

Summary Landscape and Visual Proof of Evidence

Land To The East of Tilstock Road, Tilstock, Shropshire.

On behalf of Boningale Developments Ltd.

Date: 16/09/2025 | Pegasus Ref: P24-1425

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1. Summary

- 1.1. My name is Neil Robert Furber and I am a Senior Director at Pegasus Group. I hold a Bachelor of Science (Dual Hons) in Landscape Design and Plant Science from Sheffield University (1992–1995) and a Postgraduate Diploma in Landscape Architecture from Cheltenham and Gloucester College of Higher Education (1997). I became a Chartered Landscape Architect of the Landscape Institute in 2002.
- 1.2. I have over 25 years' continuous experience as a Landscape Architect working on a wide variety of projects across all the major development sectors, including extensive experience of the landscape design and assessment of many consented residential developments.
- 1.3. The evidence which I have prepared and provide in this proof of evidence is true and has been prepared and is given in accordance with the guidance of my professional institution. I also confirm that the opinions expressed are my true and professional opinions.
- 1.4. Putative reasons for refusal are set out in the Council's Statement of Case, with reason for refusal No.1, being relevant to landscape and visual matters, with my emphasis underlined..

"The proposed development is of such a scale that is disproportionate to the existing built form, rural character and appearance, and available services and facilities of Tilstock; and is inappropriately located so as to not respect the rural street pattern and urban grain, will adversely impact upon the settlements rural function, character and vitality, and result in encroachment to the open countryside, contrary to adopted Policies CS1, CS4, CS5, CS6, MD1, MD2 and MD7a, and NPPF paras 82, 83 and 135 (a)(c)(d)(e)(f)."
- 1.5. My evidence sets out the landscape design merits of the scheme and provides reasoned justification as to why I consider that the landscape elements of the scheme would deliver a well-designed place, compliant with relevant design related policies and guidance.
- 1.6. As described by the DAS (CD 5.5) the scheme demonstrates a positive approach to place-making including areas of open space and planting creating green corridors through the development that retain and reinforce features of the local landscape and create attractive spaces framed by dwellings.
- 1.7. My evidence describes in detail the landscape design response to the local context with reference to the revised Landscape Masterplan (CD 10.8) and revised detailed hard and soft

landscape proposal sheets 1–4 (CD 10.9), and revised detailed soft on-plot landscape proposals (CD 10.11).

- 1.8. The principles of planting strategy are set out in the DAS (CD 5.5) at paragraphs 5.36–5.42, the drainage and landscape proposals at 5.43 to 5.45 and the play strategy at 5.46 to 5.49.
- 1.9. The site lies on the northern edge of the village of Tilstock and has no public access. The site's landcover comprises pastoral farmland currently grazed by horses, with some native hedgerows and a small number of hedgerow trees along the northern, western, and southern Site boundary.
- 1.10. The village of Tilstock adjoining the Site to the south includes recently constructed properties along Crabmill Meadow. The Tilstock Bradbury Village Hall and car park lie adjacent to the southeastern corner of the site. As described in the Pegasus Design Hearing Statement the surrounding housing is unremarkable and does not have any particularly distinctive features.
- 1.11. The B5476 Tilstock Road runs adjacent to the western boundary with some residential properties along the road adjacent to the southwestern section of the site.
- 1.12. The LVIA (CD 10.1) at Section 5, sets out the context of the Appeal Site in relation its location within the 'Shropshire, Cheshire and Staffordshire Plain' National Landscape Character Area, and the 'Settled Pastoral Farmlands' Landscape Character Type (LCT), as described in the Shropshire Landscape Typology (2006). The 'Settled Pastoral Farmlands' LCT records how the historical pattern of small to medium sub regular hedged fields have been retained in most places.
- 1.13. The character of the site and local countryside is not of such value that it has warranted a statutory or non-statutory landscape designation, and the landscape has no features that would indicate a 'valued' landscape in the context of paragraph 187(a) of the current National Planning Policy Framework (NPPF) December 2024. For these reasons, I consider that the Site is only of medium value, representing an area of pleasant, but unremarkable settlement edge landscape.
- 1.14. I assess that the Proposed Development would not result in any material changes to landscape elements on or adjacent to the Site, noting that all trees would be retained. The section of low quality hedgerow removed to accommodate the access would be replanted behind the visibility splays. The Proposed Development includes notable green infrastructure

benefits in terms of native woodland planting, wildflower meadow and swales, attenuation pond, public open space provision, and play areas.

- 1.15. The Site is well contained by existing hedgerows and trees to the north and west, and a new woodland belt to the east. I assess that the key characteristics of the wider countryside context would not be altered, and there would be no change to any of the published key characteristics of the 'Settled Pastoral Farmlands' Landscape Character Type in which the Site is located.
- 1.16. I consider that the opportunity to perceive indirect effects upon landscape character from lighting or increased traffic movements would be Negligible in the context of the existing settlement and Tilstock Road.
- 1.17. Views towards the Site from much of the village of Tilstock are restricted by the built form immediately adjacent to the Site, ribbon development along Tilstock Lane and trees along the southern boundary of the Site. There would be some localised adverse effects upon users of a single public footpath to the east of the Site and to fleeting views from a short section of Tilstock Road. These visual effects would be reduced following the growth of mitigation planting.
- 1.18. The review of the Pegasus LVIA by ESP Ltd on behalf of the Council, considered that further information was required. With reference to best practice guidance, and additional contextual analysis, I disagree that any further information was required in order for the Council to make a decision on the likely landscape and visual effects resulting from the Proposed Development.
- 1.19. For the reasons identified above, I assess that the Proposed Development would comply with the relevant national and local landscape policies. By virtue of the baseline context and design approach there would be very localised effects upon both landscape character and visual amenity. This evidence informs my conclusion that the Proposed Development could be satisfactorily accommodated within the landscape.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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