



Contact Report

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

Meeting Date: 14 July 2017.

Meeting with: Cuxham Parish meeting.

Location: Cuxham Village Hall, Watlington OX49 5NF.

Attendees: Ian Goldsmith, Ann Voss, Anna Grundberg, Joan Barker (Cuxham parish meeting), Gareth Adam, Louisa Henry (HCA), Kieron Gregson (Carter Jonas), Chris Carter (AECOM), Ben Lowndes (Newgate Communications).

1. Summary

- An introductory meeting was held between representatives of Cuxham parish and the HCA's recently-formed strategic land team, which has taken responsibility for the Chalgrove Airfield project.
- Gareth Adam 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.
- The team had a walk around the village to see existing road constraints and traffic uses.

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.
- He explained that the site transferred to the HCA last year after it was identified as surplus by the Ministry of Defence.
- Discussions with Martin Baker about its future on the site are on-going and more information will be shared after these conclude.
- 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.
- Work on Chalgrove was led by the HCA's South and South West team and overseen by David Warburton, who met Cuxham parish on 5 January 2017 to discuss issues in the village.
- 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.
- Stakeholders have been written to in May and a new website is being set up at www.chalgroveairfield.com. The contact at Cuxham has changed to Ian Goldsmith. Ben Lowndes agreed to update the contact database.



- HCA has been working closely with the local authority to continue to promote the site as one of South Oxfordshire's preferred strategic allocations. Representations to the Second Preferred Options consultation were submitted in May. It is expected that a further round of consultation will take place later this year.
- Gareth confirmed that the HCA is looking to submit a planning application for the site later this year.

Cuxham discussion:

- Ian G said it was felt that the traffic assumptions made by the HCA's modelling activity was flawed.
- He added that there was surprise when the airfield site transferred and appeared in South Oxfordshire's Local Plan.
- Ian G said that Chalgrove Airfield is an inappropriate location for major housing development, adding that there is concern about the impact.
- An investigation into the impact and possible solutions – *Protecting Cuxham* – has been produced and shared with the HCA in May 2017.
- The paper asks for 'sufficient highways infrastructure' to be put in place 'to take traffic away from the road through Cuxham.'
- Chris C said two pieces of work were agreed with the HCA:
 - A topographical survey, which looks at ground contours and features in the village. This has been produced and will form the basis of future design testing. Cuxham has stated this needs to be supported with proposed mitigation measures to address the impact of traffic in the village.
 - A micro-simulation model which sets out how any new scheme will operate.
- Chris C explained that both pieces had been commissioned and were on hold as the HCA undertook a full review into the project following the EbD. This is why the topographical survey was issued without further design.
- Ian G said that the parish submitted a formal response to South Oxfordshire's Local Plan, and that there had been other responses from people in the village.
- There are about 50 houses in Cuxham and Easington.
- Ann Voss expressed concern about suggestions that traffic will be redirected through the village. She said that works to an unnamed road would be too expensive and that the alternative is to send traffic through the village.
- Ian G said the assumption that 15% of traffic is expected to travel south east from the new development at Chalgrove is low and added that other studies highlighted larger volumes of traffic passing through the village.
- Chris Carter explained that alternatives are being considered and that all available technical information is being reviewed with Oxfordshire County Council as part of a review into infrastructure requirements.
- Ian G and Ann V said that a discussion about using traffic lights in the village had been considered, and that there had been concerns about tailbacks this could cause.
- Chris Carter said this option is no longer being considered.
- Ann V asked about how construction traffic at Chalgrove would be managed.



- 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. The HCA would be able to specify a route which contractors are expected to follow. This would be a requirement of a planning permission.
- He added that there are ongoing discussions with the county highways team on a number of important areas, which include defining access to the site and using technology to enforce weight limits on local roads.
- Ann V asked if Cuxham would be a construction traffic route. Chris Carter confirmed that it would not be.
- Ann V queried the option to turn the B480 into a green road and replace it with a new road through the Chalgrove development, saying that traffic from Cuxham would be directed through the centre of the airfield site.
- The team was taken on a walk through the village to see the road layout and experience current traffic uses.

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.
- HCA to share results of future modelling with Cuxham parish.
- Contact details for Cuxham to be updated: Ian Goldsmith to be the principal contact – **done**.