

Planning Inspectorate Appeal Reference:	6007402
Appellant:	Boningale Developments Ltd
Appeal Site:	Patshull Road, Albrighton, Shropshire, WV7 3BH
Shropshire Council Appeal Reference:	26/03479/REF

Shropshire Council Addendum to CIL Compliance Statement 25th September 2026

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1. Introduction

This Addendum is to provide additional information in support of the Shropshire Council CIL Compliance Statement dated 10th July 2026.

2. Healthcare

The ICB have been unable to speak directly with partners at the practice due to their committed clinical sessions and unavailability for the remainder of this week, consequently the information provided below is the best available information from ICB

The ICB have reviewed the previous scheme for the site and commented below, advising that there is a high degree of confidence that an appropriate scheme can be developed to progress given the presence of an already approved scheme for the site.

Further to the request for additional information concerning the healthcare contribution sought in relation to the proposed development at Patshull Road, Albrighton, the Integrated Care Board (ICB) provides the following clarification in respect of the deliverability of healthcare infrastructure, the ability of the local GP practice to expand, and the intended use of the requested contribution.

Can Albrighton Medical Practice be Expanded?

Yes.

The ICB can confirm that expansion of Albrighton Medical Practice remains both the preferred and most deliverable estate solution for accommodating additional patient demand arising from housing growth within the practice catchment area.

Importantly, the principle of expanding the existing surgery has already been tested and accepted through the planning process.

Planning permission was granted by Shropshire Council under application reference 21/04508/FUL for:

- * a first-floor extension;
- * comprehensive refurbishment and reconfiguration of the ground floor;
- * relocation of existing consulting accommodation;
- * creation of additional consulting rooms;
- * rearrangement of parking facilities.

The approved scheme increased the gross internal floorspace from approximately 1,352 sqm to 1,855 sqm, representing approximately 503 sqm of additional accommodation.

During determination of that application:

- * concerns relating to parking,
- * access,
- * highway capacity,
- * design impact,
- * residential amenity,
- * and operational requirements

were reviewed by planning officers and statutory consultees. Following detailed assessment the scheme was recommended for approval and was subsequently granted planning permission by the Planning Committee.

The previous planning permission demonstrates that:

1. The site is capable of physical expansion.
2. Additional clinical accommodation can be accommodated within the existing surgery site.
3. Highway and parking matters are capable of mitigation through design and management measures.
4. Planning permission for significant expansion has previously been secured.

Whilst the permission has subsequently lapsed and a new application would be required, there is no evidence available to the ICB which suggests that expansion of the practice is undeliverable.

Indeed, the existence of a previously approved scheme provides a substantial degree of confidence that an updated extension proposal could be prepared and progressed through the planning process successfully.

Would a Further Planning Permission be Required?

Yes.

Although planning permission reference 21/04508/FUL demonstrates the acceptability of expansion in principle, the permission has now expired, and a revised application would therefore be required before any future extension could be implemented.

The ICB considers that any future proposal would take account of:

- * current patient demand;
- * growth already planned within the area;
- * the additional demand generated by the appeal proposal;
- * updated parking and transport arrangements.

Consequently, a revised scheme may differ from the previously approved design; to account for the scale of housing growth indicated by the appeal proposal.

However, the previously approved plans provide clear evidence that planning permission for expansion can be obtained at this location.

What Local Primary Care Infrastructure Has Been Identified?

Albrighton Medical Practice is identified as a priority estate project requiring expansion as part of the wider strategy for the South East Shropshire Primary Care Network.

- * extension of the existing practice is the preferred estate solution for managing planned growth.

The additional primary care infrastructure necessary to enable increased patient access and service delivery to serve planned growth has not been derived simply by summing the amount of clinical consultation rooms projected. The plan for infrastructure development is developed using a methodology aligned to Health Building Note 11-01 (Facilities for Primary and Community Care Services), with the delivery of additional clinical capacity requiring a proportionate increase in supporting accommodation including:

- * circulation and waiting areas;
- * administration functions/staff accommodation space;
- * treatment and examination spaces;
- * digital infrastructure;
- * infection prevention and control requirements;
- * welfare and support space;
- * additional consultation space (approximately 2 consultation rooms to serve the level of growth proposed by the appeal case);

What Would the Contribution Be Used For?

The healthcare contribution would contribute towards the expansion and reconfiguration project for Albrighton Medical Practice to provide additional primary care capacity required to serve the scale of development proposed in this case – the method for proportionately calculating this requirement has been set out within the CIL compliance statement.

Under estate planning guidance and Health Building Note principles, every additional clinical room generates a consequential requirement for associated support accommodation in order for that space to function effectively and safely.

Accordingly, the contribution can reasonably support:

- * additional consulting rooms;
- * treatment and clinical examination space;
- * refurbishment and reconfiguration of existing accommodation;
- * supporting clinical infrastructure;
- * circulation and waiting areas;
- * parking and access improvements where required.

The previously approved 2022 extension clearly illustrates this principle; it did not simply add consulting rooms, it provides a comprehensive reconfiguration of the building, including relocation of clinical accommodation (two existing consulting rooms), provision of additional consultation space (three additional consulting rooms), expansion of support facilities, revised administrative accommodation and parking reorganisation.

Whilst detailed design work would be required before implementation of any future scheme, the approved plans provide tangible evidence that the healthcare contribution can be directed towards identifiable and deliverable healthcare infrastructure.

Relationship Between the Contribution and the Development

The requested contribution is not intended to fund unrelated healthcare projects.

Rather, it forms part of a wider identified investment requirement associated with the expansion of Albrighton Medical Practice.

Accordingly:

- * the contribution would contribute (proportionately) towards, an expansion project;
- * the development would be mitigating the additional demand generated;
- * a wider funding package would be required to deliver the full estate solution and this will be constructed via a mix of developer contributions (including an EOI for CIL funding from the LPA where required) and a share of primary care premises improvement capital made available via ring-fenced allocations.

The contribution therefore has a clear and direct relationship to:

- * mitigating healthcare demand generated by the appeal proposal;
- * increasing primary care capacity within the affected catchment;
- * supporting a priority primary care estate project.

Conclusion

The ICB is satisfied that:

- * expansion of Albrighton Medical Practice is demonstrably achievable;
- * planning permission for a substantial extension has previously been secured;
- * the practice remains as a high ranking priority for expansion;
- * the requested contribution would support identifiable and deliverable healthcare infrastructure;
- * the contribution is necessary to mitigate the healthcare impacts generated by the proposed development.

3. Sports Provision

A financial contribution of **£1795,653.00** was given in the CIL Compliance Statement reflecting the SC Leisure comments submitted on the planning application dated 30th July 2024 (CD17.1). The contribution is to spent in accordance with the Playing Pitch and Outdoor Sports Strategy for Shropshire (PPOSS) (CD2.31).

Calculations of sports provision are directly correlated to population demand estimates. Shropshire Council relies on Sport England's Playing Pitch Calculator. Whilst this calculator was used initially (in 2024) for the SC Leisure consultation response on the planning application, the full break-down report was not captured. The Council appends at Appendix A, the Sports Pitch Calculation Report generated on 21st September 2026, please note that these figures are slightly less than those figures than would have been produced for the 2024 Calculator. Appendix B contains screenshots of the steps through the Playing Pitch Calculator which support how the report is generated.

Playing Pitch/Changing Rooms

Since the calculator was run at the time of the application consultation in 2024 the figures have gone down slightly. This is because the calculator tool is updated yearly with new cost data and new population data.

The overall headline figures now are:

- * 2 pitches at a total capital cost of £346,614 plus a maintenance cost of £49,803 per annum. I would suggest the maintenance cost are paid for 15 years. Total cost £747,045
- * 2.55 changing rooms at a capital cost of £505,181

If you were to break this down by sport this would be as follows:

Football (adult, youth and mini) : £103,354 for grass pitches, £20,683 per annum for maintenance and £257,453 for changing rooms

Cricket : £100,355 for grass pitches, £18,465 per annum for maintenance and £114,990 for changing rooms

Rugby Union : £40,893 for grass pitches, £7565 per annum for maintenance and £96,390 for changing rooms

Hockey Artificial Grass Pitches (AGP's) : £18,643 for pitches, £485 per annum for maintenance and £7690 for changing rooms

3G AGP's : £83,369 for pitches, £2605 per annum for maintenance and £28,658 for changing rooms

Indoor Facilities

Swimming Pools : 19.41 sqm of water space equating to 0.37 lanes (or 0.09 pools) generating 118 visits per week in the peak period of use, the capital cost of which would be £378,668.

Sports Halls: 0.51 badminton courts equating to 0.13 sports halls generating 151 visits per week in the peak period of use, the capital cost of which would be £347,901.
Indoor Bowls : 0.04 rinks (6 visits per week in the peak period) at a capital cost of £16,441.

Costs

Pitch Costs - £851,795
Pitch Maintenance Costs (15 years) - £747,045
Changing Room Costs - £505,181
Swimming Pool Costs - £378,668.
Sports Hall - £347,901
Indoor Bowls - £16,441
Total Cost - £2,847,031

Because this development does not include any opportunities for indoor sports facilities and there are no known or forecasted projects within the vicinity of Albrighton, to which this funding could be attributed, the Council are only seeking sports and leisure contributions for outdoor facilities. Therefore the figures below set out the costs relating to the outdoor facilities for which there is an identified need.

Pitch Costs - £851,795
Pitch Maintenance Costs (8 years) - £398,424
Changing Room Costs - £505,181
Total - £1,755,400.00

The funding will be used on the following sports. The funding could be used to secure additional funding from National Governing Bodies of Sport.

Football (adult, youth and mini): £103,354 for grass pitches, £20,683 per annum for maintenance and £257,453 for changing rooms.

Cricket: £100,355 for grass pitches, £18,465 per annum for maintenance and £114,990 for changing rooms

Rugby Union: £40,893 for grass pitches, £7565 per annum for maintenance and £96,390 for changing rooms.

Hockey Artificial Grass Pitches (AGP's): £18,643 for pitches, £485 per annum for maintenance and £7690 for changing rooms.

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The figures have been calculated based on the demand the proposed development will generate. As the Calculator used to generate the figures is not a local authority owned asset, we are unable to offer a full explanation in relation to how the calculator attributes costings, however the three headings set out the Council's understanding of the mechanisms behind the calculator:

Capital costs

The indicative capital costs presented use Sport England's latest facility capital costs. The Playing Pitch Calculator (PCC) takes the capital costs and applies a regional cost variation to reflect the variation in costs across the country. These variations are based on the Area of Interest selected by the user and the relevant Building Cost Information Service's (BICS) (all-in Tender Price Index) pricing adjustment factor.

Lifecycle Costs

The lifecycle costs presented use Sport England's latest life cycle costs percentages for natural and artificial grass pitches. These are set percentages of the capital costs to provide an estimate of the combined annual costs of undertaking regular maintenance. The downloadable PPC results document, presents the breakdown between these two figures. Each element of the lifecycle costs is based on a percentage of the capital costs. Depending on the nature of a proposal to meet the estimated demand, lifecycle costs for providing the estimated changing room provision may also be appropriate.

Understanding the costs

The costs provided are indicative and it is important, including for the lifecycle costs, to understand what they include and exclude, along with the nature of works they are based on. For example, the cost for a natural turf cricket pitch is based on an 8-pitch square with 2 winter sport pitches (e.g. football pitches) comprising the outfield and, as mentioned above, life cycle costs include regular maintenance and for putting in place a sinking fund for major works e.g. replacement drainage. Once the costs are understood a user can then decide the figures they may wish to use to inform discussions on new pitches should this be decided to be the most appropriate way of meeting the estimated demand.

The figure now sought for outdoor sports provision is **£1755,400.00** which is a reduction of £40,253.00 from the original figure on the basis that this is the only figure we are able to demonstrate compliance for. It is intended that this contribution would be spent on creating facilities that could come forward as a result of Reserved Matters, or as set out by SC Leisure in their initial comments of 30th July 2024 (CD17.1, pdf page 21) which link to the projects set out in the play strategy for Albrighton contained within the PPOSS (CD2.31, pdf pages 146 to 148). The PPOSS identifies sport and leisure facilities in Albrighton which have scope for improvements that could be supported by the identified financial contribution which would allow for absorption of the increased demand generated by the development. The contribution is necessary to mitigate the impacts of the proposed development.

4. Highways and Transport

The SC Highways Team have provided the following explanation in relation to the use of the Travel Plan Monitoring Contribution.

School Travel Plan contribution = £60,000.00

In the event planning permission is granted, Shropshire Council in association with the Department for Education will be responsible for the construction and operation of the

school. It will therefore be necessary as a result of the development to commission the creation of a School Travel Plan, which would typically cost in the region of £20,000. In addition it will be necessary to introduce measures to ensure compliance with the targets set out in the Travel Plan and these will need to be monitored through annual surveys for the lifetime of the school. It is not considered the requested contribution would cover all costs but would facilitate the introduction of the travel plan.

Employment/Retail Unit contribution = £10,000.00 per unit (number not yet known)

The above Section 106 contribution is sought for the monitoring of any employment travel plan, this contribution is intended to cover the cost of a Senior Transport Planner reviewing the Travel Plan and liaising with the Travel Plan co-Ordinator at a typical cost of £75.00 per hour. Each travel plan will be required to submit annual surveys for a period of 10 years.

Residential contribution per phase/reserve matters = £20,000.00 (number of phases/reserved matters not yet known)

The above Section 106 contribution is sought for the monitoring of any residential travel plan, this contribution is intended to cover the cost of a Senior Transport Planner reviewing the Travel Plan and liaising with the Travel Plan Co-Ordinator at a typical cost of £75.00 per hour. Each travel plan will be required to submit annual surveys for a period of 10 years.

5. S106 Monitoring Fees

The SC Developer Contributions Team Leader has provided a breakdown of the S106 Monitoring Fees below. The £85K was a starting point and is open to negotiation.

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

S106 Monitoring Fee:

Registration Fee - £1,000:

As per Shropshire Council published Monitoring fees: [Section 106 monitoring fees | Shropshire Council](#), see extract below:

S106 monitoring fees are subject to annual review. These will remain unchanged for the period 1 April 2026 – 31 March 2027.

Number of dwellings	Registration fee (£) flat rate	Plus monitoring fee (£) flat rate
1 dwelling	150	200
2 - 9 dwelling units	300	500
10 - 100 dwelling units	500	1,500
101 - 250 dwelling units	750	3,500
251 - 500 dwelling units	750	5,000
500+	1,000	Fee to be negotiated depending upon scale of development
Commercial Developments (no residential)	500	Fee to be negotiated depending upon scale of development
Deeds of Variation	300	n/a
Upfront Payments	300	n/a

Please note:

- Payment of the Registration Fee is required upon completion of the agreement – this covers reviewing and recording of the details of the Section 106 agreement, including identifying all obligations and trigger points.

Non-financial Obligations					
Planning Obligation	Trigger Point/checks	Officer time (hours)	Cost per hour (£)	Monitoring Fee	Total
	Monitor approval of REM's (5 phases)	5	50	50	250
Part 1 – Notifications	- Monitor commencement each phase - Monitor 1 st occupation to 800 th occupation (monthly) to assess against trigger points	12 hours per year (monthly check) x 6	50	3,600	3,600

Part 8 – Education Land	- submission & approval of School Land Details to the Council within 3 months of School Land Transfer Request (liaise with Service area) - monitoring of Access & Services obligations - Transfer of Secondary School Land	10 hours	50	500	500
Part 9 – Healthcare Provision Land	- submission & approval of Healthcare Land Details to the Council within 3 months of Healthcare Land Transfer Request (liaise with Service area) - monitoring of Access & Services obligations - Transfer of Healthcare Provision Land	10 hours	50	500	500
Part 10 – Care Home Provision land	- submission & approval of Care Home Land Marketing Strategy to the Council prior to occupation (liaise with service area) - provision of marketing reports	10 hours	50	500	500
Financial Obligations					
	Trigger point/checks	Contribution (£)	Monitoring Fee Charge	Amount payable	Total
Part 4 – BNG	- Pre-commencement documents to be submitted & approved <u>On-site BNG</u> - Monitor for BNG commencement date & confirm to Service Area (Ecology) - Issue invoice for Biodiversity Gain Monitoring Contribution (£41,227), monitor for payment received, process payment. - issue notification to Service Area of payment received. BNG Monitoring Contribution utilised by Service area for monitoring BNG obligations in the S106 <u>Off-Site BNG</u> - Pre-commencement evidence of registration of Biodiversity Gains Units	41,227	1% of contribution	412	412

Part 5 – Highways, active travel & Public Transport	<u>Sustainable Transport & Highways Improvements</u> - submission & approval of Highways Improvements Scheme (prior to occupation) - liaison with Service area re Section 278 agreement -----				
	<u>Sustainable Transport Contribution</u> - ST Infrastructure Element contribution - Sum to be agreed. Evidence of costs to be obtained from service area to support invoice. Su - Issue invoice, monitor for payment received, process payment. Notify Service Area payment received. - Sustainable Transport Contribution - Interchange Element (payable prior to 1 st occupation). - Issue invoice, monitor for payment received, process payment. Notify Service Area payment received. <u>Occupation Restrictions</u> - monitor 250 th occupancy - delivery of Offsite Highways Improvements -----	To be confirmed. Based on nominal contribution of £100,000	1% of contribution	1,000	1,000
	 - Sustainable Transport Contribution - Interchange Element (payable prior to 1 st occupation). - Issue invoice, monitor for payment received, process payment. Notify Service Area payment received. <u>Occupation Restrictions</u> - monitor 250 th occupancy - delivery of Offsite Highways Improvements -----	£120,000	1% of contribution	1,200	1,200
Part 6 – Financial Contributions	<u>Bus Strategy & Services</u> - Submission & approval of Bus Strategy (prior to occupation) <u>Intermin Shuttle Bus Service</u> - Shuttle Bus Service to commence no later than 1 st occupation & operate until 250 dwellings implemented				
	Healthcare Contribution – (£59,771 – Care Home Element plus £717,256 Housing Element) - Payable in 4 instalments:	777,027	1% of contribution	7,770	7,770

	prior to 1 st 400 th , 600 th & prior to occupation of Care Home.				
	SEND Education Transport Contribution - payable in 3 instalments: prior to 1 st 400 th , 600 th occupation.	184,800	1% of contribution	1,848	1,848
	Sports Provision Contribution - payable in 3 instalments -prior to 1 st , 400 th , 600 th occupation.	1,795,653	1% of contribution	17,957	17,957
	Bus Service Contribution - payable in 3 instalments: -prior to 1 st occupation, -400 dwellings occupation (or 3 rd Anniv of occupation of 1 st dwelling), -600th dwelling occupation (or 5 th Anniv of 1 st occupancy).	880,000	1% of contribution	8,800	8,800
	Bus Service Contribution Per Retail unit	Based on nominal 4 Retail units = £25,000 x 4 = £100,000	1% of contribution	1,000	1,000
	Travel Plan Monitoring Contribution - payable in 3 instalments: prior to 1 st , 400 th , 600 th occupation.	To be confirmed. Based on nominal contribution of £100,000	1% of contribution	1,000	1,000
	Active Travel Contribution – To be confirmed - payable in 3 instalments: prior to 1 st , 400 th , 600 th occupation.	To be confirmed. Based on £5,000 per dwelling x 800	1% of contribution	4,000,000	Capped at £25,000
PROPOSED S106 MONITORING FEE					£84,997
ROUNDED TO:					£85,000

Note:

- 1) Fees based upon monitoring of financial and non-financial obligation in the S106 agreement. On-going assessments to establish stages of the development, consideration of further applications and monitoring of all obligations over extensive built-out period.
- 2) All financial contributions are to be index-linked. Once trigger point has been achieved, indexed sum will be requested from the Finance Team and a breakdown of the calculation to be provided to applicant prior to issuing invoice. Invoice will be issued and database updated. Payment of contribution will be monitored through the bank and processed upon receipt (confirmation sent to applicant, database updated). Notification of payment received will be sent to relevant service area confirming exact use of contribution and any clawback clause applicable.
- 3) Fee for Officer Site Inspection (Open Space) taken from Planning Fees Schedule on Shropshire Council website. See below.

Major development - Residential

Type	Fee	Service offer	Timescale	Additional fees
Development schemes between 10 and 24 units (or site area is between 0.5ha and 0.74ha where number of dwellings not given)	£1,680	To include one online/site meeting with planning officer (£530 per additional officer) if necessary, to be concluded with written response	42 days	- A subsequent site visit or online meeting with planning officer - £840 (£557 per additional officer) - Advice per condition requiring discharge - £389
Development schemes between 25 and 49 units (or site area is between 0.75ha and 0.99ha where number of dwellings not given)	£2,730	To include one online/site meeting with planning officer (£530 per additional officer) if necessary, to be concluded with written response	To be agreed with officer upon validation	- A subsequent site visit or online meeting with planning officer - £1,365 (£557 per additional officer) - Advice per condition requiring discharge - £389
Development schemes between 50 and 199 units (or site area is between 1ha and 4ha where number of dwellings not given)	£3,885	To include one online/site meeting with planning officer and other disciplines if necessary, to be concluded with written response	To be agreed with officer upon validation	- A subsequent site visit or online meeting with planning officer - £2,205 (£557 per additional officer) - Advice per condition requiring discharge - £389