



29<sup>th</sup> April 2024

Dear Sir/Madam.

Shropshire Local Plan  
Update Green Belt Topic Paper  
7.5(a) ALV 006/ALV007  
7.5(b) ALV 009

Please find attached my observations and objection.

Yours sincerely,



Roger Clem FORD MBE

SHROPSHIRE LOCAL PLAN  
UPDATE GREEN BELT TOPIC PAPER

I would like to make the following observations concerning the plan and the area of Alveley.

I agree with paragraph 7.5 (a) and the suggestions of building houses on ALV006/ALV007. There is no evidence to support the further need for provision for sports and recreation and the land should be restricted for housing only. Easy access could be made from Daddlebrook Road.

~~It mentions in para 7.19c(ii), that Alveley cannot access Highley and its leisure facilities.~~ This is a red herring. It is a 20 miles round trip by car to access Highley or a 4 mile return journey on foot. Why would you want to do that?

Alveley already has more facilities than Highley and there is nothing needing to be accessed. Alveley has a recreation area of over 5 acres adjacent to ALV006/ALV007. This area contains a full -sized football pitch, a pavilion, 2 all weather tennis courts, an outdoor children's play area, an outdoor fitness centre, 2 purpose made pétanque pitches and five a side portable football posts. The village hall is next to the area and currently caters for indoor short mat bowls, table tennis, curling, a variety of fitness activities, mobile cinema, a portable stage for theatre productions, art classes and the scope for further activities is endless. 200 metres away, and also adjacent to the same proposed building area is a crown bowling green and a skittle alley in the public house. 800 metres distant in the village is the cricket ground with its own pavilion. 6 cricket teams which includes male, female, children and seniors play there. Softball is also played. Also adjacent to the recreation area is the Social Club which caters for snooker, darts dominos and a large ballroom. We also have a converted Chapel which is a café/drop- in centre which provides an excellent service for more diverse groups. The 2 pavilions, village hall, social club and Chapel, together with the 3 public houses in the village are able to cater for all types of functions. We have over 20 groups/associations which are well advertised in our parish magazine and have ample facilities to cope with the demand of them all.

In short it is a nonsense for the Planning Department to try and make out a need for community sports and recreation. There is always a need for improvement, but we have the structure to cope.

With regard to building 35 houses at ALV009, para 7.5 (b). This land was not in the Local Plan suggested by the Parish Council and was not supported by them. The Parish Council consulted both the Planning and Housing Departments and no mention was made regarding this area. It only appeared when the plan was published. I cannot see the need in extending the green belt when we already have authorised building on green belt within the village. The green belt land adjacent to Meadowbrook Close in Alveley has already been given permission by the Planning Department to build affordable homes.

After a long battle by the now defunct Alveley Green Belt Association and the Planning Department, a local resident, whose family own most of the land including green belt in Alveley, was granted permission to build 6 affordable homes. These are currently under construction.

It was made known, at the site meeting, and planning meeting for these houses, (I attended both meetings), that the owner wished to develop the whole field, with up to 40 houses being built. This area is larger than the land at ALV009 and is only 600 metres from ALV009. This land has housing on 3 sides and will not encroach into the boundary of the green belt. It appears very convenient that no mention is made by Shropshire County Council of this building project

which is already under way. Since the Pandemic, a full range of housing provision has been on the market in the village including shared ownership homes, semi and detached bungalows, terraced, semi- detached and park homes. Some have been vacant in excess of 12 months, so there is provision of all accommodation types.

Overall, I do not believe Shropshire Council has justified the need for this land to be released from green belt, as their arguments are not sound.

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