

## Matthew Swinford

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**From:** Paul Silver <P.Silver@dorchestergrp.com>  
**Sent:** 16 September 2020 09:05  
**To:** Ian.Corkin@Oxfordshire.gov.uk; Cc: "Arash Fatemian; Councillor James Macnamara; Councillor Hugo Brown; Councillor Bryn Williams; Councillor Barry Wood; Councillor Mike Kerford Byrnes; Andrew Lewis  
**Cc:** Gavin Angell; Paul Burrell  
**Subject:** FW: Heyford Park masterplan

I have sent the below response to Martin and am happy to meet up with him, yourselves and representatives of other villages. I would like to iterate that the transport solution for the masterplan is very well considered over a five year period and has been modelled to death on OCCs own independent model.

We are in a period of great uncertainty and after five years we really do need to cement the local plan allocation, not just for us , but for thousands of people who rely on us and also our commercial tenants who employ hundreds including BCA who want to know their future is secured at Heyford. While it will of course not be possible to get everyone happy there has been a great deal of compromise on all sides to get this agreed.

I am happy to meet any of you if you want further information and to arrange a tour of Heyford if its helpful. We are very proud of the quality of what we have produced, with character areas create a strong sense of community backed up with good social infrastructure. The community is diverse and we both sell and rent properties for all different sizes and budgets and we have delivered affordable homes to the same exacting standards. We have also played our part as a business during the covid crisis providing hangers to OCC for a temporary morgue, storage for PPE for the police, food banks for the community and used any vacant stock we had for homes for the vulnerable including homeless people in Oxfordshire.

We would really welcome your support after a five year planning process following adoption of the Local Plan. New housing schemes will always require some compromise but we hope we are meeting your aspirations for Heyford Park as much as possible.

Best wishes  
Paul

**Paul Silver**  
CEO

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**From:** Paul Silver  
**Sent:** 16 September 2020 08:45  
**To:** Martin Lipson <[martin.lipson@btinternet.com](mailto:martin.lipson@btinternet.com)>  
**Subject:** RE: Heyford Park masterplan

Dear Martin,

Thanks for bringing this to my attention, I was under the impression that the transport proposals had been agreed with OCC and we had offered mitigation to the impacted villages. I am happy to have a meeting with you. Obviously there has been a significant amount of work done over a five year period to get to where everyone has.

I have had a discussion with the team and it doesn't appear that the agreed transport solution simply shifts traffic around the system. Firstly by making a sustainable community where we are investing in both jobs and creating homes we expect people to be able to live and work in a single place, thereby minimising trips by those people. We have also seen the huge acceleration in changes to working practises that has been triggered by the COVID crisis, with many more people working from home (these changes were always going to change due to technological advances, but have just been sped up). In our own business and our interaction with the authorities we are now seeing remote meeting, being the new normal, as opposed to in person, and the resulting reduction in trips generated by this.

Secondly traffic solutions these days are more focussed towards investing in sustainable transport measures (not least because of global warming commitments to help future generations) so in addition to the regular fast bus route (which will encourage more public transport use – and is faster as a result of the bus gate) there is a safe cycle route being introduced to join up with the Bicester cycle infrastructure, so we expect modal share of non-car use to increase. The greater frequency of bus service under the new proposals will make the bus a much more attractive travel option for both existing and new residents, reducing car trips. We are opening a Local Sainsburys in the next few weeks and are working to get a Dentist, and other community retail and service uses. This will in turn reduce current car trips on the network.

Finally we have spent a great deal of time and money employing both our own and OCC's transport modellers to refine the traffic model. Indeed it is the OCC model that we have used to finalise the proposals and who have confirmed this solution will work. I am sure that you appreciate that OCC are both independent of us, and expert in their advice, during this process. It should also be noted that the bus gate was the OCC solution assessed and tested at the time of the Local Plan, so this has not come entirely left field

After five years we need to move forwards not least because if we run out of housing consents at Heyford then Cherwell's five year land supply starts to fail, and there is a real risk that developers will gain consents for rings of houses round villages with no better, and in fact far worse, transport solutions as there won't be coordinated faster public bus routes into the local town, and the onwards journeys via the train station. Any further delay will also mean at exactly the wrong time many local subcontracting businesses, employing thousands of people which rely on our ability to continue to deliver houses will be put at risk if we cannot maintain our production rates.

I am happy to meet with you and other villages independently of the planning process, as we want to work with you as Heyford evolves and we should understand the Forums longer term ambitions and how we can fit in, however throwing this application into the long grass won't come up with a better outcome for anyone, especially as the current masterplan and transport solution has been worked up over five years.

Please feel free to give me a call 

Paul

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**From:** Martin Lipson <[martin.lipson@btinternet.com](mailto:martin.lipson@btinternet.com)>  
**Sent:** 15 September 2020 14:28

To: Paul Silver <[P.Silver@dorchestergrp.com](mailto:P.Silver@dorchestergrp.com)>

Subject: Fwd: Heyford Park masterplan

Paul - please see the email and attached letter, for information.

Regards

Martin

Martin Lipson,

Chair MCNP Forum

----- Original Message -----

From: "Martin Lipson" <[martin.lipson@btinternet.com](mailto:martin.lipson@btinternet.com)>

To: "Cllr Ian Corkin" <[Ian.Corkin@Oxfordshire.gov.uk](mailto:Ian.Corkin@Oxfordshire.gov.uk)>

Cc: "Arash Fatemian" <[arash.fatemian@oxfordshire.gov.uk](mailto:arash.fatemian@oxfordshire.gov.uk)>; "Councillor James Macnamara"

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Sent: Tuesday, 15 Sep, 20 At 13:21

Subject: Heyford Park masterplan

Ian and fellow Councillors - please see the attached letter from Mid-Cherwell Neighbourhood Plan Forum regarding Heyford Park traffic mitigation, and kindly acknowledge receipt.

Regards

Martin Lipson

MCNP Forum Chair