

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:	Gage Naylor
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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: | <input checked="" type="checkbox"/> | No: | <input type="checkbox"/> |
| B. Sound | Yes: | <input checked="" type="checkbox"/> | No: | <input type="checkbox"/> |

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

My name is Gage, I

I live on [redacted] which is close to the potential new build developments, one of the main reasons I chose to live here is due to the countryside and a lot of places to walk my dog and hopefully start a family of my own in a semi rural place. Prior to living in Albrighton I was living with my partner in Codsall and having seen the rapid property development in that area I wouldn't want to live there long term and I don't think it's wise Albrighton follows suit. We have everything here, the traffic isn't too bad in the village and by where I live on [redacted] we have a great mix of rural country side with normal flow of traffic, however with the new build proposition country lanes that you could once walk down won't be possible and certain areas in Albrighton will be built up with traffic that was once no problem. The worrying point for me is people still wanting to walk down country lanes e.g. Green lane or Patshull road with an extra 800 homes so roughly on average an extra 1000-1200 cars going through Albrighton, I think is a potential for a disaster to happen.

I fear in 20 years time Albrighton will simply become a commuter village even probably a town by then to Birmingham which will be absolutely catastrophic to the residents here.

I have looked at the Shropshire Local Plan and am happy to submit a response.

I would say I support the plan because it is a thought through, positive document and has engaged with the local community in Albrighton and other places in Shropshire.

Looking at the plan it gives solid protection of the Greenbelt around Albrighton. This is a precious resource to my future family in Albrighton. Keeping our Greenbelt will maintain important farming areas, the character of the village, natural surrounding landscape which is what makes Albrighton so special.

I am supportive of the Local Plan

housing development in Albrighton. This will ensure housing needs are met in Shropshire until 2038 and beyond while maintaining control of the locations and densities.

I believe that the Local Plan is consistent with National Policy and has considered my needs as a resident of Albrighton now and into the future. It is also encouraging to see joint engagement across nearby counties to ensure its success within the wider West Midlands community. I trust it will be approved to provide future security within Shropshire. Thank you

Shropshire Local Plan - Additional Sustainability Appraisal Report 12.1 - 12.3

- Shropshire Council have done a thorough job of consulting with the public, assessing and reviewing housing sites in Shropshire.

- They've looked at all the sites and it is right that they've decided that the best place for the 'Black Country need' houses are in Tasley, Shrewsbury and Ironbridge power station.

Table 12.4

- It's good that Albrighton has two sites planned for future housing after Millfield; ALB017 (Wain Estates site) & ALB021 (East of Wain Estates).

- No other sites should be made available in the Local Plan for housing in Albrighton; especially not any Green Belt sites; or for sites for any future 'Black Country need'.

- After these, we should have sites safeguarded for housing after 2038 - as this gives us a good plan for long term housing

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

- It is really important that the draft Local Plan has already assessed the Albrighton South sites P36A and P36B (which Boningale Homes want to build on) and decided that they should not be built on. These sites are:

- not suitable for housing

- should stay as green fields + Green Belt - not destroy farming fields

- they are really important fields for Albrighton

- we don't need houses there are adequate other sites planned for housing

- they are near listed buildings and the Boningale Conservation area

- they are a long way from Albrighton centre so will split the village

- totally unsuitable for housing; especially for people for 'Black Country need'

- they will create loads of traffic problems, road traffic accidents in the village being probable, country lanes for walking being unaccessible and outright dangerous, the infrastructure of roads not being able to handle another 1000+ cars

- Please do not let any developers build on this important Green Belt land (P36A and P36B)

Shropshire Local Plan - Housing and Employment Topic Paper

7.63 and 7.64

- It's good that Shropshire Council has decided to increase the number of houses that it wants to build up to 2038 by 500 houses but I genuinely think that's sufficient.

- This isn't a massive amount of additional houses but it shows that we aren't against housing development - it just needs to be planned out well and the thought of the impact this will have on residents.

- Any builders that try to develop on green fields or get Greenbelt released that aren't in the plan should be rejected and thrown out.

Table 8.1

- Albrighton currently has over 500 new houses planned, being built or recently built - including at Millfields, Wain Estates (ALB017) and east of Wain Estates (ALB021)

Table 8.3

- The houses in ALB017 & ALB021 (Wain Estates and next to it) should be built steadily over a 10 year period

- Following this burst of house building at Millfields and next to it at Wain Estates etc, there

should be less development in the

Paragraphs 16.64

- Albrighton should not have large new employment buildings built on its Green Belt land; even if they provided jobs
- The problem with development of supermarkets, schools, drive throughs open the flood gates for development on a large scale to the point where Albrighton will not become a village

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

- Shropshire Council has put a lot of work into its plan for housing in Shropshire and it is right that any new housing should be built in line with this plan
- If it is not in the Local Plan then developers should not be allowed to build on it, period.
- We agree that the Black Country need housing should be in Tasley, Shrewsbury and the former Ironbridge Power Station

5.24 - 5.27

- We completely agree that there should be land safeguarded from development so that it is kept clear for houses to be built after 2038
- If Developers try and get permission to build on that land before 2038 then this should not be allowed

(Please continue on a separate sheet if necessary)

Please succinctly provide 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.