

For and on behalf of
Boningale Homes Ltd.

**Statement of Community Involvement
Albrighton South**

**Prepared by
DLP Planning Ltd
Sheffield**

May 2024



Prepared by:	Brad Stott BA (Hons) MA Planner
Checked by:	Megan Wilson BSc (Hons) MSc MRTPI CIHCM Associate Director
Approved by:	Megan Wilson BSc (Hons) MSc MRTPI CIHCM Associate Director
Date:	May 2024

DLP Planning Ltd
Ground Floor V1 Velocity
Tenter Street
Sheffield
S1 4BY

Tel: [REDACTED]

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1.0 INTRODUCTION

- 1.1 This Statement of Community Involvement (SCI) has been prepared by DLP Planning Ltd (DLP) on behalf of our client, Boningale Homes Ltd (the Applicant), in support of an outline planning application, comprising:

Outline Application with all matters reserved except for access for a Sustainable Urban Extension comprising up to 800 no. dwellings, an extra care facility of up to 80 units, a Secondary School and a Local Centre, with an associated access, infrastructure, landscaping and drainage.

- 1.2 This report documents how the applicant has engaged with the local community and other key stakeholders in the pre-submission period, summarises the key issues that have emerged to date, and outlines how the final scheme has taken on board these comments wherever possible.
- 1.3 The SCI should be read in conjunction with the Planning Statement, Design & Access Statement and all other accompanying plans and technical reports which are submitted in support of the proposal.
- 1.4 Following this introductory section, this report is structured as follows:

Section two sets out the national and local policy context regarding public consultation and community engagement;

Section three outlines the approach adopted for the public consultation exercise;

Section four provides an analysis of the responses received and whether this has resulted in the requirement to amend the scheme; and

Section five provides a final commentary and conclusions.

2.0 PLANNING POLICY GUIDANCE

- 2.1 Public consultation during the pre-submission period of a planning application is an important part of the planning and development process. It is about engaging with local communities, groups, organisations, and stakeholders with the overall aim of shaping a proposal so that the subsequent application takes into account local views and opinions as far as practicable, including through revisions to the proposals where appropriate, prior to submission of the planning application. The importance of public engagement is reflected in both national and local planning policy.

National Planning Policy Framework

- 2.2 The National Planning Policy Framework ('the NPPF') sets out the government's planning policies for England and how these are expected to be applied. Paragraph 2 of the Framework confirms, in accordance with Section 38(6) of the 2004 Planning and Compulsory Purchase Act, that applications must be determined in accordance with the development plan, unless material considerations indicate otherwise. The original Framework (published in March 2012) has been updated and replaced a number of times, the latest iteration having been published in December 2023.

- 2.3 Paragraph 39 of the National Planning Policy Framework (the Framework) sets out that:

"early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community".

- 2.4 Paragraph 40 later notes how local authorities:

"...should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their application".

- 2.5 Paragraph 131 adds that:

"The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live

and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process”.

2.6 In addition to the above, paragraph 137 sets out that:

“Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot”.

2.7 Furthermore, paragraph 138 states:

“Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. The primary means of doing so should be through the preparation and use of local design codes, in line with the National Model Design Code. For assessing proposals there is a range of tools including workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for a Healthy Life⁵⁴. These are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large scale housing and mixed use developments. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels”.

Shropshire Statement of Community Involvement (2021)

2.8 Shropshire Council's commitment to community involvement in the planning policy process is outlined in its Statement of Community Involvement (SCI), which was adopted on 30th June 2021. This document serves as a comprehensive guide to how the council will engage with communities and organisations on planning issues throughout the county. The SCI

details the various methods and channels through which the council will seek to involve people in both the planning process and the determination of individual planning applications.

- 2.9 Shropshire Council prioritises effective communication as an integral part of community involvement in the planning process. While digital communication is preferred, the council acknowledges the importance of accessibility for all community members. To address this, they aim to provide information in various formats and languages, ensuring that everyone can participate in the planning process. This includes addressing issues such as access to broadband and equipment, building digital skills and confidence, and fostering motivation for online engagement. By offering information in multiple formats and languages, the council seeks to overcome barriers to participation and ensure that all voices are heard in the planning process.
- 2.10 In terms of consultation methods, Shropshire Council employs a comprehensive approach to engage with stakeholders throughout the planning process. This includes various communication channels such as email, website postings, press releases, statutory notices, and social media engagement. Additionally, the council organises meetings, workshops, and focus groups to facilitate meaningful discussions and gather input from the community. These consultation methods are designed to reach a diverse audience and encourage participation at different stages of the planning process. By offering multiple avenues for engagement, the council aims to ensure that stakeholders have ample opportunities to provide feedback and contribute to decision-making.
- 2.11 Shropshire Council follows statutory requirements for public notification and consultation. This involves notifying the public through site notices and press releases, especially for major applications or significant departures from the Development Plan. The council considers comments from the public, including those from Parish and Town Councils, during the decision-making process. This ensures that community input is considered when making planning decisions. The council aims to be transparent about the decision-making process, with details of planning committee meetings publicised on their website. By reporting and considering material planning considerations raised by the public, the council demonstrates its commitment to transparency, inclusivity, and effective decision-making in the planning process.

3.0 COMMUNITY CONSULTATION METHODOLOGY

3.1 This section sets out the application consultation which the applicant has carried out in preparation of this planning application and how any of the comments raised will be incorporated into the scheme should any be raised.

3.2 The approach to the consultation accords with current industry practice and follows the advice of the Royal Town Planning Institute (RTPI) for meaningful consultation.

The Consultation Period

3.3 The public consultation officially ran between February 2024 and April 2024, with the activities carried out outlined below:

Consultation Leaflet

3.4 A consultation leaflet was prepared which set out a summary of the proposed development and inviting residents to the consultation event. A copy of the site location plan was included within the leaflet. The leaflet also included details of the time, date, and address of where the face-to-face public consultation would be held.

3.5 The leaflet was distributed by Stannp to approximately 878 households in Albrighton. These were dispatched on 27th February 2024.

3.6 A copy of the leaflet is enclosed at **Appendix 2**.

Social Media post

3.7 In Albrighton, there is a vibrant online community, notably active on various Facebook groups, which collectively host a significant number of members. These groups serve as crucial platforms for local engagement and communication. Among these, groups include:

Albrighton (Non Commercial) Community Group with 7,000 members
What's on in Albrighton, Cosford, Boningale with 3,100 members
Albrighton Public Community Group. (No Selling or Advertising) with 1,800 members.
Albrighton Notice Board with 1,000 members

3.8 To ensure broad outreach and accessibility to the local community, Boningale Homes Ltd strategically leveraged social media as an additional avenue to disseminate information

about their consultation events. The text that was posted on Boningale's Facebook page on 29th February is as follows:

Come and see us between 4pm and 8pm on Tuesday 5th March as we hold our Community Workshop at the Red House in Albrighton to discuss a potential new site in Albrighton!

- 3.9 Following the engagement from the first post Another post was made for the second public consultation on 26th March:

We're back at The Red House between 4pm and 8pm on Thursday 28th March for a more formal Public Consultation/Q&A on our proposed development in Albrighton.

Community Workshop

- 3.10 A community workshop event was held on the 5th March 2024 at The Red House, 4 High St, Albrighton, Wolverhampton WV7 3LU. The event officially ran from 4:00pm to 8:00pm. The event provided the opportunity to review and comment on the proposed development.
- 3.11 A number of plans and drawing were displayed and information was provided about the proposals, including details of the proposed access arrangements and the nature of the scheme.
- 3.12 Two members of DLP Planning, as well as other members of the project team (including a master planner and transport technical specialists), as well as a representative of the client, were on hand to answer questions from the local residents and interested parties.

Public Consultation

- 3.13 Following the success of the first workshop and the interest of residents learn more about a second meeting was held. This session provided residents with the opportunity to voice their opinions and pose inquiries regarding the prospective development. The consultation took place from 4pm to 8pm on March 28th.
- 3.14 Between 6PM and 7PM, participants were encouraged to join a group question and answer session, providing an opportunity for individuals to seek clarification on any aspects of the proposed development. This interactive session aimed to address queries comprehensively and foster a deeper understanding among attendees.

Consultation Website

- 3.15 In addition to the public exhibition, a consultation website ([www.https://albrighton-south.co.uk/](https://albrighton-south.co.uk/)) was launched to allow residents to view the proposals in detail and to provide any feedback they may have.
- 3.16 The consultation website went live on March 17th. The website provided information on the proposals and set out the background to the site and planning considerations. The website also contained the proposed site layout, the other information contained on the consultation boards utilised at the public exhibition, a dedicated section for public comments on the proposal.
- 3.17 A screenshot of the consultation website is attached at **Appendix 3**

Totals

- 3.18 In total, 88 responses were received as a result of the consultation including 56 comments on social media posts, 14 via email and the website feedback form and 18 comments via the leaflet.
- 3.19 A summary of the responses is set out in Section 4 below.

Albrighton Village Action Group Consultation

- 3.20 On May 16th, 2024, the Albrighton Village Action Group (AVAG) organised a public consultation meeting at The Red House in Albrighton. The event was chaired by MP Mark Pritchard and attended by key stakeholders, including local residents, representatives from Boningale Homes Ltd, and members of AVAG. The meeting aimed to address community concerns regarding the proposed housing development in Albrighton.

Structure of the consultation

- 3.21 The meeting commenced with an opening statement by MP Mark Pritchard. The presenters included Mark Pritchard, Matt from AVAG, local councillor Nigel Lumby, and representatives from Boningale Homes, Dean Trowbridge and George Thompson.
- 3.22 Mark Pritchard: Encouraged polite behaviour and ensured that everyone would have the opportunity to voice their opinions.

- 3.23 Nigel Lumby: Highlighted the process of the planning application and the potential for appeal. Emphasized the importance of the proposed secondary school in the development.
- 3.24 Matt (AVAG) directed personal attacks towards Boningale Homes Ltd representatives, which were deemed unproductive. He stressed the need for the community to focus on technical arguments rather than emotional appeals and provided guidance on supporting AVAG. He discussed the recent changes to the Draft Local Plan and the importance of sustainable development.
- 3.25 Boningale Homes' Presentation:
- Dean Trowbridge: Explained the development proposal, including plans to mitigate the increased strain on local services and infrastructure. Dean read the slides word for word and attempted to clarify Boningale Homes Ltd's stance on various issues.
- George Thompson: Provided insights about the background of Boningale Homes Ltd and its commitment to socio-economic progress in Albrighton.
- 3.26 Numerous questions were raised by the community, addressing concerns about local services, traffic congestion, environmental impact, and the sustainability of the proposed development. Boningale Homes Ltd representatives provided detailed responses, ensuring that the project would include measures to address these concerns, including a medical trust overseeing the new surgery, contributions to public services, and detailed traffic studies.
- 3.27 The meeting saw significant engagement from the community, reflecting strong concern about the proposed development. Several residents expressed frustration over the handling of the meeting and the refusal to allow Boningale Homes Ltd to use the projector, which hindered their ability to present visual aids.
- 3.28 The meeting received extensive coverage from local media, highlighting the community's strong opposition to the development.
- BBC Report (May 17, 2024): The BBC described the event as a "battle cry for the heart of green England," noting the emotional speeches from residents who felt the development would irreversibly change the character of Albrighton.

Shropshire Star Article (May 17, 2024): Emphasised the high turnout and strong opposition to the proposal, with more than 3,200 signatures collected against the development.

- 3.29 The public consultation by AVAG was a critical platform for community members to express their concerns and opposition to the proposed development. Despite some logistical and procedural challenges, the event provided valuable feedback that Boningale Homes Ltd will consider in refining their proposal. Boningale Homes remains committed to engaging with the community to address their concerns and ensure that the development aligns with the needs and aspirations of Albrington residents.

4.0 SUMMARY OF CONSULTATION COMMENTS

Response on Social Media

- 4.1 Boringale Homes Ltd utilised their Facebook platform to promote both consultation events, sharing a picture of the site plan to engage with their audience.
- 4.2 The first post on February 29th garnered significant attention, receiving 15 reactions, 57 shares, and 38 comments from users. The second post on March 26th gained 11 reactions, 1 share and 5 comments. An analysis of the themes in these comments can be seen below, some of the comments fit in multiple key themes and others were people tagging others

Key Themes	Occurrence
Impact on Environment	8
Concerns about overdevelopment	6
Engagement and Transparency	6
Strain on services (GPs, Schools and dentists etc.)	6
Strain on infrastructure	6
Developer Motives	4
Job Opportunities	1

Table 1: Summary of social media reaction

Public Consultation Response

- 4.3 From the public consultation, an additional 32 responses were gathered, 14 via email and a further 18 through leaflets returned. These responses encapsulated several key themes, reflecting the diverse perspectives within the community regarding the proposed development. An analysis of the key themes can be seen below

Key Themes	Occurrence
Strain on services (GPs, Schools and dentists etc.)	29
Strain on infrastructure	27
Building on Green Belt	21
Engagement and Transparency	9
Scale and Character of the Development	6

Table 2: Summary of consultation feedback

- 4.4 Of the 32 responses received, 27 expressed opposition to the proposal, while the remaining 5 were undecided.

Response to Feedback

- 4.5 The main issues raised in the response were summarised in bullet points due to the length of the comments and response to the feedback is set out in full below.

Impact on Environment/ Building on Green Belt

4.6 One of the more common comments was surrounding:

Concerns about the destruction of green spaces and loss of biodiversity.

Criticism of the potential increase in pollution and disruption to natural ecosystems.

Fear of irreversibly damaging the village's rural character and scenic beauty.

Strong opposition to encroaching on protected green belt land.

Calls for exploring alternative development sites to avoid environmental damage.

4.7 The opposition to utilising more Green Belt land for housing is noted.

4.8 However, it's important to consider that the current agricultural land on the site could serve a better purpose. The proposed development offers more to the local community than the current use of the land, and there is a very special circumstances case outlined in the planning statement to support this. While concerns about the loss of green space and natural habitats affecting biodiversity are valid, the development aims to mitigate these impacts as much as possible.

4.9 Within the planning statement, a section titled "exceptional circumstances case" provides a detailed justification for the proposed development. This section elaborates on the unique and compelling factors that support the project's approval despite potential challenges or objections.

Concerns about overdevelopment/Scale and Character of the Development

4.10 Comments on both social media and consultation responses included:

Concerns about the proposed development altering the village's character and atmosphere.

Criticism of the potential loss of Albrighton's rural charm and historic identity.

Opposition to the proposed number of new homes exceeding the capacity of the village.

- 4.11 A Heritage Statement is being prepared as part of the application. This statement will comprehensively assess the historical significance of the area and outline strategies to preserve and enhance Albrighton's unique heritage.
- 4.12 Firstly, regarding concerns about altering the village's character and atmosphere, the Heritage Statement will highlight the importance of sympathetic design and sensitive integration with the existing built environment. Paragraph 135 of the NPPF emphasises the significance of creating places that are visually attractive and sympathetic to local character and history, stating that developments should "establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit."
- 4.13 Criticism regarding the potential loss of Albrighton's rural charm and historic identity will be addressed through careful consideration of the proposed design and layout. Paragraphs 195 and 196 of the NPPF underscore the irreplaceable value of heritage assets and the need to conserve them in a manner appropriate to their significance. The Heritage Statement will demonstrate how the proposed development aligns with these principles by preserving key heritage features and ensuring the retention of Albrighton's unique rural character, as outlined in the NPPF which states, "These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations."
- 4.14 Paragraph 74 of the NPPF emphasises the importance of strategic planning for larger scale developments to meet identified housing needs in a sustainable way, stating that "The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns." By identifying Albrighton as a suitable location for housing growth, the proposed development aligns with the strategic objectives outlined in the NPPF, while also ensuring that the infrastructure and facilities necessary to support the increased population are adequately provided for.

Engagement and Transparency

- 4.15 Several comments surrounded:

Frustration over the lack of meaningful consultation with residents.

Anger at the short notice given for public meetings and the perceived lack of transparency.

Calls for more inclusive and accessible methods of communication and engagement.

Discontent with the lack of communication and engagement from the developers.

Calls for more transparent and inclusive decision-making processes.

Criticism of the perceived secrecy and lack of information provided to residents.

4.16 Both consultations were carefully scheduled to accommodate the diverse needs of residents. The hours were chosen to cater to normal working hours, allowing those with children to attend before it got too late while also accommodating individuals who work late by extending the meetings until 8 PM.

4.17 Regarding the issue of late notification, we acknowledge that leaflets were sent out on 27th February 2024. We have investigated this matter with Stannp, our supplier, to understand the delay. Additional efforts were made to publicise the events through social media channels.

4.18 On March 28th, an additional public consultation was conducted to ensure that all residents had the opportunity to voice their opinions and concerns. Both consultation events were well attended and we appreciated the valuable input from residents.

4.19 In regard to the level of detail available at the consultation, the application is outlined; therefore, more specific information will be provided in subsequent reserved matters applications. Hence, the details presented during the public consultation should be deemed sufficient for the current stage of the application.

Strain on services (GPs, Schools and dentists etc.)

4.20 One of the biggest concerns raised was the strain on services. The general feedback included:

Complaints about long waiting times for medical appointments and overcrowded schools.

Concerns about the inability of local services to cope with increased demand.

Fears of declining quality in healthcare and education due to overpopulation.

- 4.21 As part of the development proposal the proposal offers a secondary school, neighbourhood centre and care home. These facilities are intended to enhance the current amenities of Albrighton. This would benefit both new and existing residents of the area.
- 4.22 Regarding the availability of GPs, as of May 2024, within a 5 mile radius of the site six GPs are accepting new patients. Contributions can be negotiated with the developer to support these services. Currently, it appears there is a capacity to cope with the following practices accepting penitents:

Albrighton Medical Practice

Russell House Surgery

Lakeside

Tamar Medical Centre

Billbrook Medical Centre

Shifnal & Priorslee Medical Practice

Strain on infrastructure

- 4.23 Feedback surrounding the site

Criticism of inadequate road networks and concerns about traffic congestion.

Worries about the capacity of drainage systems and increased risk of flooding.

Frustration over limited parking availability and deteriorating road conditions

- 4.24 As part of the application process, we understand the concerns raised regarding existing road conditions and traffic congestion, as well as the strain on infrastructure due to current developments. In response to these concerns, a comprehensive transport assessment is being prepared as per Paragraph 117 of the National Planning Policy Framework (NPPF).
- 4.25 This transport assessment thoroughly evaluates the proposed development's impact on traffic conditions, road infrastructure, and congestion levels in the area.

Developer Motives

4.26 Four individuals commented:

Accusations of prioritising profit over the well-being of the community.

4.27 This matter is unrelated to planning considerations, and thus should not carry significant weight. The proposal includes numerous amenities for the site. If profit were the sole motive, utilising the land solely for residential purposes would likely yield higher profits.

Job Opportunities

4.28 One individual questioned whether local residents would benefit from the employment opportunities created by the development.

4.29 The development is expected to generate employment opportunities in the local area. Boningale Homes is a local developer who intends to oversee the site's development. An economic benefit assessment has been conducted and is available as part of the supporting documentation for this proposal. The assessment details further insights into the anticipated impact.

5.0 CONCLUSIONS

- 5.1 The SCI provides a comprehensive overview of the engagement process with the local community regarding the proposed development in Albrington. The consultation period ran from February to April 2024 and employed various methods to engage with stakeholders, including elected representatives, local residents, and community groups. This included direct communication through letters and leaflets, public workshops, social media engagement, and a dedicated consultation website.
- 5.2 The consultation generated significant interest and feedback, with a total of 88 responses received.
- 5.3 Analysis of these responses revealed key themes related to concerns about the impact on the environment, strain on services and infrastructure, engagement and transparency, and the scale and character of the development. The most common concern raised by the community revolved around the strain on local services, particularly related to healthcare, education, and infrastructure. Residents expressed apprehension about the potential impact of the proposed development on the capacity of existing services to meet increased demand.
- 5.4 In response to the feedback, efforts were made to address specific concerns raised by residents. These included clarifications on environmental impact mitigation measures, assurances regarding the preservation of Albrington's rural character, and commitments to mitigate strains on local services and infrastructure. Steps were taken to enhance engagement and transparency, such as scheduling an additional public consultation event and providing detailed information on the proposed development through various channels.
- 5.5 The consultation process demonstrated a commitment to meaningful engagement with the local community and an openness to consider and address their concerns wherever feasible. The feedback received helped to inform the ongoing development of the proposal, ensuring that it reflects the needs and aspirations of the community while balancing wider planning considerations and policy objectives.

APPENDIX 1 LETTER TO WARD COUNCILLORS AND MP



Ref: SP | SH5035(6)P
Date: xx February 2024

Name

By email only: email@address

Dear Name,

Re: Proposal for a Sustainable Urban Extension consisting of residential development, a secondary school, a local centre and extra care housing.

As you may be aware from our ongoing engagement with the Council, Boningale Homes Ltd are seeking to bring forward the above proposed development at land to the south of Albrighton between Cross Road and Newhouse Lane.

As part of the consultation on the development proposal, we will be launching an online public consultation to seek the views of the local community and other interested parties / key stakeholders, the purpose of which will play an important role in shaping the development of the plans for the proposed scheme. Details of the website in this regard will be issued once available.

We will also be holding a one-day community workshop exercise on the 5th March at The Red House, 4 High St, Albrighton, Wolverhampton WV7 3LU, where members of the planning and design teams, as well as representatives of Boningale homes, will be available to discuss the proposals and the background to them.

The community workshop will commence at 4pm and will be open until 8pm.

I enclose for your information a copy of a leaflet that will be distributed to households in Albrighton and Boningale.

You will note that this leaflet includes details of how to provide your feedback and comments - the closing date for submitting feedback is 11.59pm on the 22nd March 2024.

If you require any further information, or if it would be helpful to discuss the proposals with us directly, please contact me on the details below.

Yours sincerely,



Sam Pepper MRTPI

Senior Planner



APPENDIX 2 CONSULTATION LEAFLET

INVITATION TO PUBLIC CONSULTATION and QUESTION AND ANSWER SESSION



You are invited to an exhibition which will provide the opportunity to view and comment on a proposed sustainable urban extension to Albrighton at land between Cross Road and Newhouse Lane.

The proposal is for up to 800 new homes, a circa 70 bed care home, a secondary school, and a new local shopping centre, and will see the site accommodate all the required landscaping, open space, car parking, and sustainable drainage features to allow for a high quality of living for future residents.

The proposal is being brought forward by Boningale Homes, an established housing developer based in Albrighton, who deliver new homes across the Midlands.

Members of the planning team and representatives from Boningale Homes will be in attendance at the consultation and Q&A to ensure that the views of existing residents are taken into consideration in the detailed design of the scheme, which will be held on:

28th March 2024 from 4pm to 8pm, at The Red House, 4 High St, Albrighton, Wolverhampton WV7 3LU

Questions & Answers (6pm – 7pm)



HAVE YOUR SAY



Please submit your comments by email to nottingham@dlpconsultants.co.uk

Alternatively, please post your comments using the adjacent form, posting to DLP Planning Ltd, Office 106, Cumberland House, 35 Park Row, Nottingham, NG1 6EE .

Name:.....

Postcode:.....

Email:.....

Position:.....

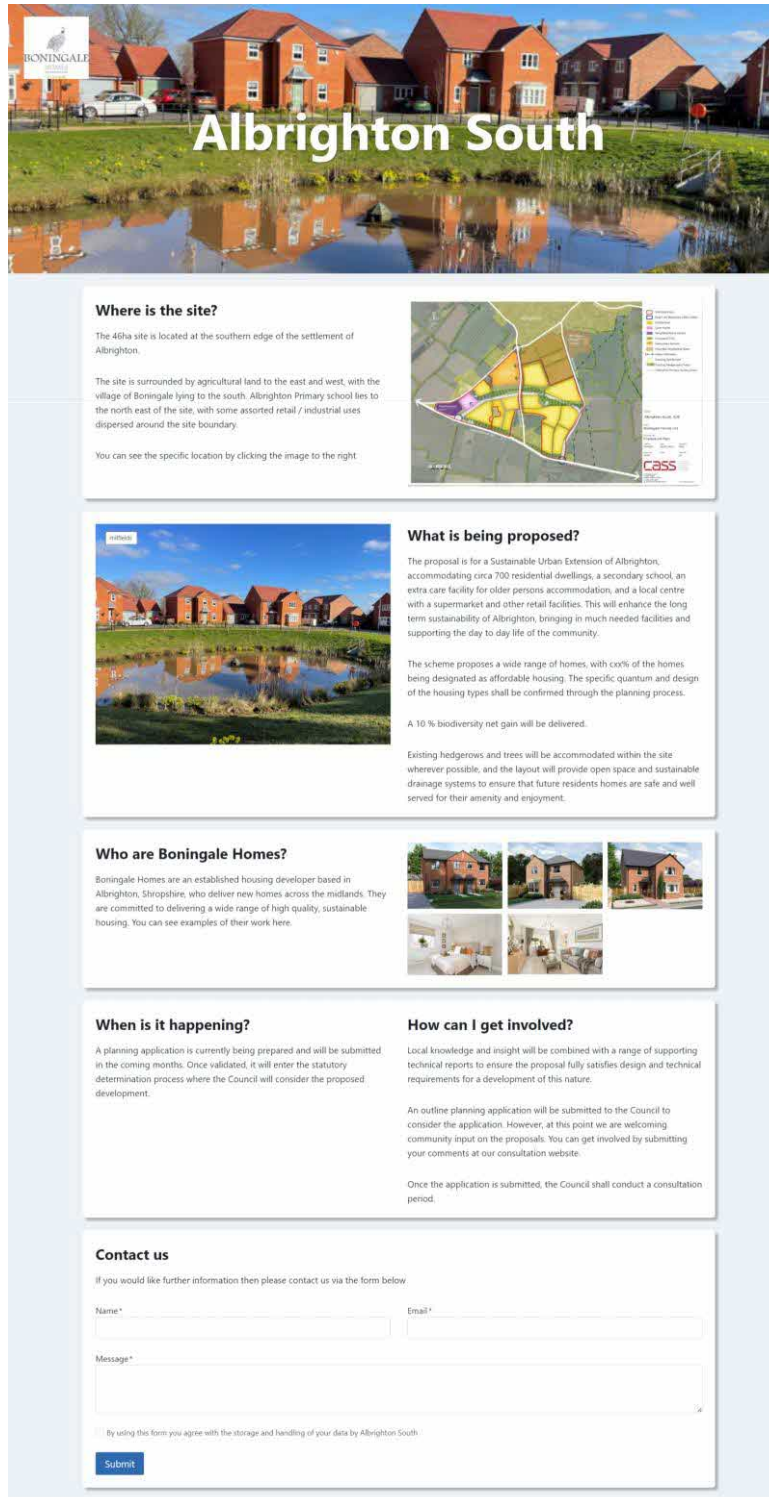
(e.g. Local Resident/ Local Business/ Local Councillor/ Representative of Local Group or Organisation)

Do you support the proposed development?

☐ Yes ☐ No ☐ Undecided

Comments:

APPENDIX 3 CONSULTATION WEBSITE



Albrighton South

Where is the site?

The 46ha site is located at the southern edge of the settlement of Albrighton.

The site is surrounded by agricultural land to the east and west, with the village of Bovingale lying to the south. Albrighton Primary school lies to the north east of the site, with some assorted retail / industrial uses dispersed around the site boundary.

You can see the specific location by clicking the image to the right.

What is being proposed?

The proposal is for a Sustainable Urban Extension of Albrighton, accommodating circa 700 residential dwellings, a secondary school, an extra care facility for older persons accommodation, and a local centre with a supermarket and other retail facilities. This will enhance the long term sustainability of Albrighton, bringing in much needed facilities and supporting the day to day life of the community.

The scheme proposes a wide range of homes, with cca 60% of the homes being designated as affordable housing. The specific quantum and design of the housing types shall be confirmed through the planning process.

A 10 % biodiversity net gain will be delivered.

Existing hedgerows and trees will be accommodated within the site wherever possible, and the layout will provide open space and sustainable drainage systems to ensure that future residents homes are safe and well served for their amenity and enjoyment.

Who are Bovingale Homes?

Bovingale Homes are an established housing developer based in Albrighton, Shropshire, who deliver new homes across the midlands. They are committed to delivering a wide range of high quality, sustainable housing. You can see examples of their work here.

When is it happening?

A planning application is currently being prepared and will be submitted in the coming months. Once validated, it will enter the statutory determination process where the Council will consider the proposed development.

How can I get involved?

Local knowledge and insight will be combined with a range of supporting technical reports to ensure the proposal fully satisfies design and technical requirements for a development of this nature.

An outline planning application will be submitted to the Council to consider the application. However, at this point we are welcoming community input on the proposals. You can get involved by submitting your comments at our consultation website.

Once the application is submitted, the Council shall conduct a consultation period.

Contact us

If you would like further information then please contact us via the form below

Name * Email *

Message *

By using this form you agree with the storage and handling of your data by Albrighton South.

**BEDFORD****Planning / SDD / SPRU**

bedford@dlpconsultants.co.uk

BRISTOL**Planning / SDD / SPRU**

bristol@dlpconsultants.co.uk

EAST MIDLANDS**Planning/ SDD**

nottingham@dlpconsultants.co.uk

LEEDS**Planning**

leeds@dlpconsultants.co.uk

LIVERPOOL**Planning**

liverpool@dlpconsultants.co.uk

LONDON**Planning**

london@dlpconsultants.co.uk

MILTON KEYNES**Planning**

miltonkeynes@dlpconsultants.co.uk

RUGBY**Planning**

rugby.enquiries@dlpconsultants.co.uk

SHEFFIELD**Planning/ SDD / SPRU**

sheffield@dlpconsultants.co.uk

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