

From: [Sarah MacPherson](#)
To: [Ollie Thomas](#)
Cc: [Megan Wilson](#); charlotte.morrison@shropshire.gov.uk
Bcc: [Dean Trowbridge](#)
Subject: RE: 24/04176/FUL - Land To The East Of Tilstock Road, Tilstock
Date: 11 February 2025 18:32:00

Good evening Ollie,

Your email is disappointing.

You will be aware that despite being consulted on 7th November 2024, we have still not received comments from Highways. Thus by refusing to accept any further amendments you are prejudicing the applicant's ability to respond to the Highways comments when they are eventually received. Likewise should anything arise in the ecology re-consultation.

I am confused by your assessment that you have "significant concerns with the site in terms of its sustainability and compliance with national and local policies in this regard (scale of development, impact on services/facilities, landscape/visual harm)."

In their response of 2nd December your colleagues in Planning Policy concluded that "Tilstock is part of a community cluster and is considered an appropriate location to achieve sustainable development".

You raise concern with the scale of development: what precisely is the issue with the scale? I am struggling to see how a reason for refusal could be formulated on such grounds without proper substantiation.

You note impact on services and facilities, yet there have been no consultee responses, and no evidence which I have seen, which would lead you to that conclusion. Have you got any evidence that local services could not cope? If so, I would be very interested in reviewing it. Indeed if such evidence is intended to form a reason for refusal it would be unreasonable not to disclose it to the applicant as part of transparent decision making.

You note impact on the landscape and visual harm, but again I cannot see how this has been substantiated. There are no consultee responses which speak to landscape harm, and our submission contains a detailed and robust Landscape and Visual Impact Assessment, undertaken in line with best practice guidance. The site is not subject to any statutory or non-statutory landscape protection designations and no other environmental designations are present. The LVIA concludes that the receiving landscape has the capacity to accommodate the proposed development without causing unacceptable harm to the existing landscape and visual resource. There is no policy conflict on landscape grounds, and officers are able to further control the scheme via condition on planting, maintenance etc.

As you mention, we await the Cabinet meeting tomorrow but are pleased that the tilted balance is now acknowledged to be engaged. As such, in order to refuse the application you would need to find adverse impacts which would significantly and demonstrably outweigh the benefits of granting the application. In the face of the position Shropshire finds itself, I consider that to be a high bar indeed. The putative reasons for refusal you have mentioned are not evidenced by consultation responses from relevant experts and I do not believe they would stand up at appeal.

We have always been very happy to work with you on this application, and have provided everything we have been asked for. We hope to continue to be able to engage with you in this way and that you can provide some more information on the above which we may then discuss. I look forward to hearing from you.

Kind Regards,

Sarah

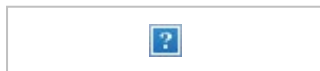
Sarah MacPherson MRTPI

Senior Planner

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

Sent: 11 February 2025 16:51

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

This Message originated outside your organization.

Afternoon Sarah,

I have passed over your submissions to be uploaded to the file and requested comments from the ecology and highways teams.

Following this latest round of consultation, I will not be accepting any further submissions on the application. I have not asked for any previously and have

previously advised that I have significant concerns with the site in terms of its sustainability and compliance with national and local policies in this regard (scale of development, impact on services/facilities, landscape/visual harm). Any further submissions will further and unnecessarily delay a decision being made on the proposals.

You will be aware that our housing land supply position is being considered by members at Cabinet tomorrow, following which and if agreed, I will be moving forward to making my recommendation, subject to receiving any outstanding consultee comments - ecology and highways. Based on already expressed concerns, it is unlikely that my recommendation will be one of approval as whilst the tilted balance is engaged, the development of this site will result in significant harm such that outweighs the presumption in favour.

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: 07 February 2025 16:51

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

Good afternoon Ollie,

Further to recent discussion and consultee comments, please find attached additional vehicle tracking plans, amended layout, and a RSA Designers Response.

I trust they can be uploaded early next week and the relevant consultees contacted for comment.

Do let me know if you have any queries.

Kind Regards,

Sarah

Sarah MacPherson MRTPI

Senior Planner

D 0115 945 3781

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E sarah.macpherson@marrons.co.uk



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

Sent: 04 February 2025 08:59

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

Good Morning Ollie,

I hope you are well.

I just wanted to check that you had received the below and the attached BNG assessment for the site? It hasn't appeared, as far as I can see, on the portal yet.

Many thanks,

Megan Wilson MRTPI CIHCM

Planning Director

D 0114 478 6599

M 07970 258 102

E megan.wilson@marrons.co.uk



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From: Megan Wilson

Sent: Monday, January 27, 2025 12:18 PM

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

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

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M 07970 258 102

E megan.wilson@marrons.co.uk



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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

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

You don't often get email from megan.wilson@marrons.co.uk. [Learn why this is important](#)

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?

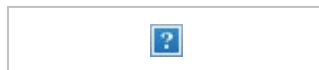
Thank you for all of your hard work on the application to date, and as per the above, it would be really useful to arrange a call or meeting to discuss progress on the application and if indeed you have any thoughts, notwithstanding the outstanding comments, on the Council's current thinking on the application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



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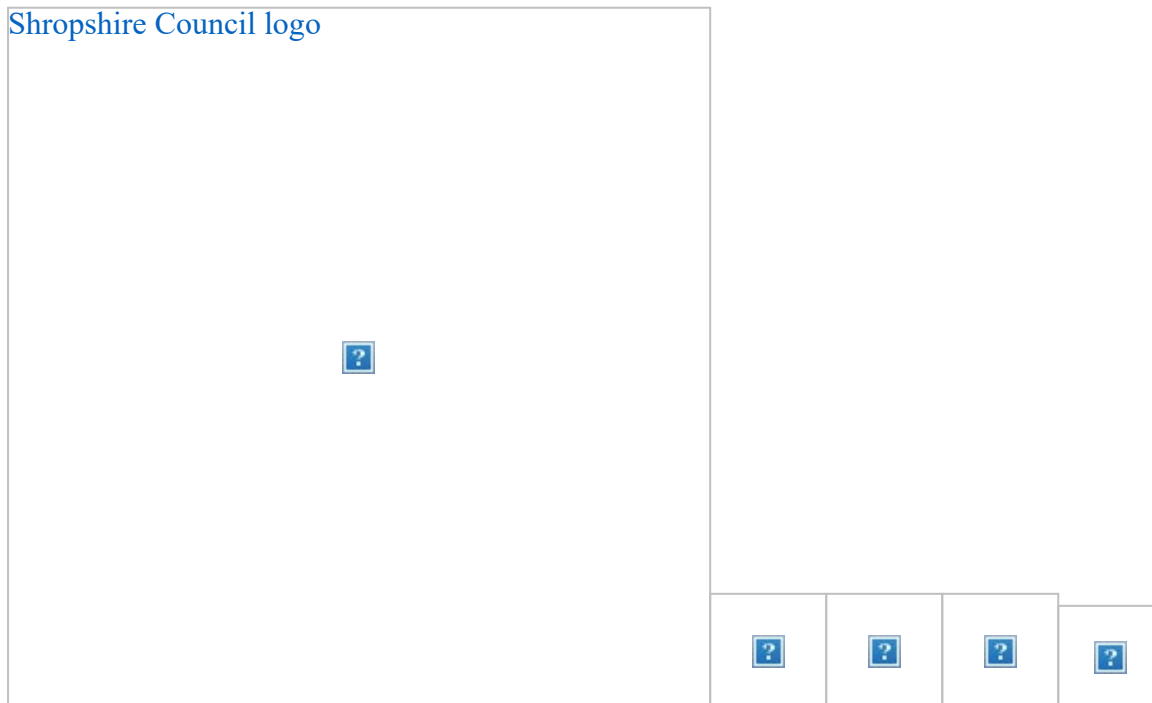
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