

### 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 11<sup>th</sup> June 2024**.

Name and Organisation:	Philip Pledger
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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):	<p>Shropshire Local Plan - Updated Additional Sustainability Appraisal of the Draft Shropshire Local Plan Report</p> <ul style="list-style-type: none"> <li>● 12.1 - 12.3</li> <li>● Table 12.4</li> <li>● Additional Sustainability Appraisal Report Appendix 3; Updated</li> </ul> <p>Stage 3 Site Assessment</p> <p>Shropshire Local Plan - Updated Housing and Employment Topic Paper</p> <ul style="list-style-type: none"> <li>● 7.63 and 7.64</li> <li>● Table 8.1</li> <li>● Table 8.3</li> <li>● 8.7 - 8.8</li> <li>● 16.64 - 16.65</li> </ul> <p>Shropshire Local Plan - Updated Green Belt Topic Paper</p> <ul style="list-style-type: none"> <li>● 4.14 - 4.21</li> <li>● 5.23 – 5.27</li> <li>● 6.4 – 6.8</li> <li>● 6.13</li> </ul>
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#### 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.

Albrighton due to its village nature, its limited size which retains a rural village environment whilst providing local amenities, (medical practice, shops, services) combined with good transport links. There is easy access to walking routes which help to sustain a healthy lifestyle and promote both physical fitness and mental well being. surrounded by green belt land which is used for agricultural purposes. It is these elements which keep Albrighton village as a village.

I am familiar with the Shropshire Local Plan and am grateful for the opportunity of making a response. I support the plan because it is a positive document which has been formulated following consultation with local people. I particularly support the plan's robust defence of that land identified around Albrighton as 'Green Belt'. I cannot overstate the value I put upon the green belt land as good farming land which is used for that very purpose whilst proving a resource which encourages for those who use it a sense of well being which is beneficial to ones mental health.

It is the duty of everyone to do anything within their power to combat climate change. In one of the most nature depleted countries in Europe, where one in six species are in danger of extinction, the preservation of land which supports wildlife and at the same time provides a working agricultural resource (including employment) cannot be overstated. The land in question is rich in hedgerows, public footpaths, open land and spaces, trees and ponds.

I also support the local plan because it clearly states the areas to be used for development now and in the future. The plan provides that future housing needs are met in Shropshire and identifies those areas where houses can be built. Such an area already exists in Albrighton (as outlined in the local plan) but the land subject to the forthcoming application is NOT identified in the local plan. It is ALL green belt land.

Over the last twenty years or so in excess of 120 houses have been built in Albrighton (Long Croft, Garridge Close, Clock Mills, Worthington Drive, the former Working Men's' Club (12 flats); this is not a definitive list). In addition there is current construction at Millfields providing a further 257 homes, a current application from Wain Housing for a further 150 houses, and authorised allocation for a further 250 houses in Newhouse Lane. A further permission exists for development off the High Street and there have been ad hoc applications for limited developments elsewhere in the village. It cannot be claimed that the village has resisted development and what has been approved and provided has not adversely affected the nature of Albrighton as a village. In contrast the proposed development subject of the application to be made by Boningale Homes will, by virtue of the number of homes and amenities proposed and the area to be built upon, will fundamentally change the nature of Albrighton to the extent that it no longer will be a village but a small town. This is not what I what as an environment in which to live and from the strength of local public opinion that is a view shared by very many.

Although planning application in relation to Millfields has promised certain amenities, e.g. a new medical practice, a sports centre, adult games pitches and several public car parking spaces; none of these upon completion of the building stages has been provided and are not listed in the application for the final stage of development. The forthcoming application for 800 houses emanates from the same developer and once again has promised a school, a medical practice and a supermarket and park and ride transport into the village. At a recent local meeting the developer conceded that the land in question would be parcelled out to different developers and it can therefore be safely assumed that none of the proposed amenities in the forthcoming application will come to fruition. This means that only homes will be provided, putting an intolerable burden on, particularly, the medical practice, who had no prior knowledge of this application despite Boningale Homes protestation to the contrary.



### 12.1 – 12.3

- I support the Shropshire Council Local Plan which has been formulated following consultation with local councils.
- I agree that Ironbridge (the former power station site) is an ideal location for development to meet the needs of housing for the Black Country (albeit the Black Country has no shortage of brownfield sites). The current Albrighton Local Plan has two sites agreed for local development contained within the plan and further development, particularly on green field sites should under no circumstances be approved.

I see no need for further development sites within Albrighton after 2038, but accept that Shropshire Council does need a long term housing plan.

### 12.4

- Two sites are already identified for development within Albrighton.
- No green belt land should be approved for development in the future.
- A long term plan for Shropshire post 2038 is in place.

### Appendix 3, updated stage 3 site assessment

It is important that the draft Local Plan has already assessed the Albrighton South sites (P36A) and (P36B) and has decided that they should not be built upon.

- The green belt should be preserved and used for agricultural purposes, as it is at present.
- Green belt countryside is important to preserve as it is partly what identifies Albrighton as a village.
- I do not consider this land suitable for housing.
- We do not need housing in this area where there are sites in other areas identified as suitable.
- This land is unsuitable for housing and should remain as green belt.
- In the unlikely event of the development proving a supermarket this will have an adverse effect upon the local shops and traders.
- The development if approved will cause significant traffic issues, not least being access to the new housing from the A464. This is a busy and fast road and the two access points as identified are at best hazardous and at worst dangerous. Also, despite assurances to the contrary, traffic along Newhouse Lane will increase for traffic associated with those houses at the Newhouse Lane end of the development wishing access to the village centre, or the motorway will use Newhouse Lane as it is the shortest and quickest route into the village. This will take traffic past a school and a nursery which already cause significant parking issues twice daily, and on a single track lane.
- Green belt land was put in place to protect local communities and this green belt land should be preserved for precisely that reason. People who live in villages should be allowed to continue to do so unless there is urgent and pressing need to the contrary which these developers have failed to identify. This is about making money at the expense of the countryside.

### Housing and Employment topic paper

- I accept that IF the amenities as outlined are built (which as I have already stated above will almost certainly not be provided) then there could be employment opportunities for local people.
- This alone does not militate the damage which will be caused to the environment and the status of Albrighton as a village should the plans be approved.

### Updated Green Belt Topic Paper

- I accept the Shropshire Council's plan in line with the plan.
- The land currently under discussion is not within the local plan and therefore should not be subject of development.
- I agree with Shropshire Council's suggestion that Ironbridge former power station site is the ideal location to accommodate the Black Country housing needs.
- I agree that there should be land safeguarded for building post 2038 but this must not be green belt land.
- Green belt land around Albrighton should be preserved and not built upon.
- Any requests from developers for green belt use should be refused.
- Development in Albrighton should be carefully considered and phased in order to preserve the status as a village. The proposed development would not accord with that position.
- Should any of this development be approved then the necessary amenities, schools, medical practice, should be built before any housing in order that the current amenities will not be overwhelmed.
- Albrighton is not the correct location for development to satisfy the housing needs of the Black Country as there are opportunities of brownfield site development within the West Midlands.

*(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.*