



Appeal a planning decision

Appeal 6007402

Appeal details

Appeal type	Planning
Appeal procedure	Inquiry
Appeal site	Patshull Road, Albrighton, WV7 3BH
Applicant	. Boningale Developments Limited
Application number	24/02108/OUT

Before you start

Which local planning authority (LPA) do you want to appeal against?	Shropshire
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Have you received an enforcement notice?	No
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What type of application is your appeal about?	Outline planning
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What date did you submit your application?	8 Jul 2024
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Was your application granted or refused?	Refused
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What is the date on the decision letter from the local planning authority?	16 Dec 2025
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Your appeal

Was the application made in the appellant's name

No

Applicant's name

. Boningale Developments Limited

Contact details

Megan Wilson
Marrons

Phone number

07970258102

Site address

Patshull Road
Albrighton
WV7 3BH

What is the area of the appeal site?

480400 m²

Is the site in a green belt

Yes

Site fully owned

Yes

Will an inspector need to access the land or property?

No

Agricultural holding

No

Site health and safety issues

No

Application reference

24/02108/OUT

Was your application for a major or minor development?

Major

Was your application about any of the following?

Major dwellings

Enter the description of development

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

Did the local planning authority change the description of development?

No

Preferred procedure

inquiry

Detailed justification set out within the submitted Statement of Case. The proposed development is of a significant scale within the Green Belt. The site is locally and regionally significant and controversial, with very strong local opposition to the proposed development. Over 1100 individuals objections have been received, with a petition for over 5000 submitted. The local action group have confirmed they will be seeking Rule 6 Status. Matters that the appeal will need to consider comprise Green Belt/grey belt, highway safety, flood risk and drainage, heritage, ecology, landscape, character and appearance, education, health care, trees and housing land supply in addition to principle of development.

Expected procedure duration

20

Expected witness count

25

Are there other appeals linked to your development?

No

Do you need to apply for an award of appeal costs?

No

Your documents

Application form

[CD5.6 Amended Application Form.pdf \(/published-document/6e18b563-8806-43eb-a576-7f1421d9f39e\)](#)

Plans, drawings and supporting

[CD8.3 Soakaway Testing.pdf \(/published-document/3f8c01f7-b10a-4240-9f15-01b3a701a20d\)](#)

documents

[CD9.16 Map 1D UK Habitat Baseline - 09209-GIS-01D \(August 2025\).pdf \(/published-document/4202df30-6a15-45e8-b96c-03ba885f254c\)](#)

[CD16.8 West Malling Retirement Village \(December 2018\).pdf \(/published-document/fa6507c7-9316-4e85-96bd-08e9a3558d50\)](#)

[CD8.1C Flood Risk Assessment and Outline Drainage Strategy Part 3 \(December 2024\).pdf \(/published-document/23de23f4-4840-495a-8ad3-09a634d2abb4\)](#)

[CD8.4 Sewer Records.pdf \(/published-document/fe16e247-208c-4818-9a9e-111be6b83727\)](#)

[CD2.16 CIHT Planning for Walking Guidance Document \(2015\).pdf \(/published-document/2b5b01a4-ab4d-4475-9e72-155430ba2a5c\)](#)

[CD1.7 Committee Notification Details \(December 2025\).pdf \(/published-document/3ba37692-e8c2-4a72-bef7-156239d0d2ce\)](#)

[CD2.2 Shropshire Council Core Strategy Development Plan Document \(Adopted February 2011\).pdf \(/published-document/fdedad7f-9503-4f2d-8c21-15baae6a260c\)](#)

[CD2.14 Manual for Streets 2 Wider Application of the Principles.pdf \(/published-document/ceb682ed-4fc6-4416-9982-17fbb6a374a0\)](#)

[CD11.15 LVIA Appendix 5 Illustrative Framework Plan.pdf \(/published-document/ea25b9ee-5e65-4799-bea8-182e79905267\)](#)

[CD8.2C Direct Rainfall Modelling Part 3 \(December 2024\).pdf \(/published-document/5ebd4c31-a6d9-42a8-953c-195ef872a635\)](#)

[CD10.2 Appendix A - Tree Schedule \(March 2024\).pdf \(/published-document/e20056d5-07fc-4436-a2c6-19a4396a7712\)](#)

[CD15.7 Boningale Response to AVAG Objection 04.12.2024.pdf \(/published-document/4756db4a-3c18-4de5-a10e-1b5e0ad103fc\)](#)

[CD11.19 Green Belt Assessment Appendices 1 to 8.pdf \(/published-document/3c432d1c-f71e-4982-9dfd-1b90083417be\)](#)

[CD2.22 National Planning Practice Guidance \(NPPG\) on Housing Supply and Delivery \(ID68\).pdf \(/published-document/7396c8e4-bccf-43ff-a64d-1c385dbd7295\)](#)

[CD7.14 TNO4 Appendix B Part 2 - SDD Drawings.pdf \(/published-document/260a4f1a-7bda-4679-80e2-1dd0909c87a7\)](#)

[CD7.6 Travel Plan Appendices A-B.pdf \(/published-](#)

[document/bb17a109-c627-4ac6-a5ee-1de12bd2f0b7\) CD2.7 Developer Contributions Supplementary Planning Document.pdf \(/published-document/ad4ccf09-f6b7-4abd-9df3-1e84fe953664\)](#)

[CD16.9 North of Boroughbridge Road, South of Milfield Lane, York \(October 2019\).pdf \(/published-document/28c8f73f-6100-4252-bb32-1f43c59bc7b9\)](#)

[CD5.1 Planning Statement \(June 2024\).pdf \(/published-document/dcbdc0eb-b536-43bf-ae3a-1ff1200f6656\)](#)

[CD9.21 White-clawed Crayfish Survey Report \(October 2025\).pdf \(/published-document/7beaefa4-6fb0-4805-aa00-251d94660f81\)](#)

[CD2.1 National Planning Policy Framework \(December 2024\).pdf \(/published-document/5e852d5e-a25d-4c8b-a217-2884b8def83c\)](#)

[CD16.3 Land adjacent to Amersham Road, Buckinghamshire Decision \(March 2026\).pdf \(/published-document/f6d79129-6e7b-4c36-9b59-2c643f76c213\)](#)

[CD5.4 Statement of Community Involvement \(May 2024\).pdf \(/published-document/eeeea3436-13e4-4639-90cc-2ea60c1b6968\)](#)

[CD2.24 Shropshire Green Belt Assessment.pdf \(/published-document/8c896648-eee6-4deb-b054-2fe085872bb8\)](#)

[CD5.2 Affordable Housing Statement \(March 2024\).pdf \(/published-document/1d4300a9-826a-4376-853e-300de87ed5fb\)](#)

[CD16.5 Land West of Leighton Buzzard Road, Hemel Hempstead \(August 2025\).pdf \(/published-document/c8ca9884-7397-4e1d-871c-324c6ac0cb4c\)](#)

[CD9.3 Biodiversity Net Gain Report \(August 2025\).pdf \(/published-document/7e91a5b7-3d9a-4259-bf28-3358a88b94fe\)](#)

[CD1.6 Committee Report \(December 2025\).pdf \(/published-document/026de726-34a1-4e10-b767-34017a845634\)](#)

[CD8.1B Flood Risk Assessment and Outline Drainage Strategy Part 2 \(December 2024\).pdf \(/published-document/5e77cc66-e448-4091-a8dc-36ea347ab4a1\)](#)

[CD5.6 Amended Application Form.pdf \(/published-document/5e41422c-a2bc-4edb-b581-387bf1cccf33\)](#)

[CD2.11 National Design Guide.pdf \(/published-document/f301417f-89ba-427b-9f09-3a3cd0efde1a\)](#)

[CD9.12 Map 2F Habitat Creation Plan 09209-GIS-02F \(August 2025\).pdf \(/published-document/e28cab1a-](#)

[b782-4358-810f-3af105f175a4\)](#)
[CD9.20 Reptile Survey Report \(September 2025\).pdf](#)
[\(/published-document/a99d4325-858e-4b85-aac6-3c6c0ab6897c\)](#)
[CD10.3 Arboricultural Assessment \(June 2024\).pdf](#)
[\(/published-document/c3bb99fe-d167-4a97-92d5-3cef4fef46b6\)](#)
[CD11.17 Landscape and Visual Clarification Note \(August 2024\).pdf](#) [\(/published-document/0e57a6a6-5845-4794-bec1-3e24380fc43a\)](#)
[CD2.12 Housing Delivery Test 2023 Measurement.pdf](#) [\(/published-document/339975df-72a1-4a3a-b94d-40eec99f8453\)](#)
[CD2.6 Inspectors findings following stage 2 hearing sessions.pdf](#) [\(/published-document/c233ce24-1ed2-420f-94d7-40f1a043cd29\)](#)
[CD8.1D Flood Risk Assessment and Outline Drainage Strategy Part 4 \(December 2024\).pdf](#)
[\(/published-document/f82ec1d3-adc8-45d9-982a-42d8fe7eb9d2\)](#)
[CD9.5 Wintering Bird Survey Report \(June 2025\).pdf](#)
[\(/published-document/82563162-a376-47e1-b9a8-476d14ab9a30\)](#)
[CD5.7 Planning Addendum - Implications of revised national policy \(March 2025\).pdf](#) [\(/published-document/948b45d4-6d92-49ea-a7ab-4878c922febd\)](#)
[CD6.6 Green Infrastructure Plan \(May 2024\).pdf](#)
[\(/published-document/491cd0df-31b3-4e01-a066-48f119ecd0be\)](#)
[CD9.8 Map 2B Habitat Creation Plan -.pdf](#) [\(/published-document/f4833d08-f1a5-494e-ae64-495cfdb0e8d9\)](#)
[CD11.8 LVIA Figure 5 Screened Zone of Theoretical Visibility.pdf](#) [\(/published-document/fc614051-f810-4a88-9b84-4a9f4c500d5d\)](#)
[CD8.2A Direct Rainfall Modelling Part 1 \(December 2024\).pdf](#) [\(/published-document/a8a3cad-4bd4-499f-9c37-4bb11e722ad4\)](#)
[CD11.10A LVIA Figure 7 Part 1.pdf](#) [\(/published-document/4367cdda-5dbe-43cc-b242-4bf107cd73a4\)](#)
[CD16.4 Grove End, Bagshot Decision \(March 2025\).pdf](#) [\(/published-document/eaf4981a-5bc0-4e09-a810-4fb623a26d3b\)](#)
[CD16.1 Tilstock Decision.pdf](#) [\(/published-document/08c14426-8497-4b10-a9c0-502ac3d92b6c\)](#)
[CD9.10 Map 2D Habitat Creation Plan -.pdf](#)
[\(/published-document/300b6bc4-6f5c-4747-aa20-5075834ab420\)](#)
[CD2.18 Shropshire Council Hierarchy of Settlements](#)

[Assessment \(August 2020\).pdf \(/published-document/b66c52ac-73e8-47f8-893e-527a9daa89f6\)](#)

[CD7.4 Transport Assessment Appendices I-P.pdf \(/published-document/8b48453b-56f0-4434-bcdb-56a596e753ab\)](#)

[CD11.18 Green Belt Assessment \(March 2025\).pdf \(/published-document/f6a78a61-1e9e-4546-b182-640a8d1431de\)](#)

[CD9.1 Preliminary Ecological Appraisal Report \(April 2024\).pdf \(/published-document/2d3a7580-2253-4e00-9607-644547d3829b\)](#)

[CD6.4 Site Location Plan with blue line \(March 2025\).pdf \(/published-document/8efc321c-5b13-4440-ad56-65f4449ef3bb\)](#)

[CD9.23 River Condition Assessment Certificate.pdf \(/published-document/72b01b06-8ca6-4ba8-b724-676f55621896\)](#)

[CD1.4 Committee Minutes \(December 2025\).pdf \(/published-document/abf4b26b-8d9f-407c-b4b3-6b80d246fccf\)](#)

[CD18.1 Phase 1 Geotechnical and Geoenvironmental Site Investigation.pdf \(/published-document/98c67faf-9a27-4032-9cd9-6db61763c951\)](#)

[CD11.9 LVIA Figure 6 Viewpoint Location Plan.pdf \(/published-document/c884da5a-f080-44b6-abc6-6f04d3234299\)](#)

[CD5.3 Housing Mix Statement \(March 2024\).pdf \(/published-document/c71bfca0-39a9-45cb-82f6-6f07d834821d\)](#)

[CD9.4 Great Crested Newt eDNA Survey - Technical Note \(June 2024\).pdf \(/published-document/694e3d68-0bd5-499c-965b-6f14e994983e\)](#)

[CD2.13 Manual for Streets \(2007\).pdf \(/published-document/95825bf1-0c0a-43f5-8438-71fbbe8b6aa3\)](#)

[CD7.2 Transport Assessment Appendices A- E.pdf \(/published-document/f68a2d81-810f-4171-8af7-75be4175d2bb\)](#)

[CD2.8 Sustainable Design Part 1 Supplementary Planning Document.pdf \(/published-document/944f2a8b-cabb-4fbb-9ba0-788c918b5323\)](#)

[CD1.2 Notification of Intention to submit an appeal \(March 2026\).pdf \(/published-document/e4c512d2-2612-45b3-a5bb-7cc1af5e1339\)](#)

[CD9.22 Response to SC Ecology Comments \(November 2025\).pdf \(/published-document/e178da31-d0e7-4c57-9d45-7e0c0df3b17b\)](#)

[CD11.5 LVIA Figure 2 Environmental Designations Plan.pdf \(/published-document/339af5f6-b584-4276-b47a-](#)

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[CD6.7 Access and movement plan \(May 2024\).pdf](#)

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[Consultation Comments TNO5.pdf \(/published-document/1f4d03ff-a147-460c-af9f-819d4b451be9\)](#)

[CD2.3 Shropshire Council Site Allocations and](#)

[Management of Development \(SAMDev\) Plan](#)

[\(Adopted December 2015\).pdf \(/published-](#)

[document/3c4c6dc8-fc0e-4c31-920d-83c29076690e\)](#)

[CD11.14 LVIA Appendix 4 Shropshire Landscape and](#)

[Visual Sensitivity Assessment.pdf \(/published-](#)

[document/0c0e6aee-7540-4668-af46-844cc7de2cde\)](#)

[CD5.8 Affordable Housing Statement Update \(March](#)

[2025\).pdf \(/published-document/ee85a543-1770-42f0-](#)

[90a6-85e34e7b3781\)](#)

[CD7.5 Travel Plan \(May 2024\).pdf \(/published-](#)

[document/20d53436-d8ee-499c-ac3b-86a40d550c57\)](#)

[CD10.1 Tree Survey Plan \(April 2024\).pdf \(/published-](#)

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[CD7.16 Technical Update - Staffordshire CC](#)

[Highways Consultation Comments TN07.pdf](#)

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[CD11.4 LVIA Figure 1 Site Location Plan.pdf](#)

[\(/published-document/a97f5d35-e021-4101-864f-](#)

[895023374489\)](#)

[CD9.6 Statutory Biodiversity Metric Condition](#)

[Assessment \(July 2025\).xlsx \(/published-](#)

[document/1fa05dbb-8656-4dea-ae66-8b8cb6448218\)](#)

[CD7.9 Swept Path Analysis \(May 2024\).pdf](#)

[\(/published-document/39407924-d8ad-435f-8873-8c61a99cdafa\)](#)

[CD7.1 Transport Assessment \(May 2024\).pdf](#)

[\(/published-document/26380a93-b481-4708-b382-91c2963219db\)](#)

[CD7.13 TNO4 Appendix B - Designer's](#)

[Response.pdf \(/published-document/800257b4-22d3-4d18-b8d2-9561504934f5\)](#)

[CD13.3 Suffolk Coastal DC v Hopkins Homes Ltd.pdf](#)

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[CD11.21 Green Belt Assessment Appendices 9 and](#)

[10.pdf \(/published-document/a7da117f-fe02-4eed-a807-9a578ca3c4ae\)](#)

[CD6.1 Design and Access Statement \(May 2024\).pdf](#)

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[9c36ed4ce807\)](#)

[CD12.2B Geophysical Survey Part 2.pdf \(/published-document/23c18539-e774-4c61-bee9-9f3c1eeca5\)](#)

[CD11.13 LVIA Appendix 3 The Shropshire](#)

[Landscape Typology.pdf \(/published-document/ebf9ae8f-1de2-46f9-af3e-a05baf907dbe\)](#)

[CD1.3 Decision Notice \(16th December 2025\).pdf \(/published-document/9940db9d-63c7-468e-bab6-](#)

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[CD6.3 Opportunities and Constraints Plan Updated \(May 2024\).pdf \(/published-document/6e16b54c-33f7-4cb8-915e-a0eb06ac952e\)](#)

[CD9.18 Map 1F UK Habitat Baseline - 09209-GIS-01F.pdf \(/published-document/54ebafe4-a19d-4a0c-9fde-a1431693cbfc\)](#)

[CD16.10 Burley-in-Wharfedale, Bradford \(January 2024\).pdf \(/published-document/03206326-073c-4d63-98fc-a178c57b2692\)](#)

[CD7.12 Response to the SC Highways Consultation Comments \(TN04\).pdf \(/published-document/efb32b91-05e7-4cd5-9c5e-a1eef7a3d039\)](#)

[CD6.8 Guiding Design Principles & Contextual Responsiveness Document \(May 2025\).pdf](#)

[\(/published-document/dc9f9d4f-2600-48d8-931c-a3c686821bd8\)](#)

[CD2.21 National Planning Practice Guidance \(NPPG\) on Determining a Planni.pdf \(/published-document/ae0620c1-68bd-4025-a094-a44d434143c7\)](#)

[CD16.6 Hartfield Avenue, Hertfordshire \(March 2024\).pdf \(/published-document/eafef842-547c-476e-9caa-aa1ae4bf9df2\)](#)

[CD11.6 LVIA Figure 3 Landscape Character Plan.pdf \(/published-document/74d73d5b-c43e-4e3e-b723-aa4c1b726ea5\)](#)

[CD11.16 LVIA Appendix 6 Illustrative Landscape Masterplan.pdf \(/published-document/e35be0bb-783c-4709-8d51-ad080d66a7cd\)](#)

[CD11.11 LVIA Appendix 1 Detailed Methodology.pdf \(/published-document/864a3f36-310e-4675-b44a-af83318bd380\)](#)

[CD2.25 Inspectors letter February 2025 ID48.pdf \(/published-document/64350494-64f1-4a6b-bbf3-b00b0f585e84\)](#)

[CD9.19 Response to SC Ecology Comments \(August 2025\).pdf \(/published-document/bc1783c5-06ee-4aca-b438-b1cf639641d3\)](#)

[CD1.5 Schedule of Additional Letters \(December 2025\).pdf \(/published-document/f3a1ee44-d2ff-4238-](#)

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[CD2.17 Building the Homes we Need WMS.pdf](#)

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[CD11.20 Green Belt Assessment Appendix 9.pdf](#)

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[CD5.5 Original Application Form.pdf \(/published-document/e6f09744-b963-4608-a8d9-baf18454cc04\)](#)

[CD11.7 LVIA Figure 4 Topography Plan.pdf](#)

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[CD2.15 Shropshire SMART Guidance \(2021\).pdf](#)

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[CD15.6 Legal Opinion on AVAG.pdf \(/published-document/5f54a4b7-de8a-4e74-9e96-bddbc263d450\)](#)

[CD12.2A Geophysical Survey part 1.pdf \(/published-document/ea83962b-d2b9-4dc1-ae75-be0be7919022\)](#)

[CD7.8 Proposed Offsite Crossings \(May 2024\).pdf](#)

[\(/published-document/7633c6d1-d3c0-41c6-b14f-c3b32900ac69\)](#)

[CD2.4 Shropshire Council 5YHLS 2024 Position](#)

[Update.pdf \(/published-document/6c3a2a83-289c-4f36-a8fe-c4fb443dda19\)](#)

[CD9.2 Statutory BNG Metric Baseline \(August](#)

[2025\).xlsx \(/published-document/64720661-f49c-4672-bbd2-c55d759d1826\)](#)

[CD16.7 Fourells Paddocks \(January 2024\).pdf](#)

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[CD7.11 Response to Second ATE Consultation](#)

[Comments Technical Note 3.pdf \(/published-document/d25e45bc-4733-4316-9d0e-c63ecff19583\)](#)

[CD6.5 Placemaking Plan \(May 2024\).pdf \(/published-document/012b5140-87a2-4721-97f3-c7fef26693fc\)](#)

[CD9.11 Map 2E Habitat Creation Plan - 09209-GIS-02E \(August 2025\).pdf \(/published-document/8f07d533-](#)

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[CD8.2B Direct Rainfall Modelling Part 2 \(December](#)

[2024\).pdf \(/published-document/2100b159-d53a-4dc9-b38d-c8485d4debc6\)](#)

[CD2.20 Adopted Development Plan Policies Map-](#)

[Albrighton Inset.pdf \(/published-document/7a587a34-bfef-4a9c-8229-c8594ecf282e\)](#)

[CD6.2 Land use plan \(May 2024\).pdf \(/published-](#)

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[CD9.14 Map 1B UK Habitat Baseline - 09209-GIS-](#)

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[CD11.10B LVIA Figure 7 Part 2.pdf \(/published-document/f9b10fb4-cc9d-4a8d-91af-ca3ea3957687\)](#)

[CD15.9 Boningale Developments Committee Briefing.pdf \(/published-document/6c7b8469-25f8-45f3-a148-cd4d97684cfe\)](#)

[CD8.1E Flood Risk Assessment and Outline Drainage Strategy Part 5 \(December 2024\).pdf \(/published-document/287d5951-d0e6-4a17-8c35-cddb990937a8\)](#)

[CD11.2 Illustrative Landscape Masterplan.pdf \(/published-document/ba1f82a8-f9d2-4a23-b874-ceec5ae5e2a6\)](#)

[CD16.2 Land South of Shenley Hill, Radlett Decision \(March 2026\).pdf \(/published-document/9c50ca2b-952b-40c8-9793-d03b8f9544a1\)](#)

[CD9.7 Map 2A Habitat Creation Plan -.pdf \(/published-document/d91cedcc-f094-41be-906b-d3a22b94d9ad\)](#)

[CD9.13 Map 1A UK Habitat Baseline - 09209-GIS-01A \(August 2025\).pdf \(/published-document/8fe88857-1634-4f92-b37f-d9cf586b6583\)](#)

[CD2.9 Type and Affordability of Housing Supplementary Planning Document.pdf \(/published-document/4f386111-98c6-4591-b5f7-dbaff9ee4591\)](#)

[CD11.3 Landscape and Visual Impact Assessment \(July 2024\).pdf \(/published-document/0f459251-db25-4020-9abb-dc06917755cd\)](#)

[CD15.1 Proposed Planning Reforms Letter to Case Officer 02.08.2024.pdf \(/published-document/374b1216-1c7c-4f4a-882e-df46ccf488ed\)](#)

[CD9.17 Map 1E UK Habitat Baseline - 09209-GIS-01E \(August 2025\).pdf \(/published-document/93e2f6d7-2d25-4458-83fe-e33d51668593\)](#)

[CD13.1 Boscobel Lane, Bishops Wood Consent Order \(Feb 2026\).pdf \(/published-document/fdd6ab8a-c10f-4dd0-b1c1-e40875f6bbb2\)](#)

[CD12.1 Heritage Impact Assessment \(June 2024\).pdf \(/published-document/0982d8a4-0fb8-4ae4-a2a8-e528d991aedic\)](#)

[CD16.11 Heath Lane, Codicote \(September 2021\).pdf \(/published-document/b93fd9ef-7c04-4bad-bd07-e5697e05ea77\)](#)

[CD11.12 LVIA Appendix 2 Mid Severn Sandstone Plateau.pdf \(/published-document/bd7274f3-b2f4-45dd-9f4b-e69f329d6c1f\)](#)

[CD13.2 Wrotham PC V SSHCLG \(January 2026\).pdf \(/published-document/5fac6c90-e21a-4171-a41d-](#)

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[CD6.9 Illustrative Framework Plan \(December 2024\).pdf \(/published-document/fb6f10d2-42ea-44b4-a19d-e72a99651950\)](#)

[CD11.1 Environmental Enhancement Strategy.pdf \(/published-document/861cd760-8aea-41aa-84e5-e783c6a896e9\)](#)

[CD9.9 Map 2C Habitat Creation Plan -.pdf \(/published-document/b729dec4-964f-4cdf-8d43-ea1e901371e9\)](#)

[CD9.15 Map 1C UK Habitat Baseline - 09209-GIS-01C \(August 2025\).pdf \(/published-document/21026d8a-018e-4d63-ab71-f11454cdacd3\)](#)

[CD15.5 Formal Response to AVAG 04.12.2024.pdf \(/published-document/48ae2c51-a298-4482-b812-f151d3d2744a\)](#)

[CD7.10 Response to ATE Consultation Comments Technical Note.pdf \(/published-document/2c0d3a3b-7a2f-476e-afb3-f24b3e62c7ae\)](#)

[CD2.5 Shropshire Council Regulation 19 Pre-Submission Draft of the Shropshire Local Plan 2016 to 2038.pdf \(/published-document/3bb8eec3-8fe2-4903-b45a-f256091c4749\)](#)

[CD2.23 National Planning Practice Guidance \(NPPG\) on Green Belt.pdf \(/published-document/e0635b88-f5c7-490c-a54e-f5243a2673ed\)](#)

[CD7.7 Proposed Access Strategy \(May 2024\).pdf \(/published-document/893db3da-dddd-4ea6-9afd-f7120d7adae2\)](#)

[CD8.1A Flood Risk Assessment and Outline Drainage Strategy Part 1 \(December 2024\).pdf \(/published-document/ec83f800-ec1b-4a4f-970c-f886bb62699d\)](#)

[CD7.3 Transport Assessment Appendices F-H.pdf \(/published-document/062e3778-95fd-4de0-bc4d-f8bdeb4738dd\)](#)

[CD2.19 Shropshire Council Local Plan Delivery and Viability Study \(July 2020\).pdf \(/published-document/0d25055b-ff11-4d76-aa10-fa65812971dc\)](#)

Separate ownership certificate in application

[From 2A to Landowners.pdf \(/published-document/558bd3ed-5455-44d3-9b11-bddd3e6b315f\)](#)

Design and access statement in application

[CD6.8 Guiding Design Principles & Contextual Responsiveness Document \(May 2025\).pdf \(/published-document/4ff79bbc-b6bc-403f-816a-9db88232edd2\)](#)

[CD6.1 Design and Access Statement \(May 2024\).pdf](#)

[\(/published-document/443845b0-03a7-4e35-9ac1-e64f976bd0cf\)](/published-document/443845b0-03a7-4e35-9ac1-e64f976bd0cf)

Decision letter	CD1.3 Decision Notice (16th December 2025).pdf (/published-document/8b9389c1-0626-455a-b542-e63749f76ff8)
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Appeal statement	Appellant's Statement of Case 110326 - Albrighton South.pdf (/published-document/99b5a4e2-98d3-4881-9bec-5ebb04549ef4)
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New plans or drawings	No
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Planning obligation status	Not yet started
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Planning obligation	No
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New supporting documents	No
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Draft statement of common ground	Albrighton South Statement of Common Ground DRAFT 11032 MW.docx (/published-document/622eecab-46e6-410e-94f1-d2f2ae16f512)
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