



Homes &  
Communities  
Agency

Peter Canavan,  
Planning Department,  
South Oxfordshire District Council,  
135 Eastern Avenue,  
Milton Park,  
Milton,  
OX14 4SB.

31 August 2017

BY EMAIL ONLY

**Chalgrove Airfield**

Dear Peter,

I write to you following the pre-application meeting between the Homes and Communities Agency and South Oxfordshire District Council on 17 August.

As agreed, this letter sets out the HCA's latest position on the infrastructure improvements required to support development at Chalgrove Airfield.

*The HCA is totally committed to delivering the right level of infrastructure, at the right time, to support the proposed development of Chalgrove Airfield during the Local Plan period.*

As you know, we are working closely with the council and stakeholders to look in detail at the infrastructure improvements needed. Officers from your council, the county's education and highways teams and Oxfordshire's Clinical Commissioning Group are involved in these discussions. Their input has played an important part in shaping our proposals.

We continue to investigate these options with your colleagues and will provide more detail on these proposals as they evolve.

**The proposals**

The HCA's proposals for mixed use redevelopment of Chalgrove Airfield site comprise up to 3,000 new homes of which up to 40% would be affordable, a new secondary school and two primary schools, a medical centre and community facilities with a local centre, up to 5 ha of extra employment land alongside Martin Baker Limited with a new runway and extensive areas of public open space.

The HCA understands that the proposed development will need significant infrastructure investment. We will provide the investment needed to support development at Chalgrove and address any impacts.

The confirmed schedule of planned infrastructure improvements will evolve as more detail emerges.

## **Our support for infrastructure**

The HCA has committed to providing significant support for on-site infrastructure. This includes funding for the schools and medical centre proposed for the development.

Our schedule of major off-site improvements relates to transport and highways measures. It is based on the latest information available to the teams. It is tested through ongoing technical reviews and discussions with stakeholders, who see the HCA's support as crucial in providing the right level of infrastructure for their areas.

The schedule of schemes we are looking to support includes:

- **Watlington Edge Road:** The Watlington Neighbourhood Plan group has secured agreements relating to 100% of the land and two thirds of the funding for the proposed edge road. The HCA commits to providing the remaining funding required to deliver the edge road to support this local priority.
- **Stadhampton Bypass:** A route is safeguarded in the emerging Local Plan for the delivery of a bypass around Stadhampton. This would connect the B480 in the north with the B480 in the south, via the A329 to the east of the village. We will provide a substantial contribution to enable the delivery of this route to take place and will work with the county council to ensure that it is delivered.
- **Benson Edge Road:** The Benson Neighbourhood Plan group has secured agreements for 100% of land and 85% of funding for an edge road around the village. The HCA commits to providing the remaining funding required to deliver the edge road to support this important local scheme.
- **Hollandtide Lane:** The HCA commits to funding and delivering a scheme designed to improve highways safety and accommodate a greater volume of traffic on Hollandtide Lane.
- **Public transport enhancements:** Public transport improvements will form a key part of our sustainable access strategy. We will provide substantial improvements to the transport network through this activity. These improvements would include, as a minimum, service enhancements for routes between the Chalgrove site and Oxford city centre, which would run via the Business Park or Oxford Science Park and connect to places such as Watlington to the south east. Further opportunities being considered include east-west connections, which would be developed in line with other strategic sites and the council's Sustainable Transport Strategy, which is due to be formally published. We are also working with the county council to identify infrastructure needed to support these service improvements.
- **Pedestrian/cycle improvements in Chalgrove:** Providing sustainable and accessible transport routes are an important part of our plans for Chalgrove. That is why we will provide enhancements to the local pedestrian and cycle networks to support journeys made on foot or by bike.

## Emerging priority areas

In addition to the firm commitments outlined in this letter, we are looking at a number of priorities and working to identify measures which address these. We are working with partners and stakeholders to identify the best ways to do this.

These priority areas are:

- **HGV movements:** Inappropriate HGV movements are a key issue for many residents of local villages. Using the evidence base we have developed, we will work with the highways authority to deliver a plan with detailed measures to address these issues. Construction-related traffic will also be closely monitored and managed as part of our commitment to address the impact of heavy vehicles on local roads.
- **Rat-running:** We will identify likely 'rat-running' routes, including the Rofford Lane/Haseley Road route between the B480 and A329, and provide measures to address this. These could include enhancing certain routes, making 'rat-runs' less attractive to motorists or a combination of both.
- **Little Milton:** We will provide funding to address likely traffic impacts on Little Milton.
- **Cuxham:** We will also provide funding for appropriate traffic measures in Cuxham and are discussing these with representatives from Cuxham and Easington Parish.
- **Highways capacity and safety:** We accept that the development of Chalgrove Airfield will impact on the capacity of local highways in some way. This and highways safety are being looked at through the Transport Assessment work. Where such impacts are identified, we will work with the highways authority to address these and provide the funding to enable them to happen.

## Supporting local delivery

The HCA wants to work with the council to deliver the homes that South Oxfordshire needs, in the places where they are needed.

Our proposals are being developed as the council works on its Infrastructure Delivery Plan and Sustainable Transport Strategy. These plans take a district-wide consideration of the needs arising from Chalgrove and other planned strategic developments such as Culham and Berinsfield. This forms part of the Local Plan evidence base and process.

The investment required to support Chalgrove will take these important pieces of work into account. We will revise the schedule of improvements in line with these developments.

We are also mindful of the requirements of the requirements at Regulation 122 of the Community Infrastructure Levy regulations. Given that Chalgrove Airfield is identified as a major strategic site, we will be looking to deliver all necessary infrastructure support through a Section 106 agreement as part of any planning condition.

As you know, our next highways meeting with the county council is on 25 September and our next pre-application meeting with the district council will be in late September.

In the meantime, I trust this letter usefully summarises the confirmed schedule of infrastructure improvements and provides confidence about our commitment to providing these.

As this schedule evolves, we will share this with you. We aim to ensure that the Chalgrove development is of the highest quality and genuinely sustainable. We are confident that our work to identify the right level of infrastructure provision will enable us to achieve this.

If you have any questions or would like to discuss these points in more detail, please do not hesitate to contact the team on **0300 1234 500**.

Yours sincerely,



Ken Glendinning  
Head of Strategic Land

Copy: Holly Jones, SODC  
Terry Fuller, HCA  
Louise Wyman, HCA