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From: .
Sent: 28 August 2020 14:06
To: Planning Policy
Subject: RE: Land South of Streetway Road, Station View, Palestine - SHELAA Ref: 199
Attachments: Station View Farm Location Plan 001a.pdf; Station View Farm Conceptual Layout Plan 002d.pdf; SHELAA Submission 011019.docx

Dear Sir / Madam,

Macra are the promoters of land south of Streetway Road, Station View in Palestine, and we would like to make the following comments in response to questions posed in your Issues and Options paper.

Question 4:

Yes, there should be a sub-division of rural settlements. Some rural settlements, such as Palestine, are clearly more sustainable than others. Palestine has a train station that is on the line to London and Salisbury, which is an exceptional feature that the village benefits from. In addition to this, Andover is a short 15 minute drive so locals can easily benefit from the facilities of the most sustainable location in the borough.

Question 5:

Consideration of the sustainability of a settlement related to its constraints should provide a settlement hierarchy that is focused in a way that helps deliver development to the most suitable settlements.

For example, Stockbridge clearly has a number of facilities but has a very small population and is so heavily constrained that it cannot help deliver strategic housing sites that would be expected of a Service Centre.

By considering the constraints, an assessment of the potential of a settlement would allow a more strategic view to be taken. The land surrounding Palestine is unconstrained but benefits from the close connection to Grateley Train Station and a short drive to Andover. A train station is a fairly rare feature that cannot be planned for to improve other settlements, however new facilities such as schools and shops can be planned for around such a node. Therefore, the strategic potential of a location like Palestine presents an opportunity to deliver a new growth area of a few thousand homes around the train station.

Question 7:

Yes, rural settlements close to larger settlements benefit from the larger settlements facilities and their assessment of sustainability and settlement hierarchy should reflect this. For example, from furthest eastern side to the further western side of Andover is around 6 miles. Palestine is under 6 miles away from Andover itself.

Therefore, rural settlements that are located near to both Andover and Romsey should be considered suitable and sustainable places for growth.

Additional Points:

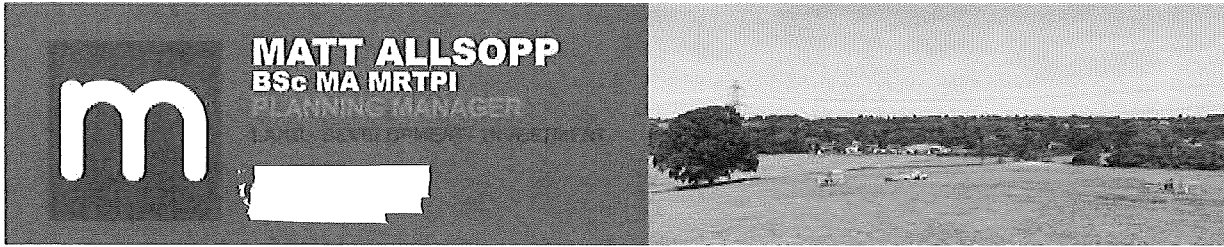
The recently released White Paper: Planning for the Future looks to increase the number of houses TVBC will have to deliver from the current Local Plan requirement of 588 to 813; an increase of 225 dwellings per annum. Over the proposed 15 year period of the Plan this is an additional 3,375 dwellings.

To help deliver this increased number of houses, the sustainable rural settlements around Andover and Romsey should be required to find development sites. In the unique case of Palestine, this settlement could be expanded as a serious growth area that could deliver the majority of the 3,375 houses.

Clearly, the land at Station View can by itself provide a considerable contribution of over 100 houses within the next 5 years to help meet the borough's housing needs.

Thank you for the opportunity to comment on your emerging Local Plan.

Kind regards,



From: .
Sent: 04 October 2019 11:50
To: planningpolicy@testvalley.gov.uk
Subject: Land South of Streetway Road, Station View, Palestine - SHELAA Ref: 199

Dear Sir / Madam,

Please find attached SHELAA submission form for land south of Streetway Road, Station View in Palestine.

Macra are a development company and we are in advanced discussions with the landowners to act on their behalf to take this site forward. The landowners have also submitted their own representation for the land in this 'Call For Sites', however we will update you when we have agreed terms to promote the site in the next few weeks.

We hope that you will consider this previously developed (B8) land developable in your assessment. We believe this presents an opportunity to tidy up this site and create a sustainable new development in walking distance to Greatly Railway Station.

If you have any queries, please do not hesitate to contact me.

Kind regards,



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