

The Planning Inspectorate

PLANNING APPEAL FORM (Online Version)

WARNING: The appeal **and** essential supporting documents **must** reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time, we will not accept the appeal.**

Appeal Reference: APP/L3245/W/25/3362414

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name

Address

Preferred contact method

Email ☒ Post ☐

B. AGENT DETAILS

Do you have an Agent acting on your behalf? Yes ☒ No ☐

Name

Company/Group Name

Address

Phone number

Email

Your reference

Preferred contact method

Email ☒ Post ☐

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority

LPA reference number

Date of the application

Did the LPA validate and register your application?	Yes	☒	No	☐
Did the LPA issue a decision?	Yes	☐	No	☒

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address?	Yes	☐	No	☒
Does the appeal relate to an existing property?	Yes	☐	No	☒
Address	Land To The East of Tilstock Road Tilstock Shropshire			
Is the appeal site within a Green Belt?	Yes	☐	No	☒
Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site?	Yes	☐	No	☒

E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form?	Yes	☒	No	☐
If YES, please state below the revised wording				
Residential development of 70 dwellings including access, open space, landscaping and associated works.				
Please attach a copy of the LPA's agreement to the change.				
☒ see 'Appeal Documents' section				
Area (in hectares) of the whole appeal site [e.g. 1234.56]	4.05 hectare(s)			
Area of floor space of proposed development (in square metres)	6823 sq metre(s)			
Does the proposal include demolition of non-listed buildings within a conservation area?	Yes	☐	No	☒

F. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has:

1. Refused planning permission for the development. ☐
2. Refused permission to vary or remove a condition(s). ☐
3. Refused prior approval of permitted development rights. ☐
4. Granted planning permission for the development subject to conditions to which you object. ☐
5. Refused approval of the matters reserved under an outline planning permission. ☐
6. Granted approval of the matters reserved under an outline planning permission subject to conditions to which you object. ☐
7. Refused to approve any matter required by a condition on a previous planning permission (other than those specified above). ☐
8. Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval. ☒

9. Failed to give notice of its decision within the appropriate period because of a dispute over provision of local list documentation.



G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations



2. Hearing



3. Inquiry



You must give detailed reasons below or in a separate document why you think an inquiry is necessary. The reasons are set out in

☒ see 'Appeal Documents' section

(a) How many witnesses do you intend to call?

6

(b) How long do they need to give their evidence?

Planning - 1 day
Housing land supply - 1 day
Highways - half day
Drainage - half day
Ecology - half day
Landscape - half day

(c) How long do you estimate the inquiry will last?

4 day(s)

H. FULL STATEMENT OF CASE

☒ see 'Appeal Documents' section

Do you have a separate list of appendices to accompany your full statement of case?

Yes

☒ No



☒ see 'Appeal Documents' section

(a) Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? (Please attach draft version if available)

Yes

☒ No



(b) Have you made a costs application with this appeal?

Yes

☐ No



I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates;



CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:



Owner's Name:

Boningale Homes

Address at which notice was served:

56 High St, Albrighton, Wolverhampton WV7 3JQ

Date the notice was served:

14/03/2025

CERTIFICATE C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below.

☐

I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding.

☒

(b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant.

☐

(b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below.

☐

J. SUPPORTING DOCUMENTS

01. A copy of the original application form sent to the LPA.

☒

02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (if these did not form part of the LPA's planning application form).

☐

03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.

☐

04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.

☒

05. (a) Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.

☒

05. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.

☒

05.(c) A list of all plans, drawings and documents upon which the LPA made their decision.

☐

06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application.

☒

06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.

☒

07. A copy of the design and access statement sent to the LPA (if required).

☒

08. A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure.

☒

09. (a) Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion.

☐

09. (b) A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA.

☐

10. Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements.

☒

11. If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline

permission, please enclose:

- (a) the relevant outline application; ☐
 - (b) all plans sent at outline application stage; ☐
 - (c) the original outline planning permission. ☐
12. If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition, we must have a copy of the original permission with the condition attached. ☐
13. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). ☐
14. If the appeal is against the LPA's refusal or failure to decide an application because of a dispute over local list documentation, a copy of the letter sent to the LPA which explained why the document was not necessary and asked the LPA to waive the requirement that it be provided with the application. ☐

K. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided? Yes ☐ No ☒

L. CHECK SIGN AND DATE

(All supporting documents must be received by us within the time limit)

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledge.

I confirm that I will send a copy of this appeal form and supporting documents (including the full statement of case) to the LPA today.

Signature	Miss Sarah MacPherson
Date	14/03/2025 18:32:37
Name	Miss Sarah MacPherson
On behalf of	Mr Boningale Developments Ltd

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 2018.

The Planning Inspectorate takes its data protection responsibilities for the information you provide us with very seriously. To find out more about how we use and manage your personal data, please go to our [privacy notice](#).

M. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form and any supporting documents (including the full statement of case) not previously sent as part of the application to the LPA. If you do not send them a copy of this form and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your appeal form
- locating your local planning authority's email address:

<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>

- attaching the saved appeal form including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

You may wish to keep a copy of the completed form for your records.

N. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. Please ensure that any correspondence you send to us is clearly marked with the appeal reference number.

You will not be sent any further reminders.

The documents listed below were uploaded with this form:

Relates to Section:	DESCRIPTION OF DEVELOPMENT
Document Description:	A copy of the LPA's agreement to the change.
File name:	Validation acknowledgement.docx
Relates to Section:	CHOICE OF PROCEDURE
Document Description:	Document containing detailed reasons why an inquiry is necessary.
File name:	Statement of Case Final.pdf
Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A copy of the full statement of case.
File name:	Statement of Case Final.pdf
Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A separate list of appendices to accompany your full statement of case
File name:	Core Docs Tracker List.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. A copy of the original application sent to the LPA.
File name:	CD5.6 Original Application Form.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
File name:	CD6.21 Site Location Plan P24-1425_DE_001_A_01.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.a. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
File name:	CD6.13 Garages P24-1425_DE_003_11B.pdf
File name:	CD6.15 Building Heights Plan P24-1425_DE_002_B_09.pdf
File name:	CD6.16 Refuse Strategy P24-1425_DE_002_B_08.pdf
File name:	CD6.7 House type L P24-1425_DE_003_04B.pdf
File name:	CD6.22 Street Scenes P24-1425_DE_008_B_01.pdf
File name:	CD6.4 House type D P24-1425_DE_003_03B.pdf
File name:	CD6.2 House type E P24-1425_DE_003_05B.pdf
File name:	CD6.17 Parking Plan P24-1425_DE_002_B_07.pdf
File name:	CD6.20 Materials Plan P24-1425_DE_002_B_04.pdf
File name:	CD6.11 House type AH1B Bungalow P24-1425_DE_003_08B.pdf
File name:	CD6.12 Garages P24-1425_DE_003_10B.pdf
File name:	CD6.14 Affordable Housing Plan P24-1425_DE_002_B_10.pdf
File name:	CD6.21 Site Location Plan P24-1425_DE_001_A_01.pdf
File name:	CD6.1 House type H P24-1425_DE_003_07B.pdf

File name:	CD6.18 Adoption Plan P24-1425_DE_002_B_06.pdf
File name:	CD6.9 House type C P24-1425_DE_003_01B.pdf
File name:	CD6.19 Enclosures and Surfaces Plan P24-1425_DE_002_B_05.pdf
File name:	CD6.3 House type G P24-1425_DE_003_06B.pdf
File name:	CD7.1 Transport Statement.pdf
File name:	CD6.6 House type L1 P24-1425_DE_003_04-1B.pdf
File name:	CD6.8 House type L2 P24-1425_DE_003_04-2B.pdf
File name:	CD6.23 Site Layout P24-1425_DE_002_C_02.pdf
File name:	CD5.6 Original Application Form.pdf
File name:	CD5.3 Housing Mix Statement.pdf
File name:	CD5.2 Affordable Housing Statement.pdf
File name:	CD5.1 Planning Statement.pdf
File name:	CD5.4 Statement of Community Involvement (October 2024).pdf
File name:	CD5.5 Design and Access Statement.pdf
File name:	CD8.6 Appendix C - Surface Water Management.pdf
File name:	CD8.3 Exceedance Routing 48888ECEXXXDRC0003P04.pdf
File name:	CD8.8 Levels Strategy 48888ECEXXXDRC0005P02.pdf
File name:	CD8.5 SUDS Applicability Map.pdf
File name:	CD8.7 Typical Basin with Retention Pond Cross Section 48888ECEXXXDRC0006P02.pdf
File name:	CD8.1B Flood Risk Assessment Part 2.pdf
File name:	CD8.1A Flood Risk Assessment Part 1.pdf
File name:	CD8.2 Drainage Assessment.pdf
File name:	CD8.11 Phase 1 Geotechnical and Geoenvironmental Site Investigation (September 2024).pdf
File name:	CD8.2B Drainage Assessment Part 2.pdf
File name:	CD8.10 Phase 1 Site Investigation Issue (March 2024).pdf
File name:	CD8.4 Drainage Layout 48888ECEXXXDRC0002P04.pdf
File name:	CD8.9 Drainage Areas 48888ECEXXXDRC0004P02.pdf
File name:	CD10.5 Detailed Soft Landscape Design Planting Schedule and Specification Sheet 4 of 4 JSL4904_504.pdf
File name:	CD10.7 Detailed Soft Landscape Design Sheet 2 of 4 JSL4904_502.pdf
File name:	CD10.6 Detailed Soft Landscape Design Sheet 3 of 4 JSL4904_503.pdf
File name:	CD10.1C Landscape and Visual Impact Assessment Part 3 (October 2024).pdf
File name:	CD10.4 Detailed Soft On-Plot Landscape Proposals Sheet 1-4 P24-1458_EN_010.pdf
File name:	CD10.3 Landscape Masterplan P24-1425_EN_06A.pdf
File name:	CD10.2 Detailed Hard and Soft Landscape Proposals Sheets 1-4 P24-1425_EN_07A.pdf
File name:	CD10.1B Landscape and Visual Impact Assessment Part 2 (October 2024).pdf
File name:	CD10.1A Landscape and Visual Impact Assessment Part 1 (October 2024).pdf
File name:	CD11.1 Heritage Statement.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.b. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
File name:	Core Docs Tracker List.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	06.a. Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application (e.g. drawings for illustrative purposes).
File name:	CD5.7 Revised Application Form.pdf
File name:	CD6.23 Site Layout P24-1425_DE_002_C_02.pdf
File name:	CD7.4 Refuse Vehicle Track SH5037-10PD-003 REV C.pdf
File name:	CD7.5 Site Access Arrangements SH5037-10PD-001 REV D.pdf
File name:	CD7.3 Proposed Site Layout SH5037-10PD-002 REV C.pdf
File name:	CD7.2 Designer's Response Report (February 2025).pdf

File name:	CD8.13 Exploratory Hole Location Plan 48888ECEXXXDRC0010P01.pdf
File name:	CD8.16 Revised Drainage Areas 48888ECEXXXDRC0004P04.pdf
File name:	CD8.15 Revised Levels Strategy 48888ECEXXXDRC0005P04.pdf
File name:	CD8.14 Phase 2 Geotechnical and Geoenvironmental Site Investigation (November 2024).pdf
File name:	CD8.12 Envirocheck Report Data Sheet.pdf
File name:	CD9.5 Great Crested Newt Impact Assessment and Conservation Payment Certificate (December 2024).pdf
File name:	CD9.3 Landscape and Ecological Management Plan (October 2024).pdf
File name:	CD9.6 Biodiversity Net Gain Assessment (December 2024).pdf
File name:	CD9.4 Arboricultural Assessment (October 2024).pdf
File name:	CD10.12 Indicative Tree Pit Details P24-1425-EN-011.pdf
File name:	CD10.11 Revised Detailed Soft On-Plot Landscape Proposals Sheet 1-4 P24-1458_EN_010A.pdf
File name:	CD10.10 LEMP P24-1425-EN_08A.pdf
File name:	CD10.9 Revised Detailed Hard and Soft Landscape Proposals Sheets 1-4 P24-1425_EN_07B.pdf
File name:	CD10.8 Revised Landscape Masterplan P24-1425_EN_06B.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	06.b. A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application.
File name:	Core Docs Tracker List.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	07. A copy of the design and access statement sent to the LPA.
File name:	CD5.5 Design and Access Statement.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	08. A copy of a draft statement of common ground.
File name:	Statement of Common Ground DRAFT.docx
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	10. Any relevant correspondence with the LPA, including any supporting information submitted with your application in accordance with the list of local requirements.
File name:	CD14.27 Email exchange Case Officer to Agent 11.2.25.pdf
File name:	CD14.2 Email exchange Council to Agent II 7.11.24.pdf
File name:	CD14.33 Email exchange Case Officer to Agent 24.2.25.pdf
File name:	CD14.42 ID47 - Inspectors' Letter to Shropshire Council re Local Plan Review (January 2025).pdf
File name:	CD14.43 GC56 - Council's response to ID47 (February 2025).pdf
File name:	CD14.44 ID48 - Inspectors' Letter re soundness of Local Plan Review recommending withdrawal (March 2025).pdf
File name:	CD14.45 - Chris Schofield's Statement on Local Plan.pdf
File name:	CD14.46 GC57 Council's Response to ID48.pdf
Completed by	MISS SARAH MACPHERSON
Date	14/03/2025 18:32:37