



Shropshire Council
Legal and Democratic Services
Guildhall,
Frankwell Quay,
Shrewsbury
SY3 8HQ

Date: Monday, 8 December 2025

Committee:
Southern Planning Committee

Date: Tuesday, 16 December 2025

Time: 2.30 pm

Venue: The Council Chamber, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ

You are requested to attend the above meeting. The Agenda is attached.

There will be some access to the meeting room for members of the press and public, but this will be limited. If you wish to attend the meeting please email democracy@shropshire.gov.uk to check that a seat will be available for you.

Please click [here](#) to view the livestream of the meeting on the date and time stated on the agenda

The recording of the event will also be made available shortly after the meeting on the Shropshire Council Youtube Channel [Here](#)

The Council's procedure for holding Socially Distanced Planning Committees including the arrangements for public speaking can be found by clicking on this link:

<https://shropshire.gov.uk/planning/applications/planning-committees>

Tim Collard
Service Director – Legal, Governance and Planning

Members of the Committee

Andy Boddington (Chairman)
Nick Hignett (Vice Chairman)
Caroline Bagnall
Elizabeth Barker
Rachel Connolly
Joshua Dickin
George Hollyhead
Nigel Lumby
Colin Taylor
Beverley Waite
Sam Walmsley

Substitute Members of the Committee

Thomas Clayton
Jamie Daniels
Greg Ebbs
Adam Fejfer
Gary Groves
Kate Halliday
Christopher Lemon
Mark Owen
Rosie Radford
Carl Rowley
Colin Stanford

Your Committee Officer is:

Tim Ward Committee Officer

Tel: 01743 257713

Email: tim.ward@shropshire.gov.uk

AGENDA

1 Apologies for Absence

To receive any apologies for absence.

2 Minutes (Pages 1 - 4)

To confirm the minutes of the Southern Planning Committee meeting held on 25 November 2025

Contact Tim Ward (01743) 257713.

3 Public Question Time

To receive any questions or petitions from the public, notice of which has been given in accordance with Procedure Rule 14. The deadline for this meeting is no later than 12 noon on Wednesday 10 December 2025 .

4 Disclosable Pecuniary Interests

Members are reminded that they must declare their disclosable pecuniary interests and other registrable or non-registrable interests in any matter being considered at the meeting as set out in Appendix B of the Members' Code of Conduct and consider if they should leave the room prior to the item being considered. Further advice can be sought from the Monitoring Officer in advance of the meeting.

5 Proposed Residential Development Patshull Road Albrighton Shropshire (24/02108/OUT) (Pages 5 - 42)

Outline application to include access for a mixed-use development comprising up to 800 no dwellings, a care home of up to 80 units, a secondary school and local centre with associated access, infrastructure, landscaping and drainage

6 Schedule of Appeals and Appeal Decisions (Pages 43 - 64)

7 Date of the Next Meeting

To note that the next meeting of the Southern Planning Committee will be held at 2.00 pm on Tuesday, 27 January 2026 at the Guildhall

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Committee and Date

Southern Planning Committee

INSERT NEXT MEETING DATE

SOUTHERN PLANNING COMMITTEE

Minutes of the meeting held on 25 November 2025

2.00 pm in the The Council Chamber, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ

Responsible Officer: Tim Ward

Email: tim.ward@shropshire.gov.uk Tel: 01743 257713

Present

Councillor Andy Boddington (Chairman)

Councillors Nick Hignett (Vice Chairman), Caroline Bagnall, Elizabeth Barker,

George Hollyhead, Nigel Lumby, Colin Taylor and Beverley Waite

30 Apologies for Absence

Apologies for absence were received from Councillors Rachel Connolly, Joshua Dickin and Sam Walmsley.

31 Minutes

RESOLVED:

That the Minutes of the meeting of the South Planning Committee held on 26 August 2025 be approved as a correct record and signed by the Chairman.

32 Public Question Time

There were no public questions.

33 Disclosable Pecuniary Interests

Members were reminded that they must not participate in the discussion or voting on any matter in which they had a Disclosable Pecuniary Interest and should leave the room prior to the commencement of the debate.

No interests were declared.

34 Proposed Residential Development Land To The North Of Watts Drive Shifnal Shropshire (25/02776/FUL)

Members were advised that this application had been withdrawn.

35 Proposed Residential Development Land To The North Of The Old Hare And Hounds Cruckton Shropshire (25/02795/FUL)

The Senior Planning Officer introduced the application which was for the erection of 5No. open market and 5No. affordable dwellings, garages and a new access road [Revised Description], and with reference to the drawings and photographs displayed, she drew Members' attention to the location and layout.

Councillor Allan Hodges spoke on behalf of Pontesbury Parish Council in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Councillor Roger Evans, local Ward Councillor spoke in support of the application in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Martin Parish, (Agent), spoke in support of the proposal in accordance with Shropshire Council's Scheme for Public Speaking at Planning Committees.

Members queried the sustainability of the site, with some highlighting the lack of pavements, street lighting, and proximity to public transport, while others noted the existence of bus services and the rural nature of Shropshire settlements. The officer and several councillors raised concerns about the practicality and safety of walking or cycling to local amenities, especially for older residents or families with children.

In response to a question regarding the Council's cross subsidy policy, the Senior Planning Officer clarified that the scheme did not meet this requirement and questioned the affordability of the proposed homes, even with a 20% discount, given local income data and average house prices.

Concern was raised the regarding the size and design of the proposed three-bedroom dormer bungalows, questioning whether they were genuinely suitable for downsizers, older residents, or first-time buyers. Some members noted that the dwellings appeared more like houses than traditional bungalows and doubted their affordability and appropriateness for the intended demographic.

RESOLVED:

That in accordance with the Officer recommendation planning permission be refused due to concerns regarding sustainability, affordability, and policy compliance.

36 SpArC Bishop Castle Leisure Centre Brampton Road Bishops Castle Shropshire SY9 5AY (25/03271/FUL)

The Senior Planning Officer introduced the application which was for the replacement of roof weathering to swimming pool roof and provision of new insulated render system to the external walls of the swimming pool. Provision of external air source heat pumps and provision of new electrical sub-station, and with reference to the drawings and photographs displayed, she drew Members' attention to the location and layout.

RESOLVED:

That in accordance with the Officer Recommendation planning permission be approved subject to the conditions set out in appendix 1 of the report.

37 Schedule of Appeals and Appeal Decisions

RESOLVED:

That the Schedule of Appeals and Appeal Decisions for the southern area as at 25 November 2025 be noted.

38 Date of the Next Meeting

RESOLVED:

That it be noted that the next meeting of the South Planning Committee will be held at 2.00 pm on Tuesday 16 December in the Guildhall, Shrewsbury, SY3 8HQ.

Signed (Chairman)

Date:

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AGENDA ITEM



Committee and date
Southern Planning Committee
16th December 2025

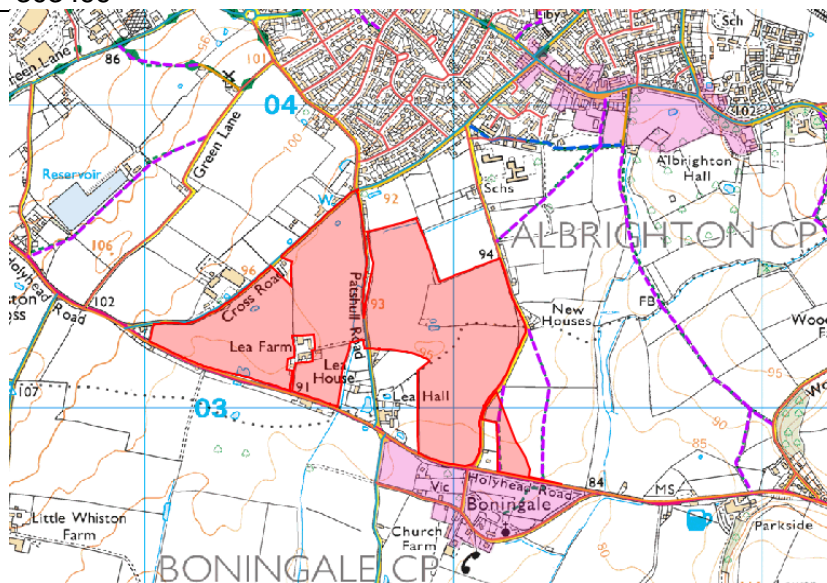
Development Management Report

Responsible Officer: Tim Collard, Service Director - Legal and Governance

Summary of Application

Application Number: 24/02108/OUT	Parish:	Albrighton and Donnington
Proposal: Outline application to include access for a mixed-use development comprising up to 800 no dwellings, a care home of up to 80 units, a secondary school and local centre with associated access, infrastructure, landscaping and drainage		
Site Address: Proposed Residential Development Patshull Road Albrighton Shropshire		
Applicant: Boningale Developments Ltd		
Case Officer: Lynn Parker		email: lynn.parker@shropshire.gov.uk

Grid Ref: 380942 - 303499



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Recommendation:- Refuse

Recommended Reasons for Refusal

1. Policy

The proposed development site is wholly located in Green Belt countryside outside of any settlement development boundary which is not safeguarded or allocated land, and is not regarded as being grey belt. Development in this location would be incompatible with the principles of sustainable development in that it would undermine the development strategy set out in the adopted Shropshire Council Core Strategy and Site Allocations and Management of Development (SAMDev) Plan which seek to facilitate residential development within a sustainable settlement hierarchy. In addition to the proposal being inappropriate development in the Green Belt, it would result in harm to the character and appearance of the area. The wider benefits of this BMV land have not been recognised, nor has it been demonstrated that development of this site is necessary in preference to poorer quality land or land outside the Green Belt, therefore effective use of the land has not been made in accordance with NPPF paragraph 187b), and Sections 11 and 13. Less than substantial harm to the significance of the Boningale Conservation Area and Grade II Listed Lea Hall and Barn has been identified, and whilst it is acknowledged that the proposal offers a number of wider local community benefits beyond the site itself, these have not been identified as responding to a local need. The adverse impacts of this unsuitable location would significantly and demonstrably outweigh the benefits of the proposed development contrary to the presumption in favour of sustainable development set out in the NPPF. The proposed development will conflict with Policies CS1, CS3, CS5, CS6 and CS17 of the adopted Shropshire Council Core Strategy, and MD1, MD3, MD6, MD7a and S1 of the SAMDev Plan, in addition to the policies within the NPPF taken as a whole. Even in the context of the presumption in favour of sustainable development and associated tilted balance, it is not considered that the benefits of the scheme warrant a departure from the Development Plan.

2. Green Belt

The Local Planning Authority has accorded substantial weight to the high level of harm which would result from the loss of this 48 hectare section of the West Midlands Metropolitan Green Belt through the proposed development. The proposed development site is within a parcel of Green Belt characterised by agriculture, tree lines and cover, and an absence of urbanising influences which make a strong contribution to checking the unrestricted sprawl of large built-up areas and to assisting in safeguarding the countryside from encroachment. The proposed development site is not regarded as grey belt and consequently the proposed development is inappropriate development in the Green Belt. It is therefore, by definition, harmful to the Green Belt and prejudicial to the reasons for including land within it. It does not constitute any of the exceptions to inappropriate development identified in paragraphs 154 or 155 of the National Planning Policy Framework and the circumstances advanced in the application are not considered to amount to the very special circumstances required to overcome an objection to the high level of harm identified. The proposed development is therefore contrary to Shropshire Council Core Strategy Policy CS5, SAMDev Plan Policy MD6 and the guidance set out in Section 13 of the National Planning Policy Framework.

REPORT

1.0 THE PROPOSAL

- 1.1 This is an Outline Planning Application with all matters reserved with the exception of access which is included in detail. It is proposed to provide up to 800 dwellings of mixed type and tenure with associated open space, landscaping, a play area, a care home, local centre and secondary school on 48 hectares of agricultural land. An illustrative framework plan has been submitted to support the proposal. The proposal is for the development to deliver policy compliant affordable housing levels.
- 1.2 The developer's vision for the site is for up to 800 high quality homes that can fulfil the local and part of the wider regional need for market housing whilst respecting the character of the surrounding area. Their key aspiration is presented as being to successfully deliver a mixture of much needed new homes in Albrighton, and to create a sustainable, attractive development which relates well with the locality. The development is essentially proposed as a Sustainable Urban Extension (SUE).
- 1.3 The access strategy is informed by the indicative positioning of the secondary school towards the north-eastern boundary, and the local centre and care home in the middle of the site. The strategy includes:
- Two new junctions proposed into the site from the A464 to the south to create an east/west spine road through the centre crossing Patshull Road and Newhouse Lane. The western junction is proposed as a 3-arm roundabout and the eastern, a right turn lane ghost island priority junction.
 - A new north/south road link would extend from the spine to Cross Road in the north.
 - Both Patshull Road and Newhouse Lane would be downgraded to 'access only' for existing residents allowing vehicular movements to and from their homes, but no through movements.
 - Subject to discussions with local bus providers, new routes or diversions of existing routes would include bus stops along the proposed spine road.
 - The speed limit on the A464 along the site's southern boundary would be reduced from 60mph to 40mph together with a package of traffic calming measures.
 - The stopping up of certain roads would provide the opportunity to encourage active travel movements by providing pedestrian and cycle green routes on key links to and from the development.
- 1.4 A comprehensive suite of supporting documents have been submitted at the outset and throughout the course of the application. These can be viewed within the online planning file and are listed under Section 11 of this Report together with relevant LPA documents.

2.0 SITE LOCATION/DESCRIPTION

- 2.1 The proposed 48 hectare site is located in Eastern Shropshire spanning an area from the southern point of Albrighton to the A464 along is southern boundary. All of the site is within the Green Belt. The settlement of Boningale, the majority of which is within a Conservation Area, lies across the A464 to the south east, and there are Grade II Listed Buildings at Lea Hall adjacent to the southern boundary of the site. There is a further Conservation Area to the north east within Albrighton.
- 2.2 This area of countryside is characterised by unclassified and C roads connecting the A464 to Albrighton with a patchwork of agricultural fields inbetween. There is sporadic residential and commercial development mainly along the roads, with Patshull Road containing the most of this sporadic built environment along its east side. Mature native hedging and trees are prevalent as would be expected in a rural environment.
- 3.0 REASON FOR COMMITTEE DETERMINATION OF APPLICATION
- 3.1 Complex or major application which in the view of the Director of Place and Enterprise, or the Planning Services Manager in consultation with the Chairman or Vice Chairman should be determined by the relevant Planning Committee.
- 4.0 Community Representations
- 4.1 Consultee Comments
- As there are multiple responses from the majority of consultees, the most recent submissions have been reported below as these constitute material considerations.
- 4.1.1 SC Planning Policy (05/11/25) - Object.
- Sections 70(2) and 79(4) of the Town and Country Planning Act (1990) (as amended) and section 38(6) of the Planning and Compulsory Purchase Act (2004) (as amended) specify that decisions on planning applications are governed by the adopted Local Plan read and applied as a whole, unless material considerations indicate otherwise. This is recognised within Paragraphs 2 and 48 of the NPPF.

The Core Strategy and SAMDev Plan (alongside any adopted formal Neighbourhood Plans) currently make up the adopted Local Plan in Shropshire.

The site subject to this outline planning application is outside the established development boundary for Albrighton and for policy purposes is located within the countryside. Furthermore, the site lies within the Green Belt. As a result it does not conform with the strategy for Albrighton in Core Strategy Policy CS3 and SAMDev Plan Policy S1.1.

Core Strategy Policy CS5 and SAMDev Plan Policies MD6 and MD7a, alongside the NPPF, set out criteria which limits new development, including residential development, within the countryside and the Green Belt.

The proposed scheme does not fall within the list of exceptions to 'inappropriate development' detailed within paragraph 154 of the NPPF and as it is concluded within

the Green Belt Assessment prepared by the Consultants LUC that the land subject to this application “...*would not be considered to be grey belt owing to its strong contribution to Purpose A...*” paragraph 155 of the NPPF is not applicable.

Thus, the proposal would be considered to be inappropriate development which, by definition, is harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 153 of the NPPF outlines the approach to consideration of this matter.

It is not considered that any very special circumstances have been identified that would justify departure from planning policy. The scale and type of development proposed is considered to represent inappropriate development, harmful to the Green Belt and contrary to national planning policy and adopted Local Plan Policy CS5 of the Core Strategy and Policy MD6 and MD7a of the SAMDev Plan. As the proposal does not conform with Core Strategy Policies CS3 and CS5 and SAMDev Plan Policies MD6, MD7a and S1.1, it also does not conform with Core Strategy Policy CS1 and SAMDev Plan Policy MD1.

The Council’s latest assessment of housing land supply is summarised within the Five-Year Housing Land Supply Statement (31st March 2024 base date).

In summary, the assessment concludes that “*on the basis of the new ‘standard methodology’ for assessing local housing need, it is unable to demonstrate a five year housing land supply.*” The Council’s latest position is that a **4.46 years supply of deliverable housing land existed at 31st March 2024.**

Footnotes 7 & 8 and Paragraph 11 d) of the NPPF detail the implications of not having a five year housing land supply for decision making in the context of this ‘presumption in favour of sustainable development’. Importantly, they do not change the legal principle, set out in Sections 70(2) and 79(4) of the Town and Country Planning Act (1990) (as amended) and section 38(6) of the Planning and Compulsory Purchase Act (2004) (as amended), that decisions on planning applications are governed by the adopted Development Plan read as a whole, unless material considerations indicate otherwise. Rather they invite the decision maker to apply less weight to policies in the adopted Development Plan, and more weight to the presumption in favour of sustainable development, as a significant material consideration, when reaching a decision. It is for this reason that it is commonly referred to as the ‘tilted’ balance.

The amount of weight to be attributed to the policies of the adopted Local Plan, including those considered ‘out of date’ as a result of paragraph 11 d) of the NPPF, is a matter for the decision maker.

- 4.1.2 SC Affordable Housing (05/11/25) - The scale and type of development proposed is considered to represent inappropriate development, harmful to the Green Belt and

contrary to national planning policy, adopted Local Plan Policies CS6 and MD6. No very special circumstances have been identified that would justify departure from planning policy. In the event that the proposal is supported it should be noted that Core Strategy Policy CS11 requires market residential schemes to deliver affordable housing at the prevailing housing target rate at the time of Reserved Matters application to be transferred to a Registered Provider.

- 4.1.3 SC Highways (28/02/25) - A formal highway objection is not being raised at this stage based on the information submitted.

Planning conditions likely to include but are not restricted to;

- Details of phasing
- Details of phasing of highway infrastructure delivery
- Details of stopping up and downgrading of routes within and adjacent to the site.
- Engineering details for each point of access.
- Engineering details of offsite works.
- Details of construction management plan
- Submission of walking and cycling audit for the site.
- Travel plan submission and monitoring.
- Overall strategy for passenger transport infrastructure within the site.
- Details of road construction and engineering details for each reserve matters.
- Overall strategy for street lighting.

- 4.1.4 Staffordshire CC Highways (10/06/25) - Are satisfied that the development trip impact at the two junctions within Staffordshire CC jurisdiction can be suitably mitigated. No objections subject to the recommended 'prior to occupation' condition, relating to the completion of off-site highway works.

- 4.1.5 SC Drainage (09/01/25) - Recommend a standard pre-commencement condition relating to the submission of a foul and surface water drainage scheme.

- 4.1.6 Severn Trent Water (03/11/25) - Has concerns regarding the impact the additional flow that this proposed development will generate, however no investment is currently planned and consequently we cannot object to approval being granted. A pre-commencement condition is recommended for foul and surface water.

- 4.1.7 SC Environmental Protection (18/07/24) - Recommend the provision of additional information in relation to noise impact and land contamination.

As parts of the site are close to sources of potential noise impact (industrial depot and roads) a Noise Impact Assessment is recommended.

Environmental Protection has identified the site and surrounding areas as potentially contaminated land under the Councils Environmental Protection Act 1990 Part 2A

responsibilities. This is primarily due to the presence of a former refuse tip in the eastern part of the proposed development site (Zone B). The submitted Phase 1 Geotechnical and Geo-Environmental Site Investigation; Albrighton South, is only a desk study and recommends that a Phase 2 intrusive investigation is undertaken to include a programme of gas monitoring.

- 4.1.8 SC Waste Management (09/07/24) - It is vital new homes have adequate storage space to contain wastes for a fortnightly collection as in Shropshire three wheelie bins per property could be required. Also crucial is that there is regard for the large vehicles utilised for collecting waste and that the highway specification is suitable to facilitate the safe and efficient collection of waste. Provision of vehicle tracking and manoeuvring information is preferred.
- 4.1.9 SC Learning and Skills (22/07/24) - This proposal is neither allocated in the current or proposed Local Plan and as such this has not been factored into any current school place requirements. If permission were to be granted 800 houses would generate considerable pupil numbers across Early Years, Primary, Secondary, Post 16 and SEND, plus send transport. Total contribution to Learning of Skills £9,661,082 at current yield values (published DFE yield data) - this will increase over time.
- 4.1.10 SC Leisure (30/07/24) - Funding for the improvement of current sports facilities serving Albrighton and for new build facilities there, should be secured through a Section 106 Agreement or CIL and spent in accordance with the SC Playing Pitch and Outdoor Sports Strategy (PPOSS) and Place Plan. The proposed new secondary school would likely include provision of a new sports hall which should meet with Sport England's design guidance. There may also be scope for the provision of a 3G Artificial Grass Pitch (AGP) as a shortfall for football use is identified in the PPOSS.
- 4.1.11 SC Green Infrastructure (08/08/24) - The SC Green Infrastructure (GI) Strategy identifies that Albrighton is below the county average for provision of Public Open Space (POS) per 1000 population and for provision for Children and Teenagers per 1000 population. Therefore, new development should assist in improving provision, and for development of this scale, more formal play and recreation provision than currently stated is recommended - a wider range of soft SUDs, more space for recreation in the POS.

There is scope to create a green pedestrian/cyclist loop around the perimeter of the site, that is not interrupted by driveways or streetscapes and could connect to the parcels of development, internal POS spaces, and PROWs that would give residents a number of recreational route options at different scales.

The site sits in a wider area that is identified as being below the recommended 20% tree canopy cover. Tree planting in the public streetscape with other planting and landscape features to green the streets and provides green links to the POS should be utilised.

- 4.1.12 SC Landscape (26/09/24) - Do not consider that the responses/actions tabled in the Landscape and Visual Clarification Note adequately respond to our original concerns of 12/08/24.

SC Landscape (12/08/24) - The methodology of the LVIA generally follows national guidance. The landscape assessment results are not robust at present and should be expanded to take account of 'Stages in the project life cycle' (GLVIA3). There is no assessment of effects during the construction phase which may give rise to major adverse visual impacts from some receptors. Additional and alternative viewpoints are identified for inclusion in the LVIA. Minor amendments are required to the LVIA and LVIA Figures to ensure that the results can be relied upon to assess whether the proposals comply with Local Plan policies relating to landscape and visual matters. The Illustrative Landscape Masterplan is a generally well-considered scheme, further details would be required to expand it into a final Landscape Plan. The assessment of landscape and visual effects fails to demonstrate that the unacceptable adverse environmental impacts will be adequately mitigated in land designated as Green Belt.

- 4.1.13 SC Trees (10/10/25) - The findings and recommendation of the Arboricultural Assessment (AA) are accepted. The development layout on the Tree Retention Plan in the AA would require removal of short section from seven hedgerows to create site accesses and internal access roads. One category 'B' mature English Oak tree would also require removal to create a new access onto Newhouse Lane. SC Trees consider that the road alignment could be adjusted slightly to avoid this loss. Pre-commencement tree protection and landscaping conditions recommended.

- 4.1.14 SC Ecology (27-11-25) - The Biodiversity Net Gain Report (PJA, August 2025) containing the most up-to-date BNG metric results in an overall gain of 13.95 (12.4%) habitat units, a gain of 10.22 (12.63%) hedgerow units and a gain of 0.40 (13%) watercourse units. As the BNG includes off-site gains and the on-site gains are considered to be significant, as S106 will be required to secure the BNG for 30 years including a monitoring fee of £41,227 for this large site of high technical difficulty.

A response letter from PJA states that bat activity surveys were carried out in October 2025, that breeding bird surveys will be completed between March 2025 and July 2026, and that an IACPC has been submitted to Natural England in respect of Great Crested Newts. SC Ecology will provide comments once this further information is provided. Baseline survey data is required to support a planning application, initial survey work is only conditioned under exceptional circumstances. The surveys that have been submitted for the application are acceptable.

- 4.1.15 SC Conservation (14/10/24) - Generally concur with the submitted Heritage Impact Assessment which concludes that the proposed development will result in less than substantial harm to the setting of the Boningale Conservation Area and Grade II Listed Lea Hall and Barn. However, great weight should be given to preserving the setting of

these assets in any balancing exercise.

4.1.16 SC Archaeology (07/01/25) - Recommend a pre-commencement condition requiring a programme of archaeological work (WSI).

4.1.17 Sport England (23-07-24) - Sport England considers that it would be appropriate to secure a financial contribution via a Section 106 Agreement of £1,795,653 for investment in playing pitches and would therefore have no objections subject to the S106 contribution being secured. Alternatively, should the Council consider that such infrastructure falls to be considered via CIL, then we would encourage the Council to prioritise such investment into playing pitches in line with the Place Plan and evidence in the PPS. Financial contribution calculations provided.

4.1.18 Active Travel England (06-12-24) - Recommends approval of the application, subject to the agreement and implementation of planning conditions and/or obligations:

- Revised Travel Plan targets, as outlined in the latest response.
- The delivery of internal local centre facilities upon completion of Phase 1, as per ATE's previous comments.
- A suitable Public Transport Strategy, as per ATE's previous comments.

4.1.19 Shropshire Fire and Rescue (17-07-24) - It is vital a robust Swept Path Analysis is undertaken throughout this development, in order to accurately track the suitability of access for fire appliances.

Advice provided in relation to Access for Emergency Fire Service Vehicles, and Water Supplies for Fire Fighting Building Size.

4.1.20 Environment Agency (08/01/25) - Comment received from the West Midlands Groundwater Team that there is a monitoring borehole for groundwater levels within the application land for which access was lost in 2015 when it covered with soil. However, they would like to be able to reinstate it and carry out monthly monitoring visits. Borehole location provided on a plan.

4.1.20 No consultee responses have been received from SC Rights of Way, SC Parks and Gardens, West Mercia Constabulary, Natural England, the Integrated Care Board or National Grid.

4.2 Public Comments

4.2.1 Confirmation of site notice display was received on 11th July 2024. The proposal was advertised as a Major Development and Departure in the Shropshire Star on 16th July 2024.

4.2.2 1157 public representations have been received including from Albrighton Parish Council, the Local Member, Badger Parish Council, Albrighton Village Action Group

(AVAG), Albrighton Development Action Group (ADAG) and several representing solicitors. The majority of the comments are from Albrighton residents raising objections to the proposed development however, there are twenty-eight support representations received from a wider area between Shifnal and Bridgnorth. All comments are available to view online and are summarised below:

- 4.2.3 Albrighton Parish Council (25-07-24) - Strongly object as APC believe that the proposal will have a seriously detrimental impact on the Village and its community for the following reasons:

Loss of Green Belt

The proposed development would significantly harm the openness and advantages of the Green Belt allocation as a key factor in Albrighton's characteristic spaciousness and charm. APC would oppose any attempt to remove this site from the Green Belt designation as its loss would have a seriously negative impact on the rural setting of the village. The construction and subsequent human activity will lead to habitat destruction, fragmentation, and loss of biodiversity.

Loss of Village Character

The proposal seeks to create a separate commercial centre which will threaten the viability of the established heart of the Village and existing centre. The dense urban style of development proposed would be disconnected and incongruous in relation to the unique character, historical significance and semi-rural appearance of the Village, irreversibly altering the essence of its community and character.

Strain on Infrastructure

Ongoing new residential development and allocated sites put additional strain on our infrastructure which would be excessive on our roads, sewage systems and public transport if the planning permission is granted for the proposed development. The quality of life for current residents would decline as a result of congestion, the exacerbation of poor parking provision, flooding issues and potential service failures.

Sustainability Issues

APC considers that the proposal is overdevelopment which by definition fails the sustainability criterion by prioritising short term gain over long term viability and resilience. The ability of future generations to meet their own needs would be compromised.

Public Opposition

There is significant opposition to this development within the Village. there is no evidence in their submission that the developer has listened to the local community.

Albrighton Parish Council (23/06/25) - As a newly formed Parish Council want to reaffirm its objection to the application.

- 4.2.4 Albrighton Village Action Group (AVAG) and Albrighton Development Action Group (ADAG) (26-10-25) - Have combined to create a stronger resident's organisation to be known as ADAG to reflect the fact that Albrighton is widely recognised in planning terms to be a Town or Market Town.

ADAG intend to submit additional documentation in support of the conclusions by Shropshire Council that the site is Green Belt, not Grey Belt.

The Applicant's Biodiversity Net Gain Report overlooks the farmland's decade of regenerative practices, which have notably improved soil health and biodiversity. This has been confirmed independently by Colin Houghton who has submitted a consultation response on the planning portal, yet the report fails to demonstrate the required 10% biodiversity increase over 30 years, a key consideration for planning approval.

AVAG (23/04/25) - A main AVAG objection document dated 25/08/24 covered key areas which explained how the proposals are fundamentally unsustainable and inappropriate for Albrighton. Since then, the national and county wide planning landscape has significantly changed, however the fundamentals of the Applicant's proposals are unchanged and AVAG raise significant viability concerns as follows:

1. There is no requirement for a Secondary School. Objections received from educational professionals state there is no need for the proposed secondary school, as it would undermine existing schools, including Idsall. The scheme is deemed unsustainable and unviable, weakening the applicant's inclusion of this element in its 'very special circumstances to justify planning approval.
2. Severn Trent Water confirms major upgrades to Albrighton's foul drainage and water treatment are needed; costs are unproven, making the proposal unsustainable and unviable. It should be demonstrated that water supply and quality can be sustainably maintained.
3. The LLFA and numerous consultees have objected to the proposals, citing significant flood risks on Patshull Road and deficiencies in the developer's flood mitigation plans. Additional concerns include inadequate land management resulting in extensive flooding on the existing fields, no SUDs attenuation for the roads proposed to be closed which currently often flood in wet weather.
4. The Applicant has not demonstrated that Sport England's request to secure a financial contribution would be viable for the proposal.
5. The highways submission do not consider the impact of increased traffic on Elm Road, Bowling Green Lane and other related roads which would result in an unacceptable impact on highway safety for residents.

6. The proposed development is an unsustainable location too far from Albrighton Railway Station and Centre. New residents would be entirely dependant on cars.

ADAG (08/08/24) - Summarise their objections as follows:

The proposal represents an attempt to ignore the accepted phased development of Albrighton as is succinctly set out in the pre-application advice note to Boningale Homes. With a possible increase in population of 40% it is not proportionate to the size of Albrighton and of a scale that it has the potential to adversely affect the visual, ecological and heritage of the historic centre of the village. It would appear that Boningale Homes think that Albrighton is a giant Lego set, theirs to be played with at will.

4.2.5 Public Objections

1. **Impact on Village Character and Community:** Many contributors express concerns that the proposed development will fundamentally alter the character of Albrighton, transforming it from a village into a small town. They fear this will erode the close-knit community spirit and the rural charm that currently defines the area.
2. **Environmental and Ecological Concerns:** There are significant objections to the destruction of 48 hectares of Green Belt land, which is seen as vital for maintaining the natural landscape, biodiversity, and agricultural productivity. Contributors highlight the potential loss of wildlife habitats and the negative impact on local flora and fauna.
3. **Infrastructure and Services:** The proposed development is criticised for potentially overwhelming existing infrastructure and services. Concerns are raised about the capacity of local schools, healthcare facilities, and public transport to cope with the increased population. The current GP surgery and pharmacy are already under strain, and there is scepticism about the feasibility of the proposed new facilities.
4. **Traffic and Road Safety:** Increased traffic is a major concern, with contributors worried about congestion, road safety, and the adequacy of the existing road network to handle additional vehicles. The proposed road closures and new routes are seen as potentially dangerous and likely to exacerbate existing traffic issues.
5. **Flooding and Drainage:** The document highlights concerns about the impact of the development on local flooding and drainage. The area has a history of flooding, and there are fears that the new development will worsen these issues by increasing surface water runoff and overwhelming existing drainage systems.

6. **Economic Impact:** There are worries that the new development will negatively affect local businesses, particularly those on the high street. The proposed new local centre and supermarket are seen as threats to the viability of existing shops and services.
7. **Sustainability and Government Policy:** Contributors argue that the development contradicts government policies aimed at prioritising brownfield sites and protecting Green Belt land. They believe that the development is driven by profit rather than genuine community need and that it fails to align with sustainability goals.
8. **Consultation and Transparency:** There are criticisms of the consultation process, with contributors feeling that their concerns have not been adequately addressed. Some express scepticism about the promises made by the developers, based on past experiences with other developments.

Overall, the comments reflect the strong opposition to the proposed development, with representations emphasising the potential negative impacts on the environment, community, infrastructure, and local economy. They call for the preservation of Albrighton's unique character and the protection of its Green Belt land.

4.2.6 Support:

- Whilst it is regrettable that some Green Belt land will be lost and the character of Albrighton undoubtedly change, the housing is urgently required.
- I don't think there is enough affordable homes in the country. In the places where there is affordable housing they are often too expensive for most people including myself and family.
- Albrighton has excellent transport connections.
- The Village is sustainable with a train station and links to Telford and Wolverhampton.
- A secondary school would relieve pressure on schools in Shifnal and Codsall and reduce travel distances.
- It would create employment.

5.0 THE MAIN ISSUES

- 5.1
 - Principle of development
 - Policy
 - Green Belt
 - Access
 - Other Matters
 - Planning Balance

6.0 OFFICER APPRAISAL

6.1 Principle of development Policy

- 6.1.1 Under Sections 70(2) and 79(4) of the Town and Country Planning Act (1990) (as amended) and Section 38(6) of the Planning and Compulsory Purchase Act 2004) (as amended) and as recognised in Paragraphs 2 and 48 of the National Planning Policy Framework (NPPF), all planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Council has recently Withdrawn its Draft Local Plan from examination following the Inspectors raising significant concerns in relation to it not meeting the development needs of Shropshire and not addressing unmet needs of neighbouring authorities. Nevertheless, at the 12th February 2025 Council Cabinet Meeting, it was agreed that the Evidence Base supporting the Withdrawn Draft Local Plan (but not the Withdrawn Plan itself) forms a material consideration in decision making on relevant planning applications, to support the implementation of the presumption in favour of sustainable development.
- 6.1.2 Therefore, the adopted Development Plan remains as comprising the Core Strategy 2011, Site Allocations and Management of Development (SAMDev) Plan 2015 and 'made' Neighbourhood Plans. A range of Supplementary Planning Documents have been adopted by the Council to support understanding and application of policies in the adopted Development Plan, forming material considerations in the decision making process. The Albrighton Neighbourhood Plan 'Light' (June 2013) is additionally relevant as a material consideration as it contains policies and proposals informed by community consultation that are applicable to the decision making process for planning applications, though it is not a 'made' Neighbourhood Development Plan and does not form part of the Development Plan for the area. At present there is no emerging Local Plan to take into account as a material consideration.
- 6.1.3 Adopted Development Plan Core Strategy Policies CS1 and CS3, and SAMDev Plan Policy MD1 identify Albrighton as a Key Centre and suitable location for sustainable development. SAMDev Policy S1 provides the strategy for achieving sustainable development in Albrighton. For residential development it states that, Albrighton will provide for local needs, delivering around 250 dwellings over the Plan period. Local needs will predominantly be met on two allocated sites, with small-scale windfall development within the development boundary making up the balance. Policy S1 also specifies that all development proposals for Albrighton should have regard to the Albrighton Neighbourhood Plan 'Light'. In this document, housing requirements are identified only in Albrighton and are to be principally delivered on the two allocated housing sites in SAMDev Policy S1. In the Neighbourhood Plan, affordable housing, smaller dwellings of 1 or 2 bedrooms, properties appropriate for older person's needs, and market housing suitable for first time buyers form the type of housing identified to meet local needs.
- 6.1.4 The proposed site is located to the south of Albrighton outside of the development boundary within Green Belt and countryside, and it is not an allocated site in the

Development Plan.

- 6.1.5 SAMDev Policy MD3 relates to housing delivery and deals with the role of settlement housing guidelines including at Albrighton. At paragraph 3. the Policy states that, where a settlement housing guideline appears unlikely to be met, additional sites outside the settlement development boundaries that accord with the settlement policy may be acceptable subject to the considerations in paragraph 2. Paragraph 2 requires that, where development would result in the number of completions plus outstanding permissions providing more dwellings than the guideline, decisions will have regard to:
- i. The increase in number of dwellings relative to the guideline; and
 - ii. The likelihood of delivery of the outstanding permissions; and
 - iii. The benefits arising from the development; and
 - iv. The impacts of the development, including the cumulative impacts of a number of developments in a settlement; and
 - v. The presumption in favour of sustainable development.
- 6.1.6 The Evidence Base associated with the Withdrawn Local Plan included a Hierarchy of Settlements Assessment which concluded that Albrighton continued to function as a Key Centre. This Evidence Base also included a site assessment process which identified a new draft housing allocation (consisting of two sites) on land classified as safeguarded land in the adopted Development Plan to meet local needs as recognised within the Evidence Base associated with the Withdrawn Local Plan.
- 6.1.7 As the proposed site is outside the development boundary and therefore designated as countryside, Policy CS5 and MD7a of the Development Plan apply. These policies expect development to be strictly controlled in the rural area in accordance with the national policies protecting the countryside and Green Belt. Policies CS5 and MD7a do not support new residential development in the countryside unless it is to house agricultural, forestry or other essential countryside works, other affordable housing/accommodation to meet local need or is a conversion of an existing building which takes account of and makes a positive contribution to the countryside.
- 6.1.8 The proposal does not comply with the development types specified under Policies CS5 and MD7a that could be sufficiently controlled to protect the countryside.
- 6.1.9 The current NPPF is that revised and published in December 2024 (amended in February 2025). It sets out the presumption in favour of sustainable development and includes the requirement to utilise the Government's new 'standard method for calculating local housing need' with the intention of significantly boosting housing delivery across England. The associated new 'standard method for calculating local housing need' is set out in the accompanying National Planning Practice Guidance (NPPG) on housing and economic development needs assessments (ID2a). This has resulted in a significant increase to local housing need in Shropshire (from 1,070 dwellings per annum under the previous national standard methodology to 1,994 new

dwelling per annum). The adopted Development Plan sets out a requirement equating to 1,375 dwellings per annum. As a consequence of the recent changes to the standard methodology, associated uplift to local housing need for Shropshire, and the expectation in the NPPF that housing land supply is measured against local housing need where the housing requirement of the adopted Development Plan is more than 5 years old, the Council considers that on balance, it is unable to demonstrate a five year supply of deliverable housing. The Council has concluded that a 4.46 years supply of deliverable housing land existed at 31st March 2024. As a result, the adopted Development Plan policies most important for determining this application are therefore currently out-of-date.

- 6.1.10 The effect of this is that the presumption in favour of sustainable development, as set out in paragraph 11d) of the NPPF and associated principle of the 'tilted balance' is engaged. This does not change the legal principle that decisions on planning applications are governed by the adopted Development Plan read and applied as a whole, unless material considerations indicate otherwise. Rather, it invites the decision maker to apply less weight to policies in the adopted Development Plan, and more weight to the presumption in favour of sustainable development, as a significant material consideration, when reaching a decision. For this reason it is commonly referred to as the 'tilted balance', and set out in paragraph 11 d)i. and ii. i.e. planning permission should be granted unless:

d)i. the application of policies in the NPPF that protect areas or assets of particular importance provides a strong reason for refusing the development proposed, or

d)ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Notably, the presumption in favour of sustainable development maintains the general principle of good planning, in that development should be genuinely sustainable (including directed to sustainable locations, make effective use of land, well-designed and providing sufficient affordable housing) in order to be approved.

- 6.1.11 It is noted that the Applicant considers within their Planning Addendum that a 3.08 years supply of deliverable housing land exists in Shropshire, as they dispute the deliverability of unspecified sites. Shropshire Council disagrees with this position, but even if this were the case, the NPPF does not suggest that policies become irrelevant if they are 'out-of-date' rather, their weight may be reduced, but conflict with them remains a significant material consideration. Inspectors have consistently held that conflict with the most important policies of the Development Plan should be given negative weight. The lower figure would not significantly change the weight applied to the considerations in, or overall conclusion of the planning balance.

- 6.1.12 With regards to the requirements of d)i. the areas or assets of particular importance are set out in footnote 7 of the NPPF (see paragraph 6.1.22 below). The site falls within the Green Belt which is one such identified asset of particular importance. To inform the determination of this planning application the Council commissioned a Green Belt Assessment (SCGBA) (LUC, September 2025) which concluded that the site is Green Belt and not grey belt – as detailed in paragraph 6.1.30 below. As Green Belt, the Site is an area/asset of particular importance which the proposed development would not protect, thus providing a strong reason for the application's refusal. The Site does not fall within any other protected areas. SC Drainage have commented that whilst there is some mapped surface water flooding on the site and pumping stations for foul flows are proposed, the approach shown on the drainage layout is sufficient to support this Outline Application, and there is no objection on flood risk or drainage grounds. SC Conservation have identified less than substantial harm from the proposed development to the Boningale Conservation Area and Grade II Listed Lea Hall and Barn. Therefore, the impact of the proposed development on assets of particular importance, in this case designated heritage assets and areas at risk of flooding, could be appropriately mitigated.
- 6.1.13 NPPF Paragraph 11 d)ii. then requires decision-taking to consider whether there are any adverse impacts of approving the proposed development that would significantly and demonstrably outweigh the benefits. This requirement needs to be further considered in the event that the land which forms the Site is subsequently regarded as being grey belt contrary to the conclusion of the Shropshire Council Green Belt Assessment (SCGBA) (LUC, September 2025) detailed in paragraph 6.1.31 below. As Green Belt, the Site is an area/asset of particular importance which the proposed development would not protect, thus providing a strong reason for the application's refusal.
- 6.1.14 In considering the sustainability of the site, the strategic approach of the Development Plan distributes growth between Shrewsbury, the Market Towns and Key Centres and in rural areas within Hubs and Clusters settlements. Whilst Albrighton is Key Centre and as such considered to be a suitable location for sustainable development, the Site is located outside the development boundary and within Green Belt and countryside. The number of housing completions and commitments identified at Albrighton provide the Council with confidence that its settlement housing guideline within the Development Plan is achievable within the Plan period. Therefore, there is no requirement to apply paragraph 3 of SAMDev Policy MD3 which states that additional sites outside the settlement development boundary that accord with the settlement policy may be acceptable where a settlement housing guideline appears unlikely to be met.
- 6.1.15 Section 11 of the NPPF requires that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living

conditions. Substantial weight is given to the value of using suitable brownfield land within settlements, and under-utilised land and buildings rather than countryside. Section 5, paragraph 82, states that in rural areas planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Support for rural exception sites that will provide affordable housing to meet an identified local need is encouraged.

- 6.1.16 Paragraph 187 of the NPPF requires that planning policies and decisions should contribute to and enhance the natural and local environment by (amongst other criteria), recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystems services - including the economic and other benefits of the best and most versatile (BMV) agricultural land, and of trees and woodland. Footnote 65 points out that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred. For the proposed site, firstly, the development has not been demonstrated as necessary as it is speculative, and secondly, the land classification is Grade 2 and Grade 3 i.e. it contains some BMV land. Therefore, the proposed development would not fulfil this NPPF requirement and fails to recognise the wider benefits of this BMV land.
- 6.1.17 In determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, their conservation, viable uses and economic vitality and that new development enhances local character and distinctiveness (NPPF, paragraph 210). Paragraph 215 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated Heritage Asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Paragraph 212 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires considerable weight to be given by decision-makers to the desirability of preserving the setting of all Listed Buildings. This requires that special regard has to be given to preserving the (Listed] building or its setting, in effect a higher test than would normally apply. In this case less than substantial harm has been identified to the Boningale Conservation Area and Grade II Listed Lea Hall and Barn, therefore, great weight should be given to preserving the setting of these assets in the balancing exercise

Green Belt

- 6.1.18 The Green Belt in Shropshire represents the western outer edge of the West Midlands Metropolitan Green Belt and covers around 8% of the total area of Shropshire. Section 13 of the NPPF opens by stating that, 'The Government attaches great importance to

Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.’ Local Plan Policies CS5 and MD6 support the NPPF in the general presumption against inappropriate development, particularly development which impacts on the openness of the Green Belt, and this will limit the ability to support proposals which are not identified as acceptable development types in the NPPF.

6.1.19 Green Belt serves five purposes (NPPF, paragraph 143):

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

6.1.20 For planning proposals affecting the Green Belt, paragraph 153 of the NPPF states that LPAs should ensure substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. The development of homes, commercial and other development in the Green Belt is not regarded as inappropriate if it would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan (NPPF, paragraph 155). If the land is regarded as grey belt, there must also be a demonstrable unmet need for the type of development proposed and the location must be sustainable with particular reference to paragraphs 110 and 115 of the NPPF. Furthermore, if the development is identified as grey belt and not regarded as inappropriate as set out in paragraph 155, paragraph 156 provides three ‘Golden Rules’ requirements where major development involving the provision of housing is proposed on land released from the Green Belt through plan preparation or review, or on sites in the Green Belt subject to a planning application. These are:

1. Housing which reflects development plan policies that have set the affordable percentage at a higher level than would otherwise apply to land outside or proposed to be released from the Green Belt and that percentage is at least 50%, unless this would make the development of the site unviable. Until such policies are in place, the percentage of affordable housing is 15 points above the highest existing requirement that would apply to the development with a cap of 50%.
2. Necessary improvements to local or national infrastructure.

3. The provision of new, or improvements to existing, green spaces that are accessible to the public. New residents should be able to access good quality green spaces within a short walk of their home, whether through on-site provision or through access to off-site spaces.

- 6.1.21 Grey belt is defined in Annex 2 of the NPPF as '*land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes a), b) or d) in paragraph 143. Grey belt excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) of the NPPF would provide a strong reason for refusing or restricting development*'.
- 6.1.22 Footnote 7 areas or assets comprise habitats sites (and potential Special Protection Areas, possible Special Areas of Conservation, listed or proposed Ramsar sites) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and non-designate heritage assets of archaeological interest which are demonstrably of equivalent significance to scheduled monuments); and areas at risk of flooding or coastal change
- 6.1.23 A Green Belt Assessment (Pegasus Group, Version 4, March 2025) (GBA), has been submitted by the Applicant in support of the proposed development which evaluates the land in relation to the NPPF (December 2024) and Planning Practice Guidance (PPG) on Green Belt published on the 27th February 2025. With regards to the definition provided in Annex 2, Section 2 of the Applicant's GBA assesses the contribution of the land to purposes a), b) and d) of the Green Belt to establish if it can be regarded as grey belt. The Applicant's GBA references the Shropshire Green Belt Assessment (SGBA) – Final Report (LUC, September 2017) and Shropshire Green Belt Review (SGBR): Stage 2 (LUC, November 2018) and the identification within those documents of the land being within Parcel 36 as a base for that assessment.
- 6.1.24 The Council's SGBA and SGBR were commissioned to inform the Local Plan Review and to evaluate the potential harm of releasing areas of possible development opportunity from the Green Belt, and therefore are part of the Evidence Base. In relation to purposes a), b) and d), Parcel 36 is rated in the Council's SGBR as having no contribution to purpose a) and a weak contribution to purpose b). However, it plays a major role in the setting and or special character of historic towns in terms of its physical extent and degree of visibility and/or its significant contribution to special character making a strong contribution to Green Belt purpose d). The Council's SGBR conferred a High Harm Rating to releasing Parcel P36 (along with P35 and P37) from the Green Belt. Appendix 1 – Albrighton Assessment concluded that this parcel (i.e. P36) contains a limited amount of built development and is strongly associated with the wider area of open countryside to the south of Albrighton. Releasing this parcel

from the Green Belt would lead to a significant level of encroachment on the countryside and a weakening of the neighbouring areas of Green Belt land. The openness of the land within the east of the parcel plays an important role in preserving the setting of the historical settlement area within Albrighton. The Council's SGBA and SGBR concluded that releasing Parcel P36 would compromise the role this Green Belt land is playing with regard to Purpose d).

- 6.1.25 The Applicant's GBA states that Albrighton is a large village, not a historic town, and that if the Albrighton Conservation Area were relevant to purpose d), then the assessment for the Site itself is notably different to the wider parcel which is P36. It is presented that the wider P36 includes countryside east of Newhouse Lane including part of the Albrighton Conservation Area and there is no intervisibility between the designation and the Site due to spatial separation in combination with intervening vegetation, undulating topography and the existing built form (Applicant's GBA, paragraph 2.13). The Applicant's GBA also advises that the Site is separated from Boningale Conservation Area to the south, that comprises a small village, and notes the relevance that the PPG Green Belt identifies that purpose d) relates to historic towns, not villages. Therefore the Applicant's GBA concludes that the Site has no contribution to preserving the setting and special character of historic towns, and at paragraph 2.16, advises that as there are no strong reasons for restricting development it is assessed that the Site is grey belt.
- 6.1.26 As the Council's SGBA and SGBR pre-date the latest version of the NPPF and crucially the latest updates to the NPPG on Green Belt (ID64), their conclusions have been superseded. As such, an independent Shropshire Council Green Belt Assessment (SCGBA) (LUC, September 2025) has been commissioned to assess the Green Belt at land associated with this planning application i.e. the Site, using a methodology consistent with the latest version of the NPPF and vitally the latest updates to the NPPG on Green Belt. Chapter 3 of the Council's SCGBA assesses the contribution of the Site to all five Green Belt purposes having concluded that Albrighton is a Town and a large built-up area (LBUA), for the reasons set out in Chapter 4 of the Assessment.
- 6.1.27 This independent conclusion that Albrighton is a Town is entirely consistent with the Council's adopted Development Plan, which identifies it as a Market Town/Key Centre within the spatial strategy (clearly distinct in policy terms from Community Hub or Community Cluster settlements – which are in effect the main service villages and other rural communities with growth aspirations); allocates levels of growth commensurate with this role as a Market Town/Key Centre; and refers to the settlement as a Town within both its policies and associated explanation (including Policy S1 which presents the 'Albrighton Town Development Strategy' and Policy MD10a which identified Albrighton as a settlement with town centre and primary shopping area). This is also reflected in the Policy Map that accompanies the adopted Development Plan, which identified Albrighton as having a town centre.

- 6.1.28 Furthermore, it is notable that the Council's SGBA and SGBR assessment of P36 concluded that it made a contribution to purpose d) of the Green Belt, this conclusion demonstrates that within these previous assessments it was considered to constitute an historic town. The wider Evidence Base associated with the Withdrawn Local Plan would also support this conclusion, given its status within the latest Hierarchy of Settlements Assessment.
- 6.1.29 Consideration and interpretation of what is a 'Town' should be carried out at local level through settlement hierarchies. Therefore, it is confirmed that due to the role of the settlement within the adopted Development Plan, its size, character and function, and the levels of services and facilities available, Albrighton is a 'Town' within the Shropshire Council jurisdiction for the purposes of NPPF Green Belt policy.
- 6.1.30 The Council's SCGBA summarises the Site's contribution to Green Belt purposes as follows:

Green Belt Purpose:	a) to check the unrestricted sprawl of large built-up areas.
Strength of Contribution:	Strong
Development of the site would constitute a substantial and incongruous extension to Albrighton, disrupting its nucleated settlement pattern and introducing an uncontained, urbanising influence into currently undeveloped countryside.	
Green Belt Purpose:	b) to prevent neighbouring towns merging into one another
Strength of Contribution:	Weak
Albrighton is classed as a Town due to its size, services and facilities. The proposed development south of Albrighton will not reduce separation from surrounding areas, erode any gap or create continuous development with nearby villages.	
Green Belt Purpose:	c) to assist in safeguarding the countryside from encroachment.
Strength of Contribution	Strong
The site retains a countryside character due to its agricultural use and tree lines and cover. Unlike the wider P36 within the SGBR, urbanising influences here are minimal and localised, with the main settlement's impact not applying to the current application site.	
Green Belt Purpose:	d) to preserve the setting and special character of historic towns
Strength of Contribution:	Weak
The application site lies west of Albrighton's historic core defined as the Albrighton	

Conservation Area with which it lacks intervisibility. As the Site is further to the west than P36 which included some of the Conservation, the Site does not make a strong contribution to Green Belt Purpose d). The Boningale Conservation Area is nearby but not relevant, as it does not relate to a historic town.	
Green Belt Purpose:	e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
Strength of Contribution:	Moderate
All Green Belt land is considered to make an equal contribution to this purpose.	

The Council's SCGBA concludes that the Site makes a strong contribution to two of the five Green Belt purposes, one of these being purpose a), which in terms of paragraph 155 and Annex 2 of the NPPF indicates that it would not be considered to fall within the definition of grey belt.

- 6.1.31 It should be noted that the Council's SGBA and SGBR concluded no contribution to purpose a), as the methodology at the time determined Large Built Up Areas as larger settlements (of approximately 0.5 to 1 million people). As such, Telford and the West Midlands conurbation were the only Large Built Up Areas for the purposes of that assessment. The latest updates to the NPPG on Green Belt specify that villages should not be considered Large Built Up Areas. As a result, it is clear that conversely all towns should be Large Built Up Areas, thus explaining the differing outcome for purpose a) in the Council's SCGBA.
- 6.1.32 Therefore, whilst the Applicant's GBA finds the Site is grey belt based on information within the Shropshire Green Belt Assessment (SGBA) and Shropshire Green Belt Review (SGBR) from 2017 and 2018 respectively (the conclusions of which are considered to have been superseded by the updated NPPF and NPPG on Green Belt), the independent site specific Shropshire Council Green Belt Assessment (SCGBA) recently completed in September 2025 concludes that the Site is not grey belt. Consequently, the Council's stand point is that the Site is Green Belt and the proposal is considered to be inappropriate development which, by definition, is harmful to the Green Belt and should not be approved except in very special circumstances.
- 6.1.33 Notwithstanding that the Site is not regarded as grey belt, the Council's SCGBA considers whether the proposed development would meet the test of the second part of NPPF paragraph 155a) that the land would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan. As the Site comprises only a small fraction of the wider Green Belt, its release or development would not affect the ability of the remaining Green Belt across the area of the plan from serving all five of the Green Belt purposes in a meaningful way. The Applicant's GBA concurs with this assessment.
- 6.1.34 Whilst the Council's conclusion that the Site is not grey belt and the proposal

inappropriate development within the Green Belt indicates that the 'Golden Rules' requirements of NPPF paragraph 156 would not need to be considered, the Applicant has submitted a Planning Addendum: Implications of revised national policy, the Golden Rules and Grey Belt (Marrons, March 2025), which includes a Golden Rules Statement to address the requirements, on their premise that the land is grey belt. The Statement confirms (the officers agree) that the proposed development would meet the Golden Rules as it will:

- Deliver 35% affordable housing,
- Include significant improvements to infrastructure through the provision of a new Secondary School, GP Surgery and Pharmacy, supermarket, and a specialist Care Home. A new spine/distributor road would be provided plus highway mitigation at the A41/Heath House Lane/Wrottesley Park Road crossroads in Staffordshire to improve connectivity for Shropshire and beyond to Wolverhampton.
- Accessible green space of the site at 50% with a green network running through the centre of the Site connecting community facilities and dwellings.

6.1.35 To reiterate, the Council do not regard this 48 hectare area of Green Belt land proposed for development as Grey Belt, nor is it identified in the Development Plan and Evidence Base as land to be released from the Green Belt, or to be safeguarded for the future development requirements of Albrighton. The Site is within a parcel of countryside characterised by agriculture, tree lines and cover, and an absence of urbanising influences which make a strong contribution to checking the unrestricted sprawl of large built-up areas and to assisting in safeguarding the countryside from encroachment. The Site strongly serves a) and c) of the five purposes of the Green Belt.

6.1.36 This development proposal within Green Belt countryside is contrary to Development Plan Policies CS5 and MD6, and Section 13 of the NPPF. The scale and type of development proposed is considered to represent inappropriate development which is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The proposed development does not constitute any of the exceptions to inappropriate development identified in paragraphs 154 or 155 of the NPPF. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. The 'other considerations' relied on by the applicant for the proposed development are presented within Chapter 7 of the Applicant's Planning Statement (June 2024), and are set out in paragraph 0.3 of the Executive Summary as follows:

- a. The Site has recently been considered suitable for safeguarding by the Council as detailed within the Additional Updated Sustainability Appraisal;

- b. The Council has agreed to accommodate unmet housing and employment needs from the Black Country and the subject Site is the single most appropriate location to meet said need and Boningale Homes have adduced evidence which demonstrates that the emerging Local Plan Review, as drafted is not, in our assessment, capable of being found sound;
- c. We consider that the Council cannot currently demonstrate a sufficient supply of deliverable housing.
- d. This shortfall is significant and worsening;
- e. The Site is suitable for residential development in terms of location and characteristics and it is not of high environmental or landscape value;
- f. The provision of affordable housing, without subsidy, is a significant benefit in circumstances where the Council is not delivering sufficient affordable homes to meet pressing need;
- g. The provision of market housing that will provide new, quality homes, in a community where people wish to live;
- h. The supply of housing in an area of acute affordability challenges will assist in curtailling the exceptional growth in house prices;
- i. Alongside the housing provision, the proposed development includes land for a Secondary School, meeting an identified need, and ensuring that pupils of Albrighton have a new modern educational facility within walking and cycling distance of their homes;
- j. A modern Care Home facility is proposed, and meets some of the increasing needs of an aging population in Shropshire and indeed Albrighton;
- k. The provision of such a care facility will provide jobs and boost the local economy, but will further ensure that houses currently under occupied by older residents can be freed up and returned to the housing market;
- l. The provision of Local Centre comprising, a supermarket, GP Surgery and Pharmacy along with flexible workspace, will ensure the ongoing vitality of Albrighton and provide amenities and facilities that complement the existing provision within the settlement;
- m. The provision of highway improvements, including a new gateway spine road will improve vehicular access to Albrighton from Telford and Wolverhampton;
- n. The creation of an Active (Green) Travel route, and the provision of off-site cycleway improvements will encourage existing and future residents of the settlement to travel sustainably, reducing unsustainable transport movements and encouraging mental and physical well-being.

6.1.37 The Council are not in agreement with the Applicant that the arguments presented within their Planning Statement are all relevant/accurate, but in any event are not considered to meet the 'very special circumstances' required to release this site from the Green Belt. The high level of harm considered to occur from the loss of this Green Belt land is significant and weighs heavily in favour of maintaining the land as Green Belt. It should be noted that the vast majority of Shropshire is non-Green Belt. It is not therefore the case that Shropshire is devoid of alternative site options which, whilst also representing potential departures from the Development Plan, would not be

required to demonstrate 'very special circumstances' in order for them to be granted approval. The case for 'very special circumstances' put forward for the proposed development is dealt with in turn below:

- a) Whilst the parcel of land containing the Site was considered as a potential location to release from the Green Belt at Albrighton within the Evidence Base associated with the Withdrawn Local Plan, so were the majority of parcels of land associated with the settlement. Ultimately this assessment concluded that the parcel should remain within the Green Belt.
- b) Officers do not agree that the application site is the single most appropriate location to accommodate proposed contributions to unmet needs for housing forecast to arise in the Black Country. Furthermore, due to the Withdrawal of the Draft Local Plan the proposed contribution of 1,500 dwellings towards unmet needs forecast to arise in the Black Country was withdrawn as there was no mechanism available to secure any such contribution and of course circumstances had significantly changed. Whether a contribution is appropriate in the future is a matter for the duty to cooperate process associated with the next Shropshire Local Plan.
- c) and d) It is accepted that the Council cannot currently demonstrate a five year housing land supply, although the Council disagrees with the Applicants views on the extent of the under-supply. The determination of this application is undertaken on this basis. However, it is important to note that this has arisen only as a result of the changes to the standard methodology for the assessment of local housing need. Furthermore, the Council is undertaking constructive process to address this shortfall including the positive approach to proposed allocations associated with the Draft Local Plan, early engagement with potential applicants including through the pre-app process, and an intention to expedite progression of the next Local Plan for Shropshire.
- e) The site is classified as high performing Green Belt, and the Council's recent site specific SCGBA evidences that the release of this site from the Green Belt would have a high impact. This weighs against this point that the site is suitable in principle in terms of location and characteristics for residential development.
- f) The provision of affordable housing for this development has been indicated to be policy compliant (having regard to the 'Golden Rule' in NPPF paragraph 156), and the benefit of providing this level of affordable housing is acknowledged.
- g) and h) The provision of market housing that will provide new, quality homes, in a community where people wish to live, and assist in curtailling the exceptional growth in house prices is acknowledged but is not specific to this site.
- i) It is understood that the proposed Secondary School is to mitigate the impacts of the development rather than a Council identified need for Albrighton.
- j) and k) A care home facility could be accommodated in non-Green Belt land, and the benefits set out would not be unique to this site.
- l) It is understood that provision of a Local Centre is to meet the needs of and mitigate the impacts of the development rather than in response to a Council identified need for Albrighton.

- m) It has not been demonstrated that the provision of highway improvements would deliver more than a local impact such as improving vehicular access to Albrighton from Telford and Wolverhampton.
- n) The creation of an Active Travel Route is part of the development and would not be unique to this site.

6.2 Access

- 6.2.1 As this Outline application includes access, a Transport Assessment and Framework Travel Plan have been submitted in support of this proposal and have been reviewed by the LHA. There are four key roads that would be affected by the proposed development: the A464; Cross Road; Patshull Road; Newhouse Lane.
- 6.2.2 The overall access strategy for the site is to remove vehicle through movements from Patshull Road and Newhouse Lane and improve existing vehicle routes on Cross Road including to the Cross Road/Patshull Road/Elm road roundabout, whilst providing a roundabout for a south-western site access and a Ghost Island for south-eastern site access off the A464. This would be supported by speed limit reduction measures along the A464 and stopping up of sections of Patshull Road, Cross Road and Newhouse Lane.
- 6.2.3 The LHA has found the information provided acceptable in relation to overall access strategy subject to further detailed design and road safety audits. There are some areas identified for improvement, particularly increased visibility provision such as at the south-western Holyhead Road roundabout and the Cross Road/Patshull Road/Elm Road junction. It is also questioned whether a zebra crossing is a suitable intervention at this location. The swept path analysis and junction capacity assessments are generally acceptable, however some further work has been identified as being required in relation to Trip Generation figures.
- 6.2.4 The proposed active travel routes presented have also been found generally acceptable by the LHA subject to further review and identification of infrastructure. There are no Personal Injury Accident safety concerns identified. Accessibility to public transport is acceptable in principle however requires further detailed consideration in terms of likely infrastructure required and level of contribution to be secured through a S106 Agreement.
- 6.2.5 There is no in principle objection from the LHA to the proposed access, transport and active travel routes strategy. Active Travel England have commented that they are prepared to support the application in its updated form, providing Revised Travel Plan targets, a suitable Public Transport Strategy and the delivery of internal local centre facilities on completion of Phase 1 can be secured through appropriate planning conditions/obligations.

6.3 Other Matters

- 6.3.1 Shropshire Council seeks to work proactively with applicants to secure developments that improve the economic, social and environmental conditions of an area in accordance with paragraph 39 of the National Planning Policy Framework. Amended plans, documents and information have been submitted voluntarily by the Applicant's Agent during the course of the application to address concerns raised by consultees and through public representation. Appropriate re-consultation has been undertaken with the relevant consultees.
- 6.3.2 The Applicant has confirmed that they are willing to enter into a Section 106 Agreement to secure planning obligations where said obligations meet the statutory tests set out in regulation 122 of The Community Infrastructure Levy Regulations 2010. This includes obligations to provide contributions for additional school places, and for investment in playing pitches, provided the Sport England calculation is checked to ascertain if it includes the land for sports pitches for the Secondary School proposed as part of the site. It is confirmed within the Applicant's Planning Addendum: Implications of revised national policy, the Golden Rules and Grey Belt (Marrons, March 2025) submitted on 11th March 2025 that, *'In the line with the 'Golden Rules' the proposed development will deliver 35% affordable housing. This is 15 percentage points above the existing requirement and can be secured through a Section 106 legal agreement'*.
- 6.4 Planning Balance**
- 6.4.1 When determining a planning application, decision-makers must assess whether the proposal achieves a sustainable development outcome as defined in national and local policy. To assist Committee in determining this application officers have weighed the benefits and harms of the proposal before arriving at the overall planning balance. (It should be noted that different weighting could be applied by others, and that this is the local planning authority's guide).
- 6.4.2 For this report, the hierarchy of weight to be given is: Full; Substantial; Significant; Considerable; Moderate; Modest; Limited; Minimal; Zero.
- 6.4.3 Sustainability of Location
The proposed development is a departure from the adopted Development Plan, which does not support new residential development in the countryside under Policies CS5 and MD7a, the Council's current strategy for Albrighton set out in Policies CS1, CS3, MD1, MD3 and S1, nor the aspirations of the local community set out in the Albrighton Neighbourhood Plan for residential development. The proposed Site also constitutes land within the Green Belt which has been assessed as providing a strong contribution to Green Belt purposes a) and c), and this represents a further locational based conflict with the adopted Development Plan. Whilst the weight given to out of date Development Plan policies is reduced, conflict with them does remain the starting point for decision making. Therefore, **substantial weight** is apportioned to the firmly established degree of harm which would result from this proposed major development on land in high performing Green Belt countryside which is outside, and not adjacent

to the development boundary of Albrighton.

6.4.4 Effectiveness of Land Use

The site falls within the Green Belt which is an area/asset of particular importance under footnote 7 of the NPPF where its policies provide a strong reason for refusing the proposed development as inappropriate (NPPF, paragraph 11d)i.). Additionally, there would be harm to the character and appearance of the area with the economic and other benefits of this BMV land having not been acknowledged by the Applicant, nor development of the Site demonstrated to be necessary in preference to poorer quality land. Therefore the proposed development would not fulfil the requirements of Policy CS6, and NPPF paragraph 187b) and Section 11 as it fails to recognise the wider benefits of this BMV land. The development is not proposed on brownfield land within a settlement nor on under-utilised land and buildings rather than countryside. I attribute **considerable weight** to the combined extent of these harms as it is considered the proposals would not result in an effective use of land.

6.4.5 Heritage Impact

'Less than substantial harm' to the significance of the Boningale Conservation Area and Grade II Listed Lea Hall and Barn has been identified. Paragraph 212 of the NPPF states that great weight is given to preserving the setting of such assets, however paragraph 215 specifies that 'less than substantial harm' to a Designated Heritage Asset should be weighed against the public benefits of the proposal. Public benefits include anything that may deliver an economic, social or environmental objective as described within paragraph 8 of the NPPF. For this proposal, the public benefits are put forward by the Applicant as delivery of new housing with a policy compliant percentage of affordable units, a care facility, Local Centre, Secondary School, BNG, highway improvements and Active Travel Routes. It is considered that the majority of these benefits would not be unique to this site, nor is there an identified need for a Secondary School which together with the Local Centre facilities proposed are understood to mitigate the needs of the development itself. Nevertheless, there would likely be resulting financial contributions from the development through CIL, and towards education, sports facilities, and public transport through a S106 Agreement. Additionally, it is acknowledged that the development would contribute to boosting the supply of housing. As there would be some public benefits to set against the 'less than substantial harm' to the Designated Heritage Assets identified and great weight should be given to preserving such assets, **modest weight** is given to this harm.

6.4.6 Provision of Homes

The proposal would contribute towards the Government's aims of boosting the supply of housing as set out in the Framework, and to the shortfall created by the Council's lack of five year housing land supply which currently at 4.46 years is not sizable. It would supply affordable housing in line with the Golden Rules at paragraph 156 of the NPPF. Whilst the Council has confidence that the settlement housing guideline for Albrighton is achievable within the Development Plan period, there are gains included by the Applicant (a policy compliant percentage of affordable units, a care facility,

Local Centre, Secondary School, BNG, highway improvements and Active Travel Routes) which together with the required financial contributions identified by consultees, would be worthy of consideration as benefits of the proposal.

Considerable weight is attributed in this decision to the extent of these benefits as the affordable housing proposed would be policy compliant rather than an overprovision, and the other benefits put forward are necessary to mitigate the impact of the proposed development. These benefits therefore do not attract substantial or significant weight in favour of the proposed development. It is accepted that this considerable weight would somewhat increase if the Applicant's position, which is not agreed by the Council, on the deliverable housing land supply were correct. However, it is not considered that this would change the overall planning balance.

6.4.7 Impact on the Green Belt

The Applicant's position is that the land proposed for development can be regarded as grey belt, and that Albrighton is a large village, not an historic town. However, their assessment of this is based on The Council's SGBA and SGBR published before the latest version of the NPPF and crucially the latest updates to the NPPG on Green Belt. Their assessment is also prior to the new independent Shropshire Council Green Belt Assessment (SCGBA) (LUC, September 2025) specific to the Site which uses a methodology consistent with the updated NPPF and NPPG on Green Belt. If the Applicant's premise that the land is grey belt is subsequently accepted, officers agree that the Applicant's Planning Addendum confirming that the development would meet the Golden Rules is concurred with. In that event, substantial weight would be afforded to the value of the proposed development.

However, the Council's SCGBA concludes that the Site is not grey belt, rather it remains Green Belt. Therefore the proposal constitutes inappropriate development which, by definition, is harmful to the Green Belt and should not be approved except in very special circumstances. The Council do not agree that the benefits of the development (a policy compliant percentage of affordable units, a care facility, Local Centre, Secondary School, BNG, highway improvements and Active Travel Routes) presented as 'other considerations' by the Applicant amount to the 'very special circumstances' required to overcome the inappropriateness of the proposal and to release the Site from the Green Belt. As identified in paragraph 6.1.37 above, these benefits are not unique to this Site, nor fulfil an identified need, or are only required to mitigate the needs of the development itself. Therefore the high level of harm to the local area that would result from the loss to the development of this 48 hectares of Green Belt countryside contrary to Policies CS5, MD6 and the guidance set out in Section 13 of the NPPF is assigned **substantial weight**.

6.4.8 Access and Travel

It is considered that the proposed access, transport and active travel routes strategy for the development can be satisfactorily achieved with further detail and revision. There is no objection in principle to the proposed accesses included as part of this Outline Application. **Limited weight** is given to the potential for adverse impact of the

proposed development in relation to these aspects, and similarly to the benefits of the transport and active travel routes as yet to be fully formed.

6.4.9 Overall Planning Balance

In terms of the overall planning balance, officers have identified one benefit which has been ascribed considerable weight in favour of the development in boosting the supply of housing. Should the land be regarded as grey belt, the considerable weight apportioned in favour would become significant or substantial weight given the Council's lack of five year housing land supply.

Conversely four harms have been identified, and have been given weight ranging from substantial to moderate. In particular, **substantial weight** is assigned to two of these harms. Firstly, to the departure from the adopted Development Plan of this major development proposed on land in high performing Green Belt countryside in a location where it would undermine the development strategy which seeks to facilitate residential development within a sustainable settlement hierarchy. Secondly, to the loss of the Green Belt where no 'very special circumstances' have been demonstrated that would overcome the inappropriateness of the proposed development to release the Site from the Green Belt. On this basis there are no benefits of the proposed development which individually or cumulatively clearly outweigh the multiple harms identified that are found to conflict with local and national policy, and other legislation. Whilst the weight given to out of date Development Plan policies in the planning balance is reduced, conflict with them does remain the starting point for decision making. For the proposed development, the negative impacts arising from its unsuitable location conflict both with Development Plan policies and with the policies in the NPPF taken as a whole resulting in harms which significantly and demonstrably outweigh the benefits, and do not meet the requirements of the tilted balance at Paragraph 11d) of the NPPF. Therefore the overall planning balance lies significantly with refusing the scheme, as the presumption in favour of sustainable development does not apply and the principle of the proposed development is unacceptable.

7.0 CONCLUSION

7.1 For this Outline Application which is intrinsically contrary to both the adopted Development Plan and the policies of the NPPF as a whole, the recommendation is for Refusal concentrated into two fundamental reasons as follows:

7.2 Policy

The proposed development site is wholly located in Green Belt countryside outside of any settlement development boundary which is not safeguarded or allocated land, and is not regarded as being grey belt. Development in this location would be incompatible with the principles of sustainable development in that it would undermine the development strategy set out in the adopted Shropshire Council Core Strategy and Site Allocations and Management of Development (SAMDev) Plan which seek to facilitate residential development within a sustainable settlement hierarchy. In addition

to the proposal being inappropriate development in the Green Belt, it would result in harm to the character and appearance of the area. The wider benefits of this BMV land have not been recognised, nor has it been demonstrated that development of this site is necessary in preference to poorer quality land or land outside the Green Belt, therefore effective use of the land has not been made in accordance with NPPF paragraph 187b), and Sections 11 and 13. Less than substantial harm to the significance of the Boningale Conservation Area and Grade II Listed Lea Hall and Barn has been identified, and whilst it is acknowledged that the proposal offers a number of wider local community benefits beyond the site itself, these have not been identified as responding to a local need. The adverse impacts of this unsuitable location would significantly and demonstrably outweigh the benefits of the proposed development contrary to the presumption in favour of sustainable development set out in the NPPF. The proposed development will conflict with Policies CS1, CS3, CS5, CS6 and CS17 of the adopted Shropshire Council Core Strategy, and MD1, MD3, MD6, MD7a and S1 of the SAMDev Plan, in addition to the policies within the NPPF taken as a whole. Even in the context of the presumption in favour of sustainable development and associated tilted balance, it is not considered that the benefits of the scheme warrant a departure from the Development Plan.

7.3 **Green Belt**

The Local Planning Authority has accorded substantial weight to the high level of harm which would result from the loss of this 48 hectare section of the West Midlands Metropolitan Green Belt through the proposed development. The proposed development site is within a parcel of Green Belt characterised by agriculture, tree lines and cover, and an absence of urbanising influences which make a strong contribution to checking the unrestricted sprawl of large built-up areas and to assisting in safeguarding the countryside from encroachment. The proposed development site is not regarded as grey belt and consequently the proposed development is inappropriate development in the Green Belt. It is therefore, by definition, harmful to the Green Belt and prejudicial to the reasons for including land within it. It does not constitute any of the exceptions to inappropriate development identified in paragraphs 154 or 155 of the National Planning Policy Framework and the circumstances advanced in the application are not considered to amount to the very special circumstances required to overcome an objection to the high level of harm identified. The proposed development is therefore contrary to Shropshire Council Core Strategy Policy CS5, SAMDev Plan Policy MD6 and the guidance set out in Section 13 of the National Planning Policy Framework.

8.0 Artificial Intelligence (AI)

8.1 AI can be used to support our work and to create content by bringing together or summarising responses to consultation. The report writer remains responsible for ensuring that the content of the report is factually accurate and that the use of AI is responsible and lawful. All original documents remain unaltered on the planning register should you wish to view them in full.

9.0 Risk Assessment and Opportunities Appraisal

9.1 Risk Management

There are two principal risks associated with this recommendation as follows:

- As with any planning decision the applicant has a right of appeal if they disagree with the decision and/or the imposition of conditions. Costs can be awarded irrespective of the mechanism for hearing the appeal, i.e. written representations, hearing or inquiry.
- The decision may be challenged by way of a Judicial Review by a third party. The courts become involved when there is a misinterpretation or misapplication of policy or some breach of the rules of procedure or the principles of natural justice. However their role is to review the way the authorities reach decisions, rather than to make a decision on the planning issues themselves, although they will interfere where the decision is so unreasonable as to be irrational or perverse. Therefore they are concerned with the legality of the decision, not its planning merits. A challenge by way of Judicial Review must be made a) promptly and b) in any event not later than six weeks after the grounds to make the claim first arose.

Both of these risks need to be balanced against the risk of not proceeding to determine the application. In this scenario there is also a right of appeal against non-determination for application for which costs can also be awarded.

9.2 Human Rights

Article 8 gives the right to respect for private and family life and First Protocol Article 1 allows for the peaceful enjoyment of possessions. These have to be balanced against the rights and freedoms of others and the orderly development of the County in the interests of the Community.

First Protocol Article 1 requires that the desires of landowners must be balanced against the impact on residents.

This legislation has been taken into account in arriving at the above recommendation.

9.3 Equalities

The concern of planning law is to regulate the use of land in the interests of the public at large, rather than those of any particular group. Equality will be one of a number of 'relevant considerations' that need to be weighed in Planning Committee members' minds under section 70(2) of the Town and Country Planning Act 1990.

10.0 Financial Implications

There are likely financial implications if the decision and / or imposition of conditions is challenged by a planning appeal or judicial review. The costs of defending any decision will be met by the authority and will vary dependent on the scale and nature of the proposal. Local financial considerations are capable of being taken into account when determining this planning application – insofar as they are material to the application. The weight given to this issue is a matter for the decision maker.

10. Background

Relevant Planning Policies

Central Government Guidance:

National Planning Policy Framework

National Planning Practice Guidance

LDF Core Strategy Policies:

- CS1 Strategic Approach
- CS3 The Market Towns And Other Key Centres
- CS5 Countryside And Green Belt
- CS6 Sustainable Design And Development Principles
- CS9 Infrastructure Contributions
- CS11 Type And Affordability Of Housing
- CS17 Environmental Networks
- CS18 Sustainable Water Management

Site Allocations & Management Of Development (SAMDev) Plan Policies:

- MD1 Scale and Distribution of development
- MD2 Sustainable Design
- MD3 Delivery Of Housing Development
- MD6 Green Belt And Safeguarded Land
- MD7a Managing Housing Development In The Countryside
- MD7b General Management Of Development In The Countryside
- MD8 Infrastructure Provision
- MD12 Natural Environment
- MD13 Historic Environment
- S1 Abrighton

Supplementary Planning Documents (SPDs):

Type And Affordability Of Housing

Albrighton Neighbourhood Plan 'Light' June 2013

RELEVANT PLANNING HISTORY:

PREAPP/23/00908 - Mixed-Use development, comprising circa 600 no. residential units, community centre, land for secondary school and ancillary uses. Unacceptable Development 10th January 2024.

11. Additional Information

View details online: [24/02108/OUT](https://www.southernplanning.com/24/02108/OUT)

List of Background Papers (does not include items containing exempt or confidential information)

LPA Documents and date received:

- Shropshire Council Green Belt Assessment - Final Report (LUC, September 2025) - 16th September 2025.

Applicant Documents and date received:

- Planning Statement (Marrons, June 2024) - 19th July 2024.
- Planning Addendum: Implications of revised national policy, the Golden Rules and Grey Belt (Marrons, March 2025) - 11th March 2025.
- Design & Access Statement Ref: SH5034(7)C (cass design, May 2024) - 31st May 2024.
- Guiding Design Principles & Contextual Responsiveness Document Ref: 2503213.24 (May 2025) - 27th May 2025.
- Affordable Housing Statement Ref: SH5034(6)P (Strategic Planning Research Unit, March 2024) - 19th July 2024.
- Affordable Housing Statement Update (Marrons, March 2025) - 11th March 2025.
- Heritage Assessment V1 Ref: P24-0594 (Pegasus, June 2024) - 8th July 2024.
- Geophysical Survey Ref: XP28 4218 (Wyas Archaeological Services, December 2024) - 12th December 2024.
- Preliminary Ecological Appraisal Report V1 Ref: SH5034(5)C.R.01.1 (cass design, April 2024) - 31st May 2024.
- Housing Mix Statement (DLP Planning Ltd, March 2024) - 19th July 2024.
- Environment Enhancement Strategy Ref: P24-0225 (Pegasus Group, June 2024) - 19th July 2024.

AGENDA ITEM

Southern Planning Committee -

Proposed Residential Development

- Statement of Community Involvement (DLP Planning Ltd, May 2024) - 22nd July 2024.
- Phase 1 Geotechnical & Geo-environmental Site Investigation Issue 1 Ref: 48842-ECE-XX-XX-RP-C-0001 (Eastwood Consulting Engineers, 28 March 2024) - 31st May 2024.
- Arboricultural Assessment (FPCR Environment and Design Ltd, June 2024) - 22nd July 2024.
- Tree Survey Plan Ref: 12322-T-01 - 31st May 2024.
- Biodiversity Net Gain (BNG) Feasibility Assessment Ref: BE0010.R.01.3 Version 3 (Beamsley Ecology, December 2024) - 12th December 2024.
- Biodiversity Net Gain Report Ref: 09209 BNG001 (PJA, August 2025) - 9th September 2025.
- BNG Spreadsheet – Statutory Biodiversity Condition Assessment - 9th September 2025
- BNG Spreadsheet – Statutory Metric Calculation Tool - 9th September 2025.
- Great Crested Newt eDNA Survey – Technical Note (Cass Design Consultants Ltd, June 2024) - 21st March 2025.
- Wintering Bird Survey Report Ref: BE0010.R.02.3 V3 (Beamsley Ecology, June 2025) - 5th June 2025.
- Reptile Survey Report Ref: 9209 R001 Version A (PJA, September 2025) - 30th September 2025.
- White-clawed Crayfish Survey Report Ref: 9209 001 Version A (PJA, October 2025) - 6th October 2025.
- River Condition Assessment Certificate – 12th November 2025.
- Agent Letter Re SC Ecology Comments - 9th September 2025.
- Agent Response To SC Ecology Comments – 12th November 2025
- Landscape & Visual Impact Assessment Ref: P24-0225 (Pegasus Group, July 2024) - 19th July 2024.
- Landscape and Visual Clarification Note Ref: P24-0225 (Pegasus Group, 13th August 2024) - 4th September 2024.
- Green Belt Assessment Ref: P24-0225 Version 4 (Pegasus Group, March 2025) - 11th March 2025.
- Transport Assessment Ref: SH5034-4PD Albrighton South (Sustainable Development And Delivery, May 2024) - 31st May 2024.
- Framework Travel Plan Ref: SH5034-4PD Albrighton South (Sustainable Development And Delivery, May 2024) - 31st May 2024.
- Technical Note 4 (TN04) Ref: SH5034-13PD -Albrighton South - 10th December 2024, and Appendix B and RSA Designers Response - 12th December 2024.
- Technical Note 5 (TN05) Ref: SH5034-13PD – Albrighton South - 16th December 2024.
- Technical Note 7 (TN07) Ref: SH5034/13PD – Albrighton South - 28th May 2025.
- Drainage Assessment Issue 1 Ref: 48842-ECE-XX-XX-RP-C-0004 (Eastwood Consulting Engineers, 4th July 2024) - 8th July 2024.
- Soakaway Testing Ref: SHF.710.011.GE.R.001.A - 12th November 2024.
- Flood Risk Assessment & Outline Drainage Strategy Ref: SHF.710.011.HY.R.01.A (enzygo, December 2024) - 12th December 2024.
- Hydraulic Modelling Report Ref: SHF.710.011.HY.R.002.A (enzygo, December 2024) - 12th December 2025.

Southern Planning Committee -

Proposed Residential
Development

- SuDs Applicability Map - 8th July 2024.

Cabinet Member (Portfolio Holder) - Councillor David Walker

Local Member - Cllr Nigel Lumby

Appendices
APPENDIX 1 – Informatives

APPENDIX 1

Informatives

1. In determining the application the Local Planning Authority gave consideration to the following policies:

Central Government Guidance:
National Planning Policy Framework
National Planning Practice Guidance

LDF Core Strategy Policies:
CS1 Strategic Approach
CS3 The Market Towns And Other Key Centres
CS5 Countryside And Green Belt
CS6 Sustainable Design And Development Principles
CS9 Infrastructure Contributions
CS11 Type And Affordability Of Housing
CS17 Environmental Networks
CS18 Sustainable Water Management

Site Allocations & Management Of Development (SAMDev) Plan Policies:
MD1 Scale and Distribution of development
MD2 Sustainable Design
MD3 Delivery Of Housing Development
MD6 Green Belt And Safeguarded Land
MD7a Managing Housing Development In The Countryside
MD7b General Management Of Development In The Countryside
MD8 Infrastructure Provision
MD12 Natural Environment
MD13 Historic Environment
S1 Abrighton

Supplementary Planning Documents (SPDs):
Type And Affordability Of Housing

Albrighton Neighbourhood Plan 'Light' June 2013

2. Shropshire Council seeks to work proactively with applicants to secure developments that improve the economic, social and environmental conditions of an area in accordance with paragraph 39 of the National Planning Policy Framework. However in this case a positive solution could not be found and the application is not considered in principle to fulfil this objective having regard to relevant development plan policies and material planning considerations.

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SCHEDULE OF APPEALS AS AT COMMITTEE (16th December 2025)

LPA reference	25/02296/ADV
Appeal against	Refusal
Committee or Del. Decision	Delegated
Appellant	Mr Richard Carless
Proposal	Signage
Location	Katrinass 1A - 1B Cheapside Shifnal Shropshire TF11 8BN
Date of appeal	25.09.25
Appeal method	Fast Track
Date site visit	11.11.25
Date of appeal decision	18.11.25
Costs awarded	N/A
Appeal decision	Dismissed

LPA reference	25/01370/FUL
Appeal against	Refusal
Committee or Del. Decision	Delegated
Appellant	Mr Dan Trachonitis
Proposal	Proposed glamping cabins
Location	Proposed Glamping Site To The South Of Hamperley Shropshire
Date of appeal	18/11/2025
Appeal method	Written Representations
Date site visit	
Date of appeal decision	
Costs awarded	
Appeal decision	

LPA reference	25/02243/FUL
Appeal against	Refusal
Committee or Del. Decision	Delegated
Appellant	Tina Mantle
Proposal	Roof extension to front elevation
Location	23 Green Acres Ludlow Shropshire SY8 1LU
Date of appeal	01.09.2025
Appeal method	Fast Track
Date site visit	
Date of appeal decision	18.11.2025
Costs awarded	
Appeal decision	Dismissed

LPA reference	25/01986/FUL
Appeal against	Refusal
Committee or Del. Decision	Delegated
Appellant	Mr B Brown
Proposal	Erection of single storey side link extension and conversion of garage to residential
Location	Fox House Quatford Bridgnorth Shropshire WV15 6QJ
Date of appeal	08.09.2025
Appeal method	Fast Track
Date site visit	
Date of appeal decision	21.11.2025
Costs awarded	
Appeal decision	Dismissed

LPA reference	25/03189/FUL
Appeal against	Refusal
Committee or Del. Decision	Delegated
Appellant	Will Chambers
Proposal	Erection of extension
Location	Menage View Craven Arms Road Aston On Clun Craven Arms Shropshire SY7 8EF
Date of appeal	19.11.2025
Appeal method	Fast Track
Date site visit	
Date of appeal decision	
Costs awarded	
Appeal decision	

LPA reference	25/01257/FUL
Appeal against	Refusal
Committee or Del. Decision	Delegated
Appellant	Mr David Doley, The Planning Group Ltd
Proposal	Cross Subsidy Housing Scheme comprising of 4 No. affordable houses, 6 No open market dwellings all with garages, construction of new access road and alterations to existing field access
Location	Proposed Development Land South Of A458 Off Oldbury Road Bridgnorth Shropshire
Date of appeal	25.11.2025
Appeal method	Hearing
Date site visit	
Date of appeal decision	
Costs awarded	
Appeal decision	

LPA reference	24/04428/FUL
Appeal against	Refusal
Committee or Del. Decision	Delegated
Appellant	D Sturman
Proposal	Proposed car park
Location	Proposed Car Park South Of B4380 Atcham Shrewsbury Shropshire
Date of appeal	20.08.2025
Appeal method	Written Representations
Date site visit	
Date of appeal decision	02.12.2025
Costs awarded	
Appeal decision	Dismissed

Appeal Decision

Site visit made on 11 November 2025

by Gary Deane BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 18 November 2025

Appeal Ref: APP/L3245/Z/25/3373445

1a-1b Cheapside, Shifnal, Shropshire TF11 8BN

- The appeal is made under Regulation 17 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) against a refusal to grant express consent.
 - The appeal is made by Mr Richard Carless against the decision of Shropshire Council.
 - The application reference is 25/02296/ADV.
 - The advertisement proposed is described as the advertisements displayed will be mainly local businesses in addition to local charities and community groups, schools, the church, and other events. All advertisements used will be purely content from local businesses who are signed up with our business: Visit Shifnal, which promotes and raises awareness for local businesses, community groups, charities.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed advertisement on amenity, including the Shifnal Conservation Area (CA).

Reasons

3. The appeal property forms part of a detached 3-storey building with a ground floor shop that occupies a prominent corner position within Shifnal town centre. The area has a mixed commercial character and contains a variety of advertisement displays. The site also falls within the CA, which encompasses the historic core of the town.
4. Although not listed, the appeal building has an attractive Georgian character, with large multi-pane windows and a well-proportioned traditional style, timber shopfront facing Cheapside. When viewed from surrounding streets, No 1a–1b forms part of the historic streetscape. It contributes positively to the visual quality of the local area and to the character and appearance of the CA.
5. The proposal is to replace an existing static information board set within a brick infill panel of the shopfront with an internally illuminated digital advertising screen. The display would be modest in size, with a slim profile, glass front, black finish and automatic dimming controls. A timber frame could also be incorporated.
6. Although the number of advertisements at the property would not increase, the proposal would introduce a distinctly modern and visually conspicuous feature into a shopfront characterised by traditional materials and restrained, static signage. Although similar in scale to the board that is to be replaced, the combination of

internal illumination and changing digital content would result in a markedly greater visual presence. Its tablet-style form, the illumination and the movement of the display would relate uneasily alongside the unlit white lettering and numbers that are applied on the main fascia and stallrisers.

7. In my judgement, the luminosity and changing nature of the display would draw undue attention, particularly after dark, appearing visually dominant and discordant within the traditional frontage. As a result, the proposal would cause harm to visual amenity and the character and appearance of the CA would not be preserved.
8. I acknowledge the appellant's reference to modern commercial signage elsewhere in the town centre and the intention to upgrade the existing board. I agree that digital advertising is becoming more common within urban areas. However, the CA retains a predominantly traditional appearance, with signage of generally modest impact. The presence of more modern frontages in other parts of the CA does not justify the introduction of an illuminated, changing digital display in this prominent location. Although the materials and finish would be of good quality, the issue here is the incompatibility of the illuminated changing display with its historic context.
9. The harm identified would be localised and, in terms of the National Planning Policy Framework, would amount to less than substantial harm to the significance of the CA. Such harm must be weighed against any public benefits. I recognise the strong community and business support for the proposal, including many signatories to the petition, and the desire to promote local trade and enhance vitality, which align with wider policy aims. However, these public benefits do not outweigh the harm that would be caused to the CA.
10. I have had regard to the various planning policies and guidance cited. However, powers under the Regulations may only be exercised in the interests of amenity and public safety, taking account of any material considerations. Accordingly, the policies and guidance have not been determinative in reaching my decision.
11. The Council raises no concerns regarding public safety. Based on the submitted evidence, I have no reason to take a different view. Nevertheless, for the reasons given above, I conclude that the appeal should be dismissed.

Gary Deane

INSPECTOR



Appeal Decision

Site visit made on 13 November 2025

by **Alexander O'Doherty LLB (Hons) MSc MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 18 November 2025

Appeal Ref: 6000584

23 Green Acres, Ludlow SY8 1LU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
- The appeal is made by Tina Mantle against the decision of Shropshire Council.
- The application Ref is 25/02243/FUL.
- The development proposed is roof extension to the front elevation.

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons

3. The appeal site comprises 23 Green Acres (No 23), a 1.5 storey dwelling located in a modern residential estate consisting of dwellings of a generally homogeneous form and design. Extensions at roof-level are common in the area, which has resulted in a varied roofscape.
4. The proposed roof extension would be sited above No 23's existing ground-level projection. It would have a similar width to that projection. Its roof would rise up near to No 23's main ridge. It would extend beyond the eaves of No 23's main roof and across part of the ground-level projection below. As such, due to its height, width, and depth, it would constitute a bulky and overly-dominant feature on No 23's roof plane. Due to its siting to the side of No 23's main roof, it would appear as an awkwardly-sited and contrived addition to No 23's roof slope. It would not blend well with No 23's otherwise coherent and modest appearance, even taking account of the suitable materials proposed. No 23's existing positive visual contribution to the street scene would be undermined.
5. I observed all of the examples of extensions in the locality put forward by the appellant. Although these examples demonstrate that front-facing roof extensions are acceptable in principle in the locality, their detailed designs are quite different to that proposed.
6. Specifically, in contrast to the proposed development, the roof extensions at 52 and 58 Green Acres span across the majority of the roof slope on which they are positioned. The plans supplied relating to planning application Ref 16/03854/FUL at 92 Green Acres (No 92) appear to relate to the insertion of a roof-level dormer extension on the southern elevation. In contrast to the proposed development, this

dormer sits neatly within No 92's roof plane, and does not dominate that property. I observed that the roof-level extension on the eastern elevation of No 92 is suitably centrally positioned within the roof slope, which would not be the case for the proposed development.

7. With respect to the front elevation of 5 Overton View, the plans supplied relating to planning application Ref 15/02849/FUL show a 2-storey side extension with a dormer window, and 2 other dormer windows positioned on the front-facing roof slope. Again, this markedly contrasts with the proposed development, which relates to a singular roof-level extension on No 23's front elevation.
8. As none of these examples are directly comparable with the proposed development, and as the designs of those developments are better integrated with their host properties, they do not change my findings on this main issue.
9. I therefore find that the proposed development would have an unacceptable and harmful effect on the character and appearance of the area. It would conflict with the 4th bullet point of Policy CS6 of the Core Strategy¹ which provides that, amongst other things, all development must be appropriate in scale and design taking into account the local context and character, and with part 2 ii. of Policy MD2 of the SAMDev Plan² which provides that, amongst other things, for a development proposal to be considered acceptable it is required to contribute to and respect locally distinctive or valued character and existing amenity value by reflecting locally characteristic architectural design and details.

Other Matters

10. The proposed development would benefit the current and future occupiers of No 23, by way of providing enlarged and more functional living accommodation on site. As this would mainly comprise a private benefit, it merits little weight in favour of the proposed development. It does not overcome the adverse impacts identified on the main issue above. Overall, the material considerations relevant to this appeal do not indicate that the appeal should be decided otherwise than in accordance with the development plan.

Conclusion

11. For the reasons given above, having considered the development plan as a whole, the approach in the National Planning Policy Framework, and all other relevant material considerations, I conclude that the appeal should be dismissed.

Alexander O'Doherty

INSPECTOR

¹ Shropshire Local Development Framework: Adopted Core Strategy (adopted 2011)

² Shropshire Council Site Allocations and Management of Development (SAMDev) Plan (adopted 2015)



Appeal Decision

Site visit made on 13 November 2025

by Alexander O'Doherty LLB (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 21 November 2025

Appeal Ref: 6000607

Fox House, A442 from Quatt Loop at Quatford, Quatford, Bridgnorth WV15 6QJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Ben Brown against the decision of Shropshire Council.
 - The application Ref is 25/01986/FUL.
 - The development proposed is described on the application form as, "Single Storey side extension and garage conversion".
-

Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are:
 - the effect of the proposed development on the character and appearance of Fox House; and
 - whether the proposed development would preserve or enhance the character or appearance of the Quatford Conservation Area.

Reasons

Character and appearance of Fox House

3. The appeal site includes Fox House, a charming 19th century brick-built slate-roofed double-fronted dwelling with twin gables (incorporating concave wave decorative facias), colourwashed in cream with green detailing. The site is located in a predominantly residential area on a north-south plot which straddles an historic lane and the more recent A442. A sandstone outbuilding is positioned at the northern end of the plot, adjacent to the junction between the lane and the A442. An open yard separates Fox House and the outbuilding.
4. It is common ground between the main parties that, due to its age, design, and materials, Fox House qualifies as a non-designated heritage asset. I have no evidence which indicates otherwise. I observed that the heritage significance of Fox House arises primarily from its architectural style and surviving original features. Paragraph 216 of the National Planning Policy Framework (the Framework) provides that, amongst other things, in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

5. The proposed single-storey side extension would link Fox House to the outbuilding. As its width would nearly equal that of the lean-to positioned to the side of Fox House, it would infill the vast majority of the yard space between the 2 buildings. Its maximum height would nearly equal that of the ridge of the outbuilding, and its roof would roughly equal the height of the lower portion of Fox House's first-floor windows.
6. As such, whilst the proposed materials would be appropriate and the poor quality yard space would be infilled, the proposed development would constitute an addition to Fox House of considerable proportions. It would not be subordinate in scale to Fox House. Rather, due to its significant bulk, it would unduly dominate Fox House. Its attractive symmetrical design would be undermined.
7. Considering the amount of space in-between the 2 buildings, which is not insignificant in the context of the site as a whole, the openness of the site would be markedly reduced. I observed that the proposed extension would be especially noticeable when standing on the lane in front of the site. Due to the low height of the fencing which separates the site from the A442, the above-mentioned adverse impacts would also be clearly visible to passers-by walking along the footway adjacent to the A442.
8. The proposed development would thereby detract from Fox House's architectural and historic interest. The significance of Fox House as a non-designated heritage asset would be harmed. Its heritage value to this and future generations would be compromised.
9. I therefore find that the proposed development would have an unacceptable and harmful effect on the character and appearance of Fox House. It would conflict with the 4th bullet point of Policy CS6 of the Core Strategy¹ which provides that, amongst other things, it must be ensured that all development protects, restores, conserves and enhances the natural, built and historic environment and is appropriate in scale, density, pattern and design taking into account the local context and character, and with the 1st bullet point of Policy CS17 of the Core Strategy which provides that, amongst other things, it must be ensured that all development protects and enhances the diversity, high quality and local character of Shropshire's natural, built and historic environment.
10. The proposed development would conflict with part 2. iii. of Policy MD2 of the SAMDev Plan² which provides that, amongst other things, for a development proposal to be considered acceptable it is required to contribute to and respect locally distinctive or valued character and existing amenity value by protecting, conserving and enhancing the historic context and character of heritage assets, their significance and setting, and with part 1. of Policy MD13 of the SAMDev Plan which provides that, amongst other things, Shropshire's heritage assets will be protected, conserved, sympathetically enhanced and restored by ensuring that wherever possible, proposals avoid harm or loss of significance to designated or non-designated heritage assets, including their settings.

¹ Shropshire Local Development Framework: Adopted Core Strategy (adopted 2011)

² Shropshire Council Site Allocations and Management of Development (SAMDev) Plan (adopted 2015)

Conservation area

11. The site is within the Quatford Conservation Area (conservation area). The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) provides at s72(1) that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
12. The significance of the conservation area, as a whole, as a designated heritage asset is derived predominantly from its clusters of historic buildings (including listed buildings) commonly modestly-sized and of brick construction, often with well-preserved architecture (especially that from the 18th and 19th centuries), found within a minor dispersed rural settlement of medieval origins, located within an otherwise hilly and largely woodland landscape setting opposite the River Severn. As an attractive historic property, with clearly-evident historic features (described on the first main issue above), Fox House contributes to the significance of the conservation area by virtue of its architectural and historic interest.
13. As explained on the first main issue above, due to its scale and bulk, the proposed single-storey side extension would detract from Fox House's architectural and historic interest. Specifically, although the original layout of Fox House itself would be retained, its attractive modest appearance and symmetrical proportions, which relate to its architectural and historic interest as a 19th century building, would be undermined. The proposed link extension would accordingly appear as an incongruous feature in the street scene, thereby compromising the good quality of architecture which typifies the conservation area as a whole.
14. It follows that harm to the significance of the conservation area would result. As this harm would be localised, the proposed development would cause less than substantial harm to the significance of the conservation area. The localised nature of the adverse impacts also means that the extent of the harm within this category would be moderate. Nevertheless, any harm to a designated heritage asset is of considerable importance and weight. The Framework requires such harm to be weighed against the public benefits of the proposed development.
15. The proposed development would provide enlarged accommodation on site, and would enhance the utility, and acoustic and thermal performance of Fox House. However, these would mainly entail private, rather than public benefits. The scale of any improvements with regards to energy efficiency, and therefore positive impacts on climate change, have not been quantified.
16. The proposed development would result in investment in the site, thereby potentially contributing towards the future viability of Fox House and the outbuilding as buildings in residential use. However, the evidence does not indicate that these buildings are at risk of loss or significant deterioration in the absence of the proposed development. Nor has it been demonstrated that a less harmful scheme could not achieve the same aims.
17. The appellant has referred to the suitable and sustainable location of the proposed development. As the proposed development would merely provide additional accommodation on site, rather than any net increase in dwellings, it has not been demonstrated that any benefits to the local area arising from the site's location would be significant.

18. Taking all of the above into account, the public benefits of the proposed development would be limited. It follows that the public benefits of the proposed development attract little weight. The public benefits accordingly do not outweigh the harm identified, taking account of the great weight given to the conservation of the designated heritage asset, as required by paragraph 212 of the Framework.
19. I therefore find that the proposed development would not preserve or enhance the character or appearance of the conservation area. It would conflict with the 4th bullet point of Policy CS6 of the Core Strategy which provides that, amongst other things, it must be ensured that all development protects, restores, conserves and enhances the natural, built and historic environment and is appropriate in scale, density, pattern and design taking into account the local context and character, and with the 1st bullet point of Policy CS17 of the Core Strategy which provides that, amongst other things, it must be ensured that all development protects and enhances the diversity, high quality and local character of Shropshire's natural, built and historic environment.
20. The proposed development would conflict with part 2. iii. of Policy MD2 of the SAMDev Plan which provides that, amongst other things, for a development proposal to be considered acceptable it is required to contribute to and respect locally distinctive or valued character and existing amenity value by protecting, conserving and enhancing the historic context and character of heritage assets, their significance and setting, and with part 1. of Policy MD13 of the SAMDev Plan which provides that, amongst other things, Shropshire's heritage assets will be protected, conserved, sympathetically enhanced and restored by ensuring that wherever possible, proposals avoid harm or loss of significance to designated or non-designated heritage assets, including their settings.

Other Matters

21. It is common ground between the main parties that the proposed development would not affect the setting or significance of any nearby listed buildings. I have no evidence before me that points to a different conclusion.

Other Considerations and Planning Balance

22. The public benefits of the proposed development have been summarised above, which attract little weight.
23. The proposed development would benefit the current and future occupiers of Fox House through the provision of enlarged and enhanced habitable accommodation on site. However, these benefits would be mainly private in nature. Collectively, the public and private benefits of the proposed development would not be significant. No more than moderate weight is ascribed to these in support of the proposed development.
24. The proposed development would harm both the significance of Fox House (as a non-designated heritage asset) and the conservation area (as a designated heritage asset). It would conflict with the development plan in these respects. Taking account of the great weight given to the conservation of the conservation area, which is an irreplaceable resource, the benefits of the proposed development would not outweigh the harms identified. The relevant material considerations do not indicate that the appeal should be decided otherwise than in accordance with the development plan.

Conclusion

25. For the reasons given above, having considered the development plan as a whole, the approach in the Framework, and all other relevant material considerations, I conclude that the appeal should be dismissed.

Alexander O'Doherty

INSPECTOR

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Appeal Decision

Site visit made on 11 November 2025

by Helen Smith BSc (Hons) MSc MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 2 December 2025

Appeal Ref: 6000547

Land South of B4380, Atcham, Shrewsbury, SY5 6QG

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by D Sturman (Bunning and Price Limited) against the decision of Shropshire Council.
 - The application Ref is 24/04428/FUL.
 - The development proposed is a car park.
-

Decision

1. The appeal is dismissed.

Preliminary Matters

2. As the proposal relates to the setting of several listed buildings, I have had special regard to sections 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act), which requires the decision maker, in considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest.

Main Issues

3. The main issues are:
 - whether the proposal would fail to preserve the significance of the nearby designated heritage assets by reason of its impact on their setting, and the effect of the proposal on the character and appearance of the surrounding landscape.

Reasons

Special interest and significance

4. The appeal site comprises a parcel of land in the northern part of an agricultural field west of the River Severn at Atcham. It lies immediately south of the B4380 highway, opposite the historic village of Atcham, located on the other side of the river. It is within the setting of the Mytton and Mermaid Hotel, a Grade II listed building, and the 18th century Atcham Bridge, which is Grade II* listed. It is also within the setting of St Eata's Church, a Grade I listed building, and a cluster of other listed buildings along the B4380. Longner Hall, a Grade II registered park and garden is also located north-west of the site on the opposite side of the B4380.

5. Atcham Bridge is positioned to the north-eastern boundary of the appeal site. It is a Grade II* listed¹ bridge designed by John Gwynne, a recognised architect and civil engineer. The humped-back bridge is a former road bridge built between 1769 and 1771. It is constructed of grey sandstone ashlar with seven rounded arches forming the base structure, which enables the bridge to span the River Severn. The arches spring from capped breakwaters and are detailed with voussoirs and a vermiculated keystone. Above the arches is a string course. The bridge is topped by a coped parapet which ramps up to central pediments and date stones. Curved piers with pyramidal cap stones mark the ends of the bridge with low parapet walls extending out to the adjacent footpaths.
6. For the purposes of this appeal, the special interest and significance of Atcham Bridge primarily stem from its historical and architectural interest as a former road bridge. It is also derived in part from its age, historic fabric, structural characteristics, and its historical relationship with John Gwynne.
7. The special interest and significance of Atcham Bridge also stem in part from its setting. Its position crossing the River Severn and its proximity to the historic road to Shrewsbury, contributes in a positive way to its heritage merit. Whilst it is no longer used as a road bridge since the construction of the new Atcham road bridge, it does maintain a public footpath route. Therefore, the bridge remains as a crossing over the River Severn and an important visual landmark monument, particularly in views from the banks of the river and in views experienced from the Mytton and Mermaid and the Church of St Eata. The rural appearance of the appeal site contributes positively to how the asset is experienced and appreciated.
8. The Mytton and Mermaid Hotel is a Grade II listed² building. It dates from the mid-to late 18th century with 19th century alterations. It has three storeys and a basement, constructed of red brick over seven bays with hipped machine tile roof. Architectural features include wooden dentil eaves cornice, rusticated brick stacks, glazing bar sash windows and painted blind windows, central six-panel door with rectangular overlight with three intersecting ovals, and door-case of Doric pilasters. It was bought by Sir Clough William-Ellis in the 1930s and converted back into a hotel.
9. According to the evidence, the former stable to the east was first shown on the 1882 Ordnance Survey Map. Its form is of a lower scale than the main building, but its distinguished architectural detailing contributes to the listed building's heritage value. Although the building has undergone additions during the 20th and 21st century, these are ancillary in appearance built using similar material palettes.
10. From the evidence before me, and my own observations on site, the special interest and significance of the building as a heritage asset are largely derived from its age, historic use, and architectural style. Of note is its Georgian architectural form and use of traditional construction techniques and materials. It is also derived from its historical association with Sir Clough William-Ellis.
11. Pertinent to the appeal, the listed building's special interest and significance also stem in part from its setting. The largely open area immediately in front of the building, its prominent siting near the road and its position adjacent to the riverbank and Atcham Bridge is the primary space where it is experienced, and its

¹ List Entry Number: 1176588

² List Entry Number: 1055126

significance appreciated. As such, it contributes in a positive way to its heritage merit. The wider setting includes the built form of the village of Atcham to the east and a more rural setting to the west on the other side of the river.

12. The appeal site is located to the west of the Mytton and Mermaid on the opposite side of the river, forming part of the more rural and open wider setting of the listed building. Whilst there is some intervening vegetation, views of the appeal site can be seen. As such, the site makes a positive contribution to the setting of the listed building.
13. The Church of St Eata is a Grade I listed³ church that has origins in the 12th and 13th century, with a 12th century nave and late 13th century chancel. However, there are elements of the church which appear to be incorporated from an earlier church, such as the late Saxon/ early Norman window in the north wall. Later elements include the 15th century nave roof, 16th century tie-beam chancel roof, 17th century south porch, and two large grey sandstone ashlar buttresses dated 1917. The church is mainly constructed from red and grey sandstone with an ashlar top stage to the tower, set under machine plain tile roofs.
14. The special interest and significance of the Church of St Eata stem from its historical and architectural interest as a Norman church, although incorporating earlier and later additions. It is also derived in part from its age, historic fabric, structural characteristics, and its unique association with St Eata and prominent local landowning families. It provides a distinct local landmark from within the village and its immediate environments, including views of the church from Atcham Bridge and over the River Severn where it can be seen in context with the Mytton and Mermaid Hotel listed building.
15. Pertinent to the appeal, the special interest and significance of the church also stem in part from its setting. The church is positioned within its associated churchyard and gardens, which give the building an open and tranquil setting. However, to the east of the church, it is mainly contained by the built form of the village. Within the churchyard are a number of funerary monuments, some of which are also listed. The close proximity of the River Severn adds to the quiet and tranquil setting of the church. To the west on the opposite side of the river are open fields, placing the church within a rural village context.
16. The appeal site is located to the west of the church on the opposite side of the river, forming part of the more rural and open wider setting of the listed building. Whilst there is some intervening vegetation, views of the appeal site can be seen. As such, the site makes a positive contribution to the setting of the listed church.
17. Atcham Grange is a Grade II listed vernacular style farmhouse building located to the south of the Church of St Eata. It dates from the 16th or 17th century and was a timber-framed hall house with a cross wing. In the mid to late 19th century it was refaced, partially rebuilt and extended in red brick with a plain tile roof. It is of two storeys with an attic over the main range of the house, there is also a single-storey range to the right of the building.
18. I find that the listed building's special interest and significance, insofar as it relates to this appeal, derives from its historic and architectural interest as a 16th or 17th century farmhouse. The timber-framing, surviving historic fabric, use of traditional

³ List Entry Number: 1176664

materials and construction techniques, and its attractive architectural style all contribute meaningfully to its heritage value.

19. Pertinent to the appeal, the special interest and significance of Atcham Grange also stem in part from its setting. Its immediate setting comprises its associated farmstead. Its position near the River Severn contributes in a positive way to its heritage merit.
20. The appeal site is located to the west of Atcham Grange on the opposite side of the river, forming part of the more rural and open wider setting of the listed building. Whilst there is some intervening vegetation, distant views of the appeal site can be glimpsed. As such, the site makes a moderate contribution to the setting of the listed building.
21. The entrance screen and east and west front lodges to Attingham Park are Grade II* listed⁴. They were built around 1805-7, probably by John Nash, with later additions to the lodges. They are mainly constructed from grey sandstone ashlar over five bays and feature wrought-iron gates. The large central carriage arch is flanked by pedestrian arches and small square lodges. Architectural details include moulded plinth, frieze, cornice and blocking course, banded rusticated piers with swagged urn-finials, central round arch with impost, moulded architrave, scrolled keystone and carved bas reliefs in spandrels. The entrance screen and lodges are flanked by lower screen walls with end piers, which are Grade II listed⁵, also dated around 1805-7 and probably by John Nash. These comprise red brick walls with sandstone ashlar plinth and coping, and grey sandstone ashlar end pier.
22. The special interest and significance of the entrance screen, lodges and flanking walls is largely derived from its form and construction, to which its height and alignment, as well as its surviving historic fabric all contribute. Its prominent position near the road and the entrance to Attingham Park, and its connection to John Nash, reinforce its links with the area's history, and it therefore makes a positive contribution to the area.
23. Pertinent to the appeal, the special interest and significance of the entrance screen, lodges and flanking walls also stem in part from its setting. Its immediate setting comprises its associated connections with Attingham Park. Its position opposite the Mytton and Mermaid Hotel and near Atcham Bridge contributes in a positive way to its heritage merit.
24. Views of the appeal site from the entrance screen, lodges and flanking walls are obscured mainly by Atcham Bridge (old and new) and the intervening vegetation. As such, the site makes a neutral contribution to the setting of these listed structures.
25. Additionally, the appeal site is within the setting of Longner Hall, a Grade II registered park and garden⁶ (RPG). The RPG extends for some 70 hectares and contains the principal house, a number of outbuildings, formal gardens and pleasure grounds, kitchen garden and parkland.
26. For the purposes of this appeal. The significance of the RPG relates to its overall layout and history, mainly as an early 19th century landscaped park. Its

⁴ List Entry Number: 1176543

⁵ List Entry Numbers: 1055122; 1055123

⁶ List Entry Number: 1001128

significance is also derived from its association with an influential architect and landscape designer as well as its long-standing occupation by a notable family.

27. Pertinent to the appeal, the special interest and significance of the RPG also stem in part from its setting. The open fields to the north, the estate parkland of Attingham Park to the east, and its positioning near to the River Severn, with further open fields beyond, give it a predominantly rural setting.
28. The appeal site is located directly to the south of the RPG, forming part of the wider open and rural landscape in which the RPG is experienced. However, the River Severn, the new Atcham road bridge, B4380, and the intervening vegetation obscure views of the site from the RPG. I therefore agree with the appellant that the site makes a neutral contribution to the setting of the RPG.

Proposal and effects

29. The appeal site comprises grass pasture with a gentle slope towards the River Severn. The western boundary is defined by a mature hedgerow and includes a gate providing access to a minor vehicular lane. The northern boundary is similarly enclosed by mature hedgerow, with a gap affording access to a pedestrian footpath that connects the lane to the historic Atcham Bridge. The eastern boundary faces the river, with some intervening vegetation along the riverbank.
30. The site lies immediately adjacent to the listed bridge, and several listed buildings are situated on the opposite side of the river. Planning permission is sought for the construction of a car park accommodating around 93 spaces. Although the proposal would incorporate a permeable gravel-filled grid system intended to allow grass growth at ground level, the site would nonetheless be occupied by parked vehicles for the majority of the time. The use of the site as a car park would therefore be clearly perceptible and would fail to respect the rural character and appearance of this part of the river corridor.
31. During my site visit, I observed that direct views of the proposed car park would be available from public vantage points on Atcham Bridge, from the grounds of the Church of St Eata and the Mytton and Mermaid listed building, and from the public footpath that runs adjacent to the site.
32. The presence of numerous vehicles, with their varied colours and reflective surfaces, would be visually intrusive and would detract from the setting of these nearby heritage assets. Furthermore, the proposal includes ancillary features such as an access barrier, lighting columns, ANPR cameras and signage. These elements would reinforce the car park's functional character and introduce an urbanising influence into an otherwise undeveloped and rural parcel of land. The proposal's lighting would also increase the awareness of the car park during hours of darkness.
33. While existing boundary vegetation, including hedgerows and trees, provides partial screening, it does not fully obscure the site. Additional planting is proposed and could be secured by condition; however, such planting would require many years to mature and its long-term survival and maintenance cannot be guaranteed. Seasonal variation in foliage and gaps in the vegetation would ensure that the car park remained visible from the vicinity of the listed buildings.

34. Furthermore, setting is not solely a matter of visual connection. The open character of the site, its rural quality, and its contribution to the listed buildings' sense of place and historic context are key considerations. The proposed car park would compromise these qualities by introducing an incongruous and urbanising feature into an area that has remained largely free of development. Its proximity to the listed buildings would erode their relationship with the surrounding rural landscape.
35. Accordingly, the proposal would cause harm to the setting of these listed buildings by diminishing the openness and rural qualities that currently underpin their heritage value. It follows that the adverse impact on the setting of the listed buildings would also detract from the positive attributes of the wider rural landscape.
36. The proposal also includes lighting that would be attached to Atcham Bridge. However, insufficient information has been submitted as to exactly how the proposed lights would be attached to the bridge. It is likely that the lights would include fixings that would need to penetrate the historic fabric of the bridge. As such, I cannot be certain that the proposal would not result in the loss of or damage to the listed structure's historic fabric.
37. I find that the appeal site would be physically and visually separated from the entrance screen and east and west front lodges to Attingham Park, and Longner Hall registered park and garden. The physical structure of the historic Atcham Bridge, the B4380 and the new bridge, and the intervening vegetation would provide substantial screening. Views of the proposal would also be limited from Atcham Grange, due to the distance from the site, its low-lying nature and the existing intervening mature vegetation. Given the extent and nature of the proposal, I find that the settings of these designated heritage assets would be preserved and the contribution they make to the assets' significance would not be harmed.
38. However, for the reasons explained above, the proposal would fail to preserve the significance and special interest of the listed Atcham Bridge, Church of St Eata, and the Mytton and Mermaid Hotel, by bringing forward development within their settings. It would also have an adverse effect on the surrounding landscape.
39. In reaching my decision, I have considered the landscape and heritage evidence submitted by the appellant, including the Landscape and Visual Appraisal (dated August 2025), Heritage Appeal Statement (Berrys, dated August 2025), Heritage Statement (Bidwells, dated March 2025), and Heritage Technical Note (Berrys, dated April 2025). Nevertheless, following the consideration of the evidence before me and my own observations of the site and its surroundings, I find that the proposal would result in harm for the reasons explained.

Public benefits and balance

40. With reference to paragraphs 214 and 215 of the National Planning Policy Framework (Framework), in finding harm to the significance of a designated heritage asset, the magnitude of that harm should be assessed. Given the extent and fairly localised nature of the proposal, I find that the harm to the significance of the designated heritage assets assessed above would be 'less than substantial' but nevertheless of considerable importance and weight. I place this harm in the

mid-level within the less than substantial range. Paragraph 215 of the Framework requires this harm to be weighed against the public benefits of the proposal.

41. The proposal would result in economic benefits during the construction phase. It would deliver environmental benefits in the form of biodiversity net gain at the site.
42. The appellant states that the proposed car park would enable the Mytton and Mermaid, which includes a pub and restaurant, to operate at full capacity, thereby creating additional employment opportunities and supporting the long-term sustainability of the business and use of the listed building. However, no substantive evidence has been provided to demonstrate that, without the car park, the business would become unviable or that existing jobs would be at risk.
43. I acknowledge that the provision of additional car parking spaces for the business could reduce the incidence of vehicles being parked along Malthouse Lane or within other undesignated parking areas in the village, which would ease highway safety concerns. Such an outcome may reasonably be regarded as enhancing the character and appearance of the village, reducing visual clutter and verge damage, and alleviating a potential nuisance or inconvenience for local residents.
44. Nevertheless, the evidence submitted does not provide adequate information regarding the existing level of parking demand. No parking survey has been undertaken, nor has any photographic record been provided. There is also an absence of analysis as to whether parking demand fluctuates throughout the day, week or year. Furthermore, there is no compelling justification for the proposed scale of the car park, around 93 spaces, nor any indication that a smaller car park has been considered.
45. In these circumstances, the harm identified to the significance of the designated heritage assets has not been clearly and convincingly justified as required by paragraph 213 of the Framework.
46. The appellant claims that the proposal would bring the Grade II* listed Atcham Bridge back into greater use. However, the bridge is already used as a key pedestrian crossing point and historic route over the river. I also note that the bridge is not within the appellant's ownership.
47. On balance, the moderate weight that I ascribe to the public benefits which would accrue from the development is not sufficient to outweigh the considerable importance and weight that I attach to the harm to the significance of these heritage assets.
48. Accordingly, I conclude that the proposal would fail to preserve the heritage assets by reasons of its impact on their setting, causing less than substantial harm to the significance of each of these designated heritage assets. It would also have an adverse effect on the character and appearance of the surrounding landscape. It would therefore fail to satisfy the requirements of the Act and the provisions within the Framework which seek to conserve and enhance the historic environment. It would also conflict with Policies CS5, CS6 and CS17 of the Shropshire Local Development Framework: Adopted Core Strategy (2011), and Policies MD2 and MD13 of the Shropshire Council Site Allocations and Management of Development (SAMDev) Plan (2015). Collectively, these policies seek to ensure development conserve and enhances heritage assets, including their setting, and respects local distinctiveness and landscape character.

Other Matters

49. The appellant claims that no objections were raised by Historic England and the Council's heritage team. However, the evidence indicates that concerns were raised regarding the application on heritage grounds.
50. I note that the appellant did undertake some community engagement and pre-application advice was sought from the Council. There has also been support for the proposal from Shropshire Council Highways, the Parish Council and from some local residents. Nevertheless, this does not alter my conclusions.
51. Reference has been made to the Milestone at west end of Atcham Bridge, a grade II listed⁷ structure. However, the milestone appears to be missing from its position as recorded in the evidence before me. The appellant suggests that although the milestone retains some historic value as a record of a former asset, as it is no longer present it cannot be considered as a heritage asset for the purposes of this appeal, to which I agree.
52. My attention has been drawn to car park extensions at the Attingham Park National Trust estate, which has a Grade II* Registered Park and Garden. However, the Council has indicated that these car parks were existing overflow grass car parks and therefore these previous permissions were not for a new car park but instead to improve the existing ones. I therefore find that this is significantly different to the proposal before me, which would be for a new car park on rural land that has not previously been used for car parking. In any event, I have determined this appeal on its own merit based on the evidence before me and my own observations of the area.
53. Letters of objection have been received from local residents. In addition to matters I have addressed above, the letters of objection raised other concerns including flooding, wildlife, anti-social behaviour. These other matters are not in dispute between the main parties and as I am dismissing the appeal, I do not need to give these matters further consideration.

Conclusion

54. For the reasons given and having regard to all other matters raised, I conclude that the proposed development would be contrary to the development plan when taken as a whole. There are no material considerations to suggest a decision other than in accordance with the development plan and therefore the appeal is dismissed.

H Smith

INSPECTOR

⁷ List Entry Number: 1055125