



Appeal by Boningale Developments Ltd

Patshull Road Albrighton Shropshire

Statement of Common Ground - Addendum

PINS Reference: 6007402

LPA Reference: 24/02108/OUT



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Document Control

Project Name: Albrighton South
 Matter Code: 2530067-32
 Report Title: Statement of Common Ground Addendum

This Statement of Common Ground has been agreed by:

Shropshire Council:

Signed: 

Name: Lynn Parker

Dated: 10th July 2026

on behalf of Boningale Developments Limited

Signed: 

Name: Megan Wilson

Dated: 10th July 2026



1. Introduction

- 1.1. This Statement of Common Ground ('SoCG') Addendum has been prepared by Marrons on behalf of Boningale Developments Limited ('the Appellant') together with Shropshire Council ('the Council'), and relates to the refusal of outline planning application 24/02108/OUT.
- 1.2. This statement has been prepared in accordance with the Planning Inspectorate's guidance, as updated on the 14 November 2024 and the Planning Inspectorate's Procedural Guide, as updated on the 4 February 2026, and Article 37, Paragraph (3)(b)(x) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 ("DMPO 2015").
- 1.3. The Appellant has sought to work proactively with the Council and are committed to do so throughout the appeal process.
- 1.4. This SoCG Addendum is supplemental to the agreed Statement of Common Ground between the Appellant and the Council and seeks to clarify those matters highlighted by the Inspector in their post-CMC note, and set out matters of agreement between the Appellant, and the Council. It also seeks to identify areas of disagreement, and the reasons why.
- 1.5. Separate topic specific Statements of Common Ground have been agreed with respect to the following:
 - Heritage
 - Landscape
 - Accessibility

2. Green Belt

Matters in Agreement

- 2.1. The site is within the West Midlands Metropolitan Green Belt.
- 2.2. Relevant National Policy for assessing development within the Green Belt is set out in chapter 13 of the National Planning Policy Framework 2024, and within the Planning Practice Guidance on Green Belt, updated on 27 February 2025.
- 2.3. It is agreed that villages should not be considered large built up areas for the purpose of assessment against green belt purpose A. 'Village' is not specifically defined within relevant national policy or guidance.
- 2.4. It is agreed that the development site does not make a strong contribution to green belt purpose B.
- 2.5. It is agreed that the development site does not make a strong contribution to green belt purpose D.
- 2.6. It is agreed that the development site makes a moderate contribution to Green Belt Purpose E.
- 2.7. It is agreed that the development site does not comprise previously developed land and is free of existing development.
- 2.8. It is agreed that there are no footnote 7 policies which represent a strong reason for refusing the development.
- 2.9. It is agreed that, in accordance with paragraph 155a. of the NPPF that the development would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan.
- 2.10. It is agreed that there is a demonstrable unmet need for housing, including affordable housing, and housing for older people within Shropshire.
- 2.11. Subject to a s106 agreement and appropriate conditions to secure affordable housing, infrastructure, and open space, it is agreed that the development would comply with the Golden Rules as set out at paragraph 156 of the NPPF.

Matters in Dispute

- 2.12. It is disputed whether the development site makes a strong contribution to green belt purpose A. The Appellant considers the development site makes a moderate contribution



whilst the Council consider the development site make a strong contribution to this purpose.

2.13. Matters of disagreement pertain to:

- a) Whether Albrighton is a large built-up area.
- b) Whether there are physical features in reasonable proximity that could restrict or contain development.
- c) Whether development of the site would represent an incongruous pattern of development in relation to Albrighton.
- d) Whether the site is subject to other urbanising influences.

2.14. The Council considers the development would cause substantial harm to the visual and spatial aspects of the openness of the Green Belt.

2.15. Notwithstanding conclusions on whether the site complies with policy with respect to grey belt development, it is disputed whether very special circumstances exist where other considerations outweigh the potential harm to the green belt, and any other harms resulting from the proposed development.



3. Highways

- 3.1. Matters related to accessibility are dealt with in the topic Statement of Common Ground.
- 3.2. Matters related to highways are dealt with in the topic Statement of Common Ground.
- 3.3. Shropshire Council Highways have not objected to the proposed development, and have recommended planning conditions and securing S106 agreement.
- 3.4. Staffordshire Highways have no objection to the development, subject to conditions and securing S106 contribution.
- 3.5. Active Travel England recommend approval of the application subject to conditions and/or a s106 agreement.

4. Ecology

Matters in Agreement

- 4.1. Both parties agree that the submitted Biodiversity Net Gain information is robust and sufficient to demonstrate measurable and policy-compliant BNG delivery. The development will deliver Biodiversity Net Gain of over 10% and will be secured through a Section 106 legal agreement.
- 4.2. The Appellant confirms that a copy of the Impact Assessment and Conservation Payment Certificate (IACPC) to join the District Level Licencing scheme has been submitted to Natural England. Once this has been countersigned, it will be submitted to the SC Ecologist.
- 4.3. With the exception of the outstanding ecological surveys for breeding birds and bats that will be completed between March and July 2026 and shared with the parties, all necessary species surveys and reports have been completed.
- 4.4. The Appellant confirms that the ecological surveys submitted within the planning application remain reliable and will still be up-to-date by the time the Inquiry opens.

Matters in Dispute

- 4.5. The weight to be ascribed to the proposed biodiversity net gain in the overall planning balance is in dispute.



5. Housing Land Supply

- 5.1. Housing land supply matters are detailed in **Appendix 1** of this Addendum.

6. Affordable Housing

Matters in Agreement

- 6.1. The Core Strategy does not specify a fixed affordable housing requirement, with Policy CS11 setting out that affordable housing will be sought in accordance with the prevailing target rate, informed by a viability assessment.
- 6.2. The 2024 Authority Monitoring Report sets out that the prevailing target rate for South Shropshire and Shrewsbury is 20%.
- 6.3. In accordance with paragraphs 156 and 157 of the NPPF, the affordable housing requirement applicable to the site is 35%.
- 6.4. The agreed affordable housing tenure split for the site is 70% Social Rent and 30% Rent to Buy or Shared Ownership to be provided on a phase by phase basis.
- 6.5. It is agreed that the proposed development would include affordable housing in line with the Golden Rules, and this will be secured by way of a s106 agreement.
- 6.6. It is agreed that there is an unmet need for affordable housing within Shropshire

Matters in Dispute

- 6.7. The weight to be ascribed to the provision of affordable housing in the overall planning balance is in dispute.



7. Best and Most Versatile Agricultural Land

Matters in Agreement

- 7.1. National policy, at paragraph 187 of the NPPF, sets out that decisions should contribute to and enhance the natural and local environment, including by recognising the economic and other benefits of the best and most versatile land.
- 7.2. Best and most versatile agricultural land comprises land in grades 1, 2, and 3a of the Agricultural Land Classification (ALC).
- 7.3. Natural England's Provision ALC Mapping indicates the area of the site is likely to be Grade 2 or 3 land. These maps are not sufficiently accurate for use in the detailed assessment of individual fields, but are accepted as providing general guidance on agricultural land quality at such a scale.

Matters in Dispute

- 7.4. In dispute between the parties is the weight to be afforded to the loss of best and most versatile agricultural land in the overall planning balance.

8. Healthcare

Matters in Agreement

- 8.1. The nearest primary care facility to the site is Albrighton Medical Centre. The medical centre is overcapacity based on guidance in *NHS England Premises Principles of Best Practice Part 1 – Procurement & Development*.
- 8.2. Land is proposed to be offered to the ICB within the local centre to allow the provision for a new GP surgery and pharmacy. The ICB states

“this is a significant development and will greatly impact the GP surgery in the town which is already over capacity in terms of available space and there are discussions ongoing for an extension to the current premises to accommodate this need for additional space. This development has not been factored into the current discussions and so will necessitate revisiting the current proposals with a view to increasing the size of the planned extension”.

Using our standard calculator against the proposed housing numbers (800x) and care home beds (80x) gives a figure for a healthcare contribution from this development of £ 717,256 for the housing element and an additional £ 59,771 for the care home element – so £777,027 in total”.

Matters in Dispute

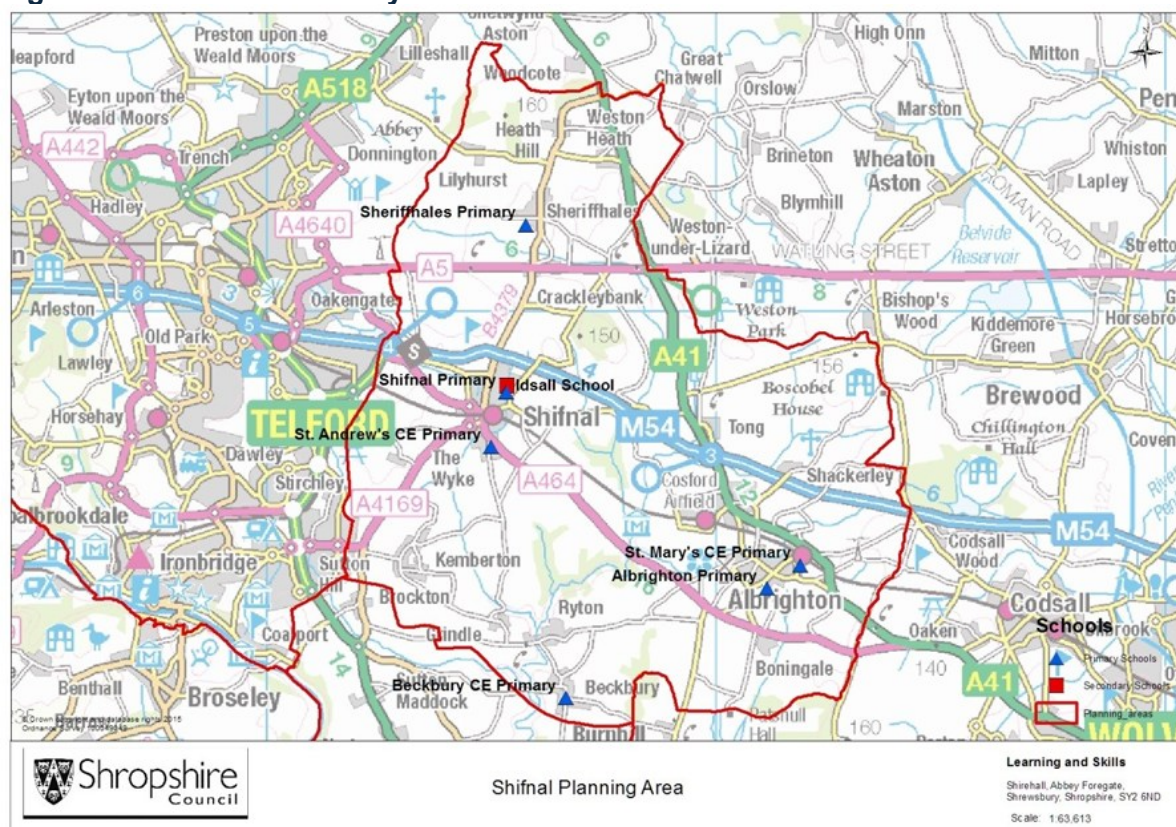
- 8.3. The weight to be afforded to the benefit of providing land for a new GP surgery and pharmacy within the overall planning balance is in dispute.

9. Education

Matters in Agreement

- 9.1. The Local Education Authority, for the purpose of this development is Shropshire Council. They are under a statutory duty under the Education Act 1996 to ensure sufficient schools for provision primary and secondary education for their area.
- 9.2. The Council has calculated the likely demand for school places generated by the proposed development using Department for Education (DfE) pupil yield figure as follows:
 - 64 Early Years places
 - 221 Primary school places
 - 99 Secondary school places
 - 38 Post-16 school places
 - 16 SEND
- 9.3. Shropshire Council includes Albrighton within the Shifnal Secondary School Catchment Area as shown in figure 1 below. Albrighton forms a separate Place Plan Area to Shifnal.

Figure 1 – Shifnal Secondary School Catchment Area





- 9.4. There is unlikely to be sufficient nursery and primary provision in nearby schools to accommodate the pupil numbers generated by the development. The expansion of Albrighton Primary School and Nursery to provide additional capacity to serve the development is likely to be feasible.
- 9.5. Funding to support the expansion of early years and primary capacity to accommodate the school can be secured by way of a s106 agreement or the Community Infrastructure Levy.
- 9.6. Idsall School is the nearest secondary school within Shropshire to the site.
- 9.7. The proposed development includes approximately 5.5ha of land offered to Shropshire Council for provision of a secondary school.

Matters in Dispute

- 9.8. The extent to which Idsall School has spare capacity at present, and the level of spare capacity is disputed.
- 9.9. The need for a new secondary school to accommodate demand for places generated by the development is disputed.
- 9.10. The extent to which the provision of land to provide a school represents a benefit which should weigh in favour of the development in the planning balance is disputed.



10. Flood Risk and Drainage

- 10.1. The updated Flood Risk Assessment and Outline Drainage Strategy (December 2024) has been prepared in accordance with national policy and guidance, and provides a fair and robust assessment of the risk of flooding to the site, and appropriate mitigation.
- 10.2. The site is fully within flood zone 1 with a negligible risk of fluvial flooding. Parts of the site are at low to high risk of surface water flooding where there is surface water ponding and overland flow pathways. The risk of flooding from all other sources is negligible.
- 10.3. It is agreed that the submitted outline drainage strategy is sufficient to ensure that the risk of surface water flooding will be mitigated, and that this can be secured by way of a condition.

11. Arboriculture

- 11.1. It is agreed that an assessment of the appeal site for its arboricultural merit and any impacts arising was undertaken in accordance with British Standard 5837 (2012) 'Trees in Relation to Design, Demolition and Construction – Recommendations'.
- 11.2. It is agreed that to facilitate the vehicular access into the site and to achieve the internal road layout will require the loss of limited sections from six hedgerows, namely H1, H2, H5, H11, H12 and H15 of the Arboricultural Assessment and there would be very limited overall arboricultural impact arising from these losses. There is extensive landscaping, including planting of new and replacement hedgerows as part of the Green Infrastructure proposals to be designed as part of a future RMA, all of which can be secured through a condition.
- 11.3. It is agreed that there are no veteran or ancient trees are present on site, and the site does not contain any Ancient Woodlands.
- 11.4. It is agreed that except for the above losses, no further tree removal would be necessary to facilitate the appeal proposals.
- 11.5. It is agreed that a suitably worded planning condition(s) at the reserved matters stage can ensure that tree protection for all retained trees will be approved by the Council prior to any commencement of construction work on site as requested by the Council Arboriculturist.

12. Status of Development Plan Policies

- 12.1 It is agreed that a development plan policy will be out of date where it is one of the policies most important for determination of the application, which is deemed out of date by virtue of the footnote 8 of the National Planning Policy Framework 2024, including where in relation to housing development, the local planning authority is unable to demonstrate a five year supply of deliverable housing sites.
- 12.2 Parties agree that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the Framework. Weight can still be attached to development plan policies deemed out-of-date for any reason. Consistency between the NPPF and development plan policies deemed out of date is a consideration in applying appropriate weight to them in decision making.
- 12.3 The position of the parties in relation to whether each of the policies most relevant to the appeal are out of date is set out in the table below:

Policy Reference	Policy Name	Appellant's Position	Council's Position
CS1	Strategic Approach	Out-of-date As one of the most important policies for determining the appeal, policy CS1 is out-of-date in accordance with footnote 8 of the NPPF.	Remains in conformity with the NPPF, but out-of-date by virtue of being one of the most important policies for determining the appeal, due to the Council's lack of a five year housing land supply (as per footnote 8 and paragraph 11(d) of the NPPF).
CS3	The Market Towns and Other Key Centres	Out-of-date Policy CS3 seeks to direct housing and other development in accordance with the spatial strategy. It is not consistent with national policy, in particular in relation to housing need and supply.	Remains in conformity with the NPPF, but out-of-date by virtue of being one of the most important policies for determining the appeal, due to the Council's lack of a five year housing land supply (as per footnote 8 and paragraph 11(d) of the NPPF).



Policy Reference	Policy Name	Appellant's Position	Council's Position
CS5	Countryside and Green Belt	Out-of-date As one of the most important policies for determining the appeal, policy CS5 is out-of-date in accordance with footnote 8 of the NPPF.	Remains in conformity with the NPPF, but out-of-date by virtue of being one of the most important policies for determining the appeal, due to the Council's lack of a five year housing land supply (as per footnote 8 and paragraph 11(d) of the NPPF).
CS6	Sustainable Design and Development Principles	Out-of-date As one of the most important policies for determining the appeal, policy CS5 is out-of-date in accordance with footnote 8 of the NPPF.	Remains in conformity with the NPPF, but out-of-date by virtue of being one of the most important policies for determining the appeal, due to the Council's lack of a five year housing land supply (as per footnote 8 and paragraph 11(d) of the NPPF).
CS7	Communications and Transport	In date Policy CS7 supports the provision of infrastructure to meet local and regional needs, and whilst national policy has changed since adoption of the plan, it remains broadly consistent with national policy.	In date Policy CS7 supports the provision of integrated, accessible, attractive, safe and reliable communication and transport infrastructure and services. Remains consistent with national policy.
CS8	Facilities, Services and Infrastructure Provision	In date Policy CS8 supports the provision of infrastructure to meet local and regional needs, and remains broadly consistent with national policy.	In date Policy CS8 supports the provision of services, facilities and infrastructure to meet local and regional needs. Remains broadly consistent with national policy.
CS9	Infrastructure Contributions	In date Policy CS9 sets out how development contributions will be prioritised, and remains broadly consistent with national policy.	In date Policy CS9 sets out how development contributions will be prioritised. Remains consistent with national policy.



Policy Reference	Policy Name	Appellant's Position	Council's Position
CS11	Type and Affordability of Housing	In date Policy CS11 seeks to support the delivery of range of housing to meet the needs of the community, and remains broadly consistent with national policy.	In date Policy CS11 seeks to support the delivery of range of types and affordability of housing to meet the needs of our communities. Remains consistent with national policy.
CS13	Economic Development, Enterprise, and Employment	In date Policy CS13 seeks to support economic growth in Shropshire, and remains broadly consistent with national policy.	In date Policy CS13 seeks to support enterprise and economic growth in Shropshire. Remains consistent with national policy.
CS17	Environmental Networks	In date Policy CS17 seeks to protect and enhance the natural, built, and historic environment, and remains broadly consistent with national policy.	In date Policy CS17 seeks to protect and enhance the natural, built, and historic environment. Remains consistent with national policy.
CS18	Sustainable Water Management	In date Policy CS18 seeks to ensure the risk of flooding is minimised and water managed sustainably, and remains broadly consistent with national policy.	In date Policy CS18 seeks to ensure the risk of flooding is minimised and water managed sustainably. Remains consistent with national policy.
MD1	Scale and Distribution of Development	Out-of-date As one of the most important policies for determining the application/appeal, policy MD1 is out-of-date in accordance with footnote 8 of the NPPF.	Remains in conformity with the NPPF, but out-of-date by virtue of being one of the most important policies for determining the appeal, due to the Council's lack of a five year housing land supply (as per footnote 8 and paragraph 11(d) of the NPPF).
MD2	Sustainable Design	Out-of-date As one of the most important policies for determining the appeal, policy MD2 is out-	Remains in conformity with the NPPF, but out-of-date by virtue of being one of the most important policies for determining the appeal, due to the Council's lack of a five



Policy Reference	Policy Name	Appellant's Position	Council's Position
		of-date in accordance with footnote 8 of the NPPF.	year housing land supply (as per footnote 8 and paragraph 11(d) of the NPPF).
MD3	Delivery of Housing Development	Out-of-date As one of the most important policies for determining the appeal, policy MD3 is out-of-date in accordance with footnote 8 of the NPPF.	Remains in conformity with the NPPF, but out-of-date by virtue of being one of the most important policies for determining the appeal, due to the Council's lack of a five year housing land supply (as per footnote 8 and paragraph 11(d) of the NPPF).
MD6	Green Belt	Out of date As one of the most important policies for determining the appeal, policy MD6 is out-of-date in accordance with footnote 8 of the NPPF.	Remains in conformity with the NPPF, but out-of-date by virtue of being one of the most important policies for determining the appeal, due to the Council's lack of a five year housing land supply (as per footnote 8 and paragraph 11(d) of the NPPF).
MD7a	Managing Housing Development in the Countryside	Out-of-date As one of the most important policies for determining the appeal, policy MD7a is out-of-date in accordance with footnote 8 of the NPPF.	Remains in conformity with the NPPF, but out-of-date by virtue of being one of the most important policies for determining the appeal, due to the Council's lack of a five year housing land supply (as per footnote 8 and paragraph 11(d) of the NPPF).
MD8	Infrastructure Provision	In date Policy MD8 seeks to ensure sufficient provision of infrastructure to meet development needs and is broadly consistent with national policy.	In date Policy MD8 seeks to ensure sufficient provision of infrastructure to meet development needs. Remains consistent with national policy.
MD12	The Natural Environment	In date Policy MD12 seeks to ensure the conservation and enhancement of the natural environment and is broadly consistent with national policy.	In date Policy MD12 seeks to ensure the conservation and enhancement of the natural environment. Remains consistent with national policy.



Policy Reference	Policy Name	Appellant's Position	Council's Position
MD13	The Historic Environment	In date Policy MD13 seeks to ensure the protection of the historic environment and is broadly consistent with national policy.	In date Policy MD13 seeks to ensure the protection of the historic environment. Remains consistent with national policy.
S1	Albrighton Area	Out-of-date As one of the most important policies for determining the appeal, policy S1 is out-of-date in accordance with footnote 8 of the NPPF.	Remains in conformity with the NPPF, but out-of-date by virtue of being one of the most important policies for determining the appeal, due to the Council's lack of a five year housing land supply (as per footnote 8 and paragraph 11(d) of the NPPF).



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