



Contact Report

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

Meeting Date: 6 October 2017.

Meeting with: Stadhampton Parish Council.

Location: Stadhampton Village Hall, The Green, Stadhampton.

Attendees: Gareth Adam (HCA), Kieron Gregson (Carter Jonas), Chris Carter (AECOM), Andy Ward (NEW Masterplanning), Ben Lowndes (Newgate), Ann Stead, Sarah Madry (Stadhampton Parish Council).

1. Summary

- A meeting was held between the HCA's Chalgrove team and representatives of Stadhampton Parish Council on 6 October.
- The meeting updated the parish on progress, looked at traffic modelling scenarios being undertaken by the team and answered questions.
- This note summarises the key points of the discussions and actions.

2. HCA update

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

Gareth Adam updated the parish council and made the following points:

- The HCA is the government's housing, land and regeneration agency, which plays a key role in meeting local ambitions for delivering new homes, jobs and investment on public sites.
- This site transferred to the HCA last year after it was identified as surplus by the Ministry of Defence.
- The HCA's ambition for the site is to deliver around 3,000 homes on the site.
- The HCA has been liaising with the parish councils since last year and held workshops to explore issues and challenges caused by housing development in the area.
- Since then, a new strategic land team has been established with the HCA to oversee progress on the Chalgrove Project.
- The HCA wrote to key stakeholders in May to update them about new team and direct to a new website www.chalgroveairfield.com and email address Chalgrove@hca.gsi.gov.uk.
- Since then, the parish council was sent a copy of a letter we provided to South Oxfordshire District Council on 31 August¹ which set out in headline terms the HCA's commitment to providing the right infrastructure at the right time.

¹ 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-



- This letter identifies HCA support for the Stadhampton Bypass/Edge Road as a priority for HCA investment and support. This commitment is predicated at development at Chalgrove Airfield coming forward.
- This commitment will be added to as the scheme evolves and more details emerge to what is needed.
- Modelling which sets out anticipated traffic flows through the village when some proposed mitigation measures are applied.

3. Stadhampton update / discussion on route options

Ann Stead raised concerns about the impact of development taking place across Oxfordshire, including areas like Didcot and Berinsfield as well as Chalgrove. CC discussed the Local Plan process and set out that planning was being carried out on a strategic scale taking into account wider development.

There are concerns locally about the impact of the proposed development at Chalgrove on traffic for the surrounding villages, including Stadhampton, Chiselhampton, Little Milton and Watlington.

Some in the village have expressed concerns about the proposal for a bypass around Stadhampton, which takes traffic from B480 (N) to A329 (E). This is one of three options being considered by the HCA, termed Option 1 in the plan presented at the meeting. This is the option for which land is safeguarded in the Local Plan.

Options 2 and 3 skirt the village to the south, with Option 2 connecting the B480 (S) with the A329 (W), and Option 3 taking a wider route joining both B480 arms by travelling to the south and west of the village. AS/SM noted that there were development proposals which may necessitate the route of Option 2 being pushed further to the south. Option 3 is said to be the preferred option locally. The land is not as attractive and has been identified as a possible site for gravel extraction. Traffic benefits were discussed, and it was agreed that Option 1 would be the most effective in traffic flow terms, including for HGVs.

There are local concerns regarding Option 1 including that this was identified as the likely route in the council's local plan. The issues raised were broadly as follows:

- Severance of Stadhampton and Chiselhampton.
- Flood risk
- Ecological and conservation of the land, including that the owners are protecting it as a nature reserve.

It was noted that South Oxfordshire District Council's Local Plan (which was published for consultation on 11 October) will contain plans for sustainable transport and infrastructure.

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ACTION: It was agreed that this will be discussed further with local stakeholders at a future workshop.

4. Questions

Q: Is gravel extraction part of the Infrastructure Delivery Plan within the council's local plan?

ACTION: It was discussed that the Council is likely to have a Minerals and Waste Strategy. CJ to check if/how gravel extraction need is planned strategically.

5. Update following HCA Infrastructure Workshop

The HCA undertook to update the Parish Council following an internal meeting on infrastructure on 20 October. At the meeting, it was agreed that:

- The HCA would discuss route options in more detail with South Oxfordshire District Council and Oxfordshire County Council.
- HCA/AECOM will also discuss the effects on Chislehampton of the potential bypass and the development of the strategic site.