



Homes
England

Adrian Duffield
Head of Planning
South Oxfordshire District Council
135 Eastern Avenue
Milton Park, Milton
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BY EMAIL ONLY

16 March 2018

Dear Adrian,

Housing Development at Chalgrove Airfield

Following our recent written correspondence and discussions with your officers and Oxfordshire County Council (OCC), Homes England writes to provide further context to the proposed development at Chalgrove Airfield in advance of the meeting of South Oxfordshire District Council's (SODC) Cabinet on Tuesday 20 March.

Homes England wish to reiterate our commitment to working with SODC and OCC to deliver the proposed development of Chalgrove Airfield as well as facilitating the associated and necessary infrastructure improvements. Homes England is committed to making substantial investments in transport infrastructure as part of the development to ensure the success of any forthcoming development of this brownfield site and create linkages to the key strategic sites at Berinsfield and Culham.

The proposed development will result in the construction of approximately 3,000 new homes, the creation of a new local centre, provision of new education facilities (2 primary schools and a secondary school) and a new healthcare facility. The proposed development will also provide 3 hectares of purpose built employment generating floorspace alongside significant public open space provision, together with substantial additional growth space for the Martin-Baker Aircraft Company Limited.

We currently propose a 12 year, three phase, build period for the development, with an expectation that work would commence on site in Q1 2021, and be completed by 2036. This programme anticipates that within three years from today's date, work will have commenced on site to deliver this important strategic allocation. In addition to the homes proposed, we are committed to providing significant social infrastructure within the new community.

Homes England and OCC have been in ongoing discussions to relocate Icknield Community College into to the development as part of a larger 1,200 (plus 300 place sixth form). Following discussions with Icknield that confirmed the school is currently operating almost at capacity, the new secondary school will be delivered in Phase 1 which will meet this need. The new secondary school will be a focal point of Phase 1 and alongside the delivery of the local centre in Phase 2, will play a significant role in the vibrancy and vitality of the development. The delivery of this new secondary school will be fully funded by Homes England (approx. £40 million) and be operational by 2025. The two primary schools proposed will also be fully funded by Homes England (approx. £10 million each) and be delivered by 2030 (end of Phase 2) and 2035 (end of Phase 3).

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| HCA Chalgrove Airfield - Indicative Delivery Rates (August 2017) | | | |
|---|------------------------|-------------------------|--------------|
| Year | Amount of units | Cumulative Units | Phase |
| 2021 | 50 | 50 | 1 |
| 2022 | 150 | 200 | 1 |
| 2023 | 200 | 400 | 1 |
| 2024 | 200 | 600 | 1 |
| 2025 | 150 | 750 | 1 |
| 2026 | 200 | 950 | 2 |
| 2027 | 450 | 1400 | 2 |
| 2028 | 200 | 1600 | 2 |
| 2029 | 250 | 1850 | 2 |
| 2030 | 275 | 2125 | 3 |
| 2031 | 325 | 2450 | 3 |
| 2032 | 300 | 2750 | 3 |
| 2033 | 250 | 3000 | 3 |

A new local centre will provide a wide range of community and commercial facilities will be completed by 2030 and will be constructed around the secondary school. This local centre will provide in the new jobs in addition to the 1,150 employment opportunities that will be created as part of the employment floor space due for completion by 2030. Also, as part of the local centre, a high quality health centre with specification agreed by the Oxfordshire Clinical Commissioning Group CCG will be provided to replace the existing facility in Chalgrove at a cost of £3million and it is expected will be operational to coincide with the expiry of the existing health centres lease in 2027.

| Phase | Working Population |
|--------------|---------------------------|
| 1 | 950 |
| 2 | 1350 |
| 3 | 1450 |

The social and economic infrastructure provided on the site, will be complemented by the substantial suite of onsite and offsite transport and highways infrastructure works that have been discussed in our previous correspondence. For clarity, our commitment to the delivery of these schemes is outlined once again within this letter.

The transport strategy for Chalgrove Airfield has been formed using the following approach:

- Reduce the need to travel through the provision of high quality local facilities;
- Promote and enhance travel by sustainable modes;
- Provide the infrastructure to meet the needs of the existing communities and accommodate economic growth in a co-ordinated and strategic fashion.

The development has been designed to encourage sustainable modes of travel including high quality walking and cycling links to provide integration with the existing village and existing employment opportunities. An increased public transport service is proposed which will link the site with larger hubs such as Oxford and Didcot and east west connections along the proposed strategic 'east-west arc'. Chalgrove, as a draft strategic allocation (alongside Culham and Berinsfield) provides a unique opportunity to deliver the 'East-West Arc of Growth', which we share with OCC. It is considered that focussed interventions, some of which are outlined below, will allow a vastly improved route to the A34, Didcot and the Science Vale with the M40/A40 and Thame. This provides an unrivalled opportunity to link employment growth areas in the District and beyond, unlocking economic growth potential. The arc will support the growth of the strategic allocations and the wider economy and will form a strong public transport corridor, with potential to support inter-urban cycling.

As part of the creation of this arc, we will directly deliver a bypass and infrastructure improvements at Stadhampton and Chislehampton by 2025 at a cost of c.£15 million. These improvements will be complemented by the delivery of the Watlington Edge Road, which Homes England will contribute £4

million to ensure the delivery alongside other developers within Watlington also by 2025. Over the lifetime of the construction programme, further infrastructure improvements are to be directly delivered by Homes England and these are outlined in the table below with our expected start and completion dates as well as our current cost estimates.

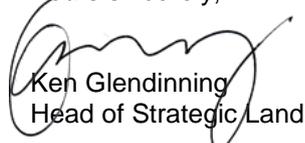
| Highways Improvement | Start Date | Completion Date | Cost (£m) |
|--|------------|-----------------|-----------------------------------|
| Stadhampton Bypass | 2022 | 2024 | 10 |
| Chiselhampton Traffic Improvements | 2023 | 2025 | 5 |
| Watlington Edge Road | 2021 | 2023 | 4 |
| Benson Edge Road | 2025 | 2027 | 2 |
| Hollandtide Lane Traffic Improvements | 2020 | 2030 | 9 |
| Cuxham Edge Road | 2025 | 2027 | 4 |
| Little Milton Traffic Improvements | 2020 | 2031 | 10 |
| Walking/Cycling Local Network Improvements | 2020 | 2026 | 2 |
| B480 Re-Alignment | 2024 | 2026 | Included as part of on-site costs |
| Public Transport Improvements | Ongoing | Ongoing | 18 |
| Oxford Gateway Junction Capacity Improvements | 2023 | 2029 | 21 |
| Great Haseley, Berrick Salome, Brightwell Baldwin, Pyrton, Shirburn , Britwell Salome Improved Public Realm | 2025 | 2026 | 0.5 |
| Miscellaneous | Ongoing | Ongoing | 6.5 |

Homes England wishes to work collaboratively with SODC, OCC and other key stakeholders to ensure the strategic allocation at Chalgrove is delivered and provides the maximum possible benefit to the local and wider area.

With regard securing the land needed for the development, we will continue to negotiate with the Martin-Baker Aircraft Company Limited but you should be aware that there is no longer a requirement for Homes England to obtain ministerial consent as this has now been removed in the publication by MHCLG of the amended 'Guidance on Compulsory Purchase (2015)' in February this year. We do not consider that a CPO would unduly delay the Scheme as we have confirmed that we have already started the preparatory work and intend to ask our Board to make a compulsory purchase order around the anticipated date for the grant of planning.

We would be happy to meet with you once again to discuss the content of this letter, and we will be presenting the information included within this letter to SODC Cabinet on 20 March 2018.

Yours sincerely,



Ken Glendinning
Head of Strategic Land