

Planning Inspectorate Appeal Reference:	6007402
Appellant:	Boningale Developments Ltd
Appeal Site:	Patshull Road, Albrighton, Shropshire, WV7 3BH
Shropshire Council Appeal Reference:	26/03479/REF
Date:	30th September 2026

Shropshire Council Updated S106 Monitoring Fees Table for Addendum to CIL Compliance Statement of 25th September 2026

Proposed Residential Development - Patshull Road, Albrighton – 24/02108/OUT. Appeal Ref: 26/03479/REF

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

S106 Monitoring Fee:

Registration Fee - £1,000:

As per Shropshire Council published Monitoring fees: [Section 106 monitoring fees | Shropshire Council](#)

Non-financial Obligations					
Planning Obligation	Trigger Point/checks	Officer time (hours)	Cost per hour (£)	Monitoring Fee	Total
	Monitor approval of REM's (5 phases)	5	50	50	250
Part 1 – Notifications	- Monitor commencement each phase - Monitor 1 st occupation to 800 th occupation (monthly) to assess against trigger points	12 hours per year (monthly check) x 6 years	50	3,600	3,600
Part 2 - Affordable Housing On-site provision. No financial	- submit/approval of provisional phasing scheme with each REM - delivery of AH each phase - transfer of AH to Registered Provider each phase	15 hours x 5 phases = 75 hours	50	3,750	3,750
Part 3 – Open Space	- Open Space Spec submitted & approved	20 hours x 5 phases = 100 hours	50	5,000	5,000
	- Maintenance Scheme submitted & approved				
	- POS Transfer Offer to PC	Site visit & Cert issued		2,205	2,205
	- 50% occupancy trigger; - Officer site inspection (Practical Completion Cert issued)	Site visit & Cert issued		2,205	2,205
	-Maintenance Period & rectify any defects				
	- 75% occupancy trigger				
	- Officer site Inspection (Final Cert issued)				
	- If transfer POS to				

	Parish Council or Management Co. - Obtain Management Co. information & ensure covenants complied with - Calculation of commuted sum if POS transferred to PC - obtain invoice information & issue invoice/ monitor for payment received & process payment. Arrange fund to be transferred to PC upon transfer of land. - REM for SUDs submitted - SUD's Management plan to be submitted & approved for each phase - check SUDs delivery				
Part 4 – BNG & Species Mitigation	Off-site species mitigation - Pre-commencement obligations & submission of Species Mitigation Scheme - commencement of Species Mitigation Works - To implement & complete the Species Mitigation Works on the Species Mitigation Land in accordance with the approved Scheme - Independent Ecologist to submit Species Mitigation	Anticipated 30 years monitoring period 3 hours per year x 30 years	50	4,500	4,500

	Monitoring Report to the Council within 20 (Twenty) Working Days of the relevant monitoring date specified in the Species Mitigation Scheme.				
Part 7 – Local Centre	Local Centre -submission & approval of Local Centre Scheme (prior to commencement) Local Shop Delivery - Construction of local shop by occupation of final dwelling in 1st phase. - Provision of Marketing activity reports	10 hours	£50	500	500
Part 8 – Education Land	- submission & approval of School Land Details to the Council within 3 months of School Land Transfer Request (liaise with Service area) - monitoring of Access & Services obligations - Transfer of Secondary School Land	10 hours	£50	500	500
Part 9 – Healthcare Provision Land	- submission & approval of Healthcare Land Details to the Council within 3 months of Healthcare Land Transfer Request (liaise with Service area) - monitoring of Access & Services obligations	10 hours	£50	500	500

	- Transfer of Healthcare Provision Land				
Part 10 – Care Home Provision land	- submission & approval of Care Home Land Marketing Strategy to the Council prior to occupation (liaise with service area) - provision of marketing reports	10 hours	£50	500	500
Financial Obligations					
	Trigger point/checks	Contribution (£)	Monitoring Fee Charge	Amount payable	Total
Part 4 – BNG	- Pre-commencement documents to be submitted & approved <u>On-site BNG</u> - Monitor for BNG commencement date & confirm to Service Area (Ecology) - Issue invoice for Biodiversity Gain Monitoring Contribution (£41,227), monitor for payment received, process payment. - issue notification to Service Area of payment received. BNG Monitoring Contribution utilised by Service area for monitoring BNG obligations in the S106 <u>Off-Site BNG</u> - Pre-commencement evidence of registration of Biodiversity Gains	41,227	1% of contribution	412	412

	Units				
Part 5 – Highways, active travel & Public Transport	<u>Sustainable Transport & Highways Improvements</u> - submission & approval of Highways Improvements Scheme (prior to occupation) - liaison with Service area re Section 278 agreement -----				
	<u>Sustainable Transport Contribution</u> - ST Infrastructure Element contribution - Sum to be agreed. Evidence of costs to be obtained from service area to support invoice. Su - Issue invoice, monitor for payment received, process payment. Notify Service Area payment received.	To be confirmed. Based on nominal contribution of £100,000	1% of contribution	1,000	1,000
	- Sustainable Transport Contribution - Interchange Element (payable prior to 1 st occupation). - Issue invoice, monitor for payment received, process payment. Notify Service Area payment received.	£120,000	1% of contribution	1,200	1,200
	<u>Occupation Restrictions</u> - monitor 250 th occupancy				

	- delivery of Offsite Highways Improvements ----- ---- <u>Bus Strategy & Services</u> - Submission & approval of Bus Strategy (prior to occupation) <u>Intermin Shuttle Bus Service</u> - Shuttle Bus Service to commence no later than 1st occupation & operate until 250 dwellings implemented				
Part 6 – Financial Contributions	Healthcare Contribution – (£59,771 – Care Home Element plus £717,256 Housing Element) - Payable in 4 instalments: prior to 1st 400th, 600th & prior to occupation of Care Home.	777,027	1% of contribution	7,770	7,770
	SEND Education Transport Contribution - payable in 3 instalments: prior to 1st 400th, 600th occupation.	184,800	1% of contribution	1,848	1,848
	Sports Provision Contribution - payable in 3 instalments -prior to 1st , 400th, 600th occupation.	1,795,653	1% of contribution	17,957	17,957
	Bus Service Contribution	880,000	1% of	8,800	8,800

	- payable in 3 instalments: -prior to 1st occupation, -400 dwellings occupation (or 3rd Anniv of occupation of 1st dwelling), -600th dwelling occupation (or 5th Anniv of 1st occupancy).		contribution		
	Bus Service Contribution Per Retail unit	Based on nominal 4 Retail units = $\text{£}25,000 \times 4 = \text{£}100,000$	1% of contribution	1,000	1,000
	<u>OR</u> Bus Service Contribution	1,862,690	1% of contribution	18,626.90	18,626.90
	Travel Plan Monitoring Contribution - payable in 3 instalments: prior to 1st, 400th, 600th occupation.	To be confirmed. Based on nominal contribution of $\text{£}100,000$	1% of contribution	1,000	1,000
	Cycle Provision (Cycle Stand Element)	$\text{£}10,000$ Based on 8 stands plus contingencies	1% of contribution	1,000	1,000
PROPOSED S106 MONITORING FEE					£65,497.00
ROUNDED TO					£65,500.00
OR					
PROPOSED S106 MONITORING FEE					£74,323.90
ROUNDED TO:					£74,500.00

Note:

- 1) Fees based upon monitoring of financial and non-financial obligation in the S106 agreement. On-going assessments to establish stages of the development, consideration of further applications and monitoring of all obligations over extensive built-out period.
- 2) All financial contributions are to be index-linked. Once trigger point has been achieved, indexed sum will be requested from the Finance Team and a breakdown of the calculation to be provided to applicant prior to issuing invoice. Invoice will be issued and database updated. Payment of contribution will be monitored through the bank and processed upon receipt (confirmation sent to applicant, database updated). Notification of payment received will be sent to relevant service area confirming exact use of contribution and any clawback clause applicable.
- 3) Fee for Officer Site Inspection (Open Space) taken from Planning Fees Schedule on Shropshire Council website. See below.

Major development - Residential

Type	Fee	Service offer	Timescale	Additional fees
Development schemes between 10 and 24 units (or site area is between 0.5ha and 0.74ha where number of dwellings not given)	£1,680	To include one online/site meeting with planning officer (£530 per additional officer) if necessary, to be concluded with written response	42 days	• A subsequent site visit or online meeting with planning officer - £840 (£557 per additional officer) • Advice per condition requiring discharge - £389
Development schemes between 25 and 49 units (or site area is between 0.75ha and 0.99ha where number of dwellings not given)	£2,730	To include one online/site meeting with planning officer (£530 per additional officer) if necessary, to be concluded with written response	To be agreed with officer upon validation	• A subsequent site visit or online meeting with planning officer - £1,365 (£557 per additional officer) • Advice per condition requiring discharge - £389
Development schemes between 50 and 199 units (or site area is between 1ha and 4ha where number of dwellings not given)	£3,885	To include one online/site meeting with planning officer and other disciplines if necessary, to be concluded with written response	To be agreed with officer upon validation	• A subsequent site visit or online meeting with planning officer - £2,205 (£557 per additional officer) • Advice per condition requiring discharge - £389