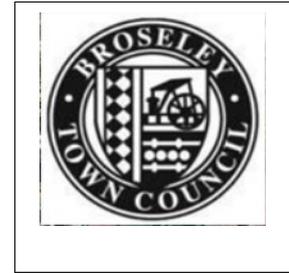


Broseley Neighbourhood Plan Development Options – Public Meeting January 29th 2019



Broseley's Neighbourhood Plan is moving towards the policy making and decision making stage, and we need to collect people's views on the development options facing the Town.

For those new to the process - a Neighbourhood Plan sets out where new homes, shops and offices might be built, and allows a community a say on what those new buildings should look like and what infrastructure should be provided. But it's more than that – it's a way for an area to set out its priorities for the future, not just for housebuilding, but for roads, services, leisure, essential infrastructure ... all the things that matter to a community. A steering group set up by Broseley Town Council has been looking into the idea of a plan since December 2017.

Nothing is currently decided. The successful Plan, if it develops, will be led by the community. But the prize is clear. A successful Plan would be a legal Planning document; setting out the development needs for the area, and offering real planning protection against unwanted and unsuitable development in our neighbourhood.

We are considering 7 options for housing and economic development.

- 1 Avenue Road
- 2 Barratt's Hill
- 3 Cherrybrook Drive
- 4 Coalport Road
- 5 Dark Lane
- 6 Fiery Fields
- 7 Monewood Valley

We emphasise that this is a consultation, there are no current planning applications for these sites - and some sites may be rejected as part of the NP process.

The rationale for inclusion for each site is as follows:
(BTC = Broseley Town Council)

- 1 Avenue Road - This is Willey Estate land and has an existing plot for employment land with planning consent. We are aiming to identify more employment land and would like the estate to allocate a larger 'plot'. Such a site would need road access other than via Pound Lane. We have suggested two possible sites for access. We have also discussed the possibility of a 'mixed use' development.
- 2 Barratt's Hill - This was one of the Shropshire 'preferred' sites. We know that the landowner is interested in developing the site for a executive style housing, possibly 10-12 units.
- 3 Cherrybrook Drive - We know that there is a housing association interested in this site, and is in talks with the landowner.
- 4 Coalport Road - This was one of the Shropshire 'preferred' sites. We know that the landowner (Willey Estate) is interested in developing the site for a executive style housing, possibly 45 units. This is contrary to previous BTC planning policy in the Town Plan. A similar planning

application for this site has been refused, by both BTC and Shropshire Council.

5 Dark Lane - The landowner has been in contact with BTC with a view to developing a site on Dark Lane as an 'exception' site for social housing. Since the Haycop Rise development on Dark Lane the NP Advisory Group has been reluctant to consider further development in the area, but this site might be considered viable. Much depends on the landowner, the developer and on people's reaction.

6 Fiery Fields - Fiery Fields is currently 'valued green space'. This site is a portion of a much larger area that has been considered in the past for development. BTC has always been concerned about losing green space and about road access, but this smaller site might be viable if the access issues could be resolved.

7 Monewood Valley - Monewood Valley has a public footpath leading down to the Gorge, exiting onto Calcutts Road near the entrance to Steelmart (was Hornsey Gates). This is a neglected and unattractive area, with poor drainage and a footpath that needs much work to make it an easily accessible route for walkers/tourists. The only way that this area is likely to be improved is via landowner/developer contributions linked to market housing. The owner is keen to see the site developed and happy to consider schemes to make the area more attractive. At the northern end the site includes existing employment land that would be retained and possibly extended. This also includes a small site at the top of Calcutts Road with existing planning permission for 9 units.

NEXT STEPS

Please give us your views. You can do that using the following survey:

https://www.surveymonkey.co.uk/r/Broseley_Development_Survey

Please encourage as many other people as possible to respond.

Please stay in touch with the NP process. Over the next three months we will be holding further meetings and in the summer we will publish a detailed questionnaire setting out our recommendations.

AFTER THAT?

If there is public support for the policies and recommendations in the NP Summer Draft then we will engage a consultant to put those policies and ideas into 'planning language'. We then have to submit the draft document to Shropshire Council, who pass it on to an independent government consultant. If the draft Plan passes through those tests it is put to a public referendum in Broseley, and only if the referendum vote is in favour will the Plan be adopted by Shropshire and take legal force.

We hope the process might be complete sometime in 2020.