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John Fox
Chairman of the Neighbourhood Plan Committee
The Parish Office
The Merry Bells
89 High Street
Wheatley
OX33 1XP

30 June 2017

Dear Sir/Madam,

EMERGING WHEATLEY NEIGHBOURHOOD PLAN

This submission is made by Carter Jonas, on behalf of the Homes and Communities Agency (the HCA), in respect of the allocations and policies set out within the emerging Wheatley Neighbourhood Plan (the emerging Neighbourhood Plan) and in particular the relationship between Wheatley and Chalgrove Airfield which is allocated for development within the emerging South Oxfordshire Local Plan (Regulation 18 – Second Preferred Options) (SODC Local Plan). This letter seeks to provide further background to the HCA, the proposals at Chalgrove Airfield and the relationship with Wheatley Parish Council.

On behalf of the HCA, we are writing to support the general provisions of the emerging Neighbourhood Plan.

The HCA is the national housing, regeneration and social housing regulation agency for England and supports the creation of successful places by increasing the supply of housing and jobs, using its programmes, land assets and regulatory role to deliver investment that drives housing and economic growth.

The HCA acquired the freehold of Chalgrove Airfield in 2016. Since this date, the HCA, supported by a large technical support team, has progressed development and delivery options for this site, working closely with planning, highways and design teams at South Oxfordshire District Council (SODC) and Oxfordshire County Council (OCC). These options have been informed by stakeholders through community drop in events and workshops, culminating with an 'Enquiry by Design' (EbD) event held over 19-23 January 2017.

The EbD event comprised a combination of stakeholder presentations, design workshops, public exhibitions and presentations and client/consultant design sessions. The EbD event allowed the local community the opportunity to contribute to the design evolution of the site which in turn has influenced the emerging masterplan options. This event was attended well throughout and generated considerable interest leading to substantial input in the development of the site.

Since the EbD event, the HCA has considered the feedback from the community and stakeholders. It has commissioned further technical work to inform the design of the proposals and respond to the questions asked throughout the process.

Alongside the stakeholder engagement undertaken to date, Chalgrove Airfield has been subject to continued site promotion through the preparation of the emerging SODC Local Plan and SODC's Call for Sites exercise, resulting in the sites allocation. The HCA remain in discussions with the current site occupier Martin Baker Ltd

and remain committed to securing the long term future of the business on the site alongside the wider development of the site.

Chalgrove Airfield represents a highly sustainable location for strategic development. The site is brownfield, is not located within the Green Belt or within an AONB. The HCA are committed to delivering appropriate and proportionate contributions to the funding of identified local infrastructure schemes, as well as providing suitable infrastructure to further mitigate any potential impacts. We will be able to provide further details of this mitigation upon completion of the necessary technical assessments.

The HCA would be happy to meet with Wheatley Parish Council to discuss the proposals at Chalgrove Airfield in greater details.

We would be grateful if you could confirm receipt of these representations and keep us informed of the future consultation in the emerging Wheatley Neighbourhood Plan.

If you have any queries on any points covered in this submission, please do not hesitate to contact me or my colleague, Kieron Gregson (kieron.gregson@carterjonas.co.uk / 020 7016 0735).

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Nick Taylor', with a large, stylized initial 'N' and 'T'.

Nick Taylor
Partner

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