

Part B: Your Response

Please complete a separate **Part B form** for each response that you wish to make. One **Part A form** must be enclosed with your **Part B form(s)**.

To assist in making a response, separate **Guidance** is available on the Council's website. Responses should be returned by **5:00pm on Tuesday 11th June 2024**.

Name and Organisation:	Peter Snowdon
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Q1. To which document(s) does this response relate?

a. Draft policy on Housing Provision for Older People and those with Disabilities and Special Needs and its explanation.	<input type="checkbox"/>
b. Updated Additional Sustainability Appraisal of the Draft Shropshire Local Plan Report.	<input checked="" type="checkbox"/>
c. Updated Housing and Employment Topic Paper.	<input checked="" type="checkbox"/>
d. Updated Green Belt Topic Paper.	<input checked="" type="checkbox"/>

Q2. To which paragraph(s) of the document(s) does this response relate?

Paragraph(s):

Shropshire Local Plan - Updated Additional Sustainability Appraisal of the Draft Shropshire Local Plan Report

- 12.1 - 12.3
- Table 12.4

● **Additional Sustainability Appraisal Report Appendix 3; Updated Stage 3 Site Assessment**

Shropshire Local Plan - Updated Housing and Employment Topic Paper

- 7.63 and 7.64
- Table 8.1
- Table 8.3
- 8.7 - 8.8
- 16.64 - 16.65

Shropshire Local Plan - Updated Green Belt Topic Paper

- 4.14 - 4.21
- 5.23 – 5.27
- 6.4 – 6.8
- 6.13

Q3. Do you consider the document(s) are:

- A. Legally compliant Yes: No:
- B. Sound Yes: No:

Q4. Please detail your comments on the specified document(s). Please be as precise as possible.

My name is Peter Snowdon, adjacent to Albrighton, for the past . My family and I chose to settle here to embrace the pastoral village life and to enjoy the stunning, peaceful countryside that this area offers. The landscape surrounding us is a harmonious blend of farmland, ancient forest, and Crown Estate properties, creating a serene and picturesque environment.

Living in this village has provided us with an ideal balance of rural charm and convenient amenities. The local businesses along the High Street cater to our everyday needs, while the excellent road and rail links ensure we are well-connected to larger towns and cities. The public services here, including our GP practice, are commendable and efficiently meet the community's demands.

One of the greatest benefits of residing in Boningale is the access to the vast green spaces, generously provided by the Crown Estate. These areas have been invaluable for our physical exercise and mental wellbeing, especially during the challenging days of the Covid-19 pandemic. The ability to escape into nature and enjoy its tranquility has been a cornerstone of our contentment and quality of life in this village.

The sense of community in Albrighton is another significant aspect of rural village life that we deeply appreciate. The friendly and supportive neighbours, combined with the natural beauty and accessible amenities, make living here a truly enriching experience.

Having reviewed the Shropshire Local Plan, I appreciate the chance to offer my feedback. I endorse this Plan as it demonstrates thorough consideration and a positive outlook, engaging effectively with the communities in Albrighton and other areas within Shropshire.

It is reassuring to see the Plan's strong commitment to safeguarding the Greenbelt around Albrighton. This area is invaluable to my family and numerous other residents. By protecting the Greenbelt, we preserve vital agricultural lands, the village's character, the surrounding natural landscape, biodiversity, and environmental sustainability, all of which are crucial given the current Climate Emergency.

I support the Local Plan because it provides clear guidelines for current and future housing development in Albrighton. This clarity ensures that Shropshire's housing needs will be met up to 2038 and beyond, while also maintaining control over the locations and densities of new developments.

I believe the Local Plan aligns well with National Policy and addresses the needs of Albrighton residents now and in the future. It's also heartening to see collaboration with neighbouring counties to ensure the Plan's success within the broader West Midlands region. I hope for its approval to secure a stable future for Shropshire. Thank you.

Shropshire Local Plan - Additional Sustainability Appraisal Report

12.1 - 12.3

- Shropshire Council has thoroughly engaged the public and evaluated potential housing sites across the region.
- Their comprehensive review rightly concludes that Tasley, Shrewsbury, and the former Ironbridge power station are suitable locations for the 'Black Country need' housing.

Table 12.4

- It is beneficial that Albrighton has two designated future housing sites following Millfield: ALB017 (Wain Estates site) and ALB021 (East of Wain Estates).

- No additional sites should be allocated for housing in Albrighton, particularly not in the Green Belt or for future 'Black Country need' developments.
- Future housing sites should be safeguarded beyond 2038, providing a long-term housing strategy.

Additional Sustainability Appraisal Report Appendix 3; Updated Stage 3 Site Assessment

It is crucial that the draft Local Plan has evaluated and rejected the Albrighton South sites P36A and P36B (proposed by Boningale Homes) for housing. These sites are:

- Unsuitable for residential development
- Should remain as green fields and Green Belt, preserving agricultural land
- Essential for the community of Albrighton
- There are already sufficient designated sites for housing
- Located near listed buildings and the Boningale Conservation area
- Far from Albrighton centre, potentially dividing the village
- Inappropriate for housing, especially for the 'Black Country need'
- Would significantly increase traffic, impacting residents
- Developers should not be permitted to build on this valuable Green Belt land (P36A and P36B).

Shropshire Local Plan - Housing and Employment Topic Paper

7.63 and 7.64

- It is positive that Shropshire Council plans to increase housing by 500 units by 2038.
- This modest increase demonstrates support for well-planned housing development.
- Proposals to build on green fields or release Green Belt land not in the plan should be rejected.

Table 8.1

- Albrighton has over 500 new homes planned, under construction, or recently completed, including at Millfields and Wain Estates (ALB017 and ALB021).

Table 8.3

- Housing developments at ALB017 and ALB021 (Wain Estates and adjacent areas) should progress gradually over a decade.
- Following the substantial development at Millfields and Wain Estates, development should slow down to maintain the village's character up to 2038.

Paragraphs 8.7 - 8.8

- The surrounding Green Belt in Albrighton should remain undeveloped to preserve the environment and community character.

Shropshire Local Plan - Updated Green Belt Topic Paper 4.14 - 4.21

- Shropshire Council's extensive planning ensures new housing aligns with the Local Plan.
- Development proposals outside the Local Plan should be prohibited.
- It is appropriate that 'Black Country need' housing is directed to Tasley, Shrewsbury, and the former Ironbridge Power Station.

5.24 - 5.27

- Future land should be reserved for housing development post-2038.
- Premature development on safeguarded land should be strictly prohibited.

6.4 - 6.8

- Protecting Albrighton's Green Belt from housing development is essential.
- Proposals to build on Green Belt should be rejected.
- New housing should be confined to Millfields, ALB017, and ALB021 (Wain Estates and adjacent areas).
- Large employment buildings should be located at RAF Cosford and smaller, ad-hoc sites.
- Three sites in Albrighton should be safeguarded from development until after 2038: ALB014 (Cross Road), P32a (By-Pass), and part of P35 (Kingswood Rd).
- Phasing development is crucial to prevent the village from becoming overwhelmed and losing its character.
- Areas outside these sites should not be released from Green Belt protection, particularly the Boningale Homes' proposed Albrighton South sites P36A and P36B.

(Please continue on a separate sheet if necessary)

Please succinctly provide all necessary evidence and information to support your response. After this stage, further submissions may only be made if invited by the Planning Inspectors, based on the matters and issues identified for examination.

Q5. Do you consider it necessary to participate in relevant examination hearing session(s)?

Please note: This response provides an initial indication of your wish to participate in relevant hearing session(s). You may be asked to confirm your request to participate.

No, I do not wish to/consider it necessary to participate in hearing session(s)

Yes, I consider it is necessary/wish to participate in hearing session(s)

The Inspectors will determine the most appropriate procedure to consider comments made during this consultation.