

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:	MR.PETER FORD
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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 type="checkbox"/>
d. Updated Green Belt Topic Paper.	<input type="checkbox"/>

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

Paragraph(s): 12.1-12.3 Table 12.4 Appendix3 Updated Stage3 Site Assessment

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.

I have been fortunate to have lived in the County of Shropshire [redacted] In my opinion it is a beautiful area full of small towns and villages and a varied landscape comprising of hills, valleys, rivers and farms. I am relieved that I have an opportunity to voice my concerns. Recently there has been a proposal floated by Boningale Homes to build upon land denoted as P36A and P36B this farm land is designated as Greenbelt and has been described as inappropriate to build on and unsuitable for housing in the Shropshire Local Plan. The developer has openly stated that if the proposed plan is rejected there will be an immediate appeal citing exceptional circumstances. This arrogance stems from the developer being the land owner and his belief that Community Investment Levy and Community Tax will serve to influence. I note that the Shropshire Local Plan recommends the sites at Tasley, Shrewsbury and the old power station land at Ironbridge having more than enough capacity to accommodate further home building.

(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.

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

Paragraph(s): 7.63 7.64 Table 8.1& 8.3 8.7 8.8 16.64 16.65

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.

I feel it is worthy to note that Albrighton has substantial building work being undertaken and planned to a total of seven hundred and seventy one homes. This is a massive commitment that is all part of the Shropshire Local Plan. The additional demand and strain that is placed on the road system and infrastructure is noticeable and any further expansion would become unbearable. The recent unsolicited proposal of a further plan from Boningale Homes for an even larger development with inducements of facilities, school and shops to be located on Greenbelt would destroy the village rather than complimenting it. There are three Safeguard sites available for future building after 2038 to provide a sustainable expansion for Albrighton and its residents. Requirements for warehousing, business and industrial buildings may find suitable locations in Cosford.

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Paragraph(s): 4.14-4.21 5.23-5.27 6.4-6.8 6.13

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

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Q4. Please detail your comments on the specified document(s).

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The Shropshire Local Plan is a well considered document that encourages sustainable growth but protects valuable assets that cannot be replaced. It includes a significant house building program in appropriate locations and safeguarded land for future developments after 2038. Speculative proposals to build prematurely on Safeguarded Land or infringe on the Greenbelt should be resisted and rejected. The Shropshire Local Plan has made provision and designated areas for all required housing including the unmet Black Country quota. It has clearly stated there is no necessity to use any of the existing Greenbelt areas surrounding Albrighton in particular P36A and P36B Albrighton South. The unsolicited and unwelcome proposal from Boringale Homes to build on Greenbelt land should be rejected as it falls outside of the Shropshire Local Plan. The gold rush mentality of the developers is opportunism and would blight Albrighton now and for the future generations. There are three remaining Safeguarded sites available for any future requirements for housing planned after 2038 and the present building plans are sufficient to more than fulfill Albrighton contribution.

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