

AGENDA ITEM



Committee and date

Southern Planning Committee

16th December 2025

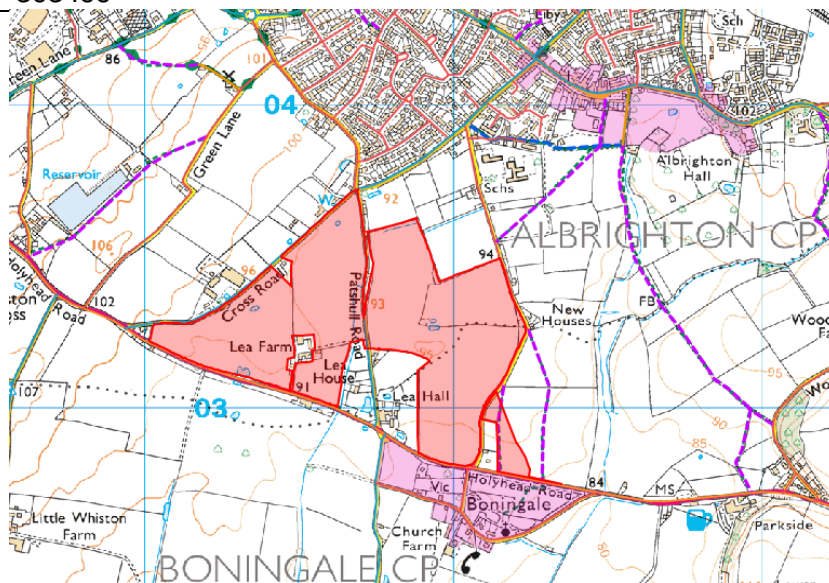
Development Management Report

Responsible Officer: Tim Collard, Service Director - Legal and Governance

Summary of Application

<u>Application Number:</u> 24/02108/OUT	<u>Parish:</u>	Albrighton and Donnington
<u>Proposal:</u> Outline application to include access for a mixed-use development comprising up to 800 no dwellings, a care home of up to 80 units, a secondary school and local centre with associated access, infrastructure, landscaping and drainage		
<u>Site Address:</u> Proposed Residential Development Patshull Road Albrighton Shropshire		
<u>Applicant:</u> Boningale Developments Ltd		
<u>Case Officer:</u> Lynn Parker	<u>email:</u> lynn.parker@shropshire.gov.uk	

Grid Ref: 380942 - 303499



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Recommendation:- Refuse

Recommended Reasons for Refusal

1. Policy

The proposed development site is wholly located in Green Belt countryside outside of any settlement development boundary which is not safeguarded or allocated land, and is not regarded as being grey belt. Development in this location would be incompatible with the principles of sustainable development in that it would undermine the development strategy set out in the adopted Shropshire Council Core Strategy and Site Allocations and Management of Development (SAMDev) Plan which seek to facilitate residential development within a sustainable settlement hierarchy. In addition to the proposal being inappropriate development in the Green Belt, it would result in harm to the character and appearance of the area. The wider benefits of this BMV land have not been recognised, nor has it been demonstrated that development of this site is necessary in preference to poorer quality land or land outside the Green Belt, therefore effective use of the land has not been made in accordance with NPPF paragraph 187b), and Sections 11 and 13. Less than substantial harm to the significance of the Boningale Conservation Area and Grade II Listed Lea Hall and Barn has been identified, and whilst it is acknowledged that the proposal offers a number of wider local community benefits beyond the site itself, these have not been identified as responding to a local need. The adverse impacts of this unsuitable location would significantly and demonstrably outweigh the benefits of the proposed development contrary to the presumption in favour of sustainable development set out in the NPPF. The proposed development will conflict with Policies CS1, CS3, CS5, CS6 and CS17 of the adopted Shropshire Council Core Strategy, and MD1, MD3, MD6, MD7a and S1 of the SAMDev Plan, in addition to the policies within the NPPF taken as a whole. Even in the context of the presumption in favour of sustainable development and associated tilted balance, it is not considered that the benefits of the scheme warrant a departure from the Development Plan.

2. Green Belt

The Local Planning Authority has accorded substantial weight to the high level of harm which would result from the loss of this 48 hectare section of the West Midlands Metropolitan Green Belt through the proposed development. The proposed development site is within a parcel of Green Belt characterised by agriculture, tree lines and cover, and an absence of urbanising influences which make a strong contribution to checking the unrestricted sprawl of large built-up areas and to assisting in safeguarding the countryside from encroachment. The proposed development site is not regarded as grey belt and consequently the proposed development is inappropriate development in the Green Belt. It is therefore, by definition, harmful to the Green Belt and prejudicial to the reasons for including land within it. It does not constitute any of the exceptions to inappropriate development identified in paragraphs 154 or 155 of the National Planning Policy Framework and the circumstances advanced in the application are not considered to amount to the very special circumstances required to overcome an objection to the high level of harm identified. The proposed development is therefore contrary to Shropshire Council Core Strategy Policy CS5, SAMDev Plan Policy MD6 and the guidance set out in Section 13 of the National Planning Policy Framework.

REPORT

1.0 THE PROPOSAL

- 1.1 This is an Outline Planning Application with all matters reserved with the exception of access which is included in detail. It is proposed to provide up to 800 dwellings of mixed type and tenure with associated open space, landscaping, a play area, a care home, local centre and secondary school on 48 hectares of agricultural land. An illustrative framework plan has been submitted to support the proposal. The proposal is for the development to deliver policy compliant affordable housing levels.
- 1.2 The developer's vision for the site is for up to 800 high quality homes that can fulfil the local and part of the wider regional need for market housing whilst respecting the character of the surrounding area. Their key aspiration is presented as being to successfully deliver a mixture of much needed new homes in Albrighton, and to create a sustainable, attractive development which relates well with the locality. The development is essentially proposed as a Sustainable Urban Extension (SUE).
- 1.3 The access strategy is informed by the indicative positioning of the secondary school towards the north-eastern boundary, and the local centre and care home in the middle of the site. The strategy includes:
- Two new junctions proposed into the site from the A464 to the south to create an east/west spine road through the centre crossing Patshull Road and Newhouse Lane. The western junction is proposed as a 3-arm roundabout and the eastern, a right turn lane ghost island priority junction.
 - A new north/south road link would extend from the spine to Cross Road in the north.
 - Both Patshull Road and Newhouse Lane would be downgraded to 'access only' for existing residents allowing vehicular movements to and from their homes, but no through movements.
 - Subject to discussions with local bus providers, new routes or diversions of existing routes would include bus stops along the proposed spine road.
 - The speed limit on the A464 along the site's southern boundary would be reduced from 60mph to 40mph together with a package of traffic calming measures.
 - The stopping up of certain roads would provide the opportunity to encourage active travel movements by providing pedestrian and cycle green routes on key links to and from the development.
- 1.4 A comprehensive suite of supporting documents have been submitted at the outset and throughout the course of the application. These can be viewed within the online planning file and are listed under Section 11 of this Report together with relevant LPA documents.

2.0 SITE LOCATION/DESCRIPTION

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Proposed Residential Development

- 2.1 The proposed 48 hectare site is located in Eastern Shropshire spanning an area from the southern point of Albrighton to the A464 along is southern boundary. All of the site is within the Green Belt. The settlement of Boningale, the majority of which is within a Conservation Area, lies across the A464 to the south east, and there are Grade II Listed Buildings at Lea Hall adjacent to the southern boundary of the site. There is a further Conservation Area to the north east within Albrighton.
- 2.2 This area of countryside is characterised by unclassified and C roads connecting the A464 to Albrighton with a patchwork of agricultural fields inbetween. There is sporadic residential and commercial development mainly along the roads, with Patshull Road containing the most of this sporadic built environment along its east side. Mature native hedging and trees are prevalent as would be expected in a rural environment.
- 3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION
- 3.1 Complex or major application which in the view of the Director of Place and Enterprise, or the Planning Services Manager in consultation with the Chairman or Vice Chairman should be determined by the relevant Planning Committee.
- 4.0 Community Representations
- 4.1 Consultee Comments
- As there are multiple responses from the majority of consultees, the most recent submissions have been reported below as these constitute material considerations.
- 4.1.1 SC Planning Policy (05/11/25) - Object.
- Sections 70(2) and 79(4) of the Town and Country Planning Act (1990) (as amended) and section 38(6) of the Planning and Compulsory Purchase Act (2004) (as amended) specify that decisions on planning applications are governed by the adopted Local Plan read and applied as a whole, unless material considerations indicate otherwise. This is recognised within Paragraphs 2 and 48 of the NPPF.

The Core Strategy and SAMDev Plan (alongside any adopted formal Neighbourhood Plans) currently make up the adopted Local Plan in Shropshire.

The site subject to this outline planning application is outside the established development boundary for Albrighton and for policy purposes is located within the countryside. Furthermore, the site lies within the Green Belt. As a result it does not conform with the strategy for Albrighton in Core Strategy Policy CS3 and SAMDev Plan Policy S1.1.

Core Strategy Policy CS5 and SAMDev Plan Policies MD6 and MD7a, alongside the NPPF, set out criteria which limits new development, including residential development, within the countryside and the Green Belt.

The proposed scheme does not fall within the list of exceptions to 'inappropriate development' detailed within paragraph 154 of the NPPF and as it is concluded within

the Green Belt Assessment prepared by the Consultants LUC that the land subject to this application “...*would not be considered to be grey belt owing to its strong contribution to Purpose A...*” paragraph 155 of the NPPF is not applicable.

Thus, the proposal would be considered to be inappropriate development which, by definition, is harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 153 of the NPPF outlines the approach to consideration of this matter.

It is not considered that any very special circumstances have been identified that would justify departure from planning policy. The scale and type of development proposed is considered to represent inappropriate development, harmful to the Green Belt and contrary to national planning policy and adopted Local Plan Policy CS5 of the Core Strategy and Policy MD6 and MD7a of the SAMDev Plan. As the proposal does not conform with Core Strategy Policies CS3 and CS5 and SAMDev Plan Policies MD6, MD7a and S1.1, it also does not conform with Core Strategy Policy CS1 and SAMDev Plan Policy MD1.

The Council’s latest assessment of housing land supply is summarised within the Five-Year Housing Land Supply Statement (31st March 2024 base date).

In summary, the assessment concludes that “*on the basis of the new ‘standard methodology’ for assessing local housing need, it is unable to demonstrate a five year housing land supply.*” The Council’s latest position is that a **4.46 years supply of deliverable housing land existed at 31st March 2024.**

Footnotes 7 & 8 and Paragraph 11 d) of the NPPF detail the implications of not having a five year housing land supply for decision making in the context of this ‘presumption in favour of sustainable development’. Importantly, they do not change the legal principle, set out in Sections 70(2) and 79(4) of the Town and Country Planning Act (1990) (as amended) and section 38(6) of the Planning and Compulsory Purchase Act (2004) (as amended), that decisions on planning applications are governed by the adopted Development Plan read as a whole, unless material considerations indicate otherwise. Rather they invite the decision maker to apply less weight to policies in the adopted Development Plan, and more weight to the presumption in favour of sustainable development, as a significant material consideration, when reaching a decision. It is for this reason that it is commonly referred to as the ‘tilted’ balance.

The amount of weight to be attributed to the policies of the adopted Local Plan, including those considered ‘out of date’ as a result of paragraph 11 d) of the NPPF, is a matter for the decision maker.

- 4.1.2 SC Affordable Housing (05/11/25) - The scale and type of development proposed is considered to represent inappropriate development, harmful to the Green Belt and

contrary to national planning policy, adopted Local Plan Policies CS6 and MD6. No very special circumstances have been identified that would justify departure from planning policy. In the event that the proposal is supported it should be noted that Core Strategy Policy CS11 requires market residential schemes to deliver affordable housing at the prevailing housing target rate at the time of Reserved Matters application to be transferred to a Registered Provider.

- 4.1.3 SC Highways (28/02/25) - A formal highway objection is not being raised at this stage based on the information submitted.

Planning conditions likely to include but are not restricted to;

- Details of phasing
- Details of phasing of highway infrastructure delivery
- Details of stopping up and downgrading of routes within and adjacent to the site.
- Engineering details for each point of access.
- Engineering details of offsite works.
- Details of construction management plan
- Submission of walking and cycling audit for the site.
- Travel plan submission and monitoring.
- Overall strategy for passenger transport infrastructure within the site.
- Details of road construction and engineering details for each reserve matters.
- Overall strategy for street lighting.

- 4.1.4 Staffordshire CC Highways (10/06/25) - Are satisfied that the development trip impact at the two junctions within Staffordshire CC jurisdiction can be suitably mitigated. No objections subject to the recommended 'prior to occupation' condition, relating to the completion of off-site highway works.

- 4.1.5 SC Drainage (09/01/25) - Recommend a standard pre-commencement condition relating to the submission of a foul and surface water drainage scheme.

- 4.1.6 Severn Trent Water (03/11/25) - Has concerns regarding the impact the additional flow that this proposed development will generate, however no investment is currently planned and consequently we cannot object to approval being granted. A pre-commencement condition is recommended for foul and surface water.

- 4.1.7 SC Environmental Protection (18/07/24) - Recommend the provision of additional information in relation to noise impact and land contamination.

As parts of the site are close to sources of potential noise impact (industrial depot and roads) a Noise Impact Assessment is recommended.

Environmental Protection has identified the site and surrounding areas as potentially contaminated land under the Councils Environmental Protection Act 1990 Part 2A

responsibilities. This is primarily due to the presence of a former refuse tip in the eastern part of the proposed development site (Zone B). The submitted Phase 1 Geotechnical and Geo-Environmental Site Investigation; Albrighton South, is only a desk study and recommends that a Phase 2 intrusive investigation is undertaken to include a programme of gas monitoring.

- 4.1.8 SC Waste Management (09/07/24) - It is vital new homes have adequate storage space to contain wastes for a fortnightly collection as in Shropshire three wheelie bins per property could be required. Also crucial is that there is regard for the large vehicles utilised for collecting waste and that the highway specification is suitable to facilitate the safe and efficient collection of waste. Provision of vehicle tracking and manoeuvring information is preferred.
- 4.1.9 SC Learning and Skills (22/07/24) - This proposal is neither allocated in the current or proposed Local Plan and as such this has not been factored into any current school place requirements. If permission were to be granted 800 houses would generate considerable pupil numbers across Early Years, Primary, Secondary, Post 16 and SEND, plus send transport. Total contribution to Learning of Skills £9,661,082 at current yield values (published DFE yield data) - this will increase over time.
- 4.1.10 SC Leisure (30/07/24) - Funding for the improvement of current sports facilities serving Albrighton and for new build facilities there, should be secured through a Section 106 Agreement or CIL and spent in accordance with the SC Playing Pitch and Outdoor Sports Strategy (PPOSS) and Place Plan. The proposed new secondary school would likely include provision of a new sports hall which should meet with Sport England's design guidance. There may also be scope for the provision of a 3G Artificial Grass Pitch (AGP) as a shortfall for football use is identified in the PPOSS.
- 4.1.11 SC Green Infrastructure (08/08/24) - The SC Green Infrastructure (GI) Strategy identifies that Albrighton is below the county average for provision of Public Open Space (POS) per 1000 population and for provision for Children and Teenagers per 1000 population. Therefore, new development should assist in improving provision, and for development of this scale, more formal play and recreation provision than currently stated is recommended - a wider range of soft SUDs, more space for recreation in the POS.

There is scope to create a green pedestrian/cyclist loop around the perimeter of the site, that is not interrupted by driveways or streetscapes and could connect to the parcels of development, internal POS spaces, and PROWs that would give residents a number of recreational route options at different scales.

The site sits in a wider area that is identified as being below the recommended 20% tree canopy cover. Tree planting in the public streetscape with other planting and landscape features to green the streets and provides green links to the POS should be utilised.

- 4.1.12 SC Landscape (26/09/24) - Do not consider that the responses/actions tabled in the Landscape and Visual Clarification Note adequately respond to our original concerns of 12/08/24.

SC Landscape (12/08/24) - The methodology of the LVIA generally follows national guidance. The landscape assessment results are not robust at present and should be expanded to take account of 'Stages in the project life cycle' (GLVIA3). There is no assessment of effects during the construction phase which may give rise to major adverse visual impacts from some receptors. Additional and alternative viewpoints are identified for inclusion in the LVIA. Minor amendments are required to the LVIA and LVIA Figures to ensure that the results can be relied upon to assess whether the proposals comply with Local Plan policies relating to landscape and visual matters. The Illustrative Landscape Masterplan is a generally well-considered scheme, further details would be required to expand it into a final Landscape Plan. The assessment of landscape and visual effects fails to demonstrate that the unacceptable adverse environmental impacts will be adequately mitigated in land designated as Green Belt.

- 4.1.13 SC Trees (10/10/25) - The findings and recommendation of the Arboricultural Assessment (AA) are accepted. The development layout on the Tree Retention Plan in the AA would require removal of short section from seven hedgerows to create site accesses and internal access roads. One category 'B' mature English Oak tree would also require removal to create a new access onto Newhouse Lane. SC Trees consider that the road alignment could be adjusted slightly to avoid this loss. Pre-commencement tree protection and landscaping conditions recommended.

- 4.1.14 SC Ecology (27-11-25) - The Biodiversity Net Gain Report (PJA, August 2025) containing the most up-to-date BNG metric results in an overall gain of 13.95 (12.4%) habitat units, a gain of 10.22 (12.63%) hedgerow units and a gain of 0.40 (13%) watercourse units. As the BNG includes off-site gains and the on-site gains are considered to be significant, as S106 will be required to secure the BNG for 30 years including a monitoring fee of £41,227 for this large site of high technical difficulty.

A response letter from PJA states that bat activity surveys were carried out in October 2025, that breeding bird surveys will be completed between March 2025 and July 2026, and that an IACPC has been submitted to Natural England in respect of Great Crested Newts. SC Ecology will provide comments once this further information is provided. Baseline survey data is required to support a planning application, initial survey work is only conditioned under exceptional circumstances. The surveys that have been submitted for the application are acceptable.

- 4.1.15 SC Conservation (14/10/24) - Generally concur with the submitted Heritage Impact Assessment which concludes that the proposed development will result in less than substantial harm to the setting of the Boningale Conservation Area and Grade II Listed Lea Hall and Barn. However, great weight should be given to preserving the setting of

these assets in any balancing exercise.

4.1.16 SC Archaeology (07/01/25) - Recommend a pre-commencement condition requiring a programme of archaeological work (WSI).

4.1.17 Sport England (23-07-24) - Sport England considers that it would be appropriate to secure a financial contribution via a Section 106 Agreement of £1,795,653 for investment in playing pitches and would therefore have no objections subject to the S106 contribution being secured. Alternatively, should the Council consider that such infrastructure falls to be considered via CIL, then we would encourage the Council to prioritise such investment into playing pitches in line with the Place Plan and evidence in the PPS. Financial contribution calculations provided.

4.1.18 Active Travel England (06-12-24) - Recommends approval of the application, subject to the agreement and implementation of planning conditions and/or obligations:

- Revised Travel Plan targets, as outlined in the latest response.
- The delivery of internal local centre facilities upon completion of Phase 1, as per ATE's previous comments.
- A suitable Public Transport Strategy, as per ATE's previous comments.

4.1.19 Shropshire Fire and Rescue (17-07-24) - It is vital a robust Swept Path Analysis is undertaken throughout this development, in order to accurately track the suitability of access for fire appliances.

Advice provided in relation to Access for Emergency Fire Service Vehicles, and Water Supplies for Fire Fighting Building Size.

4.1.20 Environment Agency (08/01/25) - Comment received from the West Midlands Groundwater Team that there is a monitoring borehole for groundwater levels within the application land for which access was lost in 2015 when it covered with soil. However, they would like to be able to reinstate it and carry out monthly monitoring visits. Borehole location provided on a plan.

4.1.20 No consultee responses have been received from SC Rights of Way, SC Parks and Gardens, West Mercia Constabulary, Natural England, the Integrated Care Board or National Grid.

4.2 Public Comments

4.2.1 Confirmation of site notice display was received on 11th July 2024. The proposal was advertised as a Major Development and Departure in the Shropshire Star on 16th July 2024.

4.2.2 1157 public representations have been received including from Albrighton Parish Council, the Local Member, Badger Parish Council, Albrighton Village Action Group

(AVAG), Albrighton Development Action Group (ADAG) and several representing solicitors. The majority of the comments are from Albrighton residents raising objections to the proposed development however, there are twenty-eight support representations received from a wider area between Shifnal and Bridgnorth. All comments are available to view online and are summarised below:

- 4.2.3 Albrighton Parish Council (25-07-24) - Strongly object as APC believe that the proposal will have a seriously detrimental impact on the Village and its community for the following reasons:

Loss of Green Belt

The proposed development would significantly harm the openness and advantages of the Green Belt allocation as a key factor in Albrighton's characteristic spaciousness and charm. APC would oppose any attempt to remove this site from the Green Belt designation as its loss would have a seriously negative impact on the rural setting of the village. The construction and subsequent human activity will lead to habitat destruction, fragmentation, and loss of biodiversity.

Loss of Village Character

The proposal seeks to create a separate commercial centre which will threaten the viability of the established heart of the Village and existing centre. The dense urban style of development proposed would be disconnected and incongruous in relation to the unique character, historical significance and semi-rural appearance of the Village, irreversibly altering the essence of its community and character.

Strain on Infrastructure

Ongoing new residential development and allocated sites put additional strain on our infrastructure which would be excessive on our roads, sewage systems and public transport if the planning permission is granted for the proposed development. The quality of life for current residents would decline as a result of congestion, the exacerbation of poor parking provision, flooding issues and potential service failures.

Sustainability Issues

APC considers that the proposal is overdevelopment which by definition fails the sustainability criterion by prioritising short term gain over long term viability and resilience. The ability of future generations to meet their own needs would be compromised.

Public Opposition

There is significant opposition to this development within the Village. there is no evidence in their submission that the developer has listened to the local community.

Albrighton Parish Council (23/06/25) - As a newly formed Parish Council want to reaffirm its objection to the application.

- 4.2.4 Albrighton Village Action Group (AVAG) and Albrighton Development Action Group (ADAG) (26-10-25) - Have combined to create a stronger resident's organisation to be known as ADAG to reflect the fact that Albrighton is widely recognised in planning terms to be a Town or Market Town.

ADAG intend to submit additional documentation in support of the conclusions by Shropshire Council that the site is Green Belt, not Grey Belt.

The Applicant's Biodiversity Net Gain Report overlooks the farmland's decade of regenerative practices, which have notably improved soil health and biodiversity. This has been confirmed independently by Colin Houghton who has submitted a consultation response on the planning portal, yet the report fails to demonstrate the required 10% biodiversity increase over 30 years, a key consideration for planning approval.

AVAG (23/04/25) - A main AVAG objection document dated 25/08/24 covered key areas which explained how the proposals are fundamentally unsustainable and inappropriate for Albrighton. Since then, the national and county wide planning landscape has significantly changed, however the fundamentals of the Applicant's proposals are unchanged and AVAG raise significant viability concerns as follows:

1. There is no requirement for a Secondary School. Objections received from educational professionals state there is no need for the proposed secondary school, as it would undermine existing schools, including Idsall. The scheme is deemed unsustainable and unviable, weakening the applicant's inclusion of this element in its 'very special circumstances to justify planning approval.
2. Severn Trent Water confirms major upgrades to Albrighton's foul drainage and water treatment are needed; costs are unproven, making the proposal unsustainable and unviable. It should be demonstrated that water supply and quality can be sustainably maintained.
3. The LLFA and numerous consultees have objected to the proposals, citing significant flood risks on Patshull Road and deficiencies in the developer's flood mitigation plans. Additional concerns include inadequate land management resulting in extensive flooding on the existing fields, no SUDs attenuation for the roads proposed to be closed which currently often flood in wet weather.
4. The Applicant has not demonstrated that Sport England's request to secure a financial contribution would be viable for the proposal.
5. The highways submission do not consider the impact of increased traffic on Elm Road, Bowling Green Lane and other related roads which would result in an unacceptable impact on highway safety for residents.

6. The proposed development is an unsustainable location too far from Albrighton Railway Station and Centre. New residents would be entirely dependant on cars.

ADAG (08/08/24) - Summarise their objections as follows:

The proposal represents an attempt to ignore the accepted phased development of Albrighton as is succinctly set out in the pre-application advice note to Boningale Homes. With a possible increase in population of 40% it is not proportionate to the size of Albrighton and of a scale that it has the potential to adversely affect the visual, ecological and heritage of the historic centre of the village. It would appear that Boningale Homes think that Albrighton is a giant Lego set, theirs to be played with at will.

4.2.5 Public Objections

1. **Impact on Village Character and Community:** Many contributors express concerns that the proposed development will fundamentally alter the character of Albrighton, transforming it from a village into a small town. They fear this will erode the close-knit community spirit and the rural charm that currently defines the area.
2. **Environmental and Ecological Concerns:** There are significant objections to the destruction of 48 hectares of Green Belt land, which is seen as vital for maintaining the natural landscape, biodiversity, and agricultural productivity. Contributors highlight the potential loss of wildlife habitats and the negative impact on local flora and fauna.
3. **Infrastructure and Services:** The proposed development is criticised for potentially overwhelming existing infrastructure and services. Concerns are raised about the capacity of local schools, healthcare facilities, and public transport to cope with the increased population. The current GP surgery and pharmacy are already under strain, and there is scepticism about the feasibility of the proposed new facilities.
4. **Traffic and Road Safety:** Increased traffic is a major concern, with contributors worried about congestion, road safety, and the adequacy of the existing road network to handle additional vehicles. The proposed road closures and new routes are seen as potentially dangerous and likely to exacerbate existing traffic issues.
5. **Flooding and Drainage:** The document highlights concerns about the impact of the development on local flooding and drainage. The area has a history of flooding, and there are fears that the new development will worsen these issues by increasing surface water runoff and overwhelming existing drainage systems.

6. **Economic Impact:** There are worries that the new development will negatively affect local businesses, particularly those on the high street. The proposed new local centre and supermarket are seen as threats to the viability of existing shops and services.
7. **Sustainability and Government Policy:** Contributors argue that the development contradicts government policies aimed at prioritising brownfield sites and protecting Green Belt land. They believe that the development is driven by profit rather than genuine community need and that it fails to align with sustainability goals.
8. **Consultation and Transparency:** There are criticisms of the consultation process, with contributors feeling that their concerns have not been adequately addressed. Some express scepticism about the promises made by the developers, based on past experiences with other developments.

Overall, the comments reflect the strong opposition to the proposed development, with representations emphasising the potential negative impacts on the environment, community, infrastructure, and local economy. They call for the preservation of Albrighton's unique character and the protection of its Green Belt land.

4.2.6 Support:

- Whilst it is regrettable that some Green Belt land will be lost and the character of Albrighton undoubtedly change, the housing is urgently required.
- I don't think there is enough affordable homes in the country. In the places where there is affordable housing they are often too expensive for most people including myself and family.
- Albrighton has excellent transport connections.
- The Village is sustainable with a train station and links to Telford and Wolverhampton.
- A secondary school would relieve pressure on schools in Shifnal and Codsall and reduce travel distances.
- It would create employment.

5.0 THE MAIN ISSUES

- 5.1
 - Principle of development
 - Policy
 - Green Belt
 - Access
 - Other Matters
 - Planning Balance

6.0 OFFICER APPRAISAL

6.1 Principle of development Policy

- 6.1.1 Under Sections 70(2) and 79(4) of the Town and Country Planning Act (1990) (as amended) and Section 38(6) of the Planning and Compulsory Purchase Act 2004) (as amended) and as recognised in Paragraphs 2 and 48 of the National Planning Policy Framework (NPPF), all planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Council has recently Withdrawn its Draft Local Plan from examination following the Inspectors raising significant concerns in relation to it not meeting the development needs of Shropshire and not addressing unmet needs of neighbouring authorities. Nevertheless, at the 12th February 2025 Council Cabinet Meeting, it was agreed that the Evidence Base supporting the Withdrawn Draft Local Plan (but not the Withdrawn Plan itself) forms a material consideration in decision making on relevant planning applications, to support the implementation of the presumption in favour of sustainable development.
- 6.1.2 Therefore, the adopted Development Plan remains as comprising the Core Strategy 2011, Site Allocations and Management of Development (SAMDev) Plan 2015 and 'made' Neighbourhood Plans. A range of Supplementary Planning Documents have been adopted by the Council to support understanding and application of policies in the adopted Development Plan, forming material considerations in the decision making process. The Albrighton Neighbourhood Plan 'Light' (June 2013) is additionally relevant as a material consideration as it contains policies and proposals informed by community consultation that are applicable to the decision making process for planning applications, though it is not a 'made' Neighbourhood Development Plan and does not form part of the Development Plan for the area. At present there is no emerging Local Plan to take into account as a material consideration.
- 6.1.3 Adopted Development Plan Core Strategy Policies CS1 and CS3, and SAMDev Plan Policy MD1 identify Albrighton as a Key Centre and suitable location for sustainable development. SAMDev Policy S1 provides the strategy for achieving sustainable development in Albrighton. For residential development it states that, Albrighton will provide for local needs, delivering around 250 dwellings over the Plan period. Local needs will predominantly be met on two allocated sites, with small-scale windfall development within the development boundary making up the balance. Policy S1 also specifies that all development proposals for Albrighton should have regard to the Albrighton Neighbourhood Plan 'Light'. In this document, housing requirements are identified only in Albrighton and are to be principally delivered on the two allocated housing sites in SAMDev Policy S1. In the Neighbourhood Plan, affordable housing, smaller dwellings of 1 or 2 bedrooms, properties appropriate for older person's needs, and market housing suitable for first time buyers form the type of housing identified to meet local needs.
- 6.1.4 The proposed site is located to the south of Albrighton outside of the development boundary within Green Belt and countryside, and it is not an allocated site in the

Development Plan.

- 6.1.5 SAMDev Policy MD3 relates to housing delivery and deals with the role of settlement housing guidelines including at Albrighton. At paragraph 3. the Policy states that, where a settlement housing guideline appears unlikely to be met, additional sites outside the settlement development boundaries that accord with the settlement policy may be acceptable subject to the considerations in paragraph 2. Paragraph 2 requires that, where development would result in the number of completions plus outstanding permissions providing more dwellings than the guideline, decisions will have regard to:
- i. The increase in number of dwellings relative to the guideline; and
 - ii. The likelihood of delivery of the outstanding permissions; and
 - iii. The benefits arising from the development; and
 - iv. The impacts of the development, including the cumulative impacts of a number of developments in a settlement; and
 - v. The presumption in favour of sustainable development.
- 6.1.6 The Evidence Base associated with the Withdrawn Local Plan included a Hierarchy of Settlements Assessment which concluded that Albrighton continued to function as a Key Centre. This Evidence Base also included a site assessment process which identified a new draft housing allocation (consisting of two sites) on land classified as safeguarded land in the adopted Development Plan to meet local needs as recognised within the Evidence Base associated with the Withdrawn Local Plan.
- 6.1.7 As the proposed site is outside the development boundary and therefore designated as countryside, Policy CS5 and MD7a of the Development Plan apply. These policies expect development to be strictly controlled in the rural area in accordance with the national policies protecting the countryside and Green Belt. Policies CS5 and MD7a do not support new residential development in the countryside unless it is to house agricultural, forestry or other essential countryside works, other affordable housing/accommodation to meet local need or is a conversion of an existing building which takes account of and makes a positive contribution to the countryside.
- 6.1.8 The proposal does not comply with the development types specified under Policies CS5 and MD7a that could be sufficiently controlled to protect the countryside.
- 6.1.9 The current NPPF is that revised and published in December 2024 (amended in February 2025). It sets out the presumption in favour of sustainable development and includes the requirement to utilise the Government's new 'standard method for calculating local housing need' with the intention of significantly boosting housing delivery across England. The associated new 'standard method for calculating local housing need' is set out in the accompanying National Planning Practice Guidance (NPPG) on housing and economic development needs assessments (ID2a). This has resulted in a significant increase to local housing need in Shropshire (from 1,070 dwellings per annum under the previous national standard methodology to 1,994 new

dwelling per annum). The adopted Development Plan sets out a requirement equating to 1,375 dwellings per annum. As a consequence of the recent changes to the standard methodology, associated uplift to local housing need for Shropshire, and the expectation in the NPPF that housing land supply is measured against local housing need where the housing requirement of the adopted Development Plan is more than 5 years old, the Council considers that on balance, it is unable to demonstrate a five year supply of deliverable housing. The Council has concluded that a 4.46 years supply of deliverable housing land existed at 31st March 2024. As a result, the adopted Development Plan policies most important for determining this application are therefore currently out-of-date.

6.1.10 The effect of this is that the presumption in favour of sustainable development, as set out in paragraph 11d) of the NPPF and associated principle of the 'tilted balance' is engaged. This does not change the legal principle that decisions on planning applications are governed by the adopted Development Plan read and applied as a whole, unless material considerations indicate otherwise. Rather, it invites the decision maker to apply less weight to policies in the adopted Development Plan, and more weight to the presumption in favour of sustainable development, as a significant material consideration, when reaching a decision. For this reason it is commonly referred to as the 'tilted balance', and set out in paragraph 11 d)i. and ii. i.e. planning permission should be granted unless:

d)i. the application of policies in the NPPF that protect areas or assets of particular importance provides a strong reason for refusing the development proposed, or

d)ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Notably, the presumption in favour of sustainable development maintains the general principle of good planning, in that development should be genuinely sustainable (including directed to sustainable locations, make effective use of land, well-designed and providing sufficient affordable housing) in order to be approved.

6.1.11 It is noted that the Applicant considers within their Planning Addendum that a 3.08 years supply of deliverable housing land exists in Shropshire, as they dispute the deliverability of unspecified sites. Shropshire Council disagrees with this position, but even if this were the case, the NPPF does not suggest that policies become irrelevant if they are 'out-of-date' rather, their weight may be reduced, but conflict with them remains a significant material consideration. Inspectors have consistently held that conflict with the most important policies of the Development Plan should be given negative weight. The lower figure would not significantly change the weight applied to the considerations in, or overall conclusion of the planning balance.

- 6.1.12 With regards to the requirements of d)i. the areas or assets of particular importance are set out in footnote 7 of the NPPF (see paragraph 6.1.22 below). The site falls within the Green Belt which is one such identified asset of particular importance. To inform the determination of this planning application the Council commissioned a Green Belt Assessment (SCGBA) (LUC, September 2025) which concluded that the site is Green Belt and not grey belt – as detailed in paragraph 6.1.30 below. As Green Belt, the Site is an area/asset of particular importance which the proposed development would not protect, thus providing a strong reason for the application's refusal. The Site does not fall within any other protected areas. SC Drainage have commented that whilst there is some mapped surface water flooding on the site and pumping stations for foul flows are proposed, the approach shown on the drainage layout is sufficient to support this Outline Application, and there is no objection on flood risk or drainage grounds. SC Conservation have identified less than substantial harm from the proposed development to the Boningale Conservation Area and Grade II Listed Lea Hall and Barn. Therefore, the impact of the proposed development on assets of particular importance, in this case designated heritage assets and areas at risk of flooding, could be appropriately mitigated.
- 6.1.13 NPPF Paragraph 11 d)ii. then requires decision-taking to consider whether there are any adverse impacts of approving the proposed development that would significantly and demonstrably outweigh the benefits. This requirement needs to be further considered in the event that the land which forms the Site is subsequently regarded as being grey belt contrary to the conclusion of the Shropshire Council Green Belt Assessment (SCGBA) (LUC, September 2025) detailed in paragraph 6.1.31 below. As Green Belt, the Site is an area/asset of particular importance which the proposed development would not protect, thus providing a strong reason for the application's refusal.
- 6.1.14 In considering the sustainability of the site, the strategic approach of the Development Plan distributes growth between Shrewsbury, the Market Towns and Key Centres and in rural areas within Hubs and Clusters settlements. Whilst Albrighton is Key Centre and as such considered to be a suitable location for sustainable development, the Site is located outside the development boundary and within Green Belt and countryside. The number of housing completions and commitments identified at Albrighton provide the Council with confidence that its settlement housing guideline within the Development Plan is achievable within the Plan period. Therefore, there is no requirement to apply paragraph 3 of SAMDev Policy MD3 which states that additional sites outside the settlement development boundary that accord with the settlement policy may be acceptable where a settlement housing guideline appears unlikely to be met.
- 6.1.15 Section 11 of the NPPF requires that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living

conditions. Substantial weight is given to the value of using suitable brownfield land within settlements, and under-utilised land and buildings rather than countryside. Section 5, paragraph 82, states that in rural areas planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Support for rural exception sites that will provide affordable housing to meet an identified local need is encouraged.

- 6.1.16 Paragraph 187 of the NPPF requires that planning policies and decisions should contribute to and enhance the natural and local environment by (amongst other criteria), recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystems services - including the economic and other benefits of the best and most versatile (BMV) agricultural land, and of trees and woodland. Footnote 65 points out that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred. For the proposed site, firstly, the development has not been demonstrated as necessary as it is speculative, and secondly, the land classification is Grade 2 and Grade 3 i.e. it contains some BMV land. Therefore, the proposed development would not fulfil this NPPF requirement and fails to recognise the wider benefits of this BMV land.
- 6.1.17 In determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, their conservation, viable uses and economic vitality and that new development enhances local character and distinctiveness (NPPF, paragraph 210). Paragraph 215 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated Heritage Asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Paragraph 212 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires considerable weight to be given by decision-makers to the desirability of preserving the setting of all Listed Buildings. This requires that special regard has to be given to preserving the (Listed] building or its setting, in effect a higher test than would normally apply. In this case less than substantial harm has been identified to the Boningale Conservation Area and Grade II Listed Lea Hall and Barn, therefore, great weight should be given to preserving the setting of these assets in the balancing exercise

Green Belt

- 6.1.18 The Green Belt in Shropshire represents the western outer edge of the West Midlands Metropolitan Green Belt and covers around 8% of the total area of Shropshire. Section 13 of the NPPF opens by stating that, 'The Government attaches great importance to

Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.’ Local Plan Policies CS5 and MD6 support the NPPF in the general presumption against inappropriate development, particularly development which impacts on the openness of the Green Belt, and this will limit the ability to support proposals which are not identified as acceptable development types in the NPPF.

6.1.19 Green Belt serves five purposes (NPPF, paragraph 143):

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

6.1.20 For planning proposals affecting the Green Belt, paragraph 153 of the NPPF states that LPAs should ensure substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. The development of homes, commercial and other development in the Green Belt is not regarded as inappropriate if it would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan (NPPF, paragraph 155). If the land is regarded as grey belt, there must also be a demonstrable unmet need for the type of development proposed and the location must be sustainable with particular reference to paragraphs 110 and 115 of the NPPF. Furthermore, if the development is identified as grey belt and not regarded as inappropriate as set out in paragraph 155, paragraph 156 provides three ‘Golden Rules’ requirements where major development involving the provision of housing is proposed on land released from the Green Belt through plan preparation or review, or on sites in the Green Belt subject to a planning application. These are:

1. Housing which reflects development plan policies that have set the affordable percentage at a higher level than would otherwise apply to land outside or proposed to be released from the Green Belt and that percentage is at least 50%, unless this would make the development of the site unviable. Until such policies are in place, the percentage of affordable housing is 15 points above the highest existing requirement that would apply to the development with a cap of 50%.
2. Necessary improvements to local or national infrastructure.

3. The provision of new, or improvements to existing, green spaces that are accessible to the public. New residents should be able to access good quality green spaces within a short walk of their home, whether through on-site provision or through access to off-site spaces.

- 6.1.21 Grey belt is defined in Annex 2 of the NPPF as '*land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes a), b) or d) in paragraph 143. Grey belt excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) of the NPPF would provide a strong reason for refusing or restricting development*'.
- 6.1.22 Footnote 7 areas or assets comprise habitats sites (and potential Special Protection Areas, possible Special Areas of Conservation, listed or proposed Ramsar sites) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and non-designate heritage assets of archaeological interest which are demonstrably of equivalent significance to scheduled monuments); and areas at risk of flooding or coastal change
- 6.1.23 A Green Belt Assessment (Pegasus Group, Version 4, March 2025) (GBA), has been submitted by the Applicant in support of the proposed development which evaluates the land in relation to the NPPF (December 2024) and Planning Practice Guidance (PPG) on Green Belt published on the 27th February 2025. With regards to the definition provided in Annex 2, Section 2 of the Applicant's GBA assesses the contribution of the land to purposes a), b) and d) of the Green Belt to establish if it can be regarded as grey belt. The Applicant's GBA references the Shropshire Green Belt Assessment (SGBA) – Final Report (LUC, September 2017) and Shropshire Green Belt Review (SGBR): Stage 2 (LUC, November 2018) and the identification within those documents of the land being within Parcel 36 as a base for that assessment.
- 6.1.24 The Council's SGBA and SGBR were commissioned to inform the Local Plan Review and to evaluate the potential harm of releasing areas of possible development opportunity from the Green Belt, and therefore are part of the Evidence Base. In relation to purposes a), b) and d), Parcel 36 is rated in the Council's SGBR as having no contribution to purpose a) and a weak contribution to purpose b). However, it plays a major role in the setting and or special character of historic towns in terms of its physical extent and degree of visibility and/or its significant contribution to special character making a strong contribution to Green Belt purpose d). The Council's SGBR conferred a High Harm Rating to releasing Parcel P36 (along with P35 and P37) from the Green Belt. Appendix 1 – Albrighton Assessment concluded that this parcel (i.e. P36) contains a limited amount of built development and is strongly associated with the wider area of open countryside to the south of Albrighton. Releasing this parcel

from the Green Belt would lead to a significant level of encroachment on the countryside and a weakening of the neighbouring areas of Green Belt land. The openness of the land within the east of the parcel plays an important role in preserving the setting of the historical settlement area within Albrighton. The Council's SGBA and SGBR concluded that releasing Parcel P36 would compromise the role this Green Belt land is playing with regard to Purpose d).

- 6.1.25 The Applicant's GBA states that Albrighton is a large village, not a historic town, and that if the Albrighton Conservation Area were relevant to purpose d), then the assessment for the Site itself is notably different to the wider parcel which is P36. It is presented that the wider P36 includes countryside east of Newhouse Lane including part of the Albrighton Conservation Area and there is no intervisibility between the designation and the Site due to spatial separation in combination with intervening vegetation, undulating topography and the existing built form (Applicant's GBA, paragraph 2.13). The Applicant's GBA also advises that the Site is separated from Boningale Conservation Area to the south, that comprises a small village, and notes the relevance that the PPG Green Belt identifies that purpose d) relates to historic towns, not villages. Therefore the Applicant's GBA concludes that the Site has no contribution to preserving the setting and special character of historic towns, and at paragraph 2.16, advises that as there are no strong reasons for restricting development it is assessed that the Site is grey belt.
- 6.1.26 As the Council's SGBA and SGBR pre-date the latest version of the NPPF and crucially the latest updates to the NPPG on Green Belt (ID64), their conclusions have been superseded. As such, an independent Shropshire Council Green Belt Assessment (SCGBA) (LUC, September 2025) has been commissioned to assess the Green Belt at land associated with this planning application i.e. the Site, using a methodology consistent with the latest version of the NPPF and vitally the latest updates to the NPPG on Green Belt. Chapter 3 of the Council's SCGBA assesses the contribution of the Site to all five Green Belt purposes having concluded that Albrighton is a Town and a large built-up area (LBUA), for the reasons set out in Chapter 4 of the Assessment.
- 6.1.27 This independent conclusion that Albrighton is a Town is entirely consistent with the Council's adopted Development Plan, which identifies it as a Market Town/Key Centre within the spatial strategy (clearly distinct in policy terms from Community Hub or Community Cluster settlements – which are in effect the main service villages and other rural communities with growth aspirations); allocates levels of growth commensurate with this role as a Market Town/Key Centre; and refers to the settlement as a Town within both its policies and associated explanation (including Policy S1 which presents the 'Albrighton Town Development Strategy' and Policy MD10a which identified Albrighton as a settlement with town centre and primary shopping area). This is also reflected in the Policy Map that accompanies the adopted Development Plan, which identified Albrighton as having a town centre.

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- 6.1.28 Furthermore, it is notable that the Council's SGBA and SGBR assessment of P36 concluded that it made a contribution to purpose d) of the Green Belt, this conclusion demonstrates that within these previous assessments it was considered to constitute an historic town. The wider Evidence Base associated with the Withdrawn Local Plan would also support this conclusion, given its status within the latest Hierarchy of Settlements Assessment.
- 6.1.29 Consideration and interpretation of what is a 'Town' should be carried out at local level through settlement hierarchies. Therefore, it is confirmed that due to the role of the settlement within the adopted Development Plan, its size, character and function, and the levels of services and facilities available, Albrighton is a 'Town' within the Shropshire Council jurisdiction for the purposes of NPPF Green Belt policy.
- 6.1.30 The Council's SCGBA summarises the Site's contribution to Green Belt purposes as follows:

Green Belt Purpose:	a) to check the unrestricted sprawl of large built-up areas.
Strength of Contribution:	Strong
Development of the site would constitute a substantial and incongruous extension to Albrighton, disrupting its nucleated settlement pattern and introducing an uncontained, urbanising influence into currently undeveloped countryside.	
Green Belt Purpose:	b) to prevent neighbouring towns merging into one another
Strength of Contribution:	Weak
Albrighton is classed as a Town due to its size, services and facilities. The proposed development south of Albrighton will not reduce separation from surrounding areas, erode any gap or create continuous development with nearby villages.	
Green Belt Purpose:	c) to assist in safeguarding the countryside from encroachment.
Strength of Contribution	Strong
The site retains a countryside character due to its agricultural use and tree lines and cover. Unlike the wider P36 within the SGBR, urbanising influences here are minimal and localised, with the main settlement's impact not applying to the current application site.	
Green Belt Purpose:	d) to preserve the setting and special character of historic towns
Strength of Contribution:	Weak
The application site lies west of Albrighton's historic core defined as the Albrighton	

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Conservation Area with which it lacks intervisibility. As the Site is further to the west than P36 which included some of the Conservation, the Site does not make a strong contribution to Green Belt Purpose d). The Boningale Conservation Area is nearby but not relevant, as it does not relate to a historic town.	
Green Belt Purpose:	e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Strength of Contribution:	Moderate
All Green Belt land is considered to make an equal contribution to this purpose.	

The Council's SCGBA concludes that the Site makes a strong contribution to two of the five Green Belt purposes, one of these being purpose a), which in terms of paragraph 155 and Annex 2 of the NPPF indicates that it would not be considered to fall within the definition of grey belt.

- 6.1.31 It should be noted that the Council's SGBA and SGBR concluded no contribution to purpose a), as the methodology at the time determined Large Built Up Areas as larger settlements (of approximately 0.5 to 1 million people). As such, Telford and the West Midlands conurbation were the only Large Built Up Areas for the purposes of that assessment. The latest updates to the NPPG on Green Belt specify that villages should not be considered Large Built Up Areas. As a result, it is clear that conversely all towns should be Large Built Up Areas, thus explaining the differing outcome for purpose a) in the Council's SCGBA.
- 6.1.32 Therefore, whilst the Applicant's GBA finds the Site is grey belt based on information within the Shropshire Green Belt Assessment (SGBA) and Shropshire Green Belt Review (SGBR) from 2017 and 2018 respectively (the conclusions of which are considered to have been superseded by the updated NPPF and NPPG on Green Belt), the independent site specific Shropshire Council Green Belt Assessment (SCGBA) recently completed in September 2025 concludes that the Site is not grey belt. Consequently, the Council's stand point is that the Site is Green Belt and the proposal is considered to be inappropriate development which, by definition, is harmful to the Green Belt and should not be approved except in very special circumstances.
- 6.1.33 Notwithstanding that the Site is not regarded as grey belt, the Council's SCGBA considers whether the proposed development would meet the test of the second part of NPPF paragraph 155a) that the land would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan. As the Site comprises only a small fraction of the wider Green Belt, its release or development would not affect the ability of the remaining Green Belt across the area of the plan from serving all five of the Green Belt purposes in a meaningful way. The Applicant's GBA concurs with this assessment.
- 6.1.34 Whilst the Council's conclusion that the Site is not grey belt and the proposal

inappropriate development within the Green Belt indicates that the 'Golden Rules' requirements of NPPF paragraph 156 would not need to be considered, the Applicant has submitted a Planning Addendum: Implications of revised national policy, the Golden Rules and Grey Belt (Marrons, March 2025), which includes a Golden Rules Statement to address the requirements, on their premise that the land is grey belt. The Statement confirms (the officers agree) that the proposed development would meet the Golden Rules as it will:

- Deliver 35% affordable housing,
- Include significant improvements to infrastructure through the provision of a new Secondary School, GP Surgery and Pharmacy, supermarket, and a specialist Care Home. A new spine/distributor road would be provided plus highway mitigation at the A41/Heath House Lane/Wrottesley Park Road crossroads in Staffordshire to improve connectivity for Shropshire and beyond to Wolverhampton.
- Accessible green space of the site at 50% with a green network running through the centre of the Site connecting community facilities and dwellings.

6.1.35 To reiterate, the Council do not regard this 48 hectare area of Green Belt land proposed for development as Grey Belt, nor is it identified in the Development Plan and Evidence Base as land to be released from the Green Belt, or to be safeguarded for the future development requirements of Albrighton. The Site is within a parcel of countryside characterised by agriculture, tree lines and cover, and an absence of urbanising influences which make a strong contribution to checking the unrestricted sprawl of large built-up areas and to assisting in safeguarding the countryside from encroachment. The Site strongly serves a) and c) of the five purposes of the Green Belt.

6.1.36 This development proposal within Green Belt countryside is contrary to Development Plan Policies CS5 and MD6, and Section 13 of the NPPF. The scale and type of development proposed is considered to represent inappropriate development which is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The proposed development does not constitute any of the exceptions to inappropriate development identified in paragraphs 154 or 155 of the NPPF. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. The 'other considerations' relied on by the applicant for the proposed development are presented within Chapter 7 of the Applicant's Planning Statement (June 2024), and are set out in paragraph 0.3 of the Executive Summary as follows:

- a. The Site has recently been considered suitable for safeguarding by the Council as detailed within the Additional Updated Sustainability Appraisal;

- b. The Council has agreed to accommodate unmet housing and employment needs from the Black Country and the subject Site is the single most appropriate location to meet said need and Boningale Homes have adduced evidence which demonstrates that the emerging Local Plan Review, as drafted is not, in our assessment, capable of being found sound;
- c. We consider that the Council cannot currently demonstrate a sufficient supply of deliverable housing.
- d. This shortfall is significant and worsening;
- e. The Site is suitable for residential development in terms of location and characteristics and it is not of high environmental or landscape value;
- f. The provision of affordable housing, without subsidy, is a significant benefit in circumstances where the Council is not delivering sufficient affordable homes to meet pressing need;
- g. The provision of market housing that will provide new, quality homes, in a community where people wish to live;
- h. The supply of housing in an area of acute affordability challenges will assist in curtailling the exceptional growth in house prices;
- i. Alongside the housing provision, the proposed development includes land for a Secondary School, meeting an identified need, and ensuring that pupils of Albrighton have a new modern educational facility within walking and cycling distance of their homes;
- j. A modern Care Home facility is proposed, and meets some of the increasing needs of an aging population in Shropshire and indeed Albrighton;
- k. The provision of such a care facility will provide jobs and boost the local economy, but will further ensure that houses currently under occupied by older residents can be freed up and returned to the housing market;
- l. The provision of Local Centre comprising, a supermarket, GP Surgery and Pharmacy along with flexible workspace, will ensure the ongoing vitality of Albrighton and provide amenities and facilities that complement the existing provision within the settlement;
- m. The provision of highway improvements, including a new gateway spine road will improve vehicular access to Albrighton from Telford and Wolverhampton;
- n. The creation of an Active (Green) Travel route, and the provision of off-site cycleway improvements will encourage existing and future residents of the settlement to travel sustainably, reducing unsustainable transport movements and encouraging mental and physical well-being.

6.1.37 The Council are not in agreement with the Applicant that the arguments presented within their Planning Statement are all relevant/accurate, but in any event are not considered to meet the 'very special circumstances' required to release this site from the Green Belt. The high level of harm considered to occur from the loss of this Green Belt land is significant and weighs heavily in favour of maintaining the land as Green Belt. It should be noted that the vast majority of Shropshire is non-Green Belt. It is not therefore the case that Shropshire is devoid of alternative site options which, whilst also representing potential departures from the Development Plan, would not be

required to demonstrate 'very special circumstances' in order for them to be granted approval. The case for 'very special circumstances' put forward for the proposed development is dealt with in turn below:

- a) Whilst the parcel of land containing the Site was considered as a potential location to release from the Green Belt at Albrighton within the Evidence Base associated with the Withdrawn Local Plan, so were the majority of parcels of land associated with the settlement. Ultimately this assessment concluded that the parcel should remain within the Green Belt.
- b) Officers do not agree that the application site is the single most appropriate location to accommodate proposed contributions to unmet needs for housing forecast to arise in the Black Country. Furthermore, due to the Withdrawal of the Draft Local Plan the proposed contribution of 1,500 dwellings towards unmet needs forecast to arise in the Black Country was withdrawn as there was no mechanism available to secure any such contribution and of course circumstances had significantly changed. Whether a contribution is appropriate in the future is a matter for the duty to cooperate process associated with the next Shropshire Local Plan.
- c) and d) It is accepted that the Council cannot currently demonstrate a five year housing land supply, although the Council disagrees with the Applicants views on the extent of the under-supply. The determination of this application is undertaken on this basis. However, it is important to note that this has arisen only as a result of the changes to the standard methodology for the assessment of local housing need. Furthermore, the Council is undertaking constructive process to address this shortfall including the positive approach to proposed allocations associated with the Draft Local Plan, early engagement with potential applicants including through the pre-app process, and an intention to expedite progression of the next Local Plan for Shropshire.
- e) The site is classified as high performing Green Belt, and the Council's recent site specific SCGBA evidences that the release of this site from the Green Belt would have a high impact. This weighs against this point that the site is suitable in principle in terms of location and characteristics for residential development.
- f) The provision of affordable housing for this development has been indicated to be policy compliant (having regard to the 'Golden Rule' in NPPF paragraph 156), and the benefit of providing this level of affordable housing is acknowledged.
- g) and h) The provision of market housing that will provide new, quality homes, in a community where people wish to live, and assist in curtailng the exceptional growth in house prices is acknowledged but is not specific to this site.
- i) It is understood that the proposed Secondary School is to mitigate the impacts of the development rather than a Council identified need for Albrighton.
- j) and k) A care home facility could be accommodated in non-Green Belt land, and the benefits set out would not be unique to this site.
- l) It is understood that provision of a Local Centre is to meet the needs of and mitigate the impacts of the development rather than in response to a Council identified need for Albrighton.

- m) It has not been demonstrated that the provision of highway improvements would deliver more than a local impact such as improving vehicular access to Albrighton from Telford and Wolverhampton.
- n) The creation of an Active Travel Route is part of the development and would not be unique to this site.

6.2 Access

- 6.2.1 As this Outline application includes access, a Transport Assessment and Framework Travel Plan have been submitted in support of this proposal and have been reviewed by the LHA. There are four key roads that would be affected by the proposed development: the A464; Cross Road; Patshull Road; Newhouse Lane.
- 6.2.2 The overall access strategy for the site is to remove vehicle through movements from Patshull Road and Newhouse Lane and improve existing vehicle routes on Cross Road including to the Cross Road/Patshull Road/Elm road roundabout, whilst providing a roundabout for a south-western site access and a Ghost Island for south-eastern site access off the A464. This would be supported by speed limit reduction measures along the A464 and stopping up of sections of Patshull Road, Cross Road and Newhouse Lane.
- 6.2.3 The LHA has found the information provided acceptable in relation to overall access strategy subject to further detailed design and road safety audits. There are some areas identified for improvement, particularly increased visibility provision such as at the south-western Holyhead Road roundabout and the Cross Road/Patshull Road/Elm Road junction. It is also questioned whether a zebra crossing is a suitable intervention at this location. The swept path analysis and junction capacity assessments are generally acceptable, however some further work has been identified as being required in relation to Trip Generation figures.
- 6.2.4 The proposed active travel routes presented have also been found generally acceptable by the LHA subject to further review and identification of infrastructure. There are no Personal Injury Accident safety concerns identified. Accessibility to public transport is acceptable in principle however requires further detailed consideration in terms of likely infrastructure required and level of contribution to be secured through a S106 Agreement.
- 6.2.5 There is no in principle objection from the LHA to the proposed access, transport and active travel routes strategy. Active Travel England have commented that they are prepared to support the application in its updated form, providing Revised Travel Plan targets, a suitable Public Transport Strategy and the delivery of internal local centre facilities on completion of Phase 1 can be secured through appropriate planning conditions/obligations.

6.3 Other Matters

- 6.3.1 Shropshire Council seeks to work proactively with applicants to secure developments that improve the economic, social and environmental conditions of an area in accordance with paragraph 39 of the National Planning Policy Framework. Amended plans, documents and information have been submitted voluntarily by the Applicant's Agent during the course of the application to address concerns raised by consultees and through public representation. Appropriate re-consultation has been undertaken with the relevant consultees.
- 6.3.2 The Applicant has confirmed that they are willing to enter into a Section 106 Agreement to secure planning obligations where said obligations meet the statutory tests set out in regulation 122 of The Community Infrastructure Levy Regulations 2010. This includes obligations to provide contributions for additional school places, and for investment in playing pitches, provided the Sport England calculation is checked to ascertain if it includes the land for sports pitches for the Secondary School proposed as part of the site. It is confirmed within the Applicant's Planning Addendum: Implications of revised national policy, the Golden Rules and Grey Belt (Marrons, March 2025) submitted on 11th March 2025 that, *'In the line with the 'Golden Rules' the proposed development will deliver 35% affordable housing. This is 15 percentage points above the existing requirement and can be secured through a Section 106 legal agreement'*.
- 6.4 Planning Balance**
- 6.4.1 When determining a planning application, decision-makers must assess whether the proposal achieves a sustainable development outcome as defined in national and local policy. To assist Committee in determining this application officers have weighed the benefits and harms of the proposal before arriving at the overall planning balance. (It should be noted that different weighting could be applied by others, and that this is the local planning authority's guide).
- 6.4.2 For this report, the hierarchy of weight to be given is: Full; Substantial; Significant; Considerable; Moderate; Modest; Limited; Minimal; Zero.
- 6.4.3 Sustainability of Location
The proposed development is a departure from the adopted Development Plan, which does not support new residential development in the countryside under Policies CS5 and MD7a, the Council's current strategy for Albrighton set out in Policies CS1, CS3, MD1, MD3 and S1, nor the aspirations of the local community set out in the Albrighton Neighbourhood Plan for residential development. The proposed Site also constitutes land within the Green Belt which has been assessed as providing a strong contribution to Green Belt purposes a) and c), and this represents a further locational based conflict with the adopted Development Plan. Whilst the weight given to out of date Development Plan policies is reduced, conflict with them does remain the starting point for decision making. Therefore, **substantial weight** is apportioned to the firmly established degree of harm which would result from this proposed major development on land in high performing Green Belt countryside which is outside, and not adjacent

to the development boundary of Albrighton.

6.4.4 Effectiveness of Land Use

The site falls within the Green Belt which is an area/asset of particular importance under footnote 7 of the NPPF where its policies provide a strong reason for refusing the proposed development as inappropriate (NPPF, paragraph 11d)i.). Additionally, there would be harm to the character and appearance of the area with the economic and other benefits of this BMV land having not been acknowledged by the Applicant, nor development of the Site demonstrated to be necessary in preference to poorer quality land. Therefore the proposed development would not fulfil the requirements of Policy CS6, and NPPF paragraph 187b) and Section 11 as it fails to recognise the wider benefits of this BMV land. The development is not proposed on brownfield land within a settlement nor on under-utilised land and buildings rather than countryside. I attribute **considerable weight** to the combined extent of these harms as it is considered the proposals would not result in an effective use of land.

6.4.5 Heritage Impact

'Less than substantial harm' to the significance of the Boningale Conservation Area and Grade II Listed Lea Hall and Barn has been identified. Paragraph 212 of the NPPF states that great weight is given to preserving the setting of such assets, however paragraph 215 specifies that 'less than substantial harm' to a Designated Heritage Asset should be weighed against the public benefits of the proposal. Public benefits include anything that may deliver an economic, social or environmental objective as described within paragraph 8 of the NPPF. For this proposal, the public benefits are put forward by the Applicant as delivery of new housing with a policy compliant percentage of affordable units, a care facility, Local Centre, Secondary School, BNG, highway improvements and Active Travel Routes. It is considered that the majority of these benefits would not be unique to this site, nor is there an identified need for a Secondary School which together with the Local Centre facilities proposed are understood to mitigate the needs of the development itself. Nevertheless, there would likely be resulting financial contributions from the development through CIL, and towards education, sports facilities, and public transport through a S106 Agreement. Additionally, it is acknowledged that the development would contribute to boosting the supply of housing. As there would be some public benefits to set against the 'less than substantial harm' to the Designated Heritage Assets identified and great weight should be given to preserving such assets, **modest weight** is given to this harm.

6.4.6 Provision of Homes

The proposal would contribute towards the Government's aims of boosting the supply of housing as set out in the Framework, and to the shortfall created by the Council's lack of five year housing land supply which currently at 4.46 years is not sizable. It would supply affordable housing in line with the Golden Rules at paragraph 156 of the NPPF. Whilst the Council has confidence that the settlement housing guideline for Albrighton is achievable within the Development Plan period, there are gains included by the Applicant (a policy compliant percentage of affordable units, a care facility,

Local Centre, Secondary School, BNG, highway improvements and Active Travel Routes) which together with the required financial contributions identified by consultees, would be worthy of consideration as benefits of the proposal.

Considerable weight is attributed in this decision to the extent of these benefits as the affordable housing proposed would be policy compliant rather than an overprovision, and the other benefits put forward are necessary to mitigate the impact of the proposed development. These benefits therefore do not attract substantial or significant weight in favour of the proposed development. It is accepted that this considerable weight would somewhat increase if the Applicant's position, which is not agreed by the Council, on the deliverable housing land supply were correct. However, it is not considered that this would change the overall planning balance.

6.4.7 Impact on the Green Belt

The Applicant's position is that the land proposed for development can be regarded as grey belt, and that Albrighton is a large village, not an historic town. However, their assessment of this is based on The Council's SGBA and SGBR published before the latest version of the NPPF and crucially the latest updates to the NPPG on Green Belt. Their assessment is also prior to the new independent Shropshire Council Green Belt Assessment (SCGBA) (LUC, September 2025) specific to the Site which uses a methodology consistent with the updated NPPF and NPPG on Green Belt. If the Applicant's premise that the land is grey belt is subsequently accepted, officers agree that the Applicant's Planning Addendum confirming that the development would meet the Golden Rules is concurred with. In that event, substantial weight would be afforded to the value of the proposed development.

However, the Council's SCGBA concludes that the Site is not grey belt, rather it remains Green Belt. Therefore the proposal constitutes inappropriate development which, by definition, is harmful to the Green Belt and should not be approved except in very special circumstances. The Council do not agree that the benefits of the development (a policy compliant percentage of affordable units, a care facility, Local Centre, Secondary School, BNG, highway improvements and Active Travel Routes) presented as 'other considerations' by the Applicant amount to the 'very special circumstances' required to overcome the inappropriateness of the proposal and to release the Site from the Green Belt. As identified in paragraph 6.1.37 above, these benefits are not unique to this Site, nor fulfil an identified need, or are only required to mitigate the needs of the development itself. Therefore the high level of harm to the local area that would result from the loss to the development of this 48 hectares of Green Belt countryside contrary to Policies CS5, MD6 and the guidance set out in Section 13 of the NPPF is assigned **substantial weight**.

6.4.8 Access and Travel

It is considered that the proposed access, transport and active travel routes strategy for the development can be satisfactorily achieved with further detail and revision. There is no objection in principle to the proposed accesses included as part of this Outline Application. **Limited weight** is given to the potential for adverse impact of the

proposed development in relation to these aspects, and similarly to the benefits of the transport and active travel routes as yet to be fully formed.

6.4.9 Overall Planning Balance

In terms of the overall planning balance, officers have identified one benefit which has been ascribed considerable weight in favour of the development in boosting the supply of housing. Should the land be regarded as grey belt, the considerable weight apportioned in favour would become significant or substantial weight given the Council's lack of five year housing land supply.

Conversely four harms have been identified, and have been given weight ranging from substantial to moderate. In particular, **substantial weight** is assigned to two of these harms. Firstly, to the departure from the adopted Development Plan of this major development proposed on land in high performing Green Belt countryside in a location where it would undermine the development strategy which seeks to facilitate residential development within a sustainable settlement hierarchy. Secondly, to the loss of the Green Belt where no 'very special circumstances' have been demonstrated that would overcome the inappropriateness of the proposed development to release the Site from the Green Belt. On this basis there are no benefits of the proposed development which individually or cumulatively clearly outweigh the multiple harms identified that are found to conflict with local and national policy, and other legislation. Whilst the weight given to out of date Development Plan policies in the planning balance is reduced, conflict with them does remain the starting point for decision making. For the proposed development, the negative impacts arising from its unsuitable location conflict both with Development Plan policies and with the policies in the NPPF taken as a whole resulting in harms which significantly and demonstrably outweigh the benefits, and do not meet the requirements of the tilted balance at Paragraph 11d) of the NPPF. Therefore the overall planning balance lies significantly with refusing the scheme, as the presumption in favour of sustainable development does not apply and the principle of the proposed development is unacceptable.

7.0 CONCLUSION

7.1 For this Outline Application which is intrinsically contrary to both the adopted Development Plan and the policies of the NPPF as a whole, the recommendation is for Refusal concentrated into two fundamental reasons as follows:

7.2 Policy

The proposed development site is wholly located in Green Belt countryside outside of any settlement development boundary which is not safeguarded or allocated land, and is not regarded as being grey belt. Development in this location would be incompatible with the principles of sustainable development in that it would undermine the development strategy set out in the adopted Shropshire Council Core Strategy and Site Allocations and Management of Development (SAMDev) Plan which seek to facilitate residential development within a sustainable settlement hierarchy. In addition

to the proposal being inappropriate development in the Green Belt, it would result in harm to the character and appearance of the area. The wider benefits of this BMV land have not been recognised, nor has it been demonstrated that development of this site is necessary in preference to poorer quality land or land outside the Green Belt, therefore effective use of the land has not been made in accordance with NPPF paragraph 187b), and Sections 11 and 13. Less than substantial harm to the significance of the Boningale Conservation Area and Grade II Listed Lea Hall and Barn has been identified, and whilst it is acknowledged that the proposal offers a number of wider local community benefits beyond the site itself, these have not been identified as responding to a local need. The adverse impacts of this unsuitable location would significantly and demonstrably outweigh the benefits of the proposed development contrary to the presumption in favour of sustainable development set out in the NPPF. The proposed development will conflict with Policies CS1, CS3, CS5, CS6 and CS17 of the adopted Shropshire Council Core Strategy, and MD1, MD3, MD6, MD7a and S1 of the SAMDev Plan, in addition to the policies within the NPPF taken as a whole. Even in the context of the presumption in favour of sustainable development and associated tilted balance, it is not considered that the benefits of the scheme warrant a departure from the Development Plan.

7.3 **Green Belt**

The Local Planning Authority has accorded substantial weight to the high level of harm which would result from the loss of this 48 hectare section of the West Midlands Metropolitan Green Belt through the proposed development. The proposed development site is within a parcel of Green Belt characterised by agriculture, tree lines and cover, and an absence of urbanising influences which make a strong contribution to checking the unrestricted sprawl of large built-up areas and to assisting in safeguarding the countryside from encroachment. The proposed development site is not regarded as grey belt and consequently the proposed development is inappropriate development in the Green Belt. It is therefore, by definition, harmful to the Green Belt and prejudicial to the reasons for including land within it. It does not constitute any of the exceptions to inappropriate development identified in paragraphs 154 or 155 of the National Planning Policy Framework and the circumstances advanced in the application are not considered to amount to the very special circumstances required to overcome an objection to the high level of harm identified. The proposed development is therefore contrary to Shropshire Council Core Strategy Policy CS5, SAMDev Plan Policy MD6 and the guidance set out in Section 13 of the National Planning Policy Framework.

8.0 Artificial Intelligence (AI)

8.1 AI can be used to support our work and to create content by bringing together or summarising responses to consultation. The report writer remains responsible for ensuring that the content of the report is factually accurate and that the use of AI is responsible and lawful. All original documents remain unaltered on the planning register should you wish to view them in full.

9.0 Risk Assessment and Opportunities Appraisal

9.1 Risk Management

There are two principal risks associated with this recommendation as follows:

- As with any planning decision the applicant has a right of appeal if they disagree with the decision and/or the imposition of conditions. Costs can be awarded irrespective of the mechanism for hearing the appeal, i.e. written representations, hearing or inquiry.
- The decision may be challenged by way of a Judicial Review by a third party. The courts become involved when there is a misinterpretation or misapplication of policy or some breach of the rules of procedure or the principles of natural justice. However their role is to review the way the authorities reach decisions, rather than to make a decision on the planning issues themselves, although they will interfere where the decision is so unreasonable as to be irrational or perverse. Therefore they are concerned with the legality of the decision, not its planning merits. A challenge by way of Judicial Review must be made a) promptly and b) in any event not later than six weeks after the grounds to make the claim first arose.

Both of these risks need to be balanced against the risk of not proceeding to determine the application. In this scenario there is also a right of appeal against non-determination for application for which costs can also be awarded.

9.2 Human Rights

Article 8 gives the right to respect for private and family life and First Protocol Article 1 allows for the peaceful enjoyment of possessions. These have to be balanced against the rights and freedoms of others and the orderly development of the County in the interests of the Community.

First Protocol Article 1 requires that the desires of landowners must be balanced against the impact on residents.

This legislation has been taken into account in arriving at the above recommendation.

9.3 Equalities

The concern of planning law is to regulate the use of land in the interests of the public at large, rather than those of any particular group. Equality will be one of a number of 'relevant considerations' that need to be weighed in Planning Committee members' minds under section 70(2) of the Town and Country Planning Act 1990.

10.0 Financial Implications

There are likely financial implications if the decision and / or imposition of conditions is challenged by a planning appeal or judicial review. The costs of defending any decision will be met by the authority and will vary dependent on the scale and nature of the proposal. Local financial considerations are capable of being taken into account when determining this planning application – insofar as they are material to the application. The weight given to this issue is a matter for the decision maker.

10. Background

Relevant Planning Policies

Central Government Guidance:

National Planning Policy Framework

National Planning Practice Guidance

LDF Core Strategy Policies:

CS1 Strategic Approach

CS3 The Market Towns And Other Key Centres

CS5 Countryside And Green Belt

CS6 Sustainable Design And Development Principles

CS9 Infrastructure Contributions

CS11 Type And Affordability Of Housing

CS17 Environmental Networks

CS18 Sustainable Water Management

Site Allocations & Management Of Development (SAMDev) Plan Policies:

MD1 Scale and Distribution of development

MD2 Sustainable Design

MD3 Delivery Of Housing Development

MD6 Green Belt And Safeguarded Land

MD7a Managing Housing Development In The Countryside

MD7b General Management Of Development In The Countryside

MD8 Infrastructure Provision

MD12 Natural Environment

MD13 Historic Environment

S1 Abrighton

Supplementary Planning Documents (SPDs):

AGENDA ITEM

Southern Planning Committee -

Proposed Residential
Development

Type And Affordability Of Housing

Albrighton Neighbourhood Plan 'Light' June 2013

RELEVANT PLANNING HISTORY:

PREAPP/23/00908 - Mixed-Use development, comprising circa 600 no. residential units, community centre, land for secondary school and ancillary uses. Unacceptable Development 10th January 2024.

11. Additional Information

View details online: [24/02108/OUT](https://www.southernplanningcommittee.org.uk/24/02108/OUT)

List of Background Papers (does not include items containing exempt or confidential information)

LPA Documents and date received:

- Shropshire Council Green Belt Assessment - Final Report (LUC, September 2025) - 16th September 2025.

Applicant Documents and date received:

- Planning Statement (Marrons, June 2024) - 19th July 2024.
- Planning Addendum: Implications of revised national policy, the Golden Rules and Grey Belt (Marrons, March 2025) - 11th March 2025.
- Design & Access Statement Ref: SH5034(7)C (cass design, May 2024) - 31st May 2024.
- Guiding Design Principles & Contextual Responsiveness Document Ref: 2503213.24 (May 2025) - 27th May 2025.
- Affordable Housing Statement Ref: SH5034(6)P (Strategic Planning Research Unit, March 2024) - 19th July 2024.
- Affordable Housing Statement Update (Marrons, March 2025) - 11th March 2025.
- Heritage Assessment V1 Ref: P24-0594 (Pegasus, June 2024) - 8th July 2024.
- Geophysical Survey Ref: XP28 4218 (Wyas Archaeological Services, December 2024) - 12th December 2024.
- Preliminary Ecological Appraisal Report V1 Ref: SH5034(5)C.R.01.1 (cass design, April 2024) - 31st May 2024.
- Housing Mix Statement (DLP Planning Ltd, March 2024) - 19th July 2024.
- Environment Enhancement Strategy Ref: P24-0225 (Pegasus Group, June 2024) - 19th July 2024.

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- Statement of Community Involvement (DLP Planning Ltd, May 2024) - 22nd July 2024.
- Phase 1 Geotechnical & Geo-environmental Site Investigation Issue 1 Ref: 48842-ECE-XX-XX-RP-C-0001 (Eastwood Consulting Engineers, 28 March 2024) - 31st May 2024.
- Arboricultural Assessment (FPCR Environment and Design Ltd, June 2024) - 22nd July 2024.
- Tree Survey Plan Ref: 12322-T-01 - 31st May 2024.
- Biodiversity Net Gain (BNG) Feasibility Assessment Ref: BE0010.R.01.3 Version 3 (Beamsley Ecology, December 2024) - 12th December 2024.
- Biodiversity Net Gain Report Ref: 09209 BNG001 (PJA, August 2025) - 9th September 2025.
- BNG Spreadsheet – Statutory Biodiversity Condition Assessment - 9th September 2025
- BNG Spreadsheet – Statutory Metric Calculation Tool - 9th September 2025.
- Great Crested Newt eDNA Survey – Technical Note (Cass Design Consultants Ltd, June 2024) - 21st March 2025.
- Wintering Bird Survey Report Ref: BE0010.R.02.3 V3 (Beamsley Ecology, June 2025) - 5th June 2025.
- Reptile Survey Report Ref: 9209 R001 Version A (PJA, September 2025) - 30th September 2025.
- White-clawed Crayfish Survey Report Ref: 9209 001 Version A (PJA, October 2025) - 6th October 2025.
- River Condition Assessment Certificate – 12th November 2025.
- Agent Letter Re SC Ecology Comments - 9th September 2025.
- Agent Response To SC Ecology Comments – 12th November 2025
- Landscape & Visual Impact Assessment Ref: P24-0225 (Pegasus Group, July 2024) - 19th July 2024.
- Landscape and Visual Clarification Note Ref: P24-0225 (Pegasus Group, 13th August 2024) - 4th September 2024.
- Green Belt Assessment Ref: P24-0225 Version 4 (Pegasus Group, March 2025) - 11th March 2025.
- Transport Assessment Ref: SH5034-4PD Albrighton South (Sustainable Development And Delivery, May 2024) - 31st May 2024.
- Framework Travel Plan Ref: SH5034-4PD Albrighton South (Sustainable Development And Delivery, May 2024) - 31st May 2024.
- Technical Note 4 (TN04) Ref: SH5034-13PD -Albrighton South - 10th December 2024, and Appendix B and RSA Designers Response - 12th December 2024.
- Technical Note 5 (TN05) Ref: SH5034-13PD – Albrighton South - 16th December 2024.
- Technical Note 7 (TN07) Ref: SH5034/13PD – Albrighton South - 28th May 2025.
- Drainage Assessment Issue 1 Ref: 48842-ECE-XX-XX-RP-C-0004 (Eastwood Consulting Engineers, 4th July 2024) - 8th July 2024.
- Soakaway Testing Ref: SHF.710.011.GE.R.001.A - 12th November 2024.
- Flood Risk Assessment & Outline Drainage Strategy Ref: SHF.710.011.HY.R.01.A (enzygo, December 2024) - 12th December 2024.
- Hydraulic Modelling Report Ref: SHF.710.011.HY.R.002.A (enzygo, December 2024) - 12th December 2025.

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Southern Planning Committee -

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- SuDs Applicability Map - 8th July 2024.

Cabinet Member (Portfolio Holder) - Councillor David Walker

Local Member - Cllr Nigel Lumby

Appendices
APPENDIX 1 – Informatives

APPENDIX 1

Informatives

1. In determining the application the Local Planning Authority gave consideration to the following policies:

Central Government Guidance:
National Planning Policy Framework
National Planning Practice Guidance

LDF Core Strategy Policies:
CS1 Strategic Approach
CS3 The Market Towns And Other Key Centres
CS5 Countryside And Green Belt
CS6 Sustainable Design And Development Principles
CS9 Infrastructure Contributions
CS11 Type And Affordability Of Housing
CS17 Environmental Networks
CS18 Sustainable Water Management

Site Allocations & Management Of Development (SAMDev) Plan Policies:
MD1 Scale and Distribution of development
MD2 Sustainable Design
MD3 Delivery Of Housing Development
MD6 Green Belt And Safeguarded Land
MD7a Managing Housing Development In The Countryside
MD7b General Management Of Development In The Countryside
MD8 Infrastructure Provision
MD12 Natural Environment
MD13 Historic Environment
S1 Abrighton

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Southern Planning Committee -

Proposed Residential
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Supplementary Planning Documents (SPDs):
Type And Affordability Of Housing

Albrighton Neighbourhood Plan 'Light' June 2013

2. Shropshire Council seeks to work proactively with applicants to secure developments that improve the economic, social and environmental conditions of an area in accordance with paragraph 39 of the National Planning Policy Framework. However in this case a positive solution could not be found and the application is not considered in principle to fulfil this objective having regard to relevant development plan policies and material planning considerations.

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