

## **Planning**

HEAD OF SERVICE: ADRIAN DUFFIELD



Listening Learning Leading

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Your reference:  
Our reference:

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Dear Nick,

We recently meet with your colleagues, Ken Glendinning and Kate MacBride and Oxfordshire County Council.

I welcome the clarity the provided over the CPO process you are considering for Chalgrove Airfield and would wish to continue these discussions to ensure that the programme to which you are working is realistic.

I recognise that there remain significant concerns from Oxfordshire County Council in respect of bringing forward development at Chalgrove Airfield, which were raised through their representation at the Regulation 19 stage of the South Oxfordshire Local Plan.

Their concerns regarding development at Chalgrove Airfield are largely focussed on matters relating to highways; their delivery, timing and costs, but also include education provision. We discussed several examples with your colleagues which demonstrated further work is required on the practical implementation, including who would be delivering the highway works and the extent to which you are in a position to secure the land and access needed to achieve this.

Homes England wrote to us in 15 February 2018 (Copy attached), there appears to be a mismatch in expectations, particularly in relation to contributions towards highway infrastructure. At the meeting, Oxfordshire County Council suggested that a figure at least double that put forward by yourselves had previously been indicated as a likely highways contribution. We were disappointed in your offer and I would be grateful if you could shed some light on this. There has certainly been a great deal of expectation locally of a much greater offer, but I understand that there has been nothing in writing to date at this higher level. Are you able to advise on this?

I welcome your colleagues undertaking to share your viability work with Oxfordshire County Council and us in relation to the scheme at Chalgrove Airfield, as well as details of the wider infrastructure costs.

Part of the meeting focussed on delivery and the ability of Homes England to forward fund some of the highway schemes. Clearly there needs to be a mechanism to assist in the clawing back of funds from other developers when these come on stream. It would be helpful to understand what experience you have had elsewhere in this situation and what examples you consider to be particularly successful. In addition where there are no other schemes to fill the funding gap, the councils are keen to understand how you propose to deliver the scheme.

Since our discussion last week I can update you that a meeting of the Council's Cabinet (public) is to be held on Tuesday 13 March to discuss next steps for the South Oxfordshire Local Plan. A formal decision is being sought on next steps and therefore, at this time we are not intending to submit the local plan

We wish to continue our dialogue with Homes England and the County Council in respect of the proposal to bring forward a housing led scheme at this location. I understand that your colleagues are setting up a meeting with Oxfordshire County Council to continue your discussions and I look forward to being involved and to move forward in a positive direction.

I would also appreciate further details from Homes England on what linkages you see in relation to your current activities within South Oxfordshire. You are involved in Didcot, Berinsfield and Chalgrove – I would therefore hope that you have considered infrastructure and transport integration on a wider scale to ensure that this involvement delivers maximum benefits to residents and is not fragmented?

Yours sincerely



Adrian Duffield

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Head of Planning