

Introduction



Site boundary shown above is illustrative only

Who is Homes England?

Homes England is the government's housing, land and regeneration agency for England.

We facilitate the delivery of sufficient new homes, where they are most needed, in order to meet the government's priority to help people to have a home of their own.

Our vision is for successful places with homes and jobs.

We help increase housing supply and economic growth, creating infrastructure, homes and jobs that meet the needs of local communities.

Chalgrove Airfield

The airfield at Chalgrove was declared surplus to requirements by the Ministry of Defence in 2016 and was transferred to the Homes and Communities Agency (HCA) for disposal. Homes England is the successor to the HCA and we work with local partners to identify the best use for surplus public land.

Through discussions with South Oxfordshire District Council, Homes England identified that over half of the site could be redeveloped and that a housing-led mixed-use development was the preferred option. This will help to address high housing demand and deliver critically-needed affordable homes in the area, whilst retaining the other half of the airfield for the site's existing business, Martin-Baker.

In broad terms, 124 hectares will be retained for Martin-Baker and 130 hectares will be available for development.

Consultation and next steps

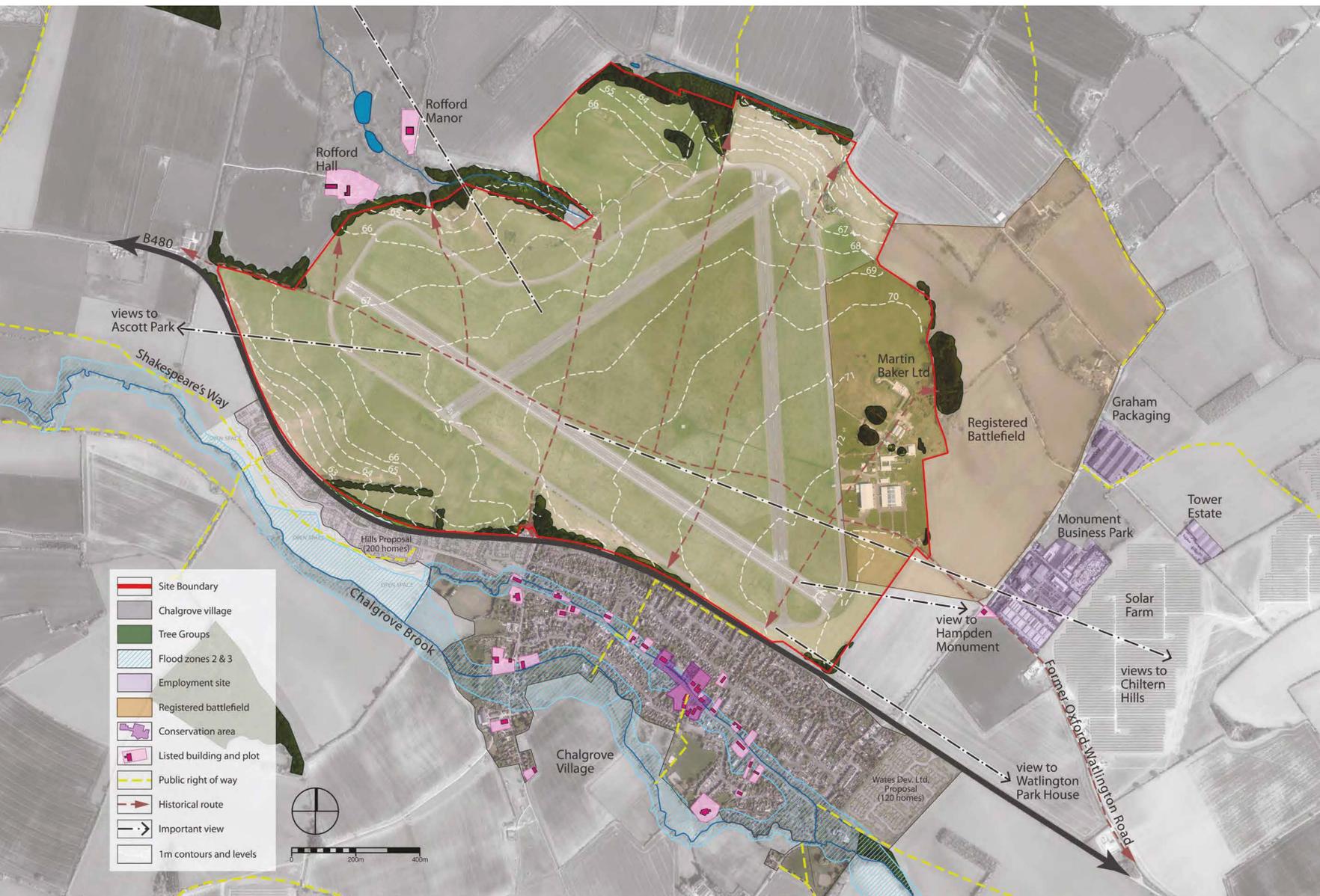
We met local residents over a five-day community engagement event in January 2017 and have continued discussions with residents, South Oxfordshire District Council, Oxfordshire County Council, parish councils and stakeholders over the last 18 months.

Alongside technical studies and surveys that have been commissioned, these discussions have informed the emerging proposals and we are now ready to share these with you here today.

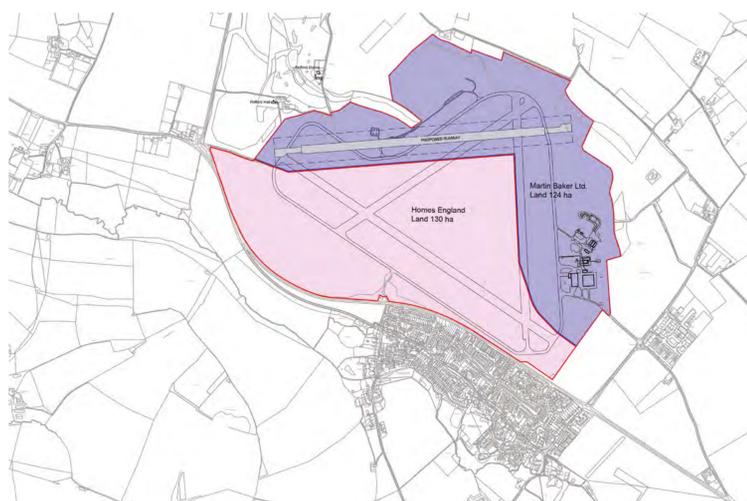


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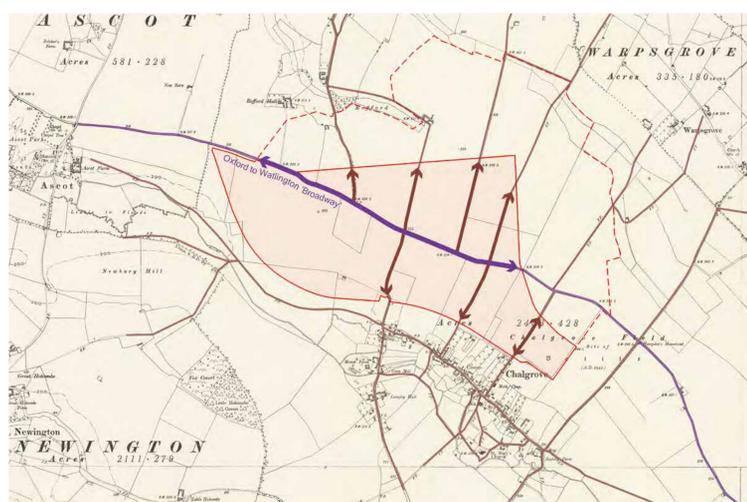
The Site



Key features



Proposed development areas



Historic routes 1897

Chalgrove Airfield extends to 254 hectares, is reasonably flat and comprises an airfield that is mostly made up of grassed areas, runways and Martin-Baker's test facility accessed from Monument Road. The entire site is fenced off.

Key factors that have informed Homes England's proposals for the site include:

- Retaining land for Martin-Baker's future expansion, including provision of a new runway
- Maintaining a strong identity for the existing village of Chalgrove as part of a 21st Century market town, and creating a sense of place by exploiting views to the Chiltern Hills and beyond
- Changing the character and purpose of the B480, including re-alignment through the scheme
- In-depth noise and health & safety assessments, including consultation with the Health and Safety Executive, which have confirmed that locations proposed for housing and other land uses are appropriate
- Maximising opportunities to enhance the site's biodiversity
- Increasing the profile of the battlefield by reinstating the historic route through the heart of the site
- Design of a sustainable drainage strategy to manage surface water and create attractive wetlands and features within the streets and spaces



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Chalgrove Airfield: A 21st Century Market Town



Local and Global

A connected place that is independent and sustainable, with access to world leading businesses and 21st Century technology. Family homes, housing for the elderly, affordable housing for young people and key workers. Local shops, leisure and cultural facilities. Allotments and space to grow your own food. Opportunities to work from home. The space, infrastructure and support to set up local businesses. Connections to Science Vale and the world's best Universities, Science Parks and Innovation Centres.

Traditional and Contemporary

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 at the heart of the community. A new park on Shakespeare's Way. Views of hills, church spires and manor houses. Celebrating historic routes and the Battle of Chalgrove. Sustainable drainage infrastructure, modern construction methods and energy efficient housing.

Village and Town

A vibrant place with the community spirit of a village and the facilities of a 21st Century market town. A secondary school, supermarket, sports clubs and cultural facilities provide activities for young people 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. A human scale of development with walkable neighbourhoods that create a strong sense of community.

Our vision is for an integrated and functionally related community with distinct character areas.



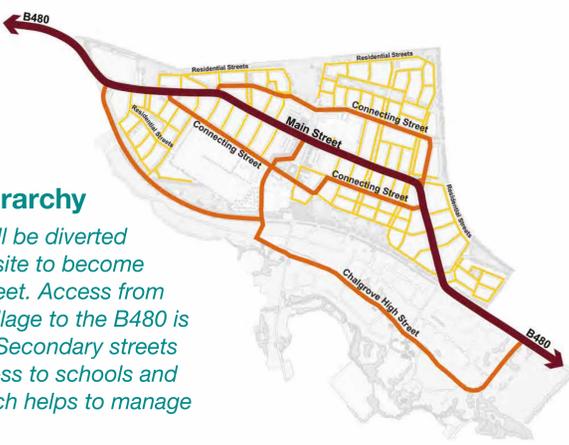
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Masterplan



Street hierarchy

The B480 will be diverted through the site to become the Main Street. Access from Chalgrove village to the B480 is maintained. Secondary streets provide access to schools and facilities which helps to manage peak flows.



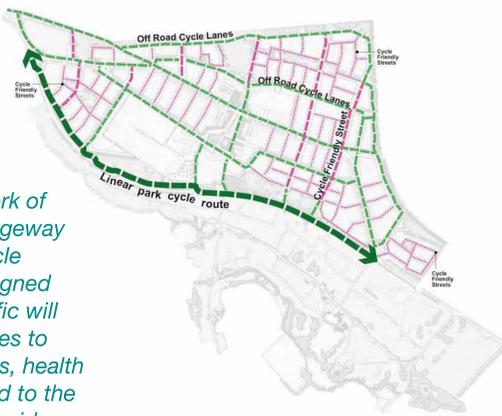
Bus routes

The bus will maintain its existing route along Chalgrove High Street before serving the Airfield site via the proposed Main Street. Bus stops are positioned to maximise access within a 400m walk.



Cycle network

A connected network of dedicated off carriageway cycle paths and cycle friendly streets designed with low speed traffic will connect communities to schools, shops, jobs, health facilities and beyond to the surrounding countryside.



Key proposals:

- 3,000 homes, including 40% affordable housing
- Two primary schools and a 1,500 pupil secondary school, including a Sixth Form, with accessible community sports and cultural facilities
- Health and Wellbeing Centre, supermarket, local shops and cafés
- Office and employment space, including Home hub / enterprise centre
- Approximately 30% of site area dedicated to open space including parks, formal sports, play spaces, green routes, streets and allotments

- 1 Attractive 'Broadway' Main Street following alignment of historic route
- 2 'Traditional' Market Square providing flexible outdoor space for markets and events, shops, cafés, health and community facilities, all benefiting from proximity to Main Street and its passing trade
- 3 Secondary School with public access to a community theatre & cinema space, as well as sports and leisure facilities
- 4 High quality homes for all that cater for 21st Century ways of flexible living and working
- 5 Linear Park for new and existing residents totalling over 10 hectares (25 acres) with attractive wetland areas and green routes connecting to Shakespeare's Way
- 6 Smaller neighbourhood parks for local communities totalling over eight hectares (20 acres)
- 7 Landscaped green edge to Martin-Baker boundaries providing cemetery space, allotments, woodland walks and play trails



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Educational provision



The school plans are indicative of Homes England's intent and are for illustrative purposes only. The final layouts will evolve following a detailed briefing and design process with Oxfordshire County Council.

We have worked closely with Oxfordshire County Council to make land available for on-site education facilities to cater for existing and future need.

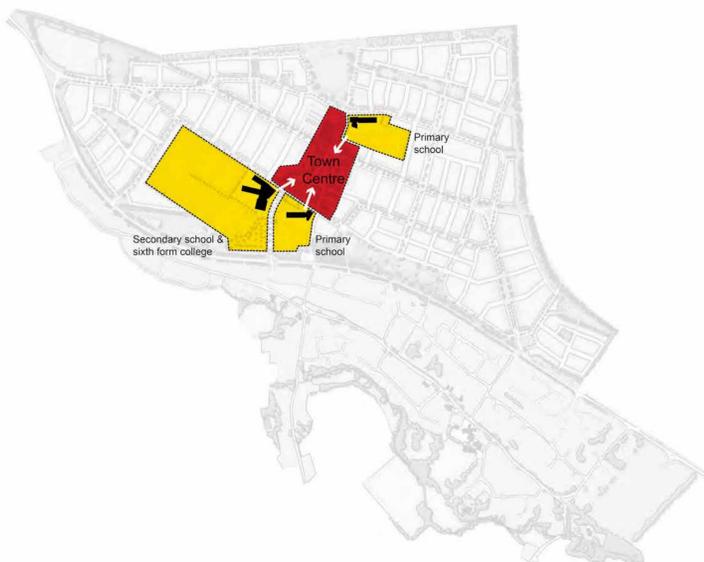
Key features:

- Creation of one secondary school and two primary schools
- Secondary school and one primary school in place in Phase 1 (2020-2024) with the second primary school in Phase 3 (2029-2033)
- A 1,500 pupil secondary school, including a Sixth Form, with the potential to accommodate a relocated Icknield Community College
- Combined, the new schools will create a community hub, with opportunities for shared use for local residents and community groups

The schools' location places education at the heart of the proposals, with direct access to central facilities, the market square and open space.

The secondary school includes:

- Over 6 hectares of formal playing pitches
- All weather surface pitch
- Multi-use games courts
- Sports hall
- Theatre / auditorium / cinema



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'Market Square'



Illustrative view of Market Square

The design of the centre is modelled on South Oxfordshire's historic market towns. A south facing square provides space for local markets, community events and an attractive area for outside eating and drinking.

Key features include:

- A supermarket of similar size to Waitrose in Wallingford to reduce the need for residents to travel further afield for their weekly shop
- Car parking areas, equally accessible for cyclists and pedestrians, and well-served by buses
- Flexible ground-floor space providing opportunities for local businesses and residential uses above to provide life and activity
- Community and arts facilities within the Secondary School to add to the vibrancy of the centre
- A town green close to the school entrances and the square space



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A mixed-use heart



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'Broadway' Main Street



Illustrative view of 'Broadway' Main Street



Broadway will be an attractive tree-lined Main Street with sufficient traffic capacity to accommodate forecast traffic flows. It will provide a safe environment for pedestrians and cyclists with wide pavements and off-road cycle routes.

The realignment of the B480 to form the Main Street allows the traffic to be managed, and will also support shops and services. Traffic will flow smoothly at 30mph, with a 20mph zone passing the central market square.

A shared cycle and pedestrian path will follow the alignment of the historic 'Broadway' route, with public art and signage raising awareness of its historic importance.



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Water management



Proposed Drainage Strategy

Surface water strategy and flood risk

It is recognised that Chalgrove is within the floodplain of the Chalgrove Brook and suffers from flooding. Little Milton is also known to flood from the Haseley Brook regularly during winter.

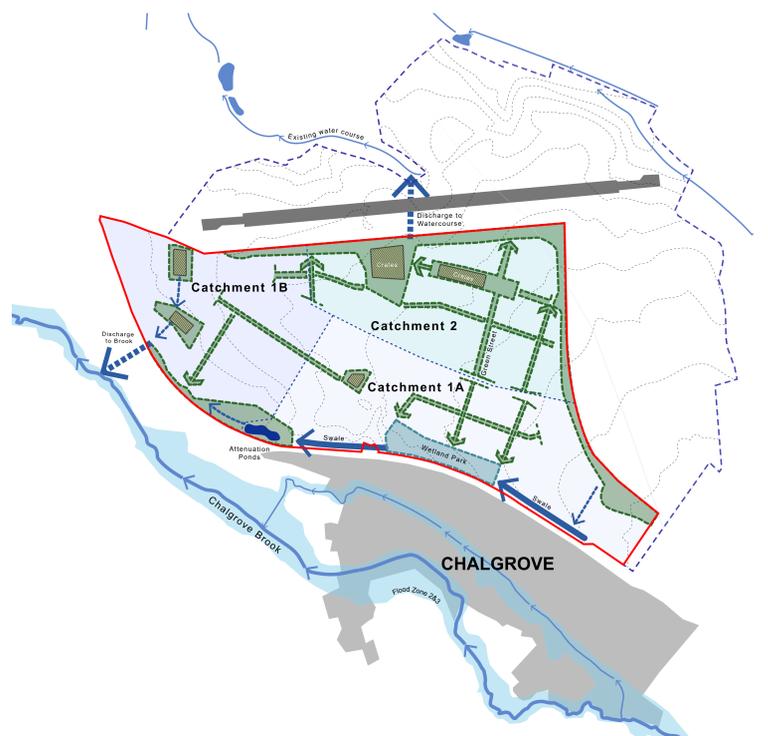
Development on grassed areas will increase surface water run-off through the introduction of impermeable surfaces such as roads, buildings and areas of hard-standing, such as car parks. Therefore, in order to reduce the risk of flooding on and off-site, it is necessary to control how water runs off the land, in particular during times of heavy rainfall.

The design that we propose is for the site to be served by a SuDS (Sustainable Drainage System) that plans for a 1 in 100 year flood event with an additional 40% allowance for climate change.

This will be achieved by incorporating ponds, swales and similar features into the design and landscape of the development. In addition to managing surface water run off, these features improve water quality and the appearance, amenity and biodiversity of an area, making the development a more attractive place to live.

Water will be collected and directed to the existing watercourses beyond the site, and crucially, the rate at which it will be allowed to be discharged will mean that the watercourses outside of the site are not overwhelmed. In times of heaviest rainfall, water is collected in the ponds and swales and discharged slowly into the network.

The drainage strategy has been discussed with and is supported by the Lead Local Flood Authority (SODC).



Foul water strategy

Thames Water owns, operates and maintains Chalgrove Sewage Treatment Works (STW), which lies to the north east of the site and serves Chalgrove itself. We have worked with Thames Water and the Environment Agency to confirm that it is suitable for the development to connect to the existing STW, which will be upgraded to provide the required capacity.

Sewerage from the development will connect via gravity sewers to a pumping station within the site prior to pumping via a rising main to STW. Sewerage will then be treated prior to being discharged to the adjacent water course, which ultimately discharges to the Haseley Brook.



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Green Infrastructure: 'Swale Streets'



Illustrative view of Swale Avenue



A series of sustainable urban drainage features, including swales and rain gardens will slow down the flow of surface water, improve water quality, increase biodiversity and create an attractive physical environment.

Key streets will be wide enough to incorporate these features as well as off-road cycle and pedestrian routes linking housing, schools and the local centre.

The use of 'Swale Streets' throughout the scheme reflects the distinct identity of villages in Oxfordshire with running water channels along their length.



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Green Infrastructure: Strategy



Illustrative view of Shakespeare Park



Green Infrastructure Strategy



Green Infrastructure Linkages

The green spaces are designed to create a network of safe routes for walking and cycling, encourage biodiversity, support food production, provide a mix of formal sports and informal recreation space, and deliver a sustainable approach to drainage. The network provides connections to the wider countryside and existing sports and recreation facilities.

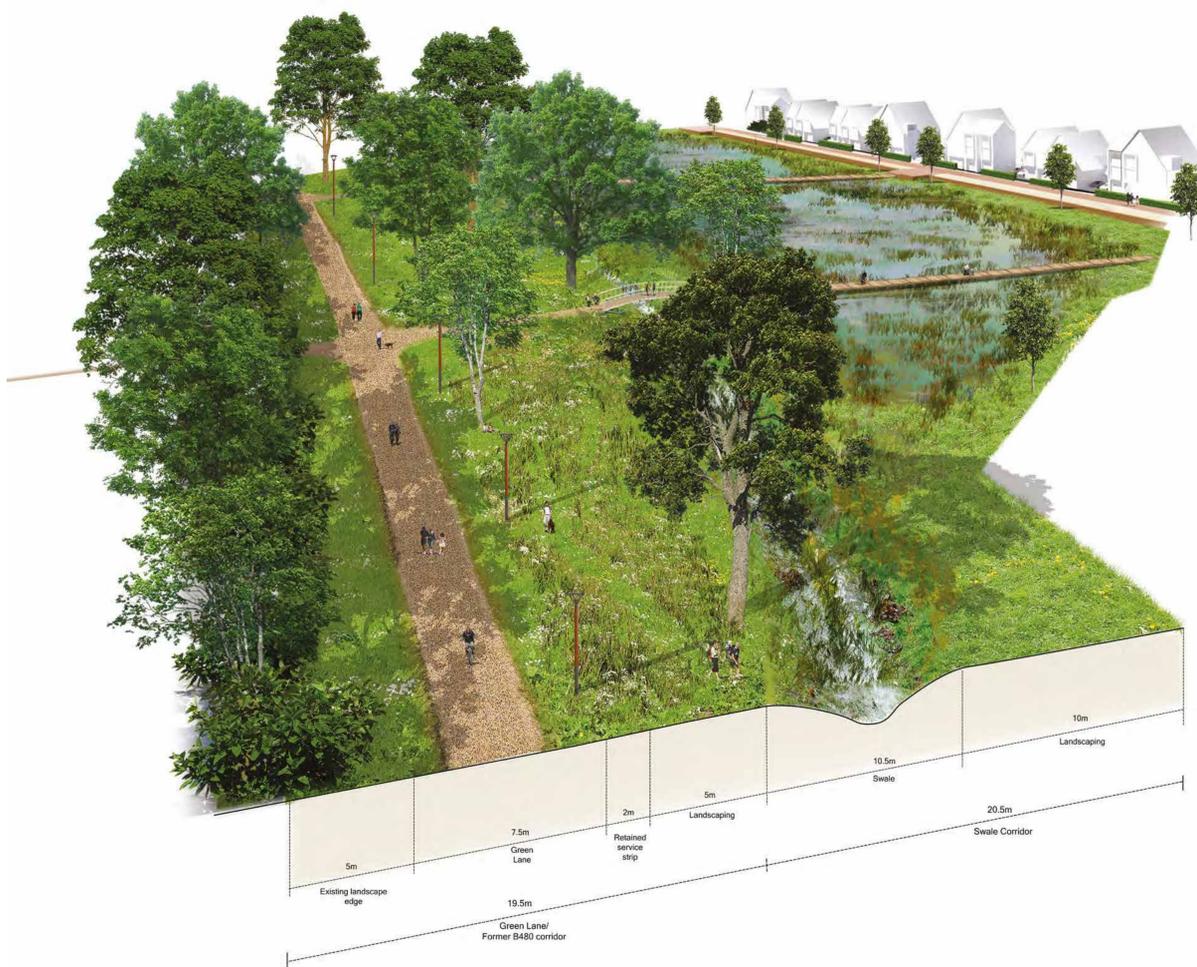
Linear Park incorporates Shakespeare Park, Wetland Park, allotments and a green lane for pedestrians and cyclists. It is central and easily accessible for all residents. Its form and position reinforces the linear character of Chalgrove village and its historic High Street.



Green Infrastructure: 'Linear Park'



Illustrative view of Linear Park



Linear Park is created by the realignment of the B480, which is transformed into a pedestrian and cycle greenway.

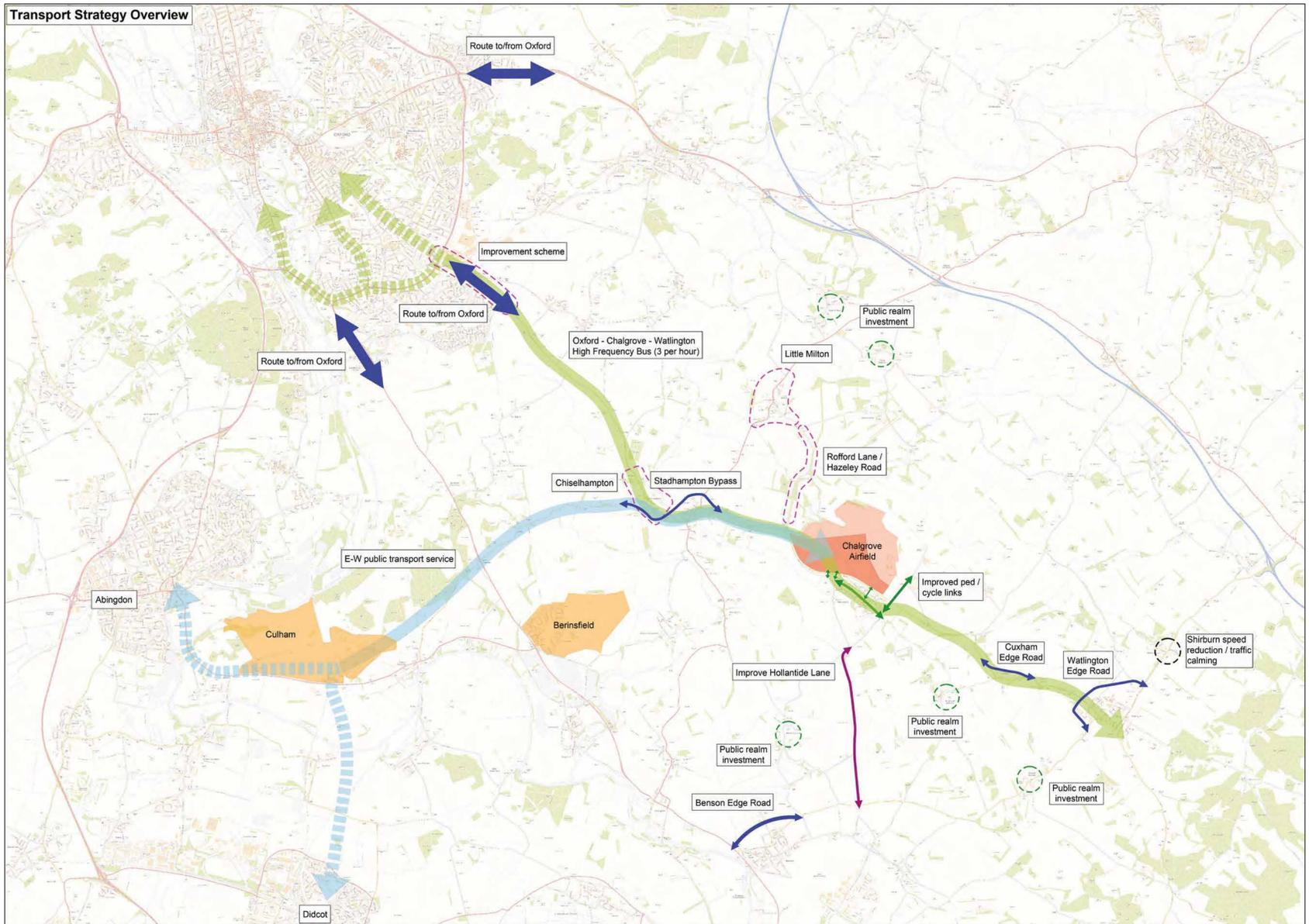
The route passes through a varied natural environment with community allotments, a biodiverse wetland area and a formal 'town' park, before connecting to Shakespeare's Way.

All residents are within a 10 minute walk and can access the park via a network of existing footpaths and new green streets. Pockets of housing alongside will ensure it feels safe and overlooked.



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Transport: Overall Approach & Infrastructure Delivery



Overall approach

The Transport Strategy for a housing-led mixed-use scheme at Chalgrove Airfield seeks to:

- Reduce the need to travel by providing new high quality local employment, education, leisure, community, social and retail facilities
- Promote and enhance sustainable travel to encourage people to cycle, walk and use public transport
- Provide improvements to the existing road network and investment in public transport and other sustainable travel modes to meet the needs of existing communities that are complementary to other strategic growth proposals

Delivery

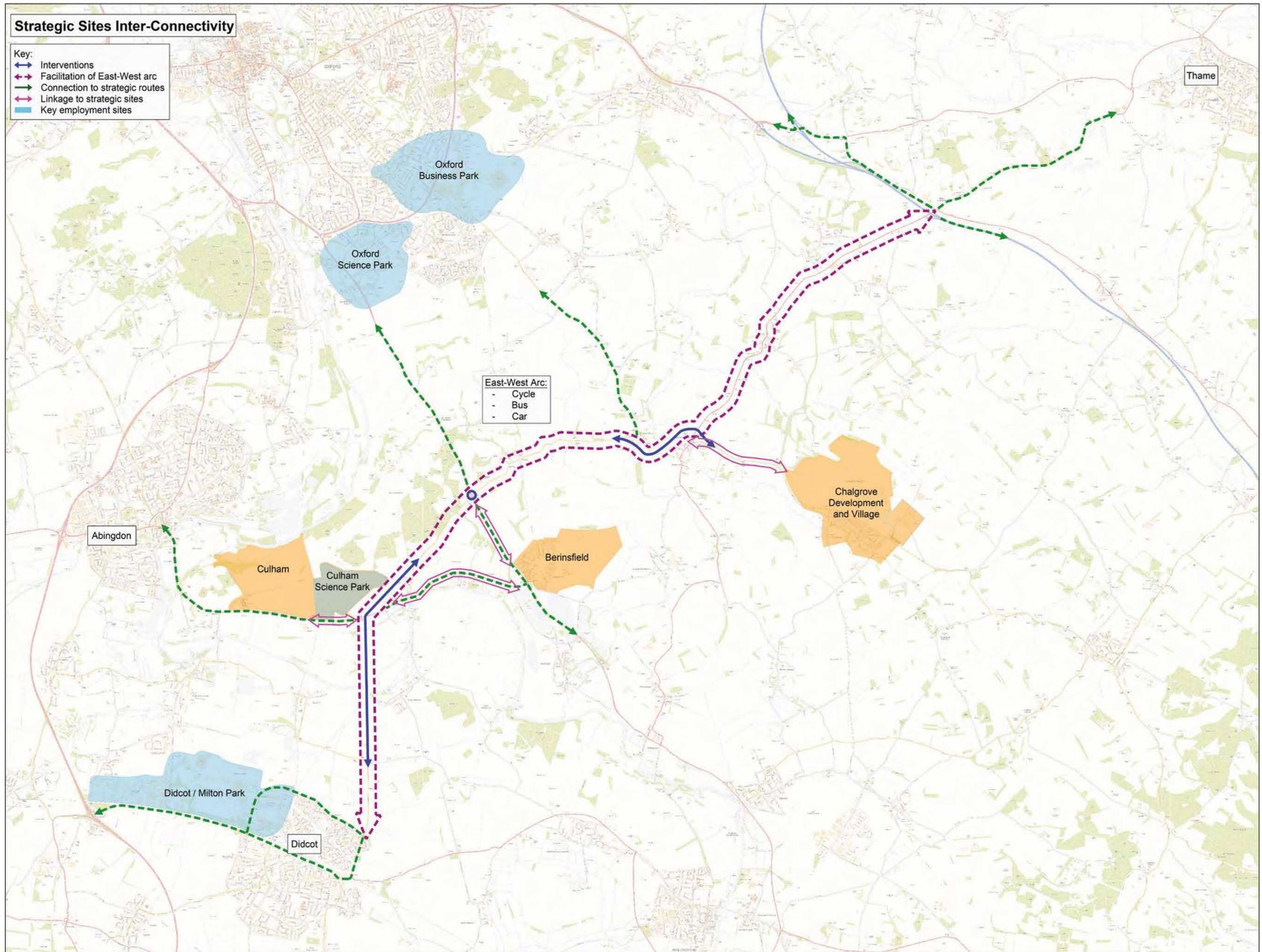
We will deliver major improvements to the local transport network, including investment in public transport, walking and cycling. The overall package has been discussed with OCC and SODC to ensure that the right improvements are delivered in the right place at the right time. In most cases this will be through direct delivery by Homes England. The investments and improvements include:

- Stadhampton Bypass in Phase One
- Chiselhampton Bypass on the south side with additional river crossing in Phase One
- Watlington Edge Road in Phase One
- Benson Edge Road
- Cuxham bypass on the north side
- Changes to Rofford Lane/Hazeley Road to discourage use of this route to Little Milton, including traffic management and speed reduction measures
- Safety and capacity improvements to Hollantide Lane
- A package of capacity and public transport improvements on the B480 on the approach to the Eastern Ring Road
- Support for Oxfordshire County Council on HGV Monitoring and Enforcement



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Transport: Sustainable Transport & Strategic Context



Sustainable Travel

The development is designed to incorporate the best quality walking and cycling links, both to integrate with the existing village and surrounding area, and to maximise the potential for people to move in this way. Elements include:

- A comprehensive package of walking and cycling improvements to connect the existing village and the new development
- Connection with the wider walking/cycling network, including Shakespeare's Way, and development of a wider cycling movement strategy to complement the Oxfordshire Cycling Network
- Development designed to provide public transport integration with the existing village and beyond
- High quality public transport services to key destinations
- Public transport service enhancements that will be supported by infrastructure improvements to improve the attractiveness of the service to connect to Oxford and Watlington

Strategic Context

- Chalgrove Airfield, along with Culham and Berinsfield, provides a clear opportunity to deliver an East-West "Arc of Growth"
- Focused interventions will link the A34, Didcot and the Science Vale, with the M40/A40 and Thames. This is an unrivalled opportunity to link employment growth in the district and beyond
- The Arc will form a strong public transport corridor and support cycling



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Phase 1



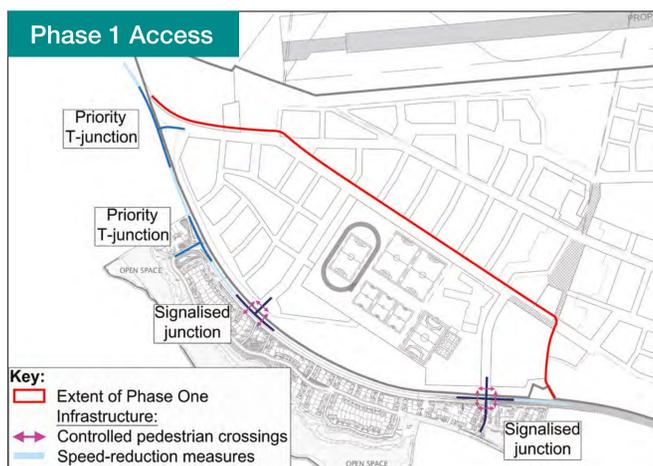
Phase 1



Phase 2



Phase 3



Three broad phases of development are anticipated between 2020 and 2033, and we are committed to the early delivery of essential infrastructure.

- **Phase 1:** Delivery 2020-2024 - circa 400 homes, 1,500 pupil secondary school, including a Sixth Form, Primary School, public parkland (Shakespeare Park) and sustainable urban drainage areas. Access will be created from the B480 with opportunities to connect with the proposed western extension to Chalgrove village through the 'Hills' development
- **Phase 2:** Delivery 2024-2029 - circa 1,250 homes, Main Street route, mixed-use centre (Market Square), Supermarket, Health and Wellbeing Centre, community and commercial floorspace, public parkland and sustainable urban drainage areas
- **Phase 3:** Delivery 2029-2033 - circa 1,350 homes, Primary School, public parkland and sustainable urban drainage areas

The proposed road layout of Phase One forms the basis of the overall access strategy for the completed development. Key points include:

- Strong connectivity for pedestrians between Chalgrove, Phase 1 (including Secondary School) and Hill Residential's development
- Signalised crossings provided at key points to enhance pedestrian and cyclist safety
- Localised measures to reduce vehicle speeds on the B480 to improve pedestrian/cyclist safety
- Signalised junctions allow traffic flows to be managed, e.g. "green waves" for B480 through traffic to limit delay, and more green time for pedestrians at peak school travel times



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Next Steps



Thank you for visiting our exhibition today.

All feedback on our proposals will be considered and help us further refine the masterplan. We will continue to engage with stakeholders and the local community as we prepare for a planning application.

Please fill in one of our feedback forms and place it in the feedback box, or complete the form at your leisure and send it back to us using the freepost address supplied.

For more information, call freephone: **08000 356 480**, or visit our consultation website **www.chalgroveairfieldconsultation.com** (from 16th July) where you will also be able to provide online feedback.



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