



ALBRIGHTON DEVELOPMENT ACTION GROUP

April 2026 Parish Magazine Update

It's been a quieter month on the planning & ADAG front, with some useful updates to be aware of:

- **Boningale Homes Albrighton South (24/02108/OUT)** - Still no planning appeal lodged yet. We keep checking and will see whether they submit it before the 16th June 2026 deadline. Also, useful to know that only the original applicant (Boningale Developments Ltd) has the right to appeal
- **New NPPF Consultation closed 10th March 2026** - Hopefully at least some of us fathomed out how to respond to the Governments complicated set of questions! Their response is expected to be published in the summer, and will form the latest set of rules to determine planning applications in England
- **New Local Plan Process Policy & Guidance** was published by the Government at the start of March 2026 to explain to Local Authorities how they should create Local Plans in the new 30 month process. This is the guidance that Shropshire Council have been waiting for to be able to continue their new Local Plan (after the old (new) one was withdrawn last year). Read more about the process here:
 - <https://www.gov.uk/guidance/30-month-local-plan-process-an-overview>
 - https://assets.publishing.service.gov.uk/media/69a9b040ac93547152b9b222/March_2026_Newsletter.pdf
- **New Shropshire Local Plan:** Now that the new Government policy has been published, we look forward to finding out more detail on how and when the new Shropshire Local Plan will be created, following the 'Call for Sites' that finished in October 2025. It will be key to find out how Shropshire will share out the 1,994 homes a year across the county that it has been allocated by the Government; and how many will need to be built in Albrighton. Sounds like a local government political tug of war!
- **Albrighton's new Neighbourhood Plan Working Group (NPWG)** meetings are ongoing with ADAG at the table. The strategy is to start as early as possible, hot on the heels of the Shropshire Local Plan, so that we plan the correct housing numbers and take on board residents' views on housing locations, services, facilities and leisure needs in Albrighton. We are considering starting the process with an early survey of residents feedback - so watch this space!
- **Shropshire Green / Grey Belt.** Shropshire Council have confirmed that they have commissioned the consultants LUC to undertake an assessment of all the Green Belt in Shropshire, which will include identification of locations that are considered to comply with the definition of grey belt. This assessment is expected to report back in Summer 2026.

Taylor Wimpey - Land to the South of Cross Road (25/04584/OUT)

Consultation finished on 7th February 2026 and a decision still needs to be made by Shropshire Planning. If it is anything like Albrighton South, then this could still take a number of months. On top of the 61 public objections, nearly all statutory consultees have responded now including:

- **Shropshire Local Drainage Authority (WSP)** Objection due to significant areas at risk of flooding
- **Shropshire Planning Policy** have responded with various comments including:
 - inappropriate development harmful to Green Belt
 - no robust evidence that the site is grey belt
 - Given the number of housing completions and commitments identified at Albrighton, there is confidence that its settlement housing guideline is achievable within the plan period and there is no need to consider alternative sites outside of the development boundary to achieve it (such as this site!)
 - it is considered that due to the irregular shape of the application site and its relationship to the existing built form of Albrighton (with the entirety of one of the fields fronting onto Patsull Road and part of a further field fronting onto Newhouse Lane excluded) the ability to make effective use of land and to achieve a well-designed place is questionable
- **Green Infrastructure** don't seem to have objected, but have noted some points which will be important for future applications - and may be grounds for residents to object in future.
 - They say: "Albrighton is below the current and future county average for provision of Public Open Space. The strategy recommends 'Provide more facilities to address existing deficiencies, to help to account for new dwellings and to help provide access to more people geographically'. Also that "the nearest play park is approximately 630m walk away from the centre of the proposed site."



- They also note that Shropshires Local Nature Recovery Strategy (LNRS) will be adopted in 2026, and will provide mapping, identify key priorities, and actions that can be delivered in the county to enhance nature recovery. Planning applications should look to support the LNRS and deliver the relevant priorities when applicable. If appropriate proposals are delivered (mapped on site by the LNRS) there can be the benefit of a 15% BNG uplift. A scheme of this scale should be looking to retain, enhance, and connect the existing landscape features through interventions such as:
 - Restoring and expanding nature rich woodlands, introduce and or connect hedgerows, hedgerow trees, plant large field trees. Enhancing tree canopy cover on site.
 - Create and restore species rich grassland, and new ponds
 - Greening of built-up areas/ connect areas of Public Open Space through features such as street trees outside of gardens.
 - Providing a range of Sustainable Drainage and avoiding large 'pipe to basin' treatment.
- **Shropshire Council Learning and Skills** reports that current forecasts indicate the need for additional school place capacity for both primary and secondary level within the local area

Other News:

- **Millfield: Boningale Homes Phase 3 (23/00870/FUL) and Persimmon Phase 4 (23/02095/OUT) 133 houses total. CONSTRUCTION ONGOING**
- **Wain Estates (24/02662/OUT) 150 houses north of Kingswood Road. CONSTRUCTION ONGOING**
- **200,000 Bird Broiler Unit (26/00039/SCO) - OPINION PUBLISHED.** Developer to decide what next
- **180,000 Broiler Chicken Farm, Shackerley Lane (26/00277/SCO) - PENDING CONSIDERATION**
The Environment Agency have noted that there are sensitive residential receptors within 250m to the north of the site and there are further residential sites south and east of the site.
- **Albrighton Garden Centre - Proposed 4 x Padel & 4 x Pickleball Courts - INFORMAL CONSULTATION.** Plans have been announced for these new covered leisure courts and changing facilities on the eastern edge of the garden centre plot. A planning application is expected soon.
- **Bloor Homes Limited and Taylor Wimpey: Tasley Garden Village in Bridgnorth** was granted planning permission for 1,500 homes on 23rd February following a prolonged consultation process. This was one of the key housing sites as part of the 'Black Country Need' in the old Shropshire Local Plan.

Donations still needed to get ready for potential Boningale Homes Appeal:

- **Donate By Bank Transfer:** To 'Albrighton Village Action Group', Lloyds Bank, Sort Code: 30-99-50, Account Number: 38092962
- **Donate Online:**
 - **JustGiving:** <https://tinyurl.com/SupportADAG>
 - **Easyfundraising:** tinyurl.com/bdens9uu
 - **By Cheque:** Payable to 'Albrighton Village Action Group'. Posted to: AVAG, c/o Brockley Cottage, Cross Road, Albrighton, WV7 3BJ
- **Pledges and offers of support** can be made by emailing us via: albrightonvag@gmail.com

Updates as they happen: For breaking news and information on every aspect of our campaign, please go to our Facebook group: 'Albrighton Development Action Group'
<https://www.facebook.com/groups/990889905998818>