

Town and Country Planning Act 1990 – Section 78 Town and County Planning
(Development Management Procedure) (England) Order 2015 Town and Country
Planning (Inquiries Procedure) (England) Rules 2002

Appeal by Boningale Developments Ltd

Land to the East of Tilstock Road, Tilstock, Shropshire

Against the non-determination of planning permission by Shropshire District Council
for application 24/04176/FUL – Residential development of 70 dwellings including
access, open space, landscaping and associated works.

Planning Inspectorate Reference: APP/L3245/W/25/3362414

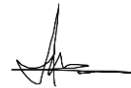
Ecology and Biodiversity Net Gain Statement of Common Ground

August 2025

between:

Boningale Developments Ltd:

Signed (on behalf of Boningale Developments Limited):



Name: Anatoli Togridou, Technical Director, PJA

Shropshire Council

Signed:



Name: Sophie Milburn

I Ecology and Biodiversity Net Gain Statement of Common Ground

- 1.1.1 This Ecology and Biodiversity Net Gain (BNG) Statement of Common Ground (SoCG) relates to a Planning Appeal submitted by Boningale Developments Limited following the non-determination of Planning Application Ref: 24/04176/FUL. The application seeks approval for the construction of 70 residential dwellings, including 10 affordable homes, along with associated landscaping, drainage, and infrastructure works. Vehicular access to the site will be provided from Tilstock Road.
- 1.1.2 This SoCG focuses exclusively on matters relating to Ecology and BNG. This SoCG has been jointly prepared by the Appellant and Council, and the contents of this document have been prepared following communications with Ollie Thomas, Principal Planning Officer at Shropshire Council (SC).
- 1.1.3 The Planning Officer has confirmed via email on 22nd August 2025 and reconfirmed via email on 28th August 2025 that refusal reasons and areas of disagreement for ecology and biodiversity net gain have been suitably addressed through the submission of additional evidence.
- 1.1.4 This SoCG sets out matters agreed between the parties, with the aim of avoiding both parties (Boningale Developments Limited and Shropshire Council) having to produce separate proof of evidence on Ecology and BNG, thereby saving time and resources during the Public Inquiry.

I.2 Skylarks

- 1.2.1 A copy of the breeding bird survey report (CD.9.9) has been provided to SC Ecology.
- 1.2.2 Both parties agree that sufficient information has been provided, in the form of the breeding bird survey report, to facilitate this matter being fully agreed ahead of the Inquiry.
- 1.2.3 Both parties consider that putative reason for Refusal 2, which includes reference to skylarks, has also been adequately addressed in so far as concerns protected species.

I.3 Habitats Regulation Assessments

- 1.3.1 SC Ecology has provided the Appropriate Assessment and HRA for both the Cole Mere Ramsar and Brown Moss SAC and Ramsar sites.
- 1.3.2 Both parties agree that financial contributions are to be secured through a S106 agreement or Unilateral Undertaking to facilitate a total contribution of £100.00 per bedroom (Cole Mere and Brown Moss HRA's combined).
- 1.3.3 Both parties agree that sufficient information has been provided, in the form of the above agreement, to facilitate this matter being fully agreed ahead of the Inquiry and consider that reference to designated sites within Reason for Refusal 2, has been adequately addressed.

I.4 Biodiversity Net Gain

- 1.4.1 Submission 3 was submitted to the Local Planning Authority which comprised the BNG Report Submission 3 (CD9.10), STATUTORY BIODIVERSITY METRIC V3, (CD9.11), STATUTORY BIODIVERSITY METRIC CONDITION ASSESSMENT SHEETS (CD9.12), The UK Habitat Baseline Map, (CD9.13) and Habitat Creation Plan (CD9.14). Submission 3 supersedes all previous submissions related to BNG for this proposed development as well as the BNG Statement contained within the Ecology and BNG Hearing Statement (CD1.4).
- 1.4.2 Both parties agree that the submitted BNG information is robust and sufficient to demonstrate measurable and policy-compliant BNG delivery and support the drafting of a Section 106 Agreement or Unilateral Undertaking to secure delivery of the biodiversity obligations associated with the development.

I.5 Great Crested Newts (GCN)

- 1.5.1 Both parties agree that sufficient information has been provided, in the form of the Impact Assessment and Conservation Payment Certificate (IACPC) (CD9.15), to facilitate this matter being fully resolved ahead of the Inquiry.

I.6 Conclusion

- 1.6.1 Both parties agree that all issues concerning ecology and biodiversity net gain have been addressed, and no areas of disagreement remain.