

STATEMENT OF OBJECTION
TO BONINGALE HOMES ALBRIGHTON SOUTH
PLANNING APPLICATION
REF: 24/02108/OUT



ALBRIGHTON
VILLAGE ACTION
GROUP

SAVING OUR GREEN SPACES

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CONTENTS

	Page
EXECUTIVE SUMMARY	2
INTRODUCTION	4
DOCUMENT STRUCTURE	4
FORMATION OF ALBRIGHTON VILLAGE ACTION GROUP	4
ACTION GROUP STRUCTURE AND PRINCIPLES	4
REPRESENTING THE VILLAGE COMMUNITY	5
GROUND'S FOR OBJECTION	6
1. EMERGING SHROPSHIRE LOCAL PLAN	6
2. PROTECTION OF GREEN BELT - VERY SPECIAL CIRCUMSTANCES NOT MET	9
3. ENVIRONMENTAL ISSUES	16
3.1 RESPONSE TO THE ARBORICULTURAL ASSESSMENT	19
3.2 BIODIVERSITY NET GAIN CONCERNS	20
3.3 IMPORTANCE OF HEDGEROWS AND NEED FOR PROTECTION	20
3.4 IMPACT ON RIVER WORFE (NITRATE VULNERABLE ZONE ID: S601)	21
4. LOCATION & SCALE ISSUES	24
5. HIGHWAY & TRANSPORT ISSUES	26
6. LOSS OF RURAL CHARACTER	33
7. FLOODING & DRAINAGE CONCERNS	35
8. VIABILITY OF PROPOSALS	39
9. COMMUNITY, COHESION AND GOODWILL	44
9.1 AVAG RESIDENTS SURVEYS, RESULTS & CONCLUSIONS	57
CONCLUSION	62
APPENDICES	63
APPENDIX 1A - MILLFIELDS RESIDENT SURVEY RESULTS	63
APPENDIX 1B – NON-MILLFIELDS / LONG-STANDING RESIDENT SURVEY RESULTS	66
APPENDIX 2 – LOCAL & NATIONAL MEDIA WEBLINKS	70
APPENDIX 3 – AVAG PRESS RELEASES	72
APPENDIX 4A – MINUTES OF PUBLIC MEETING ON 16TH MAY ARRANGED BY RT HON MEMBER OF PARLIAMENT MARK PRITCHARD	77
APPENDIX 4B – COMMENTS FROM PUBLIC MEETING ON 16TH MAY ARRANGED BY RT HON MEMBER OF PARLIAMENT MARK PRITCHARD	83
APPENDIX 5 – AVAG ALBRIGHTON LOCAL PLAN DISPLAY BOARDS	84

EXECUTIVE SUMMARY

This Statement of Objection against the Applicant Boningle Homes' planning application 24/02108/OUT has been produced with input from Albrighton Village Action Group (AVAG) committee members and volunteers who are all residents of Albrighton and Boningle.

Further information on why the Group was formed and how it has represented the community are explained in the Introduction and subsequent sections. Resident surveys have been undertaken and their findings and conclusions are detailed.

This document sets out the details of AVAG's objections to the Applicants' proposals; which can be summarised as below:

Outside of the Emerging Shropshire Local Plan

The Shropshire Local Plan is a strategic and democratic plan that has been developed by planning experts. It has been thoroughly reviewed on a regular basis and it is evident that current allocations and areas safeguarded for future development meet the housing needs for both Shropshire and the Black Country.

Albrighton is already absorbing over 770 new houses in the Local Plan in the coming years, which we believe is more than our fair share and, importantly, will meet Labour's housing targets.

Planning experts have also continually deemed the Albrighton South site as being unsuitable for more housing, with additional, more sustainable sites chosen in the county.

Protecting Green belt, Countryside, and Open Green Spaces

The proposed site falls within protected high quality green belt land, which serves as a vital buffer against urban sprawl. Development here would result in the irreversible loss of valuable countryside and green spaces crucial for local biodiversity and recreation. There are NO Very Special Circumstances that justify removing the proposed development from the Green Belt.

Destruction of High-Quality Farmland

The site currently supports high quality farmland used for wheat cultivation. This land has won awards for sustainable farming and is recognised as the one of the first farms in the UK to trade carbon. Preserving this farmland is strategically important for local and national food security. Replacing arable land with housing undermines our ability to grow essential crops.

Loss of Wildlife and Protected Species

Development will lead to the loss of habitats for local wildlife and protected species, further degrading the environmental health of the area. This includes bats, badgers, owls, great crested newts, other small mammals, bird species including skylarks and yellow hammers. We also have grave concern over the Biodiversity Net Gains and potential release of nitrates into the River Worfe.

Excessive Scale and Strain on Amenities

The proposed development of 800 houses is disproportionately large for our village, which cannot support such rapid expansion. Existing amenities, including schools, healthcare, and recreational facilities, are already under pressure and cannot accommodate the additional demand.

Poor Location and Division

The proposed site is poorly situated, being considerably distant from the existing village high street and central amenities. This physical separation would effectively split Albrighton, undermining community cohesion and making it difficult for new residents to integrate. The size and location of the development would turn the village into a divided and split centre town.

Traffic Congestion and Infrastructure Strain

An influx of over 1400 cars will exacerbate traffic congestion on our narrow village lanes and roads. This development would also pose a challenge for large farm vehicles accessing surrounding farmland.

Increased traffic and insufficient parking would severely impact road and pedestrian safety and quality of life. The proposed closure of three roads would limit the diversity and capacity of roads for residents, and put unsustainable pressure on existing roads in Albrighton and the wider surrounding areas.

Loss of Rural Character

The development threatens to destroy the rural charm and open green spaces that define our village, known across the UK and the world as the 'Home of the English Rose'. The character of our community is at risk of being replaced by urban sprawl.

Visual Impact on Entrance to the Village

The rural approach to Albrighton is characterised by traditional country homes and cottages surrounded by open fields. This will be marred by a large housing estate, detracting from the village's natural charm and appeal.

Flooding & Drainage Concerns

The proposed site and surrounding areas are prone to flooding, with local roads often closed in winter. Increasing built-up areas will exacerbate these issues, leading to more frequent and severe flooding. The site cannot support soakaways and would require pumped drainage outfalls into the head of existing drainage systems with insufficient capacity. This puts unsustainable pressures on the current village.

Unviable Promised Amenities

Proposed amenities such as the secondary school, doctors' surgery, local centre, care home and park and ride appear to be incentives for public support that have insufficient local need, are unviable and unlikely to be delivered. Residents are sceptical and view these promises as hollow. Experts in education and healthcare are equally bemused at how Boningale Homes are going to overcome well-documented nationwide recruitment shortages to resource these amenities.

Profit-Driven Development

Housing Applicants' target green belt areas for profit, neglecting the long-term harm to the local community. The overwhelming detriments of the proposed development far outweigh any economic gains that, at best, are speculative and not reinforced by its earlier development at Millfields.

The Shropshire Local Plan has identified more suitable and sustainable sites for development. There are also many local brownfield sites that lie decaying that should be a priority for development.

Community, Cohesion and Goodwill

It is clear that an overwhelming majority of local residents object to this speculative and unneeded development; with 3724 signing a petition opposing the Applicants' proposal, an estimated 80% of the Albrighton electoral roll. In addition, the community has submitted a significant proportion of the responses supporting the recent Shropshire Council Local Plan consultation and there have been over 900 objections to the Applicant's planning application.

As a community group we have spoken to thousands of residents, and whilst they support the sustainable development proposed by the 771 new houses already earmarked in the Local Plan, they are very concerned by the prospect of the devastating impact on amenities and infrastructure that a further 800 properties would impose.

The proposed development poses significant risks to our village's environment, infrastructure, community integrity and way of life.

We urge the planning authorities to REJECT this proposal in line with housing allocations in the Shropshire Local Plan; which offers more sustainable and community-supported alternatives.

INTRODUCTION

DOCUMENT STRUCTURE

This Statement of Objection against the Applicant Boningale Homes' planning application 24/02108/OUT brings together evidence and arguments gathered by Albrighton Village Action Group (AVAG) up until the date of this document's submission to Shropshire Council on 25th August 2024.

The structure of this document can be seen in the Contents page; and collates Ground For Objection in 9 key topic areas. Detailed responses to some of the Applicants' submissions are also included in the relevant topic area. AVAG considers that many of the Applicants' planning application statements contain a significant amount of misrepresentation and therefore need to be corrected.

A key element of AVAG's work has been to conduct surveys of Albrighton and Boningale residents; including those of the Applicants' current Millfields new build estate. The findings and conclusions are explained in the last topic area and Appendix 1A & 1B; and these provide additional evidence to support many of the Grounds For Objection.

Photographs, screenshots and figures are provided in the report to better illustrate the objections. Some elements of the report refer to more extensive pieces of work which are included as Appendices.

Note that if additional planning application material is published by the Applicant, then these will be responded to as addendums to this Objection Statement.

FORMATION OF ALBRIGHTON VILLAGE ACTION GROUP

The Applicant, Boningale Homes announced their proposals to build 800 houses, a secondary school, an 80-bed care home, a local centre, drive through and a park and ride facility on green belt land in Albrighton South on 29th February 2024.

AVAG was quickly formed in March 2024 following an overwhelming and highly emotional negative response from villagers, who felt that a co-ordinated and unified approach was the best way to object to this huge unplanned development – a development that would enact irreversible damage to lives of existing and future generations of residents. AVAG has since campaigned tirelessly to stop the Applicants' overdevelopment Green Belt grab proposals.

ACTION GROUP STRUCTURE AND PRINCIPLES

AVAG has sought to collaborate and soak up knowledge and expertise from other local community organisations and national bodies seeking to protect the countryside and rural way of life.

We have sought to act in the most professional way possible and, as a result, a committee, a group Charter, policies and several sub-committees have been established to work on activities ranging from planning and fundraising to community outreach, media and press engagement.

For transparency the current AVAG committee members names and roles are shown below:

- **Co-Chairs:** Matt Lakin & Charlie Blakemore
- **Treasurer:** Sharon Barker
- **Liaison:** Dipika Price
- **Press & Media:** Robert Hodges
- **Public Relations:** Russ Cockburn
- **Spokesperson:** Claire Lakin
- **Print:** Gary Pritchard
- Alison Ford

Villagers launch a campaign group to fight housing plan

Villagers have formed an official campaign group as they ramp up their opposition to plans to build 800 homes on local green belt.

Boningale Homes wants to build a housing estate at Albrighton, near Shifnal. The plans between Newhouse Lane/Holyhead Road and Cross Road will include around 800 homes, a new secondary school and a care home.

The proposal will see nearly the entire housing estate built on what is currently green belt and has angered residents.

Albrighton Village Action Group (AVAG) has been launched this week and they are planning to protest outside Albrighton's Red House on Thursday as Boningale Homes plans another consultation meeting with local residents.

Boningale Homes has said the development was "necessary".

Shropshire Star
25th March 2024



- Duncan Reeves
- Kev Thompson
- Maggie Brewin
- Natasha Smith Aguero
- Nick Price
- Nicky Richardson
- Stephen Czira
- Steve Thomas



The AVAG committee has been supported throughout by local Albrighton businesses and 30 volunteers; whose commitment demonstrates the passion in the community against these proposals.

REPRESENTING THE VILLAGE COMMUNITY

AVAG's campaign has involved extensive activities and is explained in further detail within Grounds For Objection 9: Community, Cohesion and Goodwill. In summary, this has included the following:

- ☒ **Petition** (hard and electronic formats) with 3724 signatures obtained opposing the proposal
- ☒ **AVAG Website** to share information <https://albrightongreenbelt.co.uk>
- ☒ **AVAG Facebook Group** <https://www.facebook.com/groups/990889905998818/> with 852 members
- ☒ **Just Giving** page to fundraise for campaign materials, professional legal fees <https://www.justgiving.com/crowdfunding/albrightonvag>
- ☒ **Posters, placards and large banners** in public spaces to raise awareness throughout Albrighton and Boningale community
- ☒ **3 Campaign flyers** distributed (15,000 in total) to explain key information to all households in Albrighton and Boningale relating to the AVAG campaign, Local Plan consultation, and how to respond to the Applicants proposals, aided by many volunteers from our community
- ☒ **Liaising with local businesses and shops** to display key information leaflets, hold hard copy petition blank forms and display event information
- ☒ **Two Resident Surveys** conducted to better understand the needs of the community
- ☒ **Albrighton Village Fayre stall** on 13th July 2024 to raise awareness across the whole community with fun activities for residents of all ages
- ☒ **Fundraising activities** including Garden & Woodland Open Day on 23rd June 2024, Walking for Health Open Garden event on 17th July, Quiz Night at the Crown on 27th July, Albrighton Players amateur dramatics performance planned for 12th September, and Sportspersons Evening planned for 4th October.
- ☒ **AVAG Grand Prize Raffle** with 46 prizes donated from the public and local businesses
- ☒ **23 Community Drop-In Sessions** arranged to assist the community to understand the key issues and provide guidance to residents wishing to support the Shropshire Local Plan and then to object to the Applicants' planning application. Rooms were hired at the Albrighton Red House, Melville Club and Scout Den. Given the demographics of our community this was a crucial activity and well received by those who attended
- ☒ **AVAG Action Room** set up at The Crown public house - used to display planning application documents, Local Plan information, guidance on how to object to the proposals and provide a laptop for residents without IT devices, accessible 7 days / week
- ☒ **AVAG Information Table** set up at Keith Gibsons Cars garage - a longstanding business central to the village to help residents understand the planning application and submit objections
- ☒ **YouTube Videos** created including this video using drone footage showing the farmland which would be destroyed by the proposals: https://youtu.be/z0w5coSjdwY?si=_Hc5zmBUmbGRanb4

GROUNDS FOR OBJECTION

1. EMERGING SHROPSHIRE LOCAL PLAN

The Emerging Shropshire Local Plan, now at an advanced stage and developed through rigorous assessments, should carry significant weight in planning decisions. Local plans are meant to provide a positive vision for the future, balancing the area's economic, social, and environmental priorities.

The Applicants' proposed development does not align with the strategic priorities of the local development plan, particularly regarding the preservation of the Green Belt and the promotion of sustainable growth patterns, as emphasised in the National Planning Policy Framework (NPPF), Chapter 3, Paragraph 15.

- a) **Plan-Led Development (not Developer led)** is important to ensure that development aligns with the broader public interest and sustainable growth objectives. In the context of the Shropshire Local Plan, a plan-led approach prioritises the strategic needs of the community, including environmental, conservation, housing needs, considering economic, social, and environmental priorities and infrastructure development, as outlined by local authorities.

This contrasts with a Developer-led approach, where decisions are often driven by market opportunities, which may not always align with community goals or long-term planning strategies. By adhering to a plan-led framework, Shropshire can better manage growth, protect valuable landscapes, and ensure that new developments contribute positively to the local area.

- b) **Not in the Shropshire Local Plan** - which has been democratically developed by the people of Albrighton and Shropshire. There are many more sites in the Shropshire Local Plan that are more suitable than this for housing or for the Black Country unmet need. The site (P36A&B) has already been reviewed in the Shropshire Local Plan and confirmed as being unsuitable for housing. Further detail of this have been brought together by AVAG for the benefit of the local community, and are shown in the Community, Cohesion and Goodwill section of this document.

This is a speculative development to turn Green Belt agricultural land into profit for the Applicants' shareholders and not for the benefit of the people of Shropshire or Albrighton.

- c) **The Applicant Boningale Homes has previously** made comments on the record with Shropshire Council that the current proposed site on Cross Roads is unsuitable for development when compared to Shaw Lane and Harp Lane.

We agree with the Applicant on this issue and are confused as to why they have now changed their mind and now wish to build on the land. This appears to be a commercial, profit driven decision and is clearly not in the best interests of the people of Albrighton or the wider public.

Refer to extracts below from the Applicants' previous comments in documents including the following: <https://www.shropshire.gov.uk/media/19308/a0008-boningdale-homes-ltd.pdf>:

- *“Obj. No. 1311; Policy omission ALB 1A - objection to the identification of land at Cross Roads for residential development and for its future development potential as safeguarded land (as referred to under the objections submitted under Policy S5)”*
- *“Shaw Lane - more sustainable”*
- *“Green belt boundaries need to endure in the long term. No guarantee that Cross Road field boundaries will be sustainable in the long term.”*
- *“Conversely - the land at Shaw Lane is clearly defined by the railway line to the north and east and by Kingswood Road to the south. The site is contained within this envelope and it would be entirely inappropriate to develop beyond these limits. The site is however of sufficient scale to ensure the Green Belt would endure around Albrighton for a significant period”*
- *“Conversely, residents of the proposed development site at Cross Road would use Station/Cross Road which passes directly through the High Street”*
- *“Cross Roads at other end of village - away from Station and poorly served by bus service.”*

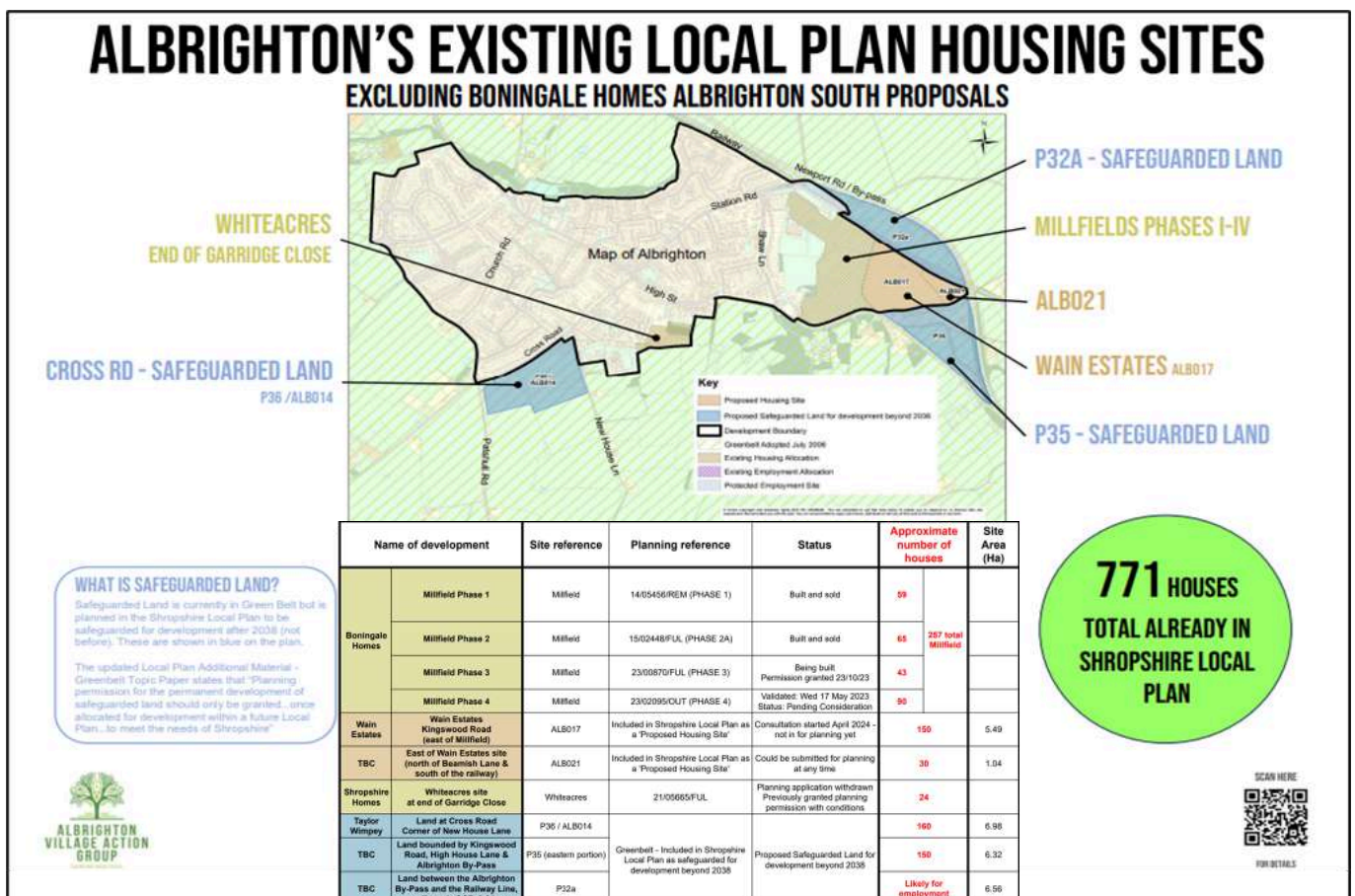
- "Land at Cross Road protrudes into the open Green Belt and does not comprise a logical extension to the settlement boundary in this location."

Site not previously put forward in the "Call for Sites". Boningale Homes also did not put the site forward previously in the Call for Sites process; likely due to their previously held views explained above.

It is therefore unreasonable and hypocritical for the Applicant to attempt to put forward the proposed site now (years later) and circumvent the plan-led process that they have previously followed. This site is being put forward in an inappropriate timescale and should therefore not be retrospectively considered for development. The Applicants' proposals undermine the integrity of the emerging Local Plan and it would set a damaging precedent if this was granted planning permission.

It is important that planning decisions respect the plan-led policy framework (previously also respected by the Applicant). Whilst this argument may not be a material consideration; these factors should be clear to the Planning Authorities in their decision making process.

- d) **Existing Housing Developments in Albrighton** are already providing 771 new houses in the Shropshire Local Plan and future safeguarded sites - refer to the AVAG display below. Shropshire and Albrighton are already providing the pro-rata equivalent of the Labour Party manifesto promise of 1.5 million homes over 5 years. This development is therefore not required.



- e) **Emerging Local Plan at an advanced stage.** The Applicants' special circumstances revolve around

County council will not need to plan for housing increase

Shropshire Council will not need to find hundreds more homes to add to its local plan despite the new government's drive to increase targets.

The new Labour Government wants councils to provide an extra 1.5m homes over the course of the next parliament as part of a manifesto pledge to "get Britain building again".

DOMINIC ROBERTSON
@newsofshropshire

Council planning inspectors carrying out the much-delayed examination of the authority's local plan say that there is no need to change its targets.

It means the authority can stick with its proposal for 31,300 homes being built between 2019 and 2039 - along with the creation of 320 hectares of employment land.

signed off by inspectors. It is crucial for authorities to have a local plan in place, to allow councils to control which sites are used for development.

In a letter to the council last week the planning inspectors reviewing Shropshire Council's Local Plan, Louise Crosby and Elaine Worthington, said the authority can proceed without increasing its targets.

They said that altering the proposals would further delay the plan, which has already faced major delays.

cause further significant delays. One of the Government's goals is to ensure that as many local authorities have an up-to-date plan.

"Indeed, the written ministerial statement (WMS) says that where plans are already at examination they should be allowed to continue, although where there is a significant gap between the plan and the new local housing need figure that they will expect authorities to begin a plan immediately in the new system."

"So, based on the WMS it will be

objections to the age of the Shropshire Local Plan, arguing that it is outdated and therefore not valid. However, this claim overlooks the fact that the emerging plan has undertaken Regulation 19 consultations and is at an advanced stage about to undergo its second hearing. This means that the policies and protections to the Green Belt are relevant, hold significant weight and should be upheld.

The emerging plan's progress further underscores the need to adhere to existing guidelines and not rush into developments that could permanently worsen the region's landscape and character.

The Applicant has also introduced an argument that the new 2024 NPPF proposals should be taken into consideration in the Planning Inspectorate's decision on adoption of the emerging Local Plan. However, the importance of the advanced status of the Shropshire Local Plan was reiterated in the Shropshire Local Plan Examination Inspectors' Note ID44 on 19th August 2024, which stated:

"To be clear, this plan has been in examination for a significant period of time, and we do not intend to require any additional work linked to a change in housing numbers as this would be likely to cause further significant delays. One of the Government's goals is to ensure that as many local authorities have an up-to-date plan. Indeed, the WMS says that where plans are already at examination they should be allowed to continue, although where there is a significant gap between the plan and the new local housing need figure that they will expect authorities to begin a plan immediately in the new system. So, based on the WMS it will be for a future plan to grapple with the potentially higher housing need."

ID44 was reported in the Shropshire Star on 22nd August 2024 - see image above.

In summary, to preserve emerging Local Plans' functionality, it is critical that this planning application is not awarded planning permission.

2. PROTECTION OF GREEN BELT - VERY SPECIAL CIRCUMSTANCES NOT MET

The primary aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The proposed development compromises the openness and permanence of the Green Belt, which conflicts with national policies on protecting such areas. This development will lead to irreversible harm to the environment and landscape. Green belt boundaries need to endure in the long term, and this change is clearly not the long term; so soon after the last changes to the Green Belt boundaries around the village. National Planning Policy Framework (NPPF) Chapter 13. Paragraphs 142 to 156.

a) **Very Special Circumstances have NOT been met to allow the destruction of the Green Belt**

The Applicant argues that the inclusion of the items below constitutes Very Special Circumstances in order to build on the Green Belt. However, these items are either not viable or will on balance be detrimental to the village of Albrighton when weighed against the other significant impacts which they will cause to the village.

These items below do not outweigh the 48 hectares of prime agricultural land that will be destroyed; creating permanent and severe loss, damage and harm to the West Midlands / Shropshire Green Belt:

Economic Contribution from 800+ houses, shop, school, care home etc - however the size and scale of the development will destroy the character and wellbeing of the village. Economic contribution is an invalid claim as existing village shops/supermarkets will experience a reduced footfall with associated economic and financial distress and likely job losses. Very Special Circumstance not met.

Housing provision: Whilst the proposals would provide 800+ houses, there is already a 5-year housing supply in place for Shropshire and the County's Local Plan has sufficient provision for housing in the Village. Albrighton has committed to increasing its building stock by 771 houses in the Local Plan; so the Applicants' proposals would be unsustainable. Therefore, Very Special Circumstance not met.

Improved recreation facilities (e.g. pedestrianising 3 roads and creating footpaths, orchards etc). These will lead to unacceptable traffic capacity problems, ruin the village character and do not outweigh the damage caused by losing the Green Belt.

The current area is easily accessible to the local community and widely enjoyed via leisure activities ranging from horse-riding, walking groups and general exercising. It is a naturalised environment with a range of farmland and hedgerows hosting a wide variety of biodiverse species. It provides superb open views and contributes to the character of Albrighton and the holistic well-being of residents.

Recreation facilities are detailed in the planning application but experience at Millfields development as delivered by the Applicant demonstrates that they will not be delivered and are therefore false promises.

Removing access to regularly utilised and historic roads/walking routes, footpaths and fields but replacing with a few parks and green routes within the proposed housing development does not sufficiently mitigate the loss of open green belt, biodiversity, character and hedgerows and does not represent a true and realistic improvement in recreation facilities to the residents of Albrighton.

Few people, other than the residents in the proposed development will have true and regular access to any recreation facilities, so despite the additional recreation facilities listed in this proposal there remains a significantly detrimental impact to the residents of Albrighton. Very Special Circumstance not met.

Educational facilities – Secondary school; there is no identified need for a secondary school in Albrighton or the surrounding area (Shifnal). Such an inclusion in the application has no weight for consideration as it is not within the remit of a Applicant to provide, and there has been no

application by the Local Authority or any school trusts to gain support from the Department For Education to build a free school.

This is because it is evidently unviable to build in Albrighton for a number of reasons but primarily because there would be insufficient pupils to fill a new free school. Furthermore, it would be detrimental to the nearby local catchment school, Idsall, reducing their pupil numbers significantly and therefore making the existing secondary school unviable.

Indeed, the Marches Trust Head of Idsall School has submitted an objection to this application. It would seem highly unlikely to gain approval from the Department of Education to be built on this basis and is therefore an invalid claim and Very Special Circumstances are not met.

Meeting specific needs – Care Home; no need has been identified by Albrighton as there is sufficient capacity in the area and nearby, therefore this is a false claim. Additionally, there is likely to be a failure to appropriately staff an additional care home due to local staff shortages and this makes it also unviable.

No consideration given to the impact on an already over-stretched GP surgery of additional elderly residents in care home and this would have a detrimental impact on all residents in Albrighton. Very Special Circumstances are not met.

b) Neglected Brownfield / Grey Belt sites should be regenerated instead as stated in the newly proposed NPPF proposals.

c) Response to the Applicants' Planning Statement Document

This section reviews in detail the points included in the Applicants' Planning Statement Document. Note that the reference numbers below mirror the references in the Applicants' document to assist with review and comparison.

Marron's Planning Statement Document Management Record: It is telling that this states that all versions of the document were authored, checked & approved by the same person; initialled as MW (Megan Wilson). This does not appear to be in line with best practice for Chartered Town Planner organisations and raises questions about whether the document is a personal work by one individual, instead of a professional town planning organisation. This casts doubt on the veracity of the document as a whole by the Applicants' team.

0.2. The second paragraph of the Applicants' Executive summary states that "The Site... was determined by the Council to be suitable for residential development...". This is factually incorrect and is another example of the Applicants' strategy to misrepresent the impact of the proposals and mislead the planning authorities and consultees. This is unacceptable and the Planning Authorities should see through these false statements and in the determination of this planning application.

The April 2024 Appendix 2 Shropshire Local Plan Updated Additional Sustainability Appraisal Report states on page 472 that the following key points about the Applicants' proposed site: P36A & B:

*"Potential for Windfall? **No**"*

*"Potential for Allocation? **No**"*

*"Recommendation - **Retain as Green Belt**"*

"Reasoning: Safeguarded land [is] available to meet settlement development requirements along with infill and exception site opportunities."

*"Development could **impact on settings of Grade II listed Lea Hall and Bonington Conservation Area. Site would substantially reduce spatial separation between Albrighton and Bonington.***

*The site is considered to be located within a **sensitive Green Belt** parcel, the release of which would have **high harm.**"*

*"The site is **poorly related to the built form of the settlement.**"*

*“Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that **there are other more appropriate sites upon which to accommodate these proposed contributions.**”*

“Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.

***The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.**”*

0.3. The Applicant uses the following reasons as Very Special Circumstances for removing the site from the green belt. The arguments against these area clear as described below:

a. Site Suitability: The Applicants' statement that “the site has recently been considered suitable for safeguarding” is incorrect; the Council has in fact concluded in the April 2024 Appendix 2 Shropshire Local Plan Updated Additional Sustainability Appraisal Report on page 472 the following key points about the Applicants' proposed site: P36A & B:

*“Potential for Windfall? **No**”*

*“Potential for Allocation? **No**”*

*“Recommendation - **Retain as Green Belt**”*

The Applicant is again attempting to mislead and misrepresent. It appears that the Applicant is referring to the already safeguarded small northern portion of P36A (safeguarded for development after 2038). **The Safeguarded site is a different site to the Applicants' proposed site.** The Safeguarded site is very small in comparison to the Applicants' proposed site and differs extensively from the Applicants' proposals.

Importantly the Applicants' proposed site would be significantly detrimental to the already agreed Safeguarded site adjacent. For example, if the Applicants' proposed site was granted planning permission, then its presence would negatively impact on the Safeguarded site's, traffic impact, drainage and water capacity, safety of residents, additional pressures and impact on existing services in the village etc.

b. Suitability To Meet Black Country Need: The Applicants' statement that the Applicants' proposed “Site is the single most appropriate location to meet [Black Country unmet housing need]” is not correct; as evidenced by the April 2024 Appendix 2 Shropshire Local Plan Updated Additional Sustainability Appraisal Report on page 472 which states that **“there are other more appropriate sites upon which to accommodate these proposed contributions”**.

Again, the Applicant is misrepresenting and misleading what they have generated as ‘evidence’. The recent Shropshire Local Plan public consultation received overwhelming support especially from over 150 respondents from Albrighton. This reinforces that the Shropshire Local Plan is appropriate, accurate and democratically and accountably accepted by the people of Albrighton and Shropshire.

c. Housing Supply: The Applicants' statement that the “Council cannot currently demonstrate a sufficient supply of deliverable housing” has recently been confirmed as being incorrect by The Planning Inspectorate in the Appeal Decision for APP/L3245/W/23/3322079 Benthall Grange, Broseley, Shropshire on 3rd April 2024.

[Reference: APP/L3245/W/23/3322079 \(planninginspectorate.gov.uk\)](https://planninginspectorate.gov.uk/app/L3245/W/23/3322079)

Paragraph 10 confirms that the Council ***“is able to demonstrate a 5-year housing land supply”***.

Again, the Applicant is seeking to mislead consultees and the Planning Authorities. This undermines the veracity and good faith that should be held by planning Applicants'. This argument should not be considered as a Very Special Circumstance.

e. Location & Characteristics: The statement that the "site is suitable for residential development in terms of location and characteristics and it is not of high environmental or landscape value" has again already been dismissed as being false by the April 2024 Appendix 2 Shropshire Local Plan Updated Additional Sustainability Appraisal Report. This states on page 472 that the Applicants' proposed site P36A & B could:

"impact on settings of Grade II listed Lea Hall and Boningle Conservation Area, would substantially reduce spatial separation between Albrighton and Boningle, is considered to be located within a sensitive Green Belt parcel, the release of which would have high harm; and is poorly related to the built form of the settlement. The site is not suitable for Windfall OR Allocation housing."

These views have been supported extensively in the recent Local Plan consultation and by the over 900 residents and consultees who have opposed the planning application.

The Applicant is again making misleading and misrepresentative statements and this should be taken on board by the Planning Authorities to ensure that Very Special Circumstances are not determined for the application.

f. Affordable Housing: The Applicants' proposed percentage of affordable housing is substantially less than the new NPPF document currently being consulted upon. The Applicant seems to want to refer to this new NPPF document (refer to planning application document "Letter from Agent" dated 2nd August 2024). Therefore, the Applicants' proposals cannot be counted as Very Special Circumstances

g. Housing Provision: The Applicants' statement that "the provision of market housing... will provide new, quality homes" is a Very Special Circumstance which is not valid for two reasons. Firstly, the Applicant is currently building over 250 houses on the Millfields development in Albrighton village; in addition, another application has recently been submitted by Wain Estates for another 150 houses in the village which ARE included in the Local Plan 24/02662/OUT. It is therefore not a Very Special circumstance that they are proposing new market housing; as these circumstances already exist.

Secondly the Applicant asserts that their proposals will provide "quality homes". The Applicants' current Millfields development residents have been recently surveyed and 81% of residents had problems with the housing and 79.4% of residents have still not had them resolved. Problems include drainage (77% of responses), plastering / decorations (42.6%), plumbing (41%), windows (37.7%), rear garden (54.1%), carpentry (36.1%). Full survey results are shown in other sections of this document.

This evidence suggests that the Applicant is not building "quality homes" and is again attempting to mislead consultees and the Planning Authorities about the benefits of their application.

This item should not be considered as a Very Special Circumstance.

h. House Prices: The Applicants' assertion that their proposals will supply housing which will 'curtail the exceptional growth in house prices' is nonsense. The Applicant is already building over 250 houses in the village, average selling price of PHASE 3 Millfields plots, to be released late Summer/Autumn 2024 is £407,128. In addition, a further 150 houses under application ref 24/02662/OUT may already affect house prices before the Applicants' proposals may ever materialise.

The Applicant is a commercial developer who has no interest in reducing their own house prices, or ability to control the overall housing market. House prices are a function of broad market and economic trends.

The Applicant is again seeking to misrepresent and mislead for their own benefit. The house price argument should clearly not be considered a Very Special Circumstance.

i. Secondary School: The Applicants' point about their proposed Secondary School "meeting an identified need" is false and this has been corroborated by a number of consultees.

The proposed secondary school is unviable as

- i) the nearby Idsall Secondary School has capacity and is not full (this has been confirmed by the school Headteacher Ms Michelle King in a response to the application) and
- ii) the proposed secondary school would remove pupils from Idsall and make Idsall school unviable.

Again, the Applicant is attempting to mislead the planning authorities and consultees. This element of their "Very Special Circumstances" claim has clearly been cherry picked to gain favour with authorities; the school proposal is invalid and is, in our view, a trojan horse to achieve outline planning permission.

If this succeeded the site of the school would remain dormant, giving rise to the possibility of the Applicant seeking to develop it as more lucrative housing.

j & k. Care Home: The Applicant's proposals for a "modern Care Home facility" seem to be based on their generic assumption of need explained in their statement in 7.52; that "there is a national need for an increase in provision of accommodation specifically designed around the needs of older people". The Applicant has not provided any specific or local evidence to justify that there is any need in Albrighton.

In contrast, the Applicant's proposals have received a consultation response from at least one nearby care home company, stating that there is sufficient care home capacity in the vicinity; that there is insufficient care home personnel and staff resources in the area.

The Applicant has not demonstrated that there are commercial agreements in place to deliver, and fully staff, a care home and therefore the Consultee's responses need to be given suitable weight against the Applicant's generic statements.

In addition Shropshire councillor, Tony Parsons, confirmed earlier this year there were up to 1,000 staff vacancies in the county, he put forward a motion calling for more financial support. Debbie Price, the chief executive of the Coverage Care group of care homes in Shropshire confirmed "care providers are finding it difficult to recruit and retain staff with a 19% staff turnover rate". <https://www.bbc.co.uk/news/uk-england-shropshire-68433119>

The proposed Care Home facility is unviable and the Applicant is again misleading and misrepresenting the benefits of their application as a whole; and this argument should not be considered a Very Special Circumstance.

l. Local Centre: The Applicant's proposals for a "Local Centre," which includes a Supermarket, GP Surgery, Pharmacy, and flexible workspace, have faced extensive criticism from a large number of local residents and businesses in their planning application consultation responses

Public opinion is overwhelmingly that the Applicant's proposed commercial units, located remotely from the historic Albrighton High street, will compete directly with existing businesses and make them unsustainable. This is evidenced by the huge numbers of official public objection comments to this effect.

By contrast, the Applicant has, without any evidence, concluded that their proposals will “ensure the ongoing vitality of Albrighton and provide amenities and facilities that complement the existing provision within the settlement”.

This is clearly a direct contradiction and is unfounded, and should therefore not be considered a valid Very Special Circumstance.

m. Highways: The Applicant states that “highway improvements... will improve vehicular access”. Contrary to this, extensive concerns have been raised through the planning application consultation period that the Applicant’s proposed highway design will close three separate existing roads into the south of the village and replace them with ONE new road connecting to a spine road through the new housing and commercial estate; whilst at the same time increasing vehicle movement numbers by thousands a day.

The Applicant’s proposals for Cross Road will significantly increase traffic volumes and reduce highway safety. The plan includes removing a recently installed roundabout at the Cross Road - Elm Road junction, which was implemented for safety reasons; we also disagree with the visibility splay at this junction that the developers have included in their plan. Additionally, the proposal involves replacing a pedestrian footpath, currently segregated from the road by an attractive verge, with a combined cycle and pedestrian route. We are also concerned about the noise impact on existing residents from the raised zebra crossing and worry that the existing issue of speeding on this already busy road will be greatly exacerbated by the increase in traffic.

The Applicant's proposals have not considered the impact of vehicles leaving north towards the M54 using Elm Rd and Bowling Green Lane. These roads have at least three sections which are only wide enough for one vehicle to pass at the same time. This is due to either lane width or permanent parked cars due to houses with no drives - which forces vehicles to



Elm Road existing traffic issues caused by narrow lanes



Bowling Green Lane existing traffic and pedestrian safety issues caused by narrow lanes

park on the road and block one lane. Therefore both roads have sections with no pedestrian footpath.

If the Applicant's proposals are approved, these roads would become a short cut with the potential to be used by significant numbers of additional vehicles each day. This would undoubtedly lead to substantial vehicle and pedestrian safety issues.

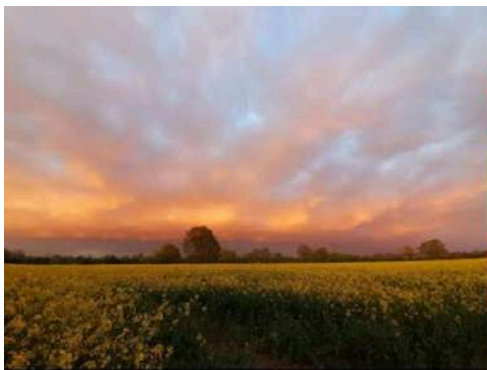
The reduction in the number of roads to the south of Albrighton will significantly reduce capacity and route-diversity in an area which is accessed by farm traffic as well as the existing and proposed residents. This will inevitably lead to standing traffic and gridlock.

Given the above, the Applicant's statement that "the provision of highway improvements, including a new gateway spine road will improve vehicular access to Albrighton from Telford and Wolverhampton", is blinkered, misrepresentative of the true impact of highway measures and is another attempt to mislead consultees and the planning authorities of the benefits of the proposals. This should not be considered as a Very Special Circumstance.

n. Active (Green) Travel Route: The "creation of an Active (Green) Travel route" is only necessary to offset the negative highway traffic impacts of the proposals (refer to **m. Highways** above). This is a mitigation measure to serve the additional houses and should not be considered a Very Special Circumstance.

The overall summary included in the Applicants' Planning Statement Executive Summary offer S106 agreements, S278 agreements, financial contributions and mitigation of impacts of the development. None of these are necessary as the Applicants' proposals are unviable, unnecessary, not included in the Local Plan and will severely negatively impact the community and wider area.

In summary, the planning authorities have a duty to listen to the overwhelming weight of the arguments given by the residents of Albrighton; and apply the proper balance to determine that Very Special Circumstances have not been met to remove this land from the Green Belt.

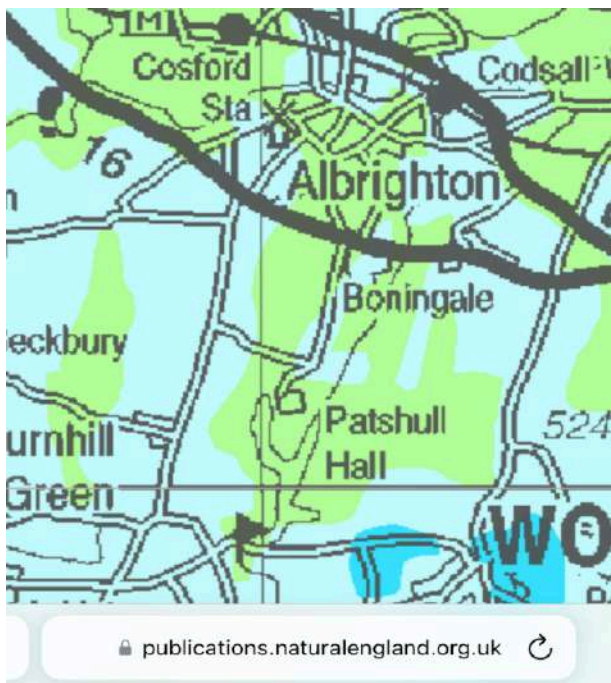


3. ENVIRONMENTAL ISSUES

Developments on prime agricultural land have profound environmental impacts, primarily through the loss of fertile soil and the disruption of ecosystems that support agriculture. Prime agricultural land is often highly productive and supports a variety of crops, contributing significantly to food security. If this land is converted into urban or industrial developments, it permanently removes the capacity for crop production, reducing local food supply and increasing reliance on distant sources, which can raise carbon emissions due to transportation. The development process itself can lead to soil degradation, erosion and contamination from construction pollutants.

Additionally, replacing agricultural land with built environments can disrupt water cycles, increase surface runoff, and contribute to flooding. The loss of agricultural biodiversity, including pollinators and soil organisms, further exacerbates these environmental impacts, reducing the overall resilience and sustainability of the ecosystem.(NPPF Chapter 15 Paragraph 180-194)

- a) Productive farmland destroyed forever.** The site (image below) is classified by Natural England as Grade 2 (Very Good) and Grade 3 (Good to Moderate) farmland - refer to the extracts below.



Grade	Description
1	Excellent
2	Very Good
3	Good to Moderate
4	Poor
5	Very Poor
Non-Agricultural Land	
	Other land primarily in non-agricultural use
	Land predominantly in urban use

This category of farmland represents the best and most versatile agricultural land (as per the new NPPF) and should be protected from significant, inappropriate, or unsustainable development. Otherwise, Shropshire and the UK's ability to grow food and remain self-sustainable will be severely compromised.



b) Award winning farming would be destroyed

The site is not just standard Grade 2 / Grade 3 farmland. It is part of the estate farmed by the 2022 UK Climate Change Champion Farming - refer to the web images below and links:

- [Carbon opportunities underlined by Climate Change Champion - Crop Production Magazine \(cpm-magazine.co.uk\)](https://cpm-magazine.co.uk/carbon-opportunities-underlined-by-climate-change-champion)
- [Climate Change Champions - The bottom-line benefits of going green - Crop Production Magazine \(cpm-magazine.co.uk\)](https://cpm-magazine.co.uk/climate-change-champions-the-bottom-line-benefits-of-going-green)

Highlights include the following:

- Comfortably climate-positive and was one of the first farmers in the UK to trade carbon
- In six years, average soil organic matter (SOM) raised from 2.5% to 3.25%
- 85-90% of plant nutrient acquisition is microbially mediated
- Milling wheat and oats rotated across the farm's sandy loam soils with malting barley, oilseed rape, quinoa and grass leys
- Cover crops are an essential part, grazed by the sheep, which complete the regen picture. A ten-species mix is put in front of spring crops, that form a third of the arable acreage, or as a catch crop before winter cereals if the window after combining allows.
- The farmer is quoted saying:
 - * "I'm quite proud that we've never used an insecticide here, and we reap the benefits of balanced predator numbers alongside a thriving bird life. 89 skylarks have been caught and ringed in the last two years on 60ha that we've monitored,"
 - * "We can prove we can produce good quality food alongside doing good for the planet – the tools we're using record, verify and can even geotag specific elements of the system we're selling. We already have market interest, and this will grow as we surround ourselves with like-minded farmers. And the more we do, the more we'll learn how to make the system even better."

This irrefutably demonstrates how valuable the farmland is from an agricultural and climate change perspective.

The UK's crop production Climate Change Champion 2022 has been revealed. Tom Allen-Stevens reports.

Michael Kavanagh has been awarded the accolade of CPM Climate Change Champion 2022.

A keen advocate of regenerative agriculture and one of the founder farmers of the Green Farm Collective, he was selected by CPM readers from seven growers whose progress on their journey to net zero has been profiled in the magazine.

Michael's been improving soil health through reduced cultivations, cover cropping and integrating sheep into the 245ha business, **DGF & MAM Thompson Farms, he manages near Wolverhampton in the West Midlands.**

Having measured his progress through Sandy, by Trinity AgTech, confirming he's comfortably climate-positive, **he became one of the first farmers in the UK to trade carbon earlier this year.**



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Carbon opportunities underlined by Climate Change Champion



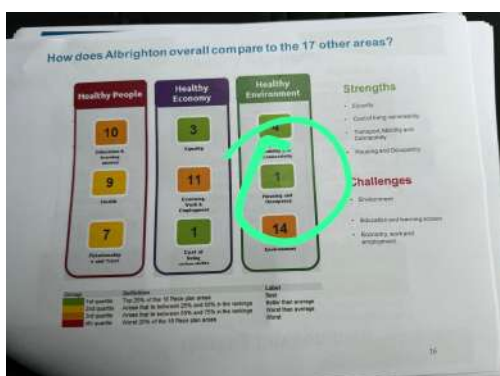
Rachael Harper
15 November 2022 / 10:03 GMT



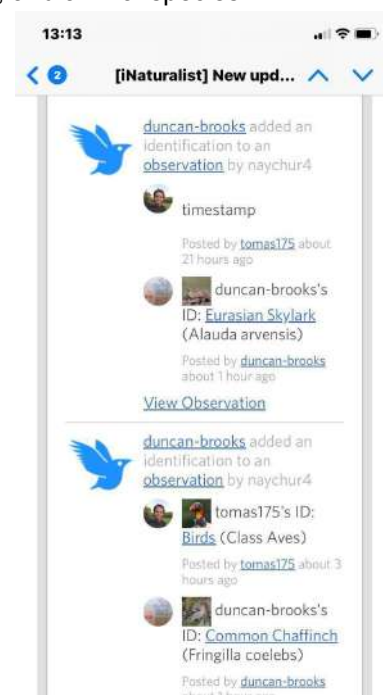
- c) **Biodiversity calculation.** Given that the site is award winning for its sustainability farming methods, nutrient levels, organic matter, thriving bird life etc; we question whether this has been suitably taken into consideration in the existing Biodiversity BNG Calculation? Given the 10% BNG requirement it is important that the Applicant demonstrates this.
- d) **Destruction of green spaces, natural landscape.** These important landscape features, open views, quiet lanes and clean air - essential for good mental health.
- e) **Biodiversity, natural habitat, wildlife and flora, trees and hedges destroyed.** New landscaping is not a substitute for maintaining natural farmland and Green Belt. The proposals include extensive destruction of existing hedges that are hundreds of years old
- f) **Net Zero Carbon** would not be 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. The proposals are not sustainable.

Shropshire Council's 2023 Climate Strategy progress report and their press release from 15th July 2024 (refer to links below) confirms that carbon emissions rose by 6% last year. The Applicants' proposals would further exacerbate this. If the application was granted permission, then the Planning Authorities could potentially be challenged for climate change legal challenges

- <https://www.shropshire.gov.uk/media/28625/climate-strategy-2023-progress-report.pdf>
- <https://newsroom.shropshire.gov.uk/2024/07/rise-in-carbon-emissions-reported-but-council-re-mains-committed-to-net-zero-target>



- g) **Noise levels & disturbance, air pollution, and urbanisation** resulting from use is also unacceptable.
- h) **Disruption of Ecosystems:** Agricultural lands often possess established ecosystems that, while not as biodiverse as natural habitats, still support a variety of plant, insect, and animal species. Introducing construction and development disrupts these existing ecosystems, leading to the displacement or loss of species that are adapted to the agricultural environment. This disruption often results in a net loss of biodiversity rather than an increase.
- i) **Habitat Fragmentation:** Building on large tracts of agricultural land leads to habitat fragmentation, which negatively impacts biodiversity. Fragmentation creates smaller, isolated patches of habitat that can limit the movement and genetic exchange of species, reducing population sizes and increasing vulnerability to extinction. Fragmented habitats also make it difficult for species to access necessary resources and can alter predator-prey dynamics, further decreasing biodiversity.
- j) **Impact on wildlife species.** The excessive artificial lighting used in a disproportionately large development poses a significant threat to



local wildlife, including species identified by the Applicants' own ecology assessment, such as skylarks (sighting of Eurasian Skylark confirmed at site), yellowhammers, and bats. These species rely on natural light cycles for navigation, feeding, and breeding. Bright lights can disorientate birds like skylarks and yellowhammers during migration, causing fatal collisions with buildings.

Similarly, artificial lighting disrupts bats' nocturnal activities, including hunting and mating, by attracting insects away from their natural habitats and into illuminated areas, thereby altering the ecological balance. The overuse of lighting not only harms these animals but also contributes to light pollution, which has broader environmental implications. It is imperative to reconsider and regulate the intensity and extent of artificial lighting in such developments to protect these vital creatures and maintain ecological integrity.

k) Response to Applicants' drawing: GREEN_INFRASTRUCTURE_UPDATED-5316229

There are no details of what the play areas are - Is there anything substantial in these or are they just grassed areas? The Applicant has a known history of downgrading and not delivering promised recreational facilities on Millfields and it is important, even in an Outline Planning Application, that the Applicant describes what the proposals are.

Extensive hedgerows have been removed as part of the proposals to widen roads but they are not shown to be replaced. This demonstrates that the Applicant has not fully considered ecology, biodiversity etc and does not understand the full cost of providing the 'green infrastructure'.

These requirements should be shown on the plans submitted and a cost analysis provided so that the Applicant can demonstrate that the proposals are viable. Our view is that none of what the Applicant has proposed has been fully considered and is therefore not viable.

The proposals are a sugar-coated set of drawings in order to get Outline Planning permission; which they have already confirmed they will 'flip' to a house building company. This is not a sustainable development which will make lives better for anyone.

l) Response to Applicants' PRELIMINARY_ECOLOGICAL_APPRAISAL_REPORT-5316202.pdf

No ecology surveys have been provided as requested by the PEA. The planning application cannot be determined until these are undertaken in full. These surveys should receive full scrutiny by the planning authorities; with a site visit as a minimum to ensure that relevant parties are familiar with the site.

3.1 RESPONSE TO THE ARBORICULTURAL ASSESSMENT

AVAG response to the Arboricultural Assessment Report submitted by the Applicant as part of this planning application is detailed below:

The Arboricultural Assessment does not take into consideration the requirements of highway visibility splays, tree protection measures required during construction, services infrastructure works, or areas where ground levels will need to change and this therefore misrepresents the full impact of the proposals on the existing trees.

The Applicant should undertake further review work to assess the true impact of tree removal required and the results should be re-input into the Biodiversity Net Gain assessment.

The following trees appear to be shown on the submitted plans in the construction zone for highway, infrastructure or build works and therefore cannot be retained without damage within the root protection zone. It appears that the Applicants' design team has not rigorously reviewed the proposals against the existing site and has missed these.

26 No x Trees / hedges which overlap with highway / route or earthworks fill zone:

G3(C), T2(B), T7(A), T12(A), T1(B), T68(A), T55(A), T56(A), T57(B), T58(C), T59(C), T60(A), T61(A), G1(C), H11(C), T30(C), T29(A), T28(A), T27(C), T26(C), T25(B), H8(C), G11(C), H9(C), G9(B), H7(C)

1 No x Tree in the middle of the school building site or earthworks fill zone: T67(A)

1 No x Tree clashing with visibility splays or earthworks fill zone: T54(A)

It is misleading for the Applicant to show that these trees can be retained and this should be reviewed again and subsequent changes to the BNG advised for review. Note that this will inevitably result in biodiversity being reduced even further.

Again, the Applicant is misrepresenting the impact of the proposal on the Green Belt which would be destroyed by the scheme.

3.2 BIODIVERSITY NET GAIN CONCERNS

The submitted BNG assessment only includes a baseline calculation, making it difficult to fully assess the development's impact on biodiversity and its ability to achieve the required 10% BNG.

- a) **Ecology Space Limitation:** While it appears that hedgerow, pond, and tree habitats are to be retained, the limited available space in the proposed layout for ecology (i.e. further habitat creation necessary to offset the loss of arable land which, despite being a low distinctiveness habitat, holds a high number of biodiversity units due to the sheer area being lost, as the baseline calculation provided demonstrates) is likely to make achieving the statutory 10% net gain in biodiversity on-site highly challenging, a fact not fully acknowledged in the planning documents.
- b) **Incomplete BNG Assessment:** The submitted Biodiversity Net Gain (BNG) assessment provides only a baseline calculation, lacking the net change in biodiversity units. This omission prevents understanding the impact on biodiversity units and, whether a 10% on-site net gain will be achievable as claimed, which is crucial given their market value of £20,000 - £40,000+ per unit.
- c) **Legal Requirements:** Achieving a 10% net gain in biodiversity units, as required by law and if trading rules are not met, even a 10% net gain will be null and void. Meeting trading rules is difficult for a site with a proposed layout that shows limited space for significant habitat creation while existing habitats are of high and medium distinctiveness, such as this one.
- d) **Tree Losses:** The necessity of hedgerow and tree line losses to accommodate the development has not been adequately addressed, and information on individual tree losses within these habitats is lacking as per page 55 of the Statutory Biodiversity Metric User Guide.
- e) **Illustrative Landscape Masterplan Ambiguity:** Without a completed BNG assessment, it is unclear whether the proposed on-site habitat retention and creation will be sufficient to meet the 10% net gain requirement or if overall net loss will necessitate offsetting. This uncertainty can lead to significant unforeseen costs and legal difficulties should the untested proposed outline plan be approved.

To address these concerns, we request that the Applicant submit a draft, but complete, BNG assessment before the determination of the outline planning application.

This assessment should include both baseline and proposed plans to demonstrate the net change in biodiversity units and how the 10% net gain and trading rule compliance can be achieved on-site.

If on-site compliance is not feasible, the assessment should provide a realistic offsetting solution. A revised, more precise BNG assessment can then be completed for reserved matters.

3.3 IMPORTANCE OF HEDGEROWS AND NEED FOR PROTECTION

Hedgerows are vital components of our natural landscape, offering numerous ecological benefits, including biodiversity support, habitat connectivity, and carbon sequestration. The hedgerows surrounding this development are all well over 80 years old and, in our opinion, should be classed as important due to their historical significance as part of the field system for land used for

agriculture. According to the Hedgerow Regulations Act, a hedgerow is protected if it is more than 20 metres long with gaps of 20 metres or less in its length. We firmly believe that many, if not all, of the hedgerows in the Applicant's proposals meet the criteria and should be classified as protected hedgerows.

- a) **Request for a Hedgerow Regulations Assessment** - Given the historical and ecological significance of the hedgerows on the development site & the proposed removal of these hedgerows, which are of significant ecological, historical, and landscape value, we urge the council to request a thorough assessment under the Hedgerow Regulations Act 1997 (HRA) is essential before any decisions regarding their removal are made. This assessment should be conducted alongside the BNG assessment to provide a comprehensive evaluation of the hedgerows' value. The following points support this request:
- b) **Historical Evidence:** The earliest available aerial photographs on Google Earth date back to 1945, demonstrating that some of the hedgerows in question are well over 80 years old. This historical significance warrants further investigation to determine if they meet the criteria for "important" hedgerows under the Hedgerow Regulations Act 1997.
- c) **Ecological and Landscape Value:** A detailed Hedgerow Regulations Assessment will consider the ecological, wildlife, and landscape criteria that are not fully captured by a BNG assessment alone. The age and established nature of these hedgerows contribute significantly to their ecological value, which cannot be replaced by new plantings.
- d) **Planning Policy Compliance:** While the Applicant may argue that the BNG assessment suffices, the law requires careful assessment and consideration of the local environment's impact. The NPPF mandates the conservation, restoration, and enhancement of priority habitats, and a Hedgerow Regulations Assessment would ensure compliance with these national guidelines.
- e) **Conclusion:** we respectfully request that Shropshire Council require the Applicant to conduct a Hedgerow Regulations Assessment for the hedgerows at the proposed development site. This will ensure that the council makes an informed decision that upholds the ecological, historical, and landscape value of these important features.

3.4 IMPACT ON RIVER WORFE (NITRATE VULNERABLE ZONE ID: S601)

As Albrighton falls within a Nitrate Vulnerable Zone we have significant concerns regarding the environmental impact of the development, particularly concerning nutrient neutrality and its potential effects on local watercourses and protected habitats, including the River Worfe, which has been identified as polluted.



The River Worfe catchment area, specifically from Wesley Brook to its confluence with the River Severn, has been designated as an NVZ under ID: S601. This designation underscores the ongoing and serious challenges the area faces with nitrate pollution, primarily from agricultural sources. Monitoring data indicates that nitrate levels in the River Worfe consistently exceed the critical threshold of 50 mg/l, highlighting the severe pollution already present.

The proposed development on 48 hectares of farmland in Shropshire, due to the significant and potentially irreversible impact it would have on the River Worfe, the surrounding Nitrate Vulnerable Zone (NVZ ID: S601), and local air quality. We are deeply concerned about the environmental, legal, and public health implications of this development.

- a) **Critical Environmental Impact on the River Worfe.** The River Worfe is already suffering from elevated nitrate levels and has been designated as part of a Nitrate Vulnerable Zone. This area is under significant environmental strain due to nutrient pollution, primarily from agricultural runoff. Introducing a large-scale development on this farmland would exacerbate these issues, further degrading water quality.

Disturbing the soil through development activities could release accumulated nitrates and phosphates into the water system, significantly increasing the nutrient load in the River Worfe. This could lead to severe ecological consequences such as eutrophication, resulting in algal blooms and oxygen depletion, which would harm aquatic life and disrupt the river's ecosystem.

- b) **Nitrate Vulnerable Zone Considerations.** The land in question is part of NVZ S601, where nitrate pollution levels are critically high. The Environmental Protection (Water Framework Directive) Regulations require stringent controls to reduce nutrient levels in such zones, yet this development threatens to worsen the situation. By intensifying nutrient runoff, the proposal risks violating regulatory standards designed to protect water quality, potentially leading to legal challenges against the Local Authority for failing to safeguard these vulnerable environments.
- c) **Legal and Planning Challenges.** Natural England mandates that planning permissions should not be granted unless developments can demonstrate nutrient neutrality, particularly in areas already identified as polluted. The River Worfe is one such area, and unless the proposed development can prove it will not increase nutrient levels, it should not proceed. The failure to meet these legal requirements could lead to significant environmental harm and potential legal challenges.
- d) **Insufficient Mitigation Measures.** The current application does not include a comprehensive strategy to mitigate the additional nutrient load it will introduce. While there are potential mitigation methods, such as fallowing land, creating wetland habitats, or utilising onsite nutrient processing, these measures do not seem to be adequately addressed in the proposal. Without effective mitigation, the development could have severe long-term impacts on the local environment.
- e) **Air Quality Concerns.** In addition to the risks to water quality, the proposed development poses significant threats to local air quality. Airborne pollutants, particularly ammonia (NH_3) and nitrogen oxides (NO_x), are major concerns. Agricultural activities, combined with urban development, contribute to these pollutants, which can be deposited into the River Worfe through atmospheric deposition. This not only exacerbates water pollution but also affects the health of local communities and ecosystems.

Ammonia and nitrogen oxides are known to contribute to the formation of particulate matter and acid rain, which further degrades air and water quality. The proposed development would likely increase the concentration of these pollutants in the area, undermining efforts to maintain and improve air quality standards.

- f) **Impact on the Construction Industry and Local Communities.** Efforts to reduce phosphate and nitrate pollution are challenging but necessary to protect the environment and comply with legal obligations. Approving this development without ensuring nutrient neutrality would not only threaten local ecosystems but also undermine the integrity of the planning process. This could lead to potential delays and legal disputes that may affect both the construction industry and local communities.
- g) **The Role of Sustainable Agriculture in Protecting the NVZ.** The current agricultural use of this farmland plays a vital role in mitigating environmental impacts that contribute to nitrate pollution. The management of this land by the current Farmer has transitioned it to a regenerative agricultural system, utilising zero-till methods, diverse crop rotations, and biological inputs instead of synthetic fertilisers. These practices are designed to reduce runoff and enhance soil health, thereby protecting the water quality in the River Worfe.

Replacing this sustainable agricultural system with a development would not only disrupt these protective measures but could also significantly increase the risk of nutrient leaching into the river.

The transition from agriculture to development is likely to disturb the soil and lead to greater runoff, which the River Worfe cannot afford given its current nitrate levels.

- h) **Failure to Align with Environmental Protection Goals.** This development proposal runs counter to the broader goals of environmental protection and sustainable land use. At a time when the government and environmental bodies are emphasising the need for sustainable practices and protection of vulnerable ecosystems, approving this development would be a step in the wrong direction. It would not only compromise the health of the River Worfe but also undermine ongoing efforts to combat climate change and biodiversity loss.
- i) **Conclusion.** In conclusion, and given the significant environmental risks, the lack of adequate mitigation measures, and the legal requirements for nutrient neutrality, we strongly urge the Local Planning Authority to refuse this application. The potential harm to the River Worfe and surrounding ecosystems, coupled with broader impacts on air quality, the construction industry, and local communities, far outweigh any potential benefits of this development.

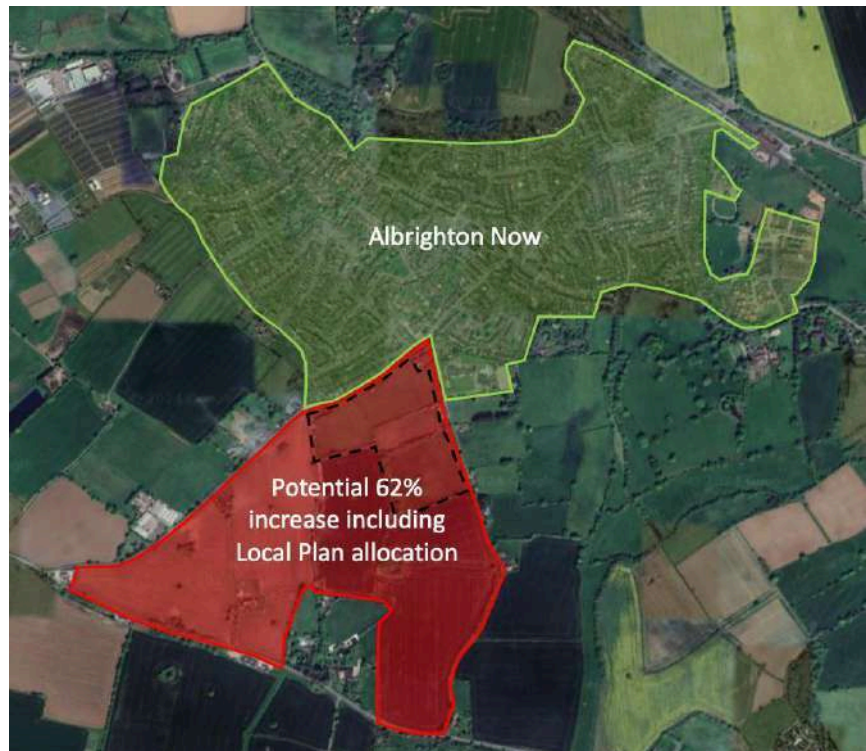
4. LOCATION & SCALE ISSUES

The proposed development is notably disconnected from the village and its district centre, creating a sense of isolation for residents.

This physical separation hinders easy access to essential services, amenities, and community activities, which are typically concentrated in the village centre.

As a result, the development risks becoming an enclave with limited integration into the broader community, potentially exacerbating issues related to social cohesion and accessibility.

It will also create a twin centre community competing against the existing historic High Street.



The sketch adjacent demonstrates the scale and location separation that the development has compared to Albrighton Village.

It is crucial for new developments to be well-connected to existing infrastructure in order to foster a vibrant, inclusive, and sustainable community. The location chosen by the Applicant fails to do this and is therefore fundamentally unsuitable for development.

- a) **Disconnected location and position from Albrighton village centre. It is too far from the High Street** and is out of touch with what the village needs. Walking distance to the station is too far at up to 1.5 miles / 2.4km. This is three times the recommended maximum 800m walking distance and so people will either use the car or drive to the station and add to the existing parking problems.

As a result, this will create two competing centres. The proposals require a second 'local' village centre due to the distance; in order for the Applicant to attempt to say that they are improving amenities and introducing "Very Special Circumstance". In reality these "Local Centre" amenities are only required because the location is unsuitable for development.

- b) **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 severely negatively impacted by the proposals. Refer to comments above in Green Belt section.
- c) **Overshadowing and loss of light and privacy** of existing buildings, including the Grade II listed buildings around the site. This is caused by the unwarranted size and scale of the development and its location wrapping around existing historic buildings.
- d) **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



ALBRIGHTON VILLAGE ACTION GROUP

OBJECTION TO 24/02108/OUT

Boningale Homes Albrighton South Planning Application



longstanding village centre, potentially reduce High Street economic businesses viability and ability to operate sustainably.

- e) **Size and scale issues.** The size of the development is totally inappropriate and out of proportion. It will destroy the village fabric and turn it into a town. Footprint of the village would be increased by over 60% when including the adjacent development site.
- f) **Layout and density of proposed buildings** is unsuitable and insufficient detail is given. The proposed buildings' layout and density are unsuitable, with insufficient detail provided to assess their potential impact effectively. There has been no consideration to be 'in keeping' with existing properties in the area with completely contrasting styles and spaces in relatively close proximity.
- g) **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.

5. HIGHWAY & TRANSPORT ISSUES

The development is disconnected from the village centre, necessitating significant highways, traffic and travel alterations. It lacks sustainable transport options, leading to increased car dependency, traffic congestion, and pollution. A number of detrimental impacts on surrounding roads have not been considered in this application. Impacts on traffic and travel will be further exacerbated by existing narrow roads throughout the village and insufficient parking at the train station. (NPPF, Chapter 9, Paragraphs 102 and 103)

- a) **The location of the proposed site is fundamentally unsuitable.** This is one of the key reasons why it was not included in the Albrighton Neighbourhood Plan, 'Call for Sites' or the Shropshire Local Plan. This is for a number of reasons including traffic and access; but also, proximity to the High Street, distance from the M54 junction, wrong side of the village, access to civil engineering infrastructure.

As a result of this, to attempt to alleviate the issues caused by the location problem, the Applicant has focused a lot of attention to design a housing estate which "presumes to force resident's southwards". This would result in significant additional issues including existing historic roads being closed, reduction in highway capacity and diversity, traffic safety issues, loss of hedges etc.

- b) **Historic roads will be closed and new roads built.** The Applicants' proposal to close historic roads and construct new ones would significantly alter the village road network, leading to detrimental consequences such as traffic congestion, travel disruption, road safety issues and loss of historic travel routes to neighbouring villages and hamlets.
- c) **Impact on other roads.** The Applicants' proposals not only disregards the historical and environmental value of the existing roads but also fails to consider the impacts to critical routes such as Cross Road, Elm Road and Bowling Green Lane. The existing road network is well-established and already used as a shortcut to the M54 from surrounding villages such as Beckbury, Badger and Boningale. These existing road networks, which will be detrimentally impacted by the Applicant's proposals, are a major auxiliary route for businesses and farmers.

These roads would inevitably become the preferred routes for residents travelling to the M54, they all have key single lane bottlenecks, which could force residents/commuters along Church Road, Delaware Avenue and Talbot Road in an attempt to avoid the Elm Road/Bowling Green Lane roundabout.

- d) **Children's safety**, when walking to school and waiting for the school buses along these roads, would be at risk.
- e) **Green Lane.** The proposals could also lead to a buildup on Green Lane, as residents in surrounding villages also choose this as another 'cut through'. Green Lane is a historic single track one-way lane constantly used by residents for dog walking and recreation.
- f) **Cross Road.** The Applicants' proposals for Cross Road will significantly increase traffic volumes and reduce highway safety. The plan includes removing a recently installed roundabout at the Cross Road - Elm Road junction, which was implemented for safety reasons. The visibility splay at this junction that the Applicants' have included in their application plans is not viable or workable.

Additionally, the proposal involves replacing a pedestrian footpath, currently segregated from the road by an attractive verge, with a combined cycle and pedestrian route. We are also concerned about the noise impact on existing residents from the raised zebra crossing and worry that the existing issue of speeding on this already busy road will be greatly exacerbated by the increase in traffic.



Elm Road – significant issues with road width and pedestrian safety

- g) **Impact on Elm Road and Bowling Green Lane.** The Applicants' proposals have not considered the impact of vehicles leaving north towards the M54 using Elm Rd and Bowling Green Lane. These roads have at least three sections which are only wide enough for one vehicle to pass at the same time (either due to lane width or permanent parked cars due to houses with no drives, forcing road parking) and do not have full pedestrian routes (see images above).

However, these lanes will clearly be used by overwhelming numbers of additional vehicles if the proposal is approved. This impacts the safety of road users and pedestrians.

The proposal shows a glaring lack of understanding and assessment of the resulting traffic issues.

- h) **Exacerbation of issues.** Without proper consideration and significant upgrades to surrounding routes (which is not possible in the village), the traffic congestion and safety concerns will exacerbate, further proving that the proposed development is ill-conceived and unsustainable.
- i) **Active (Green) Travel route.** The Applicants' "creation of an Active (Green) Travel route" is only necessary to offset the negative highway traffic impacts of the proposals. This is a mitigation measure to serve the additional houses and should not be considered a Very Special Circumstance.
- j) **Misrepresentation of highway impact.** Given the above, the Applicants' statement that "the provision of highway improvements, including a new gateway spine road will improve vehicular access to Albrighton from Telford and Wolverhampton", is blinkered and misrepresentative of the true impact of highway measures.
- k) **Staffordshire County Council** as a Highway Authority directly affected by these proposals have also recommended that the Applicants' application is REFUSED. This is on the grounds that the Applicant has not fully assessed the traffic impact on the A464 and A41. The Applicant has NOT provided a satisfactory Transport Assessment that fully assesses significant highway safety and residual cumulative impacts on the A464 and A41 road network.

ALBRIGHTON VILLAGE ACTION GROUP

OBJECTION TO 24/02108/OUT

Boningale Homes Albrighton South Planning Application



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- 1) **Existing traffic issues already in the village will be made worse.** Refer to the photos below showing the commonplace issues in the village which will deteriorate significantly with the Applicants' proposals to close 3 existing roads and replace with one new road; and significantly reduce highway diversity required for maintenance etc.



Newport Road / Bowling Green Lane Junction



Bowling Green Lane– towards Newport Rd junction (goes to single lane)



Bowling Green Lane– towards A464 Shifnal Rd



Bowling Green Lane

ALBRIGHTON VILLAGE ACTION GROUP

OBJECTION TO 24/02108/OUT

Boningale Homes Albrighton South Planning Application



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Cross Road (by Zebra crossing for Primary School opposite Newhouse Lane)



Cross Road queue for High Street



Shaw Lane – effective single lane traffic flow by School & Medical Practice



m) **Highway network traffic capacity and diversity will be significantly reduced** by the proposals. This is as a result of an attempt by the Applicant to shoehorn what they consider to be an improved standard of road into their proposals while presenting the stopping up of 3 existing roads as an improvement in pedestrian provision.

n) **Overall impact on highway capacity and diversity.** The proposals have complete disregard to the overall impact that their plans would have on the highway capacity and diversity for the village as a whole; and will therefore make accessibility into the village intolerable. This underlines that the proposals are absolutely not sustainable.

o) **Existing pedestrian routes closed.** The Applicant has noticed that the existing country lanes which pass through the site do not have footpaths and are used by residents to walk down. This has been done by the community for decades if not centuries and is considered a benefit; not a road traffic risk. This is underlined by many who have responded to the planning application consultation.

The Applicants' design team therefore consider that the existing historic roads are not suitable for the significant additional numbers of vehicles which would use the roads due to their proposed development. This underlines that the proposals are in the wrong location.

p) **Fundamentally flawed highway proposals.** The Applicants' proposals for the highway network are fundamentally flawed and unsustainable. By attempting to introduce what they perceive as an improved road standard, they have overlooked the broader consequences on traffic capacity and diversity. The plan to close three existing roads, purportedly to enhance pedestrian options, is misleading and fails to acknowledge the detrimental effects on overall highway functionality for the village.

The Applicants' chosen site pushes residents of the new development to rely on driving, disregarding the strain this will place on the local infrastructure. The proposed changes are not only unsustainable but also fail to account for the negative impact on the village's highway network, leading to a significant decline in traffic capacity and diversity

- q) **Cross Road and pedestrian safety significantly worsened by the proposals.** Due to the Applicants' proposals to close 3 existing alternative roads, all northbound traffic will pass the junction of Cross Road with Elm Road. The existing mini roundabout has relatively recently been installed to improve highway and pedestrian safety; however, the proposals remove this.

The existing segregated footpath and verge on Cross Road is proposed to be replaced by a combined footpath / cycleway (due to the significant additional traffic on the road); which will substantially reduce pedestrian / cycle safety on the footpath. Existing traffic speeding and parking issues have been ignored and will be made worse.

Everything points to the fact that the proposed site is totally unsuitable for development.



Types of vehicle traffic (cars, vans, lorries, HGV's, farm vehicles) that regularly use Cross Road (near A464 junction) to access the village or pass through

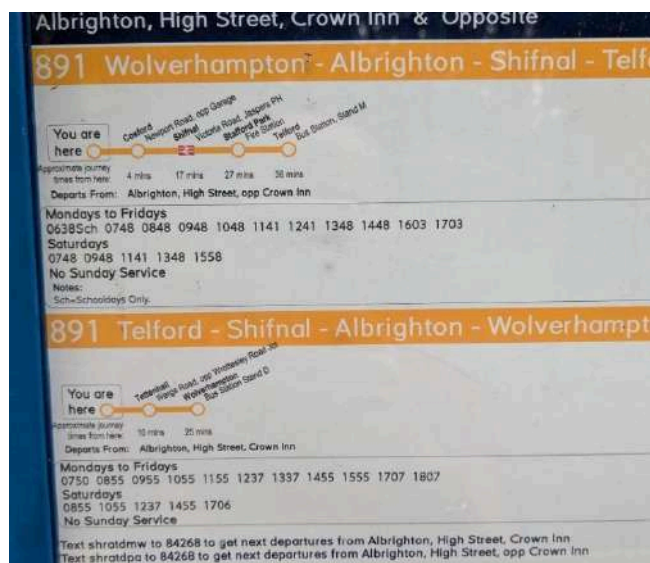
- r) **Parking** in the village centre is an issue at the moment, even with the recent reintroduction of free parking on the Crown public house car park. It is also very well known by residents and the Applicant that Albrighton train station has insufficient parking already. As commented by many consultees, the Applicant had previously promised to increase parking at the station with the Millfields development; but this has not materialised.

This proposal will put significant additional and unsustainable pressures on parking in our village

- s) **Railway capacity is already insufficient.** Despite Albrighton having a train station, timetable changes in June 2024 have reduced the service from Shrewsbury to Birmingham - "Journey times from Bilbrook, Codsall, Albrighton, Cosford and Oakengates will be longer, and departure times will also change from the previous timetable.

There will also no longer be a direct regular connection between Smethwick Galton Bridge and Bilbrook, Codsall, Albrighton, Cosford and Oakengates." [Timetable Change: Sunday 2nd June | West Midlands Railway](#) making the proposed development's reliance on public transport infrastructure less viable.

- t) **Public transport and bus links are unsuitable** for such a significant increase. The Applicants' have inaccurately stated that the bus service runs every 10 minutes, when in reality, it operates only once an hour; less frequently on Saturdays and with no service on Sunday.



- u) **Design inconsistencies.** There are a number of elements on the highway drawings which do not make sense and have not been explained adequately. This appears clearly not thought out. If any revised drawings are produced then residents should be afforded the opportunity to review and comment as they know the village and traffic issues clearly far better than the Applicant and its advisors.
- **Misalignment Between Travel Plan and Drawings:** The road accesses described in the travel plan do not align with what is depicted on the drawings. This inconsistency indicates a lack of thorough planning and undermines the credibility of the proposed transport infrastructure.
 - **Absence of Pedestrian Access:** The NHLn plan fails to show any pedestrian access. This omission is a significant oversight, as it disregards the safety and convenience of residents who walk.
 - **No Access to School:** There is no shown access to the local school on Newhouse Lane. This lack of provision for safe and efficient routes to educational facilities is unacceptable and demonstrates poor planning.
 - **Missing Turning Circles for Buses:** The plan does not account for turning circles for buses and designated drop-off points. This omission indicates a failure to consider public transportation needs and the practicalities of accommodating bus services.
 - **Missing Swept Path Analysis:** The proposals lack a swept path analysis for vehicles accessing the small industrial unit on Cross Road. Without this analysis, it is unclear whether the proposed changes will allow for safe and efficient vehicle manoeuvring to and from the industrial unit, potentially leading to logistical issues and safety concerns.

6. LOSS OF RURAL CHARACTER

The proposed development would irreversibly destroy the character and visual appearance of our rural village, having an extreme negative impact on all residents' lives.

This huge development would undermine the village's cultural heritage and historical significance, erasing the unique identity that has been cherished by the community for generations.

The village was recognised in April 2024 in the Daily Mail Newspaper as being one of "Britain's Unsung Villages"; further reinforcing that the village community "offer the very best of rural life".



Notably, in our surveys, the surrounding countryside is given as a reason that people live in Albrighton by 84% of recent residents (73% of long-standing residents); and why they choose village and rural living by 81% recent (59% long-standing). This is detailed further in Grounds for Objection Item 9 and the Appendices.

The Applicants' proposed changes would not only affect the aesthetic appeal but also erode the sense of belonging and community that defines the village's spirit.

- Character & visual appearance** of rural village irreversibly destroyed - extreme negative impact on all residents' lives. Undermines the culture and historical importance of our village.
- The scale and design** of the project is inconsistent with the rural and historical nature of the area, threatening to replace our unique community atmosphere with an overly urbanised environment. Such a change would diminish the village's appeal, negatively impacting both residents and the broader cultural heritage of the region.
- Listed buildings and character of the nearby Boningle conservation area** are severely impacted by the proposals. Also, the Albrighton Hall Conservation Area seems to have been ignored in the assessments. It is apparent that the Applicants' have not adequately considered the significant local heritage of Albrighton Hall and its surrounding woodland, which are integral to the Albrighton Conservation Area. There is a duty to have special regard to the desirability of preserving the setting of listed buildings and the proposals have manifestly ignored this.
- Inadequate Consideration of Heritage Significance.** The assessment provided by the Applicants' significantly underrepresents the historical and architectural importance of Albrighton Hall, a Grade II listed building. The setting and context of this historic property are crucial elements of its heritage value, and any development in its vicinity requires a thorough evaluation of potential impacts. The current assessment fails to address how the proposed development might affect the Hall's historical setting, visual integrity, and cultural significance.
- Insufficient Analysis of Impact on Historic Parkland and Woodland.** The historic parkland and woodland surrounding Albrighton Hall are critical to the character and historical context of the site. The Applicants' assessment lacks a detailed analysis of how the proposed development will impact these areas. Given the historical significance and the ecological importance of these woodlands, a comprehensive impact study is essential. The current assessment does not address potential disruptions to the landscape, changes in land use, or alterations to the historic views and setting.

- f) **Absence of a Conservation Management Plan.** A conservation management plan is crucial for any development affecting historic sites to ensure that impacts are properly managed and mitigated. The Applicants' assessment does not include such a plan, leaving a significant gap in the evaluation of how the development will preserve the historic and environmental values of Albrighton Hall and its grounds.
- g) **Lack of Community Conservation & Heritage Consultation.** There has been insufficient engagement with local heritage organisations and community stakeholders who understand the historical significance of the site. Proper consultation with these groups is vital to ensure that their concerns and insights are integrated into the planning process.

Given these deficiencies in the Applicants' assessment and the apparent disregard for the heritage value of Albrighton Hall and its surroundings, we strongly urge the planning authorities to consider this when determining this application. The lack of a comprehensive evaluation undermines the protection and preservation of the local heritage, which is crucial for maintaining the character and historical integrity of the Albrighton Conservation Area.

We trust that the planning authorities will uphold the importance of preserving our local heritage and take these inadequacies into consideration when determining this application.

- h) **The Green Belt Visibility assessments** appear to misrepresent and downplay the visual impact of the proposals from various locations around the village; including historically important buildings and the conservation areas. Refer also to Grounds for Objection 2. Protection of Green Belt.

The Landscape and Visual Impact Assessment (LVIA) reviewed by ESP Ltd states that the severe visual effects this development will have on existing properties, particularly during winter when natural screening is minimal (24_02108_OUT-SC_LANDSCA...). We contend that this is an error:

- The report acknowledges that the western extent of the proposed development, including the local centre, would likely be visible from these properties, particularly.
- The report fails to fully assess the magnitude of this impact during the construction phase, which we believe will result in major adverse visual impacts (24_02108_OUT-SC_LANDSCA...).
- **The impact on neighbouring properties**, overlooking and unacceptable loss of privacy, as well as the visual amenity, are significant concerns. The proposed development not only risks overshadowing and overlooking existing properties, including historical Listed Buildings, but it also threatens to obstruct views and infringe upon the privacy of residents.
- **The visual impact** of this development will be massive, severely degrading the overall quality and character of the surrounding area.
- **The loss of natural light**, combined with an overwhelmingly dominant and unpleasantly encroaching structure, would create an inescapable negative effect on the overall experience of the area.
- **A Residential Visual Amenity Assessment (RVAA)** would likely confirm that the development's visual impact is so great that it compromises the residential amenity of neighbouring properties.

Given these factors, we urge the planning authority to reject the application, as it fails to protect residents' rights and maintain a fair balance between new developments and existing properties.

7. FLOODING & DRAINAGE CONCERNS

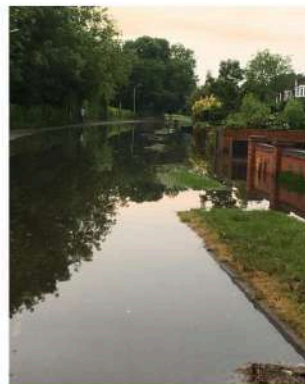
The proposed development will exacerbate the longstanding issue of surface water flooding in our area. This problem has been so severe that residents formed the Albrighton Flood Action Group (AFLAG) to collaborate with strategic partners and Shropshire Council in finding solutions. The current drainage infrastructure is already inadequate, leading to frequent flooding during heavy rains.



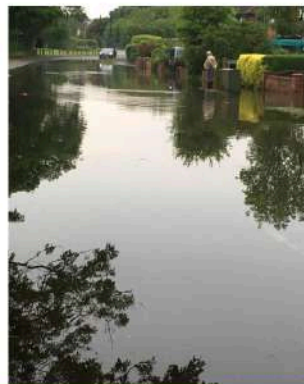
Significant and regular flooding along bottom of Cross Road



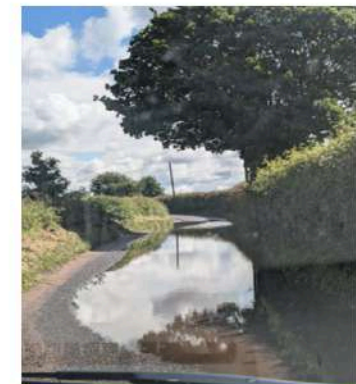
Flooding on Cross Road



Cross Rd Flooding at point of proposed new Junction



Flooding in Newhouse Lane



Side road of A464 towards Beckbury

ALBRIGHTON VILLAGE ACTION GROUP

OBJECTION TO 24/02108/OUT

Boningale Homes Albrighton South Planning Application



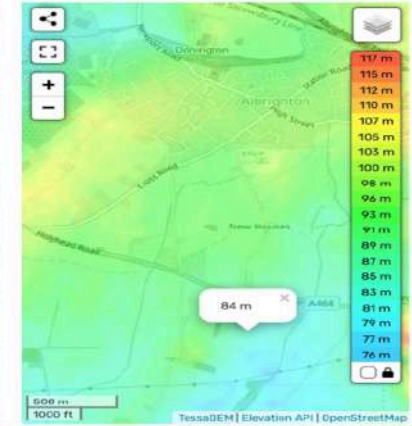
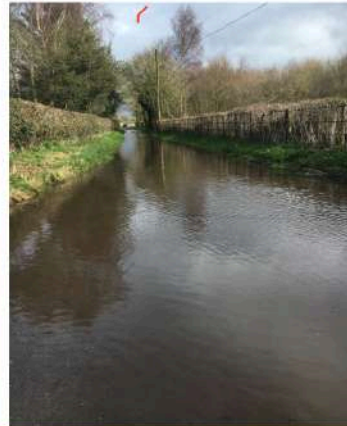
Adding a new development will increase impermeable surfaces, further overwhelming the drainage capacity and significantly raising the risk of flooding. The proposed measures, such as directing all runoff into existing watercourses and connecting foul water to a 150mm drain, are grossly insufficient. This development poses an unacceptable risk to property and public safety, and it is clear that the proposals do not adequately consider the village's existing flooding vulnerabilities.



Patshull Rd - halfway down adjacent fields



Patshull Rd field near Cross Rd



Flooding in Boningale and topography plan showing propensity to flood

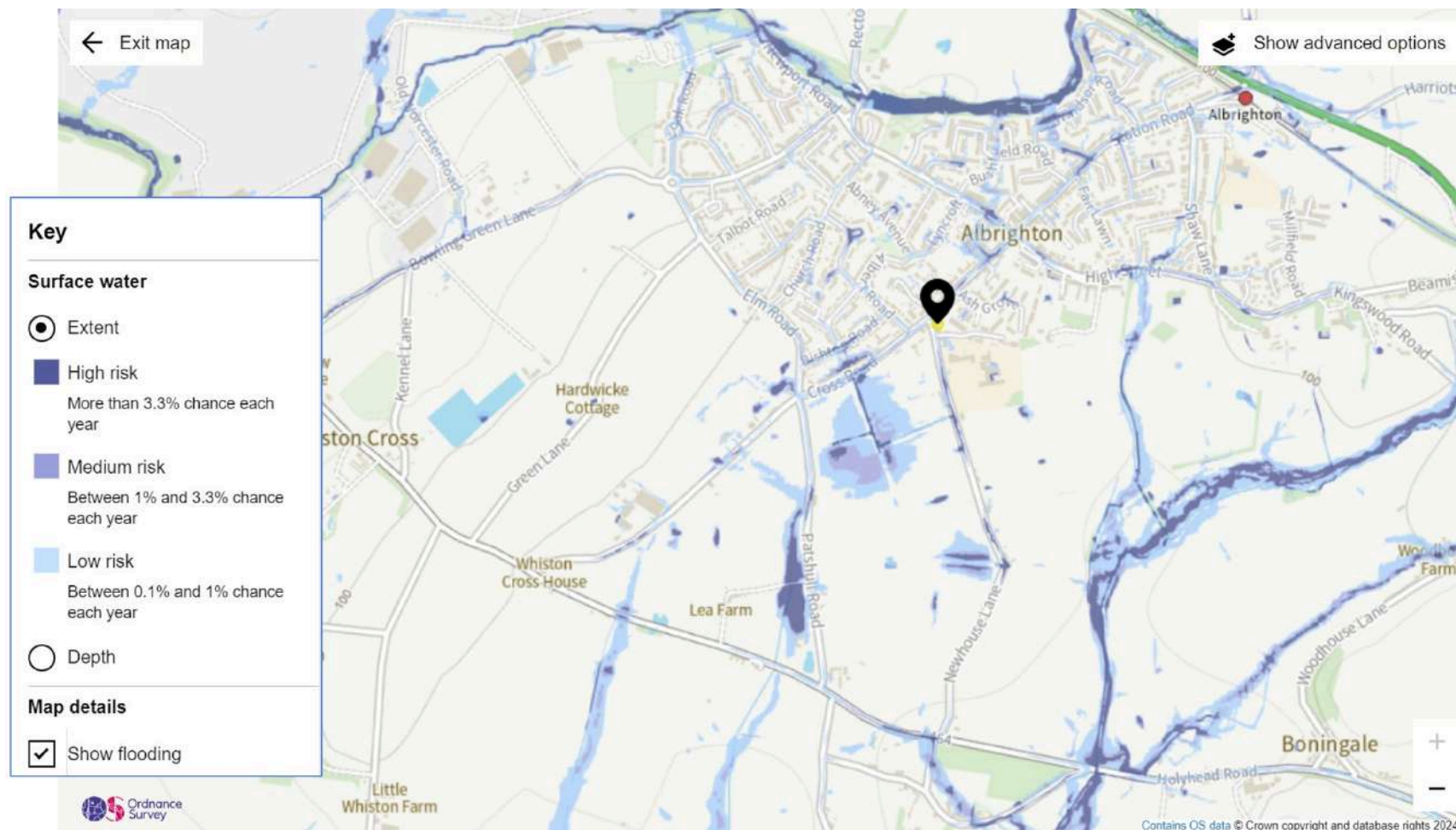
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OBJECTION TO 24/02108/OUT

Boningale Homes Albrighton South Planning Application



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Long Term Flooding Risk – Albrighton

SOURCE: <https://check-long-term-flood-risk.service.gov.uk/postcode>



- a) **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.

Refer to the above photos of flooding and drainage issues and the long term flood risk from [GOV.UK website](https://www.gov.uk) that affect the proposed development area.

- b) **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. Severn Trent Water have now submitted a Holding Objection to the application and need a comprehensive model of the impact of the proposals on the existing drainage infrastructure

We request that the results of this assessment are submitted onto the planning portal in order for residents to review and understand the implication of the proposals.

We also request that the costs of this additional modelling work and the costs of the drainage works to the village and the proposed development are quantified, included in the Applicants' viability assessment and published for review and comment on the planning portal before a decision is made.

- c) **Albrighton waste water works** have been undergoing improvement works and **Cosford Water Pumping station is at capacity.**

There were 25 sewage dumps in Albrighton Brook last year. Key infrastructure planning issues for Albrighton include the need for upgrades to the sewage treatment works and sewerage network, an assessment of local flood risk - SAMDev Preferred Options Draft February 2012

There is also an ongoing concern that the improvements by Barhale in c. 2018 have not resolved problems in the village.

The Applicant does not appear to have taken any of the wider infrastructure limitations into consideration in the siting of its proposed development. This should be taken into consideration and the application refused.

8. VIABILITY OF PROPOSALS

There are a number of features in the Applicants' proposals which we believe have not been properly assessed to demonstrate viability. The Applicant has not demonstrated a transparent business case for the proposals as a whole; or evidence of costs, income and resulting viability of specific items.

In addition to this, and in stark contrast to the Applicant's submission, our points below clearly highlight significant viability gaps in their proposals. Many of these items are central to the Very Special Circumstances arguments. These viability arguments should be taken into consideration by the Planning Authorities when determining this application.

a) **Care Home Viability.** There are a number of existing care homes in the local area and multiple consultees to the planning application have responded that there is already sufficient capacity in these care homes; which makes the proposed new care home unviable to build. No evidence has been provided by the Applicant to show that the Care home has received support from funders or operators.

- **Generic Assumptions.** The Applicants' proposals for a "modern Care Home facility" seem to be based on their generic assumption of need explained in their statement (Applicants' Planning Statement Document ref: 7.52); that "there is a national need for an increase in provision of accommodation specifically designed around the needs of older people". The Applicant has not provided any specific or local evidence to justify that there is any need in Albrighton.
- **Nearby Care Homes.** In contrast, the Applicants' proposals have received a consultation response from at least one nearby care home company, stating that there is sufficient care home capacity in the vicinity; that there is insufficient care home personnel and staff resources in the area.
- **No basis to proposals.** The Applicant has not demonstrated that there are commercial agreements in place to deliver, and fully staff, a care home and therefore the Consultee's responses need to be given suitable weight against the Applicants' generic statements.
- **Staff resource shortages.** In addition, Shropshire councillor, Tony Parsons, confirmed earlier this year there were up to 1,000 staff vacancies in the county, and he put forward a motion calling for more financial support. Debbie Price, the chief executive of the Coverage Care group of care homes in Shropshire confirmed "care providers are finding it difficult to recruit and retain staff with a 19% staff turnover rate".
<https://www.bbc.co.uk/news/uk-england-shropshire-68433119>
- **Size, scale and massing of the care home** is also not provided in the proposals, which is a key element. The Applicant should be able to advise the number of storeys and approximate footprint so this can be reviewed as part of the outline planning application. The location of the Care home is close to existing buildings and the size and scale is important in order to understand the impact on the surroundings.
- **Summary.** The proposed Care Home facility is unviable and the Applicant is again misleading and misrepresenting the benefits of their application as a whole; and this argument should not be considered a Very Special Circumstance.

b) **School Issues** The proposed development does not meet the needs for educational facilities. Whilst the proposed additional house numbers are high, the resulting low number of secondary age children make a new school non-viable. This will lead to under-utilised facilities and overburdening of existing Primary schools, negatively impacting the quality of education (NPPF, Chapter 8, Paragraph 94).

The size of schools differs across the country, however the latest data for 2022/23 shows that the average size of a secondary school in England accommodates 1,054 pupils.

Based on Department for Education's (DfE) national average pupil yields and 2022/23 average school sizes for England, the typical demand generated by new homes is equivalent to:

- one average sized primary school per 1,104 new homes
- one average sized secondary school per 8,107 new homes

Clearly with the proposals being for 800 new homes; this is insufficient to provide a need for a new secondary school; and it would therefore not receive support from the DfE as a Free School. The Applicant has not provided any evidence to the contrary and this element should therefore be discounted as being misleading and undeliverable.

Refer to this link:

<https://www.gov.uk/government/publications/new-homes-fact-sheet-5-new-homes-and-school-places/fact-sheet-5-new-homes-and-school-places#:~:text=Based%20on%20DfE's%20national%20average%20pupil%20yields%20and%202022%2F23.school%20per%208%2C107%20new%20homes>

The AVAG survey detailed in Grounds For Objection key topic 9 and the Appendices provides additional evidence to reinforce the above points.

- c) **Secondary School not required & not viable** - there is 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. The size of school proposed is also too small and therefore uneconomical.

The travel plan states that;

"Given the location of the proposed secondary school adjacent to the proposed settlement and existing settlement of Albrighton, it is anticipated that a large proportion of pupils at the secondary school would live locally."

This confirms that significant numbers of pupils will stop attending the existing school in Shifnal - Idsall school; which will make that school unviable.

This statement also confirms that the Applicants' assertion publicly that the proposal will help provide education facilities for Black Country need is not correct. In addition, South Staffordshire has a three tier (First, Middle and High) School system, which is not compatible with Shropshire two tier (Primary and Secondary) therefore the school would not sit well on the fringes of the village to be serviced by pupils in Albrighton or the neighbouring County villages.

Therefore, the proposed secondary school is not required and will worsen the education provision in the area.

This has been reinforced by the Planning Application objection submitted on the portal by Idsall School Headteacher Ms Michelle King on 22nd July 2024 which confirms that "an additional secondary school would be redundant".

- d) **Earthworks levels design to eastern side of site** raises significant concerns about viability and its impact of other issues which will detrimentally affect the village:

Drawings and reports submitted indicate that the ground levels to the east of the site need to be raised. This additional volume of fill material to be imported into the site will have a significant impact in various areas.

To assess the volumes of material required; and the associated impact on viability and other factors, a much more detailed computer 3D BIM earthworks cut-fill design model should be undertaken.

This will enable the impact on the following to be assessed:

- cost of volume of fill material on overall project viability calculation.
- number of road haulage movements of any imported earthworks and associated traffic impact during construction.

- impact on retained tree root protection zones to be reviewed to confirm whether raising ground levels around existing trees is practical or whether they need to be removed; and therefore, reduce biodiversity.
- how will any low spots formed by raising ground around existing trees, roads or hedges (which cannot be raised) be drained? This is especially concerning at the lowest part of the site in the south east; which will be especially prone to flooding

e) **Health services, GP and Pharmacy** are already massively pressurised and there is no guarantee that the 'Local Centre' will provide additional facilities to improve this. The AVAG survey detailed in Grounds For Objection key topic 9 and the Appendices indicates that there will be an additional c.1000 new adults, 798 new children and 80 care home residents in the village with these proposals. This will place significant additional stress and overload to health services in the village.

f) **Other services provided within the "Local Centre"** which includes a Supermarket and flexible workspace, have faced extensive criticism from a large number of local residents and businesses in their planning application consultation responses.

The Applicants' proposed commercial units, located remotely from the historic Albrighton High Street, will compete directly with existing businesses and make them unsustainable. This is evidenced by the huge numbers of official public objection comments to this effect.

By contrast, the Applicant has, without any evidence, concluded that their proposals will "ensure the ongoing vitality of Albrighton and provide amenities and facilities that complement the existing provision within the settlement".

This is clearly a direct contradiction and is unfounded, and is therefore not viable and should not be considered a valid Very Special Circumstance to justify release from Green Belt.

g) **Additional electricity network capacity.** The overwhelming size of the Applicants' proposals will require a significant upgrade in the electricity supply to the village of Albrighton and likely additional power lines, substations, network upgrade upline etc. Pressure will be put on the existing supplies to residents.

There is no evidence in the application that the cost of these electricity network upgrades has been investigated and estimates sought. The costs for this can therefore not have been factored into the overall viability calculation for the proposals. If it has then please can this be submitted for review?

This issue puts further significant doubt on the viability of these proposals.

h) **Additional drinking water network capacity.** Similar to the electricity supply issue; concerns have been raised about drinking water and water pipe network availability and capacity in the village. This has been highlighted in a number of consultation responses from Severn Trent Water and Albrighton Development Action Group.

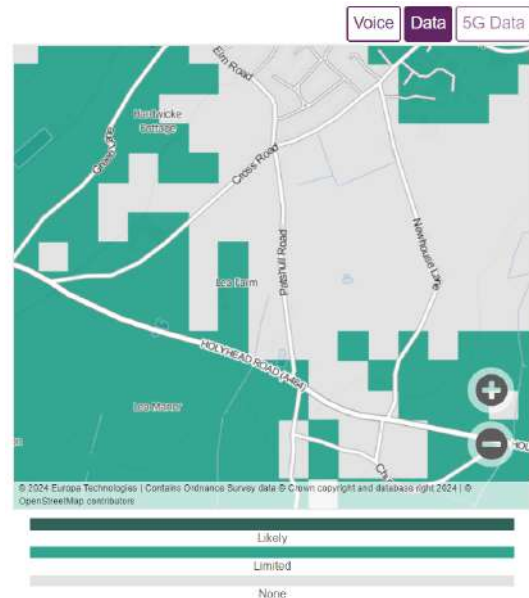
i) These concerns highlight that there has been no due diligence undertaken by the Applicant into the viability AND cost of these water network upgrades. Therefore, these costs cannot have been factored into the overall viability calculation for the proposals. If this has been undertaken then please can this be submitted for review?

This is another issue which puts overwhelming doubt over the viability of these proposals.

- j) **Additional telecommunications network and mobile phone network capacity.** Similar to other statutory services like drainage, electricity and water; the significant increase in the population of the village will require upgrades to the underground telecommunications cable infrastructure with Openreach and Virgin etc; as well as additional mobile phone network capacity.

The publicly available mobile phone network coverage maps show that the mobile availability is currently either "Limited" or "None" in the area of the proposals. Refer to image shown here from [View mobile availability - Ofcom Checker](#)

This indicates that there will be a significant cost to construct new mobile phone towers and upgrade the mobile phone network. There will also be planning implications with regards to these telecoms' masts. The cost of these upgrades does not appear to have been assessed and demonstrated in the planning application; therefore, this cannot have been factored into the overall viability calculation for the proposals. If this has been undertaken then please can this be submitted for review?



- k) **Planning Application Documentation Issues.** The responses of significant numbers of Statutory and Public Consultees have highlighted that the Applicant has not submitted all the required documents. There are also inconsistencies in the submitted documents. For example:

- No ecology surveys submitted
- No engagement with Severn Trent Water or modelling of impact on drainage network
- Shropshire Council Pre-application advice note was based on 600 houses and has seemingly been ignored even though the Applicant has now increased housing to 800
- Application initially submitted with no Green Belt assessment or Planning Statement
- Appendix A Transport Pre-App note references 600 houses not 800
- The submitted Biodiversity Net Gain (BNG) assessment provides only a baseline calculation, lacking the net change in biodiversity units.
- No consultation with the Environment Agency for Groundwater protection as potentially contaminating development (as defined in land contamination DoE industry profiles) located in Source Protection Zones.

This means that many Statutory Consultees have either requested for the application not to be determined yet or for it to be refused.

It is misleading for the Applicant to submit proposals for this substantial development without all the relevant information and reports etc - even for an Outline Planning Application with Reserved Matters. Residents do not have all the required information in order to assess the true impact of the proposals.

We again question the professionalism of the Applicant and its consultancy team. This in turn raises significant doubts over the Applicants' ability to successfully take the proposals from Outline through to Reserved Matters, Detailed Planning Submission and to deliver the proposals in line with any planning conditions that may eventually be imposed on it (if the application is ever granted planning permission). This is extremely concerning for the residents of Albrighton.



Ultimately, we respectfully request that the Planning Authorities take the deficiencies of the Applicants' public consultation and planning application submission failures into account when determining the application; and that the proposals are refused.

l) Response to the Learning and Skills Consultee Comments to this planning application:

The Consultee has provided calculations which are based purely on the numbers that the Applicant has put forward multiplied by standard DfE Yield Data.

It is important for the viability of the 'proposed' school to be factored into this assessment; which has not been done by the Consultee.

Other Consultees have made the point that the school is NOT VIABLE and therefore the consultee's comments are a theoretical exercise and would not in practice ever be delivered; and the calculated figures be discounted.

This should be taken into consideration by the planning authorities.

m) Unviable "Proposed Public Art Opportunities" and "Proposed informal play / trim trail opportunities". The Applicant appears to have scattered these "opportunities" across the drawings submitted. There are approximately 19 "public art opportunities" and 11 "informal play / trim trail opportunities" on the Illustrative Landscape Masterplan. In reality these are just marks on a drawing and empty spaces of land which would need to be funded by others to bring to life.

These "Opportunities" are not costed by the Applicant, not committed to, are wholly unviable and are another cynical attempt to mislead consultees and planning authorities.

Residents have commented that this sort of commitment is typical of what the Applicant promised but did not deliver on Millfields and it is one of the reasons why there is so much mistrust of the Applicant in Albrighton.



Proposed informal play/trim trail opportunity



Proposed public art opportunity

- variety of features responding to their surrounding context

9. COMMUNITY, COHESION AND GOODWILL

The proposed development has sparked an unprecedented level of concern from the public, resulting in significant upset and outcry from residents. While the residents are not opposed to growth and support the Local Plan developments, they strongly object to the inappropriate scale and location of this project. Public opinion on the proposed development is overwhelmingly negative, with the goodwill and lives of residents and the community cohesion being severely strained.

- a) **Goodwill** and lives of residents and the community are exhausted. The proposed development threatens to push the residents of Albrighton to their limits. The area has already significantly surpassed its housing guidelines, and this huge proposed addition of further dwellings would place an unviable burden on local infrastructure and amenities.

The scale and inappropriateness of this development are not in line with the sustainable growth goals of our community. This proposal risks exhausting community goodwill and severely impacting the quality of life for existing residents.

The limited social and economic benefits claimed by the Applicants' do not outweigh the substantial harm this development would cause. Furthermore, the plans fail to protect the heritage of the area, with insufficient information provided to ensure no harm will result. Therefore, we urge the council to ensure that they consider the preservation of the wellbeing and cohesion of our community when determining this planning application.

- b) **Unanimous Political Opposition** to the Applicants' proposals:

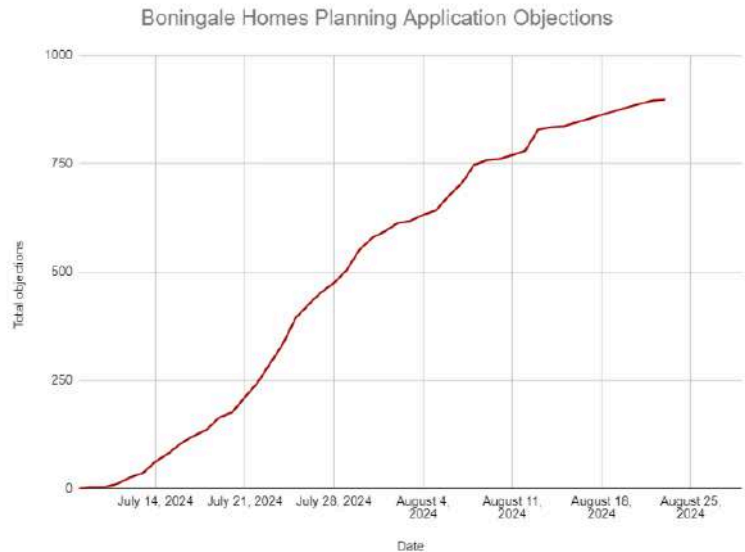
- **2024 General Election Campaign.** ALL candidates for The Wrekin constituency; including the Labour Party Candidate Roh Yakobi published statements of opposition to the Applicants' proposals. Refer to the press release in Appendix 3 dated Friday June 21st 2024.
- **Member of Parliament for The Wrekin Rt Hon Mark Pritchard** has also consistently and strongly voiced his opposition to the proposals, and arranged a Public Meeting on 16th May 2024:
 - c.250 people crammed into the Albrighton Red House for the meeting, with another 100 people standing outside in the pouring rain
 - In the words of two journalists who attended, they have never seen raw emotion and genuine upset like it
 - Further details of this are explained below in **h) Response to Applicants' Statement of Community Involvement** and full meeting minutes are included in Appendix 4A
- **Local Authority Cross-party Political Support.** In addition to the local MP's views, Shropshire Council have stated publicly that there is cross-party political support for the emerging Shropshire Local Plan; which has clearly rejected that the site (P36A & P36B) should be used for housing. Note that the Applicant has incorrectly contradicted this as explained in Grounds For Objection key topic area 2. Protection of Green Belt. This is clearly an attempt to mislead planning authorities
- **Shropshire County Councillor for Albrighton, Nigel Lumby** has extensively reviewed the Applicants' proposals and engaged with residents across the parish to understand the impact on the community and material considerations against it. As a result he has been strongly opposed to the planning application and has consistently represented residents views against the proposals.
- **Albrighton Parish Council** reviewed the application and voted unanimously to object to the proposals at a planning meeting held in public on July 24th 2024.



c) Overwhelming Public Opposition

to the proposals has been clearly demonstrated with over 900 objections submitted by residents and consultees steadily over the public consultation period - refer to the adjacent graph.

The impact on residents is an important consideration and the level of opposition should be taken into consideration by the planning authorities.



d) A petition of objection with 3,724 signatures, equivalent to over 83% of the village's electoral roll, has already been submitted to Shropshire Council by AVAG committee members and local MP

Mark Pritchard; and demonstrates the overwhelming public objection to the development

e) Physical and mental health of the community would be significantly reduced; with the destruction of green spaces surrounding our village, increase in traffic numbers and air pollution, fundamental change in the nature and character of the village. This issue has also been raised by many residents who have objected to the proposed planning application on the portal. It is a significant issue which should not be overlooked.

f) Affordable and Social Housing contribution is insufficient compared to the new NPPF proposed changes which would require Green Belt developments such as this to have a 50% contribution. If this was to be introduced then it would further reduce the viability of the proposals.

g) Local community groups in Albrighton have unanimously given their support to the campaign against the Applicants' proposals:

- AVAG has been actively supported by groups including the Albrighton Development Action Group, Albrighton & District Historical Society, Albrighton Flood Action Group, Albrighton Civic Society and the Cross Road Traffic Group.

- Albrighton Craft Group knitted this post box topper with the words **SAVE ALBRIGHTON** next to a



representation of the size of the proposals. Messages like these have been seen all around the village since the proposals were announced.

- h) **Extensive Media Coverage.** Since the proposals were announced at the end of February 2024, the press and media attention demonstrates the substantial public interest in these proposals and support for the AVAG campaign to stop them. Further web links are provided in Appendix 2.



A collection of Local and National Media coverage of the campaign against the Developers proposals

More details and webpage links in the Appendix

i) Response to Applicants' Statement of Community Involvement

This section reviews in detail the points included in the Applicants' Statement of Community Involvement; which contains extensive misrepresentations about the consultation and community involvement undertaken by Boningale Homes and their team.

Note that the reference numbers below mirror the references in the Applicants' document to assist with review and comparison:

3.4 Consultation leaflet. This section misrepresents the 'consultation' that Boningale Homes undertook and how it reached residents. The 'Consultation Leaflet' described was for the second event arranged by the Applicant on 28th March. The leaflet did not give any details of the first event on 5th March.

- Residents only found out about the 5th March event due to the widespread alarm created when a few residents found out - and then word of mouth spread quickly across the closely knit village community
- The Applicant states that the leaflet was distributed to approx. 878 households. Albrighton residents strongly refute the number of households who received the leaflet; especially those immediately adjacent to the proposed site
- A number of residents reported that they received a leaflet several days and in some cases a week after the event was held
- The date selected for the second event was the day before the Good Friday Bank Holiday and in the middle of the school Easter holidays when many families were away

In summary, it would appear the Applicant was trying to 'go under the radar' - opposite to what the Applicant is now trying to portray in their submission.

3.7 Social Media post. This section misrepresents the engagement undertaken by Boningale Homes. The Applicant is referencing 'vibrant and active' engagement and communication.

However, this is not what the Applicant undertook; this is what has taken place in the social media community of the residents of Albrighton. It is absolutely not what the Applicant undertook or what residents experienced.

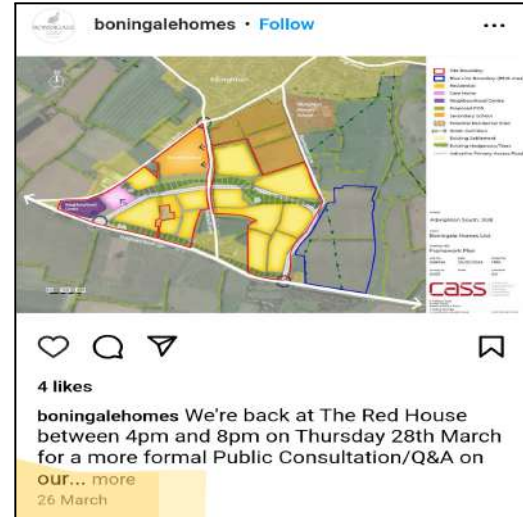
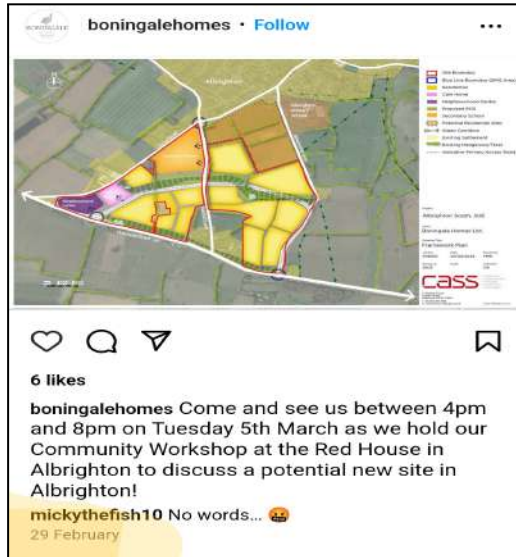
Notably the Applicant has also omitted to mention the Facebook group specifically set up to campaign against the proposals by Albrighton Village Action Group; with over 850 members who have generated 721 posts, 2,833 comments and 16,459 reactions in opposition to the Applicants' proposals since they were first announced - refer to graphs below.



In contrast, the Applicant refers to two social media posts that they have made.

The first social media post was issued by the Applicant on 29th February (Only FIVE days before their first event).

The second social media post was issued a month later on 26th March (again only TWO days before their second event).



One post just days before each of the two events are clearly not 'vibrant and active' communication on behalf of the Applicant.

3.10 Community Workshop. As stated above the Applicants' event on 5th March seemed by residents to have been purposely not publicised by the Applicant. No flyers were evidenced here and there was only one social media post 5 days before the event. The Applicant appears to have tried to 'go under the radar'.

3.12. Attendees. The Applicant has explained who they sent to the 'workshop' but they have not explained what sort of reaction the residents that attended gave them:

- There is no evidence provided by the Applicant to explain how many attended the event
- The Applicant appeared to be completely disorganised in how they arranged the event; only providing a few drawings on tables and not recording who attended
- There was a constant flow of negative reaction from residents who talked to the Applicants' representatives. Residents left with shock and horror on their faces, some of them laughing with bewilderment at what the Applicant proposed. Some people shouted in disgust at what they had heard

In reaction, residents started a petition outside the event with over 300 signing on the evening against the Applicant. Likely over 95% of residents attending the event signed the petition to oppose the proposals. This petition went on to be signed by over 3,700 people in opposition to the proposals and has been submitted to Shropshire Council in evidence of the level of objections to the Applicants' proposals.

It is also important to note: the Applicant and team presented the proposals as a 'fait accompli' and told residents that the proposals were '100% certain to get approval' and that they had "never lost a planning application".

3.13 Public Consultation. The opening words of this paragraph: "following the success of the first workshop" would appear disingenuous and wholly misleading - as explained above.



Note: This is not the first time that the Applicant misrepresented the first workshop. On 11th March the Applicant made a misleading statement to the BBC that there was a "mixed reaction" at [the] recent [5th March] public meeting. This was another attempt to mislead public opinion. In fact, the reaction by residents was overwhelmingly in opposition with over 1,000 already having signed the opposition petition. Screenshot below from BBC website.



Albrighton residents start petition to oppose 800 homes plan

© 11 March · 1 Comments



Dean Trowbridge, development manager with Bonington Homes, said there was a "housing need" in the county, with developers also in talks to provide a new doctor's surgery

By Caroline Gall
BBC News, West Midlands

Residents in a Shropshire village say they are **overwhelmingly** against plans for 800 homes on green belt land.

Developer Bonington Homes wants to build an estate on an area between Newhouse Lane, Holyhead Road and Cross Road in Albrighton, near Shifnal.

It said there was a **"mixed reaction"** at a recent public meeting, but residents said their petition in opposition to plans had more than **1,000 signatures**.

One councillor has described the project as a "green belt grab".

3.13 & 3.14 "Public Consultation". These sections only explain that an event took place on 28th March. They do not explain anything about the overwhelmingly negative and fractious response that the Applicant received from the community. Again, it is a misrepresentation from the Applicant to not mention this and misleads anyone reading their document.

ALBRIGHTON VILLAGE ACTION GROUP

OBJECTION TO 24/02108/OUT

Boningale Homes Albrighton South Planning Application



SCAN HERE FOR
ALBRIGHTONGREENBELT.CO.UK

After the Applicants' first 'consultation session' revealed the extent of the proposals on 5th March, many residents felt such abhorrence at the severe negative impact that it would have on the village. Those that were already aware of the proposals, and not away for the Bank holiday weekend, decided to simply abstain and protest at the second event on 28th March, outside in the pouring rain.

This peaceful protest outside of the Applicants' "Public Consultation" event on 28th March was publicised in the media with widespread opposition building.



Villagers to debate plans for 800 homes



More than 3,000 people have signed a petition opposing the development



Inside the consultation event, the Applicant and team again presented the proposals as a 'fait accompli' and told residents *that the proposals were 80% certain to get approval* (slightly diminished from the 100% certainty that they previously told residents). This continued the tone of arrogance from the previous session and was again inappropriate and designed to mislead / misrepresent residents.

When the Question-and-Answer session started, some residents sat in on this with a number of key members of Albrighton Village Action Group. The Applicant was heavily challenged on many areas including traffic, green belt, location and impact on the community.

Residents at the meeting confronted the Applicant and team about the tone of arrogance and how people were being talked to in a patronising way.

The Applicant was asked in the session if they would publish minutes of the Q&A session but this has not happened. The Applicant is still not sharing what actually happened in that meeting.

Residents in Albrighton have overwhelmingly commented that the Applicants' workshops :

- were a 'tick box' exercise carried out with minimal engagement
- were used by the Applicant as an opportunity to give the impression that their proposal would almost certainly be granted planning permission, and opposition was futile

The Applicants' Development Director, Dean Trowbridge told residents:

"...out of all of their live planning applications in Green Belt, including Bishops Wood, Codsall and Brewood, this application was the 'easiest' to get permission for!"

Again, Boningale Homes attempting to deter local residents from objecting.

3.14 Q&A. This section states that the "interactive session aimed to address queries comprehensively and foster a deeper understanding among attendees." The previous sections show that residents absolutely did not get the impression that the Applicant aimed to address queries comprehensively.

This still does not appear to have been picked up by the Applicant and the misrepresentation flowing throughout this Statement of Community Involvement reinforces how the Applicant has been arrogantly trying to hoodwink and mislead local residents.

3.11 & 3.16 Items Displayed. This section states that 'a number of plans and drawings were displayed' and 'consultation boards [were] utilised at the public exhibition'. This is false. The Applicants' team put out three A1 paper masterplan drawings on tables for people to look at. They did not arrange a presentation on the drop-down screen that is available in the room. Residents did not consider this to be an 'exhibition or display'. See photos below.





In summary, it would appear the Applicant was trying to 'go under the radar' - opposite to what the Applicant is now trying to portray in their submission.

3.20 Albrighton Village Action Group Consultation.

The Applicant has made false statements about what happened on 16th May 2024. This would appear arrogant and unprofessional and again seeks to misrepresent the true nature of their consultation with the local community. The information below allows Albrighton Village Action Group (AVAG) to strongly challenge the Applicants' version of these events.

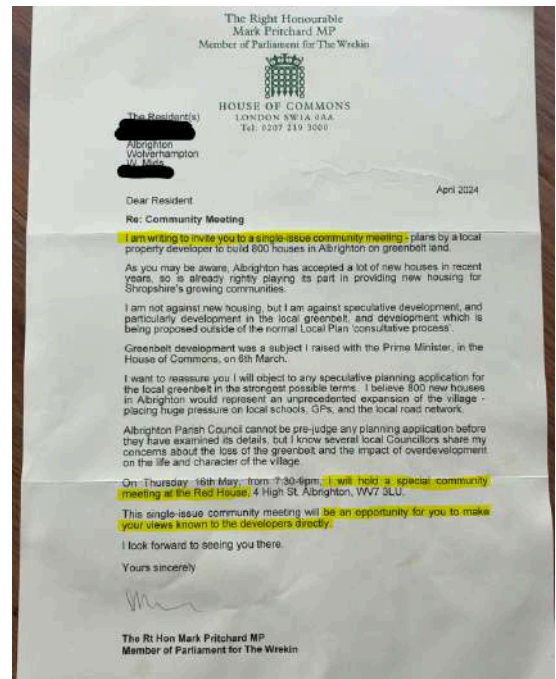
Their document states that AVAG organised a consultation meeting. However, the letter from the Rt Hon Member of Parliament Mark Pritchard, shown below, circulated to every household in Albrighton confirms that this was his Community Meeting; not an AVAG meeting. The Applicant was invited to speak at the meeting by Mark Pritchard.

The fact that the Member of Parliament considered the proposals so concerning that he arranged a public meeting demonstrates the extreme negative impact that the proposals will have on the community.

The Applicant has used the word 'Consultation' to describe the meeting. However, this is again a misrepresentation and it is important to understand that this was not a consultation.

Mark Pritchard's letter describes it as a 'single-issue community meeting' and an 'opportunity... to make your views known to the Applicants' direct'. This is what residents did and over 300 residents turned out to demonstrate overwhelming opposition to the Applicants' proposals.

The Red House building was full to the rafters, standing room only with people standing outside in the rain.

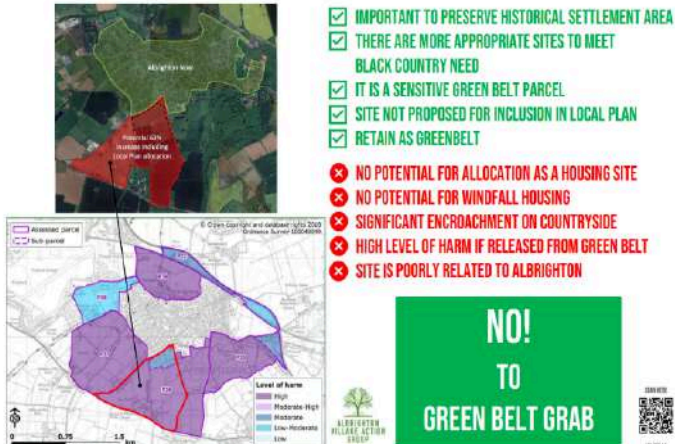




AVAG produced and brought over 10 x A1 sized display boards to put up around the meeting room to help explain the Shropshire Council Local Plan housing allocation and safeguarded sites in Albrighton to members of the public. Refer to Grounds For Objection 1. Emerging Shropshire Local Plan.

The display boards also explained details of what the Local Plan states about the Applicants' proposed site P36A & P36B; as shown below. The display boards are reproduced in full in Appendix 5.

WHAT DOES THE SHROPSHIRE LOCAL PLAN SAY ABOUT BONINGTON HOMES PROPOSED SITE?



BONINGTON HOMES OVERDEVELOPMENT PROPOSALS FOR ALBRIGHTON SOUTH



In addition to the display boards, AVAG also:

- displayed banners and placards
- set up a table for residents to sign the opposition petition
- took donations to the fundraising campaign to fund professional and legal advice against the proposals
- brought their own computer and projector to the room as one was not available inside by the Red House room
- erected a gazebo outside in case the room overflowed to protect attendees from the rain
- provided attendees with Post-it notes and pens to make comments which were stuck on the wall of the room; **these have been typed up and are shown in Appendix 4B**

For transparency, meeting minutes were published for review on the AVAG website <https://albrightongreenbelt.co.uk/> alongside photographs, the AVAG meeting presentation and the display boards - refer to screenshot adjacent. No comments were received by AVAG about the minutes.

The minutes are shown in full in Appendix 4A.

The Albrighton Village Action Group would like to **thank everyone** who came to the Public Meeting at the Red House on May 16th, 2024, which was arranged by the Rt. Hon Mark Pritchard, M.P.

We are sorry we couldn't get you all into the building on a rainy day. Speakers included ourselves, Shropshire Planning Councillor Nigel Lumby and George Thompson and Dean Trowbridge of Bonington Homes.

The latter two gentlemen informed us that they intend to submit their planning application at the end of May. However it was finally published on July 8th.

AVAG, Nigel Lumby and Mark Pritchard all spoke in **opposition** to the plans and gave many strong reasons why it was unacceptable and unachievable.

[DOWNLOAD THE MEETING PRESENTATION & MINUTES](#)

PUBLIC MEETING - PHOTO GALLERY (16TH MAY)





3.24 The Applicants' complaints of "personal attacks"

It was clear to AVAG that there were very emotive views in the village about the proposals, evidenced by numerous face to face conversations, facebook comments and general feeling in the village. As a community action group, and also at the request of Mark Pritchard, it was important that AVAG make these views known to the Applicants' in a direct manner at the public meeting.

Any comments made by AVAG simply reflect the passion and upset held by these residents. The Applicant cannot expect individuals who will suffer most from their proposals to approach this matter with the same dispassionate deference displayed by those whose interests are merely economic.

The Applicant was urged to reconcile the current Directors approach with the historical actions and promises made to the local community by previous generations of the Directors' family.

There was (and still is) a strong public feeling as outlined above that the Applicants' representatives have consistently appeared arrogant, often patronising and consistently misrepresented the views of the village.

Mark Pritchard made it clear in the meeting invite that it was an opportunity for residents to 'make their views' known to the Applicant.

AVAG received many comments after the meeting that its statements were delivered in a balanced way and demonstrated public opinion directly to the Applicant; and were very informative and productive.

No comments have been received that the statements made by AVAG were unacceptable or 'out of order'.

AVAG urged the Applicant in the meeting to withdraw their proposals and will continue to do so as it campaigns tirelessly to stop their overdevelopment Green Belt grab proposals.





3.27 The Applicant states that there was a 'refusal to allow Boningale Homes Ltd to use the projector'.

This comment would appear particularly petty, again another misrepresentation and seeks to cover up the Applicants' deficiencies.

This very well-known local community venue has very limited IT equipment so visitors and users are expected to supply their own equipment.

The Applicant did not make any presentations at their two previous events on 5th or 28th March in the same room. Indeed, they only brought three paper drawings to each of these meetings.

It is surprising that the Applicant, who is seeking to build a multi million pound housing development, is not able to bring standard equipment to a public meeting; and then seeks to blame a community resident group for its own failures. This highlights concerns about the Applicants' ability to deliver such a scheme successfully.



3.29 States that the "event provided valuable feedback that Boningale Homes Ltd will consider in refining their proposal". However, the Applicant has not demonstrated that they have listened to the residents' voices through their 'consultation' process.

In fact, the Applicant seems to have blindly focussed on the traffic route concerns raised; and then changed the design without wider consideration of public impact. This has resulted in the design being made worse for residents; including additional land taken east of New House Lane AND (shockingly for residents) the closure of THREE historic roads and the significant reduction in highway capacity and diversity of route choices for villagers in and out of the village. This will also affect residents from surrounding villages and hamlets that rely on routes through and around Albrighton for access to the wider transport network.

Again 3.29 is a misleading misrepresentation of what the Applicant has done.

5.2 Feedback. The statement explains that the Applicants' "consultation generated significant interest and feedback". This would appear disingenuous as the word 'interest' has positive connotations. In fact, there was a significant negative reaction to the Applicants' proposals. This should be reflected in the Conclusions.

5.4 Concerns. The Applicant states that 'efforts were made to address specific concerns raised by residents. Refer to the comment made above to item 3.29. The Applicant is again misrepresenting any 'efforts' that have been made. As above; the impact of the proposals on the community in the planning application is worse than what was initially revealed in March.

5.5 Engagement. This section states that the proposals demonstrate "meaningful engagement" and "reflect the needs and aspirations of the community". This is another gross misrepresentation of the community consultation process and the needs and aspirations of the community and is blatantly false.

This final paragraph underlines their strategy to falsely claim that they have done things that they have not; to ignore the overwhelming opposition in the community, and to sugar coat the work that they have done.

AVAG received no direct communications from the Applicant to engage with the community group before the planning application was submitted. In fact; the first communication received was an email from the Applicant's Development Director Dean Trowbridge on 13th August 2024 (over 10 weeks after the application was submitted) suggesting a **"round table meeting"** which he subsequently explained **"would be worthwhile... as once the permission is granted it is incredibly difficult to then go back and amend the application"**. This is



another untrustworthy and cynical attempt to undermine the planning authorities and circumvent due process.

Summary: The lack of transparency and truth within the Statement of Community Involvement and their behaviour generally is extremely concerning to Albrighton and Boningale residents and reflects very badly on the Applicant, its Directors and partners who put together this proposal.

Over 3,700 residents signed the petition of opposition and at the time of writing, over 900 residents have used the official planning application portal to respond and object to the proposals.

The Applicants' proposals and planning application to Shropshire Council has been called out by the residents of Albrighton from the very start as being an unnecessary, inappropriate overdevelopment which will destroy the character of the village. Anyone reading the Statement of Community Involvement would have no idea about this and we therefore ask the planning officer to take this into account in the decision-making process.

9.1 AVAG RESIDENTS SURVEYS, RESULTS & CONCLUSIONS

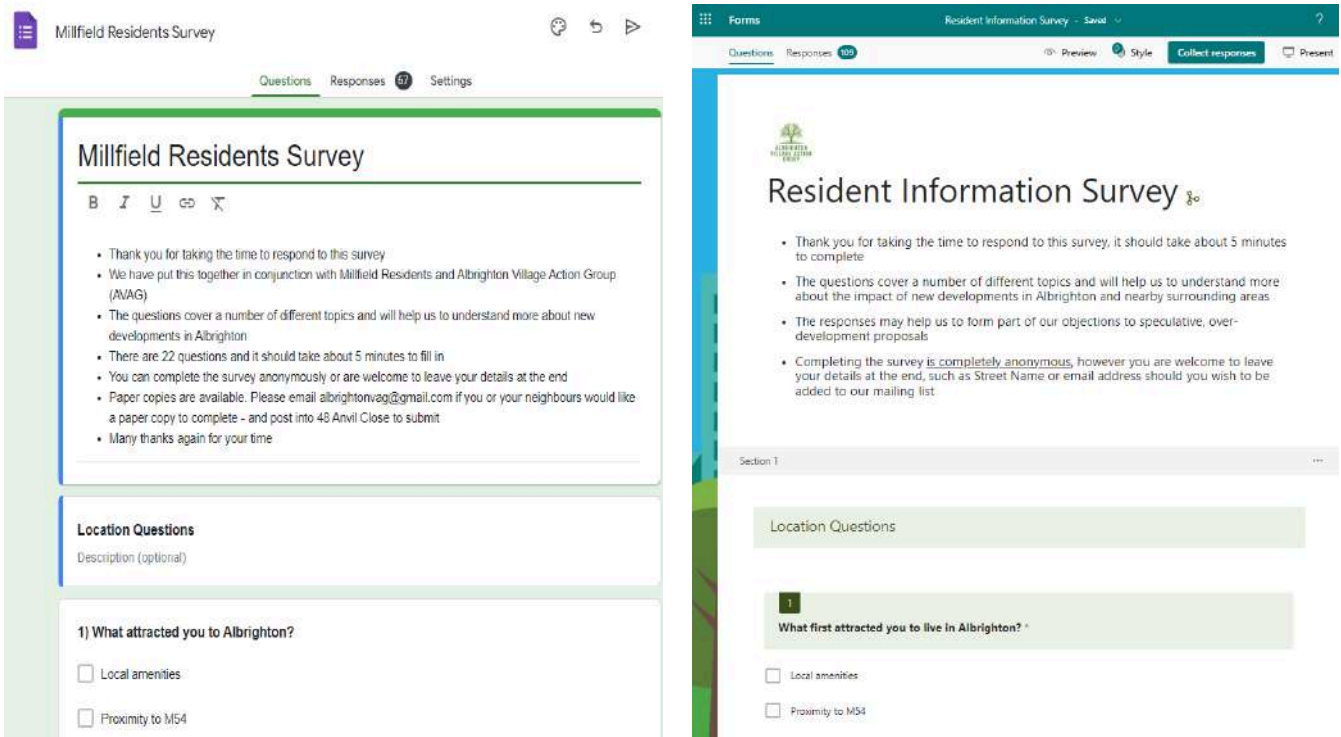
Background and Introduction. AVAG conducted two separate surveys prior to the Applicants' planning application submission to gather data on demographics, behaviours and experiences of residents.

The first survey #1 was conducted and distributed to all residents in the Applicants' Boningale Homes recently built Millfields estate, in the east of Albrighton. This survey asked a number of questions, for example; number of years living in the village, work location, number of cars per household, commuting activity, children per household and reasons for living in Albrighton.

In addition, the first survey included questions related to the residents' experiences of their new-build house and feedback on the Applicant, Boningale Homes as a housing developer. The results, including the questions asked, are shown below in Table 1.

The second survey #2 was conducted and distributed more widely to Albrighton and Boningale residents via social media, posters, the AVAG website and mailing list. This survey asked very similar questions to the first survey but did not ask questions related to the Boningale Homes new-builds at Millfields.

For the purposes of this review of the surveys, residents completing survey #1 are named "Millfield Residents" and residents completing survey #2 are named "Non-Millfield Residents/Long-Standing". Thus providing a balanced viewpoint across the village, more meaningful results and reliable conclusions.



The image displays two screenshots of online survey forms. The left screenshot shows the 'Millfield Residents Survey' form, which includes a title, a list of bullet points explaining the survey's purpose and confidentiality, and a section titled 'Location Questions' with a question '1) What attracted you to Albrighton?' and two radio button options: 'Local amenities' and 'Proximity to M54'. The right screenshot shows the 'Resident Information Survey' form, which also includes a title, a list of bullet points explaining the survey's purpose and confidentiality, and a section titled 'Location Questions' with a question 'What first attracted you to live in Albrighton?' and two radio button options: 'Local amenities' and 'Proximity to M54'.

Results. The key data from the surveys of Millfields Residents (Survey #1) and Non-Millfield Residents/Long-Standing (Survey #2) are shown in Table 1.

A complete set of responses and data surveys #1 and #2 is provided in graphical format in Appendix 1A and 1B.

Characteristic Surveyed:		Millfields Residents Survey #1	Non-Millfields Residents/Long-Standing Survey #2
Demographic	Number of responses	67	109
	Adults	85 (1.27 per house)	134 (1.23 per house)
	Working aged:	74 (87%)	101 (75%)
	Work outside Albrighton	73% (54)	69% (70)
	Work from home	27% (20)	31% (31)
	Retired	13%	30%
Reasons attracted to Albrighton	Surrounding countryside	83.6%	73%
	Village/rural life	80.6%	59%
	Proximity to M54	35.8%	20%
Where lived before coming to Albrighton	Albrighton / Cosford / Shropshire	25%	32%
	Telford	6%	4%
	Black Country / Wolverhampton	42%	26%
	Birmingham or Other	27%	39%
Average number of cars per household		1.55	1.8
Main mode of transport for commuting/social (each adult in household could answer)	Car	94%	90.0%
	Train	9.8%	4.58%
	Bus	2%	0.0%
	Cycling	2%	0.91%
	Walking	7%	3.67%
Route most frequently taken	North through village to M54	Not asked	48.6%
	West A464 towards Shifnal		16%
	East Kingswood Road to A41		14%
	South A464 towards Wolverhampton		13%
	Other routes – Burnhill Green Rd / Rectory Rd		8.26%
Number of houses with dependents		59.4% 39 households 66 total children Average 1.69 per household	44% 48 households 79 total dependents Average 1.65 per household
Of which School age	Baby & Nursery	30.3%	11.4%
	Primary	48.5%	35.4%
	Secondary	10.6%	16.5%
	University/college	4.5%	12.7%
	Adult child living at home	6.1%	24%

Table 1: Survey #1 and #2 with key questions and response data.

Differences between the survey findings. The two surveys demonstrate important differences in demographics and behaviours between Millfield Residents of the village (Survey#1) and Non-Millfield Residents/Long-Standing (Survey #2). These are explained further below.

Interpretation and Conclusions. In order to provide a useful interpretation and draw meaningful conclusions from the results, we have used the key data provided by the Applicant e.g. 800 houses; together with the percentages in Table 1, to extrapolate the data and give an objective indication of the impact of the proposed development.

Complete survey results are shown in the Appendix 1A and 1B.

Where the two surveys have different results due to Survey#2 being of longstanding village residents, and Survey#1 being of recent residents of the new-build Millfield development, similar to the Applicants' current application, then this is highlighted below.

Question: Reasons attracted to Albrighton?

Rural Character & Village Life: The surveys clearly show that the rural character of Albrighton is a key reason why residents live in the village. Surrounding countryside is given as a reason by 84% of Millfield residents (73% of long-standing residents); and Village / Rural Life by 81% Millfield (59% long-standing). The proposals will remove both of these characteristics from the village and will therefore severely damage both the desirability of the development and the character of the existing conurbation.

Proximity to M54: Another key factor is that 36% of new residents to the recent Millfields development moved there because the M54 was easy to access. The Applicants' proposals are positioned remote to the M54 and residents would need to drive either through Shifnal or through the narrow historic lanes; which would significantly increase traffic levels and reduce road safety.

This demonstrates that the proposals are fundamentally inappropriate; the location and travel route will be problematic and not attractive to new residents, it will create significant travel and safety issues for all residents in Albrighton, Boningale and the neighbouring hamlets that use Albrighton or travel through en route to other areas. For example Burnell Green, Beckbury, Badger, Ryton.

The Applicants' proposals give no consideration to the impact on local businesses and farmers who use these routes on a regular basis, in particular HL Smith and David Austin Roses, both of which travel through Albrightons' historic lanes.

Question: Typical demographic?

Our surveys show that the type of person that moves into the new-build Millfield estate in Albrighton are predominantly working couples with very young families, the majority work outside of Albrighton having on average 1.55 cars per household and use a car as the main mode of transportation to commute to work and for leisure.

Question: Children of school age and impact of additional numbers on schools?

The survey data indicates that residents of the newbuild development have a younger aged population than long standing residents. The data indicates that with the additional 800 new-build houses as per the Applicant's proposals there would be the numbers and quantities as shown in table 3 below:

Children – to extrapolate to 800 houses (800 x 0.44) = 352 houses with children	
Child yield 1.65 per house = additional 580 dependents in proposed development	
Of which baby/nursery	= 66 (11.4%)
Of which primary school age	= 205 (35.4%)
Of which secondary age	= 95 (16.5%)
Of which further education	= 73 (12.7%)
Of which adult dependent living at home	= 139 (24%)

Table 2: Results of Albrighton Long-Standing Residents Survey #2 - Extrapolation and Analysis

Children – to extrapolate to 800 houses (800 x 0.59) = 472 houses with children	
Child yield 1.69 per house = additional 798 dependents in proposed development	
Of which baby/nursery	= 242 (30.3%)
Of which primary school age	= 387 (48.5%)
Of which secondary age	= 85 (10.6%)
Of which further education	= 36 (4.5%)
Of which adult dependent living at home	= 48 (6.1%)

Table 3: Results of Millfields Residents Survey #1 - “New-build” Extrapolation and Analysis

The key findings as detailed in Table 2 & 3 are that there would be 38% more children in New Build households as proposed by the Applicant (total 798) compared to Long-Standing households (total c.580). This would lead to the number of early years and primary age children in Albrighton new-builds being significantly higher than the Governments’ standard pupil yield calculation shown in the link below:

<https://www.gov.uk/government/publications/new-homes-fact-sheet-5-new-homes-and-school-places/fact-sheet-5-new-homes-and-school-places#:~:text=Based%20on%20DfE's%20national%20average%20pupil%20yields%20and%202022%2F23.school%20per%208%2C107%20new%20homes>

This data could be due to the large number of 3-4 bed houses in new developments attracting larger families.

Impact on schools: These findings indicate that the Applicants’ proposals would lead to a significant number of additional primary age children. The local primary schools in Albrighton would be unable to accommodate these numbers, and in addition there is insufficient nursery provision in the immediate area to accommodate the babies/nursery age. This is especially pertinent as the government is due to expand the funded nursery places for over 9 months old from September 2024.

These issues are discussed further in the section Grounds for Objection 8. Viability.

Question: Demographics - Impact of additional adult numbers on traffic, train and amenity provision?

Taking the average number of adults per household from the two surveys, a figure of 1.25 adults per household, and extrapolating with the Applicants’ proposal of 800 houses this will give approximately 1000 new adults in addition to the 798 new children. Adding these figures gives a total increase in the population of Albrighton by almost 1800. This will have significant impacts on the capacity of local amenities and services.

Significant impact on traffic: 27% of adults in Albrighton's new-build houses work from home (equivalent to 300 new adults). Therefore 74% would drive to work; which will lead to 730 vehicles driving in and out to work each day; or nearly 1,500 additional daily vehicle movements for work alone. This increase in traffic is exacerbated by the location of the development (refer to M54 issue above); and will have a significant impact on traffic volumes and reduction in road safety.

Potentially traffic numbers may be even higher if the % of households who commute is used: 90% of households from 800 houses would commute (average 1.8 / 1.55 cars per house) = 1440 or 1240 cars on the existing highways/lanes; or between 2,480 and 2,880 additional daily vehicle movements.

Implications for train use: For new build households (which may have more than one adult), 94% use a car as main mode of transport in Albrighton, 9.8% also regularly use the train, slightly higher for Millfields than the rest of Albrighton - potentially due to its location to the station.

However, the location of the proposed development is up to 1.5 miles (2.4km) walk from Albrighton railway station. The maximum walking distance widely adopted in the highways industry is 800m which is substantially less than the proposals require, see link below for data "How far do people walk";

https://rapleys.com/wp-content/uploads/2020/10/CD3.38-WYG_how-far-do-people-walk.pdf

Therefore, it is highly unlikely that new residents will be attracted to the development to use the train. This is supported by the Applicants' proposals for a shuttle bus / park and ride (however unviable that may be).

Summary. The results and conclusions of the two surveys clearly reinforce the overwhelming objections to this application which have been submitted by over 900 residents and consultees.

In summary it is evident from the survey data that there will be severe negative impacts on Albrighton and Boningale, with detrimental impacts on all areas of people's lives should the Applicants' proposal be accepted.

Limitations of survey data - the conclusions have been drawn from the percentage data from the survey responses. Not every household submitted a response, and there is no way of knowing which demographic was more likely to reply to the survey, however there is consistency generally, showing that the responses reflect the average Albrighton resident.

Full details of the survey are shown in Appendices 1A & 1B



CONCLUSION

This Statement of Objection has been produced by a residents community action group formed due to the overwhelmingly negative reaction to the Applicants' proposals in Albrighton and Boningale.

This document, supported with extensive detail and evidence, has been gathered through residents with decades of knowledge about Albrighton and Boningale. The detail and evidence gathered has been further supplemented with input from other local resident groups, national groups and professionals from many relevant disciplines.

It is clear to see that there is overwhelming objection to this planning application from the community that will have to live with the consequences of such a huge overdevelopment that would have an ever-lasting impact on their lives and that of future generations.

This community has shown that it supports well planned and managed development of the village with over 770 new houses already in the Local plan. The location and scale of the Applicants' proposal is just not right and this has been reflected by the huge level of objection from the community with over 3700 local residents signing a petition objecting to the proposals along with over 900 objections recorded so far on the planning portal.

It is hoped that this objection document from the residents formed action group adds significant weight and consideration for the planning authorities as they consider this speculative planning application.

APPENDIX 1A:

MILLFIELDS RESIDENT SURVEY RESULTS

May 2024 - Survey Results (survey#1)

Please note that a selection of the additional comments received from Millfields residents are included in this Appendix 1A.

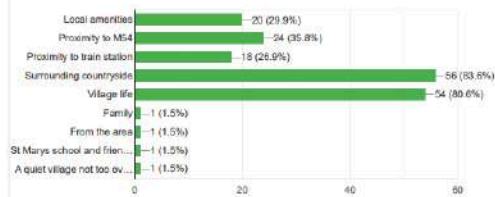
Millfield Residents Survey

67 responses

Location Questions

1) What attracted you to Albrighton?

67 responses



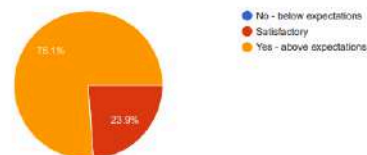
2) What attracted you to the Millfields development?

67 responses



3) Are you happy with the location?

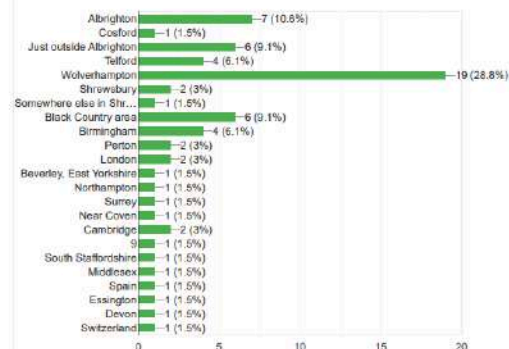
67 responses



4) Where did you live before you moved to Millfield?

(If there is more than one adult in the household please give more than one answer)

66 responses

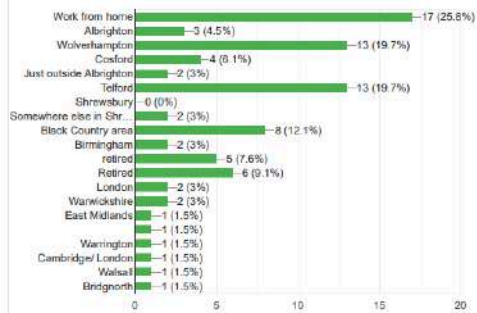




5) Where do you work?

(If there is more than one adult in the household please give more than one answer)

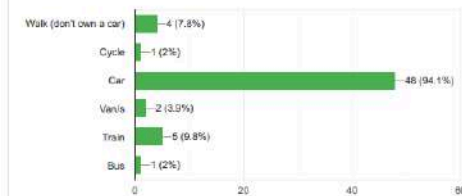
65 responses



5a) What mode of transport do you use?

(Please answer for all types of transport used by the household)

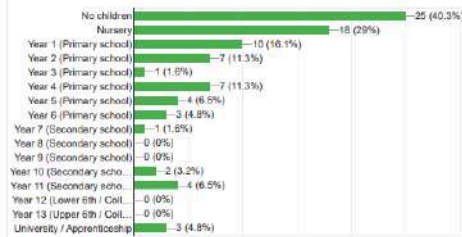
51 responses



7) If you have children, which year are they in?

(Please answer for all children)

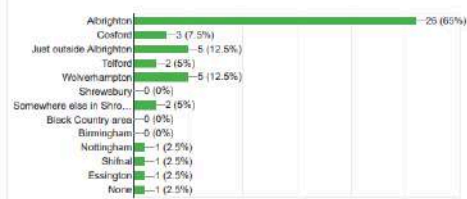
62 responses



8) If you have children; where do they go to school / nursery / college / university?

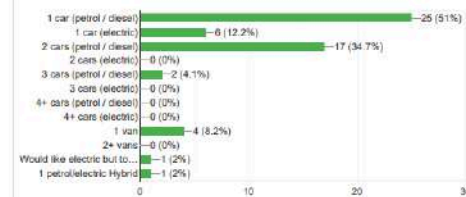
(If there is more than one child in the household please give more than one answer)

40 responses



5b) How many vehicles does your household own?

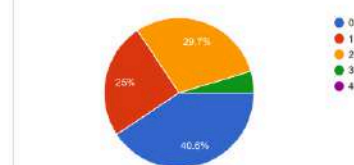
49 responses



Family Questions

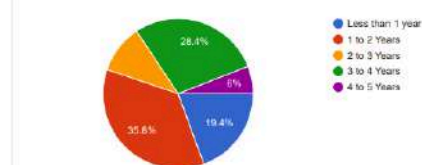
6) How many children do you have?

64 responses



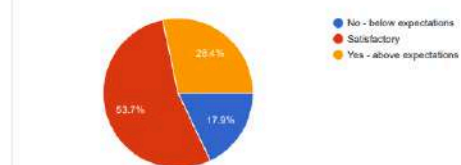
9) How long have you lived in your house?

67 responses



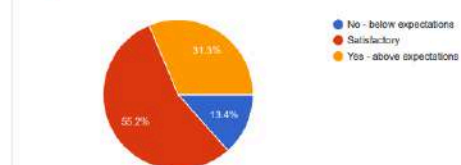
10) Has the Millfield's development met your expectations?

67 responses



11) Are you happy with your house?

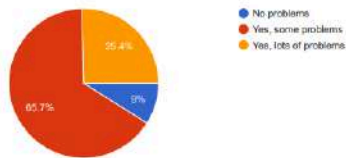
67 responses





12) Have you experienced any problems since moving into your home at the Millfields development?

67 responses



13) If you have experienced problems, what sort of problems were they?

61 responses



14) Have you notified Boningle Homes of your issues?

61 responses



17) Would you like to add any additional comments?

42 responses

Paper copy transfered

paper copy

We had a list of over 100 items we had issues with. It took 2 years to go through 60% of the issues. 30% we gave up on. 10% still pending. Once Boningle give you the keys, their focus is on selling more houses, customer service is at the bottom of their list.

We are incredibly happy with our home, the location and the village.

I am not happy with this questionnaire. It is incredibly biased towards the objectives of the action group.

They seem very disorganised, the road is atrocious with pot holes everywhere. Been here x2 years & have only just had the footpaths finished, but in some areas have been dug up again! There doesn't seem to be any care taken or respect for the residents here as they have now moved onto phase x3, using the main road in & out for building delivery vehicles & machinery. Health & safety for residents does not appear to be taken into account.

After customer care has been disappointing

I am happy with my house and experience but I thought the Millfields estate was going to be a small estate. The subsequent plans of future building have changed my views, especially with no plans for another route in and out of the estate. I bought my property because I wanted to move to a village with protected green belt land and a village feel. I will be looking to move out of Albrighton in the next few years if more developments are planned. I have previously recommended Boningle Homes to friends and family but because of their plans for overdevelopment, I would not now.

Finally we are getting support, however it is slow and the aftercare service has been very poor.

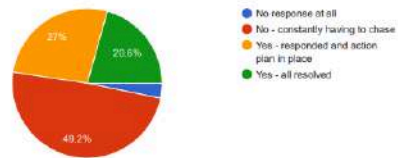
Boningle promise the world deliver very little

Developer is more focused on selling houses than fixing issues with sold houses. Had to chase months on end to get fixes complete and even then we gave up on some items.

Drainage is a major problem in many houses. Developers poorly planned garden drainage.

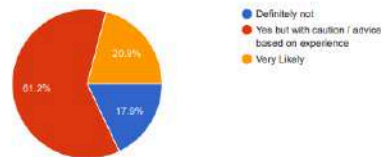
15) Have Boningle Homes responded with an appropriate action plan and a time frame to resolve your issues?

63 responses



16) How likely are you to recommend Boningle Homes to your friends / family?

67 responses



Other Questions

We didnt buy direct from Boningle, we bought from the 1st owner of the property, they didnt get all issues resolved and Boningle have just refused to deal with us as we didnt buy from them and the house is past the 2 year legal requirement so they have told us to stop contacting them.

No

Whilst the issues raised were resolved I haven't raised issue of garden flooding/poor drainage/poor quality 'top soil' making any work to the garden very challenging

Response is slow have to chase. Quality of fittings is poor. Not enough top soil in garden grass is dying. Toilets don't flush properly and block.

PapPaper copy transfereder copy transferred

most issues resolved, some I had to let got (Paper copy transferred)

Very against plan to build 800 more houses

18) If you would like to share any photos of issues etc to help explain them better, please email them to albrightonvag@gmail.com

APPENDIX 1B:

NON-MILLFIELDS/LONG-STANDING RESIDENT SURVEY RESULTS

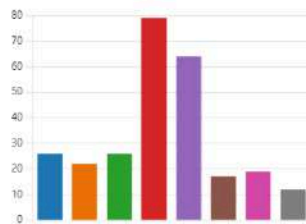
Albrighton Resident Information Survey June-July 2024 - Full Survey Results (survey#2)

Resident Information Survey

109 Responses 04:51 Average time to complete Active Status

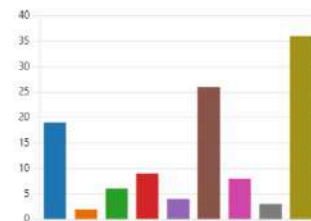
1. What first attracted you to live in Albrighton?

Local amenities	26
Proximity to M54	22
Proximity to train station	26
Village/Rural life	79
Surrounding Countryside	64
Local schools	17
Lived here since childhood	19
Other	12



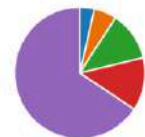
2. Where did you live before you moved to where you live now?

Albrighton	19
Cosford	2
Just outside Albrighton	6
Somewhere else in Shropshire	9
Telford	4
Wolverhampton	26
Birmingham	8
Black Country area	3
Other	36



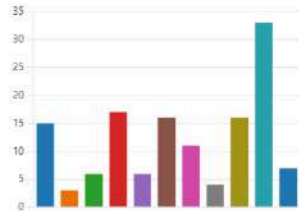
3. How long have you lived in Albrighton?

Less than 1 year	4
1 to 2 years	6
3 to 4 years	13
5 to 6 years	14
Other	71



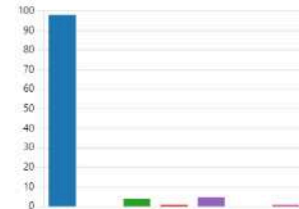
4. Where is your main place of work?

Albrighton	15
Cosford	3
Just outside Albrighton	6
Telford	17
Somewhere else in Shropshire	6
Wolverhampton	16
Birmingham	11
Black Country	4
Work from home	16
Retired or not currently in empl.	33
Other	7



5. What is the main mode of transport for leisure, and/or commuting to work, in your household?

Car	98
Taxi	0
Walking	4
Cycling	1
Train	5
Bus	0
N/A	1



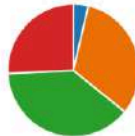
6. What route do you use most frequently from Albrighton or the surrounding areas to travel and / or commute to work?

North - to M54	53
East - Kingswood Rd / A41	15
South - A464 towards Wolverha...	14
West - A464 towards Shifnal	18
Other	10



7. How many vehicles does your household own?

0	4
1	35
2	42
3+	28



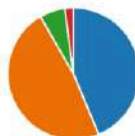
8. Do you currently have children living at home?

Yes	48
No	61



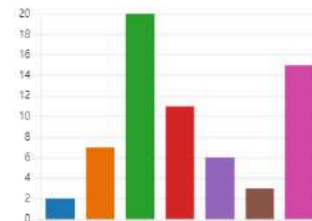
9. How many children live in your household?

1	21
2	23
3	3
4+	1

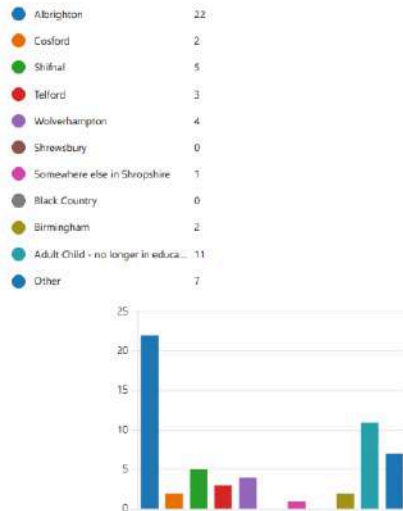


10. Which school year/s are your child/ren in?

Baby - not yet in childcare setting	2
Nursery	7
Primary School	20
Secondary School	11
Sixth Form / College	6
University / Apprenticeship	3
Adult Child - No longer in educ...	15



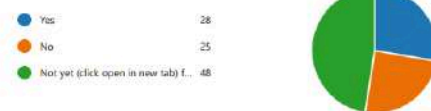
11. Where do your child/ren go to Nursery / School / College / University?



13. Do you intend on submitting an objection to the Bonington Homes planning application (800+ houses)?



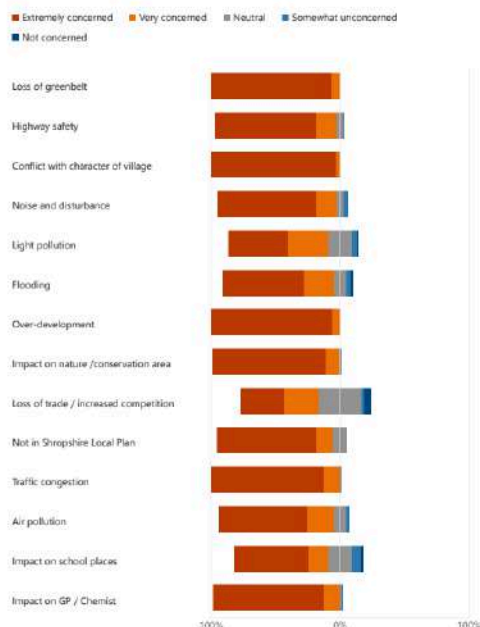
14. Have you registered on the Shropshire Planning Portal so that you can object when the Planning Application is 'live'?



12. Are you worried / concerned about the new development 'Albrighton South'?



15. Please find below a list of common reasons to object to a planning application; regarding the Bonington Homes proposal please indicate how concerned you are for each reason, you must select an option on each row



16. Please give a brief description of the reasons for your objection to this new development if not listed above

44 Responses Latest Responses

23 respondents (52%) answered village for this question:

village overcrowded village status nature of our village needs in the village Albrighton has been a village village feel green belt housing traffic village life village atmosphere village is likely character of village development needs comm infrastructure

17. Have you donated to the AVAG campaign against the development?

(we are still a long way off our target of £20,000, this is key to help us fight the proposal)





ALBRIGHTON VILLAGE ACTION GROUP

OBJECTION TO 24/02108/OUT

Boningale Homes Albrighton South Planning Application



SCAN HERE FOR
ALBRIGHTONGREENBELT.CO.UK

18. Any other comments you would like to add? (including email address to be added to our mailing list)

Please keep an eye out on:

- Website <https://albrightongreenbelt.co.uk/>
- Facebook Page
- Upcoming flyers for details of drop-in-sessions around the village;

We shall give regular updates on the progression of the planning application, (not yet live on the planning portal) and how you can help!

21

Responses

Latest Responses:

2 respondents (10%) answered **Charlie Test** for this question.

homes contradictory
plan and developers open spaces deve
development Helen Masters **Charlie Test** village
proposal local communities local plan sustainable village
Millfields Cross Road great job fight so hard



APPENDIX 2: LOCAL & NATIONAL MEDIA WEBLINKS

[HTTPS://CONSTRUCTION-UPDATE.CO.UK/2024/05/03/LATEST-NEWS-FROM-ALBRIGHTON-VILLAGE-ACTION-GROUP-2/](https://construction-update.co.uk/2024/05/03/latest-news-from-albrighton-village-action-group-2/)

[HTTPS://WWW.SHROPSHIRELIVE.COM/NEWS/2024/07/22/ALBRIGHTON-VILLAGE-ACTION-GROUP-HANDS-IN-3700-STRONG-BONINGTON-HOMES-PETITION/](https://www.shropshirelive.com/news/2024/07/22/albrighton-village-action-group-hands-in-3700-strong-bonington-homes-petition/)

[HTTPS://WWW.SHROPSHIRELIVE.COM/NEWS/2024/06/22/ALBRIGHTON-VILLAGE-ACTION-GROUP-RECEIVES-UNANIMOUS-CROSS-PARTY-POLITICAL-SUPPORT/](https://www.shropshirelive.com/news/2024/06/22/albrighton-village-action-group-receives-unanimous-cross-party-political-support/)

[HTTPS://WWW.BBC.CO.UK/NEWS/ARTICLES/C6P2G2RDNP3O](https://www.bbc.co.uk/news/articles/c6p2g2rdnp3o)

[HTTPS://BUSINESSMONDAYS.CO.UK/ALBRIGHTON-VILLAGE-ACTION-GROUP-LAUNCHES-TO-FIGHT-BONINGTON-HOMES-GREEN-BELT-GRAB/](https://businessmondays.co.uk/albrighton-village-action-group-launches-to-fight-bonington-homes-green-belt-grab/)

[HTTPS://BDCMAGAZINE.COM/2024/07/OBJECTIONS-NEAR-200-AS-ALBRIGHTON-VILLAGE-ACTION-GROUP-HANDS-IN-3700-STRONG-BONINGTON-HOMES-PETITION/](https://bdcmagazine.com/2024/07/objections-near-200-as-albrighton-village-action-group-hands-in-3700-strong-bonington-homes-petition/)

[HTTPS://WWW.SHROPSHIRESTAR.COM/NEWS/LOCAL-HUBS/TELFORD/ALBRIGHTON-AND-COSFORD/2024/05/17/HUNDREDS-OF-RESIDENTS-GATHER-AT-MEETING-TO-VOICE-OPPOSITION-ON-PLANNED-800-HOME-DEVELOPMENT/](https://www.shropshirestar.com/news/local-hubs/telford/albrighton-and-cosford/2024/05/17/hundreds-of-residents-gather-at-meeting-to-voice-opposition-on-planned-800-home-development/)

[HTTPS://ENGINEERING-UPDATE.CO.UK/2024/06/21/ALBRIGHTON-VILLAGE-ACTION-GROUP-RECEIVES-UNANIMOUS-CROSS-PARTY-POLITICAL-SUPPORT-IN-BONINGTON-HOMES-FIGHT/](https://engineering-update.co.uk/2024/06/21/albrighton-village-action-group-receives-unanimous-cross-party-political-support-in-bonington-homes-fight/)

[HTTPS://WWW.INSIDERMEDIA.COM/NEWS/MIDLANDS/PARISH-COUNCIL-OBJECTS-TO-MAJOR-GREEN-BELT-HOUSING-PROPOSALS](https://www.insidermedia.com/news/midlands/parish-council-objects-to-major-green-belt-housing-proposals)

[HTTPS://WWW.SHROPSHIRESTAR.COM/NEWS/LOCAL-HUBS/TELFORD/ALBRIGHTON-AND-COSFORD/2024/07/30/IT-WILL-HAVE-A-DETRIMONAL-IMPACT-ON-OUR-COMMUNITY---PARISH-COUNCIL-JOINS-CAMPAIGNERS-IN-OPPOSITION-VILLAGE-HOUSING-SCHEME/](https://www.shropshirestar.com/news/local-hubs/telford/albrighton-and-cosford/2024/07/30/it-will-have-a-detrimonal-impact-on-our-community---parish-council-joins-campaigners-in-opposition-village-housing-scheme/)

[HTTPS://WWW.BBC.CO.UK/NEWS/ARTICLES/C84Z9WJ97V5O](https://www.bbc.co.uk/news/articles/c84z9wj97v5o)

[HTTPS://AUTOMATION-UPDATE.CO.UK/2024/07/23/OBJECTIONS-NEAR-200-AS-ALBRIGHTON-VILLAGE-ACTION-GROUP-HANDS-IN-3700-STRONG-BONINGTON-HOMES-PETITION/](https://automation-update.co.uk/2024/07/23/objections-near-200-as-albrighton-village-action-group-hands-in-3700-strong-bonington-homes-petition/)

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ALBRIGHTON VILLAGE ACTION GROUP

OBJECTION TO 24/02108/OUT

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APPENDIX 3: AVAG PRESS RELEASES

Monday 11th March 2024

MP Mark Pritchard supports residents against developer's proposals to destroy Greenbelt in Shropshire village

Residents of Albrighton are overwhelmingly against a developer's proposal to destroy Greenbelt which may lead to an approximate 62% increase in the footprint of the Shropshire village.

The proposals were presented on Tuesday 5th March and have been widely criticised by Albrighton residents. They include a park and ride, drive through, supermarket, secondary school, care home and additional 800+ homes.

Boningale Homes reported on Friday 8th March that there had been a "mixed reaction" to their proposals, however residents disagree; with an opposition petition set to exceed 1000 names.

Opposition to the proposals has been led by local MP Mark Pritchard who said in a statement on Facebook that they were "completely unsustainable" and "outside of the Local Plan", adding that "Albrighton has already taken a lot of new homes in recent years".

This followed Pritchard's question at PMQ's on Wednesday 6th March in which support for development on brownfield and not green fields or farmland was reiterated by the Prime Minister in his response.

Shropshire's Brownfield Land Register already includes space for over 3,000 new dwellings, with significant additional brownfield available in the adjacent Black Country.

Shropshire County Councillor Nigel Lumby has also supported residents in a statement on his Facebook page by saying "none of Boningale Homes proposal is in the local plan" and "I am absolutely against this Greenbelt grab and will fight to ensure this does not see the light of day".

Residents have condemned Boningale Homes "poor" communication methods; with many reporting feeling "cheated" after not receiving notification of the "workshop" and leaving "confused and angry" about how the proposals would "destroy" the village.

A residents action group was also shocked to hear that Boningale Homes has requested a private meeting with Albrighton Parish Council. This has raised alarm bells and transparency concerns, particularly as the developer has yet to apply for planning permission. Indeed, the true extent of Boningale Homes proposals are still unknown.

The residents petition is available to sign at shops and pubs in Albrighton and further opposition is planned.

[Statement Ends]



ALBRIGHTON VILLAGE ACTION GROUP

OBJECTION TO 24/02108/OUT

Boningale Homes Albrighton South Planning Application



Friday 29th March 2024

Latest News from Albrighton Village Action Group

Albrighton Village Action Group launches to fight Boningale Homes' green belt grab

Angry residents of a Shropshire village have joined forces to prevent a developer from progressing plans to grab green belt land for a massive housing development.

Albrighton Village Action Group (AVAG) has been officially launched this week to fight Boningale Homes' ill-thought-out proposal and has already received huge backing from the local community and Mark Pritchard MP.

Over 2400 people have signed a petition to say 'NO' to plans to build 800+ houses on 56 hectares of green belt alongside Cross Road, Newhouse Lane and both sides of Patshull Road.

This significant overdevelopment is outside the agreed Local Plan and will involve the removal of an enormous area of productive farmland, mature trees and hedgerows, with extremely negative implications for roads, railways, health services, traffic levels and pedestrian safety.

Residents made their feelings known yesterday when more than 100 people turned up in the pouring rain to hold a demonstration outside a Public Consultation meeting at the Red House.

Claire Lakin, Spokesperson for Albrighton Village Action Group, commented: "This group has been formed to give local people a co-ordinated voice in the fight against Boningale Homes and other developers who want to destroy our village in the pursuit of quick profits.

"We are not against development that has already been agreed in the Local Plan and Albrighton has seen large recent expansion with hundreds of homes being built. This new proposal threatens our status as a village and will destroy our beautiful landscape, in this case protected green belt land. At the same time, it will eliminate many of the reasons why people choose to live here.

"Talk of this development being needed to accommodate overspill population from the Black Country is ridiculous, especially when you consider that very region has a surplus of suitable brownfield and greenfield sites and an urgent need for urban regeneration."

Albrighton Village Action Group has made significant progress with the number of people signing the petition passing 2400 in just a few weeks and over £1000 raised towards operating costs to fight the plans.

Positive meetings have been held with local politicians and members have attended sessions with Albrighton Parish Council and Shropshire Council to take advice on how to oppose these proposals. Tellingly, AVAG has now commissioned planning consultants and lawyers to support its objectives.

5000 flyers - detailing the reasons behind the opposition - are being distributed across the village this week, with future protests planned and an Albrighton Village Action Group public meeting in the process of being scheduled.

"Developers see green belt land and villages as a huge opportunity to maximise profits, ignoring the damage and long-term loss it will inevitably cause," continued Claire.

"You only have to look at similar plans being touted around for Brewwood, Codsall and Bishops Wood, not to mention recent threats to Tong and the overdevelopment of Shifnal. This issue is not going away and, as local people who feel passionately about our village, we need to be ready to oppose, pressure and work towards the 'right' outcome.

"As there has been no official planning application submitted yet, we are urging residents of Albrighton not to engage with Boningale Homes. Instead, they should sign our petition, join our Action Group, and get ready to fight."

To sign the e-petition, please visit [Oppose Boningale Homes](#). For further information on AVAG, please follow the group's social channels on Facebook and Twitter.

[Statement Ends]

Friday May 3rd 2024

Latest News from Albrighton Village Action Group

- Mark Pritchard set to hold Public Meeting as plans to save Albrighton's green belt gathers pace
- Petition now 3000-strong
- Cabinet Approval of the Local Plan Additional Material boost to the green belt and kicks off public consultation
- MP Mark Pritchard and Shropshire Cllr Nigel Lumby reiterate opposition to Boningale Homes proposals

Albrighton residents opposed to the green belt land grab are being urged to come out in force at a Public Meeting set to be held by Mark Pritchard MP.

The event, which will take place on May 16th at 7.30pm at the Red House, will provide crucial updates on the campaign to protect 56 hectares of beautiful countryside in the village from proposals to build 800 homes by Boningale Homes.

The Wrekin MP has already thrown his backing behind the Albrighton Village Action Group's efforts to mobilise local support, providing a TV interview against the development and holding regular communication with AVAG.

He is now keen to pull concerned residents together to provide an update on the development, an insight into what Cabinet Approval of the Local Plan Additional Material means and to discuss the next steps people can take, including how best to respond to public consultation.

There will also be two representatives from Boningale Homes attending, who will take part in a Q&A session.

"We are delighted that Mark Pritchard has backed our call for a public meeting and this will provide an ideal opportunity to update everyone on the massive progress we have made as a group and, importantly, how individuals can get involved as we continue to fight this unnecessary green belt grab by Boningale Homes," commented Claire Lakin, Spokesperson for Albrighton Village Action Group.

"The public feeling against this development is overwhelmingly opposed and this is reflected in the fact we have over 3000 signatures on a petition and the mass protest we held outside the last consultation, with nearly 150 people turning up in torrential rain to have their say."

She went on to add: "This is just the start though, especially if we are going to protect our stunning landscapes and countryside against opportunist developers looking to maximise profitability at the expense of what makes our village so special."

Albrighton Village Action Group, which is made up of volunteers from the local community, is against overdevelopment outside the agreed Local Plan.

The Boningale Homes proposals involve the removal of an enormous area of productive farmland, mature trees and hedgerows, with extremely negative implications for roads, railways, health services, traffic levels and pedestrian safety.

Since its launch nine weeks ago, AVAG has successfully secured support from Mark Pritchard MP and Shropshire Councillor Nigel Lumby and galvanised local people through its petition, peaceful protests, and the distribution of more than 5000 leaflets and 50 placards located strategically around the village.

The group has also engaged with other local action groups and societies, fundraised £2000 towards supporting the campaign, secured significant local/national media coverage and registered a question in support of the Local Plan at the recent Shropshire Council Cabinet Meeting.

Claire went on to add: "We've said from the very start that we're not against development on sites that have already been agreed and that is why we welcome a new proposal by Wain Estates to build homes on an allocated location. This scheme, alongside over 400 homes already being built, shows Albrighton is doing its bit in providing more housing in the region – a point that was echoed with Cabinet Approval of the Local Plan.

"What Boningale Homes is proposing is building on green belt that has not been put aside for development and threatens our status as a village, destroying 56 hectares of countryside in the process.

"Their argument that we need to take overspill from the Black Country simply doesn't stack up and this has been reinforced recently by Shropshire Council in their Local Plan Additional Material.

"There are lots of brownfield sites that can be remediated first – the only thing stopping developers is that they can't make as much money doing it that way."

Mark Pritchard MP concluded: "The scale and siting of this proposed development is completely inappropriate. Albrighton's green belt is precious, it must be protected, and I will fight these developer-led proposals all the way. They are not in the Shropshire Local Plan and should be refused should an application be submitted."

The Red House in Albrighton has a maximum capacity of 200 people and people will be admitted on a 'first come, first served' basis.

For further information on AVAG, please visit www.albrightongreenbelt.co.uk or follow the group's social channels on Facebook and Twitter.

[Statement Ends]

Friday June 21st 2024

Latest News from AVAG

Albrighton Village Action Group receives unanimous cross-party political support in Boningale Homes fight
The fight to protect 56-hectares of green belt in a Shropshire village has received cross-party political support in the run-up to the General Election in July.

All six candidates contesting The Wrekin constituency have thrown their support behind the Albrighton Village Action Group (AVAG) and its campaign to fight the development being proposed by Boningale Homes.

Mark Pritchard (Conservative), Roh Yakobi (Labour), Anthony Lowe (Liberal Democrats), Richard Nicholas Leppington (Reform UK), Pat McCarthy (Green Party) and Chris Shipley (Independent) have all voiced concerns about the outrageous green belt grab that will increase the historic village of Albrighton by nearly 62%.

AVAG, which is set-up and run by a group of local volunteers, believes this unanimous support has come at the ideal time, with the planning application expected to be released on the Shropshire Council planning website for the public to raise their objections in the coming weeks.

More than 3600 people have signed the petition against the Boningale development to date, with 300 attending a sold-out public meeting and more than 100 residents writing to support the Shropshire Local Plan – a key strategy that sets out allocated housing development land and protects green spaces in the county.

“We are about to enter a really critical phase with the official planning application now submitted, so it is reassuring to see unanimous political opposition against the Boningale Homes proposal,” explained Claire Lakin, spokesperson for the Albrighton Village Action Group.

“This is a development that will destroy 56 hectares of precious green belt forever, increase traffic levels massively, put even greater strain on stretched local services and, ultimately, turn our village into a town.”

She went on to add: “Local people have already voiced their opinion in rejecting this scheme by signing the petition and attending the public meeting, but now is the time for concerned residents to make their voices heard even louder. When the official planning application is released for public comment, we’ll need everyone who is against it to submit an objection and we will be running drop-in sessions to help people do this.”

AVAG has enlisted legal support to help it oppose Boningale Homes proposals and has launched a fundraising rallying cry to generate up to £20,000.

More than £6,300 has already been pledged and a series of fundraisers are due to be announced to boost this total, including some special events at the Village Fayre on July 13th. Donations are urgently needed and can be made at albrightongreenbelt.co.uk

Candidate Comments

Below are comments made by candidates (in alphabetical party order) contesting The Wrekin constituency in the General Election 2024 - all in support of saving Albrighton’s green spaces:

Mark Pritchard (Conservative): “The scale and siting of this proposed development is completely inappropriate. Albrighton’s green belt is precious, it must be protected, and I will fight these developer-led proposals all the way. They are not in the Shropshire Local Plan and should be refused.”

Pat McCarthy (Green): “Rest assured that the Green party supports your campaign. Each area’s local plan will set viability levels for development and there will be no subsequent negotiation with developers. And Greens will take back the power of building control from developers and invest in publicly accountable building inspectors and building control officers.”

Chris Shipley (Independent): “I’m against it, as we should look to develop brownfield sites first. Green Belt should be the last option. I think your (AVAG) actions are commendable and I’d like to discuss the challenges you are facing and to hear how a future candidate might further support you.”

Roh Yakobi (Labour): “In my opinion the attempt by Boningale Homes to build on good farm quality land in the green belt near Albrighton should not be included in the Local Plan for Shropshire.”

Anthony Lowe, (Liberal Democrats): “This latest Boningale scheme is outside the Shropshire Local Plan and would dwarf the existing village of Albrighton and for whom? For Black Country residents who wish to move to Albrighton! No thank you! I am not surprised that existing residents are in uproar, and I fully support them in their endeavours to squash this speculative scheme”.

Richard Nicholas Leppington (Reform UK): “I can confirm that I am opposed to the proposed Boningale Homes development in Albrighton. I am horrified at the scale of envisaged housebuilding throughout the entire Wrekin constituency.”

[Statement Ends]



ALBRIGHTON VILLAGE ACTION GROUP

OBJECTION TO 24/02108/OUT

Boningale Homes Albrighton South Planning Application



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Monday July 22nd

Latest News from Albrighton Village Action Group

Objections near 200 as Albrighton Village Action Group hands in 3700-strong 'Boningale Homes' petition

A petition with over 3700 signatures has been handed to Shropshire Council as Albrighton Village Action Group (AVAG) steps up its campaign to protect over 50 hectares of beautiful green belt.

Mark Pritchard, MP for The Wrekin, joined concerned residents at The Shirehall to reinforce calls for Boningale Homes' plans to build 800 homes and change crucial road infrastructure to be rejected.

Members of AVAG have said that nearly 83% of the Shropshire village's eligible population has backed the petition, highlighting the overwhelming anger at the speculative overdevelopment.

The campaign group, which is made up of local volunteers, is now urging local people to turn signatures into official objections via the Shropshire Council planning website (<https://pa.shropshire.gov.uk/online-applications/>) – with 194 already lodged ahead of the current August 8th deadline.

To make things as easy as possible, AVAG has created two video guides (available on www.albightongreenbelt.co.uk) on how to register an objection and compiled nearly 40 key reasons why the overdevelopment should not take place and how it will change the village forever.

It is also hosting eight-drop-in sessions at the Red House, Melville Club and Scout Den, where volunteers will be available in person to help villagers go through the objection process.

"The campaign to protect our green belt really starts now and we are urging people who are opposed to Boningale Homes' plans to strongly object – this is one of the best ways for us to win," explained Charlie Blakemore, co-chair of the Albrighton Village Action Group.

"You can see the overwhelming feeling from local residents, with over 3700 signing the petition asking the council to reject this unneeded overdevelopment. There have also been 194 objections to the planning application already and this is growing daily. We are delighted to present this petition to Shropshire Council today on behalf of the village."

He continued: "Our group supports appropriate development, and we have 771 new homes being built as part of the Local Plan that we support - that's more than our fair share and will help support Labour's housing push.

"Our village's infrastructure, roads and amenities will not cope with another 800 houses. Location and scale of this speculative proposal is just not right.

"AVAG was also delighted that all general election candidates - across the complete political spectrum - recognised this and said they would object to the plans."

[Statement Ends]

APPENDIX 4A: MINUTES OF PUBLIC MEETING ON 16TH MAY ARRANGED BY RT HON MEMBER OF PARLIAMENT MARK PRITCHARD MEETING

BONINGALE HOMES ALBRIGHTON SOUTH OVERDEVELOPMENT – MEETING 16th MAY

Attendees

Mark Pritchard – MP for Telford and Wrekin

Nigel Lumby – Shropshire Council and Albrighton Parish Councillor

George Thompson – Managing Director of Boningale Homes

Dean Trowbridge – Development Director for Boningale Homes

Co-Chair & Members of Albrighton Village Action Group (AVAG) Committee

Circa 300 Residents from Albrighton and surrounding areas, many of whom could not fit into the main hall.



Introduction by Mark Pritchard

The meeting was opened by Mark Pritchard and he extended a welcome to all attendees.

He said that he knew Albrighton well and he is against the proposed development by Boningale Homes on Green Belt land adjacent to the village. The main reason he wanted to hold the meeting was in view of the number of comments he had received expressing concerns about the proposed development.

He commented that the numbers attending showed the strength of feeling within the village.

He also wanted to put on record a thank you to Matt, Charlie, Russ and Dipika, leading members of AVAG, for the work they have done so far, and he commented on how quickly and professionally the Action Group had been set up.

Presentation by Nigel Lumby - Shropshire Council and Albrighton Parish Councillor

Nigel spoke about the local plan and what will happen once Boningale Homes submit a planning application.

He did confirm that he was also against the proposal and cited the reasons as the Green Belt and the fact that it is not in the local plan. Also the poor connectivity to Albrighton.

The land proposed for this development was actually taken out of the 2006 local plan when it was reviewed by the Planning Inspector, on the basis that it was not a suitable place to develop. The reasons given were that it was not connected to Albrighton and in the future would allow developers to 'further infill' on more Green Belt land.

NPPF (the National Planning Policy Framework) is the framework where in locally prepared plans provision is made for sufficient housing and other developments in a sustainable manner. Basically this is Central Government telling local governments that they need to build 'X' amount of houses on their land. This is why we have the issue with West Midlands, they

are saying that we need to contribute some of our development to offset theirs, as they are unable to build the number of houses in their current plan.

At the moment our local plan runs to 2028, however the Developers are going to say that it is now coming to the end of its useful life.

A decision was made by the Government to scrap the old planning system because it was taking up to 4 years to complete plans, a new system has been in place for 2 years and Shropshire Council are currently working on a new plan.

However, until this is complete the original old local plan is still valid until 2028.

Nigel went on to explain that Shropshire council have tried their best to put a new local plan in place but so far have been stopped because it is continually being thwarted by Developers who are using lawyers to challenge what is being suggested.

It was also held up last year with queries from the Inspectorate, but it has now been agreed the one thing that needs to be reassessed is the sustainability plan which is basically how many houses need to be included in the plan. 500 additional houses have now been included and the plan is now out for Public Consultation for resubmittal to the Inspectorate.

Nigel also explained that once the Planning Application is submitted by Boningale Homes, it will be reviewed firstly at a Parish Council meeting and will then be considered at a Shropshire Council Meeting. Nigel said it should be rejected by both on the grounds that it is Green Belt Land and not included in the local plan.

Boningale Homes would then submit an appeal which would go to an Appeals Inspectorate.

At this stage they will need to demonstrate the following,

- The local plan is out of date, not literally because the current plan goes up to 2028, however, they will try to prove that the plan has been overtaken or that it does not cover a 5 year housing supply with insufficient number of dwellings.
- They may use the fact that Solar farms have already been built on Green Belt Land. However Green Belt land can be used for special circumstances and Solar Farms, because they produce Electricity are classed as special Circumstances.
- They could also quote other "Special Circumstances", some of which are as follows

Overall shortage of housing in a particular area / Shortage of affordable housing. However in Albrighton Boningale Homes are already building the development called Millfields which includes affordable housing therefore providing Albrighton with its housing allocation,

A secondary School being built could make a difference. Currently 450 children are bussed from Albrighton to Idsall School this may no longer be necessary and would save the council money. Also a secondary school would be built as an academy so there would be no cost to the council as it would all be centrally funded.

- A further agreement could be that the development would be significant in meeting the housing needs of the West Midlands. However this requirement has already been met elsewhere in Shropshire and should not involve any more houses in Albrighton.

Nigel stressed how important it is to have an up to date local plan in place because without it the NPPF can say that as long as its sustainable, local authorities have to say yes to building.

Mark Pritchard also commented that the local plan is there to protect communities and that is why it is essential that an up to date plan is in place.

Presentation by Matt – Albrighton Village Action Group – Co Chair

Matt spoke about the Action group and how the residents of Albrighton can help in our fight to stop the proposed development.

He expressed his thanks to the Albrighton Village Action Group and informed the audience that all members of the committee were happy to answer any of their queries regarding this proposed development.

Whilst there are a lot of emotional reactions to this development, Matt made it clear that we would not win this fight by using 'emotional' arguments, i.e. money, greed, ruining family legacies, arrogance, attitude etc. Whilst these are all real concerns our objections to the proposed development have to be based on 'Material' Facts / Considerations.

He also made clear to Boningale Homes that even if they changed the plans, i.e. fewer houses, we would still fight against the development of this Green Belt land - if even one house is proposed on Green Belt.

Matt explained that there are four ways that everyone can help to stop this proposed development.

1 - OBJECT TO THE PLANNING APPLICATION

As soon as Boningale Homes submit the planning application, AVAG will review the documents and issue advice on our Website on how you can object. We also intend to set up drop in sessions to give advice and guidance, particularly on what is meant by Material Facts / Considerations. Please look out for posters around the village giving dates / locations of the drop in sessions.

You will be able to object either Online or in writing.

To send a strong message we need to send as many objections as possible.

2 - SUPPORT THE NEW LOCAL PLAN BY 11TH JUNE



ALBRIGHTON VILLAGE ACTION GROUP

OBJECTION TO 24/02108/OUT

Boningale Homes Albrighton South Planning Application



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A Local Plan is a legal requirement, every County has to have one in place. This plan sets out the number of new homes and how they are going to be developed so there is sustainable building in each area. It's a longstanding plan and is very important as it sets out the future development plan for Shropshire. For Albrighton the housing plans are;

- 771 homes, of which 257 are already built or under construction, i.e. Millfields, Phase 1,2, 3 already approved and planning for Phase 4 to be submitted soon.

We do not need more homes than this.

- Land has been allocated for Millfields, Wain Estates, Cross Road and Kingswood Road. The Wain Estates development is for 150 homes just to the East of Millfields.
- Land has been allocated on Cross Road and Kingswood Road and is safeguarded for development after 2038, Proposals are for 160 homes on Cross Road which is actually right next to the development being proposed, and a further 150 houses on Kingswood Road.

The Shropshire Plan reviews development in the whole of Shropshire:

It clearly shows that the Boningale Homes proposed development is on Green Belt and should be retained as such. It goes on to say that there is no potential for housing on this site, there is a high level of harm to the countryside and poor connectivity to Albrighton.

The plan also refers to the unmet need of West Midlands and Shropshire's agreement to take 1500 homes, and it specifically says that there are more appropriate places to build homes than on this Site, for example the Old Ironbridge Power Station - brownfield land, Tasley and Shrewsbury. None of this is Green Belt.

SUPPORTING THE NEW LOCAL PLAN WILL HELP WITH THE FIGHT TO STOP OVERDEVELOPMENT OF GREEN BELT LAND AROUND ALBRIGHTON.

We will also put details on our Website as to how you can support the Local Plan.

3 - DONATE TO HELP US FIGHT THIS PROPOSED DEVELOPMENT

Matt said Thank You to everyone who has donated, so far we have raised over £3,000. Unfortunately this is not going to be enough to cover any Legal fees we may face, so we are raising our target to £20,000. We may have to raise this again, if needed, to ensure we can carry on our fight.

Please do what you can to help us - and donate on the table in the foyer if you can.

4 - SIGN PETITION OR E-PETITION

The petition has already been signed by over 3000 people, this is equivalent to over 70% of the electorate In Albrighton and Donnington.

NOTE - Details on these four points can be found on our Website and Facebook page. Our web address is on the bottom of our flyers along with QR code.

Alternatively, you can email us or speak to one of the AVAG committee members.

One final point made by Matt was about a survey AVAG have conducted with residents of Millfields Estate, results of which will be included in our objections. One very salient point is the fact that a lot of residents were concerned over drainage and flooding issues.

To conclude, Matt asked for people who OPPOSE Boningale Homes proposals to stand up. In response everyone in the room - over 300 people (apart from Boningale Homes) stood up; and those who were already standing put their hands up. Matt said that this shows the Overwhelming Opposition to the proposals - not what Boningale Homes have incorrectly reported as being 'mixed' reaction

Presentation by Dean Trowbridge – Development Manager for the development - Boningale Homes

Dean confirmed that the proposed development would include the following,

- Circa 800 homes 20% of which would be affordable
- Green spaces for residents
- GP / Pharmacy / Minor Injury Unit
- Supermarket / Shared workspace
- Purpose built state of the art Secondary School for circa 650 / 750 students.
- New Care Facility
- Flex Workspace

- New Extended Bus Service
- Public Sports Facility

(At points during his section, members of the public laughed and shouted comments about how out of touch the proposals were).

The Development would also include some social and economic benefits

- Circa 1200 jobs generated from Construction site, new supermarket, GP surgery, school and Care Home
- £60.4M would be the value added to Shropshire economy each year
- £4.6M new homes bonus would be paid to Shropshire Council from Central Government to be spent how council wishes
- There would be an Additional £1.2M Council Tax each year.
- £6.7M on retail each year of which £2.6M would be spent in Albrighton

Dean also explained that a sustainability appraisal undertaken by Shropshire CC has confirmed that subject to Highways improvements, the site could accommodate 1500 dwellings safely. Dean said that their road design would reduce any significant impact on Albrighton,

He also tried to rationalise the reason why they were using Green Belt land, citing the need to meet the housing shortfall from the West Midlands, the fact that Brown Sites are difficult for Developers due to their complex nature and increased costs, and also that the land being proposed for development does not qualify as the best farmland.

(Many of these points were audibly contested and mocked by members of the public whilst Dean was speaking)

Further points from the developers were as follows:

Taken from the National Planning Policy the government estimates that 300,000 new homes are needed each year. In the year 22/23 only 234,000 were built and again we are not on target for this year. Not building enough homes results in home ownership becoming unaffordable resulting in adults living with their parents for longer or living in substandard homes.

Albrighton has an ageing population and the provision of new family housing contributes to the long term vitality of the village.

Boningale Homes appreciate that this is not in the current Local Plan but in their view the plan is not adequate.

The planning application will be submitted in the next 2 weeks. It's expected that it will take the Council 3 weeks to validate and once validated the Council will start a 6 week public consultation phase. The application phase would run for 12 months. If it is eventually approved it is anticipated that multiple developers would be involved in the delivery with a construction time of between 5 – 10 years.

ACTION - Dean to share his Presentation with AVAG [This has not happened]

Questions and Answers

NOTE – unless specified, questions answered by Boningale Homes

Answers are shown in *italics*

Question 1 – This is all about Housing, where is everyone going to work?

As part of the Shropshire Local Plan the proposed development is to meet the unmet need of housing in the West Midlands. In addition Shropshire have also taken 30 hectares of employment land, So people who will be living on this development will probably work in Albrighton or the West Midlands.

Question 2 – GP Practice –there is a National Shortage of GP's, Nursing Staff and Health Care Assistants – Where are staff coming from?

The Doctor Boningale Homes have on board says they have enough staff available. It would be a new state of the art GP Surgery.

(NOTE – it was later established that the Doctor mentioned was not from Albrighton's existing practice and that the Shaw Lane Surgery does not support this development)

Question 3 – There are rumours, understand it is Bradford Estates, that some are questioning the veracity of numbers

Standard methodology can be applied to calculate Housing numbers in a local plan, Shropshire Council have used a high growth option and we don't believe this is an error in the number of homes they have calculated

Question 4 - Lives in Shaw Lane – Traffic congestion with School and Doctors is tremendous.

Also most developers put out plans with a large number of dwellings, then after consultation reduce the numbers and get away with it. Can the developers confirm that they will not be amending numbers,

Can we also have reassurance that any staffing for the new GP Surgery would be put into place before the Development was started.

Developers confirmed No intention to reduce number of dwellings. The numbers have been calculated in a way that they can deliver on the community benefits they are proposing,

From previous meetings they have been made aware of the congestion problems in Shaw Lane and this is one of the reasons they have suggested a new GP Surgery to relieve the pressure on Shaw Lane Practise

(Fact check note - Boningale Homes proposed improvements previously as part of Millfields - but this has not materialised).

They said that they have been speaking to a Doctor who sees the opportunity to take over and lead a new practice, so they are confident that they can deliver.

The new GP practice along with other Community services would not be in place before build. A signed section 106 legal agreement would be set up before the development starts, which provides contractual 'triggers' for commercial benefits to be delivered.

Question 5 - Won't building a new Doctors Surgery and a new School move traffic problems to Cross Road?

The new School would be accessed off a new spine road designed to accommodate the traffic. Also, the school would be designed with Drop Off and Pick Up points.

Question 6 - Why haven't the problems in Shaw Lane been resolved within the original plans for Millfields,

Millfields was an allocated site which had policies attached to it which could not be changed. None of the policies identified Shaw Lane as an issue,

Question 7 – Addressed to Mark Pritchard - Why is it always Green Belt Sites that developers want to build on – shouldn't we be using Brown Sites

Mark confirmed he would answer this question in his closing summary,

Question 8 – Supporting children with additional needs and mental health issues, by taking away Green Belt we are reducing their opportunity for good mental health, this is reinforced and supported by the Princess of Wales. Research also shows that green belt is vital for good mental health.

Development of this site would result in Green Space, there would be 37 acres of Public Open Space and green infrastructure for people to enjoy and explore.

Question 9 – Local resident objected to the Shaw Lane development (now known as Millfields) because he thought it was unfair. Eventually the development went to Boningales who ended up getting the land back. What Boningales are now trying to do to the village is also totally unfair.

Jessops wanted to access Millfields from Shaw lane, this was why it was rejected, on a highways issue. Boningales moved the access to Millfields to Kingswood Road which was acceptable.

Question 10 - Understand that the proposed Development will be built by several different builders, does this mean that you will have no obligation to put the infrastructure in place,

There will be multiple builders involved but the obligations to deliver infrastructure will remain. As mentioned previously a Section 106 will be in place which will apply contractually to all developers on the site.

Question 11 - Why are you still including the unmet homes from the West Midlands in your plans when the Shropshire plan has already identified that these would be taken by Shrewsbury and Ironbridge Power station site.

Dean alleged that the Planning Inspector has told Shropshire to find additional sites to accommodate the West Midlands needs.

(Note that this was audibly contested by members of the public in the room).

Question 12 – It has been stated that Brownfield Sites are not suitable because they would over intensify the population of those areas.

How is that different from you increasing the density of the population of Albrighton by building 800 homes?

Brown Sites are challenging because they have high remediation. They believe it's OK to increase the density of Albrighton because it's sustainable, if they can't prove it's sustainable they won't get planning permission.

Question 13 - You said that access to the new properties and the school would be via a new spine road. Can you guarantee that the majority of people from the new development will not be driving through the village.

They have carried out Traffic impact and Transport and Highways assessments which show that there will be some impact on the village, but it has been assessed as 22% increase through Albrighton, with 78% going south on the new spine road.

(Note that this was audibly contested by members of the public in the room).

Question 14 - As you can see the room is full of passionate people with more people outside in the rain. We have a member of the AVAG who spoke passionately against the development, however as developers, your presentation was scripted and mumbled, on a scale of 1-10 how has this gone?

George Thompson said that it was unfortunate that they had not been able to present their presentation on the projector which had been updated to reflect comments previously made by the community.

(Fact check note - Boningale Homes had requested access to a projector at short notice but this had not reached the Red House team. AVAG brought their own IT equipment to the meeting to project their presentation - which could not connect to Boningale Homes laptop).

George said that he had grown up in the village and comes from a family that believed in progress both social and economic. He knows that a lot of people feel that Albrighton should not change but said that with the community benefits their development proposes, i.e. Care Home, School, Supermarket etc, he thinks this will provide progress.

When challenged about Boningale Homes previously buying land in order to protect the village, he replied – “not that he was aware of”.

Question 15 – Owner from Millfields, when he purchased his house, he was told that at some point solar panels would be fitted, 150 houses now built but not 1 solar panel.

Also, a new school sounds good, but not every child on the development will be going to secondary school. What about primary schools, the two in the village are already full where will primary school children go.

Schools will be assessed by the Education Authority as part of the Planning Application, If there isn't enough capacity, they would have to make financial contributions for them to take additional capacity.

Question 16 - Question for the Action Group. In your presentation you said that if we wanted to object, our objections had to be based on Material facts. What about our village culture, we don't want houses on Green Belt land and a shopping centre, why is this not a good argument?

A – Matt from AVAG replied that the Planning Officer and Inspector will only make decisions based on material considerations. We know people are upset by this proposed development, we understand, but that is the way the planning process works.

Question 17 - Born in this village – I am from Shropshire not the West Midlands and very proud to be from Shropshire. Question to Developers where do you live and how much development has there been where you live?

In the National Planning Policy Framework, there is a strong duty to cooperate with other Councils. Shropshire have taken 1500 unmet needs of the West Midlands and this needs to be accommodated as close to that district as possible.

George said he lives in village and comes from a family who believes in progress. Dean said he lives in Nottingham.

(Fact check note - it is understood that George spends a lot of time living in Norfolk - a long way from Albrighton)

Summary from Mark Pritchard

Mark thinks we established that the overall view from Albrighton is that this proposed development is not welcome.

He thanked everyone for their good questions and commented that whilst we talk about the impact on schools, roads etc, it really is a battle cry for the very heart of green England.

These meetings are going on throughout the country, and of course we support housing, but it has to be in the right numbers in the right place.

So, when our guests (Boningale Homes) suggest we are not for progress, we are but in the right places preferably Brown field sites. Think about social justice, it cannot be right for people living in urban areas seeing brown sites left derelict and over grown and not being regenerated.

People move to Shropshire for a semi rural life style and they are welcome here. However, when moving to a rural environment they want to see Green Belt which is protected. Mark is going to fight all the way to ensure that happens.

The village has changed over the years and will continue to do so. 770 houses planned, part of which are for after 2038, this is known as organic growth. This proposed development is too many homes in the wrong place and the wrong time. It's speculative over-development.

Local planning processes are in place and that is where developers should start, not by proposing speculative developments.

Mark has been authorised to tell us that the leadership at Shropshire Council is very concerned about this planning application and are minded not to support it, however the planning committee has to do its work independently.

Mark will however support the AVAG, all the village, and the local Parish Council to ensure Shropshire Council Planning are aware of the strength of feeling.

If the Application is rejected by the council, developers could appeal, it could then go all the way to the Secretary of State and Mark, if Mark is still our MP, will make representation to the Secretary of State to ensure this application is declined.

Mark says he has looked at many Green Belt issues in Shropshire and this has to be one of the worst cases of abuse of the development process.

APPENDIX 4B: COMMENTS FROM PUBLIC MEETING ON 16TH MAY ARRANGED BY RT HON MEMBER OF PARLIAMENT MARK PRITCHARD MEETING

Comments made by Albrighton, Donnington and Boningale residents on Post-it Notes who attended the Public Meeting held at The Red House, Albrighton on 16th May 2024.

In attendance at the meeting were residents, MP Mark Pritchard, Nigel Lumby Shropshire Council Councillor, AVAG committee members and Boningale Homes representatives.

The Post-it notes are visible on the wall behind the residents in the adjacent image.



Residents' comments made at the meeting:

- Loss of Community
- Build on brownfield, grow on greenfield
- Honesty should be policy. Why do developers use smoke and mirrors when discussing. Medical Practice and other issues which have huge implications for the village
- This development is out of proportion to the size of the village. Pure Speculation!!!
- They are trying to sacrifice Green Belt on the altar of the wealth. They need to act not only in their best interest of their family but of the community
- How on earth you trying to get more houses. I do not agree with your desires. Think carefully. Very debatable
- The village stood by Boningale development for Shaw Lane when Jessops did the dirty. This is how they repay the village. How many yachts can you waterski behind?
- Green Belt should mean Green Belt. Leave countryside alone!
- 22% of cars up Cross Road. These houses are huge enviro risk
- Cars up Cross Road to the Supermarket – the pavements are too narrow
- Keep Green Belt green. Don't need. Keep village a village. Do not de-value my property. It's a village not a town
- If this were allowed to go ahead it would destroy the character of this pleasant village and turn it into a commuter town
- Once the Green Belt is broken into the whole area will be open to development
- The housing market has stalled hugely in the last four years – there are hundreds of existing houses for sale that aren't selling. Why would we add to this by building more? There are a number of Boningale Homes laying empty in Albrighton already
- The vast increase in traffic through the village is a serious health and safety risk
- If we have 800 houses by where the fields are we will just waste a lot of space to put all animals and grow crops (from Erin Laffoley age 9)
- "Brownfield high risk to developers", that's not something Albrighton's Green Belt cares about.
- West Mercia police ability to cover this?
- What about our wildlife and beautiful open spaces?
- We do not want this development
- Do not spoil Albrighton
- Green Belt should be protected not plundered
- Why would you want to ruin what you grew up in



ALBRIGHTON VILLAGE ACTION GROUP

OBJECTION TO 24/02108/OUT

Boningale Homes Albrighton South Planning Application



SCAN HERE FOR
ALBRIGHTONGREENBELT.CO.UK

APPENDIX 5: AVAG ALBRIGHTON LOCAL PLAN DISPLAY BOARDS

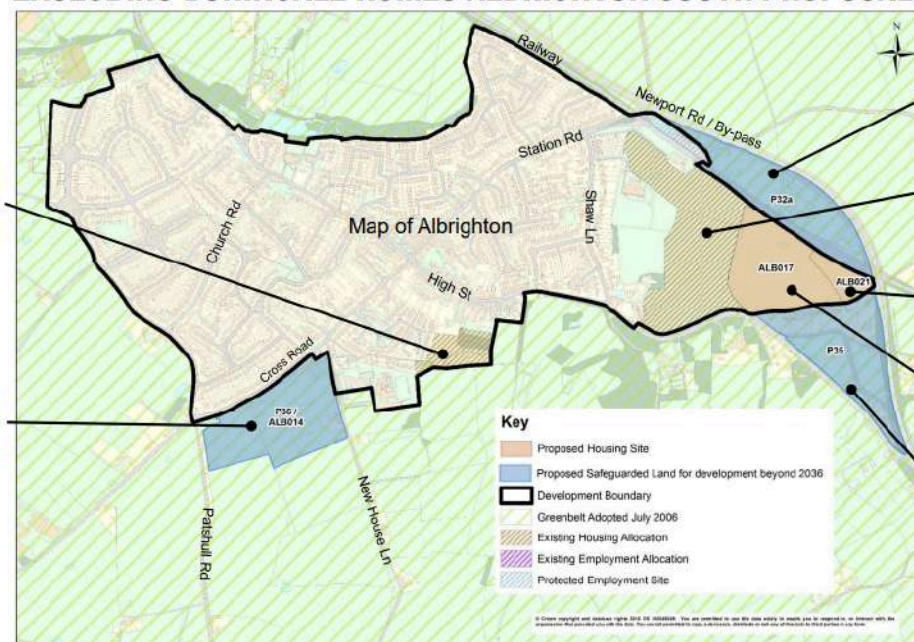


ALBRIGHTON'S EXISTING LOCAL PLAN HOUSING SITES

EXCLUDING BONINGALE HOMES ALBRIGHTON SOUTH PROPOSALS

WHITEACRES
END OF GARRIDGE CLOSE

CROSS RD - SAFEGUARDED LAND
P36 / ALB014



P32A - SAFEGUARDED LAND

MILLFIELDS PHASES I-IV

ALB021

WAIN ESTATES ALB017

P35 - SAFEGUARDED LAND

WHAT IS SAFEGUARDED LAND?

Safeguarded Land is currently in Green Belt but is planned in the Shropshire Local Plan to be safeguarded for development after 2038 (not before). These are shown in blue on the plan.

The updated Local Plan Additional Material - Greenbelt Topic Paper states that "Planning permission for the permanent development of safeguarded land should only be granted...once allocated for development within a future Local Plan...to meet the needs of Shropshire"

Name of development		Site reference	Planning reference	Status	Approximate number of houses		Site Area (Ha)
Boningale Homes	Millfield Phase 1	Millfield	14/05456/REM (PHASE 1)	Built and sold	59	257 total Millfield	
	Millfield Phase 2	Millfield	15/02448/FUL (PHASE 2A)	Built and sold	65		
	Millfield Phase 3	Millfield	23/00870/FUL (PHASE 3)	Being built Permission granted 23/10/23	43		
	Millfield Phase 4	Millfield	23/02065/OUT (PHASE 4)	Validated: Wed 17 May 2023 Status: Pending Consideration	90		
Wain Estates	Wain Estates Kingswood Road (east of Millfield)	ALB017	Included in Shropshire Local Plan as a 'Proposed Housing Site'	Consultation started April 2024 - not in for planning yet	150		5.49
TBC	East of Wain Estates site (north of Beamish Lane & south of the railway)	ALB021	Included in Shropshire Local Plan as a 'Proposed Housing Site'	Could be submitted for planning at any time	30		1.04
Shropshire Homes	Whiteacres site at end of Garridge Close	Whiteacres	21/05665/FUL	Planning application withdrawn Previously granted planning permission with conditions	24		
Taylor Wimpey	Land at Cross Road Corner of New House Lane	P36 / ALB014	Greenbelt - Included in Shropshire Local Plan as safeguarded for development beyond 2038	Proposed Safeguarded Land for development beyond 2038	160		6.98
TBC	Land bounded by Kingswood Road, High House Lane & Albrighton By-Pass	P35 (eastern portion)			150		6.32
TBC	Land between the Albrighton By-Pass and the Railway Line, northeast of Albrighton	P32a			Likely for employment		6.56

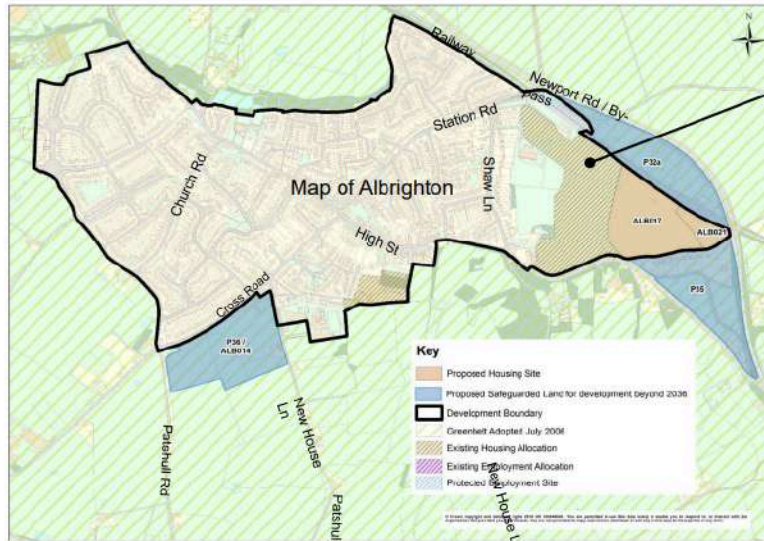
771 HOUSES
TOTAL ALREADY IN
SHROPSHIRE LOCAL
PLAN





ALBRIGHTON'S EXISTING LOCAL PLAN HOUSING SITES

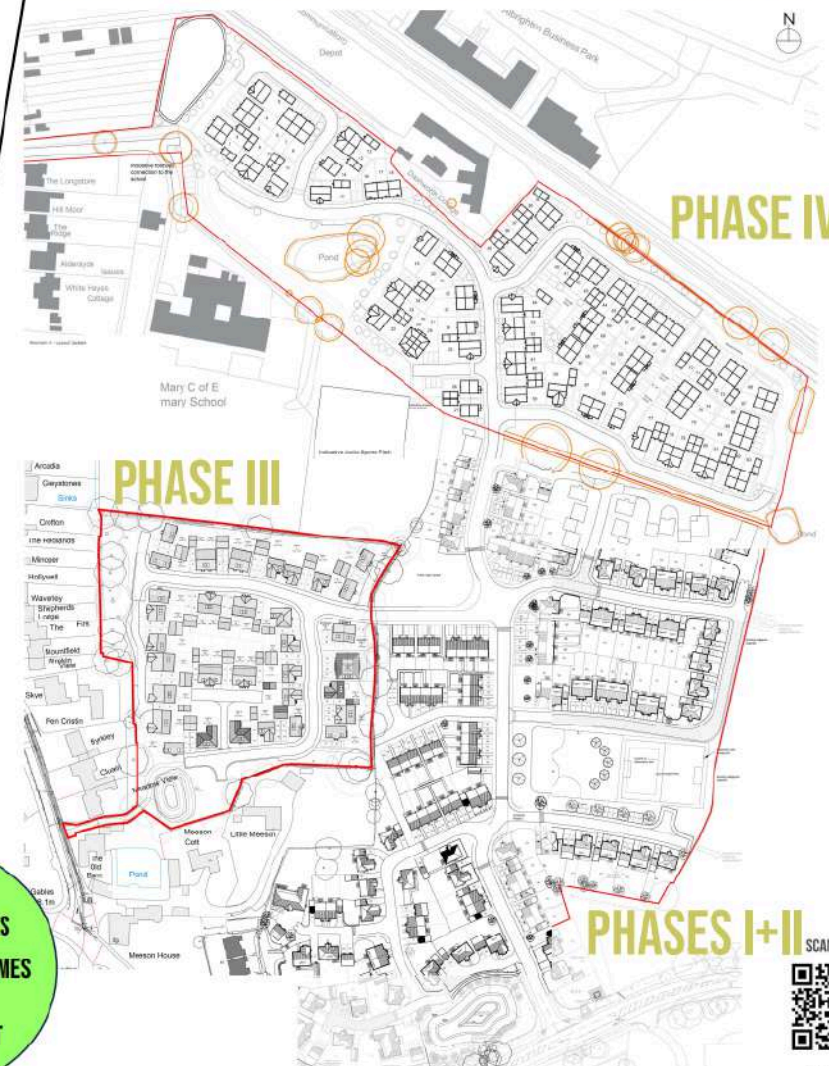
EXCLUDING BONINGALE HOMES ALBRIGHTON SOUTH PROPOSALS



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Boningale Homes	Millfield Phase 1	Millfield	14/05456/REM (PHASE 1)	Built and sold	59
	Millfield Phase 2	Millfield	15/02448/FUL (PHASE 2A)	Built and sold	66
	Millfield Phase 3	Millfield	23/00870/FUL (PHASE 3)	Being built Permission granted 23/10/23	43
	Millfield Phase 4	Millfield	23/02095/OUT (PHASE 4)	Validated: Wed 17 May 2023 Status: Pending Consideration	90
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TBC	East of Wain Estates site (north of Beamish Lane & south of the railway)	ALB021	Included in Shropshire Local Plan as a 'Proposed Housing Site'	Could be submitted for planning at any time	30
Shropshire Homes	Whiteacres site at end of Garridge Close	Whiteacres	21/05965/FUL	Planning application withdrawn Previously granted planning permission with conditions	24
Taylor Wimpey	Land at Cross Road Corner of New House Lane	P36 / ALB014	Greenbelt - Included in Shropshire Local Plan as safeguarded for development beyond 2038		100
TBC	Land bounded by Kingwood Road, High House Lane & Albrighton By-Pass	P35 (eastern portion)			150
TBC	Land between the Albrighton By-Pass and the Railway Line, north east of Albrighton	P32a		Likely for employment	

257 HOUSES
IN BONINGALE HOMES
MILLFIELDS
DEVELOPMENT

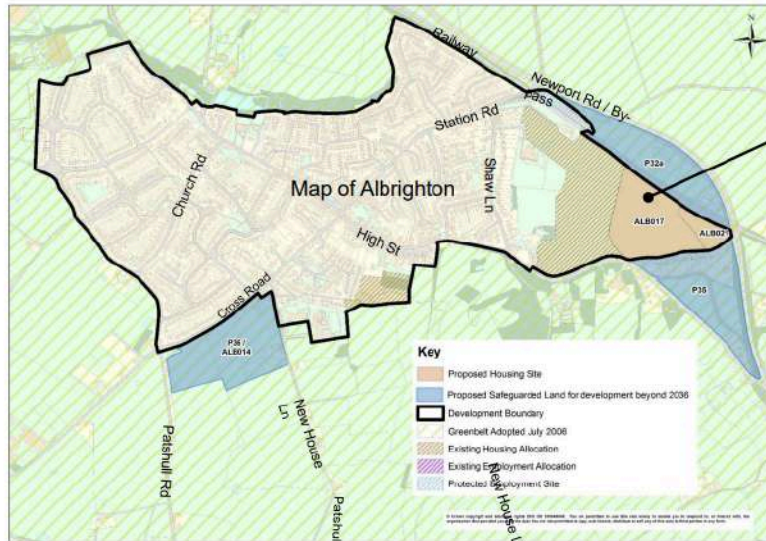
BONINGALE HOMES - MILLFIELDS





ALBRIGHTON'S EXISTING LOCAL PLAN HOUSING SITES

EXCLUDING BONINGALE HOMES ALBRIGHTON SOUTH PROPOSALS



WAIN ESTATES ALB017



Name of development	Site reference	Planning reference	Status	Approximate number of houses	Site Area (Ha)
Boningale Homes	Millfield Phase 1	Millfield	14/05456/REM (PHASE 1)	Built and sold	59
	Millfield Phase 2	Millfield	15/02448/FUL (PHASE 2A)	Built and sold	55
	Millfield Phase 3	Millfield	23/00870/FUL (PHASE 3)	Being built Permissions granted 23/10/23	43
	Millfield Phase 4	Millfield	23/02095/OUT (PHASE 4)	Validated: Wed 17 May 2023 Status: Pending Consideration	90
Wain Estates	Wain Estates Kingswood Road (east of Millfield)	ALB017	Included in Shropshire Local Plan as a 'Proposed Housing Site'	Consultation started April 2024 - not in for planning yet	150
TBC	East of Wain Estates site (north of Beamish Lane & south of the railway)	ALB021	Included in Shropshire Local Plan as a 'Proposed Housing Site'	Could be submitted for planning at any time	30
Shropshire Homes	Whiteacres site at end of Garridge Grove	Whiteacres	21/05665/FUL	Planning application withdrawn Previously granted planning permission with conditions	24
Taylor Wimpey	Land at Cross Road Corner of New House Lane	P36 / ALB014	Greenbelt - Included in Shropshire Local Plan as safeguarded for development beyond 2036	160	6.98
TBC	Land bounded by Kingswood Road, High House Lane & Albrighton By-Pass	P35 (eastern portion)		150	6.32
TBC	Land between the Albrighton By-Pass and the Railway Line, north east of Albrighton	P32a		Likely for employment	6.56

150 HOUSES
IN WAIN ESTATES
PROPOSED
DEVELOPMENT

“Wain Estates is developing plans for new homes on land at Kingswood Road, Albrighton.

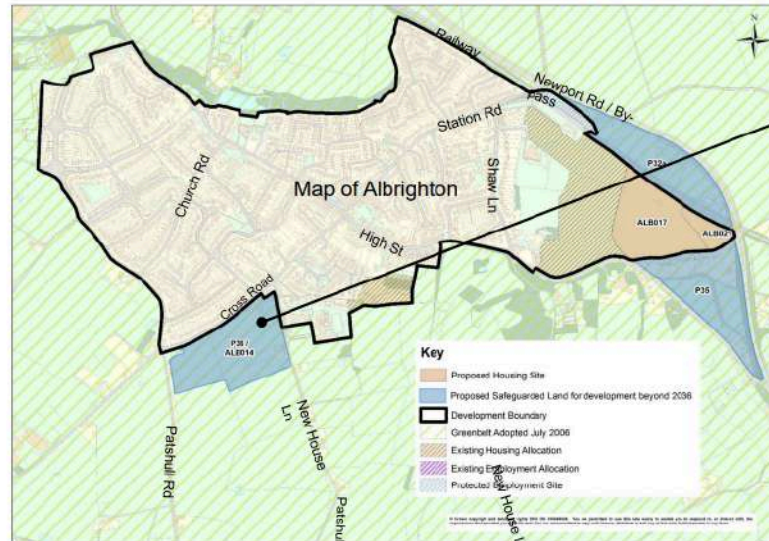
In Albrighton there is a need for a wide range of housing for the local community. This development would provide around 150 new homes of which 20% would be affordable.

We are inviting the community to comment on the plans before finalising and submitting an outline planning application to Shropshire Council.”



ALBRIGHTON'S EXISTING LOCAL PLAN HOUSING SITES

EXCLUDING BONINGALE HOMES ALBRIGHTON SOUTH PROPOSALS



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Wain Estates	Wain Estates Kingswood Road (east of Millfield)	ALB017	Included in Shropshire Local Plan as a 'Proposed Housing Site'	Consultation started April 2024 - not in for planning yet	154
TBC	East of Wain Estates site (north of Beamish Lane & south of the railway)	ALB021	Included in Shropshire Local Plan as a 'Proposed Housing Site'	Could be submitted for planning at any time	30
Shropshire Homes	Whiteacres site at end of Garridge Close	Whiteacres	21/05665/FUL	Planning application withdrawn Previously granted planning permission with conditions	24
Taylor Wimpey	Land at Cross Road Corner of New House Lane	P36 / ALB014			160
TBC	Land bounded by Kingswood Road, High House Lane & Albrighton By-Pass	P35 (eastern portion)	Greenbelt - Included in Shropshire Local Plan as safeguarded for development beyond 2038	Proposed Safeguarded Land for development beyond 2038	154
TBC	Land between the Albrighton By-Pass and the Railway Line, north east of Albrighton	P32a			6.56

CROSS RD - SAFEGUARDED LAND

P36 / ALB014



Layout proposed by Taylor Wimpey in 2017

160 HOUSES
POTENTIAL ON CROSS
RD SAFEGUARDED SITE
AFTER 2038

WHAT IS SAFEGUARDED LAND?

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The updated Local Plan Additional Material - Greenbelt Topic Paper states that "Planning permission for the permanent development of safeguarded land should only be granted...once allocated for development within a future Local Plan...to meet the needs of Shropshire"

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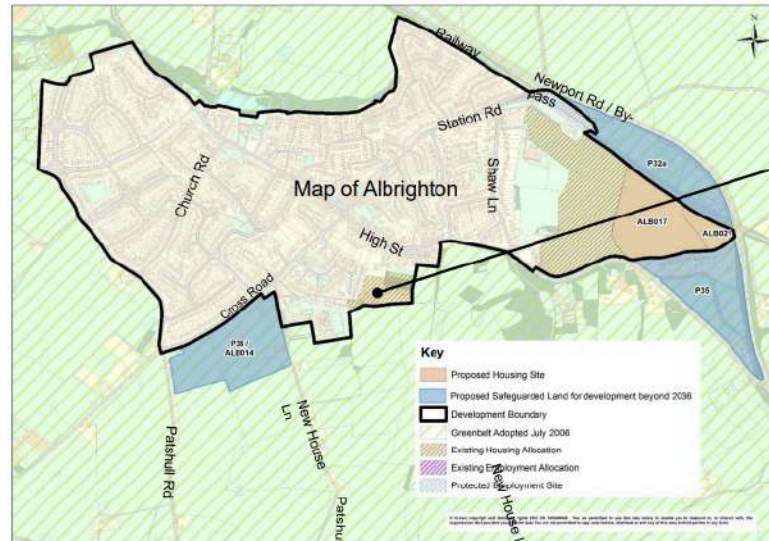


FOR DETAILS



ALBRIGHTON'S EXISTING LOCAL PLAN HOUSING SITES

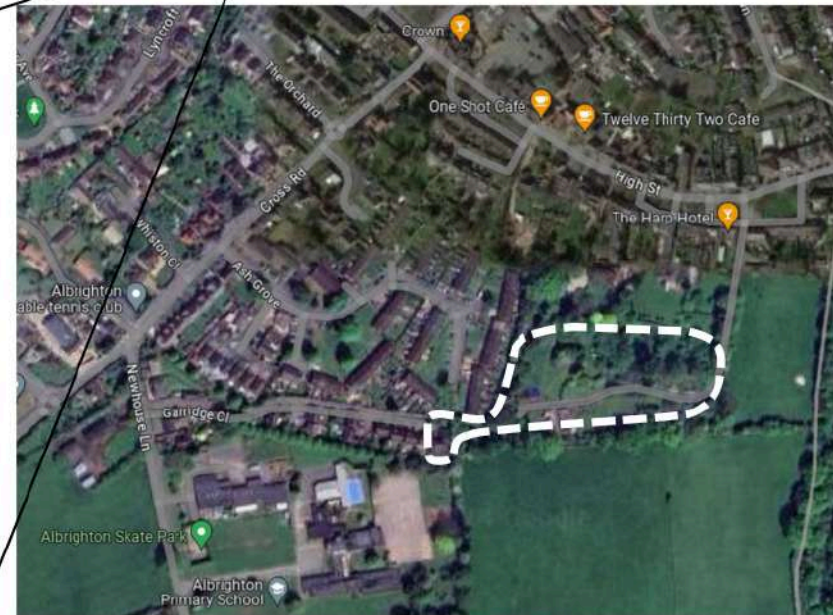
EXCLUDING BONINGALE HOMES ALBRIGHTON SOUTH PROPOSALS



Name of development	Site reference	Planning reference	Status	Approximate number of houses	Site Area (Ha)
Boningale Homes	Millfield Phase 1	Millfield	14/05426/REM (PHASE 1)	Built and sold	59
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WHITEACRES

END OF GARRIDGE CLOSE



Note:

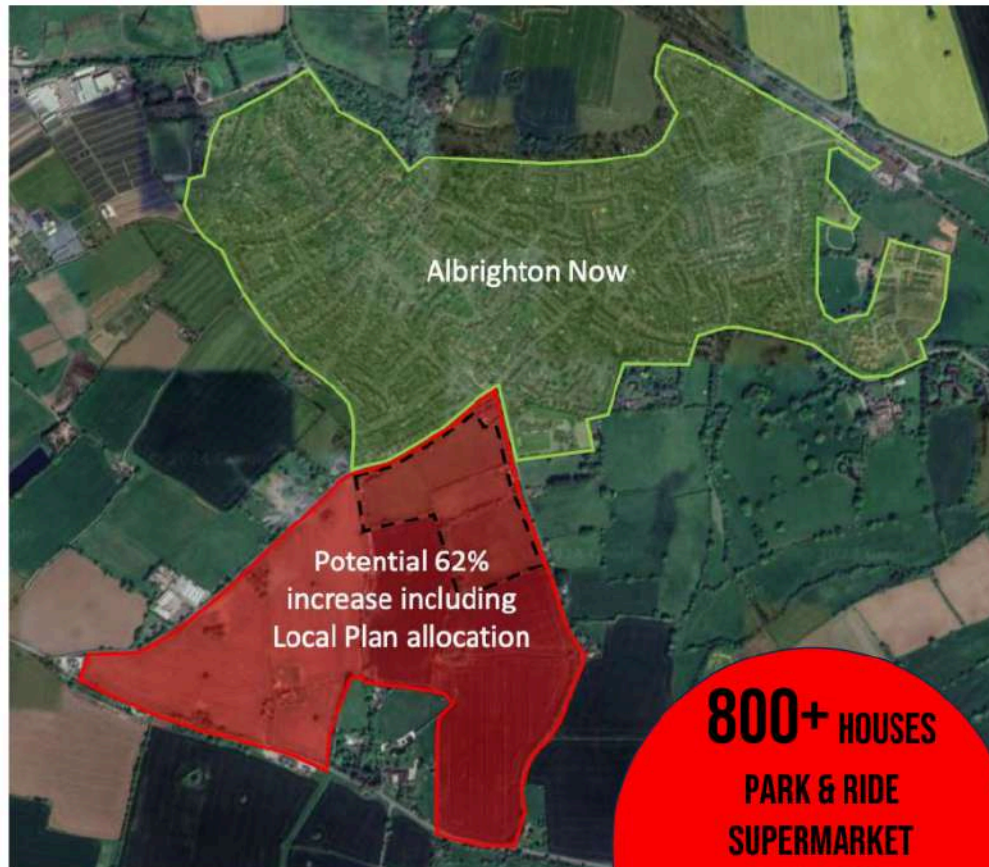
- This development was heavily opposed by residents
- Previously granted planning permission with conditions
- Planning application now withdrawn

24 HOUSES
IN SHROPSHIRE HOMES
WHITEACRES SITE





BONINGALE HOMES OVERDEVELOPMENT PROPOSALS FOR ALBRIGHTON SOUTH



NO!
TO
OVERDEVELOPMENT

- ✗ NOT IN SHROPSHIRE LOCAL PLAN
- ✗ NOT NEEDED
- ✗ SEVERE NEGATIVE IMPACT ON VILLAGE

✓ ALBRIGHTON ALREADY HAS A
SUSTAINABLE HOUSING PLAN

✓ SUPPORT THE SHROPSHIRE
LOCAL PLAN CONSULTATION

800+ HOUSES

PARK & RIDE
SUPERMARKET
DRIVE-THRU
SCHOOL
CARE HOME

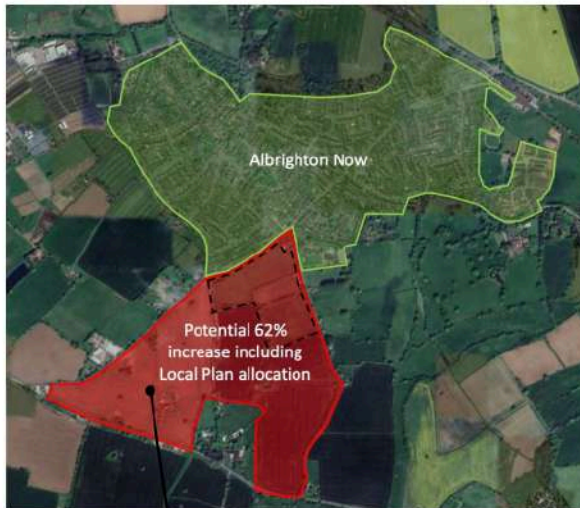




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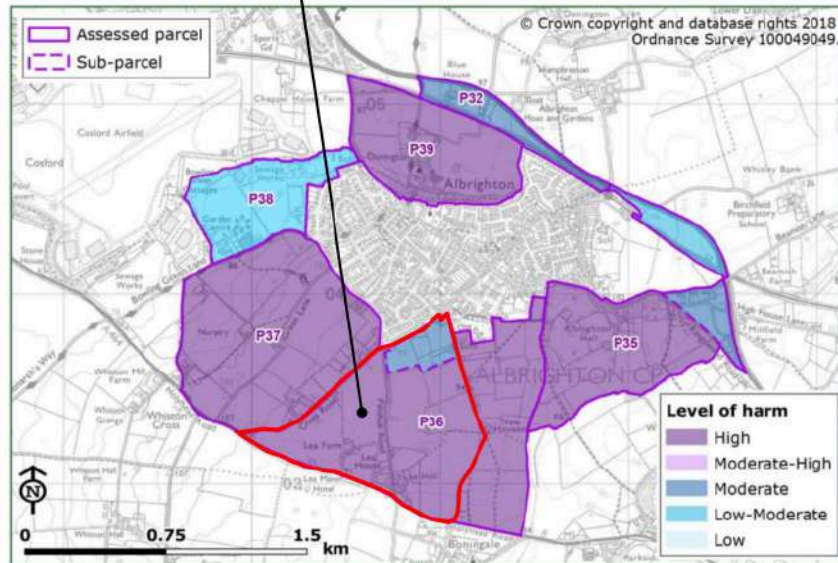
ALBRIGHTONGREENBELT.CO.UK

WHAT DOES THE SHROPSHIRE LOCAL PLAN SAY ABOUT BONINGALE HOMES PROPOSED SITE?



- ✓ IMPORTANT TO PRESERVE HISTORICAL SETTLEMENT AREA
- ✓ THERE ARE MORE APPROPRIATE SITES TO MEET BLACK COUNTRY NEED
- ✓ IT IS A SENSITIVE GREEN BELT PARCEL
- ✓ SITE NOT PROPOSED FOR INCLUSION IN LOCAL PLAN
- ✓ RETAIN AS GREENBELT

- ✗ NO POTENTIAL FOR ALLOCATION AS A HOUSING SITE
- ✗ NO POTENTIAL FOR WINDFALL HOUSING
- ✗ SIGNIFICANT ENCROACHMENT ON COUNTRYSIDE
- ✗ HIGH LEVEL OF HARM IF RELEASED FROM GREEN BELT
- ✗ SITE IS POORLY RELATED TO ALBRIGHTON



**NO!
TO
GREEN BELT GRAB**

SCAN HERE



FOR DETAILS



ALBRIGHTON VILLAGE ACTION GROUP

OBJECTION TO 24/02108/OUT

Boningale Homes Albrighton South Planning Application



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HOW CAN YOU HELP OPPOSE BONINGALE HOMES PROPOSALS FOR ALBRIGHTON SOUTH?

1. VISIT THE ALBRIGHTON VILLAGE ACTION GROUP FACEBOOK & WEBSITE FOR DETAILS ON HOW TO...
2. SUPPORT THE CONSULTATION ON THE SHROPSHIRE COUNCIL LOCAL PLAN
3. DONATE TO JUSTGIVING TO HELP BUILD A WAR CHEST
4. SIGN THE PETITION OR E-PETITION
5. OPPOSE BONINGALE HOMES PLANNING APPLICATION WHEN IT IS SUBMITTED



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