

**Town and Country Planning Act 1990 Section 78
Appeal**

by

Boningale Developments Limited

Against

**The non-determination of a planning application by
Shropshire Council for development at LAND AT
PATSHULL ROAD, ALBRIGHTON, SHROPSHIRE**

PINS Reference: 6007402

Shropshire Council Planning Reference: 24/02108/OUT

**Education Proof of Evidence
APPENDICES**

Kerrie Norman BEng (Hons), LLM

Ref: ALBST-FCL-GEN-FS-RP-X-003

Date: August 2026

Status: S5

Revision: P01

Appendix A

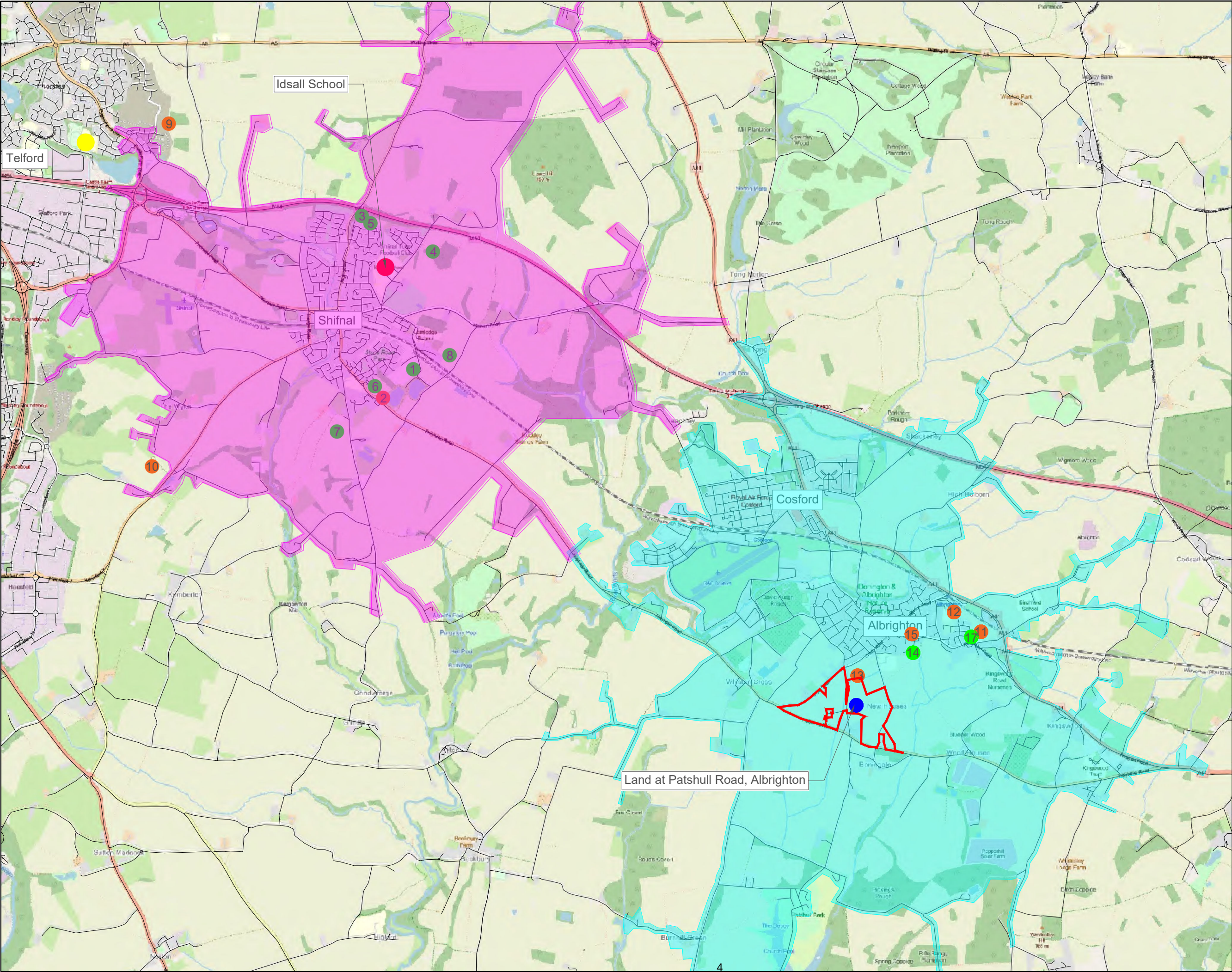
List of Housing Sites

Appendix A – Housing Sites

Reference number	Address	Number of dwellings	Status of application
320	Ridgeways, Hem Lane off Halesfield	31	Approved
24/02662/OUT	Land to the North of Kingswood Road, Albrighton	150	Approved 30/05/2025
23/02095/OUT	Land East of Shaw Lane, Albrighton	90	Approved 28/10/2024
25/04584/OUT	Patshull Road, Albrighton	75	Approved 04/12/2025
23/04403/FUL	Land south of Fair Lawn, Albrighton	2	Approved 10/01/2024
24/03669/FUL	Proposed Conversion of Manege Building Cosford Grange Cosford	5	Approved 19/11/2024
25/01385/FUL	South East Of Windmill View Shifnal	57	Approved
TWC/2014/0980	Priorslee Sustainable Urban Extension <i>Only 25% of yield estimated to affect Idsall School</i>	1100 (275 affecting Idsall)	Approved and under construction
H7	Land at The Hem, Telford <i>Only 40% of yield estimated to affect Idsall School</i>	300 (120 affecting Idsall)	Approved and under construction
SHF013	Land adjoining Meadow Drive	65	Withdrawn allocation
SHF022 & part SHF023	Land between Windmill View and The Monument on A464	100	Withdrawn allocation
SHF015 & SHF029	shf029 & s.d adjoining Beech House between A464 and Park Lane	65	Withdrawn allocation
SHF018b & SHF018d	Land east of Shifnal Industrial Estate, Upton Lane, Shifnal	39	Withdrawn allocation
ALB017 & ALN021	Land north of Kingswood Road and Beamish Lane, Albrighton	180	Withdrawn Allocation
26/01188/OUT	South Of Lamledge Lane Shifnal	200	Pending planning application
25/04536/FUL	Land North of Meadow Drive Shifnal	69	Pending planning application
26/01934/SCO	Land to the East of Shifnal	500	Pending EIA Scoping
23/00869/OUTM	Rear of College Farm Close, Westbeech Road, Pattingham	50	Withdrawn 12/12/2023
21/05665/FUL	Land to the east of Garridge Close, Albrighton	24	Withdrawn 15/04/2024

Appendix B

School and Housing Sites Map



Notes

Key:

Albrighton South Development

Secondary School Statutory Walking Distance from Albrighton South Development

Idsall School

Secondary school Statutory Walking Distance from Idsall School

Holy Trinity Academy

Developments with planning application approved

Developments with planning application withdrawn/ pending approval

List of other developments

Shifnal:

1. South of Lamledge Lane, Shifnal, Shropshire

2. South East of Windmill View, Shifnal, Shropshire

3. Land North of Meadow Drive, Shifnal, Shropshire

4. Land to the east of Shifnal

5. Land adjoining Meadow Drive

6. Land between Windmill View and the Monument on A464

7. Shf029 & s.d adjoining Beach House between A464 and Park Lane

8. Land east of Shifnal Industrial Estate, Upton Lane, Shifnal

9. Priorslee Sustainable Urban Extension

10. Land at The Hem, Telford + Ridgeways, Hem Lane off Halesfield

Albrighton:

11. Land to the North of Kingswood Road, Albrighton

12. Land East of Shaw Lane, Albrighton

13. Patshull Road, Albrighton

14. Land to the east of Garridge Close, Albrighton

15. Land south of Fair Lawn, Albrighton

16. Rear of College Farm Close, Westbeech Road, Pattingham

17. Land north of Kingswood Road, Albrighton

P01	08/26	BEL	First Issue	LM	KN
Rev	Date	Drawn	Description	Chkd	App'd

FLINDERS CHASE

Project.

Land south of Patshull Road, Albrighton

Drawing Title.

Statutory Travel Distances for (Secondary Schools)

Idsall School and Land South of Patshull Road

AutoCAD Location.

60047/ Surveys & Drawings/ Drawings

Designed By	Checked By	Approved By
BEL	LM	KN
Date	Date	Date
08/26	08/26	08/26
Scale at A1	Status	Rev
1:20000	S3	P01

Drawing No.

ALBST-FCL-GEN-FS-D-X-0001

Appendix C

Idsall School Expansion BBC Article

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Protest against plans for 500 homes



A protest was held outside a Harrow Estates consultation event in Shifnal

Andy Giddings

in Shifnal

16 July 2026

Protesters have demonstrated against plans to build up to 500 new homes in Shifnal.

Harrow Estates, part of Barratt Redrow, is seeking to develop 73 acres of land

on either side of Stanton Road, with half of it being used for the houses and the other half for employment land.

It has promised an area of parkland and said the plans would boost local employment, but some residents have complained the town has seen too much development in recent years.

More than two dozen turned out with placards on Wednesday to demonstrate outside a consultation event at the local secondary school.

They have argued the town's infrastructure cannot cope with more homes.

John Moore, the spokesperson for campaign group Shifnal Matters, said: "The problem is a cumulative one.

"Shifnal has had several thousand homes over the last 10 years and no expansion in facilities."

He said Shifnal also had a "Victorian town centre" which was unable to cope with large volumes of traffic, plus a GP practice and schools that were over-subscribed.

The site is currently fields and Moore said: "If you're going to build on the green belt, if you're going to expand the town further, you have to have infrastructure first."



GOOGLE

The proposed site is currently covered in fields

If planning permission is approved, the homes will be built on land opposite the local secondary school.

Michelle King, the head teacher at Idsall School, said: "We need to look at the implications for us."

She confirmed the school was over subscribed and said: "I don't think Shifnal has the amount of facilities to cope with those plans."

She was also not in favour of her school having to expand to accommodate more children and said: "You can get too big as a school and I think it's well-balanced at the moment."

The BBC has approached Harrow Estates for a response.

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Proposals for 500 new homes in town

1 July



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10 April