

Public inquiry - Patshull Road, Albrighton, Shropshire
Tuesday 15th September 2026

Interested Party Speakers – Albrighton Community

AM / PM	Order	Speaker	Subject
Morning	1	Peter Illes	Albrighton & Donington Parish Council
Morning	2	David Slatcher	Boningale Parish Council
Morning	3	Charles Green	CPRE
Morning	4	Carl Huntley	Care home
Morning	5	Peter Ford	Capping off roads impact
Morning	6	Robert Hodges	Lea Hall heritage impact
Morning	7	Sanjiv Jogi	Affordable Housing
Morning	8	Linda Banks-Farnell	A464 Roundabout
Morning	9	Angela Robertshaw	Fulfilment of Boningale Developments Proposals
Morning	10	Charlie Blakemore	Community cohesion impact
Morning	11	David Corden	Flooding impact
Morning	12	Delphine Lockley	The Sheiling impact
Morning	13	Dylan Barker	Foul drainage
Morning	14	Gill Miller	Impact of the Development on Young People
Morning	15	Rick Houghton	Regenerative Farming and Soil Structure
Morning	16	Jenny Hood	Ornithology Impact
Morning	17	Tony Stirk	Brownfield First
Morning	18	Willowe Keeley	Equine impact
Morning	19	Lula	Impact from a primary school age (Read by Robin Mackworth Gee. Captain RN Rtd)

Statement to the Planning Enquiry on behalf of Albrighton & Donington Parish Council

My name is Councillor Peter Isles, thank you for the opportunity to speak today. I am addressing you on behalf of Albrighton and Donington Parish Council to formally object to the proposed development of **800 dwellings, a new school, a care home and a supermarket on designated Green Belt land**.

Our position is clear: **this proposal is inappropriate development in the Green Belt**, contrary to national and local planning policy, and would cause irreversible harm to the character, infrastructure, and sustainability of our communities.

1. Green Belt Protection and Policy Conflict

The proposed development lies wholly within the **Green Belt**, a designation intended to prevent urban sprawl, safeguard the countryside, and preserve the openness and permanence of rural land.

This proposal represents **major, permanent loss of Green Belt**, replacing open countryside with a large urban extension. The applicant has **not demonstrated the “very special circumstances”** required to justify such harm. Housing need alone does not constitute very special circumstances under established case law.

2. Impact on Local Infrastructure

The scale of this development would place **unacceptable pressure on existing infrastructure**, particularly the road network.

Albrighton and Donington already experience congestion at peak times, especially along the A41, the A464, and routes toward Wolverhampton and Telford. Adding traffic from **800 new homes**—potentially **1,200–1,600 additional vehicles**—would significantly worsen congestion, air quality, and road safety.

The NPPF (paragraph 110) requires developments to ensure **safe and suitable access for all users**, and paragraph 111 states that development should be refused where the residual cumulative impacts on the transport network are **severe**. In our view, this threshold is clearly met.

3. No Demonstrated Need for a New School

The proposal includes a new school. However, **local provision is already adequate**. Existing schools in Albrighton and surrounding areas have capacity forecasts that do not justify a new facility.

The NPPF requires that new infrastructure be **necessary, proportionate, and justified**. Creating a new school where there is no demonstrable need risks diverting resources from existing educational provision and undermining established community schools.

4. Supermarket Impact on Existing Local Shops

The proposed supermarket would directly threaten the viability of Albrighton's established local shops and independent businesses. These shops are central to Albrighton's character and economic resilience.

The NPPF emphasises the importance of supporting **vital and viable centres** and requires impact assessments for out-of-centre retail development. A supermarket of this scale risks displacing trade, reducing footfall, and undermining the long-term sustainability of Albrighton High Street.

5. No Need for Additional Care Home Provision

The proposal includes a care home despite **existing adequate provision** within the wider area. Local authority assessments do not identify a shortfall that would justify new capacity of this scale.

Under the NPPF, developments must be **plan-led** and respond to **identified local need**. This element of the proposal does not meet that test.

In summary, Albrighton and Donington Parish Council urges the Inquiry to reject this proposal on the following grounds:

- **Inappropriate development in the Green Belt,**
- **Failure to demonstrate very special circumstances.**
- **Severe negative impact on local road infrastructure.**
- **No proven need for a new school or care home.**
- **Harm to the vitality and viability of existing shops.**
- **Conflict with the plan-led approach required by national policy.**

This development is **not sustainable, not justified, and not in the public interest**. We respectfully request that the Inspector uphold the integrity of the Green Belt and refuse this application

Boningale Homes Appeal re Albrighton South

Good morning Inspector,

My name is Dave Slatcher, I've lived in Rushey Lane, Boningale for over 14 years, and I am speaking on behalf of Boningale Parish Council.

Our Parish Council remains very concerned about the scale and location of the proposed development on Green Belt land at Albrighton South, a separation of land between Albrighton and Boningale that has been historically crucial in maintaining the heritage of both communities, and the impact it would have on local infrastructure, flooding and the character of Boningale.

One of our principal concerns is drainage and flood risk. Residents regularly experience surface water issues on Church Lane, where flooding can occur during periods of prolonged or heavy rain. This water comes from the other side of Holyhead Road, where the development is proposed. This is not a theoretical concern, but a matter of lived experience for those who live nearby or use the road. Shropshire Council have previously admitted the drainage system needs significant infrastructure repairs for which they do not have the funding. The Parish Council is concerned that a development of this scale, with the associated increase in hard surfaces and drainage demand, could worsen an already difficult situation. We do not believe the risks faced by residents have been adequately addressed.

We are also concerned about the cumulative impact on local infrastructure. Residents already report increasing congestion on local roads, particularly at peak times, with understandable concerns as to whether existing services and infrastructure can accommodate development on this scale. We are concerned about the impact on local transport and connectivity. Access from Boningale to Albrighton, the Railway Station and M54 junction will take longer, with less direct access due to road changes.

Finally, Boningale contains important heritage assets, listed buildings and sites of historical significance, which contribute to the unique character and setting of the area. These assets are not isolated features; they are part of a historic landscape that has developed over many generations. The loss of Greenbelt and the effect of a large scale development would erode that setting and diminish our historic character that residents value and make this area distinctive.

The Parish Council recognises the need for new housing, but it should be in locations where infrastructure, drainage capacity and environmental impact have been fully addressed.

For these reasons, Boningale Parish Council considers the adverse impact of this proposal outweighs its benefits and respectfully asks that the appeal be dismissed.

Thank you for your consideration.

100
YEARS



**Campaign to Protect
Rural England
Shropshire**

Appeal Site	Patshull Road, Albrighton, Shropshire, WV7 3BH
Appellant	Boningale Developments Ltd
Planning Inspectorate Appeal Reference	6007402
Shropshire Council Appeal Reference	26/03479/REF
Shropshire Council Application number	24/02108/OUT

Session 1: 15 September 2026

Interested Party Statement on behalf of:

CPRE Shropshire

I am Charles Green, representing the Campaign to Protect Rural England (CPRE).

Nationally, CPRE has been going for a century during which we have traditionally engaged at all levels with the planning process, including taking an active part in the establishment of Green Belts and engaging with Local Plans.

At the Shropshire Branch level we were actively involved throughout the eight year process of the previous Draft Local Plan that was formally withdrawn in July 2025. We took part throughout the Examination in Public hearings and watched as Shropshire Council was skewered by the developers.

Since then, the Government has revised the standard methodology for calculating housing need and Shropshire Council has come off particularly badly. Its requirement now exceeds its five-year housing land supply, resulting in the so-called “tilted balance” of the NPPF being invoked. Developers have not been slow to spot the opportunities that this presents, witness this very Planning Inquiry. This all comes at a time of significant financial pressure on Shropshire Council, after years of being hollowed out by austerity.

As seasoned watchers of the bigger picture we ask three main questions:

Firstly, does the UK need more houses? The answer is undoubtedly yes, but does that mean building any old houses, anywhere in the country, particularly in the Green Belt in rural counties, for who knows who to come and live in them?

Secondly, is the new standard methodology, based on housing stock, sensible? We comment merely that even if all the houses calculated by it to be needed in the UK at any one time were built, the formula would then require yet more to be built. It is an ever-escalating formula, which undoubtedly suits developers.

Thirdly, should houses be built on the Green Belt? We say no, the Green Belt is there as a necessary safeguard. Arguments about grey or green belt can be rather specious. Builders will, of course, only build houses they can sell, which means they are likely to choose the most lucrative green field, or even Green Belt, sites to build on.

Albrighton, of course, is also potentially lucrative because it is relatively close to Birmingham and the West Midlands conurbation. Under the new standard methodology, Birmingham itself is one of the few Local Authorities where the housing requirement has been drastically reduced. Our latest calculation is that, instead of having a housing deficit, Birmingham now has a surplus of as much as 20,000 houses. Under a sensible regional system this should be used to reduce the needs of nearby Local Authorities, otherwise there will be double counting of housing need.

This all means that, as well as Boningale's scheme being inappropriately placed in the Green Belt, there is in reality no need for it either.

Three-minute Interested Party Speech

Appeal 6007402 / 26/03479/REF

Good morning. My name is Carl Huntley, and I am speaking as an interested party against this appeal. I have over 20 years' professional experience in care-home development as a designer, planning consultant and architect.

I want to focus on the proposed care home, because the appellant asks the Inspector to treat it as a public benefit. I do not dispute that Shropshire has an ageing population or that specialist care will be needed. My concern is that this proposal has not demonstrated that an 80-unit care home, in this location, meets an identified local need.

Shropshire Council's specialist housing assessment identifies an overall oversupply of residential and nursing beds at its 2024 baseline. It says the emerging need is principally for nursing and higher-acuity care, including dementia and complex needs.

Yet the appeal simply proposes a care home of up to 80 units. The evidence does not establish whether those beds would be residential, nursing, dementia or other specialist provision, nor an Albrighton-specific need for 80 beds.

That matters because the care home is being weighed against substantial Green Belt harm. The Council's own evidence says a care home could be accommodated on non-Green-Belt land and that this benefit is not unique to this site. The appellant's expression of commercial interest does not establish local need or define the care to be provided.

Location is also important. The agreed accessibility evidence confirms there is currently no public transport serving the site. High Street bus stops are over 800 metres from the closest development parcel, Albrighton station is around 1.5 kilometres away, and the 891 does not run on Sundays.

For care staff working shifts and weekends, and for visitors without a car, that is not strong connectivity.

The developer's own Design and Access Statement acknowledges that the Cross Road and Holyhead Road junction is unsafe for increased traffic, Holyhead Road is a fast country road with overgrown footways, and Patshull Road and Newhouse Lane are narrow country lanes unsuited to increased traffic.

The Integrated Care Board has also said the existing GP surgery is already over capacity and calculated an additional healthcare contribution specifically for the care-home beds.

My submission is not that care homes are unnecessary. It is that this claimed benefit has been overstated. Based on my professional experience, I do not consider this to be a viable care-home proposition in this location, where the type of care and local need have not been established.

There is no clear evidence that this generic 80-unit facility meets the identified care need in Albrighton, and it could be delivered in a more sustainable, non-Green-Belt location.

I therefore ask the Inspector to give the care-home element limited weight in the planning balance and to dismiss the appeal.

Thank you.

Peter Ford – Capping off roads impact

My name is Peter Ford, I have resided at Leahall Cottage 6 Newhouse Lane Albrighton since the 15 December 1995.

Albrighton lies between the A464 and A41.

Cross Road / Station Road:- Significant arterial roads connecting the A464 to the A41 intersected by the high street at the heart of the market town.

Newhouse Lane:- connects the A464 to the local primary school and Cross Road.

Patshull Road:- connects the A464 to Cross Road and an existing housing area.

All three roads play a vital role in serving existing residents of Albrighton allowing access for traffic, farm and emergency vehicles.

The anatomy of the town has developed organically providing a healthy flow of traffic. Many of the roads that are served by Cross Road are narrow and some are single track. To limit Cross Road's accessibility to the A464 would be detrimental to the community, channeling the existing traffic with additional vehicles from the proposed development onto roads that would prove to be inadequate.

The developer proposes a new "Spine Road" to serve their development connecting to the A464 traversing their development then reconnecting further down the A464. The stated intention is to limit the traffic from the proposed estate entering the town, this is ill conceived if not disingenuous, the proposed estate will be connected to the restricted Cross Road.

Three roads that have served Albrighton through out history are to be sacrificed and resurrected as six Cul-de-Sacs eliminating public and emergency vehicles access and egress. To compound insult to injury history has taught us that the moment a road is closed an opportunity is presented for Fly Tippers.

There has been no consideration of the negative effects that the residents of Albrighton would have to suffer. For example the additional time and distance added to journeys that presently hold the town together and the everyday logistics of travel.

Although these three roads are situated in the least populated area their importance should not be diminished as they are fundamental in its functioning providing access and exit to the west. The proposed replacement spine road only serves the planned development and will actually feed additional traffic on to the remaining part of Cross Road. Not only would the town suffer from the road capping it would have to cope with the additional traffic further impairing connectivity for the existing residents.

The downgrading of Cross Road would have an adverse effect on the local High Street and its shops. Further exacerbated by the proposed Spine Road which would channel traffic in and out of the proposed development eroding the cohesion of Albrighton and its centre.

This is not an area of high employment hence it will require residents to commute and it is implausible to believe they will walk to the High Street to catch the infrequent bus or walk even further to the railway station for the hourly service to Wolverhampton or Shrewsbury.

One may conclude that a developer with such a vested interest may not be best suited to choose the location.

Robert Hodges – Lea Hall heritage impact

Good morning/afternoon/evening, thank you for the opportunity to speak today.

My name is Robert Hodges, I moved to a listed 16th century farmhouse in Elm Rd, Albrighton 16 years ago and I care passionately about the area's historic buildings. I oppose this development for many reasons but in particular for the irreversible harm it will cause to the rural setting of Lea Hall and its associated buildings, all of which are in Boningale parish.

If this goes ahead the heritage impact will be devastating. These buildings would be surrounded by houses on 3 sides, which will urbanise the landscape between Albrighton and Boningale, settlements which date to at least the Saxon period. In fact the northern boundary of Boningale parish runs diagonally through the proposed site. The estate would physically join the two parishes.

Lea Hall is a remarkable Grade II listed building, with fascinating Tudor features. It was originally a hunting lodge, and unusually for the time, was built in brick around 1510, for George Talbot, the fourth Earl of Shrewsbury. The upper floor would have had panoramic views for observing game and deer. Its rural setting was the very reason the building was constructed.

It then came into the possession of the Waring family and was enlarged into a Manor House, with a separate farm. In the English Civil War, Edmund Waring was Commander of the Shropshire Parliamentary forces. Boningale parish registers record that Lea Hall was garrisoned by his troops to control Royalist advances along the nearby Shifnal to Wolverhampton road. Medieval stonework, a musket ball, a loom weight and a mid 17th century button and other items, have been unearthed near the house in a meadow that used to be part of the neighbouring field.

It has been admitted that the proposed development would 'alter the character and appearance of land historically associated with these buildings' which is very sad. Deciduous trees and vegetation around the property boundaries, even if added to, cannot possibly provide an effective screen, and the presence of LED street lighting would make it even worse.

I am also concerned that the harms to the house's setting are being graded as "**less than substantial**". What can be more harmful to a historic setting than its complete removal? Once the rural landscape around a rare building like Lea Hall has been lost, it erases the reason it was built. Government guidance says that the settings of listed buildings should be given "**considerable importance and weight**". All too often this instruction is downgraded in an abstract balancing exercise.

In conclusion, this development should be refused for a second time. In all its history, Lea Hall and its surroundings, even during times of war, has never been under siege, until now, that is.

Thank you

Sanjiv Jogi – Affordable Housing

Good Morning. My name is Sanjiv Jogi, I live on Loak Road in Albrighton and I've been a part of the community for over 20 years.

I'm here because we do need affordable housing.

When I was 12, I had a paper round. I delivered newspapers to the houses and had a dream of one day owning my own home.

For the last three years, I've worked 12-hour hospital shifts with that same goal. But I've watched house prices rise while wages haven't kept up.

So when I hear this proposal offers 35% affordable housing, I have to ask: affordable for whom?

A percentage doesn't tell us whether people on ordinary incomes can actually afford to rent or buy those homes.

I'm not against Albrighton growing. Around 770 homes are already planned, approved or being built in more appropriate locations. That gives us gradual, considered growth, allowing services and the community time to adapt.

So why add another 800 homes in one enormous expansion?

If we genuinely need more affordable housing, let's provide it through planned growth, including social housing, as the Government has recently announced.

I volunteer at our local church and cricket club because I believe strong communities need people to have time to participate. But I've spoken to friends who work multiple jobs just to cover their mortgage or rent, leaving little time for anything else.

The care home, supermarket and local centre may look good on a plan, but they don't make housing affordable. The site is far from the existing centre and railway station, meaning extra travel costs for people already struggling financially. It risks creating a divided town.

So yes, Albrighton needs affordable homes. But I don't believe we need this particular development of 800 homes, especially when more affordable homes are already being delivered through planned developments such as Millfields.

To finish on something slightly personal

Originally I didn't really want to come here today. I thought, "What's the point? The system will win anyway." But sometimes you have to do your own little bit, whether you know it will make a difference or not.

So I've come to say my piece. And I hope others will do the same.

Because Albrighton is more than houses. It's a community, and its people deserve a voice in how it grows.

Thank you

Kind regards,

Sanjiv jogi

Linda Banks-Farnell - A464 Roundabout

Dear Planning Inspector,,

My name is Linda Banks-Farnell . My husband and I moved into Albrighton in 2000 when we bought and renovated 4 Holyhead Road , one of 2 semi-detached very old roadside cottages situated on the a464. We were looking for a rural environment and the open views and countryside were perfect . Albrighton provided all our needs and was a welcoming community. We had some concerns about potential disturbance from the road but found our environment to be peaceful as flowed past freely .

In my opinion the vast scale and size of the proposed development is disproportionate and the proposed changes to roads will cause major disruption .

I wish to register my strongest objection to the proposed 800 dwellings and associated infrastructure , and in particular the exact positioning of a new roundabout/access junction immediately opposite my property . Few people will be aware of our vulnerable position as on most plans our properties are hardly visible We are 2 dwellings only but are very concerned about the position we find ourselves in .The frontage of our homes is extremely close to the proposed roundabout and I believe this development will have severe impact on my residential amenity , safety, health and environment ,

TRAFFIC IMPACT AND HIGHWAY CHANGES IMPACT

The proposed development would inevitably create substantial increase in vehicle movements from residents and their visitors. Also delivery vehicles school traffic associated with a new school, Construction traffic from day one for years . The roundabout would become the main entrance and exit point to the entire development from west as other routes are to be stopped off, so all traffic from Albrighton not using the A 41 would potentially leave via the development spine road then exit right or left on to the a464 .

In addition to traffic movements in and out of the site,the roundabout will at times create queues on this stretch of the a464 on both sides of the roundabout as vehicles traveling from Shifnal and Wolverhampton in both directions wait to pass creating disruption outside my home. This will create noise and fumes and vibration which currently does not occur with free flowing traffic .

I cannot see justification for choosing the exact position of the site entrance and roundabout unless it would make planning to develop the field at the rear of our properties easier to develop at some future date . Is this future scenario being considered ?.

There would have been other possible entrances which would not impact existing residential properties . Safety and traffic calming can be managed without stopping off roads and the proposed roundabout .

Homes are needed but this proposal has many flaws. 1/ size and scale 2/ lack of infrastructure and 3/ disruptive road changes affecting an important route for commuters . I believe like thousands of people affected locally that this particular proposal needs serious consideration and investigation regarding many issues and should not be rushed into at this time.

I respectfully request permission is refused

Yours Sincerely

Linda Banks-Farnell

Angela Robertshaw – Fulfilment of Bonningale Developments Proposals

INTERESTED PARTY SPEAKER SUBMISSION,PUBLIC ENQUIRY

SEPTEMBER 15TH, SHREWSBURY GUILDHALL.

Good Morning.

My name is Angela Robertshaw and I have been a resident on High Street in Albrighton for 42 years. I have greatly appreciated its facilities and cohesive community nature.

My concern is regarding the likelihood of the fulfilment of new proposals made for the development By Bonningale Developments for Albrighton South and its lack of concern for effects on the existing community.

In 2015 Mr David Thompson at a public meeting at the Red House, Albrighton, outlined a vision for The community with the development of Millfields Estate, Kingswood Road, with Bonningale Homes (the previous name of Bonningale Developments))

All the proposals were included in the Original Millfields Outline Planning Application.

They appeared to address much needed community issues at the time.

The proposals were:

- 1.Development of a new Medical Centre and Surgery, with parking, on site.
- 2.Establishment of extra parking near Albrighton Station, alleviating congestion issues in Shaw Lane and surrounding roads.
- 3.Provision of a Sports Hall, plus changing facilities, to double as a community centre,.
- 4.Provision of two sports pitches, much needed as none existed at this end of Albrighton.

Funding to be provided by the developers for this.

Now , in August ,2026, the only provided “facilities” constitute a small children’s play area and a half size football pitch.

The lack of promised provisions has, along with the increase in population, only served to exacerbate problems with the existing infrastructure.

Consequently, on this evidence, I have severe misgivings regarding the likelihood of any new proposals being fully implemented by Bonningale Developments should their planning appeal be successful. The lack of acknowledgement of the undoubted effects of the development on Albrighton, and any proposals to address them, is extremely worrying.

I support sustainable and inclusive housing but only those which consider existing infrastructure and needs , without destructive effects.

Angela Robertshaw.
High Street, Albrighton

I would like to address the issue of community cohesion and the exceptional strength of community concern regarding this proposal.

Albrighton has a population of approximately 6,000 residents. The proposed Albrighton South development, comprising 800 houses, a secondary school, a care home and commercial uses, would represent a colossal increase in the size of the existing settlement and development on an unprecedented scale in relation to Albrighton. Built on Green Belt and productive agricultural land, it would create a split settlement that is not a coherent extension of Albrighton.

The strength of community concern has been consistently demonstrated over the past three years. 3,724 people signed a petition opposing the scheme and 1,127 individual objections were submitted through the Council's planning portal. Public meetings have been exceptionally well attended and objections have been raised by residents, shops, businesses, education and healthcare professionals alike.

Importantly, Albrighton Parish Council, Donington and Boningale Parish Council and Shropshire Council have all objected to the proposal.

As someone who has lived in Albrighton for 23 years, I am not opposed to development. I support sustainable growth in appropriate locations. However, this scheme is simply the wrong size and in the wrong place.

Residents are concerned that the development would create a physically divided settlement and weaken the strong sense of identity, belonging and social connection that exists today. Rather than strengthening Albrighton, it risks creating two distinct communities. The scale and location of the development would make it feel separate from the existing settlement and would fundamentally alter the character of Albrighton. This is at the heart of the community's concerns regarding cohesion.

Residents' objections are based on genuine lived experience. Many cannot understand how this beautiful area covering 48 hectares of Green Belt and award-winning farmland can be regarded as grey belt.

The strength of opposition reflects how deeply people care about Albrighton. In over two decades of living here, I have never seen an issue generate such widespread and sustained concern. Residents remain deeply worried about the lasting impact this proposal would have on the character, identity and cohesion of Albrighton.

I respectfully ask the Inspector to give significant weight to the exceptional strength of community concern and the impact this proposal would have on the future of Albrighton.

Comments for Interested Party Session 1: 15th September 2026

My name is David Corden. I have lived in Albrighton for 38 years and I recently stepped down as Chair of the Albrighton Flood Action Group (AFLAG), having been involved since its formation in July 2018.

Over the last 50 years, there have been numerous cases of surface water flooding affecting roads and properties in and around the area. But two particular events - in July 2006 and May 2018 - affected scores of residential and business properties and caused major economic and personal problems for those affected. They led to many householders - myself included - being displaced from their homes, filing huge insurance claims, and suffering significant psychological harm.

The Flood Action Group was formed after the second of these events. I am not an expert; I am a lay person, but one who has learned a great deal about surface water flooding and its management whilst serving the community as a member of AFLAG. That being the case, I would like to make the following points:

- The frequency and impact of the events of the last 50 years clearly demonstrates that Albrighton has had - and in some locations, still has - an ongoing problem with surface water flooding. The work of AFLAG over the last 8 years has significantly improved the situation, but I am acutely aware that the problem has not gone away.
- One of the causal factors in the major flood events of 2006 and 2018 was the overloading of the underground drainage network by, what was said to be, an unprecedented intensity of rainfall. Both storms were calculated at around 1 in 200-year events. But they happened within 12 years of each other. With such intense storms becoming ever more frequent in our changing climate, I fear that, whatever mitigation works might be put in place by the developers, the vast increase in impermeable surfaces created would, inevitably, be unsustainable and lead to yet more significant flood events.
- In respect of this concern, I am aware that Severn Trent Water has a statutory duty to increase the capacity of both its drainage network and its sewage plant if this development were to go ahead. The increased capacity that was constructed on behalf of Severn Trent after the 2006 flood cost an estimated £6.5 million. 20 years on, the cost of further upgrading after this proposed development would undoubtedly be far greater - and the burden of paying for this would fall upon Severn Trent and, by extension, upon us, their customers. Another demonstration of how unsustainable these proposals are for a settlement the size of Albrighton.
- I mentioned that there are still 'hotspots' of surface water flooding in and around Albrighton. Two of these are directly adjacent to the proposed development area:
 1. Along Newhouse Lane - where residents have reported flooding of the roadway and verges to AFLAG on several occasions over the last few years.
 2. Even more serious is the flooding of Cross Road, very close to the location of the junction with the proposed new spine road. This is a source of great concern, because it has been both extensive - up to 70m long and 30cm deep - and very persistent: in January and February 2026, the road was permanently flooded for several weeks.

- Finally, both of these roads - plus Patshull Road - will be closed off by the proposed development. It is my belief that this risks the creation of abandoned, flooded - effectively 'no-go' - zones in Albrighton. Something that no-one would wish to see. And yet another reason why this development should be regarded as unsustainable and inappropriate for our community.

My name is Delphine Lockley.

My husband, John, and I have lived at The Sheiling for 50 years. We bought our bungalow in 1976 because of the large garden it had for our children to grow up in & because it be protected by the Green belt.

Our dream of living in the countryside — surrounded by wildlife, dark skies, peace and privacy — became a reality. We have raised three children, four grandchildren and now our great-grandson .

This is not simply a house to us; it has been our family home for half a century and holds a lifetime of memories.

The proposed development would almost completely engulf our home.

We have large, low windows, and there is not one that would not look out over the development.

For 50 years, we have looked out across open countryside. That openness, the sense of space and the peaceful rural setting are a fundamental part of what makes our home special.

Every morning, John and I sit overlooking the garden and watch the wildlife. We see a multitude of birds feeding there, including woodpeckers, skylarks and starlings. Just last Sunday, we watched a female sparrowhawk feeding on a pigeon just outside our bedroom window.

We also have many animals that return year after year to nest and raise their young.

Wildlife that is able to thrive because of the quiet fields surrounding our home. We fear that this will change dramatically if the proposed development goes ahead.

Instead of looking out across open countryside, we will be surrounded by a large development which will feel completely overbearing.

Shropshire Council's Landscape Officer raised concerns about the impact on our bungalow and specifically requested an additional viewpoint beside our home. As far as we know, this viewpoint was never provided. We feel that the impact of the development on our bungalow has not been properly assessed or considered fully.

So you see, this is about far more than just a view.

It would fundamentally affect our lives, our privacy, our enjoyment of our home & more importantly, our health.

The development would bring significant disruption in the form of light, noise, dust, air pollution and increased traffic into what is currently a quiet, peaceful rural area.

We have a big garden with very old trees and hedgerows that surround our home. While they may give us a little bit of screening, they are simply not enough to hide a development of this size or protect us from all the noise and disturbance it will bring.

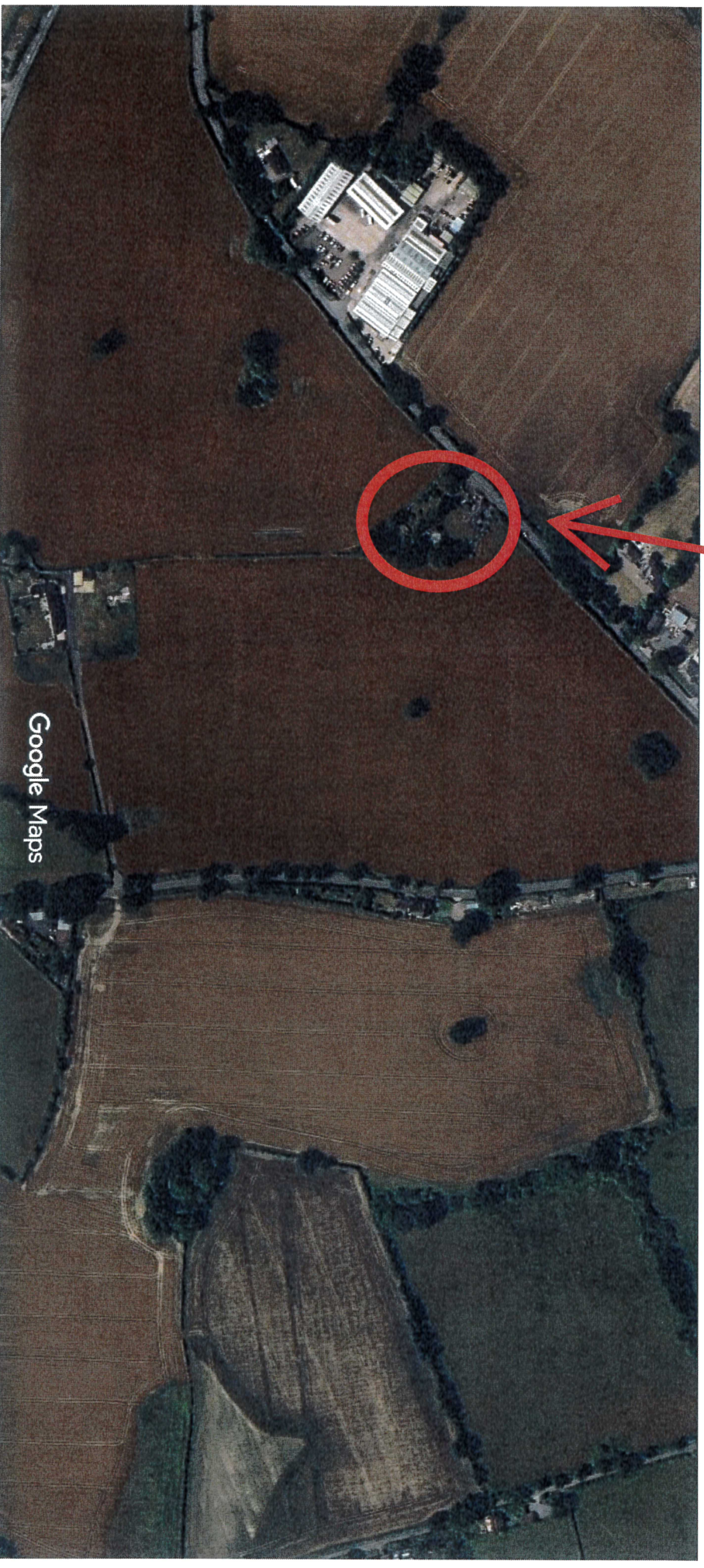
Inspector I ask that when you visit the site, you stand beside The Sheiling and take all this into consideration, look at how the land around us is open, peaceful and should be protected, not just for us but for future generations.

Sent from my iPad



Cross Rd

The Sheiling On Cross Road.

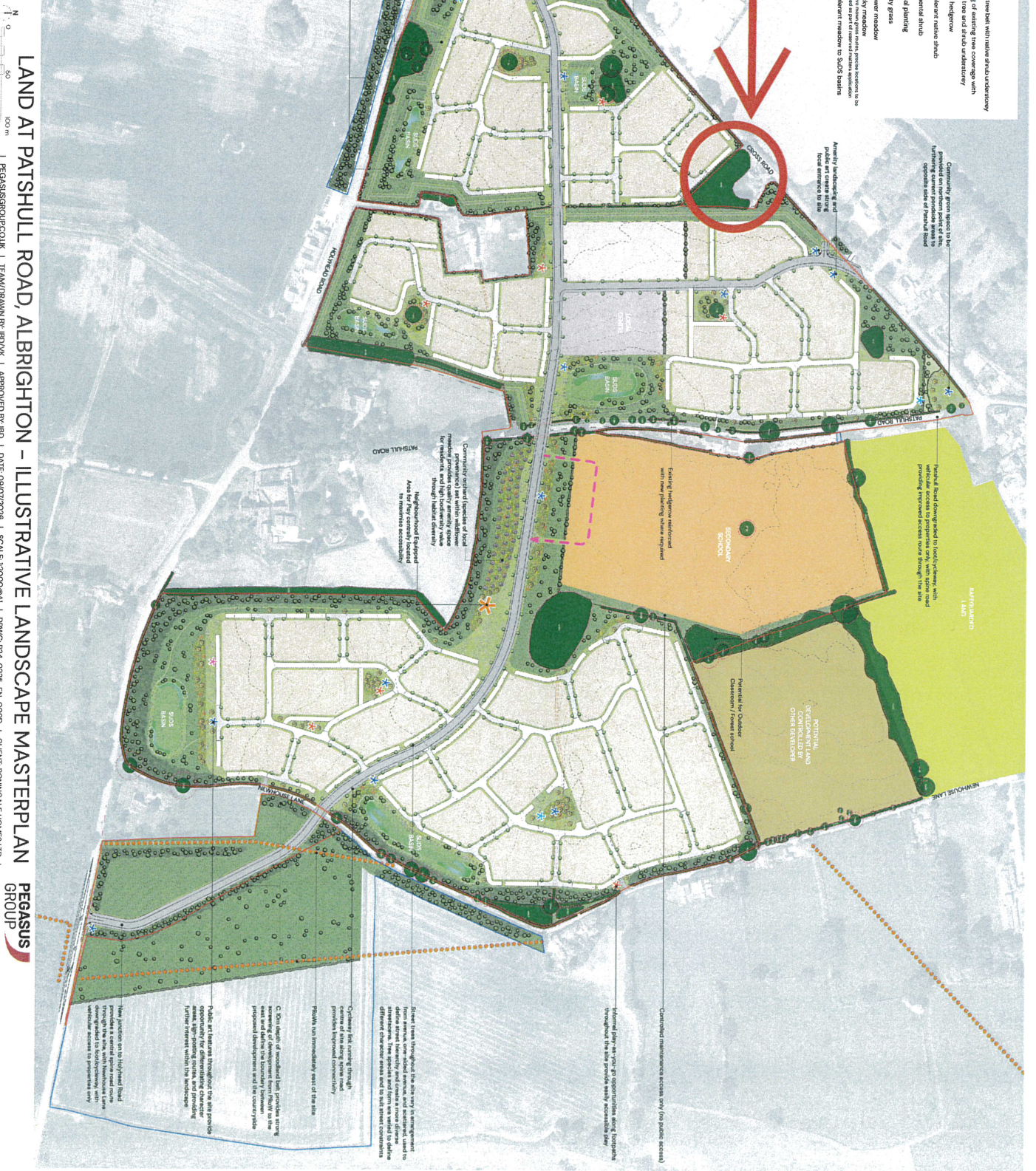


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LAND AT PATSHULL ROAD, ALBRIGHTON - ILLUSTRATIVE LANDSCAPE MASTERPLAN

PEGASUSGROUP.CO.UK | TEAM/DRAWN BY: IBD/VK | APPROVED BY: IBD | DATE: 09/07/2026 | SCALE: 1:2000@A1 | DWG: P24_0225_EN_0090 | CLIENT: BONNINGALE HOMES LTD



Dylan Barker – Foul Drainage

Good morning, Inspector. My name is Dylan Barker.

I am a Past Master of the Worshipful Company of Water Conservators, and I also live on Cross Road, immediately adjoining the proposed development.

I want to raise two specific questions about foul drainage and the capacity of Albrighton Sewage Treatment Works.

I appreciate that Severn Trent is not currently objecting to the development.

However, the Council's December 2025 committee report records Severn Trent as still having concerns about the additional flows this development would generate, while saying that no investment was currently planned and recommending a pre-commencement drainage condition.

So my concern is not to suggest that there is no engineering solution.

It is whether we have enough information about the demands which may be placed on the same system.

My first question is about capacity.

Separate from this development, Severn Trent has an AMP8 water-quality scheme at Cosford Borehole Pumping Station to deal with rising nitrate levels.

This is subject to a statutory Drinking Water Inspectorate notice. Severn Trent is required by 30 September 2026 to review and confirm whether the proposed ion-exchange treatment remains the appropriate solution.

Severn Trent's own AMP8 business case identifies Albrighton Sewage Treatment Works as the proposed receiving works for the waste from that ion-exchange process.

It says Albrighton was initially assessed as having sufficient Dry Weather Flow headroom.

But importantly, it also says that this remained subject to detailed project feasibility, and that if there is insufficient headroom another treatment works would have to be used.

So my first question is:

Has the capacity assessment relied upon for this development been updated to assess the proposed development flows and the proposed Cosford ion-exchange waste flow together?

If it has, I would respectfully ask where that combined assessment can be found in the evidence before this Inquiry.

If it has not, then how can we know what capacity would actually remain at Albrighton Sewage Treatment Works once both potential demands are taken into account?

My second question is about delivery.

If the answer to that combined assessment is that additional sewer-network or treatment capacity is required:

What works are required, when will they be delivered, and what mechanism ensures that they are completed before the additional foul load that depends upon them reaches the system?

I appreciate that a pre-commencement drainage condition is proposed.

But I think there is an important distinction between requiring a drainage scheme to be agreed and knowing what off-site infrastructure may actually be required, when it will be provided, and at what stage occupation can take place.

I am not suggesting that I can answer those engineering questions.

Nor am I suggesting that the Cosford scheme necessarily means this development cannot be accommodated.

What I am asking is much simpler.

We have a proposed development of up to 800 homes, an 80-bed care home, a secondary school and a local centre.

We also have another AMP8 project potentially sending a separate waste stream to the same treatment works.

Before a decision is made, I believe it is reasonable to ask whether those two demands have actually been considered together, and if additional infrastructure is needed, whether its delivery is properly secured.

That, to me, is an important part of demonstrating that development on this scale is genuinely sustainable.

As we say in the Water Conservators:

“Without water there is no life; without good sanitation, life is short.”

My name is Gillian Miller, I currently live on Bishton Road and have lived in Albrighton for almost 10 years.

My topic is the Impact of the Development on Young People.

In the proposed development you cannot deny there will be a massive increase in the volume of traffic in the area. This raises many concerns for the health and wellbeing of the children and young people in the area. I presume that your intentions would be to bus children into the new school from the surrounding areas, which would be another hazard to contend with.

The increase in traffic to this area, so far from the centre of Albrighton, will exacerbate the existing difficulties of children getting to school, not only by the sheer volume of traffic (complicated by the impatience shown by many drivers at these times), but it is also likely to increase the severity of various medical and mental health complaints suffered by young people.

Your plans show NEAP, LEAP and LAP areas, most of which seem to be on the outskirts of the development plan, by the busy road and at least one close to a pond. Is having a play area near to water acceptable? Is this safe? I would not have thought so. Also having the play areas near to the major roads seems hazardous. These areas appear to be for the younger children, but what about provision for the teenagers? With the development being so far out of the centre of Albrighton, there is little for them that is shown and it is well documented and understood that where nothing is provided for them, they will find their own amusement, often to the detriment of the local area. Within the development plan, it shows you intend to block off three roads which will then cause 6 cul-de-sacs, which presents them with extra opportunities for activities such as drug use, plotting robberies and violence and similar things.

The plan also shows what appears to me to be four separate areas of development, separated by the new roads and the school, far from the centre of Albrighton. In the current climate of mistrust and fear I feel that this is asking for trouble as there is the potential for gang culture with turf wars and no-go areas developing.

Rick Houghton - Regenerative Farming and Soil Structure

Good morning, Inspector.

My name is Rick Houghton, and I am here to ask you to refuse this proposed development site at Albrighton South, known and referred to as Church Farm in my statement.

My case is simple: I believe the description of this land as Grey Belt and or grade 3c fails to recognise its actual agricultural, environmental and ecological value.

I have personal experience of this land. I worked on a neighbouring farm and knew the manager of Church Farm very well. I saw first hand the exceptional care with which this land was managed.

From 2014 to 2024, regenerative farming practices were used to improve soil health, biodiversity and resilience to climate change.

These included zero tillage drilling, cover crops, non use of insecticides, grazing sheep before drilling, applying farmyard manure and keeping synthetic fertiliser to a minimum.

These practices have created healthy, biologically active soil.

The reported organic matter level is approximately 4.2%, giving the soil a very significant capacity to retain water — estimated at approximately 256,000 litres per hectare.

That matters because water retained in healthy soil is less likely to become surface runoff. It helps retain nutrients in the soil, reduces the movement of nitrogen and other nutrients into watercourses, and supports crop production.

So the soil itself is providing an important environmental service.

The improved soil biology also supports insects such as moths, ladybirds and wasps, which contribute to a wider food chain supporting mice, voles, rabbits and hares, and ultimately birds of prey such as owls and kestrels.

This is a functioning ecosystem. Therefore the Biodiversity Net Gain Calculation provided by the developer, ignores the very high biodiversity of the existing soil – I ask is this calculation accurate or valid?

I have spoken with the agronomist from Edaphos who previously supported soil health at Church Farm, and who supports the accuracy of my account of the soil management and farming practices.

The former farm manager's work has also received significant recognition, including Shropshire Farm Manager of the Year in 2020, Climate Change Champion in 2022, participation as an Oxford Farming Conference Inspire delegate in 2024 and co-founder of the Green Farm Collective.

We are facing increasing pressure from climate change, flooding, declining biodiversity and the need to maintain domestic food production.

Government policy recognises the importance of protecting healthy soils, productive farmland and biodiversity.

Church Farm is already delivering those benefits.

It grows food.

Stores water.

Protects and improves soil.

And supports biodiversity.

The development would permanently remove those functions.

I respectfully ask you to look beyond the label of Grey Belt or grade 3c and consider what this land actually provides.

What happens to the water-storage capacity if the soil is removed?

to the established habitats and wildlife?

to the productive agricultural capacity?

And to years of regenerative farming work?

These benefits cannot simply be replaced by planting a few trees or creating new landscaping somewhere else.

There is also an important principle at stake.

If farmers are encouraged to invest years of work improving soil health, reducing runoff, increasing biodiversity and making their land more resilient to climate change, but that land can then be lost to development, it undermines those very environmental objectives.

Church Farm is not simply land waiting to be built on. It is productive farmland and a living ecological system.

Once it is developed, that system is lost permanently.

For those reasons, I politely ask you to give proper weight to the agricultural, environmental, ecological and water-management value of Church Farm and refuse this development.

Thank you, Inspector.

Rick Houghton 15th September 2026

References – The Green Farm Collective – Michael Kavanagh

Jenni Hood - Ornithology Impact

Good morning, Inspector.

I am Jenni – I am Albrighton resident, and I am a British Trust for Ornithology licenced bird ringer.

I wish to draw your attention to important evidence concerning the bird and hare population on the proposed development site at Albrighton South, known and referred to as Church Farm in my statement.

For approximately four years, the Belvide Bird Ringing Group has conducted licensed bird-ringing activities at the farm. This work was with the support of the farm manager at the time, who wished to understand the impact of farming practices on the local bird and wildlife population.

The evidence collected is particularly valuable because it did not rely solely on daytime observations. Nocturnal visits using thermal-imaging equipment were also conducted to locate birds roosting and feeding in the fields. This provided evidence of birds using the farm that could easily be overlooked during a conventional daytime ecological survey. During the nocturnal surveys, leverets (the young of brown hare) were also observed on multiple occasions. This is a particularly important observation, as brown hare are identified as a priority species under the UK biodiversity action plan.

Between 2022 and 2025, Belvide ringed a notable range of Red-listed birds at Church Farm. These included:

Grey Partridge – ringing data has shown that they are breeding on Church Farm. This is a bird which is teetering on the brink of sustained breeding in Shropshire.

Sky Lark – Church Farm is an important site for breeding and over-wintering. High numbers have been recorded on the proposed development site.

Yellowhammer – Another red listed bird that breeds on the farm.

Woodcock – The proposed development site is an important over-wintering ground for birds arriving for example from Russia on their migration.

Also included in the red list are- Fieldfare, Greenfinch, Linnet, Mistle Thrush, Redpoll.

Lesser Spotted Woodpecker and Starling were also recorded, although these species were not ringed.

In addition, Belvide identified 16 Amber-listed species, eight of which were ringed.

The farm also supports a significant range of birds of prey.

4 owl species were recorded on the farm which is exceptional.

Barn Owl -There are three Barn Owl boxes on the farm, two of which are located on Newhouse Lane which is in the intended development site.

Short Eared Owl – this is a rare winter visitor to Shropshire and was recorded using the farm as a food stopover during its migration.

Tawny Owl, Little Owl were also noted.

Belvide also recorded Buzzard, Red Kite, Sparrowhawk, and Kestrel.

The presence of so many birds of prey indicates a healthy and diverse eco-system.

Inspector, I believe these records are particularly important because they are not merely predictions about which species might be present.

These are actual birds recorded using Church Farm.

They demonstrate that the farm provides feeding, roosting and habitat resources for a wide range of farmland birds, including numerous species of bird under conservation concern.

This is consistent with the conditions observed on the ground: healthy agricultural soils, established hedgerows, field margins and farming practices such as no till, that have enabled a diverse ecosystem to develop.

The importance of Church Farm therefore extends beyond the number of individual birds. It lies in the entire ecosystem that supports them—the soil, insects, plants, mammals and birds, including the birds of prey at the top of that system.

My question to the Inspector is straightforward:

Where will these birds/ mammals go if the proposed development is permitted to destroy or substantially alter the habitat on which they depend?

We should not replace an established and functioning ecosystem with development when there is direct evidence of the wildlife that relies upon it.

Inspector, I politely ask that you to give due weight to the Belvide ringing records, particularly the evidence obtained through their nocturnal work, which may not have been captured by The Beamsley Ecology surveys.

Church Farm is a strong example of productive agriculture supporting significant biodiverse and ecological systems.

I ask you to protect it and refuse this planning appeal.

Thank you.

Jenni Hood 15th September 2026

References –

British Trust for Ornithology

Belvide Ringers

Shropshire Ornithological Society.

UK Biodiversity plan

Tony Stirk – Brownfield First

Public Enquiry Albrighton Witness Statement for AVAG Hearing 15/09.2026

Brown Field First

My name is Anthony J Stirk and I live at 9 The Orchard WV7 3RE I have known Albrighton all my life and have had relatives and family living in the town throughout that time and went to school locally. I am a Chartered Surveyor with a rural BSc in Estate Management 1971 and am a Special Degree and Diploma Holder RICS in urban surveying I have over 50 years working experience as a Chartered Valuation Surveyor including consultancy on the development of Brownfield sites in Shropshire and beyond

Brownfield sites in my opinion should always be given priority for development before Greenfield sites especially to prevent the unnecessary loss good productive Agricultural land often Greenbelt and to take a long-term view rather than short term speculation

I was involved with the development at Cound workhouses to change the use to residential and the Women's Hospital at Shrewsbury and an assessment of Condover Hall

I am aware of the Brownfield sites inventories and Register maintained by the Local Authorities and The Brownfield Land Register and the process of strategic Availability Assessments and lapsed Permissions and over the years worked for the Public Sector dealing with Compulsory Purchase and Compensation where the private sector was unable or unwilling to recycle precious land resources

Some Brownfield sites require more effort and work to redevelop but the payback can save good Agricultural land from an unnecessary change of use and all the losses that entails and can also provide opportunities to supply Housing need including Social Housing in contrast to Speculative demand led housing in the wrong place such as in this case . Therefore the long term view should be taken putting Brownfield first whenever possible

Thank you

Willow Keeley – Equine impact

Good morning,

My name is Willowe and I live on Cross Road.

My family has lived there for 82 years. My mother moved into the house when she was 13 years old, and she is now 95. Her first memory of the house was coming home from school and her pony, Black Beauty was in the field at the back of the house.

Horses have always been part of our family life. My mother rode around these lanes, and as an equestrian I have done the same for many years. I ride, I carriage drive, and I regularly walk my Shetland pony along our local roads for exercise. My daughter Fleur rides them, and my granddaughter Lula does too.

So four generations of my family have used Cross Road, Elm Road, Patshull Road and Newhouse Lane with horses.

For us, horses are not something unusual that occasionally appear on these roads. They have been part of our family life and part of this countryside for generations and the same applies to other horse owners in the area.

At the moment, when I am out with a horse or pony, nearly every local driver slows down, gives us space, and very often smiles or waves as they pass.

People know horses use these roads. They know how to behave around them.

That relationship between riders, drivers and the countryside is part of what makes this area what it is.

I understand that the latest proposals would restrict through motor traffic on parts of Patshull Road and Newhouse Lane and turn them into what the developer calls “green routes”.

Reducing through traffic could of course be helpful.

But we do not ride one isolated stretch of road.

We use Cross Road, Elm Road, Patshull Road and Newhouse Lane as a network. To get anywhere, we have to move between them.

As an equestrian, I cannot see where horse riders or carriage drivers have actually been considered in these plans and the British Horse Society have recently stated that this should happen.

The plans talk about pedestrians and cyclists, but horses use these roads too.

A horse is not a bicycle. You cannot simply assume that because through traffic is removed, a route automatically works safely for a horse.

Horses can react to bicycles, dogs, sudden movements and unfamiliar surroundings. If you are driving a horse and carriage, you need even more room. You cannot simply step onto a pavement or squeeze past an obstruction.

That is particularly important to me because I am hoping to get a youngster in the near future.

Whenever we have had a young horse, part of bringing it on safely is taking it quietly out on the roads.

It has to learn gradually about cars, bicycles, people, dogs and everything else it will meet. That is how you teach a young animal to become calm and safe on the road.

We have always been able to do that here because these are familiar local roads and, in my experience, the vast majority of drivers understand horses and slow down for us.

I honestly do not know how I would safely bring on a youngster in the same way if this development goes ahead.

This would not simply be a few extra houses.

There would be up to 800 new homes across the road, together with new roads and junctions and a completely different level of activity in an area which, for all my life, has felt part of the countryside.

And before any of that is finished, there would also be years of construction traffic and activity to contend with.

What worries me most is that we would lose the quiet, familiar environment that has allowed generations of my family to ride here.

As I stated earlier, nearly every driver we meet slows down, smiles and waves.

I fear that this will become a thing of the past.

I am not against walking or cycling, and I am not saying nothing should ever change.

I am simply asking that horse riders and carriage drivers are recognised as people who already use these roads.

My mother rode these lanes. I ride them. My daughter and granddaughter ride them. I would like the next generation to be able to do the same.

Inspector, when you visit, I would ask you to look at Cross Road, Elm Road, Patshull Road and Newhouse Lane and imagine using them from the height of a horse, leading a young pony beside you, or driving a horse and carriage.

They are not just routes on a plan - They are part of a way of life that has existed here for generations.

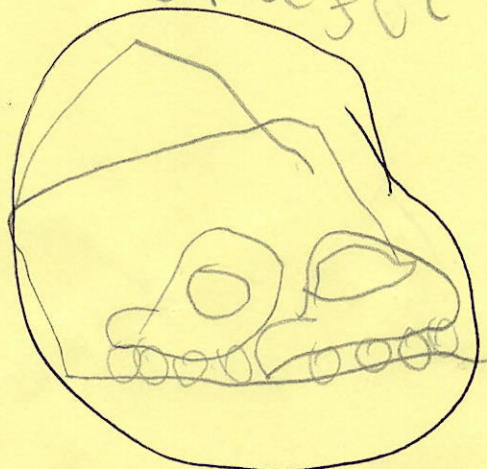
Thank you.

Dear Mr McGLONE

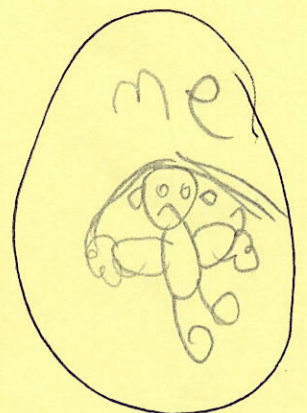
We dont want the houses
because @ur ponies and dogs
wont like it. There will be
too much traffic
and one of the ponies
might be scared



Ponies
scared



traffic



me

Lula 6 years