



Marrons



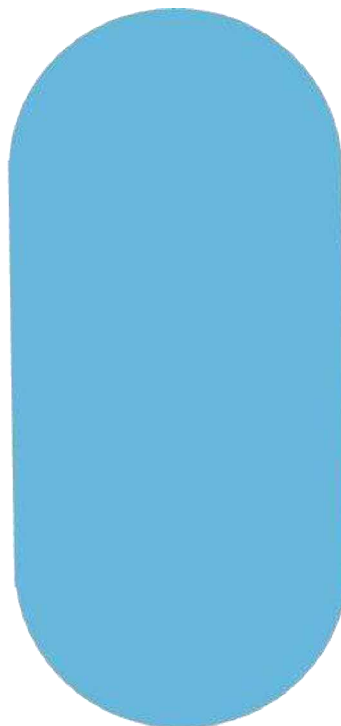
Part of Shakespeare Martineau

Staffordshire County Council Highways
Statement of Common Ground

Appeal by Boningale Developments Ltd against the
refusal of Shropshire Council to grant permission for up
to 800 dwellings, a care home, secondary school and
local centre

Land at Patshull Road, Albrighton, Shropshire WV7 3BH
LPA Reference: 24/02108/OUT
Inspectorate Reference: 6007402

Signed 3rd July 2026





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1. VERSION CONTROL AND APPROVAL

Version	Date	Prepared By	Approved By
Rev A	9th May 2026	Anna Meer	Anna Meer
Rev B	12 th May 2026	Anna Meer	Anna Meer
Rev C			
Rev D			
Rev E			
Rev F			

Prepared for Boningale Developments Ltd



This Highways Statement of Common Ground has been agreed by:

Staffordshire County Council

Signed:

A black rectangular box redacting the signature of Amrit Piechocki.

Name: Amrit Piechocki

Dated: 03/07/2026

Anna Meer of behalf of Boningale Developments Ltd

Signe

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Name: Anna Meer

Dated: 03/07/2026

2. INTRODUCTION

- 2.1. This Statement of Common Ground ("SoCG") relates to the planning appeal ("the Appeal") submitted by Boningale Developments Limited ("the Appellant") against Shropshire Council's refusal of planning application (reference 24/02108/OUT) at Patshull Road, Albrighton ("the Site") for:

"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"

- 2.2. This SoCG seeks to clarify matters, which have been agreed between the Appellant and Staffordshire County Council's ("SCC") Highway Development Control ("HDC") in their role as the neighbouring Highway Authority, in respect of highways and transportation matters.
- 2.3. This SoCG should be read in conjunction with the overarching Planning Statement of Common Ground prepared by Marrons which sets out the context of the Appeal and the areas of agreement / dispute between the Appellant and SC.

3. MATTERS AGREED BETWEEN THE PARTIES

3.1. The following matters are agreed between the Appellant and SCC HDC:

1. Final consultation comments were issued by SCC on 10th June 2025 which confirmed conditional approval of the scheme, subject to individually worded planning conditions.
2. The capacity assessment work undertaken in Technical Note TN05 included assessment of the A41 / A464 signalised junction and the A41 / Heath House Lane / Wrottesley Park Road signalised junction which are under the jurisdiction of SCC (and not Shropshire Council). This capacity assessment work includes assessment of Future Years 2029 and 2034 and is deemed acceptable.
3. The capacity assessment works identified mitigation would be required at the above junctions. In terms of the A41 / A464, it is agreed that infrastructure improvements at this location would offer little benefit, and instead the MOVA at this junction would be validated at a neutral AM and PM peak upon occupation of 400 and 800 dwellings. It is agreed that there may be flexibility regarding the 800-unit occupation threshold due to potential level of build-out.
4. The MOVA validation at the A41 / A464 junction would be secured via a S106 contribution.
5. A mitigation scheme has been identified at the A41 / Heath House Lane / Wrottesley Park Road signalised junction. This scheme offers a betterment to the operation of the junction. The junction improvements would also be coupled with a package of speed reduction measures along the A41.
6. The works at / in the vicinity of the A41 / A464 Heath House Lane / Wrottesley Park Road junction as shown in **Drawing Number SH5034-4PD-012 Revision C** and **Drawing Number SH5034-4PD-014** are agreed. It is agreed that a suitably worded planning condition should be imposed to secure the delivery of such works.
7. It is agreed that future detailed drawings of the off-site improvements set out in **Drawing Number SH5034-4PD-012 Revision C** and **Drawing Number SH5034-4PD-014** would fall under a subsequent S278 Agreement and would require Technical Approval following any subsequent appeal being allowed.
8. The proposed scheme would not result in a significant or severe impact on the surrounding highway network following mitigation.



4. MATTERS OF DISAGREEMENT BETWEEN THE PARTIES

- 4.1 There are no areas of disagreement between the Appellant and SCC HDC.



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