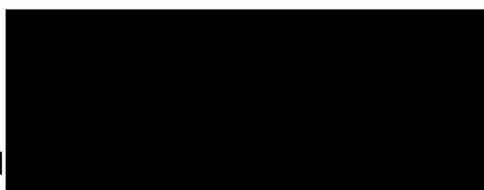


This Statement of Common Ground has been agreed by:

Shropshire Council:

Signed

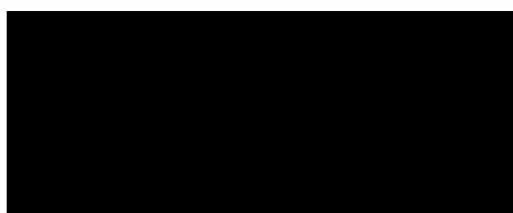


Name: Lynn Parker

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.



- 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.

