUNCIL NEIGHBOURHOOD DEVELOPMENT PLAN 2018 – 2026

Housing Allocation – Avenue Road

In 2018 Shropshire's site allocation process selected two sites in Broseley (Coalport Road and Barretts Hill) both of which were decisively rejected in public meetings and in an online poll in the Spring of 2019.

A parallel Neighbourhood Plan consultation narrowly accepted this site as a preferable option. This was confirmed in a later poll (Summer 2019) when a larger majority accepted this site as a 'mixed use' development option. The site was subsequently selected by the 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).

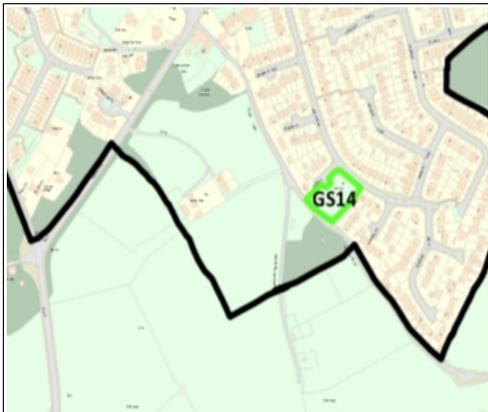


Fig. 1 Black line = proposed development boundary

This new allocation of approximately 2 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

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). That assessment rejected the larger block largely because the presumed access was from Pound Lane:

“The site is very rural in character and feels remote from the built form of the settlement, although it is acknowledged that this could be somewhat improved following the development of the employment allocation to the north of the site. The sites southern boundary is poorly defined. The existing highway is unsuitable for traffic associated with the development at the point of access, therefore Pound Lane, adjacent to the site, would need to be improved for traffic and pedestrians. Furthermore, off-site works would be required to improve the remainder of Pound Lane leading to the B4373 and the junction with the B4373, which would involve third party land. Alternatively access could be provided through the adjacent employment allocation which is understood to be in the same ownership. Part of the site is located within an environmental network. Grassland, scrubland and woodland on the site will need due consideration. Mature trees on the site should be retained. The site may have archaeological interest. Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination. ”

Site Assessments: Broseley Place Plan Area - November 2018

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.

Site Allocation Restrictions

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

- 1 Access to be from the B4373 via the employment site as shown in Fig.3 above.
- 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 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).