



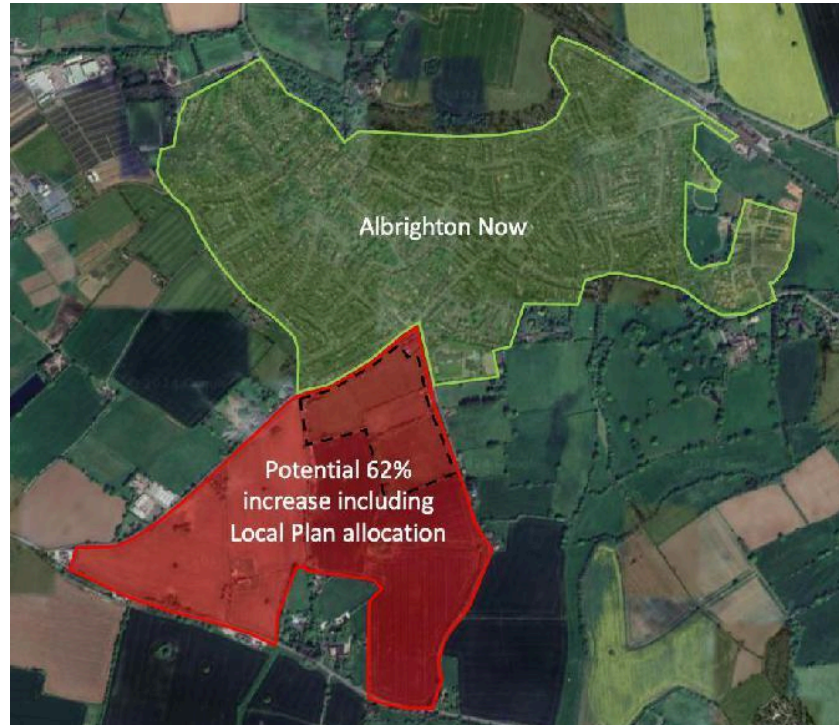
## 4. LOCATION & SCALE ISSUES

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



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.