

Chilbolton Parish Council
Chilbolton Village Hall
5 Eastman's Fields
Chilbolton
Stockbridge
SO20 6AT

Mr James Painter
The Manor
Winchester Street
Chilbolton
Stockbridge
SO20 6BQ

22nd November 2025

Dear James

Housing Development at Drove Road, Chilbolton

We apologise for the delayed response to your letter of 16th August 2025 to Cllr Hudson, seeking to work with the Parish Council on the development of 25 homes on your family's land adjacent to Chilbolton Village Hall.

As I am sure you are aware, the council has been seeking guidance from Test Valley Borough Council about the suitability of four sites (including this one) for a community-led development to fulfil the aspirations of Chilbolton's Neighbourhood Development Plan (2021). This guidance was finally provided on 10th November 2025 and it remains our intention to request a meeting with you and representatives of our Community Development Committee (CDC) to discuss your plans further. This would include the discussion of a number of questions on your strategic and commercial plans for the site, in common with the questions we are discussing with other landowners (copy attached).

Coincidentally, you submitted an Outline Planning Application (25/02680/OUTN) to TVBC for the development of 75 homes on this site on the very same day we met with them. This application indicates a change of approach as it seeks to secure permission under the presumption in favour of Sustainable Development which is less dependent on community support. However, given the assurances expressed in your August letter and your recent leaflet to the village outlining your latest plans, we do hope that the support of the community remains important to you. At an extraordinary meeting of the Parish Council on 17th November, we discussed our approach to consulting the village and responding to your application and have set up a series of interactive sessions with the community to do this. The first of these took place this morning and we have been asked by the village to set up a session with you where you can come and present your plans and discuss them with the community.

It is the Parish Council's hope that you remain interested in working with together us on a community-led development in line with our own housing project. Could you provide some dates which would suit you to meet with the CDC team and also for the session with the public on your latest planning submission please. The deadline for public comments on TVBC's planning portal is 10th December.

Please let us know when it would suit you best for both discussions.

Best regards



Cllr David Hall
Chair, Community Development Committee
Chilbolton Parish Council
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ATTACHMENT

Site Options Working Group

Core Commercial/Strategic Questions – All Landowners

Informational
Is the land in single or multiple ownership?
Is/are the landowner(s) aware of the inclusion of this site in the assessment?
Strategic
Are you prepared to enter into discussions with CPC with a view to delivering a community-led housing development on your land which meets the objectives set out in the Neighbourhood Development Plan?
Are you prepared to do this on an exclusive basis or, at least, offer CPC first refusal to cooperate on any development?
What are your longer-term intentions for the site? How many houses would you ultimately see on it and in what timescale? Would you be prepared to commit contractually to a maximum number of houses?
Are you prepared to enter into discussions around a long-term agreement for the management and further development of all housing on this and/or contingent sites
What opportunities do you see to contribute to village amenities to support Chilbolton's longer-term vision?
What opportunities do you see to contribute to village infrastructure (utilities) to support Chilbolton's longer-term vision?
What opportunities do you see to contribute to village infrastructure (highways) to support Chilbolton's longer-term vision?
Financial
What would be your ball-park price expectation (per hectare) for land sold to support the following:
Affordable / Social housing
Market rate smaller housing (average 2 bed) – offered to eligible local people on a first refusal basis
Open market / self-build housing (3 bed) – offered without restriction
What would your ball-park price to make available an area of 1.5 hectares for a community led housing development of mixed housing
Is it necessary in your view to build houses under 5 C to make the development economically viable for you? Can you share headline financials with us on an open book basis? We would offer this in return under mutual confidentiality agreements
Deliverable
Have you already developed plans for the site? What stage have these reached?
Do you have any existing relationships with developers or housebuilders which could restrict – or enable – our plans