



Appeal by Boningale Developments Ltd

Masterplanning – NPPF Update

Patshull Road, Albrighton, Shropshire

LPA Reference: 24/02108/OUT



Document Control

Project Name: Albrighton South
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Report Title: Masterplanning NPPF Update

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- 1.1 Further to the Masterplanning Statement [CD1.12], submitted as part of this appeal, I herein consider the updated NPPF (August 2026) from a Masterplanning perspective and any relevant changes to the Framework that should be considered as part of the appeal case.
- 1.2 I consider that the NPPF (August 2026) provides greater clarity regarding design requirements and processes, whilst the weight afforded to masterplanning remains broadly the same as in previous iterations of the NPPF.
- 1.3 The following National Decision Making Policies from the NPPF (August 2026) are relevant from a Masterplanning perspective:
 - **L3: Achieving appropriate densities**
 - **DP3: Key principles for well-designed places**
 - **TR4: Street design, access and parking**
- 1.4 These policies are considered in turn as follows.
- 1.5 **L3: Achieving appropriate densities** – as identified within the Masterplanning Statement [CD1.12] at Para. 6.22, Image 6.3 and Table 6.1, it is noted the average net density of the proposals is 35dph (ranging from 22.4dph to 35.7dph). The analysis of the existing settlement within Image 6.3 identifies five areas within Albrighton, of densities 20, 24, 28, 35 and 38 dph.
- 1.6 As per L3(2.a) the proposals will “contribute to an increase in the density of the area” overall. When considering the potential to increase the density within the proposal, the existing character of Albrighton was taken into account. The existing densities within the settlement are not high, as noted above.
- 1.7 The increase in density has therefore sought to make efficient use of land and contributing to an increase in density of the area, aligning with policy L3(2)(a) whilst taking into account the existing character of the settlement and providing an appropriate design response to the context, in line with DP3.
- 1.8 There is not clear justification why the density of the proposal would be inappropriate or not possible, and it does not conflict with other policies within the Framework.
- 1.9 Therefore, the density of the proposals is appropriate and compliant with the NPPF.

- 1.10 **DP3: Key principles for well-designed places** – this policy has five parts, with the first two giving clear guidance on requirements for well-designed places. We comply with these requirements.
- 1.11 **DP3(1)** states that “Development proposals should respond to their context...”, the Masterplanning Statement [CD1.12 – Section 6] and the Guiding Design Principles and Contextual Responsiveness Document [CD6.4] demonstrate how the proposals will deliver a contextually responsive development.
- 1.12 **DP3(2)** lists seven principles of well-designed places, including Liveability, Climate, Nature, Movement, Built Form, Public Space and Identity. Some of these principles and parts of them will be for detailed consideration at the Reserved Matters stage. However, even at this Outline Application stage it has been demonstrated within the Masterplanning Statement [CD1.12] and Guiding Design Principles and Contextual Responsiveness Document [CD6.4], along with the Landscape Proof of Evidence and Transport Proof of Evidence that these policy expectations will be fully achieved.

Liveability – whilst many of the precise details will be determined at the RM stage, the evidence provided at this outline stage will deliver a range of uses and tenures with a local centre, provision of a school site, public open spaces and play areas to promote social interaction. The detailed design of these can ensure they are robust, durable and easy to look after.

Climate - whilst many exact details will be determined at the RM stage, the outline proposals can be seen that they will deliver a development that minimises risks from the impacts of climate change and overheating. Tree lined streets will assist in shading streets, the Illustrative Framework Plan [CD6.6] provides a structure that enables appropriate building orientation and specific building design can be determined at the RM stage. In short, this meaning that the proposals are compliant with the policy requirement.

Nature – at the outline stage it is shown that applying the Illustrative Framework Plan together with the Landscape Masterplan can has demonstrate an appropriate response to nature, including maintaining and enhancing tree cover where possible alongside delivering a network of high quality, accessible, multi-functional green infrastructure. Extensive useable public open space and numerous play areas, as detailed at Image 6.1 within the Masterplanning Statement [CD1.12] provide opportunities for recreation and healthy living.

Movement – again whilst the precise details will be determined at the RM stage, there is demonstrated at this stage that great connectivity and integration of homes and local facilities within the site can readily be achieved. Key movement routes are safe and overlooked by nearby development, with usable public open space and facilities all within appropriate distances of all residents [Image 6.1 and Image 6.2 of CD1.12 respectively]. The Transport Proof of Evidence provides further information on the connectivity and integration of the design proposals to the wider settlement.

Built Form - the evidence and information provided at this outline stage demonstrate that the proposals will deliver a development that optimises the site's potential responding to existing assets and features on the site whilst also being contextually responsive. Clear focal points and appropriate building heights are identified on the Indicative Delivery Plan on Page 37 of the Guiding Design Principles and Contextual Responsiveness Document [CD6.4]. The document [CD6.4] also includes guidance on appropriate pattern of buildings, spaces, focal points and ensuring clear delineation between public and private areas. The detail will be addressed in Reserved Matters applications and determinations.

Public Space – the details will be determined at the RM stage but the evidence demonstrates will deliver safe, secure, accessible and inclusive public open spaces. The Illustrative Framework Plan [CD6.6] shows well-connected and well-overlooked public open spaces. All proposed homes are within 400m [Image 6.1 of CD1.12] of accessible usable public open space.

Identity – whilst the fine grain details will be determined at the RM stage, the outline proposals can readily be seen to be capable of delivering a visually attractive, distinctive and characterful development with a strong sense of place. The Guiding Design Principles and Contextual Responsiveness Document [CD6.4] demonstrates how this can be achieved through a coherent palette of materials, design features and key design principles that are appropriate and responsive to the site context and character of Albrighton.

- 1.13 It should be noted that **DP3(4)** refers to the Design and Placemaking PPG, a draft of which was released for consultation in January 2026 but a final version is yet to be published. Nevertheless, the design proposals are in accordance with both the Draft Design and Placemaking PPG (January 2026) and also the current published National Design Guide (January 2021).



- 1.14 **DP4: The design process** – the proposals that form part of this appeal are the result of an extensive design development process. Page 10 of the Design and Access Statement [CD6.1] demonstrates how the proposals have evolved and been refined through the process.
- 1.15 Furthermore, within the Masterplanning SoCG it is agreed that should the appeal be allowed, a Parameter Plan, which could be conditioned as part of the approval, would be appropriate to agree the quantum and broad location of proposed land uses. This Parameter Plan combined with the Guiding Design Principles and Contextual Responsiveness Document [CD6.4] would assist in ensuring the delivery of a high quality development.
- 1.16 **TR4: Street design, access and parking** – walking, wheeling and cycling within the proposed development will be encouraged and is achievable. All homes are within 400m of usable public open space [Image 6.1 of CD1.12] and within 800m of the local centre [Image 6.2 of CD1.12]. The Illustrative Framework Plan [CD6.6] along with the Landscape Masterplan, shows how the proposed development features connected public open spaces and green corridors, allowing for high quality, safe and well-overlooked routes for walking, wheeling and cycling.
- 1.17 Consideration to access and transport services outside of the site to wider Albrighton is considered within the Transport Proof of Evidence.
- 1.18 **Overall Findings** – In summary, in consideration of the new NPPF (August 2026), it does not require any change to the findings of the Masterplanning Statement [CD1.12]. The design proposals remain policy compliant. The proposals, including the Illustrative Framework Plan [CD6.6] and the Guiding Design Principles and Contextual Responsiveness Document [CD6.4], will deliver a high-quality, policy compliant, development.

