

For and on behalf of
Boningale Developments Limited

Ecology Rebuttal Note on the August 2026 NPPF

Albrighton South

Outline application to include access for a mixed-use development comprising up to 800 dwellings, a care home of up to 80 units, a secondary school and local centre with associated access, infrastructure, landscaping and drainage

Shropshire Council Reference: 24/02108/OUT

PINS Reference: 6007402

Prepared by Daniel Ross
Beamsley Ecology Ltd

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1.0 INTRODUCTION

- 1.1 This report has been prepared by Beamsley Ecology Ltd on behalf of Boningale Developments Limited (the 'Client') to consider the implications of the August 2026 National Planning Policy Framework ('NPPF') for the ecological evidence presented in my Proof of Evidence in relation to the Albrighton South appeal (Planning Application Ref: 24/02108/OUT; Appeal Ref: 6007402).
- 1.2 The relevant National Development Management Policies ('NDMPs') with regard to my ecological evidence are Policy N2, *Improving the natural environment*, and Policy N6, *Areas of particular importance for biodiversity and geodiversity*. These are the principal policies relevant to the ecological matters addressed within my Proof of Evidence.

2.0 SUMMARY OF NPPF CHANGES IN RELATION TO ECOLOGY

- 2.1 Policy N2 broadly carries forward the biodiversity-related principles previously contained within paragraphs 187(d) and 193 of the NPPF, including the mitigation hierarchy, conservation and enhancement of ecological features and provision of biodiversity gains.
- 2.2 Policy N2 provides greater detail in relation to nature recovery, Local Nature Recovery Strategies, green infrastructure, long-term management and integrated nest boxes, including swift bricks. It also confirms the role of the statutory Biodiversity Net Gain regime.
- 2.3 These changes do not materially alter my assessment of the appeal proposals. The ecological strategy set out in my Proof of Evidence already provides for the retention and enhancement of the principal habitat network, habitat creation, Biodiversity Net Gain, sensitive lighting and species-specific measures through the reserved matters process. Bird nesting provision can include integrated swift bricks, and the revised Biodiversity Net Gain assessment demonstrates that the development is capable of delivering at least 10% Biodiversity Net Gain for each relevant unit type.
- 2.4 Policy N6 is materially similar in effect to the corresponding provisions of the previous NPPF insofar as it relates to the protection of designated biodiversity sites and irreplaceable habitats. Nothing within the ecological evidence considered in my Proof of Evidence identifies an effect upon such a feature which would alter my assessment of the appeal proposals.

3.0 CONCLUSION

- 3.1 I have reviewed my Proof of Evidence against Policies N2 and N6 of the August 2026 NPPF. The changes to national planning policy do not result in any material change to my ecological assessment.
- 3.2 My conclusions on the ecological acceptability of the proposed development and its compliance with national planning policy therefore remain unchanged.