



ALBRIGHTON DEVELOPMENT ACTION GROUP April 2026 Update - Appeal Submitted!



ALBRIGHTON NEEDS “YOU”

PUBLIC MEETING!
Help Fight The Appeal
Thursday 23rd April
7pm at The Red House

MEET US ON 23rd APRIL - - - - - SAVE YOUR ALBRIGHTON - - - - - DONATE HERE 

 **SAVE YOUR ALBRIGHTON**  Albrighton stands at a defining moment. After overwhelming opposition, Shropshire Council refused Boningale Development's massive 800 home Albrighton South proposals in Dec 2025 - a scheme that would increase Albrighton by around 60%, permanently change its character, destroy Green Belt farmland, split the community in two, and put unsustainable pressure on infrastructure.

THE FIGHT IS ON AGAIN. Boningale Developments has now submitted an appeal to the Planning Inspectorate, asking for a massive 20 day public inquiry - and this is where the real battle begins.

 **WHAT HAPPENS NEXT?** This appeal is not a review - it is a complete re-determination of the application. An independent Government Planning Inspector will reconsider the entire proposal from scratch and weigh housing need + housing supply against harm to Green Belt and Albrighton. Shropshire Council and Boningale Developments will both have Barristers at the inquiry. Crucially, the Inspector has the power to **OVERRULE** Shropshire Council and grant permission to Boningale Developments.

Building work could start this year if Boningale Developments win!

 **START NOTICE.** This will be issued by the Planning Inspectorate and will confirm the length of the public inquiry and when it will be held. The Start Notice could be issued any time from mid April.

WHAT'S A 'RULE 6' PARTY? 'Rule 6' is a way for organisations to become an extra formal participant in the Planning Appeal. The organisation would then sit alongside Shropshire Council, up against Boningale Developments. This would make it "2 against 1" rather than "1 against 1" in front of the Planning Inspectorate. Organisations that want to act as Rule 6 have to put themselves forward straight away as soon as the Start Notice is issued. This would be a massive commitment and takes time, hard work, and if done professionally, A LOT of money. Tens of thousands of pounds - maybe up to £100,000! The cost would depend on how long the public inquiry is.

 **PUBLIC MEETING** Join us on **23rd April, 7pm at The Red House** to hear what stakeholders and experts say and help decide how we best fight the appeal and what funds can be made available.

 **NEW REPRESENTATIONS IN 5 WKS.** After the Start Notice, there is only 5 weeks for objectors to submit new representations - so likely by end May 2026. You don't need to be 'Rule 6' to do this. These will be reviewed ahead of the Appeal Inquiry along with all objections to the original planning application.

 **WHEN WILL THE INQUIRY BE HELD?** The Planning Inspectorate will confirm in their Start Notice - but we think it will be this Summer 2026! 🤔

 **WHY THIS MATTERS?** This is not just another planning application. This is the biggest fight that there has ever been in Albrighton to fight the permanent loss of Green Belt land. The development could split Albrighton in two, put unsustainable pressure on the community, roads, schools, healthcare and infrastructure. Permanent destruction of farmland. Once this land is gone - it is gone forever. And if this appeal succeeds, it will set a precedent for further large-scale speculative development across the area

? WHY WE NEED TO FIGHT - AND WHY WE NEED YOU? Boningale Developments are going into this appeal with specialist barristers, promising 25 witnesses and with deep financial pockets. They intend to bulldoze Albrighton's overwhelming objections, Shropshire Council's refusal decision and their barristers in front of the Planning Inspectorate. If we could afford to act as a Rule 6 Party, we could employ legal and planning experts again to support Shropshire Council and cross examine the developers team. This would improve the overall chances of success at appeal; but would cost tens of thousands of pounds.

 **THIS IS OUR MOMENT** Thousands of residents have already signed our petition, submitted objections and raising the profile of our cause. Now we must take the next step.



💰 **A SINGLE SUBSTANTIAL DONATION** would make a **MASSIVE** difference. Please spread the word. It's our Albrighton and its future lies in our hands - landscape, character and identity. This is the moment where meaningful support could have a direct and lasting impact. There will not be another opportunity like this to influence the outcome. A significant donation would help ensure Albrighton is represented with the strength it deserves.

🙏 **PLEASE DONATE TODAY** Every pound will go directly towards expert planning and legal support.

- **Donate By Bank Transfer:**
To 'Albrighton Village Action Group', Lloyds Bank
Sort Code: 30-99-50
Account Number: 38092962
- **Donate at Just Giving Online:**
<https://tinyurl.com/HelpADAGFightAppeal>
- **Easyfundraising:** tinyurl.com/bdens9uu
- **By Cheque:** Payable to 'Albrighton Village Action Group'. Posted to: AVAG, c/o Brockley Cottage, Cross Road, Albrighton, WV7 3BJ
- **Questions and pledges of support** can be emailed to albrightonvag@gmail.com



OTHER NEWS:

- **New NPPF Consultation closed 10th March 2026** - new NPPF expected in summer 2026
- **New Shropshire Local Plan:** 'Call for Sites' finished October 2025. Details of how the new Local Plan will be developed through 2026 are still not clear. Either way Shropshire needs to plan out how it will build 1,994 homes a year across the county
- **Albrighton's Neighbourhood Plan Working Group (NPWG)** meetings are ongoing with ADAG at the table and will follow hot on the heels of the Shropshire Local Plan. Watch this space for updates.
- **Shropshire Green / Grey Belt** - LUC Green Belt assessment expected Summer 2026.
- **Taylor Wimpey - Land to the South of Cross Road (25/04584/OUT)**. Pending consideration. No new documents or comments uploaded. 61 public objections, including by Shrops Local Drainage Authority and negative comments from Shrops Planning Policy and Green Infrastructure
- **Millfield: Boningale Homes Phase 3 (23/00870/FUL) and Persimmon Phase 4 (23/02095/OUT)** 133 houses total. CONSTRUCTION ONGOING
- **Wain Estates (24/02662/OUT)** 150 houses north of Kingswood Road. BUILD ONGOING
- **200,000 Bird Broiler Unit (26/00039/SCO)** - OPINION PUBLISHED. Developer to decide what next
- **180,000 Broiler Chicken Farm, Shackerley Lane (26/00277/SCO)** - PENDING CONSIDERATION
- **Albrighton Garden Centre - Proposed 4 x Padel & 4 x Pickleball Courts** - Planning application is expected soon. <https://consultwithyou.co.uk/bgc/albrighton/have-your-say#nav>

UPDATES AS THEY HAPPEN For breaking news and information, go to our Facebook group: 'Albrighton Development Action Group' <https://www.facebook.com/groups/990889905998818>

WEBSITE:



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