

# Chalgrove Airfield



## Update from Homes England Autumn 2018

### Welcome to the latest newsletter about our proposals for new homes and community facilities for Chalgrove Airfield.

In this edition, we report back on our public consultation, answer questions raised by local residents, and set out our next steps.

### Thank you

We're grateful for everyone who took part in our public consultation. It was great to see so many local people at our two public exhibitions on Friday 13 and Saturday 14 July 2018.

More than 200 people attended overall, and we received more than 130 completed feedback forms. The feedback we've received has been vital in developing our proposals for the site further.

### What did you tell us?

As part of the consultation, we asked for your input about key aspects of our emerging masterplan, including the types of homes, jobs, shops and open space we should create at the site in the event that development proceeds at Chalgrove Airfield.

We have analysed the responses and identified the following key themes:

- **Homes:** Respondents gave highest priority to affordable homes (39% of responses), homes for key workers (30%) and family homes (28%)
- **Jobs:** Most people told us it was essential to provide land and a new runway for Martin-Baker (52%) and create a range of jobs (37%)
- **Shops:** Nearly half of respondents felt it was important to include local shops and cafes (49%) and a supermarket large enough for weekly shopping (42%) in the scheme
- **Open space:** Most respondents thought it was essential to include parks and open space (56%) as part of the masterplan
- **Travel:** Respondents identified reducing traffic congestion in surrounding communities (57%) and improving bus connections (55%) as their highest priorities

### For more information

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# Questions and answers

This section sets out our responses to some of the questions most frequently raised during the public consultation.

## Why is Chalgrove Airfield the right site for this development?

There is a chronic shortage of homes in South Oxfordshire. This forces people who work in the area's many science and technology jobs to travel from the north and west of Oxfordshire, putting strain on local roads. Chalgrove Airfield is ideally placed to meet this demand. The site is also publically owned, previously developed and outside of the Green Belt. This makes it the right site for meeting a significant element of South Oxfordshire's housing need.

## What does Homes England mean by 'affordable housing'?

At least 40% of homes on the site will be affordable. Affordable housing is provided at below market prices for people who are unable to afford to purchase or rent houses available on the open market without financial assistance. It can include Shared Ownership and affordable rented properties. Working with South Oxfordshire District Council we will carefully consider the most appropriate tenures for the area.

## Why is Homes England proposing to realign the B480?

Realigning the B480 is important in terms of the design of the scheme, ensuring that the new homes form a part of Chalgrove, and managing the transport impact of the scheme. It is not possible to leave the B480 on its current routing: the speed of vehicles travelling along the road would make it unsafe for people walking or cycling between existing and new homes in Chalgrove.

## What type of jobs is Homes England proposing to create?

We expect to create around 20,000 sq m of mixed-use floorspace. This has the potential to support a variety of

different types of business, and jobs. We will carefully consider the feedback we've received and work closely with business groups to identify the most appropriate balance of employment for the site.

## Will Homes England's proposals allow Martin-Baker Aircraft Company Ltd to stay in business at Chalgrove Airfield?

We believe that our proposal to provide 130 hectares, including a new, repositioned runway, to Martin-Baker Aircraft Company Ltd will allow it to remain and grow at Chalgrove Airfield.

## How will Homes England manage the traffic impact of the proposals?

We want to ensure that any impact on local roads as a result of a development at Chalgrove Airfield is more than catered for by major investment and improvements to the surrounding highways network. Taking into account detailed technical studies and discussions with Oxfordshire County Council, we will commit a significant part of the total estimated £200m infrastructure funding for the scheme to manage the traffic impact of these proposals. Our vision is for a town which provides its residents with a significant level of employment, education, retail and leisure facilities on-site to reduce the need to travel. For those that need to travel, we are investing in quality public transport, designing a pedestrian and cycle friendly development, and improving the local walking and cycling network, to support travelling by sustainable methods. To address impacts on local roads, we are committed to major investment in infrastructure, with proposals being worked up with Oxfordshire County Council. This includes bypasses at Stadhampton, Chiselhampton and Cuxham, edge roads at Watlington and Benson, traffic management and speed reduction measures on Rofford Lane/Hazeley Road, safety and capacity improvements to Hollandtide Lane, a package of capacity and public transport improvements on the B480 on the approach to the Eastern Ring Road, and support to Oxfordshire County Council on HGV monitoring and enforcement.

## What's happening next?

We are currently considering all of the comments we received during the public consultation and updating our emerging masterplan. Our next step will be to prepare a planning application for development at Chalgrove Airfield. We expect to submit this to South Oxfordshire

District Council by early 2019. We will hold a further public exhibition to present our updated masterplan and explain in detail how we have responded to feedback at this time. We will contact you with more details ahead of the event.

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