



Homes  
England

Date: 25 January 2021

Our Ref: RFI3257

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

Making homes happen

██████████  
By Email Only

Windsor House  
Homes England – 6<sup>th</sup> Floor  
50 Victoria Street  
London  
SW1H 0TL

Dear ██████████

**RE: Request for Information – RFI3257**

Thank you for your recent email, which was processed under the Freedom of Information Act 2000 (FOIA). You requested the following information:

*Please can you advise the current status of negotiations between Homes England and Martin-Baker Aircraft Company Ltd. (MBACL) in regards to Chalgrove Airfield?*

*I am not requesting any confidential information, but would like to know*

- 1) When was the last time Homes England were in contact with MBACL in respect of the lease that MBACL holds for Chalgrove Airfield?*
- 2) When was the last time Homes England were in contact with MBACL in respect of any activity related to Chalgrove Airfield, including proposals for bypasses, facilities, schools etc.?*
- 3) When was the last time that MBACL responded to any contact from Homes England?*
- 4) What information has been shared with Icknield Community College in respect of the Chalgrove Airfield site and the impact on the Watlington site?*

**Response**

We can confirm that we do hold the requested information. We will address each of your points in turn.

***1) When was the last time Homes England were in contact with MBACL in respect of the lease that MBACL holds for Chalgrove Airfield?***

Homes England sent correspondence to Martin Baker on 31 July 2020 requesting further engagement in relation to the Airfield development.

***2) When was the last time Homes England were in contact with MBACL in respect of any activity related to Chalgrove Airfield, including proposals for bypasses, facilities, schools etc.?***

The last correspondence from Homes England was sent to Martin Baker on 31 July 2020 requesting further engagement in relation to the Airfield development. Homes England also attended the accompanied Local Plan Inspector site visit on 12 August 2020 at which representatives from Martin Baker were present.

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Separate requests have been made by our consultants regarding access to the site to undertake further environmental surveys, the last of which was undertaken in September 2020

**3) When was the last time that MBACL responded to any contact from Homes England?**

The last correspondence directly responding to Homes England was on the 27<sup>th</sup> July 2020 in relation to access arrangements for Homes England to undertake surveys at Chalgrove Airfield.

**4) What information has been shared with Icknield Community College in respect of the Chalgrove Airfield site and the impact on the Watlington site?**

Homes England has met with Icknield Community College to discuss the Chalgrove Airfield masterplan proposals for the site. These meetings have discussed the current facilities and future requirements of the college. The college have been updated on the masterplan proposals for the site, specifically around phasing and education provision as well as the programme/indicative timescales for delivery of the Chalgrove Airfield development.

On the 19 June 2020 Homes England contacted Icknield Community College to advise of the Chalgrove Airfield Planning application which was submitted to South Oxfordshire District Council on 19 June. The summary document for the proposed development was shared with the College and is attached as Annex A.

**Right to Appeal**

If you are not happy with the information that has been provided or the way in which your request has been handled you may request an internal review by writing to;

The Information Governance Team  
Homes England – 6<sup>th</sup> Floor  
Windsor House  
50 Victoria Street  
London  
SW1H 0TL

Or by email to [infogov@homesengland.gov.uk](mailto:infogov@homesengland.gov.uk)

You may also complain to the Information Commissioner however, the Information Commissioner does usually expect the internal review procedure to be exhausted in the first instance.

The Information Commissioner's details can be found via the following link

<https://ico.org.uk/>

Please note that the contents of your request and this response are also subject to the Freedom of Information Act 2000. Homes England may be required to disclose your request and our response accordingly.

Yours sincerely,

**The Information Governance Team**  
For Homes England

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## Proposals for development at Chalgrove Airfield

Homes England is the Government's housing accelerator. 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 by investing in the places of greatest need to deliver new homes.

South Oxfordshire has significant housing supply and affordability issues. Our proposals for a new 21st Century Market Town at Chalgrove Airfield will deliver a sustainable new community that makes more efficient use of previous developed land and avoids environmentally sensitive areas. We will deliver new homes alongside significant investment in local and regional infrastructure that will benefit both existing and future residents.



**Our plans for a new sustainable community at Chalgrove Airfield have been shaped through comprehensive engagement and consultation since we acquired the site in 2016. This has included:**

- An enquiry by design event in 2017 to ensure our masterplan was **shaped by local priorities**.
- A **public exhibition in 2018 attended by over 200 people**, as well as over 20 meetings with local parish councils.
- **Engagement with SODC and the Local Highways Authority** at the pre-application stage.
- **Independent Design Review** by BOB-MK (the Berkshire, Oxfordshire, Buckinghamshire-Milton Keynes Design Network).

This feedback has directly influenced how our development will be phased, when and how we will deliver essential infrastructure and ensure that we help address local concerns.





As master developer at Chalgrove Airfield, we will use our experience and take a long-term interest to deliver a successful place with a strong legacy:



**3,000 new homes, including at least 1,200 affordable homes, two primary schools, a secondary school, sixth form college and healthcare hub.**



Providing **publicly-accessible open space, including parks, community sports facilities, green lanes, swale streets, children's play areas and allotments** to support healthy lifestyles.



A **vibrant town centre** at the heart of the development, including **shops, leisure facilities, a community hub, cultural space and a public square.**



**40,000sqm of employment space** which has the ability to create 1,300 jobs, **supporting the local and wider economy in South Oxfordshire**, helping more people to live, work and spend their income locally.



A **realigned B480** that continues to provide a strategic link for new residents and existing users. We will also provide **bypasses for Stadhampton, Chiselhampton and Cuxham.**



Adopting a **Design Guide** that will be prepared with South Oxfordshire District Council, Oxfordshire County Council and local residents, **to secure high-quality and environmentally conscious design.**

#### Homes England will also

- **Ensure the homes are built to modern environmental standards and reducing energy use**, ensuring we help address and respond to the challenges of climate change.
- Create new, attractive, sustainable, walkable neighbourhoods by providing new homes alongside **local facilities and open space**, maximising the opportunities for people to live and work in Chalgrove, reducing the need to travel.
- **Safeguard the operation and future expansion of Martin-Baker Ltd** from Chalgrove Airfield by making available 124ha (4.8% of the site) to enable the business to continue to operate into the future. Our proposals provide a new runway and phase construction to ensure operations can continue throughout.
- **Provide the necessary infrastructure through a comprehensive investment and delivery strategy including the construction of new infrastructure** which will mitigate the development's impacts, while at the same time helping to address existing capacity issues.
- **Develop a sustainable drainage strategy** for the development which incorporates separate systems for managing foul and surface water drainage as well as resolving existing drainage issues experienced in Chalgrove Village.
- **Improve access to sustainable transport and contributing towards strategic transport projects in the District**, including Watlington Edge Road, Benson Edge Road, and additional measures to promote sustainable travel and provide traffic calming measures.

For more information, please visit [www.chalgroveairfield.com](http://www.chalgroveairfield.com) | Contact us on: [chalgrove@homesengland.gov.uk](mailto:chalgrove@homesengland.gov.uk)

