



Homes  
England

Making homes happen

# Chalgrove Airfield Frequently Asked Questions

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OFFICIAL

This document responds to a number of Frequently Asked Questions (FAQs) about Chalgrove Airfield.

If you have a question about our plans for Chalgrove Airfield that is not answered below, please visit our project website [www.chalgroveairfield.com](http://www.chalgroveairfield.com) or contact the project team [chalgrove@homesengland.gov.uk](mailto:chalgrove@homesengland.gov.uk)

## Who is Homes England?

Homes England is the Government's housing accelerator. Our mission is to intervene in the housing market to ensure more homes are built more quickly and to improve affordability. 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 investing in places of greatest need, to deliver new homes.

Homes England is an executive non-departmental public body, sponsored by the Ministry of Housing, Communities and Local Government (MHCLG).

For more information, please visit our website: <https://www.gov.uk/government/organisations/homes-england>

## Why are Homes England developing at Chalgrove Airfield?

South Oxfordshire has significant housing supply and affordability issues with the average house price around 11.6 times the average workplace-based earnings (ONS data 2019). This is higher than Oxfordshire as a whole (10.1) and much higher than the England average of 7.8.

The airfield at Chalgrove was declared surplus to requirements by the Ministry of Defence (MOD) in 2016. The site transferred to the Homes and Communities Agency (now Homes England) to make better use of land owned by the Government, by making it available for sustainable development in areas of acute housing need.

By intervening in the areas where people want to live and where developers can build, Homes England is progressing the development of a number of large strategic sites and building a strong track record of successfully delivering homes across the country, including current housing-led, mixed use developments at [Northstowe](#) in south Cambridgeshire (10,000 homes) and [Burgess Hill](#) in Mid Sussex (3,500 homes).

## What are Homes England plans for Chalgrove Airfield?

Our plans for Chalgrove Airfield are to deliver a new 21st Century Market town that meets housing needs and improves access to employment, community facilities and local services for local residents. We have developed our plans in consultation with the local community and stakeholders and they have been independently reviewed by BOBMK Design Review Panel.

Our plans include:

- 3,000 new homes including at least 1,200 affordable homes.
- Two 2 Form Entry primary schools.
- An 8 Form Entry secondary school and 6th Form College – enabling the relocation and expansion of Icknield Community College.
- A new town centre with shops, leisure facilities, a community hub, cultural space and a public square.
- 40,000sqm of dedicated employment space with the ability to support around 1,300 jobs.
- A network of pedestrian and cycle routes.
- Publicly accessible open space, including parks, green lanes, children’s play areas and allotments.
- Sustainable urban drainage system to manage the new and address existing surface water flood risk in the area.
- Provision for a relocated runway that enables Martin Baker to be retained onsite.
- Investment in sustainable transport – including new and improved bus services between Chalgrove, Oxford and other nearby towns and villages.
- Significant investment in off-site infrastructure to mitigate the developments impacts while at same time addressing existing capacity issues experienced on the local road network.

## What are Homes England’s plans for the land directly to the north of Chalgrove Airfield?

Homes England purchased 189ha of land directly to the north of Chalgrove Airfield in September 2019. This land does not form part of our current proposals and is not included in the outline planning application that Homes England submitted to South Oxfordshire District Council on the 19<sup>th</sup> June 2020.

This land was purchased to provide flexibility to ensure that the tenant on the Airfield can continue their business operations without interruption, and if required can help meet their future requirements.

## Why is Homes England submitting a planning application for Chalgrove Airfield now, before the South Oxfordshire Local Plan has been adopted?

The principle of development at Chalgrove Airfield has been tested through the preparation of South Oxfordshire District Council’s (SODC’s) emerging Local Plan 2034.

SODC submitted its Local Plan 2034 to the Secretary of State on 29 March 2019 for Independent Examination. Policy STRAT1 identifies Chalgrove Airfield as a strategic allocation and Policy STRAT7 establishes the requirements for Chalgrove Airfield for residential-led mixed use development.

Homes England’s role is to make sure more homes are built more quickly across England to ensure more people have access to better homes in places of greatest need and in areas where affordability is a real issue.

Homes England acquired the Chalgrove Airfield site by way of a public land transfer from the MOD in July 2016. It is a previously developed site, not in the Green Belt, and away from other environmentally sensitive areas and therefore has capacity to deliver significant housing growth in an area of acute housing need.

Following engagement with key stakeholders and the local community, we have submitted an outline application for a residential-led mixed use development that fully meets the requirements of the draft SODC Local Plan 2034 and wider national policy objectives – delivering sustainable development and a wide range of benefits for existing residents of South Oxfordshire.

Submitting an outline application in accordance with emerging Policy STRAT 7 provides more certainty to the local community about our plans and will enable much needed housing and essential infrastructure upgrades to be delivered at the earliest opportunity.

The outline planning application was registered by SODC on the 26<sup>th</sup> June and can be found on the SODC planning portal [here](#).

## What is an Outline Planning Application?

An outline application contains important information about proposed development while leaving much of the detail (such as how buildings will look, the design of infrastructure and landscaping) to a later stage.

Our outline planning application establishes the key principles for development and sets out a number of parameters, which if approved will guide future detailed applications (Reserved Matters). The parameters identify what can be built where, the height of buildings as well as other key design criteria which will inform the detailed design stage.

Our outline planning application is the first of many planning applications that will be submitted in relation to the airfield's development and there will be an opportunity for the local community and other stakeholders to comment on the detail at each stage.

## Does the planning application include development on the land Homes England purchased last year, directly to the north of the Chalgrove Airfield site?

Homes England has no current plans for developing on the 189ha site we purchased in September last year. Therefore, the site does not form part of our current development proposals in the outline planning application we have submitted to South Oxfordshire District Council on the 19<sup>th</sup> June 2020.

This site was purchased to provide the flexibility to ensure that the tenant on the airfield can continue their operations without interruption, and if required can help meet their future requirements.

## What is a Masterplan?

A masterplan is a conceptual layout to guide the future growth of an area or a site.

Homes England has prepared an illustrative masterplan for the Chalgrove Airfield site which forms part of the outline planning application which Homes England submitted to SODC on the 19<sup>th</sup> June 2020.

The Chalgrove Airfield illustrative masterplan demonstrates one way in which the vision, objectives and development could be developed on the site in accordance with the planning policy objectives for the site which are set out in emerging policy STRAT 7 of the emerging SODC local plan.

The illustrative masterplan has evolved through an interactive process of engagement, consultation and review. It is an indicative arrangement and presents one way in which the design rationale can be delivered.

Within the masterplan, certain elements are fixed, and these are set out in a parameter plans which also form part of the outline planning application. A parameters schedule sets out quantum thresholds for the proposals and how they can be distributed within the fixed parameters for the development.

## How have you decided on the Masterplan for the site?

The draft policy framework has been used as the basis for preparing an illustrative masterplan that is in accordance with the concept plan shown in STRAT 7 of the emerging local plan. The masterplan has been developed through analysis of the site and wider south Oxfordshire context and setting, engagement, public consultation, technical studies, options analysed and tested and been subject to two independent design reviews.

## What is the Chalgrove Airfield Design Guide?

In preparing the outline planning application and to support the delivery of Chalgrove Airfield, the design principles which underpin the illustrative masterplan are detailed further in a site-specific Design Guide framework.

The design framework has been prepared in collaboration with South Oxfordshire District Council and Oxfordshire County Council and further consultation – including with the local community – will occur as the Design Guide is finalised.

The Design Guide will set out more detail on the key urban design, public realm and place-making principles that will be applied across the site. It will provide the overarching framework which sets out the more detailed design guidance to inform the preparation and assessment of the detailed reserved matters planning applications which will be submitted for each phase of the development. It will ensure that future planning applications and development proposals reflect the character of South Oxfordshire and incorporate the very latest thinking on design and technology.

## Why does the planning application red line boundary extend beyond the airfield boundary?

In providing a new runway, it may be necessary over time to manage trees outside of the Airfield boundary to provide the necessary clearance and safety distances as required by the Civil Aviation Authority (CAA). To ensure that such works can be undertaken if needed and that any potential effects of doing so are assessed as part of the application process, these are included within the application red line boundary.

## What will happen to Martin Baker?

The 254ha Chalgrove Airfield site was transferred to Homes England in July 2016 from the MoD as part of the Public Land Programme to make better use of land owned by Government.

The site is leased for a term of 99 years from 25 March 1964 to Killinchy Aerospace Holdings Limited (Martin Baker Aircraft Company Ltd) – a privately owned defence contractor, specialising in the manufacture and testing of military grade ejector seats who are located in the eastern part of the site. Details of their operations can be found at [www.martin-baker.com](http://www.martin-baker.com)

Homes England recognises the importance of MBACL to the local and wider area and they have been fully considered in our development proposals to be retained on 124ha of the site.

Homes England is committed to retaining Martin Baker onsite and have safeguarded around half of the existing Airfield for their continued use. In developing the masterplan, Homes England has made sure that all the necessary testing can be undertaken, and that space is available to support future growth of the facility.

## How are you safeguarding the future operation of Martin Baker at Chalgrove Airfield?

Martin Baker can be retained on site and their existing and future requirements can be safeguarded as part of our development proposals.

Homes England's proposals include providing Martin Baker with 124ha of the site under their sole control for the continued use of their business operations. This is in accordance with Policy STRAT 7 of the emerging South Oxfordshire Local Plan to safeguard land for the future operations of Martin Baker and to include a realigned runway.

The remaining 130ha of the site will accommodate Homes England's development proposals for 3,000 homes and associated community and employment uses.

## What is Martin Baker's position on Homes England's proposals at Chalgrove Airfield?

Homes England held extensive discussions with Martin Baker Aircraft Company Ltd (MBACL) up to December 2017. MBACL have since made clear their strong objection to the scheme and position in relation to challenging it.

MBACL submitted a Representation to South Oxfordshire District Council (SODC) dated August 2018 and again in relation to the South Oxfordshire Local Plan 2034 dated February 2019. MBACL have also submitted further information to SODC. All correspondence can be viewed on South Oxfordshire District Council's website.

## Will you use Compulsory Purchase Orders?

Homes England had been negotiating with Martin Baker about the best way to redevelop the site while allowing the business to continue. We are disappointed that we have not been able to agree terms, but we will seek to continue to work with them so they can remain as part of the development.

Homes England remain committed to reaching an agreement with MBACL and has a strong preference for coming to a voluntary arrangement, however, due to the complexity and timescales involved, we have confirmed our intention to use our compulsory purchase powers under Section 9 of the Housing and Regeneration Act 2008 if required. This reflects our commitment to bringing forward new homes at Chalgrove Airfield, and means the site remains deliverable.

## Is Chalgrove Airfield the right place for a new community?

In preparing the Local Plan, South Oxfordshire has assessed many different options about how future housing and development needs could be accommodated within the district and tested this against a number of sustainability criteria.

They have concluded that with the right level of the necessary on and offsite infrastructure, the development of Chalgrove Airfield will make a positive contribution to the overall spatial strategy for South Oxfordshire, help promote more sustainable patterns of development and will support an area of South Oxfordshire which has experienced historic underinvestment.

## Will Chalgrove Airfield support sustainable development?

Development of Chalgrove Airfield will be provided on previously developed land and not located within the Green Belt.

Homes England's is committed to delivering a new sustainable community at Chalgrove Airfield. While the existing local context is undoubtedly an important consideration, when considered in the round against wider sustainability objectives, the proposed scheme is well placed to deliver a new sustainable community as well as improve existing levels of sustainability for existing communities by delivering wide ranging social, environmental and economic benefits.

Homes England has commissioned an independent sustainability review to demonstrate how the site can support the shared vision for sustainability within Oxfordshire, as set out in the One Planet Oxfordshire Vision. This demonstrates that the current plans perform well against a range of sustainability criteria and that there are opportunities to improve sustainability further through the delivery and occupation of the development. To support this, Homes England will prepare a Sustainability Action Plan to ensure that these opportunities are realised.

## How will a developed Chalgrove Airfield respond to the impacts of climate change?

Our masterplan has been designed to help address the challenges of climate change and respond to the Climate Emergency in South Oxfordshire.

As well as reducing the need to travel and improving access to sustainable transport choices, sustainability measures have been embedded into the design. We have allowed flexibility within the parameter plans and illustrative masterplan which will allow for specific measures to be developed further as the proposals evolve to a more detailed design and reserved matters planning applications. This includes ensuring that new homes achieve the higher energy efficiency standards set out in the Local Plan.

## What type of place will Chalgrove Airfield be like once it is developed?

A key objective for Homes England is to work in collaboration with partners to bring forward sustainable development in areas where supply and affordability is a real problem.

The proposed new community will have numerous parks, green spaces and public squares, tree-lined streets and community uses. It will provide a range of house types, sizes and tenures. Higher density homes will be focused

around a mixed-use centre located centrally in the site where new homes are related to local services and community facilities, with lower densities in a mix of character areas in other parts of the site.

The vision for the site, developed in collaboration with partners which include South Oxfordshire District Council and the local community, is that the development will be a 21st Century Market Town with a range of homes, jobs, services and community facilities expected of a market town with Chalgrove Airfield being:

- **A Connected Place** that is independent and sustainable, with access to world leading businesses and 21st century technology, providing family homes, housing for the elderly, affordable housing for young people and key workers. Accessible local shops, leisure and cultural facilities would all be provided as part of the proposed development alongside the space, infrastructure and support to set up local businesses. The development would have connections to the Science Vale, Universities, Science Parks and Innovation Centres;
- **A Distinctive Place** that reflects the character of South Oxfordshire and meets its 21st century housing, health and environmental challenges. A traditional market square with modern schools and health facilities would form the focal point at the heart of the community. Publicly accessible open space forming a comprehensive network of green spaces would celebrate historic routes and provide views of hills, church spires and manor houses;
- The development proposals for Chalgrove Airfield have been designed to have regard to the character of Chalgrove village. This includes the form of development and open space in close proximity to the B480;
- **A Vibrant Place** with the community spirit of a village and the facilities of a 21<sup>st</sup> century market town. The secondary school, sports clubs and cultural facilities provide activities for residents and reduce the need to travel. Parks, green lanes and a network of cycle friendly streets create safe places for leisure and recreation and links to the wider countryside.

## What type of housing will be provided at Chalgrove Airfield?

The illustrative masterplan demonstrates one way in which the vision and objectives for the site can be delivered within the defined parameters. It has been progressed on the basis that 3,000 new homes will be developed under the emerging Local Plan strategic allocation of which 40% (1,200 homes) will be affordable homes.

The type and mix of housing are not yet fixed. What housing will be delivered will be determined later through Reserved Matters planning applications and will meet the local needs identified in South Oxfordshire Council's latest housing need evidence.

## Who will build the homes?

Homes England is the owner, promoter and master developer for the Chalgrove Airfield site. We have submitted the outline planning application for the site (in accordance with Policy STRAT 7 of the emerging Local Plan) and will deliver the essential infrastructure needed to make land available to our development partners.

Once Outline Planning approval is granted, we will procure development partners who we will work with to prepare the more detailed planning applications (referred to as 'Reserved Matters'). When these have been approved, it is our developer partners who will build the new homes.



## How quickly will the homes be built?

Homes England is the Government's housing accelerator. We have a key role to play working with developers and stakeholders to bring forward sustainable development, increase the pace, scale and quality of delivery of new homes in areas of greatest demand where housing supply and affordability is a real problem, such as South Oxfordshire.

It is expected that Chalgrove Airfield will be developed over a 10-15 year period in three phases as summarised below:

- Phase 1 (indicative years 1-4)                      500 homes
- Phase 2 (indicative years 5-8)                      1,175 homes
- Phase 3 (indicative years 9-12)                      1,325 homes

## Will the housing at Chalgrove be affordable?

Homes England is committed to ensuring that the number of affordable homes built will comply with local policies. We are committed to ensuring that affordable homes are built, and we have the resources to make it happen.

Currently, draft Policy H9 'Affordable Housing' of the emerging Local Plan sets out South Oxfordshire District Council's affordable housing requirements. Of the 40 per cent that Chalgrove Airfield is required to provide it would mean that:

- At least 40 per cent of this is to be affordable rent (480 homes)
- At least 35 per cent of the affordable homes are to be social rent (420 homes)
- 25 per cent of the affordable homes are to be of other affordable tenure (300 homes)

Our proposals will significantly boost the availability of affordable homes, providing greater opportunities for first-time buyers and key workers, such as NHS staff and teachers, to live and work in the area. The exact types of affordable homes will be confirmed when the detailed reserved matters planning applications are submitted, following determination of the outline planning application, but there will be at least 1,200 built (in line with South Oxfordshire District Council's affordable housing policy at that time). We will have detailed discussions with the District Council about their requirements, but it is likely to be a mix of affordable home ownership, rent and social rent alongside other affordable provision.

The affordable homes will be integrated with the market sale homes and will be indistinguishable in design, specification and appearance from them and distributed evenly across the site.

## How much will the affordable homes cost?

Homes England will provide and make available 1,200 affordable homes for people who are unable to afford to purchase or rent homes available on the open market without financial assistance.

Those seeking affordable homes can include: first time buyers, those earning below the national average wage, key workers, families needing larger accommodation, anyone who needs properties that are adapted to meet individual needs and people with support needs.

Affordable housing is defined by the Government as housing sold or available at below the average market value. Affordable housing covers a range of different types and tenures and can include both rented and purchase. At Chalgrove Airfield, the type of affordable housing will respond to identified needs at the time during the build out period.

While there is no single definition of affordable housing, providing a variety of options will help a wide range of people to access housing within the district and for many to realise their dream of becoming home-owners.

## Can Homes England provide further support to help people into a new home?

As the Government's housing agency, Homes England is able to support people wanting to buy or rent an affordable home. Please visit our website for further information <https://www.gov.uk/government/organisations/homes-england>.

## Will the new housing at Chalgrove Airfield be well designed?

Homes England promotes high-quality design, which will comply with national and local policy on all of our sites. Our ambition is to show leadership on design by promoting better design and higher quality homes. In order to do this, we have produced a Design Guide, Design and Access Statement and all homes will conform to the Building For Life 12 standard.

## Will there be adequate parking spaces?

Yes. The level of parking spaces to be provided for each part of the site will be agreed with Oxfordshire County Council and South Oxfordshire District Council as part of future applications for each land parcel which comes forward, in line with planning policy at the time.

## How will you access new homes and facilities at Chalgrove Airfield?

The Chalgrove Airfield site lies to the north of the B480 which separates the site from Chalgrove Village located directly south of the B480.

A key objective of our illustrative masterplan proposals is to ensure that the new development and the existing settlement at Chalgrove Village are integrated in a safe and effective way as well as ensuring that additional traffic through Chalgrove Village is minimised.

Ensuring that we provide appropriate access that integrates with Chalgrove Village has been subject to considerable analysis with Oxfordshire County Council and South Oxfordshire District Council as well as two independent design reviews where we have carefully examined the role of the B480, distribution of traffic flows and options for keeping it on its current routing. This assessment has demonstrated that the best option is to access from a realigned B480 which runs through the middle of the site.

## Why are you diverting the B480 through the Chalgrove Airfield development?

Our analysis showed that maintaining the B480 along its existing route would act as a barrier between the existing and new settlement. Therefore, the most appropriate way to provide vehicular access is to divert the B480 through

the Chalgrove Airfield site. The existing B480 would be retained during the first phase of development until the new alignment is open.

The B480 will then be subject to a continuous diversion of its alignment through the Chalgrove Airfield site. Once diverted, the existing B480 will be downgraded to a Green Lane, with access permitted to non-motorised users and authorised vehicles only.

## How will you improve Walking and Cycling?

The illustrative masterplan and access strategy have been developed to provide a fully 'walkable' neighbourhood creating a dedicated network of cycle paths and walking routes linking people to the site's facilities and Chalgrove Village.

Dedicated pedestrian and cycle access to Chalgrove Airfield from Chalgrove Village will be provided at Marley Lane, Bower End, Vicarage Close and via the adjacent development. Pedestrian/cycle access will also be available via the vehicle accesses between the two settlements.

A Green Lane/Linear Park will be provided along the downgraded B480 between the realigned B480 at the eastern site access and the new junction between the B480 and the developments central access. This will provide off-road walking and cycling connections in an east-west direction and link to the walking/cycling connections between Chalgrove Airfield and Chalgrove Village.

We will provide a network of cycle routes through the mixed-use town centre which will link to secondary roads and residential areas. These routes will either be complimentary off-road or segregated from cars.

We have reviewed the local walking and cycling environment in terms of the quality of the existing network and opportunities for improvement. In our Transport Assessment we have included a plan of potential improvements and the exact scheme which will be implemented will be developed in consultation with stakeholders and the local community.

## How will development at Chalgrove provide for existing residents?

Homes England's vision is for a development at Chalgrove Airfield which provides for new and existing residents. The vision for Chalgrove Airfield is a place with a wide range of homes, jobs, services and community facilities expected of a market town.

Our proposed development will create a 21st Century Market town that complements what already exists in Chalgrove and is integrated with the existing village.

## What's included in the new town centre and where will it be located?

The new mixed-use centre will be the development's community and commercial heart. It will include new homes alongside shops, schools, jobs and essential services that are accessible to everyone. The location of the mixed-use town centre maximises the number of residents within a 400m walk of the centre, and all new residents will be within a 10-minute walk.

The town centre will be located at the junction of the realigned B480 and the connecting street to Chalgrove Village. We are proposing a variety of uses to bring life and vitality to the development, where new and existing residents can connect, work and enjoy their leisure time.

The town centre space will be designed to be used flexibly and therefore well placed to respond to changing retail trends.

## Will a new town centre at Chalgrove Airfield impact upon other retail areas?

The town centre has been designed to provide and serve a site specific need to meet the day to day needs of the new and existing Chalgrove residents and others in nearby villages. We have undertaken a Retail Impact Assessment to ensure that existing shops will not be adversely impacted.

## What employment opportunities are being provided?

The development will provide two main employment areas located at the eastern and western ends of the development to create gateway employment clusters at the site entrances providing the critical mass to establish new business hubs. Each hub is intended to provide a strategic employment function and deliver space for growing and start-up businesses.

- **Eastern Gateway (4ha)** – this employment area is positioned within the development to reinforce the existing employment at Martin Baker Ltd and Monument Business Park. This will provide opportunities for local businesses across South Oxfordshire, Cambridge/Oxfordshire corridor to grow and build upon the success of existing businesses in the area.
- **Western Gateway (1ha)** – located in a more rural setting, this employment area provides the opportunity for new office space and potentially more family friendly small business opportunities.

## What is a Community Employment Plan?

To ensure the delivery of the economic vision for the Chalgrove Airfield development benefits local people, Homes England will work with South Oxfordshire District Council, Oxfordshire Local Enterprise Partnership and other partners to develop and identify opportunities through the implementation of a Community Employment Plan. Community Employment Plans are an important way of helping local people to have better access to job opportunities linked to the construction stage and jobs created for the new development. It will include:

- Apprenticeships
- Employment/training initiatives
- Maximising opportunities for local labour
- School, college and university engagement initiatives

## How much office space and new jobs would be provided?

Together, the eastern and western employment areas will provide the opportunity to generate 20,000sqm of floorspace across a variety of uses that will create up to 1,300 new jobs across the scheme.

Further jobs will be provided within the town centre retail and other community facilities, while the development will also enable people to work flexibly within their homes or within the town centre should they wish to.

## Will the proposed development impact on existing businesses?

One of our key objectives is making sure we're supporting Chalgrove's existing businesses – including the retention of Martin Baker Ltd. There will be a mix of independent retailers and business on the eastern gateway employment area that will complement the growth of Monument Business Park whilst improving the competitiveness of existing shops and services by driving up footfall, attracting more tenants and creating additional high-quality jobs in the district.

## Will the proposals support regional economic growth?

Our ambition is to establish a strong local centre which will also become an economic focal point for the community and South Oxfordshire more widely. Development at Chalgrove Airfield will support the sustainable growth of the district by supporting various employment sectors, meeting the diverse employment needs of South Oxfordshire and generating additional high-skilled jobs.

Our Economic Strategy has been developed in consultation with the Oxfordshire Local Enterprise Partnership to set out the economic priorities for Chalgrove Airfield.

## How many jobs will your proposals create?

The development will create up to 1,300 full-time employment jobs, which represents a 2% job increase across the district. More jobs will be created during the construction phase, which total an additional 560 jobs per year over the 10-15 year build period. This is a 15% increase in the number of construction jobs across the district.

## Will you support local businesses in the new development?

Supporting business is one of the key priorities of our illustrative masterplan and we've demonstrated this through incorporating significant employment space at the Eastern Gateway, Western Gateway and the town centre. Our integrated approach promotes a connected, sustainable and thriving community. Opportunities to utilise local businesses through the construction and operation will be identified through the Community Employment Plan.

## How will you link local people to the new jobs?

We will develop a Community Employment Plan to maximise local employment that supports flexible working. This will allow local people to take on jobs from the construction phase, through to the completion of the development and beyond.

## How much employment space is included in your plans?

Our dedicated employment areas will have the potential to generate around 20,000sqm of mixed employment floor space, providing space for a range of commercial premises to support local jobs and the Oxford-Cambridge corridor. We will be delivering a Business Enterprise Centre that is designed to encourage and support small businesses and new business start-ups. These employment opportunities are intended to complement those already at Monument Business Park and cater for small to medium enterprises (SMEs).

## Will the proposals support Monument Business Park?

Monument Business Park plays an important role in supporting the development of small to medium enterprises (SMEs) in Chalgrove. However, it has identified the limited availability of follow-on space in the area as a barrier to sustained business growth. We are proposing additional space for SMEs, to help local businesses to grow and secure opportunities for residents to work locally.

## How will your proposals support the region's science and innovation sector?

We're developing connections to Science Vale to support the region's world-class science and research sector. We recognise the growth potential of Science Vale and our proposals seek to support its success by delivering new homes and infrastructure in close proximity to this major centre for employment and innovation, as well as other regional growth hubs such as Harwell Campus and Culham Science Centre.

## What are the future plans for Icknield Community College?

Following detailed discussions with Oxfordshire County Council, Homes England has agreed and is committed to delivering the new secondary school in the first phase of development. This commitment will provide 10.55ha of land available for a new school and for Icknield College to relocate as required by policy STRAT 7 'Land at Chalgrove Airfield'.

A decision on the timing of the relocation and future of the existing site will be made by Oxfordshire County Council.

## Are there proposals for new health facilities?

Homes England has engaged with Oxfordshire Clinical Commissioning Group (CCG) to understand the type of healthcare that would currently be required as a result of the new development at Chalgrove Airfield.

Sufficient space has been allowed for in order to accommodate a 1,600 sqm integrated healthcare facility that is well located in relation to other community facilities. Flexibility is provided within the illustrative masterplan and parameters to ensure the most up to date health care needs can be met at the time it is delivered.

## Will community facilities be delivered at an early stage?

We're committed to delivering community facilities to ensure new homes are provided alongside services and facilities for new and existing residents.

The phasing will ensure that new homes are supported by appropriate levels of infrastructure and amenities. This includes responding to consultation feedback by bringing forward the delivery of the secondary school to Phase 1 and relocating it closer to the new town centre.

## How will you prevent flood risk at the site and the surrounding area?

Homes England understands that the management of flood risk is vital to the local community and the future of Chalgrove Airfield.

Our development proposals will deliver strategic flood prevention works to both reduce existing flood risk in Chalgrove Village and mitigate risk in the new development.

We have carefully considered existing conditions as part of our comprehensive Environmental Impact Assessment. This includes a Flood Risk Assessment as well as a detailed Drainage Strategy, which is available to view on South Oxfordshire District Council's planning portal.

Before we progressed with our flood mitigation proposals, we consulted the Environment Agency, Oxfordshire County Council and South Oxfordshire District Council, who will need to agree that flood risk is mitigated before planning consent is granted for development at Chalgrove Airfield. Our strategy responds to the feedback we received, detailed in full in the Environmental Impact Assessment.

## How will you minimise the risk of flooding prior to and during the construction of the new development at Chalgrove Airfield?

Prior to construction of the new development, a Construction Environmental Management Plan (CEMP) will be prepared and agreed with the developer(s) who Homes England will partner with.

The CEMP will outline the measures necessary to avoid, prevent and reduce adverse effects where possible upon the local surface water and groundwater-receiving environment. The CEMP will be reviewed, revised and updated as the project progresses towards construction to ensure all potential impacts and residual effects are considered and addressed as far as practicable.

The CEMP will describe the principles for the protection of the environment during construction and will be supported by a Water Management Plan (WMP) that will provide greater detail of the mitigation to be used during construction.

Methods for dealing with intercepted groundwater will be included within the CEMP in order to ensure they are discharged/delivered without providing adverse impacts to watercourses. Consents will be obtained from the local flood authority for works affecting surrounding watercourses which will impose conditions that we will need to work to.

A Water Activity Permit may be required for discharges into watercourses/and or permission from Thames Water in advance of any discharge to sewers.

## How will the new development at Chalgrove Airfield manage drainage and flooding?

We have developed a Sustainable Drainage Strategy for the development which incorporates separate systems for managing foul and surface water drainage, reducing the existing risk of flooding in Chalgrove Village and improving biodiversity in substantial areas of the development.

## What is a Sustainable Drainage Strategy?

National planning guidance advises that major developments should incorporate sustainable drainage strategies (SUDS) which are a collection of water management practices that aim to align modern drainage systems with natural water courses.

Flood prevention is a key part of our proposals and our SUDs have been designed to:

- Decrease run-off rates through the site and improve existing surface water flood risk. This will benefit existing homes and businesses in Chalgrove Village, as well as the proposed development at Chalgrove Airfield;
- Deliver an attractive network of ponds, wetlands and swales through the site to manage run-off water, while also supporting local ecology and creating new landscapes;
- Clean up pollutants before surface water is discharged into water courses or the ground.

## How are you investing in transport infrastructure?

Homes England's is committed to ensuring that Chalgrove Airfield is connected, accessible, sustainable and reduces the dependency on the car.

We've been working closely with key stakeholders, predominantly Oxfordshire County Council as the Local Highways Authority and South Oxfordshire District Council as the Local Planning Authority for nearly three years to develop our Transport Strategy. It has also been developed through extensive engagement with local communities with the aim of ensuring that the proposals meet the specific needs of individual areas. The Strategy is designed to mitigate the traffic impact of development at Chalgrove Airfield, improve local roads and provide transport improvements across the sub-region and help address existing issues.

Our Transport Strategy responds to local priorities and meets the requirements set out by Oxfordshire County Council and South Oxfordshire District Council in the [South Oxfordshire District Council Infrastructure Delivery Plan](#). It is underpinned by extensive traffic analysis, which includes collecting traffic survey data, forecasting future year traffic flows, assessing the capacity of the local road network and identifying improvement schemes. A comprehensive Transport Assessment has been submitted as part of the outline planning application for development at Chalgrove Airfield, which details our strategy in full.



## How will you encourage people to use sustainable transport?

The transport strategy for Chalgrove Airfield adopts a hierarchical approach to transport mitigation consistent with the requirements of the National Planning Policy Framework, which sets out the Government's planning policies:

- 1) Reducing the need to travel through the provision of high-quality local facilities (including education, leisure and retail uses);
- 2) Promoting and enhancing opportunities for sustainable travel, including walking, cycling and public transport; and
- 3) Providing the infrastructure to meet the needs of existing communities and accommodate economic growth in a co-ordinated way.

The development at Chalgrove Airfield provides a significant level of facilities on site - a mixed-use town centre, employment areas, secondary and primary schools, health, cultural and leisure reducing the need for existing and future residents to travel to access essential services and facilities.

## How will you improve access to public transport?

Providing access to improved public transport connections between Chalgrove Airfield and key destinations is an important part of the strategy to promote sustainable transport for the development. Main journey origins/destinations include those identified in areas of employment growth including Oxford City Centre, Oxford Science Park, Oxford Business Park, Culham Science Centre and Science Vale.

- An improved bus route strategy that continues to serve the existing village whilst ensuring that the majority of the new development will be within 400m of a bus stop.
- Contributions will be made to Oxfordshire County Council (OCC) to support the operation of additional bus services in and around the proposed development. The contributions are expected to help deliver the following indicative bus routes and frequencies:
  - Four buses per hour to / from Oxford City Centre via Oxford Business Park and Oxford Science Park of which two will be extended to provide connections to/from Watlington ('Premium Transit') This level of service is proposed to operate throughout the day, including early mornings and late evenings to provide viable and attractive options for journeys.
  - Two buses per hour running east-west to/from Abingdon, which would be diverted to Didcot once the Culham River Crossing project is delivered.

Initial high-level testing has been conducted on these routes in terms of population catchment along each route and the likely level of demand for bus services. This initial testing has identified that each route is viable, and this has been confirmed with OCC.

Bus movements between Chalgrove Airfield and Oxford City Centre will be supported by the Oxford Gateway Infrastructure project which Homes England will be contributing to. This entails a series of bus priority measures on the B480 corridor to the south of the A4142 Eastern Bypass road to improve public transport journey times and to provide a 'Premium Transit' route along the B480. This scheme involves capacity widening on highways land and verges and the additional highway capacity would be allocated to pedestrian/cycle facilities and bus priority measures.

## How will you encourage longer distance cycling trips?

We are improving the attractiveness of cycling for longer distance trips i.e. beyond the immediate Chalgrove locality and as part of the Oxfordshire Cycle Network (OCN). This is particularly important with the emergence of e-bikes, which are opening up opportunities for longer distance cycling. The proposed measures include:

- Targeted improvements to the off-site highways network to enhance the attractiveness of cycling for longer distance trips.
- A connection between Chalgrove Airfield and Stadhampton to link to a wider quiet route towards Berinsfield and the OCN 'Primary Route' at the A4074 and A415. This will connect Chalgrove with Culham Science Centre, Abingdon and Science Vale. This will be delivered through the provision of a segregated cycle link along the alignment of the B480.
- The Stadhampton / Chiselhampton Bypass will significantly reduce traffic levels within Stadhampton itself, creating a section of "quiet road" which will be attractive to cycling.
- The OCN 'Tertiary Route' between Chalgrove and Benson will be improved for cyclists in the following ways:
  - a. Measures to improve Hollandtide Lane for traffic, reducing the likelihood of traffic taking the OCN tertiary route; and
  - b. Public realm contributions to Berrick and Roke to make the local environment more conducive to walking and cycling and less attractive to driving.
- The OCN 'Tertiary Route' between Chalgrove and Oxford will be improved through closing Rofford Lane / Haseley Road to through traffic, except walking and cycling. This will significantly reduce the level of traffic on this route, allowing it to function as a Quietway, making it more attractive to cycling.

## Have you considered the transport impacts of the existing community when developing your infrastructure plans?

Yes. Our Transport Strategy is informed by our consultation with Oxfordshire County Council, South Oxfordshire District Council, surrounding parish councils and local communities.

Our strategy seeks to minimise impacts and help address existing issues identified in the surrounding area as a result of:

- Reducing the need for existing residents to travel by improving access to local services and providing opportunities to travel by sustainable modes;
- Encouraging existing and future traffic to use appropriate routes and discouraging the use of routes through villages;
- Improving highway infrastructure to support reduced journey times for people travelling from east to west across the region;
- Ensuring that the traffic impact of the development is addressed with the aim of the local highway network operating within acceptable levels of capacity;
- Committing to a multi-million-pound package of highway improvements to ensure that our plans for Chalgrove Airfield are supported by the appropriate infrastructure, delivered at the right time.

## How will you ensure transport infrastructure is delivered?

We have prepared an Infrastructure Delivery Plan (IDP) which identifies and plans for the delivery of the required transport infrastructure.

The infrastructure included in our IDP has been identified through the preparation of a detailed master planning process and in consultation with key stakeholders. As master developers, Homes England will lead on directly delivering some of the infrastructure identified in the IDP which includes bypasses in Stadhampton, Chiselhampton and Cuxham. Where we are not directly funding infrastructure, we will mitigate the traffic impact by part funding projects being delivered by others. We will make our contribution to these as and when required in agreement with the local highway authority.

We will ensure that key infrastructure is provided at the necessary time and will be secured by Planning Obligation and s106 agreement.

## What are your plans for Stadhampton, Chiselhampton and Cuxham?

### **Stadhampton/Chiselhampton and Cuxham Bypasses**

A key part of Homes England's Transport Strategy for Chalgrove Airfield is to deliver bypasses around Stadhampton, Chiselhampton and Cuxham. These bypasses are necessary and appropriate to support our development proposals at Chalgrove Airfield and will help address existing highway issues, provide additional highway capacity and improve the local environments of existing villages.

Homes England has prepared an update report on the Bypass Proposals at Stadhampton/Chiselhampton and Cuxham which details engagement undertaken, the public consultation events, progress and next steps and can be found [here](#).

In summary, Homes England engaged extensively with Oxfordshire County Council, landowners and other stakeholders in Stadhampton, Chiselhampton and Cuxham where we considered a number of options for transport improvements to mitigate the potential highway impacts from the development proposals at Chalgrove Airfield.

While a number of options were discussed, the technical local modelling and local engagement demonstrated that the most appropriate intervention was for bypass options to be progressed ahead of more localised pedestrian and junction improvements due to environmental and delivery constraints.

The need for bypasses around Stadhampton/Chiselhampton and Cuxham is supported by the emerging South Oxfordshire Local Plan. Emerging policy STRAT 7 'Land at Chalgrove Airfield' establishes the policy requirements for development and this policy includes the provision for the delivery of the necessary transport infrastructure which is likely to include the Stadhampton/Chiselhampton and Cuxham bypasses.

Homes England will engage with landowners and Parish Council representatives once we have prepared the preliminary detailed designs and prior to submitting the detailed planning application for the two bypasses, Homes England will hold public exhibitions for the bypasses which will be submitted for planning permission. Formal responses can then be made to South Oxfordshire District Council through the planning determination process.

## How will you deliver the other offsite infrastructure?

We are proposing a wider package of transport infrastructure measures to help address the cumulative impact of the proposed development at Chalgrove Airfield. The wider infrastructure measures include:

- **Watlington Edge Road** – we have considered options to mitigate the impact of our development in Watlington where it has been considered appropriate to contribute to the Watlington Edge Road. This is established within the emerging South Oxfordshire District Council Local Plan and Watlington Neighbourhood Plan. The Watlington Edge Road has been allocated Growth Deal Funding and is a project which will be promoted and delivered by Oxfordshire County Council. Homes England has committed to providing a fair and proportionate contribution to the cost of this Edge Road as part of the first development phase.
- **Benson Relief Road** – to address traffic congestion in Benson and unlock housing growth in the area, a Relief Road has been promoted which is established in South Oxfordshire District Council's emerging Local Plan. The Benson relief road is being promoted by Oxfordshire County Council. Homes England has committed to making a fair and proportionate contribution to this project.
- **Heavy Goods Vehicles (HGVs)** – during our consultation, local residents said that existing HGV traffic is a concern. It is important to address the impact of HGVs on the local highway network for safety, noise, air pollution and congestion reasons. The following are interventions identified and proposed to Oxfordshire County Council as part of long-term management plans:
  - Provision of signage to reinforce existing restrictions on routes connecting the M40, A4074 and A34;
  - New Traffic Regulation Orders (TRO's) including a 7.5 tonne limit on the A329 (except access) between Stadhampton and the M40;
  - Enforcement through the use of Automatic Number Plate Recognition and Weight Motion technology;
  - Softer measures such as engagement with the industry to discourage through running of HGV's.

## How will you prevent rat running in local villages?

Engagement with local communities identified 'rat running' (a term used to describe traffic using alternative routes where journey times can be reduced, compared to using a main highway route) through villages as a concern for the proposed development at Chalgrove Airfield.

One of the overarching principles of our Transport Strategy is to ensure that traffic uses the appropriate routes between the proposed development site and destinations. This will be achieved by reducing the attractiveness of 'rat runs'.

As well as capacity improvements on primary routes, we are also proposing to make contributions to public realm improvements and traffic calming measures in local villages to make the local highway environment more conducive to walking and cycling and less attractive to drivers. This could include changes in surface materials, gateway treatments, carriageway narrowing and pedestrian crossings. The final measures will be discussed and agreed with Oxfordshire County Council and Parish Councils.

In Little Milton for example, the interventions that Homes England are proposing include the stopping up of Rofford Lane to limit its usage as a 'rat run'. This will need to be agreed with OCC, and if agreed may include the likes of a physical barrier to vehicle movements which would still allow pedestrian, cycle and equestrian passage. It is likely

that such a barrier would be able to be lowered to allow use of the route under specific circumstances such as emergency vehicle access. By reducing the traffic in this location would also have the benefits of improving the attractiveness of part of the Oxford Cycling Network to cyclists.

## How will you manage construction traffic impacts?

A Construction Environment Management Plan (CEMP) will be in place and guaranteed through the planning permission for Chalgrove Airfield. The CEMP will protect the environment, amenity and safety of local residents, businesses, the general public and the surroundings in the vicinity of the site. This will include measures to manage construction traffic including traffic routes and timing restrictions.

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