



Via email
Richard.millard@easthants.gov.uk

27th November 2025

Councillor R Millard
East Hampshire District Council
PO Box 310
Petersfield
GU32 9HN

Dear Richard,

I hope you are well. I expect you were anticipating a letter from the Say NO to Chawton Park Farm campaigners!

Clare Klaire and myself are now Co-Chairing the resurrected campaign.

We note the request from Harrow Estates for an Environmental Scoping Opinion to East Hampshire District Council (EHDC).

Given that approach, we felt it was timely to write to you to set out as a reminder, the reasons why Chawton and Alton Residents, Councillors, and we hope the Cabinet of EHDC agree that Chawton Park Farm is so very unsuitable for any development.

We want to start with the key statement you made in response to Simon Jenkins on 28th July 2022 when he said: "At this point in time, I will be recommending refusal." To which your reply was: "...my immediate response to that is good. It is the wrong location, it is the wrong size, it is the wrong infrastructure provision."

That, for us, was the culmination of a 22-month campaign and we were delighted to hear your reaction after our speech at Full Council that evening.

To the best of our knowledge at this time *nothing has changed* to quash or even ameliorate the previous many objections to building on Chawton Park Farm.

Here is a summary of the objections:

- Site given four red flags in the original Large Sites Assessment in 2019
- Campaign for the Protection of Rural England describes it as a "Valued Landscape" as defined in the National Planning Policy Framework (NPPF) para 170(a) 2019. Now referenced at para 187 of the 2024 NPPF update.
- Site Access
- Overwhelming traffic issues
- Complete absence of Sustainability



We attach a background paper that was put together for Councillors prior to the speech at Clanfield Community Centre referred to above, which amongst other things, includes the well-researched articles in the Alton Herald and a link to the Barrister's Opinion of Sept 2021 obtained by Alton Town Council.

Public response

Public horror at such devastation of the original 'pass' of Alton and the ancient grassland of Chawton Park Farm is shown by the 5681 signatures that the Petition has accumulated. This represents nearly 30% of the residents of Alton. The petition showed that the petitioners' prime concerns, in written replies were:

- a) Destruction of Landscape (and ensuing impact of its loss on mental health);
- b) loss of biodiversity and farmland;
- c) the wrong location for development - too far from facilities;
- d) the fact that Altonians have already accepted a considerable amount of development around their town particularly along Chawton Park Road.
- e) the worsening of traffic issues and last but not least, the inability of infrastructure to cope.

We know that EHDC faces a huge doubled housing target and a), b) d) and e) will continue to be of great concern to residents.

In response to

- the Council's Large Site Development Consultation in 2019, the public ranked it as the least preferred option
- the Reg 18 Part 1 Consultation in 2023 the public reaction was that a concentration of housing in a new settlement (such as Chawton Park Farm) was 'by far the most commonly ranked **least** preferred' option.

Extra detail regarding Valued Landscape, Site Access, Traffic Issues and Sustainability

Traffic issues

We know that EHDC has written evidence of the traffic issues associated with this area of Alton which would make it a living hell for local residents if Chawton Park Farm were to be built on. The 2015 Alton Transport Strategy predicted that on completion of the Ackender Hill development on Chawton Park Road, queues of about 34 vehicles would appear at morning peak hour, at the Chawton Park Road/Whitedown Lane junction.

The strategy also predicted that the junction would operate at 96 per cent capacity – defined as being well above its practical limit and that is *before* any development at Chawton Park Farm! We understand that Hampshire County Council expressed concern over any signalisation of this junction and that they are currently 'monitoring' the situation.

1100 houses at the farm would bring *at least* an extra 2000 cars to this area.



Access

Access to the site is constrained by the combined hazards of, firstly the narrow width of Northfield Lane & Chawton Park Road; secondly an almost *single* lane Victorian railway arch and thirdly a tight 90 degree bend, directly opposite the entrance to Chawton Park Farm.

Sustainability

This is *not* a Sustainable Site. The eastern boundary is nearly 1 and half miles from the centre of Alton and at least a 30 minute walk, with the western boundary being roughly another *mile* away from the town centre. This is considerably outside the latest thinking on 15 to 20 minute neighbourhoods and completely inconsistent with this Council's Climate Emergency declaration of 2019.

Development of Chawton Park Farm will inevitably impact its nearby SINC's, ancient woodland, 'valued' landscape and the Medieval Deer Park Pales

The site is surrounded by woodland some of which is designated 'ancient woodland' and Sites of Importance to Nature Conservation. A large busy development would negatively impact the wildlife in those woodlands and the woods themselves by incursion of residents, domestic animals, and light pollution. The Council for the Protection of Rural England has characterised this site as a 'valued' landscape within the definition of the National Planning Policy Framework paragraph 170(a). Finally, the site contains, and parts are in close proximity to, medieval Deer Park Pales which have been described by the County Archaeologist as a 'monument of national importance'.

In our speech in September 2023, we did ask that the petition be incorporated into the evidence base for the Local Plan and we repeat this request now.

We ask for a meeting with you to confirm that EHDC is aligned and in agreement with all the reasons we have given above as to why any application by Harrow Estates to build on Chawton Park Farm should be refused.

With kind regards,

Yours sincerely,

Carol Palmer & Clare Klaire
Co-Chairs, Say No to Chawton Park Farm Campaign