

From: Meyrick Williams
Sent: 20 June 2022 13:38
To: 'Rob McLennan'
Cc:
Subject: RE: Land at Shapley

Good afternoon Rob

Thank you for your email. I was also able to have a long conversation with Mr Malik and his brother at the public engagement meeting yesterday.

Your comments have been included in the public engagement meeting notes which will shortly be added to the WPC website.

I will ensure that the NP Working Group considers your suggestion before we present a draft NP to WPC for approval to proceed to Regulation 14 consultation in early September.

Regards,

Meyrick

From: Rob McLennan
Sent: 16 June 2022 10:31
To:
Cc:
Subject: Re: Land at Shapley

Dear Councillors & NP working party members,

Unfortunately I am unable to attend the WNP review public meeting this Sunday so thought it timely to write instead to cover the matters of interest / concern to me as both a long term resident of Beauclerk Green and as a planning consultant acting for Mr Malik in connection with land at London Road, Shapley.

In both cases I am pleased to learn that the NP working party are considering adding 'settlement boundaries' to those parts of the village that can be readily identified as 'previously developed' and where it is felt necessary to limit or restrict development pressures for their expansion into countryside areas.

Beauclerk Green is an obvious candidate for such but I would also urge the Council to consider such a boundary and designation for the existing and similarly sized 'Shapley enclave' as illustrated below. (I understand Mr Malik has also written directly in this connection).

This developed enclave is less constrained by natural and physical barriers (such as those enjoyed by Beauclerk Green) - especially on more prominent land to the east and west (south of the A30) which will inevitably come under development pressure.

This pressure for outward expansion could be prevented by the adoption of a settlement boundary along the lines of the rough sketch below which would have the added benefit of providing the village with a development opportunity for new residential development (to meet any identified demand) in a scheme similar to that recently completed

at Shapley Ranch, ie on Mr Malik's plot between Shapley House flats and the Shapley Ranch housing.

Such would be accommodated without a visual incursion into undeveloped countryside as the plot is so well screened from all public realm vantage points and presently offers little or no landscape contribution to the Parish.

I believe this to be a rare opportunity for the Parish and would urge members to give the matter serious consideration.

Many thanks

Kind regards

Rob McLennan

*Rob McLennan Planning
HSW Ltd*

