



## Contact Report

**Organisation / project:** Homes and Communities Agency (HCA), Chalgrove Airfield.

**Meeting Date:** 10 July 2017.

**Meeting with:** Little Milton Parish Council.

**Location:** The Pine Lodge, Thame Road, Little Milton, Oxford, OX44 7PZ.

**Attendees:** Cllr Barry Coward, Raymond Fergusson (Little Milton PC), Gareth Adam, Kate McBride, Louisa Henry (HCA), Kieron Gregson (Carter Jonas), Chris Carter (AECOM), Ben Lowndes (Newgate Communications).

### 1. Summary

- An introductory meeting was held between representatives of Little Milton Parish Council and the HCA's recently-formed strategic land team, which has taken responsibility for the Chalgrove Airfield project.
- Gareth Adam and Kate McBride explained that the strategic land team will take the site forward with a view to submitting a planning application for the site towards the end of this year.
- Little Milton Parish Council stated that it does not support development of Chalgrove Airfield, and that it is willing to continue dialogue with the HCA to secure the best possible outcome for the site.
- It set out key issues relating to traffic, flooding, its Neighbourhood Plan and the timescales for progressing this.

### 2. Topics discussed

#### HCA position:

- Gareth A provided an update on the HCA's work at Chalgrove and outlined the role of the strategic land team in preparing a planning application for Chalgrove Airfield.
- The masterplan created at the Enquiry by Design event in January 2017 has provided a good starting point and will form the basis of a proposal for around 3,000 homes. The HCA is testing this as the proposal evolves.
- Stakeholders have been written to in May and a new website is being set up at [www.chalgroveairfield.com](http://www.chalgroveairfield.com). This will be regularly updated.
- It was confirmed that the strategic land team has responsibility for the site and has commissioned a new team to take the project forward. This team includes Carter Jonas (planners), AECOM (transport and technical), Montagu Evans (commercial and property) and Newgate Communications.
- Positive discussions are being held with South Oxfordshire District Council, and the HCA submitted a Regulation 18 response to its local plan in May 2017.



- Gareth confirmed that the HCA is looking to submit a planning application for the site later this year.

#### **Little Milton issues and challenges:**

- Barry C outlined two important areas of work being led by the parish council:
  - Neighbourhood Plan drafting. Background evidence has been gathered for this and is published on the parish council's website<sup>1</sup>.
  - This outlines two key issues for the parish: transport / highways and flood risk.
  - Aim is to consult on this in October, with a referendum to be held next year.
- Barry C said there are concerns about modelling assumptions re traffic movements from Chalgrove to Oxford.
- Rofford Lane and Hasley Road are said to be rat runs. Concerns about this and traffic movements are set out in a detailed report provided on Chalgrove Airfield by the parish council.
- The River Thame at Hasley Brook is said to flood every year during the winter months. The parish council is concerned about the potential of downstream flooding impact on the A329.
- Chris C said that the council's paper on traffic flows has been taken into account and will be considered in discussions with Oxfordshire County Council.
- Raymond F said that construction traffic would be a key consideration for the Chalgrove site if development was to go ahead.
- Chris C explained that this would be addressed through by a Construction Management Plan, which would set expectations for vehicles connected to the Chalgrove project. HCA would be able to specify a route which contractors are expected to follow.
- He added that HGVs already using local roads would require different enforcement measures to manage traffic flows.
- Hasley Road and Rofford Lane have restrictions for HGVs in place, apart from access.
- Chris C said that future investment in the Oxford-Cambridge Expressway would have the potential to relieve local traffic flows.
- He said that that South Oxfordshire District Council is looking at an infrastructure plan in preparation for its Regulation 19 submission.
- Monthly meetings are taking place with South Oxfordshire District Council and Oxfordshire County Council to look at education, health, road and utilities provision.
- Raymond F asked about the status of previous conversations held with the HCA and its planning team. Kate M confirmed that a full handover of information has taken place.
- Barry C explained that the Neighbourhood Plan's focus is on design, conservation and house types rather than site selection.
- He said they are looking to safeguard a route for a future bypass and will support development that help to reduce traffic movements through the village.
- He added that infrastructure provision should happen at an early stage; he had experience of planning healthcare provision in connection with a development in Didcot.
- He confirmed that the parish council would be happy to continue further dialogue.

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<sup>1</sup> <https://www.hugofox.com/community/little-milton-village-community-7833/census-data/>



### **3. Actions**

- HCA to maintain dialogue and set up future meetings with the parishes in the autumn.
- HCA to provide feedback from future meetings with South Oxfordshire District Council and Oxfordshire County Council.