

From: [Ollie Thomas](#)
To: [Sarah MacPherson](#)
Cc: [Megan Wilson](#); [Charlotte Morrison](#)
Subject: RE: 24/04176/FUL - Land To The East Of Tilstock Road Tilstock Whitchurch Shropshire
Date: 24 February 2025 11:58:01
Attachments: [image001.png](#)

This Message originated outside your organization.

Sarah,

As previously advised I will not be accepting further submissions of additional information, as I am not satisfied that the additional or amended information will address all reasons for refusal - i.e. would not result in a different outcome to one of refusal. Whilst the NPPF requires us, the LPA, to work proactively, this is very much focussed on engagement through pre-application, it does not oblige us to engage in discussions during a live planning application, in all circumstances. The site has been through pre-application previously, however this was for a different scheme and we previously advised that the site was unsuitable for a number of reasons. You have not sought pre-application advice on the originally submitted scheme. Furthermore, you have sought to seek a number of amendments and submissions of additional information such that the scheme currently being determined is not the scheme as originally applied for. This is far from what the NPPF and PPG advocate in terms of collaborative engagement and is not conducive to supporting negotiation or working positively.

The previous pre-application response, whilst for a different scheme, nonetheless considers the sustainability of the 'site' in the round and the particular impacts of the enquiry development would have in terms of social disbenefits and resultant harm. The current application has failed to address these concerns, such that our opinion has changed on this matter.

The recent Cabinet approved our position of being able to demonstrate a 4.73 years supply of housing, which as already agreed engages the tilted balance and the presumption in favour of sustainable development. This is not an 'open door' to new housing wherever and by whatever scale. I still have a planning judgement to make, based on still in-date planning policies, the NPPF, the advice of my technical consultees and having considered the public representations. Additionally, whilst under the required 5 years supply, 4.73 years transpires to an under-delivery of only some 567 dwellings, this is not a particularly significant under-delivery that the presumption is weighted as strongly towards approval as you would imply (I know you disagree with this, as set out in your submission documents, but this is nonetheless the adopted position of the LPA). Therefore, where significant harm is encountered (either singularly or cumulatively and unable to be mitigated), it is probable that this be sufficient enough to outweigh the benefits and the balance weighted towards refusal - indeed the NPPF has been recently updated to strengthen this approach (para 11 d) ii)).

Your comment re the Policy comments, no one is disputing whether Tilstock is a sustainable settlement or not - it is an identified settlement for growth in the current adopted LP. Its sustainability is already established. However, this site lies outside of the settlement boundary and is therefore considered as lying in open countryside, which by definition under the LP is an unsustainable location for new open market housing development by not supporting the character and landscape setting, or failing to recognise the countryside as a living-working environment. This position has not changed under the tilted balance. Equally, it should be noted that these Policy comments were provided prior to the updated NPPF in Dec 24' and prior to us unable to demonstrate a 5 years supply. Therefore these comments are now out of date.

I will move forward to making my recommendation once all consultee comments have

been received and you can view the reasons for refusal and subsequent justification for such reasons in due course.

Regards,

Ollie Thomas

Principal Planning Officer
Shropshire Council

M: 07815 470 909

T: 01743 253 021

E: ollie.thomas@shropshire.gov.uk

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

Sent: 21 February 2025 17:17

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

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

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

Good afternoon Ollie,

Thank you for your confirmation re highways. I should hope that comments could be provided asap as it has been a considerable time since the initial consultation.

Have you had a chance to review my email earlier this week regarding your recommendation?

I would like to respond on a couple of other points if I may:

Ecology:

BNG Metric and Condition Assessment: this has already been provided in the submission, but we will extract and send as a separate document for ease as the ecologist requests. This will be sent next week

Skylarks: we have instructed this surveywork. However, as the appropriate season for such a survey is May, it cannot be done yet. As the field is currently and historically in use for the grazing of horses we do not anticipate there being any skylarks present but are content to do the survey. However we do feel that it would be an appropriate matter for a pre-commencement planning condition, which could naturally include provision for any mitigation which may be required.

HRA Contributions: as we have previously stated, we are willing to provide a financial contribution which is proven to be necessary in respect of Cole Mere and Brown Moss. With regards to the number of bedrooms, this is stated within the submission, and is a total of 202 bedrooms. We will be happy to agree to a financial contribution as determined by the Appropriate Assessment. In drafting the s106 it would be appropriate to require the undertaking of an Appropriate Assessment *followed by* the payment of a financial contribution. The triggers within the s106 would ensure the payment is made.

Trees

The tree officer has raised concern about the impact of the development upon two small trees at the north of the site (T2 and T3: outside the boundary by overhanging into the site). As a result of the comments we have amended the layout to provide more space for the trees concerned. This addresses the officer's concerns and I hope that you feel able to accept this amendment. The LEMP, masterplan, hard and soft landscape proposals, tree pit details, and detailed on plot landscaping have been updated to tie-in this change.

Many thanks,

Sarah

Sarah MacPherson MRTPI

Senior Planner

D 0115 945 3781

M 07976 441062

E sarah.macpherson@marrons.co.uk



Marrons

Waterfront House, Waterfront Plaza, 35 Station Street, Nottingham, NG2 3DQ
DX10004 Nottingham 1



☐ *I'm empowered to work in ways that best suit the needs of our clients, colleagues and life, be that email, phone, video or in-person - which means I may work outside of traditional business hours. I do not expect that you will read, respond to, or action this email outside of your usual working pattern.*

☐ *As a sustainable business, we try to minimise paper use so please use email where possible - although signed original documents should be returned as instructed.*



FRAUD PREVENTION

Please do not reply to or act upon any email you might receive purporting to advise you that our bank account details have changed. Please always speak to the lawyer acting for you to check any changes to payment arrangements. We will also require independent verification of changes to any bank account to which we are asked to send money.

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

Sent: 21 February 2025 07:49

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

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

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

This Message originated outside your organization.

Sarah,

I note Megan asked me the same question yesterday.

The Highways Authority have not provided any comments as of yet. The reason why it is showing as superseded is due to them being reconsulted through our system, so that their comments can be submitted as and when received.

Regards,

Ollie Thomas
Principal Planning Officer
Shropshire Council

M: 07815 470 909
T: 01743 253 021
E: ollie.thomas@shropshire.gov.uk

From: Sarah MacPherson <Sarah.MacPherson@marrons.co.uk>
Sent: 20 February 2025 16:44
To: Mark Wootton <mark.wootton@shropshire.gov.uk>
Cc: Megan Wilson <Megan.Wilson@marrons.co.uk>; Ollie Thomas <Ollie.Thomas@shropshire.gov.uk>
Subject: 24/04176/FUL - Land To The East Of Tilstock Road Tilstock Whitchurch Shropshire

Good afternoon Mark,

I am the planning agent for application 24/04176/FUL in Tilstock.

I have just reviewed the application portal and note that under the consultee comments section, it is as of today suggesting that comments have been received from yourself at Highways, but have been superseded.



To date there have been **no published comments** from Highways for this scheme.

Please could you advise if comments have been provided to the case officer and if so, even if the intention is for additional comments to be made, provide those sent to date without delay?

Many thanks,

Sarah

Sarah MacPherson MRTPI
Senior Planner

D 0115 945 3781
M 07976 441062
E sarah.macpherson@marrons.co.uk



Marrons
Waterfront House, Waterfront Plaza, 35 Station Street, Nottingham, NG2 3DQ



☐ *I'm empowered to work in ways that best suit the needs of our clients, colleagues and life, be that email, phone, video or in-person - which means I may work outside of traditional business hours. I do not expect that you will read, respond to, or action this email outside of your usual working pattern.*

☐ *As a sustainable business, we try to minimise paper use so please use email where possible - although signed original documents should be returned as instructed.*

FRAUD PREVENTION

Please do not reply to or act upon any email you might receive purporting to advise you that our bank account details have changed. Please always speak to the lawyer acting for you to check any changes to payment arrangements. We will also require independent verification of changes to any bank account to which we are asked to send money.

Marrons is a business name of Shakespeare Martineau LLP. Shakespeare Martineau LLP is a limited liability partnership registered in England and Wales with number OC319029, is authorised and regulated by the Solicitors Regulation Authority with number 442480, with its registered office at No.1 Colmore Square, Birmingham, United Kingdom B4 6AA. Shakespeare Martineau LLP is a subsidiary of Ampa Holdings LLP (registered number OC435936).

Any reference to 'partner' in relation to Shakespeare Martineau LLP is a reference to a member of Ampa Holdings LLP or to an employee or consultant of Shakespeare Martineau LLP with equivalent standing and qualifications who is authorised by Shakespeare Martineau LLP to execute and to bind that entity accordingly. The members of Shakespeare Martineau LLP are Ampa Holdings LLP, Mark Beesley, Lesley Davis, Fiona Dodd, Verity Kirby, Suzanne Leggott, Dean Orgill, Grant Parker, Jonathan Porter, Alex Smith, Hannah Tait and Victoria Tester. Service of documents by fax or email is not accepted.

You should carry out your own virus check before opening any attachment. We accept no liability for any loss or damage, which may be caused by software viruses or interception or interruption of this email. Please be aware of cyber crime. We will

not be liable if you transfer money to an incorrect bank account. We will not accept, or provide, bank details sent by email alone. Always speak to the lawyer acting for you to check any changes to payment arrangements. We will also require independent verification of changes to any bank account to which we are asked to send money.

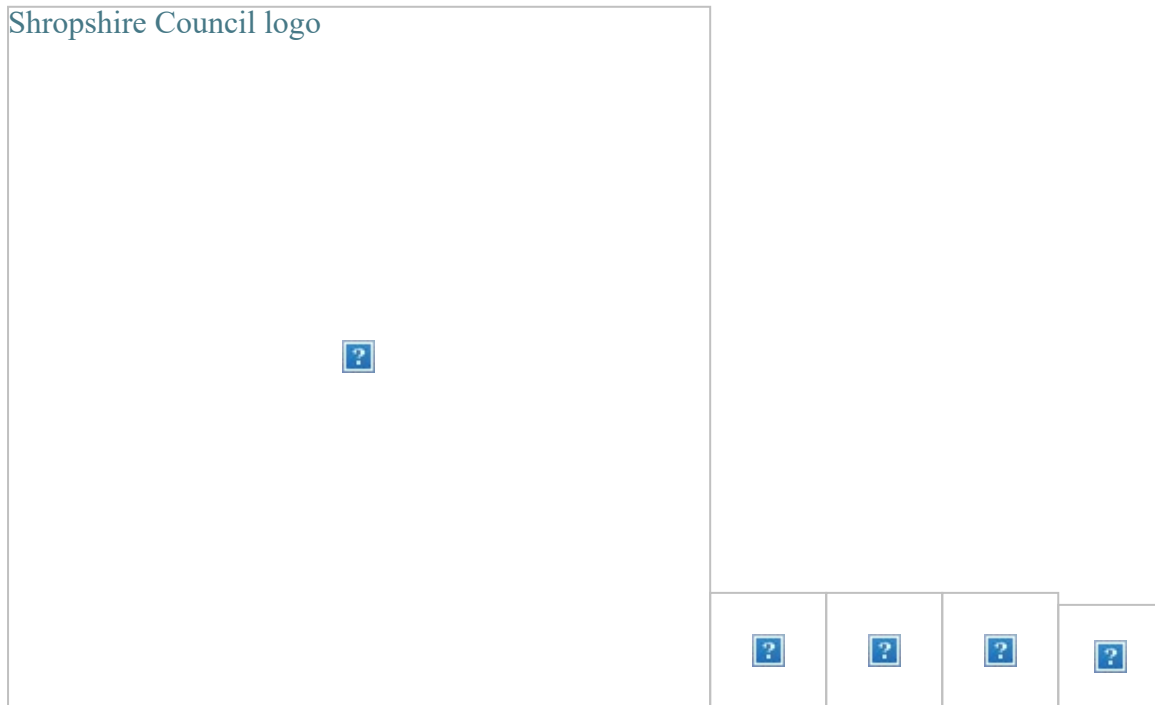
For information on how we process your personal data, please refer to our Privacy Notice.

This email is CONFIDENTIAL (and may also be privileged or otherwise protected from disclosure) and is intended solely for the person(s) to whom it is addressed. If you have received it in error please notify the sender immediately and delete the original message from your system. You must not retain, copy or disseminate it.

Please consider the environment before printing this email.

If you would like more information about Shropshire Council services, please [visit our website](#) or [sign up for email updates](#)

Shropshire Council logo



If you are not the intended recipient of this email please do not send it on to others, open any attachments or file the email locally.

Please inform the sender of the error and then delete the original email.

Marrons is a business name of Shakespeare Martineau LLP. Shakespeare Martineau LLP is a limited liability partnership registered in England and Wales with number OC319029, is authorised and regulated by the Solicitors Regulation Authority with

number 442480, with its registered office at No.1 Colmore Square, Birmingham, United Kingdom B4 6AA. Shakespeare Martineau LLP is a subsidiary of Ampa Holdings LLP (registered number OC435936).

Any reference to 'partner' in relation to Shakespeare Martineau LLP is a reference to a member of Ampa Holdings LLP or to an employee or consultant of Shakespeare Martineau LLP with equivalent standing and qualifications who is authorised by Shakespeare Martineau LLP to execute and to bind that entity accordingly. The members of Shakespeare Martineau LLP are Ampa Holdings LLP, Mark Beesley, Lesley Davis, Fiona Dodd, Verity Kirby, Suzanne Leggott, Dean Orgill, Grant Parker, Jonathan Porter, Alex Smith, Hannah Tait and Victoria Tester. Service of documents by fax or email is not accepted.

You should carry out your own virus check before opening any attachment. We accept no liability for any loss or damage, which may be caused by software viruses or interception or interruption of this email. Please be aware of cyber crime. We will not be liable if you transfer money to an incorrect bank account. We will not accept, or provide, bank details sent by email alone. Always speak to the lawyer acting for you to check any changes to payment arrangements. We will also require independent verification of changes to any bank account to which we are asked to send money.

For information on how we process your personal data, please refer to our Privacy Notice.

This email is CONFIDENTIAL (and may also be privileged or otherwise protected from disclosure) and is intended solely for the person(s) to whom it is addressed. If you have received it in error please notify the sender immediately and delete the original message from your system. You must not retain, copy or disseminate it.

Please consider the environment before printing this email.

If you are not the intended recipient of this email please do not send it on to others, open any attachments or file the email locally.

Please inform the sender of the error and then delete the original email.

