

From: [Megan Wilson](#)
To: [Ollie Thomas](#)
Cc: [Sarah MacPherson](#); [Dean Trowbridge](#); [Charlotte Morrison](#)
Subject: RE: 24/04176/FUL - Land To The East Of Tilstock Road, Tilstock
Date: 16 January 2025 16:34:21

Good Afternoon Ollie,

Many thanks for your time on Tuesday – we really do appreciate all of your efforts in regard to the application and note the very complex policy landscape in which the application is being considered,

I thought it worth following up with a brief email to provide an update and more specially, with reference to the Policy comments from 2nd December that you made publicly visible on Tuesday (14th January) provide some initial thoughts. We note that the comments from Policy confirm that Tilstock is an appropriate location to achieve sustainable development and certainly from a policy perspective, raise no concerns in regard to sustainability.

From my reading of the response, it would appear to be the position that the proposed development does not accord with the adopted Plan, only, as far as I can ascertain from the response, on the basis that the development is located outside of the settlement boundary and as such within the 'countryside'. Obviously we touched on housing land supply as part of our call earlier this week and I appreciate that the Council are in the process of updating their supply, and whilst I expect there will likely be some disagreement over the precise supply figure, from our discussion I understood that it is likely that the Council will confirm that they can't currently demonstrate a sufficient supply. As such, in line with national policy, policies, such as that pertaining to controlling development within the countryside, should be considered out-of-date and the weight to be afford to such policies considered in the context of this should be reflect the shortfall and the application of the tilted balance.

Without having details of the sites that form the Council's emerging claimed supply position, I obviously cannot at this stage make comment on wider points, except to say, that I expect that some sites, within the claimed supply, that have been granted permission, will lie beyond defined settlement boundaries.

Once the Council publish the update supply position, we will review and revert back in more detail as required.

As discussed, we are keen to work proactively with the Council and statutory consultees to address any concerns raised and our urban design team are reviewing the site and seeking to make minor changes to the layout to reflect the comments of the tree officer. Additional work in regard to drainage will be provided tomorrow and I have attached the BNG feasibility assessment and GCN eDNA as discussed.

If you do have any wider urban design points that assist with the ongoing review of the site, it would be much appreciate if you could pass these over and we can make our urban designers available to discuss with you as required and if helpful.

Again following on from your email and the meeting, any further clarity on what the Council are referring to in regard to sustainability concerns and reference to overwhelming the settlement would be much appreciated. I can't see that these concerns have been raised by any statutory consultees, including Policy, who from my reading of their response, appear to confirm that Tilstock is a sustainable location for development so something a little more quantifiable would assist us and allow us the opportunity to respond and provide any evidence as necessary.

We are really eager to keep an open dialogue with the Council on the application and can be available to assist in anyway moving forward.

Many thanks,

Megan Wilson MRTPI CIHCM
Planning Director

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From: Ollie Thomas <Ollie.Thomas@shropshire.gov.uk>
Sent: Thursday, January 9, 2025 11:41 AM
To: Megan Wilson <Megan.Wilson@marrons.co.uk>
Cc: Sarah MacPherson <Sarah.MacPherson@marrons.co.uk>
Subject: RE: 24/04176/FUL - Land To The East Of Tilstock Road, Tilstock

This Message originated outside your organization.

Hi Megan,

Tuesday PM next week is good for me. Do you want to send an invite through.

Happy for your highways consultant to reach out to our LHA.

Thanks,

Ollie Thomas

Principal Planning Officer
Shropshire Council

M: 07815 470 909
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E: ollie.thomas@shropshire.gov.uk

From: Megan Wilson <Megan.Wilson@marrons.co.uk>
Sent: 09 January 2025 11:02
To: Ollie Thomas <Ollie.Thomas@shropshire.gov.uk>
Cc: Sarah MacPherson <Sarah.MacPherson@marrons.co.uk>
Subject: RE: 24/04176/FUL - Land To The East Of Tilstock Road, Tilstock

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Good Morning Ollie,

Many thanks for the below. A fair bit to digest and work through certainly.

Are you free for a teams call at any point on Tuesday, Wednesday or Friday next week? We are eager to discuss with you and see how the application can move forward.

If you are happy for us to do so, we will ask our highways team to reach out to the LHA and seek to set up a meeting re the site, being conscious that highways reviewed the proposed access from a vehicular and pedestrian respect in detail at the pre-application stage?

Many thanks,

Megan Wilson
Planning Director

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From: Ollie Thomas <Ollie.Thomas@shropshire.gov.uk>

Sent: Thursday, January 9, 2025 9:17 AM

To: Megan Wilson <Megan.Wilson@marrons.co.uk>

Cc: Sarah MacPherson <Sarah.MacPherson@marrons.co.uk>

Subject: RE: 24/04176/FUL - Land To The East Of Tilstock Road, Tilstock

This Message originated outside your organization.

Morning Megan,

Thank you and to you!

Happy to have a teams call to discuss the progress of the application.

I am also aware that you have been following the application online and preparing amendments/new information to submit in response to consultee comments. However I do have concerns with this site in regard to its overall sustainability, scale and location.

Whilst Tilstock is an identified settlement for new housing growth under the current adopted Local Plan, the settlement is defined by a development boundary. This application site is outside of the development boundary and therefore contrary to adopted policy. I am aware that the application is being made on the challenge of our 5YHLS. I am sure you will know that the draft LP going through examination has been paused due to significant concerns raised by the examining Inspectors - we are still waiting to understand their concerns in full and work out how we respond to this. The new NPPF has introduced a higher housing supply for Shropshire, which will have an impact on our housing land supply.

That being said, even if we are not able to demonstrate a 5YHLS (which is not our confirmed position at present), the tilted balance still requires development to achieve sustainability goals, whereby the planning balance whilst in presumption in favour of approval, does not avoid the need for new housing to be suitably located in a settlement that is able to accommodate the additional growth and all of the associated pressures - Tilstock is no such settlement.

The development of this site would result in visual harm through encroachment into the countryside, environmental harm through reliance on private car, social harm through pressures on local services and facilities. There are little material benefits over and above policy requirements to outweigh this harm.

I am still waiting for the Highways Authority to provide their comments, but we have received a large number of objection comments all of which highlight the unsatisfactory access arrangement and cite highway safety concerns.

Do you want to suggest some dates/times for a teams meeting?

Thanks,

Ollie Thomas
Principal Planning Officer
Shropshire Council

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From: Megan Wilson <Megan.Wilson@marrons.co.uk>
Sent: 08 January 2025 21:11
To: Ollie Thomas <Ollie.Thomas@shropshire.gov.uk>
Cc: Sarah MacPherson <Sarah.MacPherson@marrons.co.uk>
Subject: 24/04176/FUL - Land To The East Of Tilstock Road, Tilstock

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Good Evening Ollie,

I hope you are well and had a good Christmas and New Year.

By way of brief introduction, I have been working with Sarah on the above listed application and thought it was worth checking in and making sure that you have everything you need in regard to the application at this point?

I wondered if you might be available for a teams call for wider catch-up and to discuss progress on the application given the current timeframes for determination?

I know Sarah has kept you abreast of where we are at in terms of providing additional commentary following statutory consultees comments and I thought it worth just summarising the latest position for ease.

Further to comments from the Tree Officer, our urban design team are reviewing the bungalow plots on the northern boundary with a view to pulling the properties away from the tree beyond the northern boundary of the site. We are aiming to review this, this week and potentially into early next week. I understand that the Council don't have an urban design officer, so as part of this review, it would be efficient and helpful to reflect on any other design comments if and as these become available. If of assistance, I can arrange for the urban design team to be available to discuss the layout with you as required.

Comments received from the SUDs team have been noted and our hydrology team are preparing a brief update/addendum to address the points raised. Our team have advised that this will be available for comment on the 17th January at the latest.

Turning to the comments from the County Ecologist with regard to recreational pressures on international sites, being cognisant of the fact that Natural England will only support financial contributions where likely effects have been confirmed through an AA, I'm unsure on the request for agreement of a financial contribution to come ahead of an AA.

As the competent authority, in order for you to undertake this exercise, are you aware of any additional information required to allow you to consider impact? The applicant is very happy to produce a shadow HRA for your consideration – in anticipation that recreational pressure will likely be screened out? Obviously if this isn't screened out, we can review the request for a contribution and include in HoTs, but in my experience, Natural England and indeed acting Solicitors would have concerns about reversing the order of this process.

I've noted that comments from highways are still outstanding and wanted to check to see if you are happy for me to ask our highways consultants to try and liaise directly, obviously copying you into all correspondence?

Finally, I appreciate that Shropshire Policy team are probably awaiting the substantive letter from the Local Plan Inspectors' before making comments, but I just wanted to check that we are expecting some comments back?

Thank you for all of your hard work on the application to date, and as per the above, it would be really useful to arrange a call or meeting to discuss progress on the application and if indeed you have any thoughts, notwithstanding the outstanding comments, on the Council's current thinking on the application proposal.

If you require anything at any point, please do not hesitate to contact either Sarah or myself and we can assist as required.

Have a great evening.

Megan Wilson
Planning Director

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