

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:	
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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 (SLP) – Updated additional sustainability appraisal of the Draft Shropshire Local Plan

- 12.1 – 12.3
- Table 12.4
- Additional sustainability report Appendix 3, Updated stage 3 site assessment

Shropshire Local Plan – Updated housing and employment topic paper

- 7.63 / 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

4. The housing needs of Shropshire are addressed both now and beyond 2038 in a controlled and sustainable manner
5. As a resident of Albrighton and concerned about housing development in the future, I consider the Shropshire Local Plan not only complies with National Policy but pleased to see that it also accommodates the needs of the wide community within the West Midlands conurbation. .

I therefore commend it for your approval.

Shropshire Local Plan - Additional Sustainability Appraisal Report

12.1 – 12.3

- Following consultation and assessment of West Midland requirements, Shropshire County Council have examined all sites and found that the following are best suited :- Ironbridge Power Station, Ironbridge / Tasley, Shrewsbury

Table 12.4

- Albrighton has identified two sites for future housing which maintains the character of the village and addresses housing needs – Millfield / ALB017 and East of Wain Estates / ALB021
- This adequately provides for Albrighton needs and no other sites should be included in the Shropshire Local Plan especially sites on Greenbelt Land or for the requirements of the West Midlands
- Provision for future housing after 2038 should be safeguarded in the Albrighton area

Additional Sustainability Appraisal Report Appendix 3 ; Updated Stage 3 site assessment

- It is imperative that the Draft Local Plan has previously assessed the sites proposed by Boningale Homes for house building (Albrighton South P36A / P36B) and a decision made that building **should not proceed** as the sites are totally unsuitable for housing for the following reasons –
 - Overdevelopment of Albrighton village by more than 60%
 - Put considerable pressure on the existing facilities in Albrighton such as the doctors surgery / chemists
 - It is high grade agricultural land vital for farming and future food production
 - Located on the outskirts of the village and will be isolated
 - Unsuitable for Black Country requirements due to distance and very poor road connection
 - There is no infrastructure to support major housing such as mains sewerage, electricity and particularly the existing road structures
 - **Will create major traffic problems as there are only two link roads in to Albrighton village which are both country roads. This is a particular problem given that Boningale Homes has stated they will not proceed with the planned amenities ie shops etc until the houses have been completed.**
 - **Boningale Homes will NOT be completing construction of the amenities until AFTER the homes are built, the impact on the existing schools, health centre and local shops will be therefore be unbearable and unable to cope with demand.**
 - More suitable sites in the Shropshire area with better infrastructure and road connection

Shropshire Local Plan – Housing and Employment Topic Paper

7.63 – 7.64

Shropshire Council have been extremely proactive in addressing housing needs in the county up until 2038 and a willingness to engage in the national strategic process by making provision of a further 500 houses. This confirms that the authority is not adverse to building more houses in the county, but in a controlled manner conducive with the environment .

For these reasons any proposal to develop on Green Belt land not included in the Local Plan should be **firmly rejected**.

Table 8.1

Provision has already been made in the Local Plan for an additional 500 houses to be built on sites ALB017 and ALB021

Table 8.3

Provision for additional houses on sites ALB017 and ALB021 should be phased over a ten year period so that there should be little development by 2038

Para 8.7 – 8.8

Albrighton village is surrounded by prime agricultural land designated Green Belt, **much of it owned by the principal directors of Boningale Homes. (family trust)**

If building was allowed on any of this land in the future not included in the Local Plan, a dangerous precedent will have been created which would render the County Council Planning Authority impotent and Green Belt designation worthless. Boningale Homes would be at liberty to develop any of this land “at will” with impunity from legal challenge

Para 16.64

Any developments designed for enterprise or employment opportunity (non -agricultural) on **Green Belt** land should be rejected as this would provoke further unplanned housing development, overwhelm the local community and ultimately ruin the character of the village.

This is also particularly relevant to buildings like supermarkets, retail hospitality, schools and healthcare centres proposals on Green Belt land .

Shropshire Local Plan -Updated Green Belt Topic Paper

4.14 – 4.21

Shropshire County Council has been diligent and proactive in producing a sensible housing plan for the County in the future and it is therefore imperative that any “new” housing proposals **should be within this plan**

Any building proposals not included in this plan or those in alliance with neighbouring authorities such as Black Country **should be rejected** and all efforts should be directed towards those additional sites identified at Ironbridge and Taseley

5.24 – 5.27

- Safeguarding land for future housing after 2038 is a sensible proactive strategy and any proposals by developers to build on such land before 2038 **should be firmly rejected**

6.4 – 6.8

- It is vital for the character of the village that all Green Belt land is protected from housing development and any proposals **should be firmly rejected**
- Any new housing in Albrighton should **ONLY** be on those sites already identified at ALB017 and ALB021
- The ideal location for any commercial developments or similar enterprises aimed at creating job opportunities **is at RAF Cosford**
- The three sites already safeguarded in Albrighton should be more than adequate in providing additional housing after 2038 without any adverse effect on the character and or its community.
- Any land falling within the Green Belt outside of these three sites and with particular emphasis on the proposal by Boningale Homes at Albrighton South (P36A and P36B) **should be firmly rejected**

6.13

- Albrighton is wholly unsuitable for additional housing arising from the alliance with The Black Country as there are much better locations in Shropshire with better infra structure and road connection.

(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.

Yes I consider it is my wish to participate in hearing session

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