

Surrounding Villages Meeting 12th March 2016

Attending: ??

Welcome and Update

CHALGROVE residents group

A letter from the Chalgrove Residents Steering Group was available on each table at the meeting, Paul Boone requested a contact for each village group to be e mailed to him at the e email address on the bottom of the letter (copy of letter included in these minutes)

1. Formation of steering group to assist PC.
 - a. engagement with other villages and PCs;
 - b. engagement with local "celebrities" in the area to get publicity;
 - c. letter writing campaign to John Howell and the office of the PM;
 - d. engaging with other interested parties such as Bob Price at OCC;
 - e. challenging the undemocratic nature of the process at SODC
 - f. engaging with CPRE.
 - g. investigate further the other potential sites, particularly Culham and Grenoble Road, to challenge the preferred status.
2. Petition - hard copy.
 - a. given a team of volunteers the opportunity to knock on every single door in Chalgrove
 - b. also handing out guidance notes for the areas that the residents might want to consider
 - c. and for those not online, we have handed out hard copies of the official SODC response form.
3. Poster campaign - we have posters at each end of the village, and throughout the village, impressing on people the importance of getting their objections in by the 19th
4. Post Office
 - a. the PO window also carries a large poster asking residents to respond
 - b. also has hard copies of both the official response document and the guidance notes - plus extra copies of the petition itself.
5. Freedom of Information Act - we have some very interesting responses to an FOI request that includes 250-odd pages of emails and meeting notes which imply collusion between SODC, MOD, DIO, HCA and Martin Baker going back at least a year
6. Facebook page/campaign - <https://www.facebook.com/groups/1767013413576487/>
 - a. responses from SODC
 - b. responses from John Howell
 - c. copies of letter sent
 - d. Freedom of Information responses
7. Press engagement - we have written to
 - a. BBC Oxford,
 - b. BBC News,
 - c. BBC Radio,
 - d. Jack FM,
 - e. Oxford Mail,
 - f. The Times,
 - g. Private Eye
8. and also some of the potentially interested parties such as
 - a. BBOWT / Historic England / The Green Party - more to come.

Chalgrove Residents Steering Group

Open Letter to Neighbouring Parishes

Dear Neighbours,

As I am sure you are aware, we are faced with the challenge of having 3,500 homes dropped onto Chalgrove Airfield or Harrington Field. The arguments against both sites are well known so we won't go into them here, but one thing that is very clear is that if we are to prevent this happening, all the villages, hamlets and communities need to work together.

Chalgrove Parish Council is being assisted where possible by a Resident's Steering Group who are carrying out a range of activities to ensure everyone in Chalgrove is clear on how to respond to the SODC consultation. We have a Facebook group to collate information, and have an active petition. Haseley have set up the "Save Haseley Brook" website, and have set up an online petition.

We are sure similar activity is taking place in all Parishes, but currently we have no clear view on what form that activity is taking, and whether everyone in the area understands how to respond, particularly those who are not online and may not have all the information.

We would therefore like to pool resources wherever possible; share ideas, information and activity, and make sure everyone can have their say.

Please can we ask you to nominate someone from your Parish to co-ordinate with us so that we can learn what you are doing, share what we are doing, and deliver the broadest possible response to SODC.

Many thanks,

Chalgrove Residents Steering Group

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Gary Merralls

Angela Ziemelis

Ian Gifford

Jo Arnold

Graham Bell

Annabelle Boone

Jo Murphy

Photo taken to show the airfield from Watlington Hill



CHALGROVE PARISH COUNCIL - all information on the web site <http://www.chalgrove-parish.org.uk>

- 27.05.16 - Chalgrove Parish Council met with John Cotton, Leader of SODC, and Adrian Duffield, Head of Planning at SODC, and were informed of the proposal to include Chalgrove Airfield within their list of suitable sites for the development of 3500 homes.
- 28.05.16 - HCA wrote to Chalgrove Parish Council stating that "...responsibility for the former RAF Chalgrove airfield has transferred from the Ministry of Defence to the Government's Homes and Communities Agency (HCA)"
- 06.06.16 - informed the public (by way of emails, web updates, social media, posters and leaflets) of SODC and HCAs intention to include Chalgrove Airfield as one of the possible sites within their proposed Local Plan 2032.
- Surrounding village meeting.
- HCA held a public meeting within the Village Hall to discuss their plans should the site be chosen for development. The meeting was well attended by approx. 400 residents of Chalgrove. Adrian Duffield, Head of Planning at SODC, was in attendance
- Chalgrove featured in the Oxford Mail following the Parish Council press release.
- 27/7 Requested public meeting with John Cotton, advised he was unavailable until 17/8
- Chalgrove Parish Council, via County Councillor Steve Harrod, requested an extension to the consultation which was rejected
- Letters to John Howell MP
- Chalgrove featured in the Bicester Advertiser
- Cllr. Steve Harrod objection shared as a template
- FOI requests made to the MOD and result posted on website
- Battlefield Trust article posted on website
- Head of Planning at SODC answers previously submitted questions - posted to website.
- Met with CPRE - they are not supporting the proposal but are also against developing on the green belt
- Second surrounding villages meeting
- Are meeting with Steve Harrod and Ian Hudspeth
- Are meeting with Magdalen College and Thames Water
- Continual liaison with interested parties and the residents steering group

Met with Legal representative who advised It's important that the spatial/ strategic issues are focused on, and that the strands of sustainable development (para 7 of NPPF) are also addressed directly. ie; what are the social / environmental issues with this site/location?. Remember it's better to make five strong points than ten lesser ones!

Technical

- Listed buildings / flooding/ Ecology / Archaeology

Spatial

- Is this a good place to build houses? / Effect on the Character / Effect on other villages - roads / Relationship of site to Oxford / Relationship to the Science Vale / Satellite site
- Views would it ruin any views from footpaths or from Watlington Hill and AONB, differentiate between green belt / brown field site what % of the site is the runway / no review of the green belt / Just because it is not in the green belt or aonb does not mean it is not attractive
- Ownership should not make a difference
- Does not meet the park and ride plan
- Deliverability / HCA - track record
- Thames Water what is the capacity have HCA or anyone approached them about the infrastructure Is there potable water and sewage
- comparable settlements to 4700 what infrastructure and facilities do they have i.e. cultural

- Watlington Parish Council - Have had a meeting with HCA to discuss proposals re infrastructure not much information except that HCA have put a team together and are gathering information. The Parish Council will be making a response to the consultation.
- Little Milton Parish Council - Met on Wednesday the feedback from the meeting was that the PC would not be supporting the proposal from the district council. The SHMA figures are questionable. The Parish Council had also met with HCA with similar feedback to Watlington
- Newington was welcomed to the meeting
- Great Milton - Steve Harrod reported that he had been in touch with MPs to get high level support for a review of the SHMA figures. He accepted however that we have to respond to the consultation based on the figures in the mean time
- Shirburn was welcomed to the meeting
- Cuxham - A group of 4 people are consolidating information, they will contact Paul Boone as to who will be the main contact point. They are not currently intending to provide Parish response to the consultation but have an information meeting on Monday where this may change
- Watlington NDP are making a response to the consultation, they are using the NDP e mail list to encourage residents to make a response.
- Great Haseley had meeting which started Haseley Brook Action Group. The group has a website <http://savehaseleybrook.com/> containing an on line petition, advice notes on responding to the consultation, opportunity to join the group and the mailing list. The group have carried out mail drops in surrounding villages in conjunction with the Parish Councils, not Chalgrove as we have done our own. Posters have been put up and a copies handed out to villages at the meeting. Electronic copies of the poster and leaflet are available.
- Stadhampton Parish Council have made response and encouraged people to respond

Adrian Duffield (AD) head of planning SODC

- AD advised that there will be a further consultation in October covering polices within the local plan
- SHMA figures were questioned - AD advised that West Oxfordshire had challenged the figures providing justification as to why they could not meet them. The inspector rejected the challenge and asked that they come back with either a plan to meet the SHMA or better justification. The data for the SHMA was based on 2012 data it can be questioned if the data is out of date however AD recommended that we do not spend time reviewing methodology as this has been done before and rejected. ***The approach to the SHMA figures by the SODC is that if they have over allocated in this plan they will be in credit for the next plan***
- SODC have no 5 year land supply and have had 9 appeals and lost all of them due to the lack of land supply. Putting new housing into Didcot is not coming in as quickly as needed for the 5 year plan that is why SODC are looking more widely. Challenging developers for not meeting timescale has not been successful. The meeting stated that the 2 preferred option sites are not in the area that SODC say they want to focus development in.
- AD advised that the Oxford Growth Board (OGB) consists of leaders of 5 councils, to meet Oxford City's unmet need. They are currently working to make a decision as how it can be apportioned a report going to OGB in September. The figure for the unmet need is an assumption until Oxford City has its own plan, the 3,750 in the SODC plan is based on the 15,000 assumed unmet need and divided by 4 district councils. SODC are speaking to all Councils including the City, to identify the best location for the City's unmet need. The meeting stated that the City are reported as saying that Chalgrove is not suitable to meet the need, AD advised that the strategic allocation is not just serving Oxford Overspill despite the correlation of the numbers. ***The meeting stated that if we didn't need to cover the shortfall we would not need the strategic site.***
- Refined objections consultation objected to a large strategic site

- The meeting asked if a larger allocation to small, and large villages was considered to avoid the large strategic site. AD responded that there were around 70 villages which could be affected and that would mean that they would need additional 40 or 50 for each village
- The meeting questioned whether full process had been followed as it was made without consultation with the Councillors and John Cotton is quoted as saying that he made the decision on the preferred options himself. David Turner questioned that the Councillors were not given the opportunity to consider the site. AD responded that decision was made for consultation purpose only and in their view is objective and evidence based and has followed full process. The final decision will be made by the full council after the inspector has reviewed and commented on the plan. Plan will go out to consultation after full council agreed for six weeks.
- Could responses to consultation have impact on decision to go ahead with preferred site, AD responded that all comments and representations from all developers will be considered.
- The timing of the consultation was questioned by the meeting as it has taken place for only 8 weeks during summer holidays, the process may pass the letter of the law but does not instil confidence in the residents of the surrounding villages. Great Haseley were told by John Cotton that he was happy to go to as many meetings as possible up until the consultation deadline. Unfortunately this was impossible as John Cotton then went on holiday until 2 days before consultation close. AD could not comment on the timing of holiday plans.
- The meeting stated that HCA had commented at the public meeting that if the airfield land is not accepted for this local plan it will be put forward in the next plan. AD responded that this is same as all developers will do/
- Density level was questioned by the meeting. AD responded that the 25 homes per hectare, accounts for roads, open space, SUDS etc. and will normally apply to a green field site whereas Brownfield sites could be a density of 40-50 homes.
- SODC policies - the meeting stated that the proposal for the preferred strategic breaks a number of policies, views, flooding, sustainability, etc. AD advised that all will be considered and that it is a balancing act..
- Evidence based, what evidence do SODC have to say that there is a need for 3500 in Chalgrove. Need is County/District wide. Was there a delay in producing the plan to allow HCA's ownership to be taken into account, the HCA did not own the site when the plan was produced. SODC received information that the land was available. The SA is part of the consultation process, we are not sure that this is clear.
- The meeting questioned the fact that 5 sites were rejected outright as they are in the Green Belt 5 but to put in the infrastructure for the preferred sites, main roads will go across green belt and have an impact. AD advised that infrastructure to support development is allowed across the Greenbelt also can be reviewed if it is a national need or much wider public need. Within the Plan it states that there is an exceptional need for a review of the Greenbelt in Berinsfield for regeneration, the meeting question how the local need for Berinsfield was greater than the local need for Oxford City. AD advised that all development sites outside of the Greenbelt have to be considered first.