

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:	Mark Pritchard
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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>Updated Additional Sustainability Appraisal of the Draft Shropshire Local Plan Report.</p> <p>Table 12.4, Appendix 3.</p> <p>Updated Housing and Employment Topic Paper.</p> <p>16.62, 16.65.</p> <p>Updated Green Belt Topic Paper</p> <p>6.3, 6.12, 9.21, 9.23, 9.24.</p>
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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.**

Introduction

This document presents my response to Shropshire Council's consultation on the following documents, each of which have been published by Shropshire Council in response to the Planning Inspector's Interim Findings and subsequent correspondence.

- Updated Green Belt Topic Paper
- Updated Additional Sustainability Appraisal of the Draft Shropshire Local Plan Report
- Updated Housing and Employment Topic Paper

Updated Green Belt Topic Paper

(a) Albrighton

Paragraph 6.3 states that the proposed settlement strategy for Albrighton proposes to deliver "around 500 dwellings and around 5 hectares of employment development" and that "New housing and employment development will respond to local needs." I support this approach as a means of ensuring the Shropshire Local Plan delivers an organic, sustainable level of development which supports organic housing growth, rather than revolutionary housing growth which local infrastructure cannot support and which would harm the overall character of the village.

Paragraph 6.12 states that, whilst proximity and connectivity to the Black Country could suggest that Albrighton is an appropriate location to deliver unmet needs arising in the Black Country, due to the settlement's size and role within the proposed spatial strategy, it is unlikely that it could make a significant contribution.

I agree with Shropshire Council's assessment that Albrighton is an unsuitable location for any unmet Black Country housing needs, and that there are better alternative sites, including Shrewsbury and the former Ironbridge Power Station.

There must also be a recognition that significant hectares of brownfield sites remain under-developed with the Black Country area. The issue of social justice in relation to developing and regenerating brownfield sites in the Black Country area needs to be considered commensurate with their local housing need. Paragraph 6.19(ii) states that safeguarded land must be provided in and around Albrighton to ensure future development opportunities and the long-term sustainability of its services and facilities - as well as meeting the economic, social and environmental needs of Albrighton residents. As such, Shropshire Council considers this represents an exceptional circumstance which justifies releasing the land from the Green Belt.

I agree that land should be safeguarded from development which could need to take place after 2038. Development of those sites before 2038 should not be permitted and should be regarded as both premature and unnecessary over-development.

I support the Local Plan in its aims to define and control the areas for future development in Albrighton. In particular, protection of the green belt is essential for the preservation of the landscape, biodiversity, character, farmland and recreational green space of Albrighton and the surrounding area. Climate Change also needs to be fully considered in relation to the environmental impact of poorly sighted and premature over-development.

Green belt which has not been released under exceptional circumstances as part of this Local Plan should not be available for development, and any speculative applications to develop such sites should be firmly refused. Similarly for nearby Tong which has some of the most pristine green belt in East Shropshire.

(b) Shifnal

The town has experienced significant additional housing development in recent years. Paragraph 9.4 states that Shifnal will deliver about 1,500 dwellings and about 41 hectares of employment land during the Local Plan period. A significant amount of that additional housing has already been built during the time covered by the new Shropshire Local Plan.

At paragraph 9.21, Shropshire Council states that three areas of land are to be released from the green belt at Shifnal to be 'safeguarded' for development beyond the draft Shropshire Local Plan period. Development of those sites before 2038 should not be permitted. Green belt which has not been released under exceptional circumstances as part of this Local Plan should not be available for development, including to make provision for any unmet need from the Black Country.

At paragraph 9.23, it is stated that the provision of additional housing and employment space will improve the vitality of Shifnal's community and the productivity of the local economy (including by increasing the demand for retailing, services and facilities within the town) and that this will permit the infrastructure of the town to be expanded and upgraded. Without infrastructure improvements, local roads and key public services would be unable to cope with demand created by the additional housing delivered under the Local Plan. I support efforts to improve the infrastructure of Shifnal for the benefit of the whole community although previous improvement to town centre highways took far too long to design and implement.

Shropshire Council states, at paragraphs 9.23(g)(iv) and (v), that Shifnal lacks employment land of sufficient quality and quantity both to allow existing businesses to expand and to attract new businesses to the town. The Local Plan seeks to address the shortfall by providing commercial development to meet modern business needs. I support the creation of more modern, business-friendly employment space in Shifnal to increase investment in the town and to provide more high quality local jobs for Shifnal residents, although consideration must be given to noise and light pollution and the impact on highways management.

I support the Local Plan in its aims to define and control the areas for future development in Shifnal. Protection of the green belt around Shifnal is essential for the preservation of amenity spaces, quality of life, the environment and character of this historic and attractive Shropshire market town.

Green belt which has not been released under exceptional circumstances as part of this Local Plan should not be available for development, and any speculative applications to develop such sites should be firmly refused.

3. Updated Housing and Employment Topic Paper

The Shropshire Local Plan proposes the delivery of around 500 dwellings and 5 hectares of employment land in Albrighton between 2016 and 2038.

Paragraph 16.62 states that Shropshire Council recognises:

- the benefits of Albrighton's location on the M54/A5 road corridor and Shrewsbury-Wolverhampton railway line
- Albrighton's proximity to the Black Country
- the constraints on Albrighton's ability to accommodate significant development.

I agree with the Local Plan assessment, summarised at paragraph 16.65 of the Updated Housing and Employment Topic Paper, that Albrighton is not a suitable location to accommodate any of the proposed 30-hectare contribution to the unmet employment land need forecast to arise in the Black Country. The fact that Albrighton is surrounded by green belt, bordered by the A41 and railway line to the north-east and east, and benefits from the presence of the nearby Conservation Area, all support that conclusion. Significant diversity of natural habitats in and around Albrighton should also be noted.

It would be completely inappropriate to locate overspill employment sites from the Black Country in Shropshire's green belt. If the Black Country requires additional employment sites, they should be located on brownfield sites within the Black Country.

4. Shropshire Local Plan - Additional Sustainability Appraisal Report

The document, at Table 12.4 and Appendix 3, identifies ALB017 and ALB021 as safeguarded sites. I agree that land should be safeguarded from development which could need to take place after 2038. Development of those sites before 2038 should not be permitted. Green belt which has not been released under exceptional circumstances as part of this Local Plan should not be available for development, including to make provision for any project unmet need from the Black Country.

I strongly agree with Shropshire Council's assessment in Appendix 3 that the release of Albrighton South sites P36A and P36B for development would have a high level of harm on the green belt. The expected application by Boningale Homes Ltd to develop those sites in Albrighton should be refused.

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 consider it necessary to participate in hearing session(s)

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