



## Contact Report

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

**Meeting Date:** 10 October 2017.

**Meeting with:** Representatives and some residents from Cuxham and Easington parish.

**Location:** Cuxham Village Hall, Watlington OX49 5NF

**Attendees:** Gareth Adam (HCA), Kieron Gregson (Carter Jonas), Chris Carter (AECOM), Andy Ward (NEW Masterplanning), Ben Lowndes (Newgate), Ian Goldsmith, Ann Voss, Rob Voss, Anna Grundberg, Joan Barker, Debbie Procter, Frank Nixey, Dick Robinson (Cuxham parish)

### 1. Summary

- A meeting was held between the HCA's Chalgrove team and members and residents of Cuxham parish.
- The meeting followed an earlier session on 14 July and was intended to provide an update on progress and share modelling which is being used to underpin the work on the project. This was discussed and agreed in advance of the meeting.
- The modelling was not discussed in detail at the meeting, which focused on suggestions to mitigate the impact of traffic on Cuxham. These suggestions are to be discussed further at a future parish meeting.
- A further meeting is to be considered when proposals are more fully developed.

This note summarises the key points of the discussions.

### 2. HCA update

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

Gareth Adam thanked everyone for taking the time to meet and set out the following points as part of the HCA update.

- He explained that the HCA's role as the government's housing and land regeneration agency is to deliver homes on public land.
- The HCA continues to work towards a planning application for development of around 3,000 homes at Chalgrove Airfield.
- Gareth added that the HCA is very aware of concerns and about traffic and safety and the HCA has been looking closely at this.
- Over recent months, the HCA has been working closely with the local authority, county and local stakeholders to ensure that a sustainable, deliverable vision for Chalgrove Airfield is put forward.



**Planning update:**

- The HCA has set out in headline terms its commitment to providing the right infrastructure at the right time, in a letter to South Oxfordshire District Council on 31 August.<sup>1</sup> This letter identifies our support for measures in Cuxham as a priority and this detail will be added to as the scheme evolves and more details on what is needed emerge.
- Any support is predicated on development at Chalgrove coming forward.
- South Oxfordshire District Council's Cabinet resolved on 21 September to progress with its housing target set out in its draft local plan. The full council endorsed this decision at the meeting on 28 September.
- The HCA is having discussions with parishes in Benson, Watlington and others about providing the infrastructure support identified in the same letter.

**After note:** It was explained to Ian Goldsmith (parish chair) in an email on 25 September that Cuxham remains a priority and that the HCA's position has not changed on this.

**Traffic update:**

- Chris Carter provided an update on traffic modelling.
- In January an initial design was created and shared with the community. The HCA committed to commissioning a topographical survey and providing micro-simulation modelling to visualise how such a scheme might work.
- The simulation work has been complete and will be used to inform a more detailed design solution.
- The HCA was asked why a revised design was not being presented. Chris explained that the design has not developed since January because the whole project programme had also extended. He added that more work will be carried out before any design is submitted.
- **Following a discussion about information to be presented to the community, the HCA has agreed to bring further details on a revised scheme back to a future meeting.**
- On the modelling itself, Oxfordshire County Council has proposed that AECOM applies the trip rates agreed for the Wates development east of Chalgrove. AECOM is to decide whether to accept this as the proposed Airfield development. However, if these rates were to be accepted, total traffic flow through Cuxham would be circa 600 two-way vehicle movements in the PM peak hour.
- It was agreed that this is effectively a doubling of existing traffic levels.
- Chris stated that AECOM has produced a micro-simulation model of Cuxham, which includes a scenario which assesses this level of traffic. A modelling note had been circulated in advance.

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<sup>1</sup> HCA letter to South Oxfordshire District Council on 31 August [https://estatecreate-storage.s3.amazonaws.com/site\\_14500/control\\_995365/sfgakx3scv?response-content-disposition=inline%3B%20filename%3D%2217%2008%2031%20Ltr%20Peter%20Canavan%20Chalgrove%20Infrastructure%20letter%20Final.pdf%22&response-content-type=application%2Fpdf&AWSAccessKeyId=AKIAIBTGJZEGNHOU3BEA&Expires=1507720907&Signature=XVzdDZlGPEpA%2FF6L%2BnX2GDJZymo%3D](https://estatecreate-storage.s3.amazonaws.com/site_14500/control_995365/sfgakx3scv?response-content-disposition=inline%3B%20filename%3D%2217%2008%2031%20Ltr%20Peter%20Canavan%20Chalgrove%20Infrastructure%20letter%20Final.pdf%22&response-content-type=application%2Fpdf&AWSAccessKeyId=AKIAIBTGJZEGNHOU3BEA&Expires=1507720907&Signature=XVzdDZlGPEpA%2FF6L%2BnX2GDJZymo%3D)



**The traffic modelling was not shared with the meeting and it was agreed that this will be discussed at a future session when plans are more developed.**

### 3. Questions

*Some questions and points were made during the meeting. This section summarises those key points and records any actions agreed. Where a point has been made more than once it has been combined into a single response.*

#### **Modelling assumptions**

**Q:** There were questions about the volume of traffic set out in the VISSIM report and the assumptions of a 25% increase in the village. It was said that the assumptions under-estimate the impact of traffic in the village.

**A:** It was explained that Oxfordshire County Council has proposed trip rates for the site which are more than those proposed by AECOM. The sensitivity test of +25% would equate to the same level of traffic as if the County's rates were to be used. Chris Carter also added that these assumptions would need to be tested at inspection and would undergo considerable scrutiny.

**Q:** It was asked if the assumptions could be shared with the meeting when they are agreed with county.

**ACTION:** HCA to publish details online and keep parish updated as appropriate.

#### **Traffic safety**

**Q:** Points were made about safety on the road running through the village, which included:

- Concerns about the visibility from certain vantage points along the road.
- The number of access points; 24 in total along a 700m route.
- Cars parking along the roadside at certain times.
- The speed of traffic passing through the village.

**A:** CC stated that revised designs would be developed with road safety at the forefront of the design process. Any scheme would be required to go through the road safety audit process prior to implementation.

#### **Mitigation measures**

Ian Goldsmith asked for measures that included alternative routes which take traffic out of the village. He added that three options could be explored and that these need to be discussed with the parish before being put forward to the HCA.



The HCA has agreed to continue to consider all options relating to Cuxham and liaise with Ian Goldsmith about bringing some ideas back to the village.

A planning application will not be submitted until these proposals have been developed and shared.