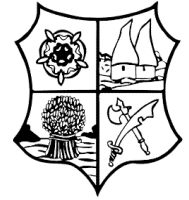


ALTON Town Council



15 October 2026

To Councillors: Matthew Bayliss, Chris Botten, Ginny Boxall, Mark Boyce-Churn, Annette Eyre, Don Hammond, Graham Hill, Matthew Kellermann, Roger Lamb, Nick O'Brien, John Quincey, Barbara Tansey, Lorna Woodcroft

Dear Councillor

You are hereby summoned to an extraordinary meeting of Alton Town Council's **Planning Committee** on **Wednesday 21 October 2026 at 6.30pm** at the Town Hall, Market Square, Alton GU34 1HD, when the under-mentioned business will be transacted. The quorum for this meeting is 5 councillors.

Yours sincerely

Cllr Annette Eyre, Chair, Planning Committee

AGENDA

1. **APOLOGIES**
To receive apologies for absence.
2. **DECLARATIONS OF INTEREST**
To receive Declarations of Interest and Requests for Dispensations.
(Councillors are responsible for declaring any disclosable pecuniary interest which they may have in any item of business on the agenda no later than when that item is reached. Unless dispensation has been granted, they may not participate in any discussion of or vote on any matter in which they have a pecuniary interest.)
3. **CHAIR'S ANNOUNCEMENTS**
To receive any announcements from the Chair.
4. **MINUTES OF THE PREVIOUS MEETINGS**
Recommendation: To approve the minutes of the Planning Committee meetings held on 17 June and 14 September 2026.
5. **WRITTEN REPRESENTATIONS FROM THE PUBLIC – report to follow if any are received**
Recommendation: To note written representations from the public
(Authors of written representations are invited to ensure that they are with the Town Clerk by 12noon two days before the council meeting to enable them to be circulated in good time.)
6. **QUESTIONS AND STATEMENTS FROM THE PUBLIC**
Recommendation: To note the questions and statements by the public.
(In accordance with Standing Order 3e, members of the public may make representations, answer questions and give evidence. They may give notice in advance up until just before the start of the meeting. Verbal statements or questions may be up to 3 minutes long, within a total of 20 minutes allowed for public speaking which may be extended by the Chair.)

7. PLANNING APPLICATION: EHDC-26-1076-FUL and EHDC-26-1071-PA3MA, 77-85 High Street, Alton, Hampshire, GU34 1LG – *see attached report*
To determine the Town Council's response to these Planning Applications.
8. PLANNING APPLICATION: EHDC-26-0331-CONVR, Land At Lord Mayor Treloar Hospital Site Chawton Park Road, Alton, Hampshire – *see attached report*
To determine the Town Council's response to this Planning Application.
9. PLANNING APPLICATION: application EHDC-26-1046-FUL, Betfred, 46B High Street, Alton, Hampshire, GU34 1BD – *see attached report*
To determine the Town Council's response to this Planning Application.
10. NEIGHBOURING PARISH APPLICATION: EHDC-26-1085-FUL, Solar Farm Developments On Land At Cakers Lane, East Worldham & Selborne Road, Selborne, Alton, Hampshire – *see attached report*
To determine the Town Council's response to this Planning Application.
11. FOUR MARKS & MEDSTEAD NEIGHBOURHOOD PLAN CONSULTATION – *see attached report*
To determine the Town Council's response to this consultation.

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON
WEDNESDAY 17 JUNE 2026 AT 7.00PM AT THE TOWN HALL**

Present: **Councillor** **Annette Eyre (Chair)**
 Matthew Bayliss
 Chris Botten
 Ginny Boxall
 Don Hammond
 Graham Hill
 Nick O'Brien
 Barbara Tansey

In attendance: **Tom Horwood (Town Clerk)**

7 members of the public and press

1 Apologies for Absence

Apologies were received from Councillors Roger Lamb, John Quincey and Lorna Woodcroft.

2 Declarations of Interest and Requests for Dispensation

No declarations of interest were received.

3 Chair's Announcements

The Chair welcomed everyone to the meeting and thanked them for coming. The Chair welcome Cllr Boxall to her first meeting since the by-election.

4 Written Representations from the Public

Correspondence was received in advance of the meeting from

- Cllr Ginny Boxall regarding planning application EHDC-25-0748-OUT, and
- Holybourne Village Association regarding planning application EHDC-25-0748-OUT.

It was circulated to councillors on 15 June and published under supplementary papers on the Council website.

On the proposal of Councillor Eyre, seconded by Councillor Hammond, it was

RESOLVED
To note the written representations.

5 Questions and Statements by the Public

- 5.1 Jerry Janes of Holybourne Village Association spoke in opposition to planning application EHDC-25-0748-OUT, noting that refusal can still be agreed under policy in spite of the lack of the 5-year housing land supply, the continuing protections of the Neighbourhood Plan, the delays in the decision-making process at East Hampshire District Council, the unsuitability of the proposal for housing in that location and the recent refusal of a similar application in Bentley.
- 5.2 Robert Law, Chair of Holybourne Village Association spoke in opposition to planning application EHDC-25-0748-OUT, covering the reduction in parking (objected to by local schools), the traffic plan (which was desk-based), the impact on visitors due to the lack of spaces, the disregarding of the evidence and experience of local flooding.
- 5.3 Les Jackson of Cycle Alton spoke in opposition to planning application EHDC-25-0748-OUT, in particular the expectation of the negative impact and deterrence of cycling, contrary to the National Planning Policy Framework and the cycling design standard. The East Hampshire Local Cycling and Walking
- 5.4 Infrastructure Plan (LCWIP) is contrary to this proposal, which increases traffic. The Local Transport Note for Cycle Infrastructure Design has not been considered.
- 5.5 On the proposal of Councillor Eyre, seconded by Councillor Hill, it was

RESOLVED**To note the questions and statements by the public.****6 Planning Application EHDC-25-0748-OUT**

- 6.1 Councillor Eyre proposed that the Council authorise the Town Clerk to submit an appropriate response to the planning application EHDC-25-0748-OUT, based on the points made by councillors. This was seconded by Councillor Hill.
- 6.2 On parking, councillors noted that objections have grown at each stage of this application. The reduction of parking spaces on residents, carers, ambulances, schools and the shop was felt to be profound and negative. Developers ought to offer creative solutions that improve parking, whereas this application does the opposite. Constrained parking has impacts on road safety, for example, by forcing longer walking distances when pupils arrive and leave school. These proposals make a difficult situation worse by displacing parking. They create chaos, particularly during school traffic times. It was felt that the proposal has a significant detriment to the village. London Road itself is very important for the functioning of the community. Concern was raised that the streets are unsuitable for wheelchairs at present and these proposals

make it worse. Councillors were very concerned about the impact on existing residents and the heart of the community.

- 6.3 On traffic speed and congestion, it was felt that there was insufficient consideration of the impact on Eggars School and the wider village. London Road itself and its traffic lights cannot bear the increase in vehicles, which will create gridlock across the system.
- 6.4 On transport, it was noted that there is no significant public transport service. Councillors were interested in the comments of Cycle Alton and noted that an opportunity to improve cycling and safety has not been taken. They were very concerned that the Local Transport Note for Cycle Infrastructure Design (LTN1/20), which ought to have significant weight in planning decisions, appears not to have been taken into account at all. Similarly, the LCWIP has significant material weight in determining planning applications (e.g. NPPF para. 111). Both of these frameworks would indicate that the application ought to be refused. The council supports the comments of Cycle Alton regarding how the LCWIP ought to be used to plan for more sustainable house-building with better cycle routes.
- 6.5 Construction traffic is a concern, exacerbated by the lack of alternative access in the application during the building of the site. This traffic will create a significant impact on the community for the years that the site is being built and damage on a historical road. Councillors noted the weight restriction on the bridge at Binsted. Modal shift aspirations in the application are extremely unrealistic and undeliverable, and will transform London Road into one of the most urbanised roads in East Hampshire district.
- 6.6 On heritage, it was noted that Holybourne is village with a distinctly rural character, with the ancient monument, listed buildings and conservation area. There is a substantial risk from the construction process to damage these. The site is also inappropriate in this setting and landscape.
- 6.7 On flood risk, councillors were concerned that long-standing experience of flooding in the village has seemingly been discounted in the application. The applicants rely on studies during atypical times. Their sequential test has only covered a very limited geography. They have not demonstrated how water on and from the site will be managed. There is strong concern that residences on the other side of London Road will be put at risk. The notorious Farringdon example was cited. The hydrogeological information included also does not provide a solution to groundwater flooding. The application appears to be directly counter to the recent EHDC motion on rivers, which has been endorsed by Alton Town Council.
- 6.8 On fresh-water supply and sewerage, it is quite clear that it is inadequate to sustain a development of this size in this location. Increasing evidence is emerging on the overall deficit of the water infrastructure. In addition, tankers are used to remove sewerage and there is a further threat on rivers. This issue

is being increasingly recognised in planning application determinations and in policy, including EHDC's and Basingstoke & Deane Borough Council's recent decisions on their respective draft Local Plans. It is incumbent on the applicant to demonstrate that proposed development can be supported by a sufficient and reliable water supply, without causing harm to the integrity of designated sites. This application makes no serious attempt to address this fundamental problem.

- 6.9 On the local green space, it was noted that Alton Town Council commented on 11 August 2025 and would wish to reiterate its position. In addition, the status of local green space provides protection akin to Green Belt. The playground's repositioning effectively turns it into a facility for the new development and not for the wider community, which would be a significant loss.
- 6.10 Overall, as a 'tier 4' settlement in EHDC's hierarchy, the application must be compliant in order to be approved. The scale of this application is substantially out of kilter with the Local Plan and National Planning Policy Framework. Councillors were in favour of recording a strong objection.
- 6.11 On the proposal of Councillor Eyre, seconded by Councillor Hill, it was

RESOLVED

to authorise the Town Clerk to submit an appropriate response to application EHDC-25-0748-OUT, Land To The Rear Of 136-150 London Road, Holybourne, Alton, Hampshire, based on the points made by councillors.

7 Planning Application EHDC-26-0489-CONVR

Councillor Eyre proposed that the Council authorise the Town Clerk to submit an appropriate response to the planning application EHDC-26-0489-CONVR, based on the points made by councillors. This was seconded by Councillor Hammond.

Most councillors were content to support the objection, and others content not to object.

On the proposal of Councillor Eyre, seconded by Councillor Hammond, it was

RESOLVED

to authorise the Town Clerk to submit an appropriate response to application EHDC-26-0489-CONVR, Russett Road, 10 River View, Alton, Hampshire, based on the points made by councillors.

The meeting closed at 8.15pm.

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON
WEDNESDAY 14 OCTOBER 2026 AT 6.30PM AT THE TOWN HALL**

Present: **Councillor** **Annette Eyre (Chair)**
 Matthew Bayliss
 Chris Botten
 Don Hammond
 Graham Hill
 Roger Lamb
 Nick O'Brien
 John Quincey
 Barbara Tansey
 Lorna Woodcroft

In attendance: **Tom Horwood (Town Clerk)**
 Hayley Carter (Deputy Clerk)

0 members of the public and press

8 Apologies for Absence

Apologies were received from Councillors Ginny Boxall, Mark Boyce-Churn and Matthew Kellermann.

9 Declarations of Interest and Requests for Dispensation

No declarations of interest were received.

10 Chair's Announcements

The Chair welcomed everyone to the meeting and thanked them for coming.

11 Written Representations from the Public

No written correspondence had been received.

12 Questions and Statements by the Public

There were no members of the public present.

13 Planning Application: EHDC-26-1016-CONVR, 80 High Street, Alton

Councillor Eyre proposed that the Council authorise the Deputy Clerk to submit an appropriate response to the planning application EHDC-26-1016-CONVR, based on the points made by councillors. This was seconded by Councillor Lamb.

Comments showed that there were no objections to the application.

Thus, on the proposal of Councillor Eyre, seconded by Councillor Lamb, it was

RESOLVED

to authorise the Deputy Clerk to submit an appropriate response to application EHDC-26-1016-CONVR, 80 High Street, Alton, based on the points made by councillors.

All councillors voted in favour.

14 Planning Application EHDC-26-1017-CONVR, 86-94 High Street, Alton

Councillor Eyre proposed that the Council authorise the Deputy Clerk to submit an appropriate response to the planning application EHDC-26-1017-CONVR, based on the points made by councillors. This was seconded by Councillor Hill.

Comments showed that there were no objections to the application.

Thus, on the proposal of Councillor Eyre, seconded by Councillor Hill, it was

RESOLVED

to authorise the Deputy Clerk to submit an appropriate response to application EHDC-26-1017-CONVR, 86-94 High Street, Alton, based on the points made by councillors.

All councillors voted in favour.

The meeting closed at 6.35pm.

Item 5: Written representations

Item 8: From Cllr Ginny Boxall

Objection to the Proposed Reprofilng of 20% of Ackender Hill Country Park.

As a District and Town Councillor, I wish to raise a formal objection to Crest Nicholson's proposal to reprofile 20% of Ackender Hill Country Park. I am concerned about the potential impact on the meadow's biodiversity, the management of the site since 2019, and the risk of further ecological damage. I believe these concerns warrant careful scrutiny before any decision is made.

Reprofilng one fifth of the country park represents a substantial intervention with potentially significant consequences for the existing meadow habitat. Moving soil, altering ground levels and using heavy machinery can damage established wildflowers, disturb root systems and seed banks, compact soil and destroy habitats used by insects, pollinators and other wildlife. Changes to ground levels may also affect drainage and soil moisture.

An established meadow cannot simply be recreated by reseedng. Its ecological value may have developed over many years, and there can be no guarantee that its original biodiversity will recover following disturbance.

There are concerns about how Crest Nicholson has managed the meadow since 2019 and whether sufficient attention has been given to maintaining and protecting its biodiversity.

Species-rich meadows require appropriate management and ongoing ecological monitoring. Inadequate or unsuitable maintenance can reduce wildflower diversity and diminish the habitat available to wildlife.

I believe the site's management history should be carefully examined, including the maintenance undertaken, any changes in ecological condition and any evidence of biodiversity decline. If deterioration has occurred, its causes should be investigated and addressed rather than risking further damage through extensive earthworks.

I know that Crest Nicholson has commissioned an ecological survey. However, the findings must be carefully scrutinised to ensure that the potential impacts of reprofilng 20% of the site have been fully assessed.

The assessment should address existing biodiversity, the loss of vegetation and soil seed banks, impacts on wildlife habitats, changes to drainage and soil conditions, and the site's management history since 2019.

I ask EHDC to ensure that the evidence is sufficiently robust, that any gaps or uncertainties are addressed and that further independent specialist advice is sought if significant concerns remain.

Crest Nicholson should also demonstrate why reprofiling such a substantial area is necessary and what less damaging alternatives have been considered.

As a District Councillor, I have a responsibility to raise legitimate concerns about the protection of our local environment and the long-term interests of the community. Ackender Hill Country Park is a valuable local green space, and decisions affecting its meadow habitat should be based on sound evidence, transparency and appropriate environmental safeguards.

I therefore urge EHDC to scrutinise the proposal and its supporting evidence carefully before approving any works. The potential for irreversible biodiversity loss must be given proper weight, and the option of less damaging alternatives must be fully explored.

I ask that the proposed reprofiling be reconsidered and that no decision to proceed be made until its necessity, environmental impact and long-term consequences have been adequately demonstrated. Protecting the meadow and preventing avoidable ecological damage must remain the priority.

Item 10: From Rachel Palmer

I am unable to attend your meeting, but want to make sure you are aware of the application for a solar farm impacting on southeasterly edge of Alton.

It is a very large swathe of fields being proposed, straddling the existing Wilsom Solar Farm, and stretching westwards to be adjacent to Copse Close Solar Farm that has extant planning permission, yet to be built. It will also be close to the Caker Stream Solar Farm which is between Alton, Farringdon and Selborne.

There are around 80 documents on the portal, very unwieldy. I have looked particularly at the LVIA. It is shockingly lacking in worst-case scenario photographs or analysis. The photos are September 2026. The trees and hedges are in full leaf. The new guidelines for LVIAs require worst-case scenarios. Also lacking in the application (both in the LVIA and the Design & Access Statement) is information about the cumulative effect of all the four solar farms. I can't find a drawing showing them all. There may be one hiding.

I'm sending this information as it isn't clear from the portal which council area this sits in, I imagine Worldham, but the impact will be on Alton residents too. I wanted to make sure your committee was aware, and have some input if you feel it is needed. I'd be grateful if this could be discussed.

Rachel Palmer

Subject: Planning Application EHDC-26-1076-FUL and EHDC-26-1071-PA3MA
Report to: Planning Committee, 21 October 2026
Report of: Deputy Clerk

1. Purpose of the report

- 1.1 To determine the Town Council's response to two Planning Applications relating to the same property.

2. Background

- 2.1 East Hampshire District Council has received the following Planning Applications:

EHDC-26-1076-FUL

Site: 77-85 High Street, Alton, Hampshire, GU34 1LG

Proposal: Full planning application for minor external alterations to the existing building associated with a separate Class MA prior approval for the buildings change of use from Class E (commercial, business, service) to Class C3 (residential) with the creation of 2 dwellinghouses. The proposed external works are to include the replacement, widening and setting back of windows with opaque glazing on lower 1100mm and addition of central pillar between windows

<https://publicaccess.easthants.gov.uk/planning/index.html?fa=getApplication&id=204592>

- 2.2 EHDC-26-1071-PA3MA

Site: 77-85 High Street, Alton, Hampshire, GU34 1LG

Proposal: Change of use from Class E (retail use) to Class C3 (residential) with the creation of 2 dwellinghouses

<https://publicaccess.easthants.gov.uk/planning/index.html?fa=getApplication&id=204549>

3. Recommendation

- 3.1 The Committee is recommended:

To authorise the Town Clerk/Deputy Town Clerk to submit an appropriate response to applications EHDC-26-1076-FUL and EHDC-26-1071-PA3MA, 77-85 High Street, Alton, Hampshire, GU34 1LG, based on the points made by councillors.

Subject: Planning Application EHDC-26-0331-CONVR
Report to: Planning Committee, 21 October 2026
Report of: Deputy Clerk

1. Purpose of the report

- 1.1 To determine the Town Council's response to a planning application.

2. Background

- 2.1 East Hampshire District Council has received the following Planning Application:

EHDC-26-0331-CONVR

Site: Land At Lord Mayor Treloar Hospital Site Chawton Park Road, Alton, Hampshire

Proposal: Section 73 to vary condition 12 (scheme of site-wide ecological mitigation, compensation and enhancement measures) Condition 16 (approved levels) of planning permission 30021/056 (dated 23 July 2015) to enable amendments to the approved ecological mitigation strategy and site wide levels

Reason for re-consultation: Grassland Management Plan and Value Letter. Applicant response to ecology

Deadline for comments: 26th October 2026

<https://publicaccess.easthants.gov.uk/planning/index.html?fa=getApplication&id=182001>

- 2.2 The Council's objection to the previous application is attached in Appendix A.

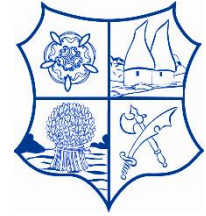
3. Recommendation

- 3.1 The Committee is recommended:

To authorise the Town Clerk/Deputy Town Clerk to submit an appropriate response to application EHDC-26-0331-CONVR, Land At Lord Mayor Treloar Hospital Site Chawton Park Road, Alton, Hampshire, based on the points made by councillors.

ALTON

Town Council



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Town Hall
 Market Square
 Alton
 Hampshire
 GU34 1HD

East Hampshire District Council
 Planning Development

Town Clerk – Tom Horwood

14 May 2026

Dear Mr Natt

EHDC-26-0331-CONVR, Land at Lord Mayor Treloar Hospital Site Chawton Park Road, Alton, Hampshire

Alton Town Council discussed this application on 13 May at an extraordinary full council meeting. The site of this application is a chalk grassland habitat, which is a recognised priority habitat under the UK Biodiversity Action Plan and town councillors wish to stress that they regard this land as being environmentally very important and that the protection of this landscape is paramount.

The site is on one of the ‘Six Hills of Alton’. A local walk takes in these six hills and a topograph dedicated to the original proposer of the walk, and the Interpretation Panel for the walk states: “Discover some of Alton’s most stunning views on this circular walk exploring the six hills that frame the town. Following well-established footpaths and public rights of way, the full route covers around 11 miles. 1. Ackender Hill: As you follow the woodland path look out over the open meadow at the top of the hill. This peaceful spot offers one of the most beautiful views along your walk, a perfect place to pause and appreciate the landscape.”

This open meadow is the site that the developer wishes to cover in topsoil taken from the development.

Despite this application saying incorrectly that ownership is to pass to a charitable trust, the intention is that the meadow is to come to the Town Council for future management as a Country Park once the development is completed. However, the developer (Crest) has now put in this application to vary one of the conditions in order to allow them to spread 400–500mm of soil across the site, which would effectively bury the existing habitat, fundamentally altering surface conditions and eliminating the ecological niche required for chalk grassland species.

Chalk grassland is an irreplaceable ecosystem characterised by thin, nutrient-poor, alkaline soils and highly specialised plant communities, including orchid species. These habitats develop over long timescales and depend on intact soil structure, stable chemistry, and established mycorrhizal networks. Spreading soil over the landscape would destroy it and is not compatible with protecting it. Although the soil is to be sourced from within the site, its excavation, handling, and redistribution will disrupt soil horizons, degrade soil structure, and alter chemical properties, including soil pH and nutrient status. Such changes are highly likely to result in the loss of characteristic species and a shift toward more competitive vegetation. This is contrary to the National Planning Policy Framework (NPPF) and East Hampshire District Council’s policies requiring the protection and enhancement of biodiversity, and it conflicts with biodiversity net gain objectives.

Section 15, paragraph 187 (a) of the NPPF states that policies should “protect and enhance valued landscapes, sites of biodiversity or geological value and soils.”

Paragraph 193 (c) goes on to say that “development resulting in the loss or deterioration of irreplaceable habitats should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.” In the case of this application, mitigations were put in place to protect this irreplaceable habitat. It is those mitigations that the developer is now applying to remove, changing the condition which offers the site protection.

This is a site of nature conservation which campaigners fought hard to save twelve years ago and local residents are now scared that it will be destroyed. It is a very special place and to even consider covering it with top soil is completely inappropriate and there appear to be no genuine benefits.

New residents are aware that other parts of the site are still being built when they move into a new housing development and therefore are generally tolerant of the lorry movements as long as they are well-managed and considerate. Councillors recognise the impact of noise on mental health and sympathise with residents and therefore, it is important that this application be refused and that the soil is dealt with quickly and removed from site. Developers on other sites in the town have dealt with this as they go and not left it all to the end, so the disruptions have been far less intrusive than on this site.

There has already been a big compromise between the development and preserving this site of special interest and therefore Alton Town Council put in the strongest possible objection to this variation.

Kind regards

H Carter

Hayley Carter
Deputy Clerk

Subject: Planning Application EHDC-26-1046-FUL
Report to: Planning Committee, 21 October 2026
Report of: Deputy Clerk

1. Purpose of the report

- 1.1 To determine the Town Council's response to a planning application.

2. Background

- 2.1 East Hampshire District Council has received the following Planning Application:

EHDC-26-1046-FUL

Site: Betfred, 46B High Street, Alton, Hampshire, GU34 1BD

Proposal: Permission is sought for the following: - Change of Use from betting shop to restaurant; - Addition of flue and extractor fans at rear; - Change of signage at front; Alteration to door at front.

Deadline for comments: 27th October 2026

<https://publicaccess.easthants.gov.uk/planning/index.html?fa=getApplication&id=204556>

3. Recommendation

- 3.1 The Committee is recommended:

To authorise the Town Clerk/Deputy Town Clerk to submit an appropriate response to application EHDC-26-1046-FUL, Betfred, 46B High Street, Alton, Hampshire, GU34 1BD, based on the points made by councillors.

Subject: Planning Application EHDC-26-1085-FUL
Report to: Planning Committee, 21 October 2026
Report of: Deputy Clerk

1. Purpose of the report

- 1.1 To determine the Town Council's response to a planning application in Worldham parish.

2. Background

- 2.1 East Hampshire District Council has received the following Planning Application:

EHDC-26-1085-FUL

Site: Solar Farm Developments On Land At Cakers Lane, East Worldham & Selborne Road, Selborne, Alton, Hampshire

Proposal: The construction, operation and decommissioning of a renewable energy generating station comprising ground mounted solar photovoltaic panels, other ancillary infrastructure, access, landscaping and biodiversity enhancements at land to the South East of Alton.

Deadline for comments: 28th October 2026

<https://publicaccess.easthants.gov.uk/planning/index.html?fa=getApplication&id=204562>

3. Recommendation

- 3.1 The Committee is recommended:

To authorise the Town Clerk/Deputy Town Clerk to submit an appropriate response to application EHDC-26-1085-FUL, Solar Farm Developments On Land At Cakers Lane, East Worldham & Selborne Road, Selborne, Alton, Hampshire, based on the points made by councillors.

Subject: **Medstead and Four Marks Neighbourhood Plan Consultation**

Report to: Planning Committee, 21 October 2026

Report of: Town Clerk

1. **Purpose of the report**

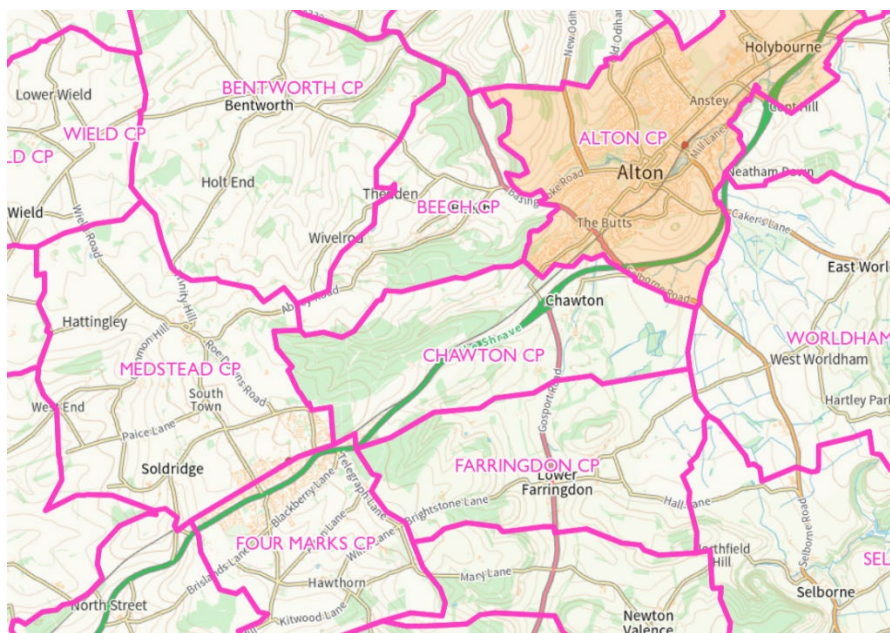
- 1.1 To determine the Town Council's response to this consultation.

2. **Background**

- 2.1 The Medstead and Four Marks Neighbourhood Plan Steering Group has prepared the Draft Medstead and Four Marks Neighbourhood Plan and is now undertaking a consultation in accordance with Regulation 14 of the Neighbourhood Planning Regulations 2012. The consultation will run from 1st October 2026 until 12th November 2026 and the plan along with the supporting documents can be viewed online at <https://fourmarksparishcouncil.gov.uk/medstead-and-four-marks-neighbourhood-plan-2025-2043/>.
- 2.2 The Steering Group has asked for representations to be made by 12 November 2026, prior to making amendments and submitting the plan to East Hampshire District Council.

3. **Main considerations**

- 3.1 Four Marks and Medstead are two parishes near, but not immediately adjacent to, Alton parish. The A31 runs through Four Marks and Alton:



3.2 The draft Plan:

- Notes that many residents of Medstead and Four Marks commute to Alton for work, “impacting on the road networks, liveability of the area, as well as the environment” (9.9);
- Includes a policy (MFM 24) that “seeks to ensure that new development, existing buildings and community activity contribute to a substantial reduction in potable water consumption”;
- “Makes provision for at least 1,177 dwellings in the Neighbourhood Area between 2025 and 2043” (10.1.1).

3.3 As well as a location for employment, it could be noted that Alton provides services such as a sports centre and sports grounds, a railway station with a direct service to Farnham, Woking and London, town high street and community hospital.

3.4 With a Neighbourhood Plan in place, Medstead and Four Marks Parish Councils will benefit from a greater allocation of the Community Infrastructure Levy raised from developments within the parishes (from 15% to 25%) and East Hampshire District Council will retain less.

4. **Recommendation**

4.1 The Committee is recommended:

To authorise the Town Clerk to submit an appropriate response to the Regulation 14 consultation on the draft Medstead and Four Marks Neighbourhood Plan, based on the points made by councillors.