



ALBRIGHTON DEVELOPMENT ACTION GROUP

March 2026 Parish Magazine Update Have your say on the new NPPF!

Boningale Homes Albrighton South (24/02108/OUT) - No planning appeal lodged yet...

Our volunteers are checking the Planning Inspectorate website regularly and there was no Appeal lodged as of mid February 2026. Boningale Homes have said that they will lodge a Appeal to the Planning Inspectorate, and they have 6 months from the decision date to do this - so by 16th June 2026. They are likely waiting for the outcome of the new National Planning Policy Framework (NPPF) Consultation and further weakening planning restrictions; which brings us to...

Respond to the new NPPF Consultation by 10th March 2026

As reported last month, the Government has an open consultation seeking views on changes to the National Planning Policy Framework, proposed reforms and other changes to the planning system. Responses may be made online via an extensive set of questions, which are very technical, but the Government has now published an Easy Read document explaining proposed changes with simpler words and pictures and inviting your views. You can find details of ways to respond on the Government's webpage:

<https://shorturl.at/N5zho>

To find the 'Easy Read' document scroll down to the documents section and click on "Changing the planning rules for England: What do you think? (Easy read)". There are still a significant number of questions, but respondents don't have to answer them all, and answers may be emailed to PlanningPolicyConsultation@communities.gov.uk or submitted in writing to the address given. The consultation closes at 11.45 pm on 10th March 2026.

ADAG's view on the planning process is that it should be carried out within the Local Plan, informed by the Neighbourhood Plan, which will take a holistic approach to the area in terms of targets and timescales, needs of the communities, infrastructure and land management. However, despite government claims that planning is "plan-led", ADAG considers the NPPF proposed reforms are developer and housing targets led, giving developers control and leaving communities unable to appeal planning approvals.

An example of this is the proposed application of the **criterion of proximity, or time taken to walk to local railway stations giving presumption in favour of development**. This would mean other important considerations not being taken into account, and could lead to development on Green Belt land. For Albrighton, the final definition of what 'near' means will be vital. Whether 'near' means 20 mins, 15 mins or 10 minutes walk will make a significant difference from Albrighton's train station.

The consultation is the latest in a series of proposals that put green spaces, nature and local democracy at risk. It follows:

- new "**Grey Belt**" rules, already prompting developers to target large areas of Green Belt countryside and farmland
- the **Fingleton Review**, which recommends allowing developers to pay to bypass Habitats Regulations
- the **Planning & Infrastructure Act 2025**, which prioritises speed over conservation. Key risks include undermining biodiversity, weakening habitat regulations, and introducing a "pay to harm" system where developers offset damage rather than avoid it. These risks have been highlighted by organisations such as the RSPB, Wildlife Trusts and the Office for Environmental Protection.

ADAG considers that a plan-led approach can deliver the homes needed while preventing ad hoc, unplanned applications by speculative developers which would lead to overdevelopment, increased traffic and destruction of green space.

You can read much more about responding to the NPPF Consultation and what you can do at the Community Planning Alliance's fantastic website site <https://communityplanningalliance.org/> links below:

- <https://tinyurl.com/nhawc8he> to 260128_CPA-Response-to-2025-NPPF-Consultation_Jan26.pdf
- <https://tinyurl.com/rfhb2384> for their document: NPPF_Response_Pack.pptx - Google Slides

👉👉 Please do what you can and submit a response to the NPPF Consultation by 10th March 2026!

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

Consultation on this application closed for the second time on 7th February 2026. 61 Objections were received including those from Mark Pritchard MP, Albrighton and Donington Parish Council and ADAG. Reasons for objection included:

- **Green Belt land (not grey belt)** as Albrighton is recognised as a Town in planning terms and the site protrudes 'incongruously' beyond the established settlement edge, representing inappropriate development in the Green Belt, for which no Very Special Circumstances have been demonstrated
- The land is identified as **Safeguarded Land** in both the SAMDev Plan and the withdrawn Local Plan (to 2038) - P36 / ALB014. Safeguarded land is intended to remain undeveloped unless released through a future Local Plan, following proper strategic assessment and community engagement. Bringing this site forward over 12 years earlier than intended, at a time when substantial development is already underway in Albrighton, is not sustainable
- Taylor Wimpey have **not demonstrated that more suitable, non-Green Belt sites do not exist.** This is particularly relevant given that Shropshire Council's Call for Sites process closed in October 2025, with the review of submissions currently ongoing
- **Accessibility:** The site is a 19-minute walk from the station, with limited train services, so most residents will rely on cars. The site is also on the wrong site of Albrighton for connectivity to the regionally important M54 corridor, the RAF Cosford employment area, and Albrighton rail station
- **Loss of Farmland:** The site is open farmland, not "grey belt," and development would harm the local landscape
- **Traffic:** More homes will worsen congestion around Cross Road, High Street, Elm Road, and Bowling Green Lane. The full impact of existing and recent developments has not yet been assessed

Shropshire Ecology did not object, and instead responded to say that they would recommend ecological and wildlife conditions to be applied if the scheme was granted planning approval.

The proposals opposite 104-106 Cross Road include 75 dwellings across 5.31ha, including public open space, landscaping, SuDS and associated infrastructure, 35% affordable housing.

It is likely that the decision will not be made until Shropshire Council's own Green / Grey belt assessment is published. In the meantime, objections and comments can still be submitted to Shropshire Planning by email quoting ref 25/04584/OUT to: planning.southern@shropshire.gov.uk.

Albrighton's new Neighbourhood Plan Working Group (NPWG)

ADAG are pleased to be taking an active role in Albrighton's new NPWG, chaired by Cllr Nigel Lumby and with other representatives of the Parish Council. Discussions are ongoing with Shropshire Council to understand the Local Plan process, the new housing targets which will be passed down to Albrighton, and how this should be dealt with to prepare the new Neighbourhood Plan. We have sought professional support and advice and will keep you updated on progress.


The new Neighbourhood Plan will shape how Albrighton's housing plans look in the future, and be key to stopping unplanned speculative developments.

Other News:

- **Millfield: Boningale Homes Phase 3 (23/00870/FUL) and Persimmon Phase 4 (23/02095/OUT) 133 houses total.** CONSTRUCTION ONGOING
- **Wain Estates (24/02662/OUT) 150 houses north of Kingswood Road.** CONSTRUCTION ONGOING
- **200,000 Bird Broiler Unit (26/00039/SCO) - OPINION PUBLISHED.** Four 140m long poultry sheds a third of a mile from Burnhill Green Rd south of the A464 Holyhead Road. The 25 page Scoping Opinion was published on 10th February 2026 and sets out the Environmental Statement information that should be provided if a planning application is made in the future. It gives consultee advice received by Shropshire Council as well as the Council's professional judgement - and does not imply endorsement of the scheme. It also mentions that the 30 animal welfare representations made may be a material consideration for the determination of the planning application



- **180,000 Broiler Chicken Farm, Shackerley Lane (26/00277/SCO) - CONSULTATION OPEN UNTIL 5th March 2026.** A similar Environmental Impact Assessment Scoping request has been made for this proposal for two 113m long x 25m wide sheds
- **Albrighton Garden Centre - Proposed 4 x Padel & 4 x Pickleball Courts - INFORMAL CONSULTATION.** Plans have been announced for these new covered leisure courts and changing facilities on the eastern edge of the garden centre plot. A planning application is expected soon.

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

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

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