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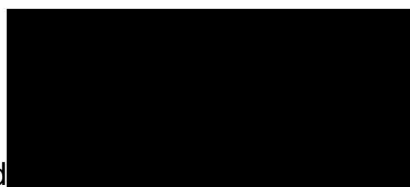
Document Control

Project Name: Albrighton South
Matter Code: 2530067-32
Report Title: ADAG Statement of Common Ground

This Statement of Common Ground has been agreed by:

on Behalf of Albrighton Development Action Group:

Signed

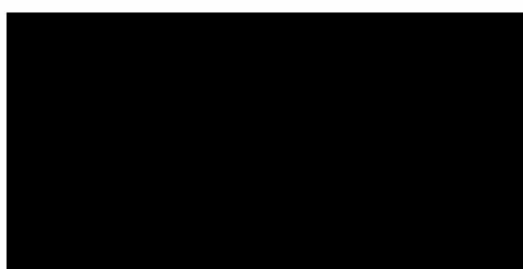


Name: Tom Ryan (ET Planning)

Dated: 10/07/2026

on behalf of Boningale Developments Limited

Signed:



Name: Megan Wilson

Dated: 10/07/2026



1. Introduction

- 1.1 This Statement of Common Ground ('SoCG') has been prepared on behalf of Boningale Developments Limited ('the Appellant') and Albrighton Development Action Group (ADAG) ('the Rule 6 Party') in relation to an appeal against Shropshire Council's ('the Council') refusal of outline planning application 24/02108/OUT, for which the description of development is as follows:

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

- 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 This Statement of Common Ground has been agreed between the Appellant and the Rule 6 Party and has been prepared to assist the Inspector and appeal process.
- 1.4 The Appellant and Rule 6 Party have sought to work proactively together and are committed to do so throughout the appeal process.
- 1.5 This SoCG seeks to clarify matters which have been agreed and areas of disagreement between the Appellant and the Rule 6 Party. The scope of the SoCG has been limited to the scope of the evidence being prepared by ADAG (locational sustainability and active transport). Other matters (relating to Green Belt, Landscape and Heritage) has not been covered as ADAG will not be preparing specific evidence on these matters. ADAG will defer to the Council's position on these matters.



2. Background to the Appeal

- 2.1 The planning application was submitted to the Council on 31 May 2024.
- 2.2 The application was reported to the Southern Planning Committee on 16 December 2025 and the decision notice refusing the application was issued the same day.

3 Description of the Site

- 3.1 The Site occupies 48.04 hectares of land to the South of Albrighton. The Site is comprised of Green Belt land, presently in agricultural use.
- 3.2 The Site boundaries are defined by trees and hedgerows, as are the internal field boundaries. Albrighton (High Street) lies 920m to the north of the closest part of the Site, together with an area of land proposed to be safeguarded for future development in the now withdrawn Draft Shropshire Local Plan.
- 3.3 The northwestern boundary of the Site is defined by Cross Road, whilst the southern boundary is defined by the A464 Holyhead Road and the village of Boningale. The parties do not agree that the environment is an urban one. Newhouse Lane forms the eastern Site boundary. Surrounding land to the southeast and west is primarily agricultural, the Appellant considers that this area of the site is interspersed with clusters of development. The Rule 6 Party acknowledge that there are pockets of development in the form of farms, rural homes and commercial building, but do not consider that this amounts to clusters of development.
- 3.4 Two vehicular access points are proposed onto Holyhead Road to the south, alongside a vehicular access onto Cross Road to the north. There are existing public rights of way in the southeast of the Site and linking into Newhouse Lane.
- 3.5 In the adopted Core Strategy, Albrighton is defined as a 'Key Centre' in the settlement hierarchy within Policy CS1.
- 3.6 Albrighton is defined as a 'Key Centre'. Within Policy CS1 and CS3 Market Towns and Key Centres are grouped together. The Appellant considers that Market Towns and Key Centres are treated equally within the respective policy text, but the Rule 6 Party disputes this. The Market Towns are identified as Owestry, Market Drayton, Whitchurch, Ludlow and Bridgnorth. The same grouping applies within Policy MD1 of the SamDev.
- 3.7 The Appellant considers that Table 1 of the Core Strategy, confirms that within East Shropshire, Albrighton, sitting within the grouped Market Towns and Key Centres, sits within the top tier relevant for the area alongside Bridgnorth. The Rule 6 Party disputes this.
- 3.8 The Community Hubs settlements of Bucknell, Chirbury, Clun, Lydbury North, Ditton Priors, Cockshutt, Dudleston Heath and Elson, Burford, Clee Hill, Onibury, Adderley,



Cheswardine, Childs Ercall, Hinstock, Gobowen, Knockin, Llanymynech and Pane, Ryton, St Martins, Whittington, Baschurch, Bayston Hill, Bonmere Heath, Nesscliffe, Shawbury, Hodnet, Stoke Heath, Woore, Irelands Cross and Pipe Gate all sit within the Tier below the Market Towns and Key Centres Tier. Below that yet further, as defined within the SamDev, there are an additional 43 Community Clusters named in the settlement hierarchy. This excludes wider rural areas.

- 3.9 The appeal proposals comprise a mixed-use development of up to 800 dwellings, a care home of up to 80 units, a secondary school and local centre with associated access, infrastructure, landscaping and drainage.



4 Relevant Development Plan Policies

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

4.2 The key policies of the Core Strategy relevant to this appeal are as follows:

Policy CS1 – Strategic Approach

Policy CS3 - The Market Towns and Other Key Centres

Policy CS5 - Countryside and Green Belt

Policy CS6 - Sustainable Design and Development Principles

Policy CS7 - Communications and Transport

Policy CS8 - Facilities, Services and Infrastructure Provision

Policy CS9 - Infrastructure Contributions

Policy CS11 - Type and Affordability of Housing

Policy CS15 - Town and Rural Centres

Policy CS17 - Environmental Networks

Policy CS18 - Sustainable Water Management

4.3 The key policies of the SAMDev Plan relevant to this appeal are as follows:

Policy MD1 - Scale and Distribution of Development

Policy MD2 - Sustainable Design

Policy MD3 - Delivery of Housing Development

Policy MD6 - Green Belt & Safeguarded Land

Policy MD7a - Managing Housing Development in the Countryside

Policy MD8 - Infrastructure Provision

Policy MD10a – Managing Town Centre Development

Policy MD10b – Town and Rural Centre Impact Assessments

Policy MD12 - The Natural Environment

Policy MD13 - The Historic Environment

Policy S1 - Albrighton

4.4 It is agreed that the Albrighton Neighbourhood Plan Light does not represent a Neighbourhood Development Plan under the provisions of the Localism Act. The Albrighton Neighbourhood Plan 'Light' does not form part of the Development Plan.

4.5 parties agree that community prepared Plans, that have been subject to public consultation, can be a material consideration.

4.6 The Albrighton Neighbourhood Plan Light is referred to within the SAMDev Plan as evidence underpinning the Policy S1 related to Albrighton.

4.7 The Rule 6 Party consider that the key policies of the Albrighton Neighbourhood Plan 'Light' relevant to this appeal are as follows:

Policy ALB1 - Housing Requirements

Policy ALB2 - Site Allocations

Policy ALB3 - Provision for a Replacement GP Surgery

Policy ALB4 - Leisure Facilities

Policy ALB10 - Landscape and Wildlife

Policy ALB11 - Design

4.8. The Appellant considers that each of the above listed policies are out-of-date as the Neighbourhood Plan 'Light' is over 13 years old and is inconsistent with national planning policy and fails to reflect significant increases in minimum local housing need for Shropshire. The Rule 6 Party considers that several of these policies are consistent with the NPPF.

5 Other Matters Agreed Between the Parties

- 5.1 The following matters are agreed between the Appellant and the Rule 6 Party.

Tilted Balance and Housing Land Supply Position

- 5.2 For the avoidance of doubt, ADAG accepts that the Council does not have a five year housing land supply.
- 5.3 It is agreed that there is a presumption in favour of sustainable development and that the tilted balance is engaged, subject to the operation of footnotes 7 and 9.

Development Plan

- 5.4 The development plan relevant to the site comprises the Core Strategy which was adopted in February 2011 and covers the plan period March 2011-March 2026.
- 5.5 Albrighton is identified as a Key Centre in the Council's development strategy, and in the combined tier of Market Towns and Key Centres. The Market Towns are Oswestry, Market Drayton, Whitchurch, Ludlow and Bridgnorth. The Key Centres are Albrighton, Ellesmere, Wem, Monsterley/Pontesbury, Craven Arms, Church Stretton, Bishop's Castle, Cleobury Mortimer, Shifnal, Much Wenlock, Broseley, and Highley.

Highways

- 5.6 The Council are satisfied with the proposed highways strategy and the information submitted as part of the application.
- 5.7 Staffordshire Highways are satisfied that the development trip impact at the two junctions within their jurisdiction can be suitably mitigated and have no objections to the proposed strategy.
- 5.8 Active Travel England support the application subject to appropriate conditions and planning obligations.
- 5.9 ADAG does not agree that these positions resolve concerns regarding the overall locational sustainability of the Site, the availability of genuine transport choice or the likely reliance upon private car travel by future residents. These matters remain in dispute.

6 Matters of Disagreement Between the Parties

6.1 The following matters are not yet agreed between the parties.

The weight to be attributed to the Development Plan policies and whether the policies are consistent with national policy;

The weight to be attributed to the facilities, services and infrastructure proposed, including whether there is a suitable delivery mechanism and whether they respond to local needs;

The scale, proportionality and location of the proposed development, and whether it represents sustainable growth for Albrighton as a 'Key Centre', having regard to its role in the settlement hierarchy and the services and facilities available, the accessibility of the Site and the effect of the development on the scale and function of the settlement.

The extent to which the site represents a sustainable location for development of the proposed scale having regard to travel behaviour, accessibility to services and facilities and likely reliance upon private car travel, in accordance with paragraphs 110 and 115 of the NPPF;

Whether the Site is adequately connected to sustainable transport modes;

To what extent the proposals meet the guidance as set out in the National Design Guide (2021) and the 'Planning for Walking' published by the Chartered Institution of Highways and Transportation ("CIHT Walking Guidance"), April 2015, the provisions of LTN1/20 or the (CIHT) 'Guidelines for Providing Journeys on Foot' (2000).



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