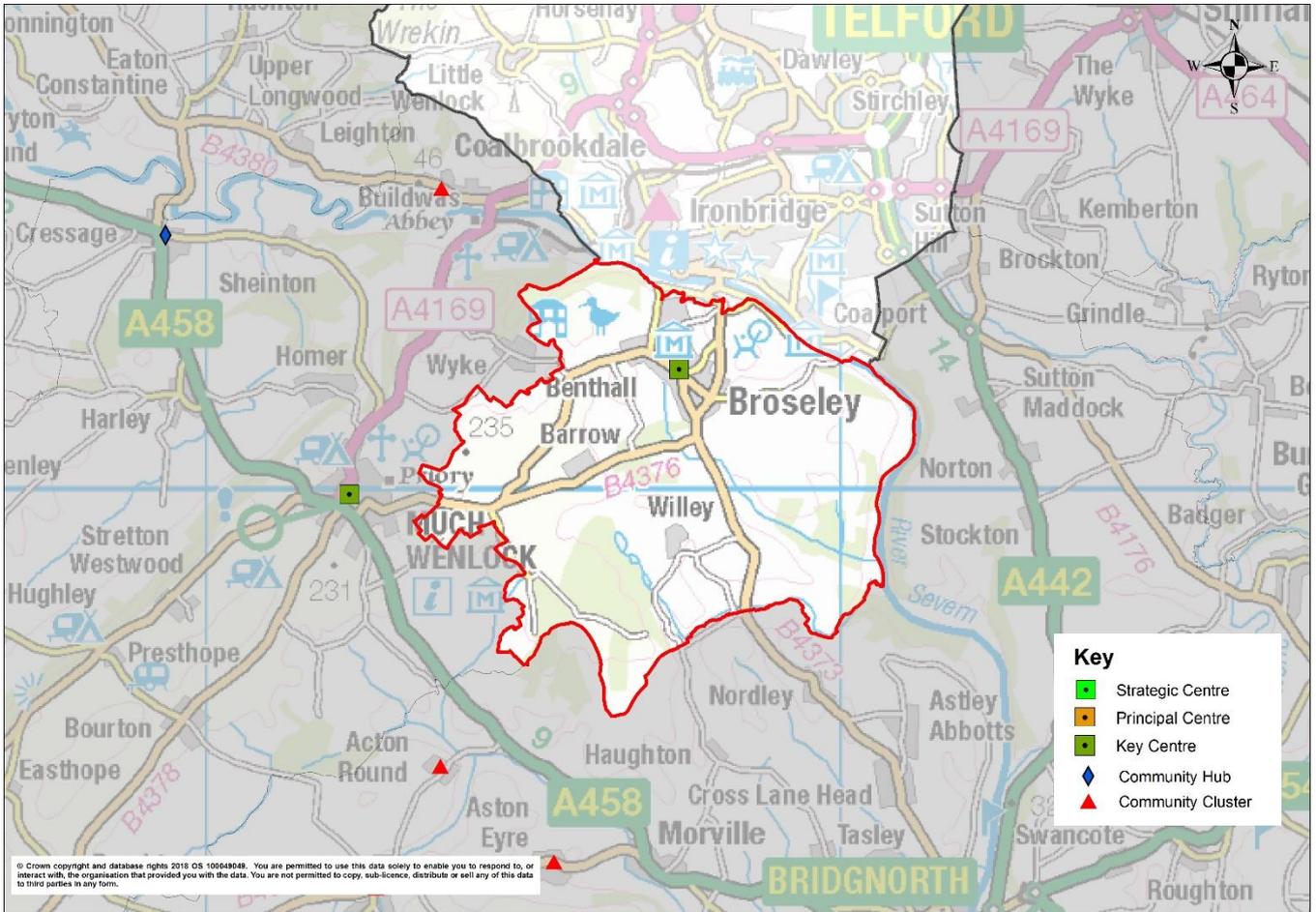


7. Broseley Place Plan Area

7.1. The Broseley Place Plan Area is located in east Shropshire. The Place Plan area contains the Key Centre of Broseley and numerous smaller villages and hamlets.



Settlement Type	Settlement Name
Key Centre:	Broseley
Community Hubs:	N/A
Community Clusters:	N/A

7.2. If your village is not included in the list of proposed Community Hubs or Community Clusters above, then this means that it will be 'countryside' for planning policy purposes, where new development is strictly controlled in accordance with national and local planning policies.

Key Centre: Broseley

- 7.3. Broseley has been identified as a proposed key centre and will contribute towards the strategic growth objectives in the east of the County. The town extends along a broad ridge for about a mile on the southern side of the Ironbridge Gorge World Heritage Site, between Bridgnorth and Telford.
- 7.4. In 2016, the town had an estimated population of 5,372 people and contained 2,416 dwellings. Broseley generally has an older age structure and a smaller percentage of its population of working age (approximately 58% of the population) than the average for Shropshire (approximately 60%), the West Midlands (approximately 62%) and Great Britain (approximately 63%).
- 7.5. Broseley is an historic settlement containing a large Conservation Area and many listed buildings. It is also in proximity of other significant heritage and environmental assets, including the aforementioned Ironbridge Gorge World Heritage Site; Severn Gorge Conservation Area; ancient woodland; and several designated wildlife sites.
- 7.6. The town was prominent in the early industrial revolution, which has resulted in a significant mining and smelting heritage, but also has implications for ground conditions. The unplanned growth, narrow lanes and streets formed during this period is an intrinsic part of its character.
- 7.7. The implications of the redevelopment of the nearby Ironbridge Power Station, although in the adjacent Much Wenlock Place Plan area, will also require due consideration.
- 7.8. Identified critical infrastructure priorities for Broseley include:
 - Consideration of the need for additional primary and secondary school provision.
 - Local and strategic highway improvements.
 - Provision of additional leisure, recreation, amenity and cemetery facilities.
 - Further information on infrastructure constraints and priorities are available within the Broseley Place Plan.
- 7.9. As the Local Plan Review progresses additional infrastructure requirements are likely to become apparent.
- 7.10. A detailed profile of the key centre of Broseley is available here:
<https://shropshire.gov.uk/media/9802/broseley.pdf>

Development Strategy

- 7.11. Broseley will act as a key centre and contribute towards the strategic growth objectives in the east of the County.
- 7.12. The Local Plan Review will seek to achieve balanced housing and employment growth within Broseley, through the provision of around 250 dwellings and around 3 hectares of employment development between 2016 and 2036.
- 7.13. In 2016-17, 42 dwellings were completed and a further 145 dwellings were committed through planning permission, prior approval or site allocation. Therefore, a further 63 dwellings will need to be identified on new housing sites to support the housing growth objectives of the Local Plan Review.

- 7.14. There are no housing allocations in Broseley in the current Local Plan, reflecting previous delivery, outstanding planning permissions, the expected approval of the large site at Dark Lane (which is currently being developed) and other anticipated windfall development.
- 7.15. Since 2006 Broseley has delivered new housing at a relatively modest rate, except during 2016 - 2017 when 42 houses were completed, reflecting the completions at Dark Lane. The annual build rate required over the Local Plan Review period is around 11 dwellings per annum. This rate is similar to the average rate experienced since 2006 and is considered realistic and deliverable.
- 7.16. Whilst some opportunities for development of windfall sites within the existing development boundary have been identified, there will be a need for additional sites for residential development to secure the identified growth required.
- 7.17. Broseley is not a main employment centre but has a number of employment premises. Existing employment land, includes sites at Cockshutt Lane and off Calcutts Road. To assist the economic growth objectives for the County, 1 hectare of employment to the south of Avenue Road is already committed by virtue of an allocation for B class employment uses. Therefore, an additional 2 hectares of employment land will be needed to support the employment growth objectives. This will be enabled by allowing appropriate sites to come forward facilitated by policy in the Plan.
- 7.18. Additional land opportunities will need to recognise the presence of numerous natural and heritage assets including the Ironbridge Gorge World Heritage Site, Severn Gorge Conservation Area; Broseley Conservation Area, wildlife sites and areas of landscape sensitivity. There will also be a need to take into account extensive areas of historic mining that impact on ground conditions and the historic road network of narrow lanes and streets

Summary of residential requirements

	Number of Dwellings
Preferred dwelling guideline 2016-2036	250
Dwellings completed in 2016-17*	42
Dwellings committed as at 31 st March 2017*	145
Remaining dwelling requirement to be identified	63
Dwellings to be allocated	55
Balance/Windfall allowance**	8

**Analysis of Housing Supply as at 31st March 2018 will be provided towards the end of 2018.*

***Local Plan policies will allow flexibility for appropriate windfall, rural exception and cross-subsidy development.*

Summary of employment land requirements

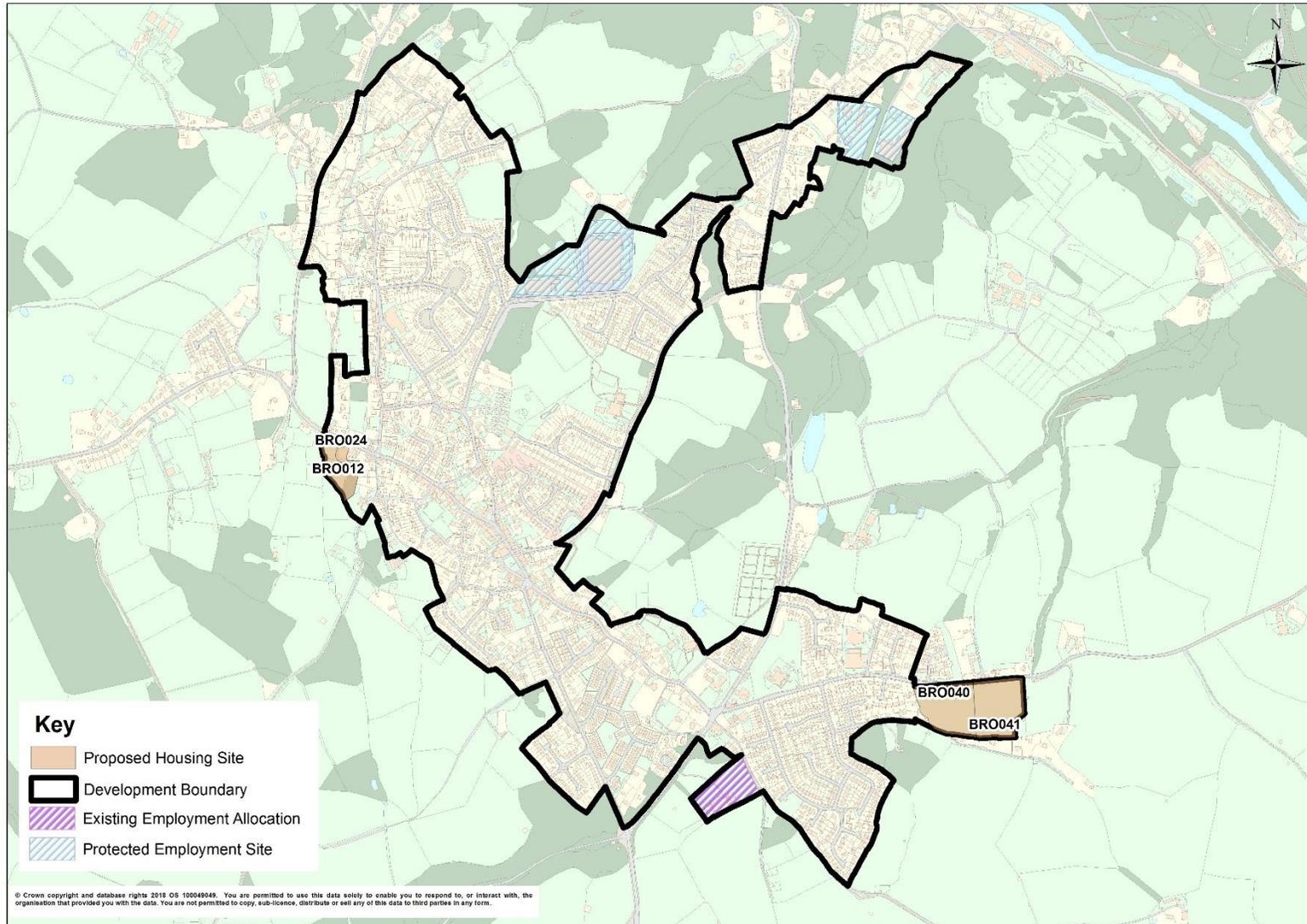
	Employment Land (Ha)
Preferred employment land guideline 2016-2036	3
Commitments and allocations as at 31 st March 2017*	1
Employment land shortfall	2
Employment land to be allocated	0
Balance/Windfall allowance**	

**Analysis of Employment Supply at 31st March 2018 will be provided towards the end of 2018.*

***Local Plan policies will allow flexibility for appropriate windfall development.*

Proposed Development Boundary and Preferred Site Allocations

7.19. The map below identifies the location of the preferred site allocations and the proposed development boundary for Broseley:



7.20. The table below provides information on each of the preferred site allocations:

Site Reference	Site Location	Site Area (Ha)	Approximate Capacity	Site Guidelines
BRO012 and BRO024	Land off Barratt's Hill, Broseley	0.86	10 dwellings	<p>Necessary improvements to the access to accommodate small-scale development on the site should be assessed and implemented.</p> <p>Design and layout must complement the sites setting within a conservation area and in proximity of listed buildings. It should also minimise any impact from the noise from the adjacent road.</p> <p>The wall fronting Barratts Hills on the sites western boundary should be retained and improved.</p> <p>On-site open space provision should link to and enhance the environmental network. Mature trees and hedges should be incorporated into the site design.</p> <p>The local 'green hay' technique should be used to seed any grassland.</p> <p>Residential development should be limited to those elements of the sites located outside the 1,000 year surface flood risk zone.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p>
BRO040 and BRO041 (western field)	Land at Coalport Road, Broseley	2.99	45 dwellings	<p>A comprehensive scheme should occur across BRO040 and BRO041 (western field). Design and layout should seek to minimise the visual impact of development.</p> <p>The proposed housing mix should reflect local needs.</p> <p>Significant and strong landscape buffers should be provided along sites boundaries.</p> <p>The watercourse that forms the sites eastern boundary and the public footpath which forms the sites western boundary should form the focus for two green corridors.</p> <p>A significant area of open space should be provided on the site.</p> <p>Mature trees, hedgerows and boundary trees should be retained.</p> <p>The speed limit on Coalport Road should be extended to reflect the extent of the site.</p> <p>A pedestrian footway should be provided along the sites northern boundary.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p>

Community Hubs

- 7.21. Shropshire Council has undertaken an assessment of the local services, facilities, employment and public transport links available within rural settlements, in order to identify those which are considered to function as Community Hubs. This assessment is summarised within the Hierarchy of Settlements evidence base document available via the Shropshire Council website at: <http://shropshire.gov.uk/planning-policy/local-plan/local-plan-partial-review-2016-2036/>
- 7.22. Within the Broseley Place Plan area, no proposed Community Hubs have been identified.

Community Clusters

- 7.23. The identification of Community Clusters will primarily be based on the aspirations of those communities, as expressed by their Parish Council(s)/Parish Meeting(s). Regard will also be given to the Local Plan Review evidence base and the views expressed by promoters of sites, residents and other stakeholders.
- 7.24. Based on the responses received during previous stages of consultation on the Local Plan Review, no Community Clusters have been identified within the Broseley Place Plan area.
- 7.25. Within Community Clusters, it is proposed that a criteria based policy will manage development. A draft of this policy was provided within the previous Preferred Scale and Distribution of Development Consultation Document, available to view at: <https://shropshire.gov.uk/media/7632/preferred-options-consultation-final.pdf>