The Site

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.

Site Opportunities and Constraints
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

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- Homes at an average density of 37 dwellings per hectare
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Key design themes of proposed development:

- Sustainable Travel Choices
- Civic Pride
- Use of Technology
- Long-term Management

Concept Plan

How has Alton grown?

- Meadows/Natural Parks
- Outdoor Sports
- Wildlife and Ecology
- Employment Area

- Recreation Route
- Heritage Trail
- Play Areas
- Amenities

Schedule of Area

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

Aerial View

- New Homes
- 2FE Primary School
- Local Centre
- Sustainable Drainage
- Footpath Links

- Woodland
- Open access woodland
- Farmland
- National Cycle Network

- Hospital
- Railway Line
- Built Up Area
- Consented Development

- Pond & farmhouse
- Hillside avenues
- Houses overlook the valley
- Playing fields

- Woodland park
- Wildflower meadows on south facing banks
- Village green
- Farmhouse
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 acquiscible areas of open access woodland
- Enhanced connections to Alton by bus, cycling and walking via new contiguous footway
- Accessibility to adjacent proposed employment allocation

Connections Plan

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

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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

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.

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.