

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (INQUIRIES PROCEDURES)
(ENGLAND) RULES 2000**

Appeal by: Boningale Developments Ltd

Appeal Site: Patshull Road, Albrighton, Shropshire, WV7 3BH, United Kingdom

Against: The decision by Shropshire Council to refuse planning permission for:

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.

**SHROPSHIRE COUNCIL
STATEMENT OF COMMON GROUND
S106 AGREEMENT PLANNING OBLIGATIONS**

Planning Inspectorate Appeal Reference:	6007402
Shropshire Council Planning Application Reference:	24/02108/OUT
Shropshire Council Appeal Reference:	26/03479/REF

Date: 10th July 2026



Contents

	Page No:
1.0 Background and Purpose	2
2.0 Identified S106 Agreement Obligations	2
3.0 Matters of Agreement	6
4.0 Matters of Disagreement	8
5.0 Table of Split CIL, S106 and Direct Works	8
6.0 Summary Table	10
7.0 Confirmation of Agreement	16

1.0 Background and Purpose

- 1.1 This Statement of Common Ground for S106 Agreement Planning Obligations (SoCG) has been jointly prepared by Shropshire Council ('the Council') and Marrons on behalf of Boningale Developments Limited (the 'Appellant') in relation to an appeal against the refusal of planning application ref: 24/02108/OUT.
- 1.2 It is agreed that the planning application is an Outline application with all matters reserved with the exception of access which is included in detail. It is proposed to provide 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.
- 1.3 The application was refused planning permission at the Shropshire Council Southern Planning Committee of 16th December 2025 with two reasons cited.
- 1.4 It is agreed that there are no reasons for refusal that specifically relate to planning obligations identified during the course of the application as being required to be included in a S106 Agreement.

2.0 Identified S106 Agreement Obligations

- 2.1 The following planning obligations have been identified by the Council to assist in mitigating the impact of the proposed development to make it acceptable in

planning terms. Identified planning obligations must meet the three tests set out in The Community Infrastructure Levy Regulations 2010 (updated 01/05/2025) and paragraph 56 of the National Planning Policy Framework (NPPF) i.e. they must be:

necessary to make the development acceptable in planning terms;
directly related to the development; and
fairly and reasonably related in scale and kind to the development.

Planning obligations have been identified to be used only where it is not possible to address unacceptable impact through a planning condition.

Shropshire operates a CIL charging schedule, adopted in 2011. There are two CIL Charging Zones, with an urban rate of £40/sqm (2026 value based on indexation increases since 2011 is £71.23 per sqm) and a rural rate of £80 (2026 value based on indexation increases since 2011 is £142.86 per sqm). The site is split between the two zones. For clarity there is a nil levy rate for affordable housing and employment related or other non-residential types of development.

Given the application is in outline with no agreed layout, the Council has needed to make several assumptions in calculating expected CIL revenue from the proposal. Firstly, an assumption has been made to split the liable area evenly between the two CIL zones. Secondly it has been assumed there would be average dwelling size of 108sqm. Using the above assumptions we can calculate the following:

ESTIMATED CIL CALCULATION using indexation as if permission granted in 2026			
CIL Rates 2026: Rural = £142.86, Urban = £71.23 per m ²			
800 dwellings less 280 affordable = 520 dwellings. Estimate half urban/half rural (see CIL Charging Spatial Zone – Albrighton.pdf) Therefore 260 dwellings @£142.86 per m ² , 260 dwellings @£71.23 per m ² .			
Private plots @average 108m ²	260 x 108m ² = 28,080	x £142.86	= £4,011,508.80
	260 x 108m ² = 28,080	x £71.23	= £2,000,138.40
		Total	= £6,011,647.20
Less admin @5%	£6,011,647.20 - £300,582.36		= £5,711,064.84
Less Neighbourhood Fund (PC) @15% capped at £178.57 per dwelling	2114 dwellings x £178.57 = £377,496.98		
	£5,711,064.84 - £377,496.98 = £5,333,567.86		= £5,333,567.86
	Therefore Estimated Net CIL Available		= £5,333,567.86

Therefore, once adjustments are made for the CIL Admin contribution and the Neighbourhood Fund, the estimated CIL funding generated by the development available to the Council for use on infrastructure would be £5,333,567.86.

Save where expressly identified within Section 4, the parties agree that the obligations identified within this Statement satisfy Regulation 122 of the Community Infrastructure Levy Regulations 2010 and paragraph 58 of the National Planning Policy Framework.

The parties agree that the Section 106 Agreement provides an enforceable mechanism securing delivery of the identified infrastructure at agreed trigger points.

2.2 Affordable Housing

As the proposal represents major development in the Green Belt, and to comply with the Golden Rules as set out in the National Planning Policy Framework, 35% of dwellings should be provided as affordable housing, as the development represents major development in the Green Belt, in accordance with the Golden Rules.

A tenure split for affordable housing of 70% Social Rent and 30% either Rent to Buy or Shared Ownership has been requested by the Council.

2.3 Learning and Skills (Education)

The Council's Learning and Skills team have requested the following financial contributions towards education provision:

Early years places:	= £0
Primary School places:	= £3,000,000.00
Secondary School places:	= £1,500,000.00
Post 16 places:	= £500,000.00
SEND (special school places):	= £685 904.00
SEND Transport:	= £184 800.00
Total	= £5,870,704.00

Primary School places, Secondary School Places, Post 16 places and SEND places are CIL funded. SEND Transport is an agreed Section 106 financial contribution.

2.4 The Integrated Care Board (ICB) (Healthcare)

The ICB have, based on their standard calculator requested the following financial obligation towards health care provision:

£717,256.00 for the housing element and an additional £59,771.00 for the care home element, resulting in a total of £777,027.00.

2.5 Highways

The following planning obligations relating to highways and transport matters have been requested by the local highway authority:

Passenger Transport (subject to indexation):

Recommended a bus strategy is submitted per Reserve matters to identify and agree infrastructure. The following contributions should be secured and payable to Shropshire Council.

New bus services £1,100.00 per dwelling
New bus services £25,000 per retail unit
Bus stop allocation £1500 per asset
Bus shelter allocation £10,000 per asset
Real time information £7000 per asset and monitoring.
Local interchange contribution £150.00 per dwelling.

Active Travel contribution:

£5000.00 per dwelling

To be used towards upgrading sustainable travel between the site and Albrighton (excluding all works already identified - Drawing SH5034-4PD-010 Revision B)

Travel Plan Monitoring contribution:

School Travel Plan contribution - £60,000

Employment/ Retail unit - £10,000 per unit

Residential - £20,000 per phase/reserve matters

Offsite highways works

The Section 106 Agreement should include requirement for all offsite and enabling works identified to include

- Offsite improvements identified on Drawing SH5034-4PD-010 Revision B
- Offsite improvements identified SH5034-4PD-009
- Access works as detailed on Drawing SH5034-4PD-001 and associated drawings to include: Drawing SH5034-4PD-002 to Drawing SH5034-4PD-007

Staffordshire County Council Highway Authority have requested in their comments of 10th June 2025 that the developer enters into a Section 106 Agreement to secure a financial contribution of £3,000.00 (index linked) for the MOVA validation at the A41/ A464 Holyhead Road/ A41 Newport Road signalised junction.

2.6 Leisure (Sports Provision)

The Council's Leisure team have identified a financial contribution of £1,795,653.00 to be spent in accordance with the Playing Pitch and Outdoor Sports Strategy for Shropshire (PPOSS). Additionally, they have requested a Community Use Agreement for the school sport facilities, including the use of the sport hall to maximise the community benefits of the proposed development.

2.7 Ecology (BNG)

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, the Council's ecologist has requested the S106 Agreement secures the BNG for

30 years, together with a monitoring fee of £41,227.00.

2.8 Public Open Space (POS)

The Council has requested planning obligations to secure the appropriate specifications, provision, and ongoing management and maintenance responsibility for the POS proposed.

2.9 S106 Agreement Registration and Monitoring Fees

Shropshire Council has requested a planning obligation relating to the registration of the S106 Agreement of £1,000.00

Shropshire Council has requested a planning obligations relating to the ongoing monitoring of the S106 Agreement of £85,000

3.0 Matters of Agreement

3.1 The parties agree on the following:

3.2 That the planning obligations listed below are required to assist in mitigating the impact of the proposed development to make it acceptable in planning terms:

35% of dwellings to be provided as affordable housing, which are to be transferred to a Registered Provider, phased through delivery of the development.

- To secure the affordable dwelling split at 70% Social Rent and 30% either Rent to Buy or Shared Ownership, and to define the transfer and occupation terms.
- The parties agree that the development generates demand for secondary education.
- The parties agree suitable land for secondary education is capable of being made available within the development should the Inspector conclude that such provision is necessary.
- Payment of the following financial contribution towards education provision in the Albrighton area as agreed at a single identified trigger point or through an instalment plan:

SEND Transport: = £184 800.00

Primary School places, Secondary School places, Post 16 places and SEND funding is covered by CIL with the breakdown of requested funding detailed above at paragraph 2.3.

A financial contribution of £777,027.00 (£717,256.00 for the housing element plus

£59,771.00 for the care home element) in respect of improvement to the healthcare provision in the Albrighton area to be made as agreed at a single identified trigger point or through an instalment plan or land will be safeguarded on the site for healthcare/GP Practice.

The parties agree that public transport improvements secured through the Section 106 Agreement will ensure sustainable travel opportunities are available from first occupation.

An Active Travel financial contribution of £TBC per dwelling for upgrading the sustainable travel between the proposed development site and Albrighton.

A Travel Plan Monitoring contribution of £60,000.00 in relation to a School Travel Plan and as per the figures set out for each Employment/Retails units and for residential per phase/reserved matter.

Inclusion of all off-site highways improvements and enabling works as identified on drawing nos. SH5034-4PD-010 Rev B, 009, 001 and 002 to 007.

An obligation to seek a Traffic Regulation Order to restrict vehicular traffic to Patshull Road, Newhouse Lane, and Cross Road as identified on drawing SH5034-4PD-001

A financial contribution of £3,000.00 for the MOVA validation at the A41/ A464 Holyhead Road/ A41 Newport Road signalised junction in the South Staffordshire Council jurisdiction

A financial contribution of £1,795,653.00 to be spent in accordance with the PPOSS in respect of improvement to sports provision.

To secure a Community Use Agreement for the sports facilities if these facilities are to be provided in conjunction with the secondary school provision.

The submission and implementation of a Habitat Management and Monitoring Plan and any subsequent amendments to it.

Payment of the Biodiversity Gain Land Monitoring Contribution of £41,227.00 within 10 days of the BNG commencement date.

Access for Inspection and Step-In Rights in relation to the BNG land.

To secure POS specification, provision, maintenance and transfer through agreed triggers.

A S106 Agreement Registration Fee of £1,000 to be paid to the Council upon completion of the Agreement.

A S106 Agreement Monitoring Fee of £85,000.00 to be paid to the Council upon commencement of the development.

- 3.3 The council will provide a CIL Compliance Statement in accordance with The Community Infrastructure Levy Regulations 2010 (updated 01/05/2025) setting out policy support and financial calculations accordingly.

4.0 Matters of Disagreement

4.1 The following requested obligations are not agreed:

The parties disagree that existing capacity within Idsall is sufficient to accommodate secondary education requirements generated by the proposed development land for a secondary school, to be provided at nil consideration, on the basis that it is not agreed whether there is a need for a new secondary school in the area.

The provision of a land within the local centre to provide a GP surgery, on the basis of whether there is a need to provide a surgery within the site.

Whilst parties agree to the principle of a financial contribution for a bus strategy in respect of improvement to the passenger transport provision for the proposed development, as is detailed in the table below, the contribution being sought remains outstanding. The Appellant and the Council are committed to assessing the CIL compliance of a contribution ahead of the Inquiry opening

5.0 Table of Split CIL, S106 and direct works

	CIL	S106	Direct works
Education			
Primary School Places	£3,000,000.00		
Secondary School Places	£1,500,000.00		
Post 16 Places	£500,000.00		
SEND places	£685,904.00		
SEND Transport		£184 800.00	
Healthcare			
Increasing Primary healthcare capacity		£777,027.00	
Passenger Transport			
New Bus Services		£880,000 (£1,100	

required to support new housing		Per dwelling)	
New bus service per retail unit		TBC (assumed £25k per retail unit)	
Bus stop allocation		£1500 per asset	
Bus shelter allocation		£10k per asset	
Real Time information		£7k per asset	
Local Interchange contribution		£120,000.00 (£150 per dwelling)	
Active Travel		TBC in discussion with appellant	
Travel Plan Monitoring contribution			
School Travel Plan contribution		£60,000.00	
Employment/ Retail unit		£10k per unit	
Residential		£20k per phase / reserve matters	
Offsite Highway works			Direct works
Leisure (Sports Provision)			
Used in accordance with the Playing Pitch and Outdoor Strategy		£1,795,653.00	
Ecology			
BNG		£41,227.00	
Public Open Space			
		TBC in discussion with appellant	
S106 Registration		£1,000.00	

S106 Monitoring		£85,000.00	
South Staffs Highways		£3,000	

6.0 Summary Table

Obligation	Council's Position Regulation 122	Appellant's Position Regulation 122
Affordable housing	The provision, amount and tenure of affordable housing are necessary to ensure the development complies with Core Strategy Policy CS11 and the Type and Affordability of Housing SPD. It will directly serve future occupiers and as a major development in the Green Belt has a target of 35% to comply with the NPPF 'Golden Rules. As such the obligation is Reg 122 compliant.	The provision, amount, and tenure of affordable housing are necessary to ensure the development complies with Core Strategy Policy CS11 and the NPPF. As such the obligation is Reg 122 compliant.
Education		
Primary - £3,000, 000.00 total	There is insufficient capacity within local primary schools to accommodate the demand for primary school places to serve the proposed development. Funding required to deliver additional capacity at Albrighton Primary school or an alternative school nearby. The financial obligation requested has been calculated in accordance with DfE guidance based on the likely pupil yield from the development. As such the obligation is Reg 122 compliant.	It is agreed there is insufficient capacity within local primary schools to accommodate demand for and primary places to serve the proposed development, and as such funding is required to deliver additional capacity at Albrighton Primary school or an alternative school nearby. The financial obligation requested has been calculated in accordance with DfE guidance based on the likely pupil yield from the development. As such the obligation is Reg 122 compliant.
Secondary - £1,500,000 total	There is sufficient capacity within local secondary schools to accommodate demand for secondary places to serve the proposed development. However, this capacity is	It is agreed there is insufficient capacity within local secondary schools to accommodate demand for secondary and Post-16 places to serve the proposed

	based on aged infrastructure and as such funding is required to refurbishment/replacement of modular buildings to maintain this capacity at Idsall School. The financial obligation requested has been calculated in accordance with DfE guidance based on the likely pupil yield from the development.. As such the obligation is Reg 122 compliant.	development, and as such funding is required to deliver additional capacity, which can be provided at a new school within the site, or additional capacity at Idsall School. The financial obligation requested has been calculated in accordance with DfE guidance based on the likely pupil yield from the development. As such the obligation is Reg 122 compliant.
Post 16 - £500,000.00 total	It is agreed there is insufficient capacity within local secondary schools to accommodate demand for Post-16 places to serve the proposed development, and as such funding is required to deliver additional capacity, which can be provided at Idsall School. The financial obligation requested has been calculated in accordance with DfE guidance based on the likely pupil yield from the development. As such the obligation is Reg 122 compliant.	It is agreed there is insufficient capacity within local secondary schools to accommodate demand for secondary and Post-16 places to serve the proposed development, and as such funding is required to deliver additional capacity, which can be provided at a new school within the site, or additional capacity at Idsall School. The financial obligation requested has been calculated in accordance with DfE guidance based on the likely pupil yield from the development. As such the obligation is Reg 122 compliant.
SEND - £685,904.00 total	There is a need for additional SEND places in the area, and as such funding is required to deliver additional SEND capacity within the local area. The financial obligation requested has been calculated in accordance with DfE guidance based on the likely pupil yield from the development. As such the obligation is Reg 122 compliant	It is agreed there is a need for additional SEND places in the area, and as such funding is required to deliver additional SEND capacity within the local area. The financial obligation requested has been calculated in accordance with DfE guidance based on the likely pupil yield from the development. As such the obligation is Reg 122 compliant.
SEND Transport - £184,800.00 total	The development will result in additional need for SEND places, and the scale of need is agreed. SEND pupils will in many cases require transport to the specific provision which serves their need and as such a contribution towards this	It is agreed that the development will result in additional need for SEND places, and the scale of need is agreed. SEND pupils will in many cases require transport to the specific provision which serves their need and as such

	provision is necessary. The contribution has been calculated by the Council bases on estimated average transport costs for a 15 year period and is fairly and is fair and reasonable in kind. As such the obligation is Reg 122 compliant.	a contribution towards this provision is necessary. The contribution has been calculated by the Council bases on estimated average transport costs for a 15 year period and is fairly and is fair and reasonable in kind. As such the obligation is Reg 122 compliant.
Secondary School Land	Residential development of 800 homes does not generate the threshold demand required to justify the construction of a new secondary school. Through a combination of current vacancies within the school and the prioritisation of catchment applicants over out of area applicants, the existing school is fully equipped to meet future demand sustainably. There is no requirement for a secondary school and thus the land for such a facility within this area. So is not Reg 122 compliant.	Land for a secondary school is necessary to provide sufficient secondary and post-16 capacity to serve the development and accommodate future housing growth.
Healthcare		
Primary care - £777,027.00 total	An obligation is necessary to ensure sufficient primary care capacity in the local area to serve the development, to be used to support delivery of additional GP capacity within Albrighton. It has been calculated using the ICB's standard calculator, and is based on the level of likely need and estimated cost of delivering additional floorspace. As such the obligation is Reg 122 compliant.	An obligation is necessary to ensure sufficient primary care capacity in the local area to serve the development, to be used to support delivery of additional GP capacity within Albrighton. It has been calculated using the ICB's standard calculator, and is based on the level of likely need and estimated cost of delivering additional floorspace. As such the obligation is Reg 122 compliant.
Land for a GP surgery within the local centre	The existing GP surgery is already under negotiations for a proposed expansion and there is no requirement for additional land for this purpose or requirement for a new facility to meet the development land. There is no need for this obligation, so is not Reg 122 compliant.	There is agreed there is insufficient primary healthcare capacity in the local area, and land sufficient to provide a new GP surgery is necessary to ensure additional capacity can be provided. As such the obligation is Reg 122 compliant.

Highways and Transport		
Public Transport - £1,100 per dwelling, £25,000 per retail unit	The obligation is necessary to deliver sustainable transport. The obligation will deliver funding for a shuttle bus to Albrighton Station, and a new bus service between Wolverhampton and Telford after that point. As such the obligation is Reg 122 compliant.	The obligation is necessary to deliver sustainable transport. The obligation will deliver funding for a shuttle bus to Albrighton Station, and a new bus service between Wolverhampton and Telford after that point. As such the obligation is Reg 122 compliant.
Bus stop - £1,500 per asset	The obligation is necessary to deliver bus stops within the site to support sustainable transport, and the obligation is based on the Council's estimated costs of delivering the required infrastructure. As such the obligation is Reg 122 compliant.	The obligation is necessary to deliver bus stops within the site to support sustainable transport, and the obligation is based on the Council's estimated costs of delivering the required infrastructure. As such the obligation is Reg 122 compliant.
Bus shelter - £10,000 per asset	The obligation is necessary to deliver bus stops within the site to support sustainable transport, and the obligation is based on the Council's estimated costs of delivering the required infrastructure. As such the obligation is Reg 122 compliant.	The obligation is necessary to deliver bus stops within the site to support sustainable transport, and the obligation is based on the Council's estimated costs of delivering the required infrastructure. As such the obligation is Reg 122 compliant.
Real Time Passenger Information Display and monitoring - £7,000 per asset	The obligation is necessary to deliver bus stops within the site to support sustainable transport, and the obligation is based on the Council's estimated costs of delivering the required infrastructure. As such the obligation is Reg 122 compliant.	The obligation is necessary to deliver bus stops within the site to support sustainable transport, and the obligation is based on the Council's estimated costs of delivering the required infrastructure. As such the obligation is Reg 122 compliant.
Local Interchange - £150 per dwelling	The obligation is necessary to deliver sustainable transport infrastructure, and the obligation is based on the Council's estimated costs of delivering the required infrastructure. As such the obligation is Reg 122 compliant.	The obligation is necessary to deliver sustainable transport infrastructure, and the obligation is based on the Council's estimated costs of delivering the required infrastructure. As such the obligation is Reg 122 compliant.
Active travel - £tbc per dwelling	An obligation is necessary to support the delivery of active travel infrastructure from the	An obligation is necessary to support the delivery of active travel infrastructure

	proposed development site to Albrighton and its environs, specifically serving journeys generated by future residents. As such the obligation is Reg 122 compliant.	improvements within the vicinity of the site, and as such the obligation is Reg 122 compliant.
Travel Plan monitoring - £60,000 for school, £10,000 per retail unit, £20,000 per residential phase.	The obligation is necessary to ensure implementation and effectiveness of travel plan measures relating solely to the operation of the proposed development. As such the obligation is Reg 122 compliant.	The obligation is necessary to ensure travel plan measures necessary to promote sustainable transport are implemented. As such the obligation is Reg 122 compliant.
Off-site highways works	The obligation is required to ensure the impacts on the local highway network from the proposed development that require mitigation are acceptably delivered. As such the obligation is Reg 122 compliant.	The off-site highway works are necessary to ensure safe access, an acceptable impact on the local highway network, and to promote sustainable transport. As such the obligation is Reg 122 compliant.
Application for a TRO	This obligation is necessary to seek to secure measures to ensure safe access, an acceptable impact on the local highway network, and to promote sustainable transport. As such the obligation is Reg 122 compliant.	This obligation is necessary to seek to secure measures to ensure safe access, an acceptable impact on the local highway network, and to promote sustainable transport. As such the obligation is Reg 122 compliant.
MOVA validation at the A41/A464 Holyhead Road/ A41 Newport Road (Staffordshire County Council) - £3,000.00	The obligation is necessary to mitigate the impact of development of the site on the junction, and is reasonable in scale and kind to deliver the required mitigation measures. As such the obligation is Reg 122 compliant.	The obligation is necessary to mitigate the impact of development of the site on the junction, and is reasonable in scale and kind to deliver the required mitigation measures. As such the obligation is Reg 122 compliant.
Sports and Open Space		
Outdoor sports - £1,795,653.00 total	The Council has identified a need for improved and additional outdoor sports facilities at the proposed Secondary school to mitigate the impact of the development. The obligation has been calculated using Sports England Sports Facilities Calculator. As	The Council has identified a need for improved and additional outdoor sports facilities within Albrighton to mitigate the impact of the development. The obligation has been calculated using Sports England Sports Facilities Calculator. As such the obligation is Reg 122

	such the obligation is Reg 122 compliant.	compliant.
A Community Use Agreement for the school sports facilities	A Community Use Agreement for the sports facilities required if the sports facility is proposed with the Secondary school would support a healthy and active community and secure the effective use of infrastructure. As such the obligation is Reg 122 compliant	As such the obligation is Reg 122 compliant.
Public Open Space – provision, management, and ongoing maintenance of public open space	POS is required to meet Policy MD2 for open space provision and would serve future residents at a scale proportionate to the proposed development. As such the obligation is Reg 122 compliant.	As such the obligation is Reg 122 compliant.
Ecology		
BNG strategy	BNG is required to comply with Schedule 7A of the Town and Country Planning Act 1990 (as amended) and national policy for BNG. As such the obligation is Reg 122 compliant.	A BNG strategy is necessary to secure habitat creation/enhancement to deliver the statutory BNG requirement for the site. As such the obligation is Reg 122 compliant.
BNG Monitoring – £41,227.00 total	The obligation is necessary to ensure new/enhanced habitats to provide statutory BNG for the site are managed in accordance with the approved strategy for the minimum 30-year period, and is fair and reasonable in scale and kind. As such the obligation is Reg 122 compliant.	The obligation is necessary to ensure new/enhanced habitats to provide statutory BNG for the site are managed in accordance with the approved strategy for the minimum 30-year period, and is fair and reasonable in scale and kind. As such the obligation is Reg 122 compliant.
S106 Registration and Monitoring		
S106 Registration fee - £1,000 total	The registration fee is proportionate and reasonable to ensure the reporting and monitoring of the s106 obligation in accordance with PPG paragraph 036 Reference ID: 23b-036-20190901. As such the obligation is Reg 122 compliant	The registration fee is proportionate and reasonable to ensure the reporting and monitoring of the s106 obligation in accordance with PPG paragraph 036 Reference ID: 23b-036-20190901. As such the obligation is Reg 122 compliant.
S106 Monitoring fee - £85,000 total	The monitoring fee is proportionate and reasonable	The monitoring fee is proportionate and reasonable

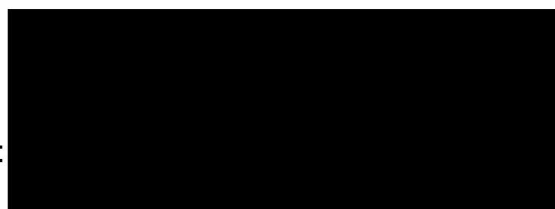
	to ensure monitoring of the s106 agreement in accordance with PPG paragraph 036 Reference ID: 23b-036-20190901. As such the obligation is Reg 122 compliant.	to ensure monitoring of the s106 agreement in accordance with PPG paragraph 036 Reference ID: 23b-036-20190901. As such the obligation is Reg 122 compliant.
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7.0 Confirmation of Agreement

- 7.1 This Statement of Common Ground for S106 Agreement Planning Obligations is jointly agreed upon by both parties:

Shropshire Council:

Signed:

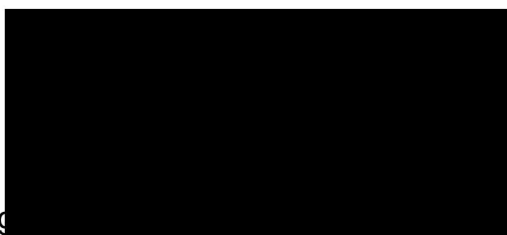


Name: Lynn Parker

Dated: 10th July 2026

on behalf of Boningale Developments Limited

Sig



Name: Megan Wilson

Dated: 10th July 2026