



Contact Report

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

Meeting Date: 12 October 2017.

Meeting with: Little Milton Parish Council.

Location: Little Milton Village Hall, OX44 7PZ.

Attendees: Gareth Adam (HCA), Chris Carter (AECOM), Ben Lowndes (Newgate), Cllr Barry Coward (Little Milton Parish Council) and Raymond Fergusson (parish clerk).

1. Summary

- A meeting was held between the HCA's Chalgrove team and representatives of Little Milton Parish Council on 12 October.
- The meeting followed a session on 10 July and was intended to update members on progress, answer questions and agree next steps.
- This note summarises the key points of the discussions, with follow up actions listed under item 5.

2. HCA update

This section summarises the key points of the discussion and the HCA's response to them.

Gareth Adam set out the following points as part of the HCA update:

- The HCA has been meeting parish and district councillors, Oxfordshire Clinical Commissioning Group and the education / highways authority as part of its engagement on the Chalgrove Airfield project.
- The HCA has also started formal pre-application discussions with District/County. An Environmental Statement Scoping Report has been submitted to South Oxfordshire District Council.
- South Oxfordshire District Council's Cabinet resolved on 21 September to progress with its local plan and the Full Council endorsed this decision on 28 September. The six-week consultation on this started on 11 October.
- The HCA is committed to providing funding to address likely traffic impacts from a development at Chalgrove Airfield on Little Milton. This is a priority for the team and no planning application will be submitted by the HCA until the proposed measures, the need for which are highlighted in the letter, are identified and agreed.
- An important internal meeting on offsite infrastructure provision around Chalgrove is scheduled to be held on 20 October.
- We are in discussions with Oxfordshire Clinical Commissioning Group over possible financial contributions based on occupancy rates and anticipate that this could require the construction of a new surgery. The strategy must also take account of the existing facility, The



Brook Surgery. The CCG is considering this as part of its strategy for meeting the increasing demand for healthcare provision from a developed Chalgrove Airfield site.

- **Education:** Based on the HCA submitting an application for 3,000 homes, and discussions with the local authority, our proposals include a secondary school and two primary schools on the Chalgrove development. This is being consulted on as part of South Oxfordshire's Local Plan. Any decision on future education provision is a matter for the local authority. HCA's role is to facilitate any future provision as part of the Chalgrove development

3. Little Milton update

Barry Coward said that the parish has recently met with the district and county officers. He explained that it is not the intention to safeguard a route for a bypass within the neighbourhood plan. He said that an edge street would not be seen as a solution and that the parish is looking for a bypass that moves traffic away from the village.

Raymond Fergusson raised concerns about the space for large vehicles on some of the roads in the village, which was acknowledged by the HCA as an issue to address.

4. Questions

Some questions and points were made during the meeting. This section summarises those key points and records any actions agreed.

Q: RF asked if the application for Chalgrove will include more detail on the commitment to provide measures at Little Milton.

A: Chris Carter confirmed that this would happen and that this work is ongoing. He explained that the HCA is in the process of agreeing likely traffic flow scenarios so that the impact can be understood. Suggested solutions will follow before a planning application is submitted.

Q: RF asked if this exercise captures all traffic generated through Little Milton including that stemming from other development sites.

A: Chris confirmed that this work looks at all traffic flows across the county and takes in other development sites.

Q: A question was asked about measures to look at rat running through the village.

A: It was confirmed that this is being looked at with the highways authority and measures which discourage rat running will be considered as part of this.

Q: RF asked for an update on flooding and sewage, which were raised as key issues at the last meeting.

A: Chris explained that Thames Water owns, operates and maintains the existing Chalgrove Sewage Treatment Works. There are two options and discussions are focused on which one to progress. Option 1 is to upgrade the existing Sewage Treatment Works located to the north east of



the site. Option 2 is to provide a new STW on the site itself. The developer will be required to demonstrate that run off rates to the watercourses, including Haseley Brook, will not be greater than existing greenfield rates with allowances for flood events and climate change built into the assessment. This would need to be the case for discharge from sewage treatment and surface run off. A drainage strategy has been prepared to achieve this, and calculations are also underway to confirm the details. This will need to be agreed with OCC as the Lead Local Flood Authority (LLFA), as well as the Environment Agency.

Q: RF asked about construction traffic flows.

A: It was explained that a construction management plan would be put in place early to help address and manage the impact of construction traffic. This will include looking at appropriate routes and how these can be enforced.

Q: Barry Coward added that a fundamental difficulty is that Chalgrove is served by a B road and that the providing edge roads around villages does not adequately address this point. He asked whether the proposed Oxford/Cambridge Expressway would help to address this.

A: Chris C explained that a major road coming out of Chalgrove may also attract traffic. At the moment, the plans are being developed without consideration of an expressway link as a “worst case”. If this situation changes and means that in the future some mitigation is not required then this could be looked at again.

Q: BC also asked about education provision and said the village school takes a lot of children from Chalgrove and could be put under pressure from additional development.

A: Future education provision is being discussed with the county council and provision account for the number of homes that will come forward in Chalgrove.

5. Actions - summary

- HCA to send details of website to Little Milton PC.