

Chawton Park

Large Development Site

INFORMATION PACK





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Local communities

Introduction

Harrow Estates and the Robertson family are committed to working with the local community and key stakeholders to achieve locally distinctive 'place making'. We are delighted to share an overview of our emerging aspiration to deliver a new sustainable development at Chawton Park, on the edge of Alton. Chawton Park provides an opportunity to integrate with the town of Alton, while delivering a new community with its own local centre. The site has the environment at its heart; over half of the site will be retained as publicly accessible open space, new planting will connect the previously unconnected woodlands and provide a wealth of ecological enhancements, creating new habitats and improving wellbeing for both new and existing residents.

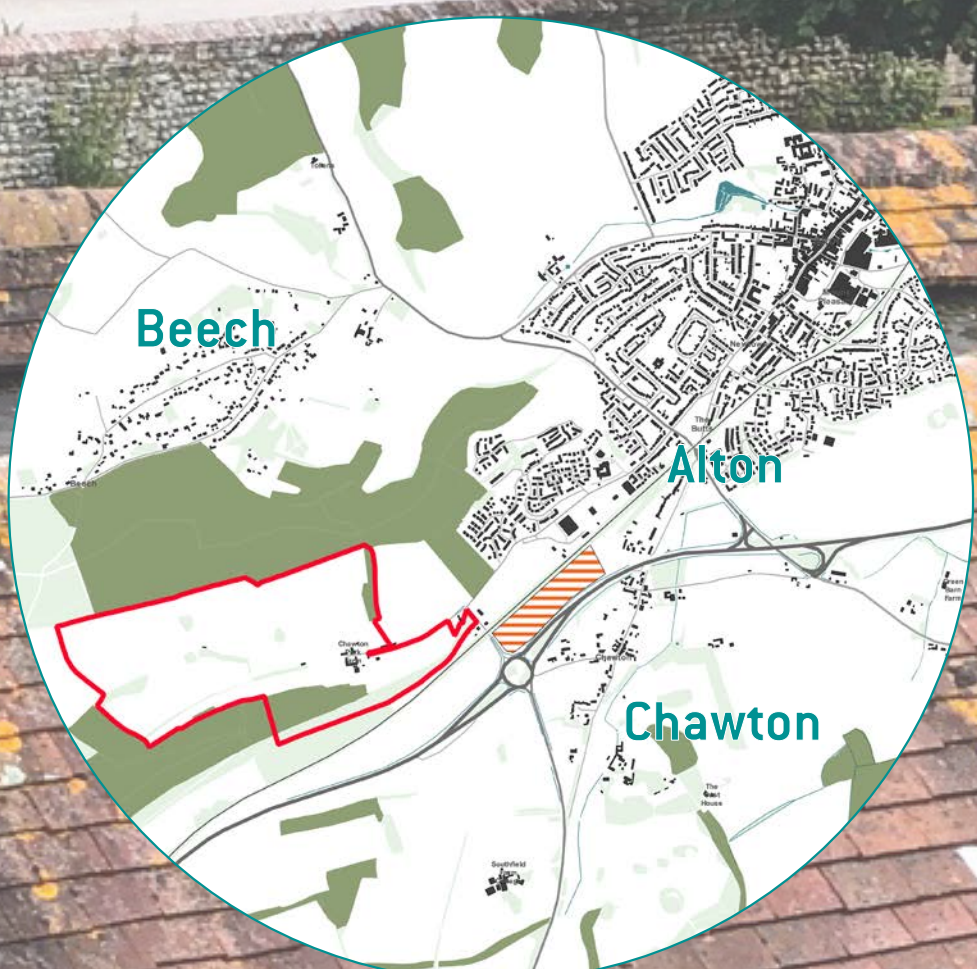
This new community will reflect a perfect blend of high quality urban living in harmony with its natural and historic surroundings. Chawton Park will not only deliver a wide range of housing for all, it will also provide significant new infrastructure including a new primary school, new local flexible office space, shops and community facilities. We recognise the importance in committing to high quality public realm and initiatives which create strong and lasting communities. Most importantly, we believe in building much needed new homes – to meet every demographic need – that will respect and enhance their natural setting and this will be at the forefront of our design strategy at Chawton Park.

Site Promotion Team

Harrow Estates plc, is a Master Development Company specialising in land and property acquisition, masterplanning, regeneration and commercial development. As part of the Redrow Group, Harrow adopts development principles which are focused on creating places that offer social and environmental benefits for new residents and the wider community they will become a part of. These principles contribute towards improving health and happiness, a sense of belonging, protection and enhancement of the built and natural environment, among other considerations. Our track record in delivering high quality homes and beautiful streets, in communities that our customers are proud to call home, provides a very strong foundation for the application of these principles on all of our future developments. As well as improving placemaking, the approach of Harrow and Redrow is to look beyond it to consider how our developments interact with surrounding employment opportunities, facilities and services as well as creating thriving, sustainable, award winning settlements.

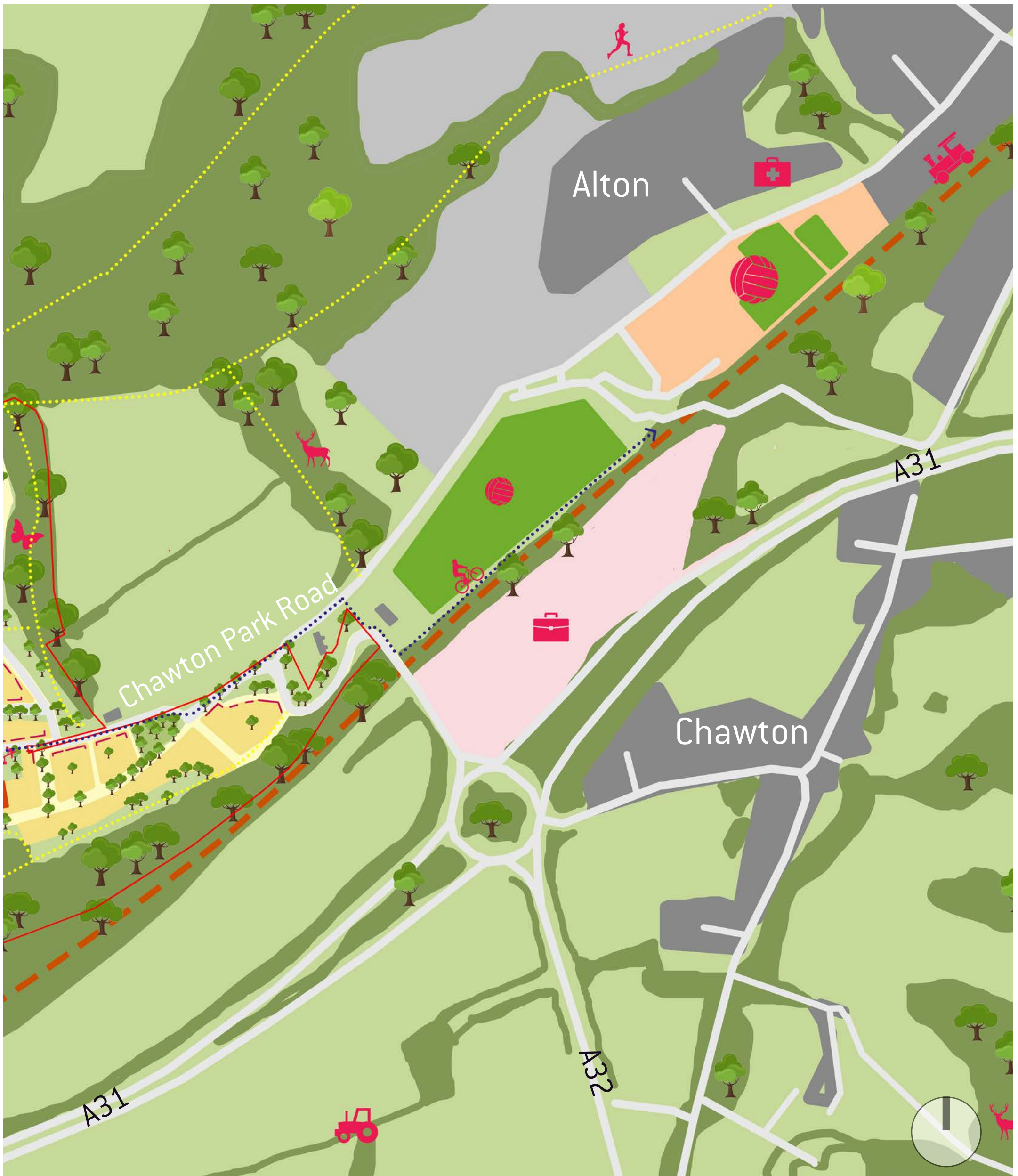
Harrow Estates has put forward a site promotion team with significant experience in the successful promotion and delivery of sustainable new communities. The team includes Savills (Planning & Urban Design), Calibro (Highways & Flood Risk), Tyler Grange (Ecology and Landscape), Pegasus Group (Heritage) and Marengo (Communications and Public Engagement).

The promotion team has undertaken a series of technical assessments and master planning exercises which supports and informs the suitability of Chawton Park for a new village community.





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|----------------------|------------------------|------------------|-----------------------|------------------------|
| New Homes | Woodland | Recreation Route | Meadows/Natural Parks | Hospital |
| 2FE Primary School | Built Up Area | Wetland Habitat | Outdoor Sports | Railway Line |
| Local Centre | Consented Development | Play Area | Wildlife and Ecology | Farmland |
| Sustainable Drainage | Alton Sports Centre | Allotments | Employment Area | National Cycle Network |
| Footpath Links | Future Employment Zone | | | |



Chawton Park - Concept Plan

Site Considerations

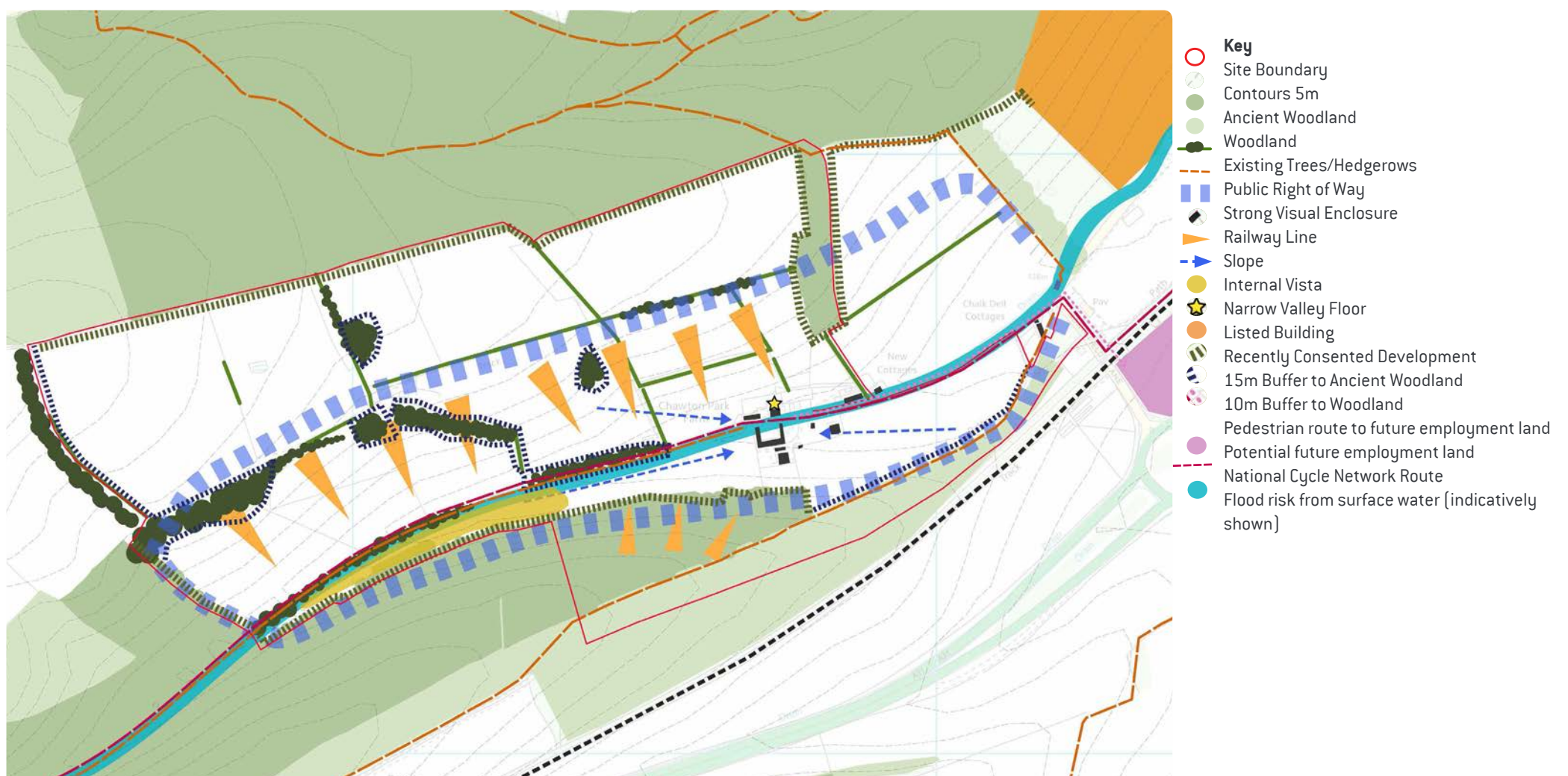
Primarily, the site comprises open grassland of low value and sensitivity in terms of agriculture, ecology, and drainage, but is in an excellent location close to Alton, and capable of being closely integrated with it with only localised impacts. Key considerations include:

- Topography: the position within a valley and surrounding woodland ensures limited visual impact (confirmed in previous assessments), which would not impact the National Park.
- There are areas of Ancient Woodland to the north and south, and tree belts and mature trees which are SINCs. However, there are opportunities within the site to create new habitats, improve connectivity and deliver net environmental gain, in particular by means of new north-south planting to connect existing Ancient Woodland parcels.
- The Grade II listed farmhouse and associated buildings are a key consideration, however these will become a focal point of the development with

their setting preserved and enhanced. There is an opportunity to integrate the historic parkland character within the new development.

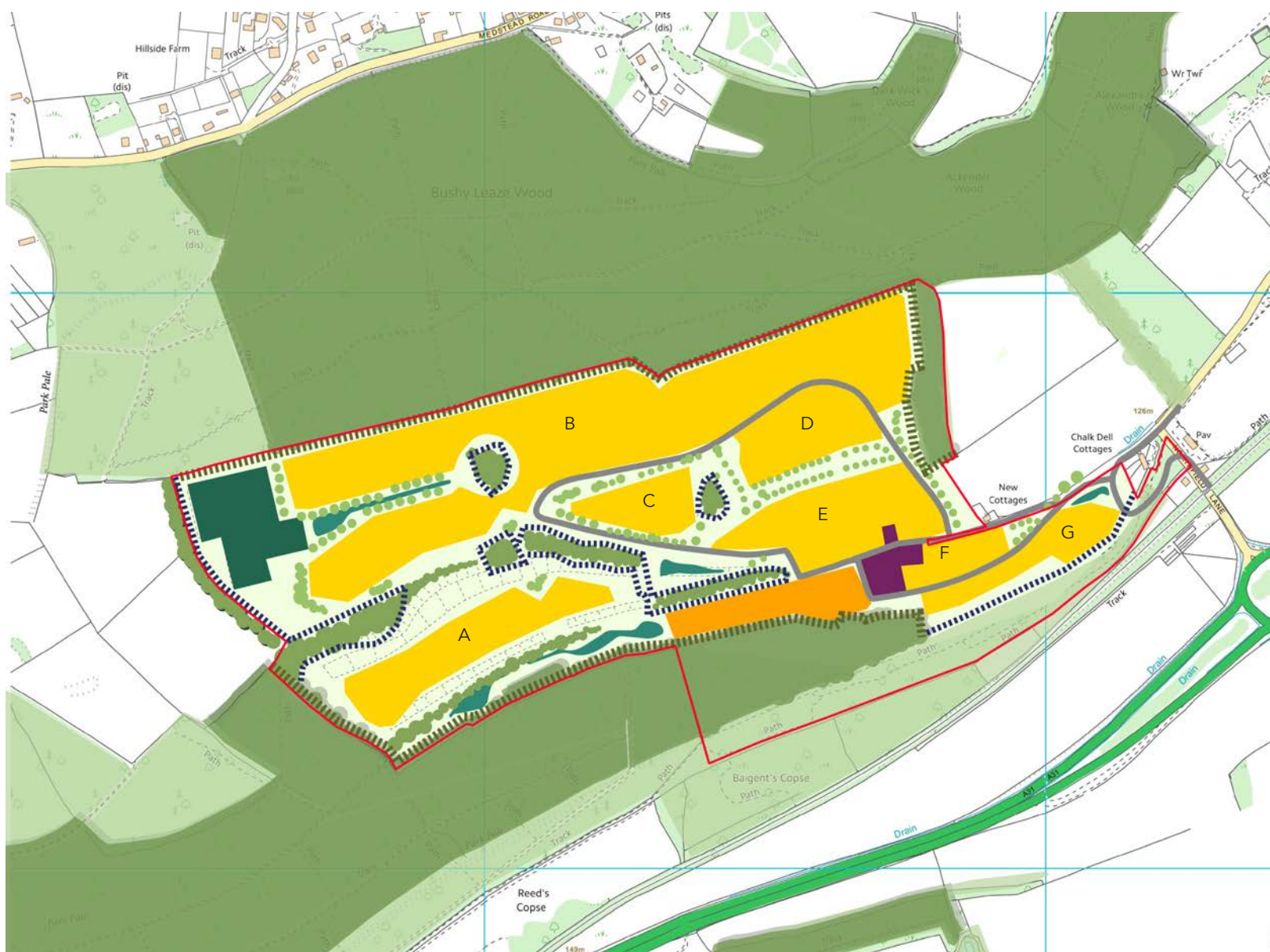
- The site is unaffected by flood risk and would not require SANG.
- The site is remote from SPAs, SACs, SSSIs, Scheduled Monuments, Registered Parks and Gardens, and Conservation Areas.

Overall, whilst there are various environmental factors and constraints to consider, the evidence prepared by Harrow Estates demonstrates that Chawton Park's location is actually an asset. With sensitive masterplanning, design and mitigation it will be possible to deliver a large development here and create a sustainable and high-quality community. There are no technical matters that would prevent the delivery of a large development at Chawton Park.



Development Opportunities

Uses	Amount
Homes	1,200 dwellings as part of a landscape-led new village
Employment (B use classes)	0.5 hectare Local Centre with potential to expand to 1 hectare, dependent on relationship with Alton Town Centre the draft Local Plan 2017-2036 proposed employment allocation SA24
Gypsy and Traveller accommodation (pitches) Travelling Showpeople accommodation (plots)	The site could in principle accommodate a number of gypsy and traveller pitches and travelling showpeople plots, but further investigation is required to determine a suitable location for the pitches and plots within the site boundaries and discussions with East Hampshire District Council are required to determine the scale of the need for each type of accommodation in this area



- Site Area - 82.2 ha
- School - 2.7 ha
- Playing Pitches - 2.5 ha
- Informal POS/Landscape - 40.8 ha
- Residential (32.3 ha)
 - A 3.8
 - B 16.9
 - C 1.6
 - D 2.6
 - E 4.1
 - F 1.3
 - G 2.0
- Main Road Network - 3.0 ha
- Local Centre (includes pub, residential, office space and community centre) - 0.9 ha
- 15 buffer to ancient woodland
- 10 buffer to woodland

Understanding **constraints and considerations** to identify proposed development opportunities

Overall, our approach will be to work in harmony with the surroundings. Whilst Chawton Park has environmental sensitivities, our proposals will protect and enhance these, whilst also turning them into assets of value to the community. We will be guided by the constraints and opportunities of the site, and its landform, in a number of different ways:

Lower Valley: This is centred on the farmhouse, ponds and mature trees and our proposals work with these to create a village centre with a strong sense of place. This area is the lowest and most secluded, and most suited to a mixed use cluster of homes alongside a school, commercial and community uses, and careful integration with the National Cycle Network route. An open buffer will address the relationship with the woodland, and a school playing field is proposed on flat ground, with ponds taking water flows from higher areas. Community and education uses will have a more open character in an area where the ancient woodland almost reaches the bottom of the narrowing valley.

Slopes north and west of farm: These slopes are steeper but re-profiling enables development whilst defining a unique character with south-facing 2 storey development similar to traditional hillside areas in Alton. Steeper areas will host south-facing wildflower meadows.

Plateau: The upper plateau is defined by tree belts and hedgerows connecting Bushy Leaze Wood. Development here ensures ‘fingers’ of green space reach into the site and provide a seamless green infrastructure network. These outer parts of the site will accommodate 2 storey development to avoid visual impact.

Overall, the site will generate significant overprovision of a wide range of public open spaces. Over half the site will be retained as publicly accessible open space (nearly 50 hectares). The Draft Local Plan (2017-2036) consultation document proposes an overall open space standard of 3.24 ha/1,000pop, however Chawton Park would be well above this figure at approximately 16 ha/1,000 pop.

The village centre will provide a range of community and local retail facilities. These will support the new housing and also provide a range of employment opportunities on site. The village centre will be 0.5 - 1ha and the proposed two form entry primary school will be 2ha.

Overall, there is a substantial and robust technical evidence base for the masterplan, drawing on topography, highways, ecology, landscape, drainage and other relevant considerations, and substantiating the amount, mix and layout we propose, whilst confirming that Chawton Park is deliverable and viable.

Delivery & timescales

Chawton Park would enable development to be phased over a number of years, and the table below provides a potential housing trajectory for the site, following the adoption of the Local Plan, and to maintain delivery over a 10-11 year period:

Year	1	2	3	4	5	6	7	8	9	10	11	Total
No. of Homes	40	120	120	120	120	120	120	120	120	120	80	1,200

Meeting **identified needs** in a sustainable way

The Government's national planning policy says, "The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities. Working with the support of their communities, and with other authorities if appropriate, strategic policy-making authorities should identify suitable locations for such development where this can help to meet identified needs in a sustainable way."





Supporting a **sustainable community**, with sufficient access to services and employment opportunities

In accordance with the NPPF, Chawton Park is capable of delivering major strategic benefits through the lifetime of the Local Plan. The site can deliver approximately 1,200 dwellings, which will enable it to maintain a high degree of self-containment whilst achieving a balanced mix of house types, sizes and other uses. Chawton Park is available, suitable and economically viable in accordance with the NPPF.

The scale of Chawton Park enables it to deliver an array of non-residential uses, including retail, education, community uses, allotments, and public space within a robust landscape structure that would allow a vibrant new community to flourish through its immediate access to a network of parks, open spaces, tree belts, woodland and countryside, whilst delivering ecological net gain without the need for SANG. Its excellent location will allow and encourage new residents to integrate with the existing communities in Alton.

Chawton Park has potential for:

- Residential units with a variety of sizes and mix (at 37dph), including up to 480 affordable homes.
- A primary school (up to two forms of entry).
- A local centre (up to 1 ha) providing retail, employment and community uses for the benefit of the residents.
- Informal and formal open space (approximately 50.4 ha), including landscaping, playing pitches and allotments and close proximity to existing nearby facilities, including Alton Sports Centre, tennis club, bowls club, and cricket club.
- The ability to enjoy extensive areas of open access woodland, and enhanced connections to Alton by

bus, cycling and walking.

- Improvements to highway infrastructure.
- Accessibility to the proposed employment allocation at Northfield Lane.
- Improved access to the wider countryside, footpaths and cycleways.
- Green infrastructure strategy to include landscape and biodiversity enhancements.
- The preservation of the setting of the Farmhouse, associated buildings and the parkland setting

Also of note is the deliverability of an improved frequency of the already award winning 64 bus service, which has been independently verified and supported by Stagecoach in a letter previously appended to Harrow Estates' representations at the previous consultation stage in March 2019. This is only made possible by strategic-scale development at the sustainable and substantial market town of Alton, which benefits from a range of higher-order services and facilities, including education, health, retail and leisure, as well as main line rail services. Chawton Park will have an approximate bus journey time of 10 mins to Alton Town Centre and the railway station, and a cycling time of 8-10 mins to the town centre and railway station. Chawton Park is in an ideal position to benefit from, and contribute to, the existing facilities of Alton, which is at the top of the settlement hierarchy, whilst being of a sufficient scale to bring its own degree of self-containment. Provision of housing close to the draft Local Plan proposed employment land allocation (Policy SA24 Land adjoining Northfield Lane) is a key benefit that promotes self-containment in this location.

Opportunities to improve and invest in infrastructure

Chawton Park is in an ideal location to capitalise on, invest in, and promote new infrastructure.

At a district scale, Alton is by far the best-served settlement in relation to existing infrastructure and this includes health, education, leisure, transport, and other community infrastructure. The pre-eminent position of Alton is affirmed by the Council's own Settlement Hierarchy Background Paper (Dec 2018), which places it at the apex of the hierarchy as a 'Market Town', scoring 100% in the chosen matrix (40 out of 40).

Railway infrastructure is of particular note and Alton is able to avoid contributing to dependence on the private car. Development at Chawton Park would, reinforce the vitality of the existing Alton-Waterloo rail service, by positioning a significant number of potential passengers within close proximity. It is also notable how close the site is to other facilities, such as Alton Community Hospital (with Boots the Chemist), Alton Leisure Centre, Alton Tennis Club, and Alton Cricket Club. As well as increased patronage, the facility would have the opportunity to benefit from circa £15m of CIL contribution to be generated by the proposal.

The Alton Drainage Strategy (Thames Water), confirms (para 2.2) that Alton is served by its own treatment works just on the edge of town; this discharges into the river Wey (a tributary of the Thames).

In terms of planned infrastructure, the allocation of Chawton Park would provide an important contribution in its own right.

1. We propose to divert nos. 64 and 38 services into the site, agreed with and unequivocally supported by Stagecoach. Service 64 is the most regular and fastest growing bus service in East Hampshire, and would provide a regular, direct bus service to Alton, Alresford and Winchester
2. Provision of a new primary school, which will counterbalance the tendency in Alton for most schools to be distributed to the east of the town. The proposed development would generate the need for 400 primary school places, but make provision for 420 school places. As such, the development would make an appreciable net contribution to the local area in education terms.
3. The proposed Local Centre would include a new pub, shop and community centre, as well as employment, which would be of benefit to the wider community and not just the future residents of Chawton Park .
4. Incorporate and where possible upgrade the existing National Cycle Network Route 224 which runs through the site and integrate to the wider off-road cycle network.
5. Upgrade Chawton Park Road where necessary, to address the existing width restriction and substandard geometry as it connects onto Northfield Road, aiding the efficiency and safety of all travellers, particularly bus services.
6. To provide a new contiguous footway that connects to existing network of footways, enabling residents of the development to travel into the centre of Alton by foot, whilst increasing opportunities for residents of Alton to access the countryside that adjoins Chawton Park.
7. Alterations are proposed to Northfield Road, which would allow the Jubilee playing fields car park to be extended.





Economic Opportunities

Chawton Park provides and reinforces economic opportunities for the whole community:

1. Alton is the established key economic hub of East Hampshire.
2. The site is located directly off the A31, the district's key economic corridor, and our proposed bus service would sustainably reinforce this.
3. New residents would be close to, and able to walk and cycle to the new employment allocation site SA24 and help make that site attractive for inward investment.
4. Provision of a local centre on-site would also contribute towards jobs and local business opportunities.
5. The new residents (up to around 3,000) would, given proximity and connectivity, give rise to a substantial spend in Alton town centre and represent an important boost.
6. The central location of Chawton Park and Alton within the district means, the retail spend of new residents would have relatively low 'leakage' to other districts.
7. Allocating Chawton Park provides long term certainty over steady/ progressive release of homes through the plan period.
8. Redrow recruits locally, including apprentices, and sub-contractors have local labour clauses as part of our Considerate Constructors scheme ensuring funds stay within the local area,
9. Chawton Park could deliver CIL contributions in the region of £15m and this could support an array of local projects, in parallel with a Neighbourhood Plan review.

Overall, though primarily comprising housing, Chawton Park would in itself bring appreciable economic benefits to existing and new residents.

Opportunities for environmental improvements

Chawton Park provides the opportunity to safeguard and enhance existing ecological features, whilst creating new habitats and improving connectivity between existing habitats. Harrow has assessed the biodiversity value of the site, and from this, ecological features and considerations have been fully incorporated into the masterplan. This will ensure that important habitats such as trees and hedgerows are retained and that the biodiversity of the local area is enhanced.

The design and mitigation measures include, in particular:

- Focusing development on the least ecologically important site habitat (grassland).
- Protecting the ancient woodlands through the incorporation of sufficient buffers, and ensuring a sensitive lighting strategy to avoid impacts on nocturnal species.
- Management plans in relation to the Sites of Interest for Nature Conservation (SINCs)
- Creating an interconnected multi-functional network of green infrastructure, in order to benefit the site as a whole in terms of biodiversity, amenity, drainage, and visual integration with the surroundings.
- Strengthening connectivity for wildlife by creation of new habitat and improved management of the retained hedgerows and tree lines.
- Creating new wetland habitat by providing a sustainable drainage system.
- Creating habitat piles in discrete locations and installing bat, bird, and insect boxes and hedgehog-friendly fence panels.
- New planting, particularly on the western boundary, will create an additional wildlife corridor between two previously unconnected woodlands, which accords with the objectives of the district Biodiversity Action Plan (BAP).

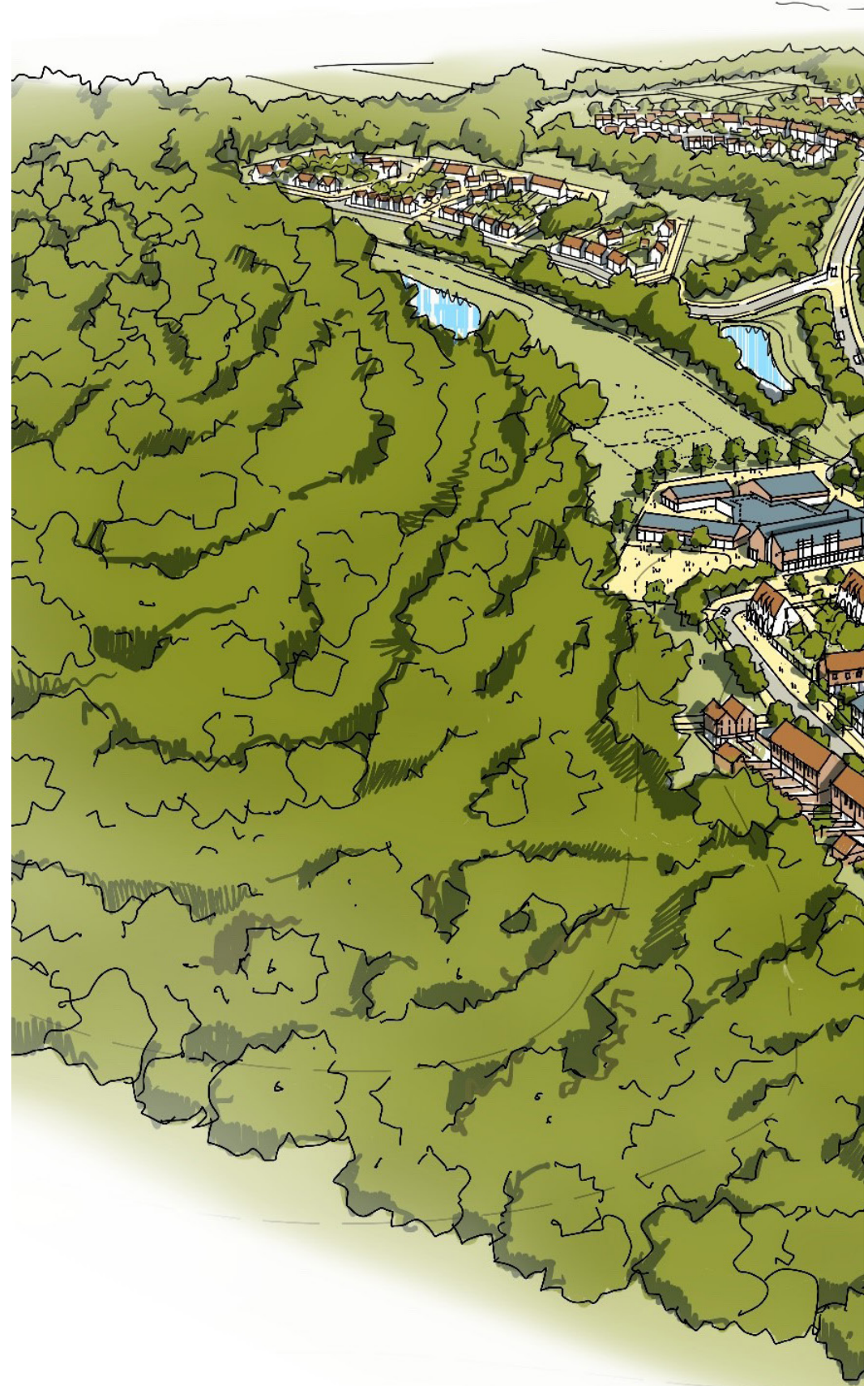
There is also the potential to gift areas of planted woodland to the Forestry Commission (FC). This would be consistent with established FC management plans for the woodland which feature ecological connectivity, as well as public access. Opportunities will also be taken to increase the interpretative/ educational value of the site, for instance by involving nearby schools in monitoring and management works, or by providing better access to nature. A Landscape and Ecology Management Plan will be employed to maximise the biodiversity potential of retained and new habitats.

It is notable that Chawton Park drains ultimately into the river Thames, and hence development cannot lead to the additional deposition of nitrates in the Solent, which is a significant benefit to the scheme.

Creating and maintaining quality place

Chawton Park will be a distinct community with its own supporting facilities, which is directly linked to Alton, whilst responding to the landscape setting. It will have good quality walking and cycling routes connecting to the existing facilities in the town and the railway station. Key features will include:

- **Quality design:** The emphasis will be on retention of existing hedges, trees and woodlands. The design will focus on achieving spacious and efficient layouts and garden spaces, whilst incorporating Building for Life principles. Mature linear routes, often following the alignment of the linear drainage ditches and hedgerows, will be retained and streets aligned to create vistas to the woodlands, open space or other landscape and townscape elements.
- **Locally distinctive:** The new neighbourhood will have a coherent architectural theme derived from local traditional building styles and estate character. Streets will be generous, with attractively designed roads and high quality semi-mature trees planted from the outset. Building heights and densities will respond to this structure, being greatest close to the existing settlement edge and on the lower slopes.
- **Well connected to nature:** The development will feature a network of easily accessible green spaces linked by tree lined streets. New, high quality homes will be arranged so as to respect existing woodlands, tree belts, individual mature trees and adjacent historic features.
- **Historic context:** The new neighbourhood will be designed in a manner which respects the historic setting. The listed farmhouse will be preserved and its setting enhanced with sensitive design, appropriate set-back distances to 'frame' the farmhouse and improve understanding and enjoyment of it, as a key feature in the overall scheme. The site has been subject of a Heritage Assessment which finds that the impact upon the Listed Building is less than significant.
- **Green infrastructure:** New routes through the woodlands will provide recreational benefits for residents and local people. The open spaces, greenways and private gardens will also provide amenity spaces for residents. It is envisaged that



there will be a linked network of open spaces, play spaces and cycleways through the development. The development will include a series of village greens which will accommodate a children's play area and fronted onto by the new local centre.

- **Travel choices:** There will be a well-connected network of footpaths and cycle routes (including those of national significance) linking with the surroundings.
- **Civic pride:** There is a strong commitment and leadership from the landowners. The aim is to achieve support from partners and communities, with a commitment to continuous engagement with the community throughout the project.
- **Long term management of high quality green spaces**



and public realm, would be secured either by transfer to the Parish Council, community board, or management company, along with play areas which benefit the community, in addition to potential transfer of new woodland to the Forestry Commission.

Overall, the approach will be to work in harmony with the surroundings. Whilst Chawton Park has environmental sensitivities, our proposals will protect and enhance these, whilst also turning them into assets of value to the community.



Meeting the housing needs of **everyone**

Chawton Park can deliver a significant proportion of Local Plan requirements on a single site, and this will bring numerous benefits:

- Development will be comprehensively planned and phased, within a sustainable landscape-led framework, but with flexibility over the lifetime of the plan period, to respond to any future policy or market changes. This will ensure that phases can be fine-tuned to ensure that the needs of different groups in the community are met.
- This scale of development will enable a mixture of housing types to be brought forward together, including starter homes and family homes. This is envisaged under NPPF paragraph 72(c).
- As part of a mixed community, we will be able to make provision for accommodation suitable for elderly in the form of Lifetime Homes, and for the provision of wheelchair accessible units.
- Within a large development, it will be possible to ensure through the application process, that designs and styles are of high quality, integrated and suited to the area and to housing needs. This is preferable to an ad-hoc approach on a larger number of unrelated sites.
- A highly effective balance of affordable housing (up to 480 in total) can be guaranteed and the right balance of tenures, dwelling types, and numbers of bedrooms can be provided to specifically meet local affordable housing needs.
- The site will deliver housing in a location that has excellent connectivity to employment, education, services and facilities by means of the most affordable transport (particularly walking, cycling and bus). This provides a socio-economic benefit in itself, particularly for less well-off residents in affordable housing.
- The local centre (up to 1ha) will provide retail and community uses for the benefit of the residents, but this will have a wider benefit to the community of Alton and its different groups. Similarly, the informal and formal open space (approximately 50.4ha) will have an important socio-economic benefit and promote a healthier lifestyle.

The site could in principle accommodate a number of gypsy and traveller pitches and travelling showpeople plots, but further investigation is required to determine a suitable location for the pitches and plots within the site boundaries, and discussions with East Hampshire District Council are required to determine the scale of the need for each type of accommodation in this area.

Accessing the site by walking, cycling and public transport

Chawton Park will make exceptionally good provision for the four key sustainable modes of transport:

Bus transport

We propose to divert nos. 64 and 38 services into the site, agreed with and unequivocally supported by Stagecoach. Service 64 is, by some margin, the most regular and fastest growing bus service in East Hampshire, and would provide a regular, direct service to Alton, Alresford and Winchester. This could be achieved from first occupation of dwellings at Chawton Park, and offers synergy with committed development (Borovere Farm/ Treloar Hospital). Stagecoach has indicated the potential to improve frequency of the 64/38 services to deliver a 15-minute headway. The secondary schools and 6th form college in Alton are accessible using the 64 bus, along with Perins in Alresford and schooling in Winchester.

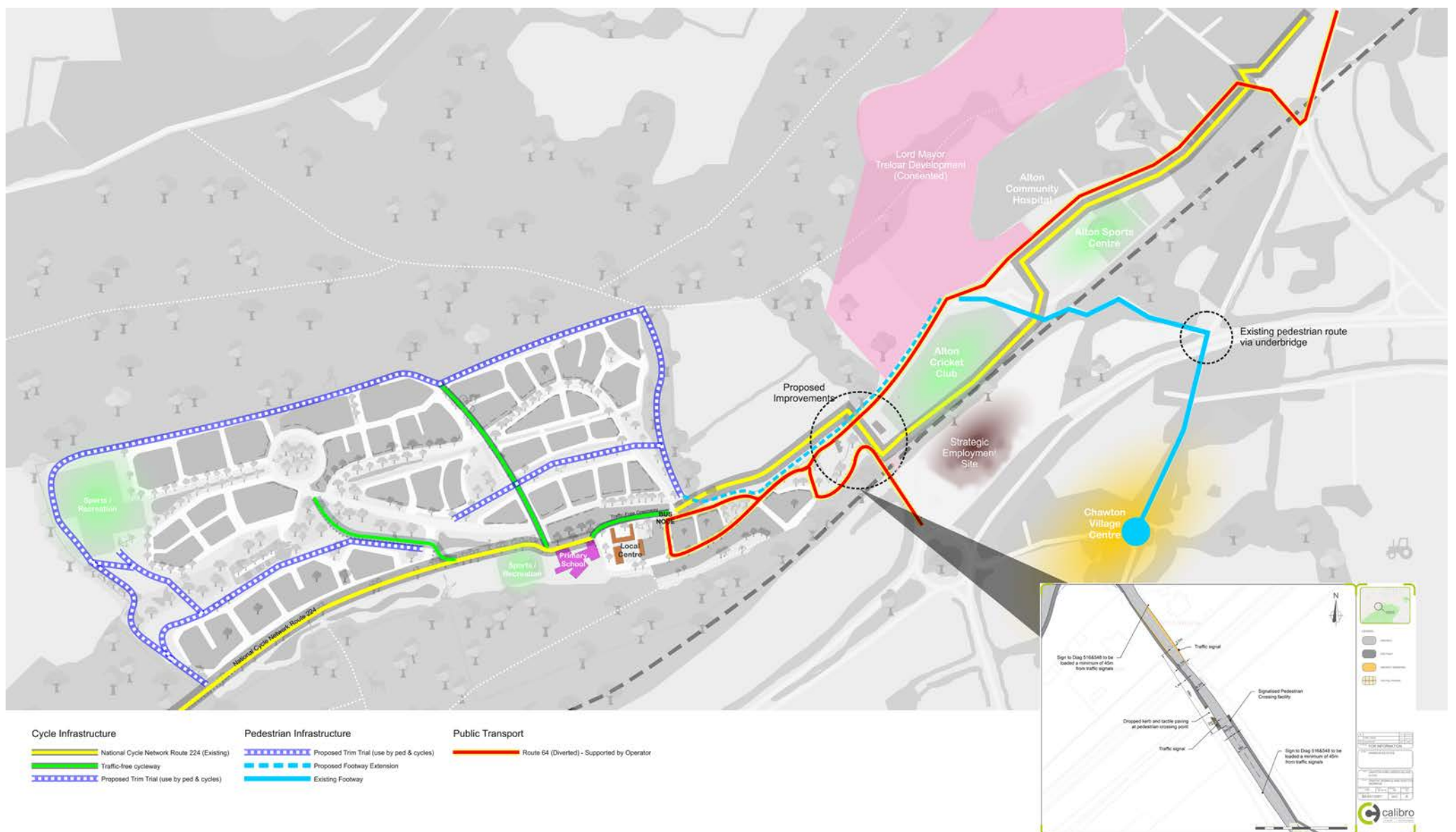
Cycling

Chawton Park already benefits from excellent access for cycling, and development will improve this. An existing cycle route extends over 16km using tracks through Chawton Park Wood and continues to Bentworth Village. This forms part of National Cycle

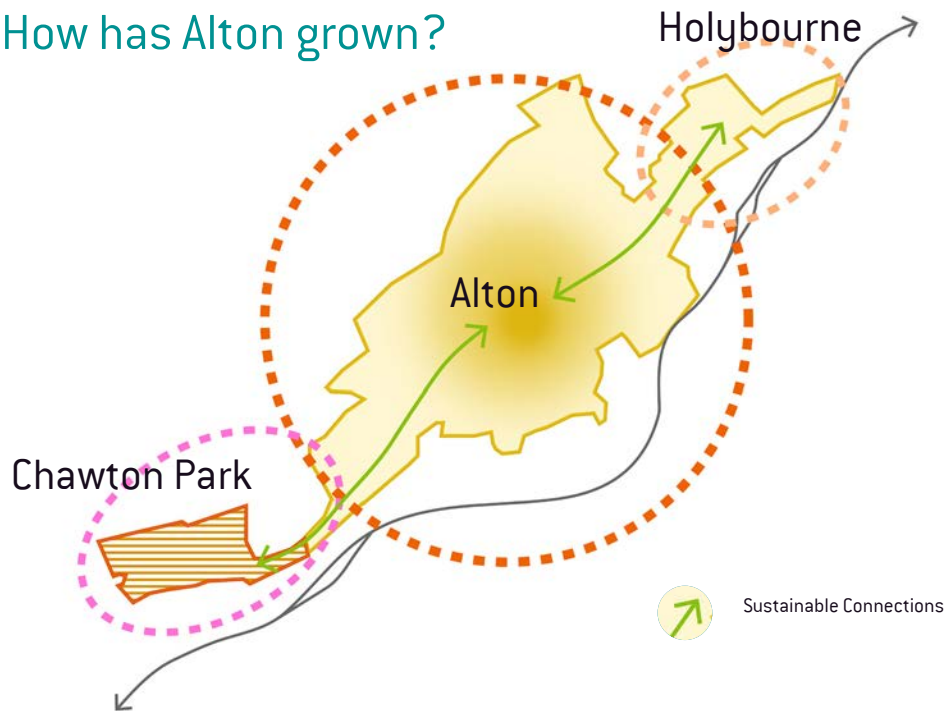
Network route 224 from Farnham to Medstead via Alton, and Wickham to Gosport and there are opportunities to incorporate and enhance this provision through an integrated masterplan for Chawton Park, whilst enhancing connectivity to the countryside for the wider Alton community. It is also possible to safely cycle within the carriageway of existing roads. Our modelling indicates that c.10,000 jobs are accessible within the 5km catchment, particularly at Alton. This figure can be expected to increase significantly further as the new employment allocations are developed.

Rail

Chawton Park is about 3km from Alton Station, and accessible to it via cycle routes or diverted bus service. Based on a 40-minute total travel time, Chawton Park would facilitate access to a catchment containing approximately a further 5,000 jobs. However, this number would increase markedly when considering the likelihood of longer rail-based commutes, as services from Alton provide connections to Farnham, Aldershot, Woking, West Byfleet, London Waterloo and the wider rail network. In this context, rail can unlock access to significant employment opportunities across the region from Alton.



How has Alton grown?



Walking

Two bridleways already run through the site and connect nearby settlements of Medstead and Four Marks to the west. The bridlepath along the southern part of the site also routes towards a Public Right of Way from Chawton Park Road to the nearby residential area of Beech. Opportunities exist to connect the existing formal pedestrian network along Chawton Park Road to the existing Leisure Centre, where a good surfaced route exists, and this would be incorporated within existing highway verge. The site can thus be serviced from a well-formed network of footpaths and enable residents to access many facilities by foot. These include Alton Cricket Club, Alton Sports Centre (with swimming pool, gym, astroturf football, crèche, climbing and soft-play). Chawton Park Surgery is within a 1.2km walk and sits alongside a local pharmacy. A new school will be developed within the site, and in addition Butts Primary School is located within an acceptable walking distance. There are opportunities for informal walking to the historic village of Chawton and the South Downs National Park.



Local communities

Concerns, opportunities and benefits

Chawton Park would bring an array of benefits to the nearby community of Alton. Firstly, to consider economic factors:

- Chawton Park will deliver CIL contributions in the region of £15m. This has the potential to contribute significantly to an array of local projects, particularly if delivered in parallel with the review of the Alton Neighbourhood Plan, and with a due proportion of the CIL money being spent locally. This could unlock opportunities with economic value to the town.
- The approximate 3,000 new residents of the new development will give rise to a substantial spend in the existing historic Town Centre/ High Street of Alton. In the current economic climate for retail, this would be an important boost.
- Given the position within East Hampshire, the retail spend of new residents will have much lower 'leakage' to other districts, compared with alternative allocation sites on the edge of the district, closer to larger towns in Surrey and the South Coast conurbation.
- New residents at Chawton Park, close to the new employment allocation site nearby, will contribute to making that site commercially attractive for inward investment.
- Chawton Park provides long term certainty over steady/ progressive release of homes through the plan period.
- Where possible, Redrow seeks to recruit locally, including recruiting apprentices, and sub-contractors also have clauses for local labour. This is a requirement of the Considerate Constructors scheme, which Redrow is committing to implementing.

In environmental terms, it is notable that:

- This site will, in itself, reduce reliance on the private car. This is a benefit in climate terms.
- This large development will "raise the bar" of environmental and design standards around the district and the sustainability benefits would be replicated.
- New economic activity will be achieved by means of sustainable modes of transport, which compares very favourably with the car-borne retail park model present at Whitehill/ Bordon, for instance.

- A landscape and ecological management plan will be provided and will promote enhancement and enjoyment of the SINC and Ancient Woodland. This would dovetail with Forestry Commission management plans.
- Construction traffic would be routed to avoid Alton town.

In social and infrastructure terms, benefits include:

- Residents would reinforce and contribute to nearby sports, community, and health facilities.
- Access to recreation and playing fields would be improved for existing residents.
- Major contributions and enhancements would be made to walking, cycling and bus infrastructure.
- A new community facility and neighbourhood centre would be available to other people, and not just Chawton Park residents.
- Chawton Park would stimulate the growth of Alton as a community as a whole, but the self-containment of the site would avoid direct impacts on existing residential areas in the town.
- The development would generate the need for 400 primary school places, but provide 420 and hence make an appreciable net contribution to the local area in education terms.
- It is proposed that contributions and assistance will be given to local sports clubs.

Overall, whilst there are environmental sensitivities to consider, Chawton Park's location is an asset. With sensitive masterplanning, design and mitigation, it will be possible to deliver a large development and create a sustainable, high-quality community.

Working together going forward, in an inclusive way

Harrow Estates is committed to ongoing engagement with local communities throughout the development. We have already carried out early stakeholder engagement with Chawton PC, members of East Hampshire District Council and immediate neighbours. It is our intention, in parallel with the development of the Local Plan, to engage with the community to better understand their aspirations for the site, identify and prioritise community infrastructure needs and to gauge their views on our proposed benefits and impacts. We

believe that the potential site benefits will be endorsed by the wider community. There has been interest in the connectivity between Bushy Leaze Wood and Chawton Park Wood, and working closely with the Forestry Commission, we intend to explore engagement with the users of the local area as well as residents.

Through the life of the project, we propose to utilise a range of engagement techniques, including public exhibitions, design workshops/ charettes, hosting a dedicated website, social media, leaflets, personal letters, continued attendance at Parish Council meetings, District Council meetings and, of course, Alton Town Council meetings. We anticipate hosting events within Chawton Village, and also accessible venues in Alton Town Centre and further afield, as necessary. Given the strategic benefits and impacts of the proposals, we would seek to explicitly engage with communities at Four Marks and Medstead. We will also provide a freephone telephone number, email address and freepost for residents and stakeholders to ensure that everyone has a route to contact the project team with questions or queries regarding the large development site at Chawton Park.

Furthermore, to enhance engagement in, and outcomes from the potential allocation of the site, we propose to submit the parameters of our proposals to the Design Review Panel. While technically recommended as a process for pre-application submission, in order to produce the most effective, well supported and aesthetically enhanced solution, we believe there is merit in early engagement with the Panel.



