



## Proposals for development at Chalgrove Airfield

Homes England is the Government's housing accelerator. We have the appetite, influence, expertise and resources to drive positive market change. We achieve this by releasing more land to developers who want to make a difference and by investing in the places of greatest need to deliver new homes.

South Oxfordshire has significant housing supply and affordability issues. Our proposals for a new 21st Century Market Town at Chalgrove Airfield will deliver a sustainable new community that makes more efficient use of previous developed land and avoids environmentally sensitive areas. We will deliver new homes alongside significant investment in local and regional infrastructure that will benefit both existing and future residents.



**Our plans for a new sustainable community at Chalgrove Airfield have been shaped through comprehensive engagement and consultation since we acquired the site in 2016. This has included:**

- An enquiry by design event in 2017 to ensure our masterplan was **shaped by local priorities**.
- A **public exhibition in 2018 attended by over 200 people**, as well as over 20 meetings with local parish councils.
- **Engagement with SODC and the Local Highways Authority** at the pre-application stage.
- **Independent Design Review by BOB-MK** (the Berkshire, Oxfordshire, Buckinghamshire-Milton Keynes Design Network).

This feedback has directly influenced how our development will be phased, when and how we will deliver essential infrastructure and ensure that we help address local concerns.





As master developer at Chalgrove Airfield, we will use our experience and take a long-term interest to deliver a successful place with a strong legacy:



**3,000 new homes, including at least 1,200 affordable homes, two primary schools, a secondary school, sixth form college and healthcare hub.**



Providing **publicly-accessible open space, including parks, community sports facilities, green lanes, swale streets, children's play areas and allotments** to support healthy lifestyles.



A **vibrant town centre** at the heart of the development, including **shops, leisure facilities, a community hub, cultural space and a public square.**



**40,000sqm of employment space** which has the ability to create 1,300 jobs, **supporting the local and wider economy in South Oxfordshire**, helping more people to live, work and spend their income locally.



A **realigned B480** that continues to provide a strategic link for new residents and existing users. We will also provide **bypasses for Stadhampton, Chiselhampton and Cuxham.**



Adopting a **Design Guide** that will be prepared with South Oxfordshire District Council, Oxfordshire County Council and local residents, **to secure high-quality and environmentally conscious design.**

#### Homes England will also

- **Ensure the homes are built to modern environmental standards and reducing energy use**, ensuring we help address and respond to the challenges of climate change.
- Create new, attractive, sustainable, walkable neighbourhoods by providing new homes alongside **local facilities and open space**, maximising the opportunities for people to live and work in Chalgrove, reducing the need to travel.
- **Safeguard the operation and future expansion of Martin-Baker Ltd** from Chalgrove Airfield by making available 124ha (4.8% of the site) to enable the business to continue to operate into the future. Our proposals provide a new runway and phase construction to ensure operations can continue throughout.
- **Provide the necessary infrastructure through a comprehensive investment and delivery strategy including the construction of new infrastructure** which will mitigate the development's impacts, while at the same time helping to address existing capacity issues.
- **Develop a sustainable drainage strategy** for the development which incorporates separate systems for managing foul and surface water drainage as well as resolving existing drainage issues experienced in Chalgrove Village.
- **Improve access to sustainable transport and contributing towards strategic transport projects in the District**, including Watlington Edge Road, Benson Edge Road, and additional measures to promote sustainable travel and provide traffic calming measures.

For more information, please visit [www.chalgroveairfield.com](http://www.chalgroveairfield.com) | Contact us on: [chalgrove@homesengland.gov.uk](mailto:chalgrove@homesengland.gov.uk)

