




HOW TO OBJECT?

1. **Register on the Shropshire Council Planning Website:** 
> Watch our video here: https://youtu.be/_2dzXCQOxHI →
2. **Write your objection words in advance in a Word Document etc.** See our guidance below. DO NOT try to type the objection straight into the website as it will likely time out and you will lose all your words
3. **Watch our video on how to submit online** > <https://youtu.be/mubkmJNd0hs> → 
4. **Log into the Shropshire Council Website and submit your objection:** → 
5. **Shropshire Council ask for objections to be submitted online** - if you can't do this or want to submit by email or by post then please come to a drop in session and we will help you. Or visit our website

WHAT COULD YOU WRITE IN YOUR OBJECTION?

FIRST: Introduce yourself, why you are objecting & why this is important to you:

- Use your own words & tell your own story
- Explain who you are, how long, where and why you live in Albrighton
- Tell them why rural village life is important to you. E.g community, character of village, High Street shops, amenities, station, schools, Green Belt and access to natural green spaces, your overall wellbeing
- Share your local knowledge about the site and Albrighton, for example wildlife, land use, local history. Any information you provide might have significance and weight in deciding whether to approve the plans

THEN: Give the reasons why you OBJECT to Boningale Homes Proposals - IN YOUR OWN WORDS

AVAG have listed some reasons below; but please use any reasons that you think are important:

- **Visual appearance & character of rural village irreversibly destroyed** - extreme negative impact on all residents lives. Undermines culture and historical importance of our village
- **Goodwill and lives** of residents and community negatively impacted
- **48* hectares of Green Belt** destroyed. Severe loss, damage and harm to Green Belt
- **Neglected Brownfield/Grey Belt** sites should be regenerated instead
- **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 Black Country need. The site (P36A&B) has already been reviewed in the Shropshire Local Plan and confirmed as being unsuitable for housing
- **Existing Housing Developments in Albrighton** are already providing over 770 new houses in the Shropshire Local Plan and future safeguarded sites
- **Shropshire and Albrighton** is already providing the pro-rata equivalent of the Labour Party manifestos 1.5 million homes over 5 years. This development is not required
- **This is a speculative development** to turn Green Belt agricultural land into profit not for the benefit of the people of Shropshire or Albrighton
- **Severe, widespread negative impacts** on Albrighton village and surrounding area
- **Size and scale** of the development is totally inappropriate and out of proportion. It will destroy the village fabric and turn it into a town. Footprint of village would be increased by over 50%* when including the adjacent development sites
- **Location / position is totally disconnected** from Albrighton village centre. It is too far from the High Street and is out of touch with what the village needs

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

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

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