



**NB: these notes have been updated following feedback from attendees.**

**Purpose:** This note provides a summary of the discussion from the public presentation on Day 5 of the Chalgrove Airfield Enquiry by Design event held on 23 January 2017. This note should be read in conjunction with the associated final presentation.

The presentation was given by members of the HCA project team to provide an overview of the process and analysis of the emerging masterplan for the proposals at Chalgrove Airfield. A summary of the Q&A's following the presentation is provided below.

#### The Masterplan – route of the B480

**Questions were raised about the proposal on the masterplan to re-route the B480 through a proposed development.**

**Q:** The proposed masterplan shows a re-routed B480 through the development site. What is the reasoning for putting a main road through the new development rather than leaving the B480 where it is?

**A:** There is still an option to keep the B480 where it is or downgrade the road and there are a number of issues that should be considered during the technical testing of the masterplan following the Enquiry by Design event. The provision of the B480 through the development would provide benefits in terms of dealing with the issue of drainage and flooding. It would also benefit the new development in terms of place-making as it would provide passing trade for the proposed facilities, for example, it would help to justify the provision of a supermarket.

**Q:** Do not understand logic of putting cars through the centre of a settlement when the infrastructure strategy is looking at building roads around other villages.

**A:** Many of the Oxfordshire villages include roads through their centres, which were not built to deal with the current levels of traffic. The proportions of the urban fabric in these places have not been designed to deal with traffic. As this would be a new place, there is an opportunity to design the road so that it does not create pinch points and allows for a smooth flow of traffic to provide a movement route through the centre of a place. This is something that has been done in Sherford, Plymouth and Beeston Park, north of Norwich.

#### The Masterplan

**Q:** the masterplan does not account for the two proposals that have been submitted on the Neighbourhood Plan sites.

**A:** The masterplan presented shows a concept baseline for the Airfield site and will be tested with technical input following the Enquiry by Design event. If the planning applications on the Neighbourhood Plan sites are approved, the masterplan would need to take this into account.



### Flooding

**Concerns were raised about the impact of the proposals on flooding in Chalgrove village, which touched on the following points.**

Q: There are a number of flooding solutions already in the village but they are not being fully implemented and managed.

Q: Will there be compensation for any flooding caused by the proposed development?

Q: What's your guarantee that there won't be flooding?

A: Although a proposed drainage solution has been developed through the Enquiry by Design process, further testing will be needed as the proposals develop. We recognise that flooding is a problem in the village and have been working closely with drainage experts to develop ways to alleviate the issue. We recognise that flood protection is important. In line with national planning policy and guidance, the site is required to provide sustainable drainage systems that intercept or manage surface water to meet greenfield runoff rates. This would be modelled and analysed through the planning application process to ensure that the assumptions and proposed solutions are achievable. The has also made a commitment to work with the Environment Agency to tackle the flooding issues upstream of Chalgrove.

Q: Concerns raised during the EbD have not been taken on board.

A: We have been working closely with drainage experts to develop ways to alleviate the issue and will continue to test our assumptions further.

### Transport and infrastructure

**Questions around the infrastructure that is required for a site of this size, the impacts of this infrastructure and the cost/delivery of infrastructure were the main points of discussion.**

Q: This proposal means that villages around the site will suffer and it is only helping to solve a problem that has been bought about by Oxford City. A significant amount of public money is needed to invest in infrastructure. Where is the money going back into government?

A: The HCA has a remit to deliver new homes and communities and to ensure that infrastructure can be provided to unlock development. As a government body, the HCA does not need to take a profit from the development of Chalgrove Airfield but the proposals do need to be viable. This consideration forms part of the testing of the proposals as we move forward to a planning application.



**Q:** the HCA is trying to make this site work but it results in issues in other villages around the District. At what point does this end and the project go away?

**A:** The HCA has a remit to promote this site for development. This would need to go through the planning process as part of South Oxfordshire District Council's Local Plan and through a planning application. Once the planning process is complete, if unsuccessful, the HCA would review the position.

**Q:** There is a workforce crisis within healthcare and teaching with a lack of GPs and teachers – how do we deal with it?

**A:** This is a national issue facing many local authorities and attracting younger GPs and teachers into different areas is needed to help tackle this issue. As part of this, providing housing and facilities that encourage people to live and work in a certain area is important. A new development at Chalgrove Airfield would provide housing in an area where there is an identified need.

**Q:** What happens if the national roads and infrastructure are built away from Chalgrove such as the Oxford-Cambridge Expressway?

**A:** The site and proposals will need to go through the process for planning before anything is constructed. The government has recently announced that they are investigating the provision of a major piece of infrastructure to connect Oxford and Cambridge. At this stage, there are potential routes to the north or south of Oxford, however, this type of infrastructure will take a considerable amount of time to plan and build and would go beyond the plan period for South Oxfordshire District Council. Therefore, whilst we must be mindful of the potential for a new strategic road, there are too many uncertainties for it to be factored in for these proposals at this stage.

**Q:** How much would the proposed new runway cost?

**A:** This is being looked at and is the subject of ongoing discussions.

#### Planning process

**Questions around the planning process and decision-making were raised during the discussion.**

**Q:** How and when are the decisions made and expected on the development of the Airfield?

**A:** Public sector land has been identified by government to provide much-needed new and affordable homes and investment. The site is identified as a Preferred Option by South Oxfordshire District Council and it is required to go through the planning process before it is constructed. The Enquiry by Design masterplan now needs to be tested as the HCA



move forward to a planning application. It will take time to develop technical information for a planning application, which would also need to be aligned with South Oxfordshire District Council's Local Plan process.

We would expect there to be a planning application submitted later this year, with a decision in 2018.

Impact on Watlington

**Q:** Will the proposed development take trade away from Watlington?

**A:** There are a number of developments underway in the region and there will be more people living in the area once the scheme is built. It is unlikely that existing residents would change local shopping patterns as a result of the development and there are other external factors that could have an influence. At this stage, it is envisaged that the impact on trade in Watlington would be minimal.

**Comment:** a representative of Icknield Community College commented that there are far more unknowns than knowns in this situation. They asked for transparency and confidence on the issues as uncertainty could lead to insecurity and a shortage of staff. Icknield is on an upward trend but dissemination of accurate information is needed.