

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 type="checkbox"/>
c. Updated Housing and Employment Topic Paper.	X
d. Updated Green Belt Topic Paper.	<input type="checkbox"/>

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

Shropshire Local Plan - Updated Housing and Employment Topic Paper

- 7.63 and 7.64
- Table 8.1 [SEP]
- Table 8.3 [SEP]
- 8.7 - 8.8
- 16.64 - 16.65

Paragraph(s):

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.**

we appreciate daily the beautiful countryside

Albrighton is large enough to provide a useful centre for our everyday needs and interests, and small enough not to feel impersonal or uncared for or crime-ridden like towns and cities usually are. Telford and Wolverhampton are terrible places and are why we chose to live in Albrighton. We should not be changing our village into a West Midlands suburb and destroy centuries of rural living.

We support the draft Shropshire Local Plan because it allows our community to feel involved regarding necessary development of local housing and businesses. The Plan ensures that changes are properly considered and implemented within a controlled and reasonable timeline which allows for infrastructure to grow in a measured way alongside any increase in population. It also protects our environment and wildlife by reinforcing the essential principle of the Green Belt which separates towns, cities and rural settlements and celebrates our wonderful green spaces and agricultural land. Albrighton is the home of David Austin Roses, and horticulture and nature in general is important to many residents, who like to walk, exercise dogs and horses and spend time in their gardens.

Shropshire Local Plan - Housing and Employment Topic Paper

7.63 and 7.64

I support an increase in housing for Albrighton. Our young people will need homes. I am concerned however that they are not genuinely affordable. Our housing system is broken. Very few youngsters can get a deposit together without the help of their family or living at home into their 20s

Table 8.1

- There are over 500 houses being built or due to be built in the coming years at Millfields, the Wain Estate and further East. The 'Albrighton South' proposal is naked rural vandalism by an unprincipled developer with no regard for local opinion.

Table 8.3

The existing or agreed developments must be phased in slowly. There is already concern that infrastructure cannot cope currently. Nothing that Boningale homes have proposed is compatible with our narrow village roads, many of which are actually single lane.

Paragraphs 8.7 - 8.8

- Our Green Belt maintains the character of our rural community. It provides beautiful vistas, spaces for wildlife, it maintains the possibility of using the roads out of the village for walking, cycling and exercising horses . There are no paths on any of the roads out of the village and traffic currently has to spot and drive around pedestrians. The Green Belt site also absorbs rainwater. There is a lot of flooding in the fields which are in the Boningale Homes proposed site. Building on a flood area only forces that water into the new homes and existing houses and surrounding roads. In heavy rain Cross Road becomes a river. This is the northern boundary of the proposed development.

Paragraphs 16.64

Green Belt is not suitable for employment buildings which by definition need to be on non-Green Belt. Nor should Green Belt be desecrated by retail facilities, schools or other amenities. These are offered by developers as a sweetener in an attempt to fool Planning departments and split communities. It hasn't worked. The vast majority of residents agree that none of the facilities offered are actually needed or we would have had calls for them already. At our recent Public Meeting, residents were actually laughing in disbelief at the Developers proposals. These facilities are not needed by a population such as ours and bussing school children every day to a new secondary school (which is unsustainable for our small population) would make increased traffic issues even worse. The developers want to make more profit by NOT building on brownfields sites even though the West Midlands (especially Wolverhampton) needs urgent urban renewal. Government incentives will never be enough for greedy developers. Shropshire Council must refuse their proposals.

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

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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):

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

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.**

we appreciate daily the beautiful countryside around us as Albrighton is large enough to provide a useful centre for our everyday needs and interests, and small enough not to feel impersonal or uncared for or crime-ridden like towns and cities usually are. Telford and Wolverhampton are terrible places and are why we chose to live in Albrighton. We should not be changing our village into a West Midlands suburb and destroy centuries of rural living.

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Shropshire Local Plan - Additional Sustainability Appraisal Report**12.1 - 12.3**

I support the Local plan because the Council and residents have taken a sensible and well informed look at our area and decided where best to site new development.

Telford was created to cater for black country overspill and I see no reason why it can't continue in that role. I am told there are other Shropshire sites which are better suited for housing. Shrewsbury, Tasley and the old Ironbridge power station have been identified as much better places to accommodate any 'unmet need'.

Table 12.4

The desire of Boningale Homes to build on our green Belt is even more surprising when we already have two sites identified within the village for new housing estates after Millfields is built. They are ALB017 (Wain Estates) and ALB021 further east. These sites are in a quiet corner area between the Kingswood road and the by pass which is actually not much good for anything else. I have been told that if all the already agreed housing is added up it totals over 700 houses. That is more than sufficient for the needs of the village and a reasonable number of incoming people.

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

Boningale homes' proposed sites P36A and P36B are unnecessary to be built and it is clear to everyone that although they are building elsewhere in the village their greed has persuaded them to take a mile have been given an inch.

There are many reasons why this area should not be built on. The first is that it is Green Belt. It is protected for a reason and not a single house should or needs to be built in that location. At the bottom of Patshull Road is Lea Manor which is an incredible listed Tudor farmhouse which I have had the privilege of being shown

I could not believe the architecture and period detail. The idea that a house like that should be surrounded by identikit, jerry-built housing is an abomination. It is an important architectural treasure in its own landscape as could also be said for Boningale, which is a conservation area and would only be a few hundred metres from the estate, thereby spoiling its historic rural setting in the process.

The increase of traffic alone will destroy Albrighton. It is often said that the village is suitable for Black Country overspill because Albrighton has good transport routes eastwards. If more than 800 houses are built that will mean a possible increase in 1300 extra vehicles. No one has explained how residents of this mega-estate will access Junction 3 of the M54 without going through the village high street or via Elm Rd where I live. There are only two routes. The high street is narrow and busy at the best of times. Elm road is only one vehicle wide at the east end of it where it faces the new proposed site. At the other end of Elm road, it connects with Bowling Green Lane, and from there to the Newport road and on to Cosford, and then to Junction 3. Unfortunately this route is totally unsuitable for any increase in traffic. There is only a single lane up or down the Bowling Green Lane/Newport Rd hill, where cars have to give way to cars coming in the opposite direction. So the Elm Road route is single lane at both ends and a totally unsuitable route.

(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) X

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