

Andy Bateson

From: Simon Fry <S.Fry@dorchestergrp.com>
Sent: 09 February 2024 14:48
To: Susy Castro
Cc: Gavin Angell; Paul Silver; Neil Cottrell
Subject: Heyford Park - Transport Update

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Dear All,

We wanted to provide you with a short update on the work that is currently going on at Heyford Park in relation to the transport matters.

Temporary Car Processing Application (23/02827/F)

Following the objection received by the MCNP Forum and other Parishes we have been working with our transport consultants and the tenant and it seems that there has been a miscommunication between the new tenant and our consultants and therefore we will be updating our transport assessment accordingly. Circa half of the tenants operation is located on areas benefiting from an existing permission and therefore some of the movements and cars stored are already within the baseline and following detailed discussion with the County we are submitting a new transport statement outlining this shortly.

- The tenant has confirmed that they expect to be able to store circa 3,800 cars on this area which is similar to what the previous tenant stored. This is sharp contrast to the previous 10,000 indicated by the tenant.
- They have confirmed that their working pattern is between 7:00 to 17:30 so 10.5 hours of operation rather than the 16 hour period previously indicated.
- We have carried out car transporter specific traffic counts on the Flying Field entrance along with the tenant providing their anticipated car transporter movements which equates to a 5 day average of 24 two-way trips and a 7 day average of 18 trips anticipated, significantly lower than what was previously indicated.
- Design work is underway for new HGV access from Chilgrove Drive with a planning application expected to be submitted this spring. The rental income achieved by this temporary letting along with other opportunities will help fund the significant construction cost of the road and help bring the delivery forward.
- We have been in dialogue with OCC and will submit this new information for them to consider shortly.

HGV Routeing

We have emailed our commercial tenants to notify all staff and suppliers to use the postcode of the security gate to the Flying Field (OX25 5BS) rather than their building postcode when providing directions to the site. This should ensure tenants are routed through Camp Road to Gate 7. We have tried to contact google and the other mapping companies but it seems impossible to get any traction to get the access routes changed on the GPS platforms, however this approach will stop people trying to use the gate on Somerton Road.

We can confirm that all of our current tenants have signed the routeing agreement and continue to remind our tenants that all HGV traffic is obligated under the Routeing Agreement to access Heyford Park from Junction 10 of the M40 through Ardley and entering Heyford from the east along Camp Road. To aid this we have installed opposite the security gate a HGV turn left sign to remind them not to go through the villages.

Our transport consultants are continuing to look into the process of applying for TRO's (Traffic Regulation Orders) to add weight restrictions to certain roads to help enforce the Routeing Agreement. As this is a traffic order, we have no certainty of whether this will be successful through consultation period but we are happy to make the

applications. The routes we are considering include Station Road at the Lower Heyford Bridge, and the Ardley Road between Ardley and Somerton.

We would like to think that this updated transport work, and the practical measures that we have taken will allow you to lift your objections to this application so that we can accommodate our new tenant, improve employment in the area and assist us in funding the significant infrastructure spend required to build Chilgrove drive.

In addition to this we would like to hold a meeting with all local stakeholders to discuss how we can bring forward the infrastructure improvements to benefit the wider community earlier by exploring other potential funding opportunities at Heyford. The first Heyford Park Transport Steering Group we would propose one of the following dates. Could you please respond to Susy with your preferred availability s.castro@dorchestergrp.com

Tuesday Feb 27

Wednesday Feb 28

Monday March 4

Tuesday March 5

Kind regards

Simon

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