From:	Megan Wilson
To:	Ollie Thomas
Cc:	Sarah MacPherson
Subject:	RE: 24/04176/FUL - Land To The East Of Tilstock Road, Tilstock
Date:	27 January 2025 12:18:52
Attachments:	BE0017.R.01.2 Land off Tilstock Road, Tilstock BNG.pdf

Good Afternoon Ollie,

I hope you are well.

With regard to the above listed application, please see attached detailed BNG assessment, demonstrating that a net gain in around 27%. I trust the attached is sufficient to address the points raised by the County Ecologist in regard to BNG and in line with recent appeal decisions, the provision of 17% above statutory requirements will be recognised and supported by the Council.

Please do not hesitate to contact me if you require anything further at any stage.

Many thanks,

Megan Wilson MRTPI CIHCM
Planning Director

D 0114 478 6599
M 07970 258 102
E megan.wilson@marrons.co.uk

Marrons
Cubo, 38 Carver Street, Sheffield S1 4FS
DX 701873 Sheffield 5

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: 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

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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

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

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

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

D 0114 478 6599
M 07970 258 102
E megan.wilson@marrons.co.uk

Marrons
Cubo, 38 Carver Street, Sheffield S1 4FS
DX 701873 Sheffield 5

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