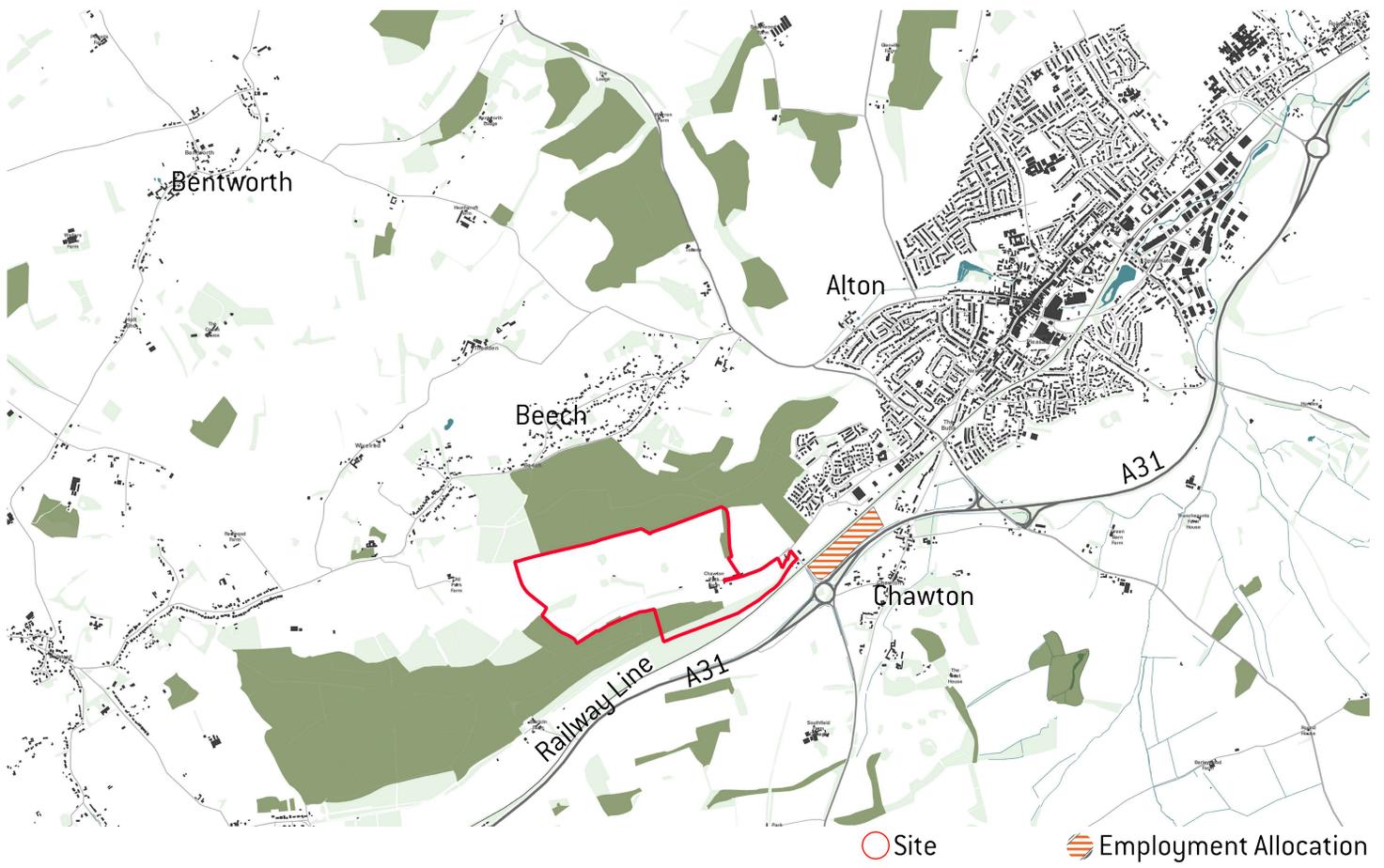


## The Site

### Site Location



### Context

Chawton Park is located less than two miles from the centre of Alton, which is ranked as the number one settlement in the East Hampshire District Council Settlement Hierarchy Background Paper, December 2018.

The site is approximately 87 Ha in area and lies just to the north of the A31. Alton Town Centre has local shops, schools, train station and amenities. In terms of location, the new neighbourhood will also benefit from close proximity to the historic village of Chawton, easy links to Winchester and the south coast via the A31.

The site is a single parcel of land ownership. It is visually enclosed by parcels of woodland and ancient woodland.



**Alton Town Centre**  
Shops and Amenities



**Alton Buses**  
Transport links

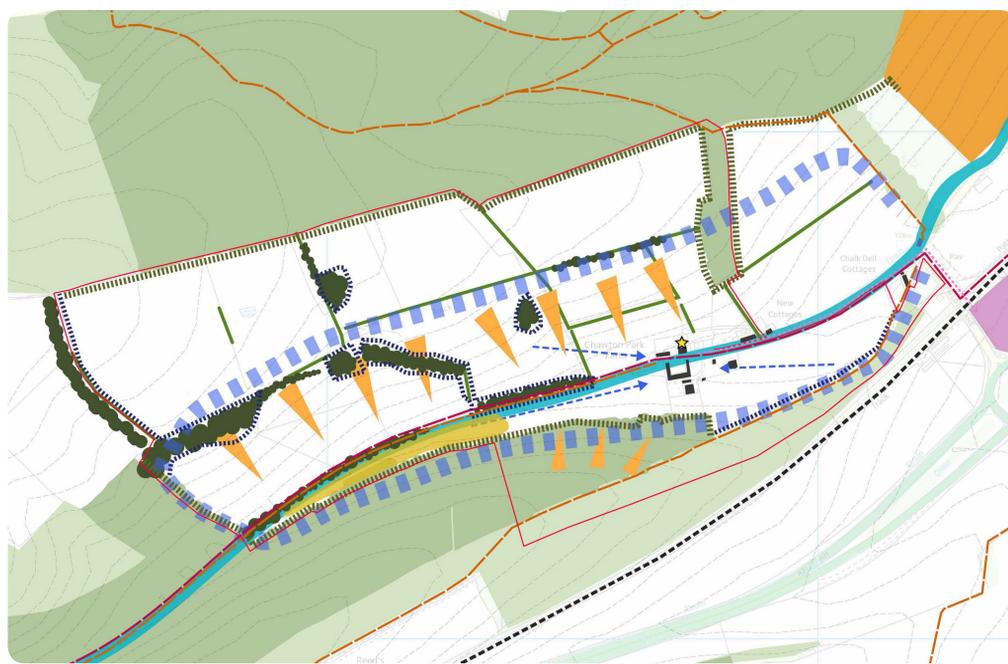


**Omega Industrial Park**  
Employment



**Alton Railway Station**  
Transport links

### Site Opportunities and Constraints



- Key**
- Site Boundary
  - Contours 5m
  - Ancient Woodland
  - Woodland
  - Existing Trees/Hedgerows
  - Public Right of Way
  - ▨ Strong Visual Enclosure
  - Railway Line
  - ▲ Slope
  - Internal Vista
  - Narrow Valley Floor
  - ★ Listed Building
  - Recently Consented Development
  - ▨ 15m Buffer to Ancient Woodland
  - ▨ 10m Buffer to Woodland
  - Pedestrian route to future employment land
  - Potential future employment land
  - National Cycle Network Route
  - Flood risk from surface water (indicatively shown)



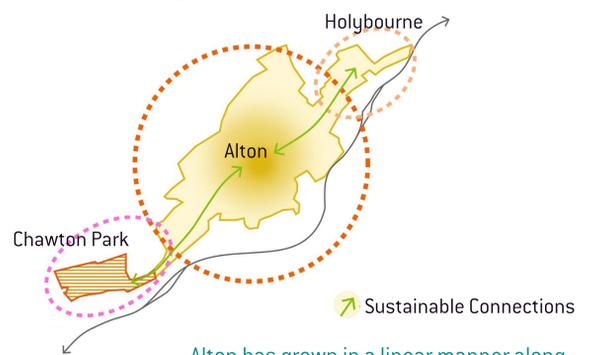
## What is being proposed?

- 1200 homes (1 to 5 bedrooms), including up to 480 affordable homes
- Homes at an average density of 37 dwellings per hectare
- Local centre of up to 1 Ha with pub, shop, community centre and employment space

### Key design themes of proposed development:

- High Quality Design
- Local Distinctiveness
- Good connections to Nature
- Enhancement of Historic Context
- Green Infrastructure
- Sustainable Travel Choices
- Civic Pride
- Use of Technology
- Long-term Management

### How has Alton grown?



## Concept Plan



- |                      |                        |                  |                       |                        |
|----------------------|------------------------|------------------|-----------------------|------------------------|
| 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 |                  |                       |                        |

Schedule of Area	
Site Area	- 86.6Ha
Local Centre	- 1 Ha
School	- 2 Ha
Playing Fields	- 2.6 Ha
Informal POS/Landscape	- 47 Ha
Main Roads	- 3 Ha

## Aerial View



- |  |   |
|--|---|
| 1 Main vehicular access                    | 9 Woodland park                             |
| 2 Existing barn re-used for community uses | 10 Wildflower meadows on south facing banks |
| 3 Local centre focused on pond & farmhouse | 11 Village park                             |
| 4 Primary School (2FE)                     | 12 Open access woodland                     |
| 5 Wetland parks                            | 13 Allotments                               |
| 6 Hillside avenues                         | 14 Gateway park                             |
| 7 Houses overlook the valley               | 15 Farmhouse                                |
| 8 Playing fields                           |   |



# Infrastructure and Delivery

## Infrastructure

As well as residential development, Chawton Park has the potential for delivering the following infrastructure:

- **Primary school** (up to 420 pupils)
- **Local Centre** with **pub, shop, community centre and employment space**
- Informal and formal **open space** (approximately 50 Ha) of **landscaping, playing pitches and allotments**
- Access to extensive areas of open access woodland
- Enhanced connections to Alton by **bus, cycling and walking** via new contiguous footway
- Accessibility to adjacent proposed **employment** allocation

- **Incorporate** and where possible **upgrade** the **National Cycle Network Route 224** which runs through the site
- A wider **off-road cycle** network
- Upgrade to **Chawton Park Road** to address width restriction and geometry for **efficiency and safety**
- Diversion of bus nos. 64 and 38 into the site to promote **regular** and **direct** buses to **Alton, Alresford, Winchester and Petersfield**.
- Circa **£15m** of **Community Infrastructure Levy (CIL)** to be generated by this development.

## Connections Plan



### Cycle Infrastructure

- National Cycle Network Route 224 (Existing)
- Traffic-free cycleway
- Proposed Trim Trial (use by ped & cycles)

### Pedestrian Infrastructure

- Proposed Trim Trial (use by ped & cycles)
- Proposed Footway Extension
- Existing Footway

### Public Transport

- Route 64 (Diverted) - Supported by Operator

## Delivery

- Harrow Estates is an award-winning master development company specialising in land and property acquisition, masterplanning, regeneration and commercial development.
- Focused on creating places with social and economic benefits for new and existing communities.
- Seek to improve health, happiness and sense of belonging, as well as protection and enhancement of the built and natural environment.
- High quality homes in beautiful streets
- Development interacts with surrounding employment opportunities, facilities and services
- Overall aim is to create a lasting legacy of robust and resilient communities that will remain healthy, happy places to live.

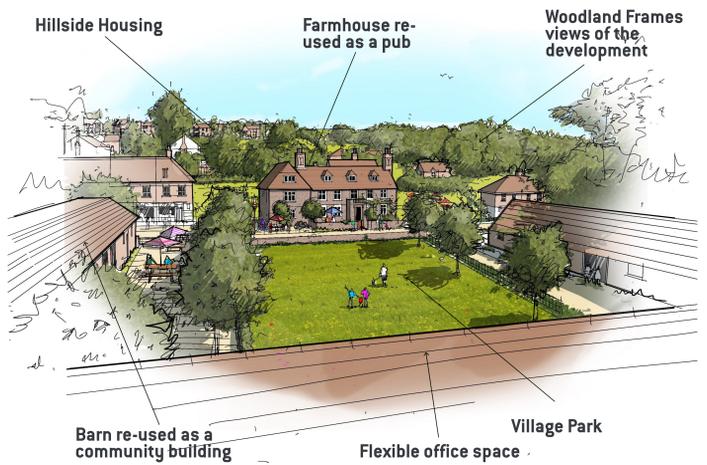
### Delivery Rate Table

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

## Local Centre

The existing Grade II listed farmhouse on site has the potential to become a focal point in the new local centre, such as a pub. It will front on to the old barns which can be re-used as a new community hub and local shop.

### Local Centre View



## Biodiversity and Green Infrastructure

To enhance and retain important habitats and encourage biodiversity, the design will include:

- Development focused on grassland (least ecologically important habitat)
- Buffers and sensitive lighting strategy for ancient woodlands
- New habitat and improved tree and hedgerow lines for wildlife habitats
- Sustainable drainage creates new wetland habitat
- Bat, bird and insect boxes and hedgehog friendly fences

### Examples of Converted Barns into Office Space



## Summary

- The land at Chawton Park is a suitable and appropriate site to create a flourishing new neighbourhood
- Existing woodland setting and farmhouse buildings can create sense of place and minimise the visual impact of development.
- Multiple opportunities for new and improved infrastructure for new and existing residents.
- Delivered by Redrow, a 5 star HBF rated builder and 'What House?' winner of the 2018 Housebuilder of the year award.

