



- **New Local Centre, Secondary School, Care Home and Neighbourhood Green** are so far from the existing village centre that they will displace and create a competing 'out of town' centre, reduce footfall to the existing High Street businesses and organisations, detract from the longstanding village centre, potentially reduce High Street economic businesses viability and ability to operate sustainably
- **Unviable proposals** for school/GP surgery/care home which won't be built - leaving just houses and profit for the developer
- **Secondary School not required & not viable** - no need for an additional school as there is capacity at Idsall. This will take pupils from Idsall School and make it unworkable/unviable. The proposed school will mean more cars and buses bringing pupils into the village. Size of school proposed is too small and uneconomical
- **Primary school capacity** will come under massive pressure
- **Care Home** is unviable and uneconomical - neighbouring care homes have confirmed
- **Existing Primary Schools put under pressure** by increased housing numbers
- **Productive farmland destroyed** forever. This will reduce Shropshire and the UK's ability to grow food and be self-sustainable
- **Destruction of green spaces, natural landscape**, important landscape features, open views, quiet lanes and clean air - essential for good mental health.
- **Biodiversity, natural habitat, wildlife and flora, trees and hedges destroyed**. New landscaping is not substitute for maintaining natural farmland and Green Belt. Extensive destruction of existing hedges that are hundreds of years old
- **Net Zero Carbon** not achievable when building new houses and schools for other areas on agricultural land so far from the High St. Significantly more car journeys & increased carbon footprint. Not sustainable.
- **Traffic levels** increased enormously through residential streets and busy high street
- **Road and pedestrian safety** massively worsened. Route of traffic through the village to the M54 not considered. Cross Road has existing traffic speeding and parking issues. People will use Elm Road and Bowling Green Lane which have single lane sections, no footpaths and can not be widened. Unsafe
- **Historic roads closed**, new roads built, village road network significantly changed to enable this destruction of green countryside
- **Parking** already insufficient - this proposal will put unsustainable pressure on parking in our village
- **Railway capacity is already** insufficient. Timetables have been made worse and proposals will put more pressure on trains. Already not enough parking at station, causing traffic hazards and issues in nearby roads
- **Public transport and bus links** unsuitable for such a significant increase
- **Physical and mental health** of community significantly reduced
- **Health services, GP and Chemist** already massively pressurised and there is no guarantee that the 'Local Centre' will provide additional facilities to improve this
- **Conservation areas, green habitats**, environment ruined forever
- **Rural land gap between Albrighton and the Boningale Conservation Area** built on and destroyed - this is a key reason for Green Belt and why it should be maintained
- **Listed buildings and character of the conservation** area severely impacted
- **Surface water drainage** is already poor in the area and will not be able to use soakaways due to geological conditions; so ground levels will need to be raised (uneconomical) and all water will outfall to existing watercourses; putting the community at unacceptable risk of additional flooding
- **Foul water drainage** is proposed to all outfall to a 150mm drain on Cross Road - clearly insufficient for such a large development. This shows how inappropriate the proposals are for the village
- **Landscape and Visual Sensitivity of site** is important for the enjoyment of the area, with views in and out, Grade II listed buildings which are important and sensitive to changes (confirmed by Shropshire Council Study parcel 07ALB-C). These would all be destroyed by the proposals
- **Overshadowing and loss of light and privacy** of buildings, including Grade II listed around the site
- **Noise levels & disturbance, air pollution, and urbanisation** resulting from use unacceptable
- **Layout and density of proposed buildings** is unsuitable and insufficient detail given
- **Affordable and Social Housing contribution** is insufficient

* Note that some details have been changed by Boningale Homes and are still being verified by AVAG

Come to an AVAG Drop-In Session + Visit the AVAG Action Room at the Crown Pub >