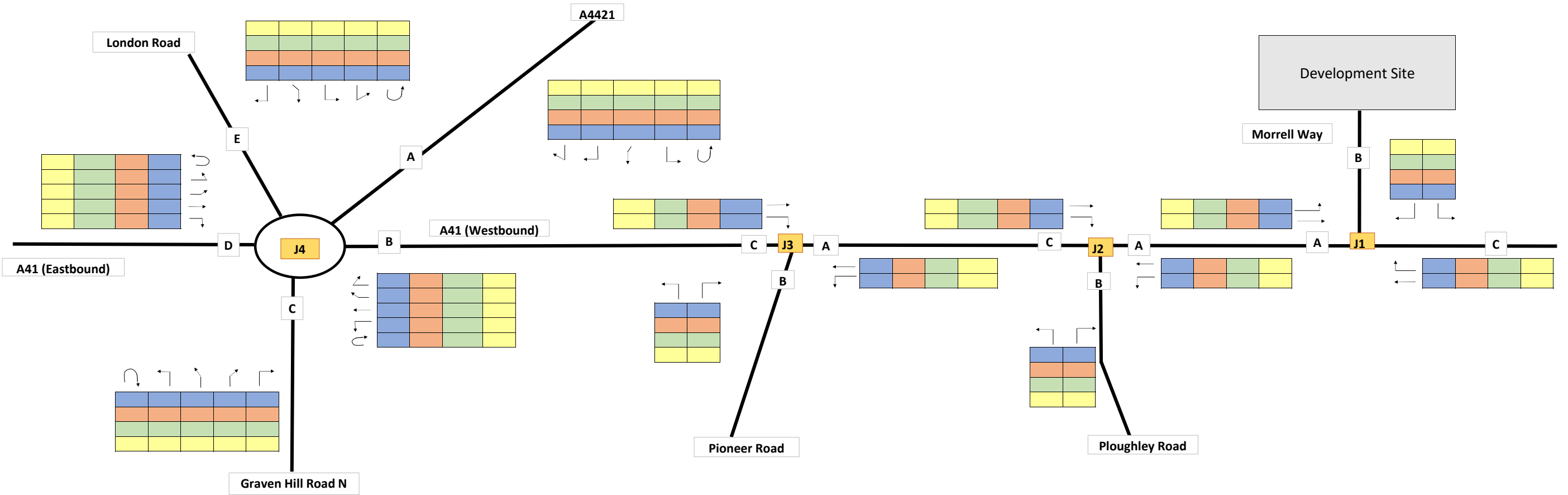


Traffic Survey were undertaken on Wednesday 8th November 2023
 Survey period was 0700 - 1000 and 1530 -1900



Notes:
 AM Peak
 07:30 - 08:30

■ Total Vehicles
■ HGV Total
■ HGV %
■ PCU



Wretchwick Green - 1601268OUT (PM)

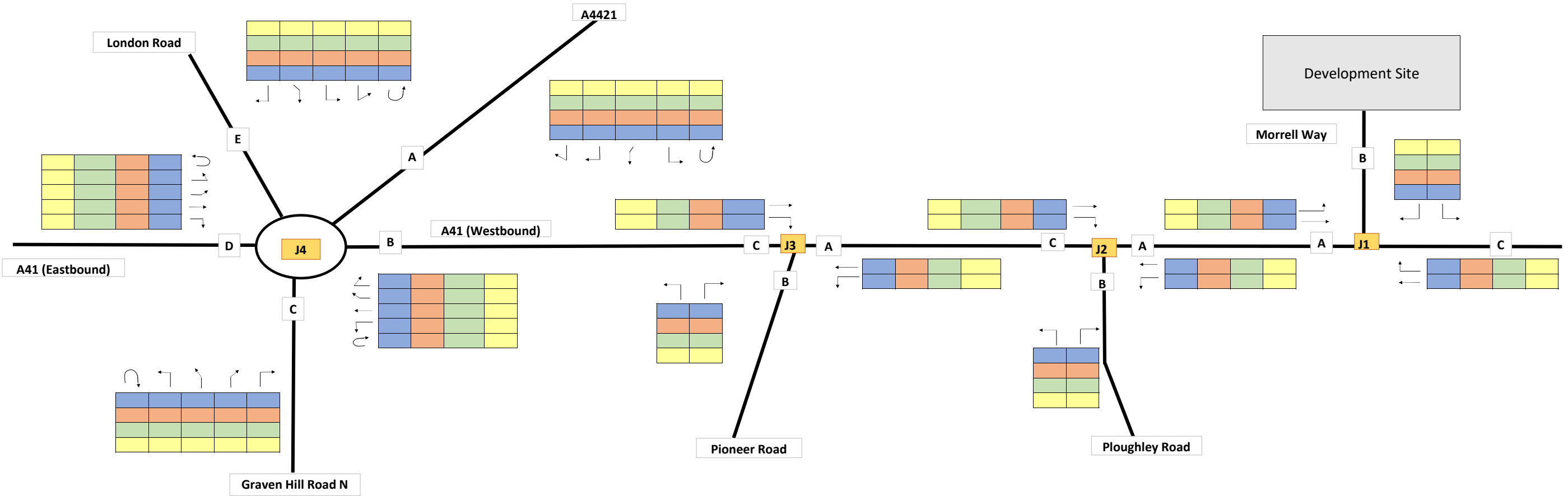
Proposed Development, Bicester Phase 3, Bicester

28 August 2024

Job Number - 22281-TMBI

Figure 33

Traffic Survey were undertaken on Wednesday 8th November 2023
 Survey period was 0700 - 1000 and 1530 -1900



Notes:
 PM Peak
 16:15 - 17:15

Total Vehicles
 HGV Total
 HGV %
 PCU



Wretchwick Green - 1601268OUT (PM)

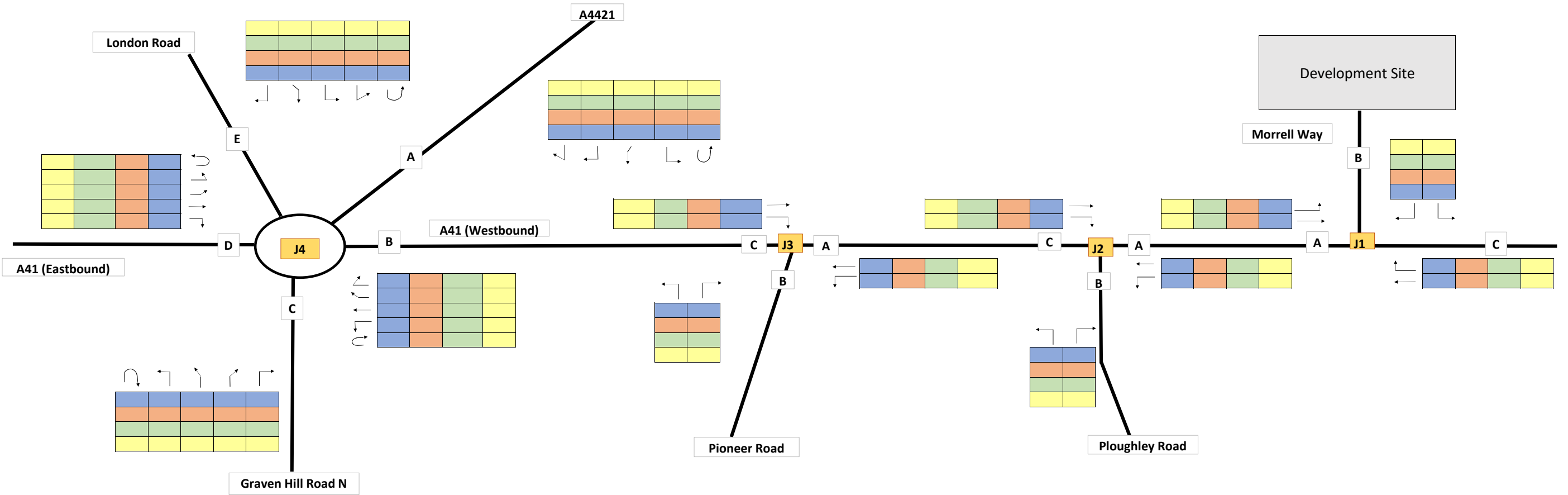
Proposed Development, Bicester Phase 3, Bicester

28 August 2024

Job Number - 22281-TMBI

Figure 34

Traffic Survey were undertaken on Wednesday 8th November 2023
 Survey period was 0700 - 1000 and 1530 -1900



Wretchwick Green - 1601268OUT (PM)

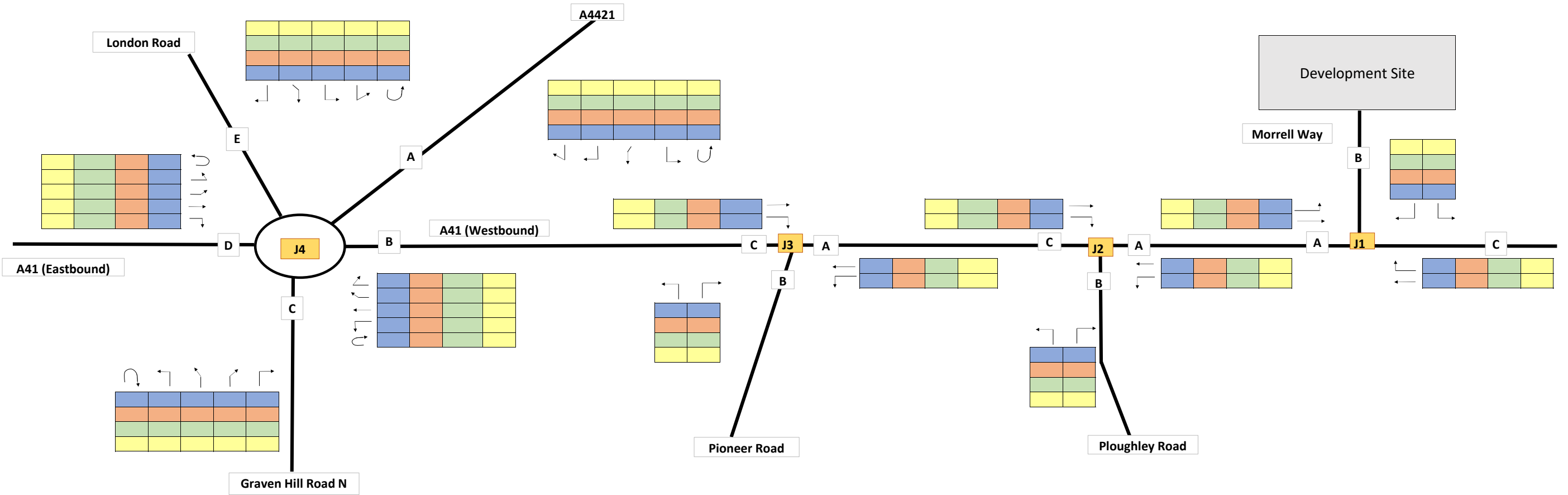
Proposed Development, Bicester Phase 3, Bicester

28 August 2024

Job Number - 22281-TMBI

Figure 35

Traffic Survey were undertaken on Wednesday 8th November 2023
 Survey period was 0700 - 1000 and 1530 -1900



Notes:
 PM Peak
 16:15 - 17:15

■ Total Vehicles
■ HGV Total
■ HGV %
■ PCU



Wretchwick Green - 1601268OUT (PM)

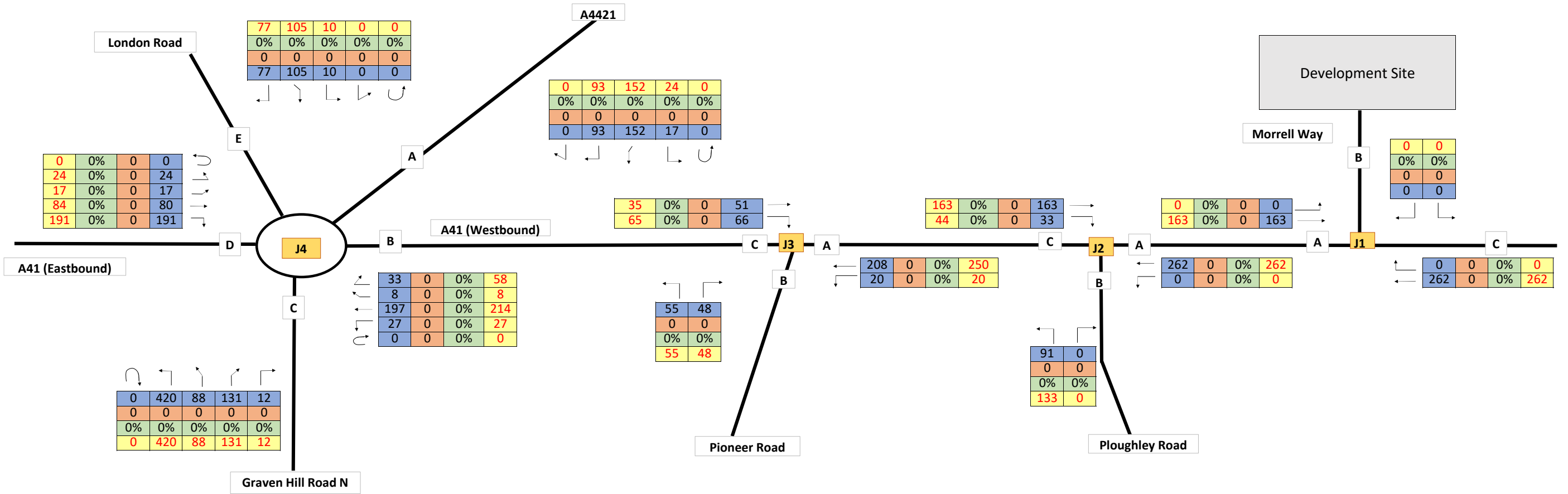
Proposed Development, Bicester Phase 3, Bicester

28 August 2024

Job Number - 22281-TMBI

Figure 36

Traffic Survey were undertaken on Wednesday 8th November 2023
 Survey period was 0700 - 1000 and 1530 -1900



Notes:
 AM Peak
 07:30 - 08:30

■ Total Vehicles
■ HGV Total
■ HGV %
■ PCU



Total Combined Committed Development AM

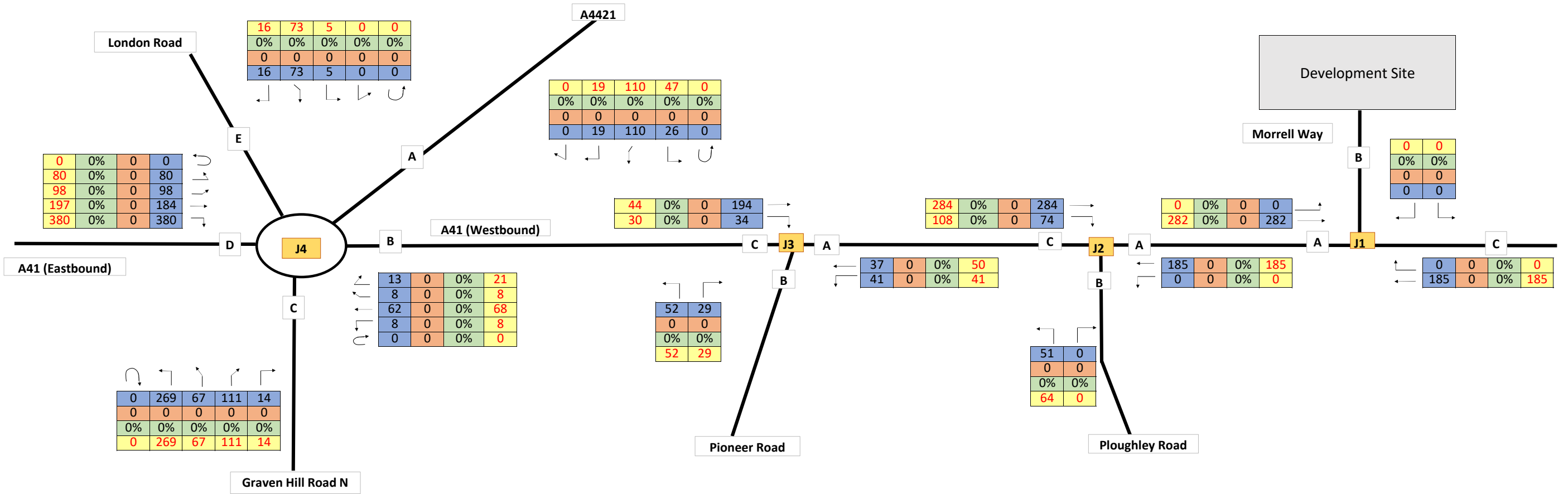
Proposed Development, Bicester Phase 3, Bicester

28 August 2024

Job Number - 22281-TMBI

Figure 37

Traffic Survey were undertaken on Wednesday 8th November 2023
 Survey period was 0700 - 1000 and 1530 -1900



Notes:
 PM Peak
 16:15 - 17:15

■ Total Vehicles
■ HGV Total
■ HGV %
■ PCU



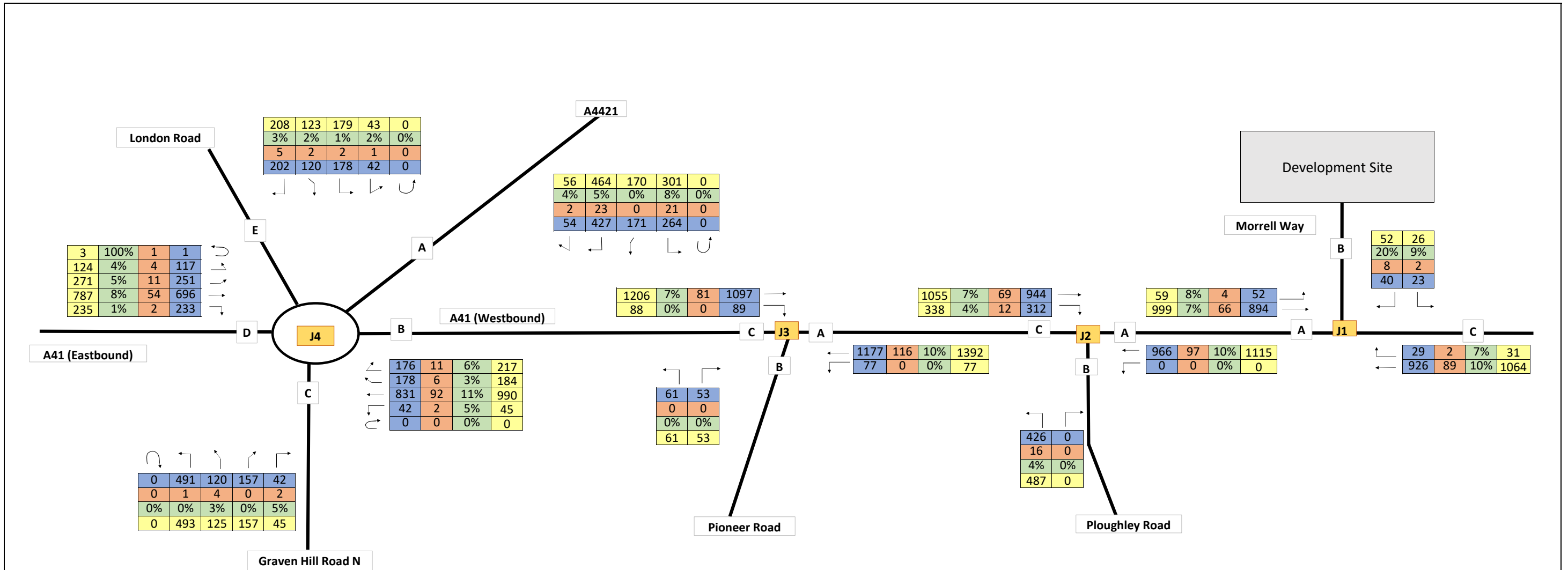
Total Combined Committed Development PM

Proposed Development, Bicester Phase 3, Bicester

28 August 2024

Job Number - 22281-TMBI

Figure 38



Notes:
AM Peak
07:30 - 08:30

■ Total Vehicles
■ HGV Total
■ HGV %
■ PCU



2028 Base + Committed AM

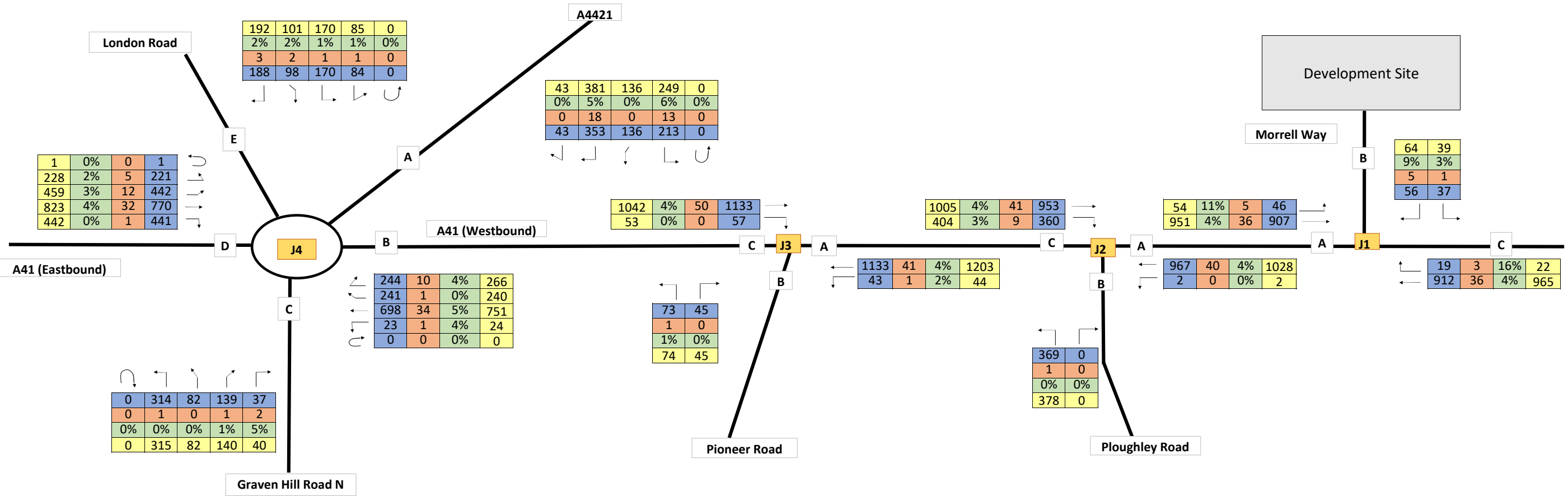
28 August 2024

Proposed Development, Bicester Phase 3, Bicester

Job Number - 22281-TMBI

Figure 39

Traffic Survey were undertaken on Wednesday 8th November 2023
 Survey period was 0700 - 1000 and 1530 -1900



Notes:
 PM Peak
 16:15 - 17:15

Total Vehicles
 HGV Total
 HGV %
 PCU



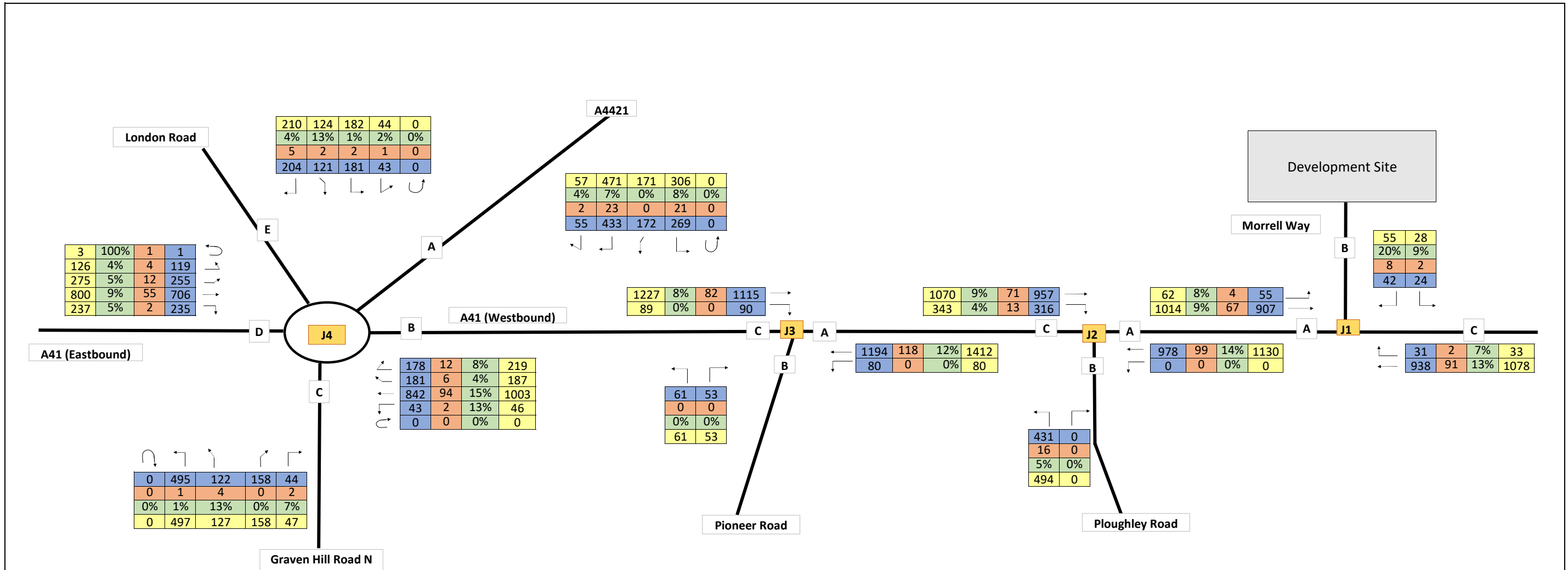
2028 Base + Committed PM

Proposed Development, Bicester Phase 3, Bicester

28 August 2024

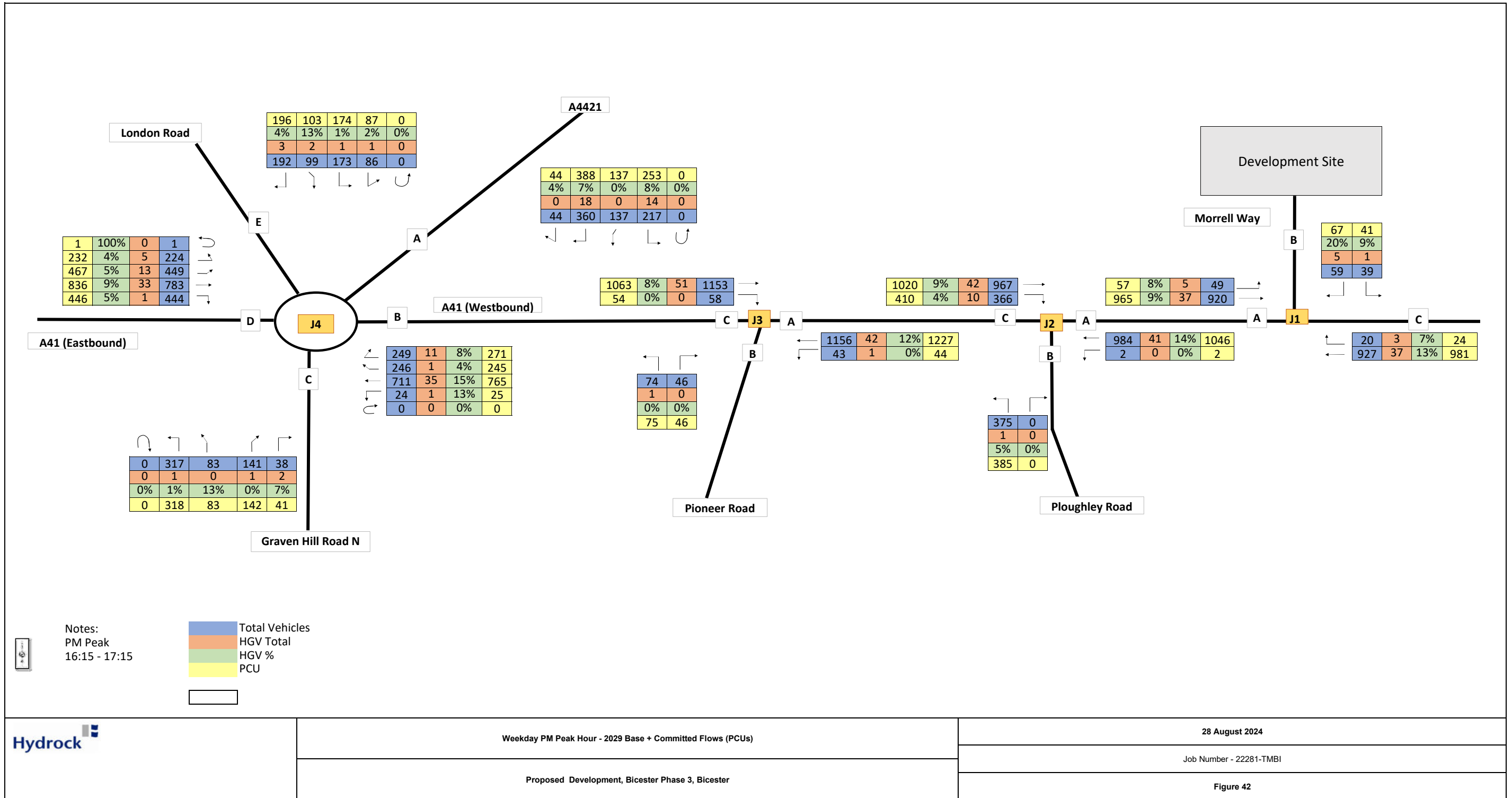
Job Number - 22281-TMBI

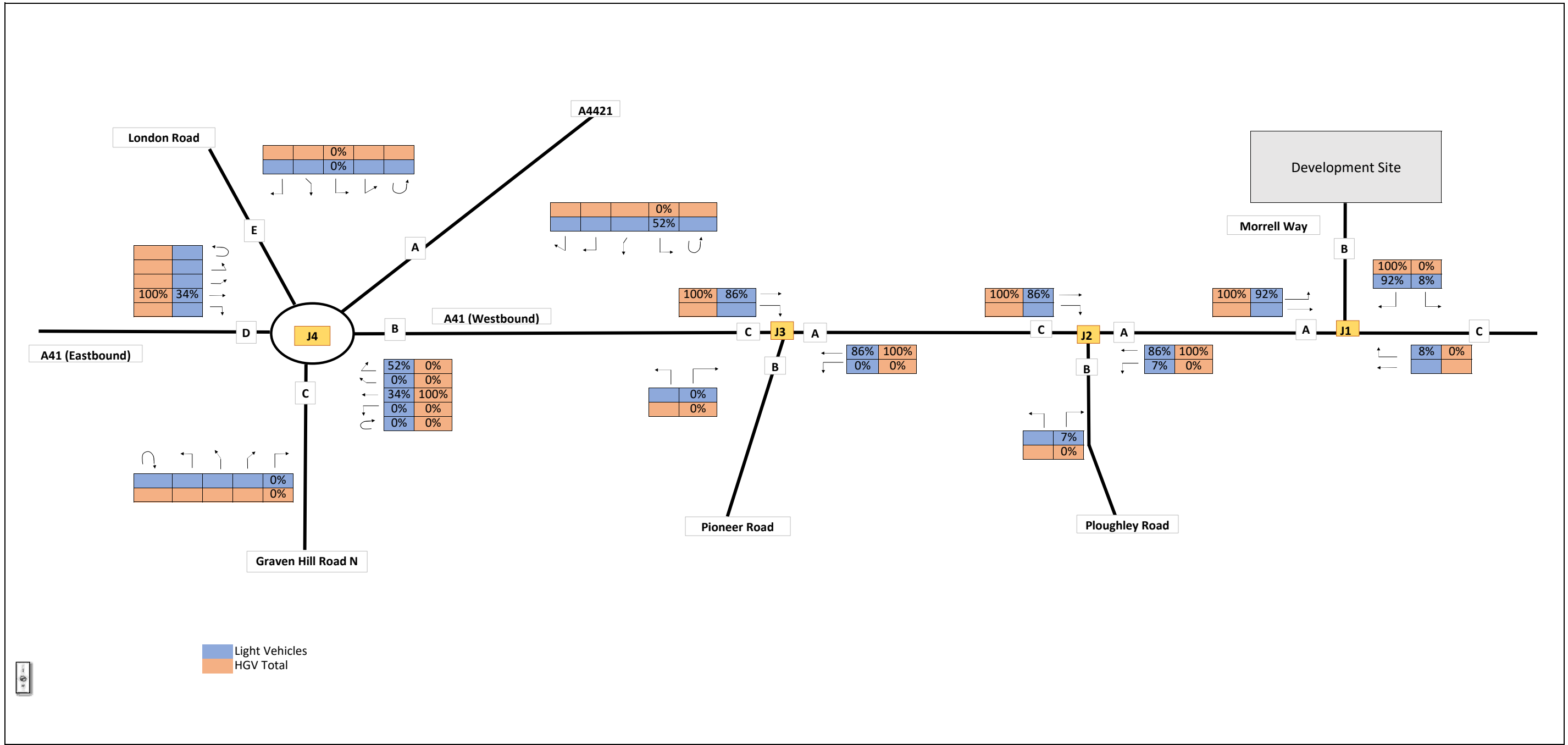
Figure 40

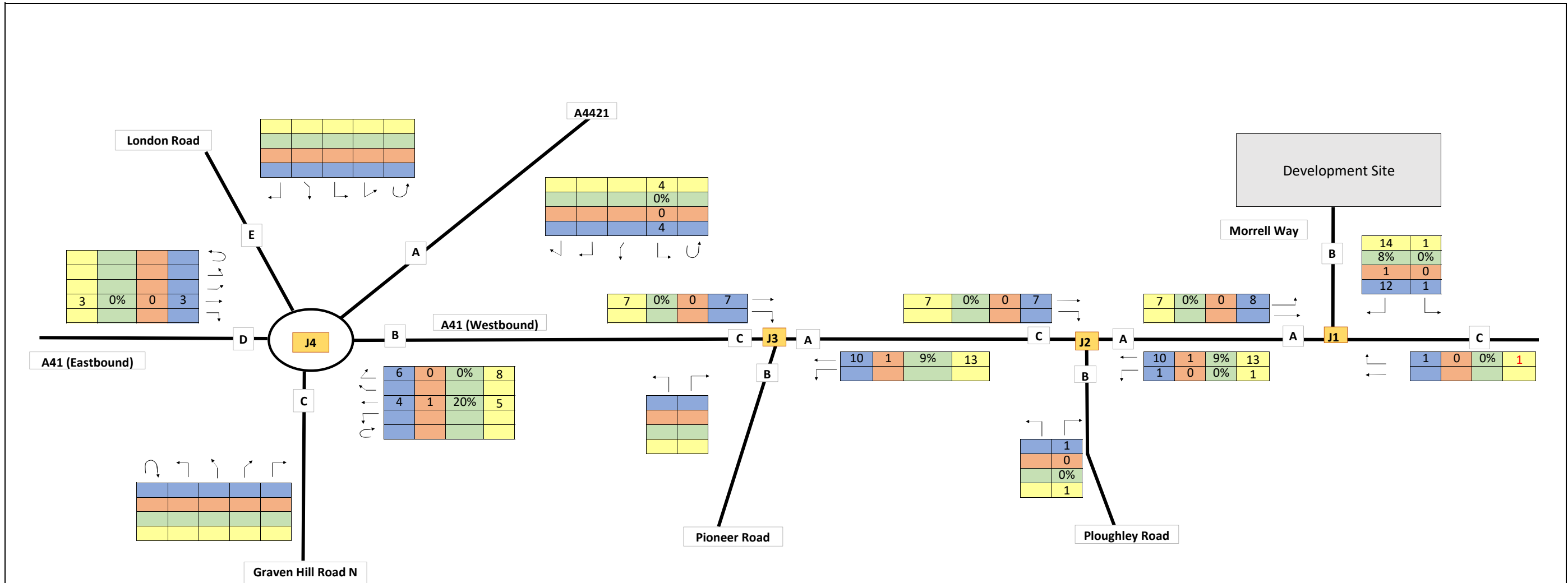


Notes:
 AM Peak
 07:30 - 08:30

Total Vehicles
 HGV Total
 HGV %
 PCU

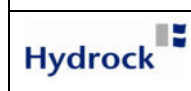






Notes:
AM Peak
07:30 - 08:30

■ Total Vehicles
■ HGV Total
■ HGV %
■ PCU



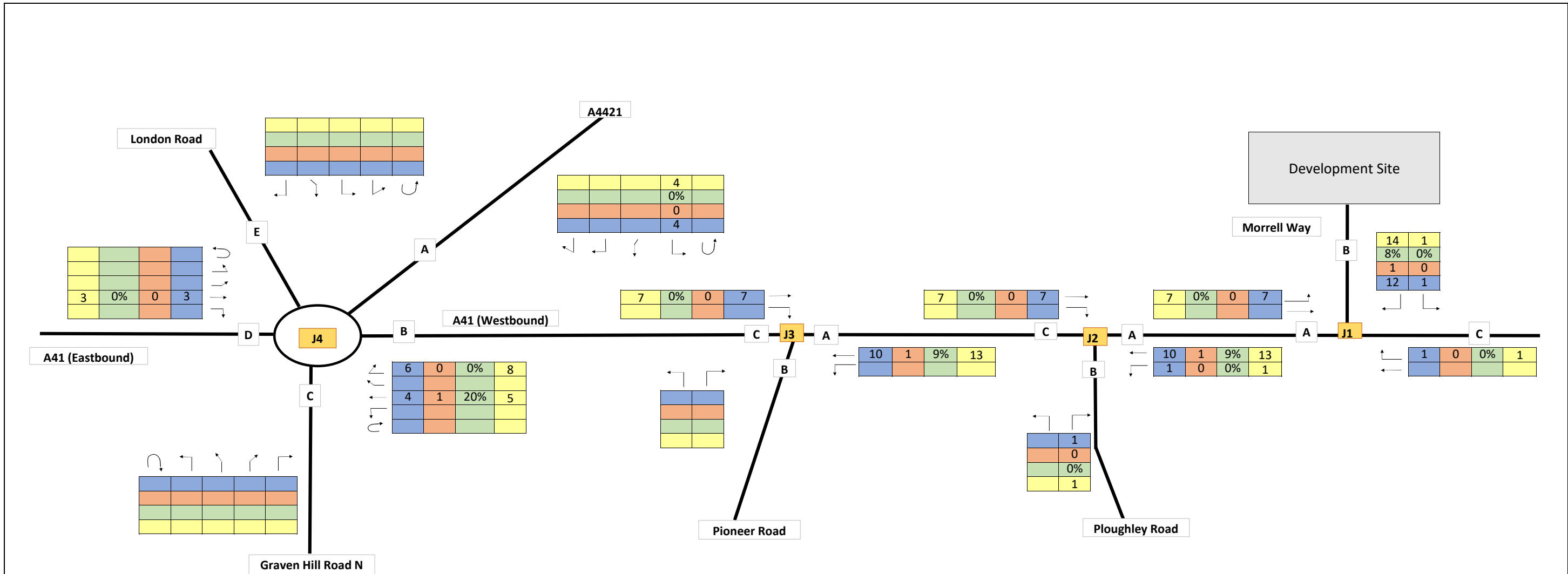
Phase 3 Development Trips AM

28 August 2024

Proposed Development, Bicester Phase 3, Bicester

Job Number - 22281-TMBI

Figure 44



Notes:
PM Peak
16:15 - 17:15

■ Total Vehicles
■ HGV Total
■ HGV %
■ PCU



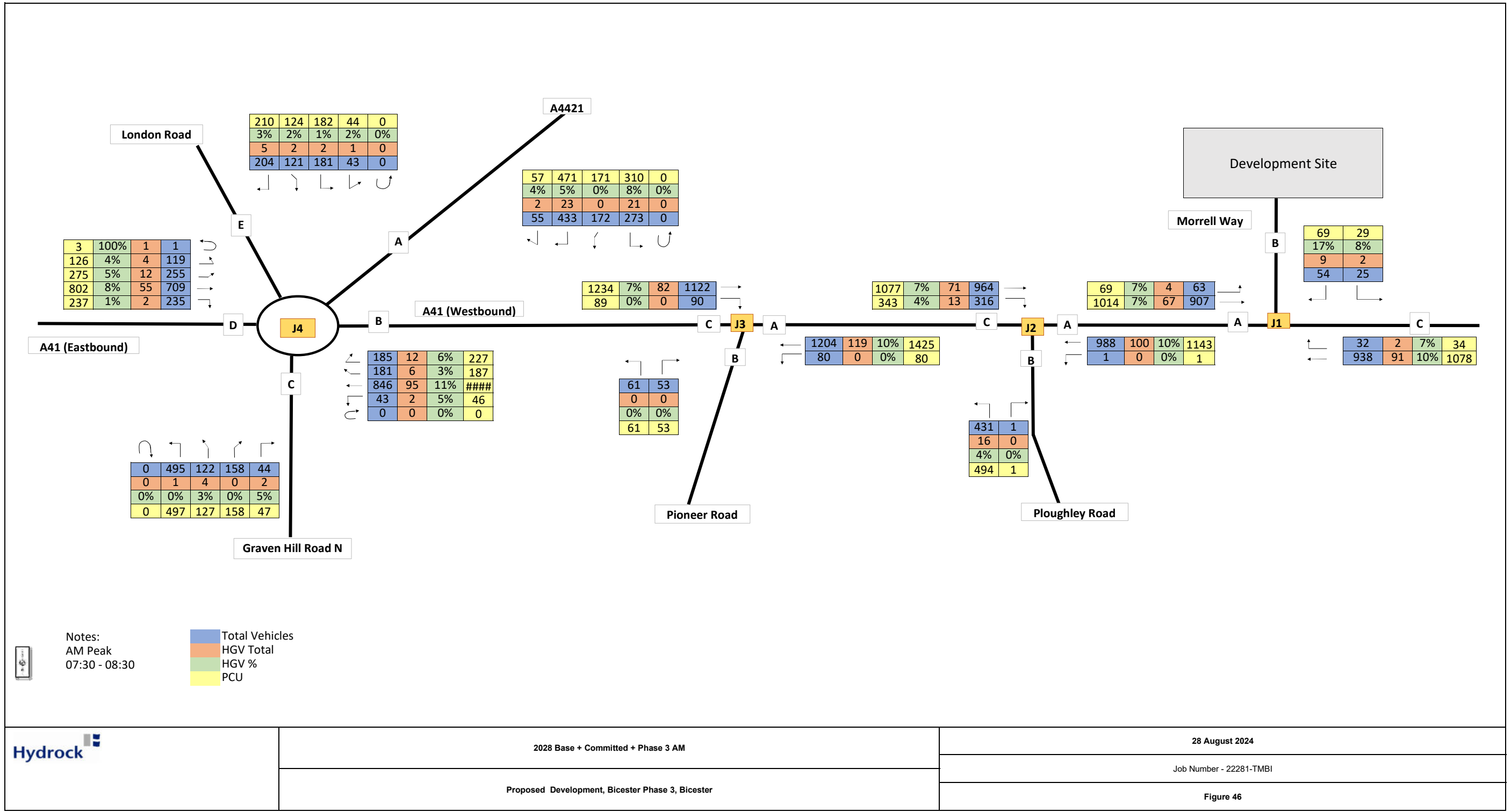
Phase 3 Development Trips PM

28 August 2024

Proposed Development, Bicester Phase 3, Bicester

Job Number - 22281-TMBI

Figure 45



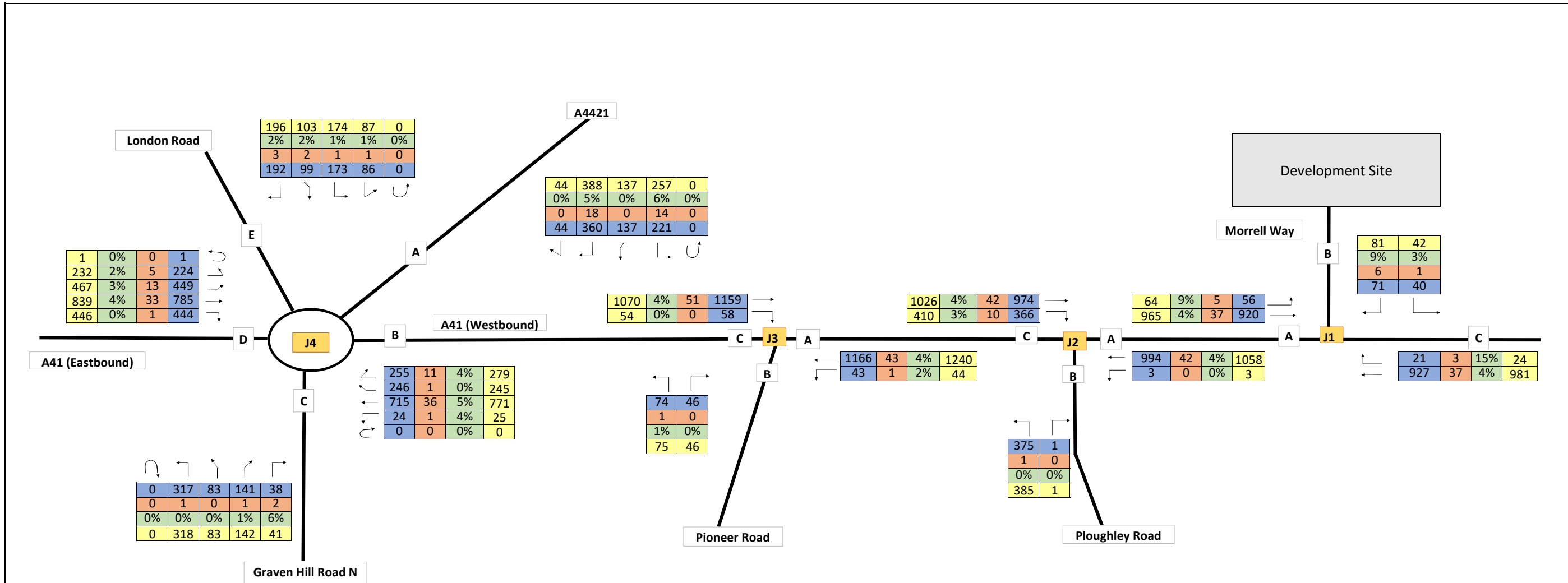
2028 Base + Committed + Phase 3 AM

28 August 2024

Proposed Development, Bicester Phase 3, Bicester

Job Number - 22281-TMBI

Figure 46



Notes:
 PM Peak
 16:15 - 17:15

- Total Vehicles
- HGV Total
- HGV %
- PCU

Appendix A *Scoping Discussions*

Vassil Pavlov

From: Peart, Timothy - Oxfordshire County Council <Timothy.Peart@Oxfordshire.gov.uk>
Sent: 05 September 2024 12:36
To: Sam Denby
Cc: Paul Skipper; Vassil Pavlov; Chris Rushton
Subject: RE: [Hydrock: 22281-TMBI] Symmetry Park, Bicester Phase 3

Categories: Scanned by Gekko

CAUTION: This email originated from outside of Hydrock. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Sam

I believe that list is still up to date.

Regards

Tim Peart

Transport Technical Lead – Transport Development Management – Central Area
Placemaking
Economy and Place Directorate
Oxfordshire County Council
County Hall
New Road
Oxford
OX1 1ND

From: Sam Denby <SamDenby@hydrock.com>
Sent: Thursday, September 5, 2024 10:45 AM
To: Peart, Timothy - Oxfordshire County Council <Timothy.Peart@Oxfordshire.gov.uk>
Cc: Paul Skipper <PaulSkipper@hydrock.com>; Vassil Pavlov <VassilPavlov@Hydrock.com>; Chris Rushton <ChrisRushton@hydrock.com>
Subject: RE: [Hydrock: 22281-TMBI] Symmetry Park, Bicester Phase 3

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Tim,

Just following up our emails below. Have you had a chance to review?

Kind regards

Sam Denby BA (Hons) MSc CMLT
Director | Transportation

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Manchester M2 4DN
Mobile: 07584 081 586
Email: SamDenby@hydrock.com
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Winner of Building Awards: Engineering Consultant of the Year 2023



From: Sam Denby
Sent: 28 August 2024 09:56
To: Timothy.Peart@Oxfordshire.gov.uk
Cc: Paul Skipper <PaulSkipper@hydrock.com>; Vassil Pavlov <VassilPavlov@Hydrock.com>; Chris Rushton <ChrisRushton@hydrock.com>
Subject: RE: [Hydrock: 22281-TMBI] Symmetry Park, Bicester Phase 3

Hi Tim,

Further to Vassil's email below are you able to confirm the scope remains the same?

Many thanks

Kind regards

Sam Denby BA (Hons) MSc CMLT
Director | Transportation

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Manchester M2 4DN
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Email: SamDenby@hydrock.com
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Winner of Building Awards: Engineering Consultant of the Year 2023



From: Vassil Pavlov <VassilPavlov@Hydrock.com>
Sent: 23 August 2024 12:07
To: Timothy.Peart@Oxfordshire.gov.uk
Cc: Sam Denby <SamDenby@hydrock.com>; Paul Skipper <PaulSkipper@hydrock.com>
Subject: [Hydrock: 22281-TMBI] Symmetry Park, Bicester Phase 3

Good afternoon Tim,

I hope you are well.

Further to previous discussions you have had with Sam (please see attached), we are now preparing the Symmetry Park Phase 3 TA and FTP for planning submission next month.

With the scope previously agreed following our latest correspondence in March, I just wanted to touch base with you and ensure we have the most up to date committed development list. Please see the below table, which lists the selected sites.

	Committed Development Site		
	Planning Ref.	Name	
Previously Considered	16/01268/OUT	Wretchwick Green	1,500 dwellings, up to 7ha of employment land for B1 and/ or A2 and/ or A3 and/ or A4 and/ or A5 and
	21/01224/OUT	Bicester Motion	24,030 sqm of Commercial, Business and Services use
	11/01494/OUT	Graven Hill	1,900 homes, two form entry primary school, 660 hotel/pub/restaur
	21/01454/FULL	Graven Hill Health Hub	3,200 sqm Health
	22/01829/OUT	Graven Hill D1 Employment Site	9 new warehouse buildings total
	22/01144/FULL	Tritax J9 Development	53,839 sqm
	21/03558/OUT	Gavray Drive	
	22/03513/FULL	Bicester Village	2,780 sqm GEA of retail floor
	17/02534/OUT	Bicester Office Park	60,000 sq.m (GEA) of flexible Class B1(
	16/02586/OUT	Bicester Gateway Phase 1	14,972 sqm GEA of B1
	20/00293/OUT	Bicester Gateway Phase 1b	4,413 sqm GIA of B1 office space, up to 273 residential working hub, mu
	19/01740/HYBRID	Bicester Gateway Phase 2	Up to 9,450 sqm of B1 of
	22/01976/OUT	Ambrosden 75 Dwellings	
	19/02550/FULL	Great Wolf Resort, Chesterton	Redevelopment of golf course and construction of a r 498-bedroom hotel, conferencing faciliti
	Additionally Requested in March	22/02866/OUT	Ambrosden 120 Dwellings
14/02121/OUT		Himley Village	Up to 1,700 dwellings, retirement village (C2), flexib community facilities (D1), land to accomm
21/04275/OUT		NW Bicester	Up to 3,100 dwellings, residential and care accom learning and non-residen
22/02455/OUT		Ambrosden 55 Dwellings	

Can you please confirm that this is correct?

Many thanks as ever for your assistance.

Vassil Pavlov BEng (Hons) MSc MCIHT
Senior Consultant | Transportation

Upcoming absence: Please note, I will be on Annual Leave from Tuesday 27th August until Friday 13th September.



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Tel: (0161) 804 5550

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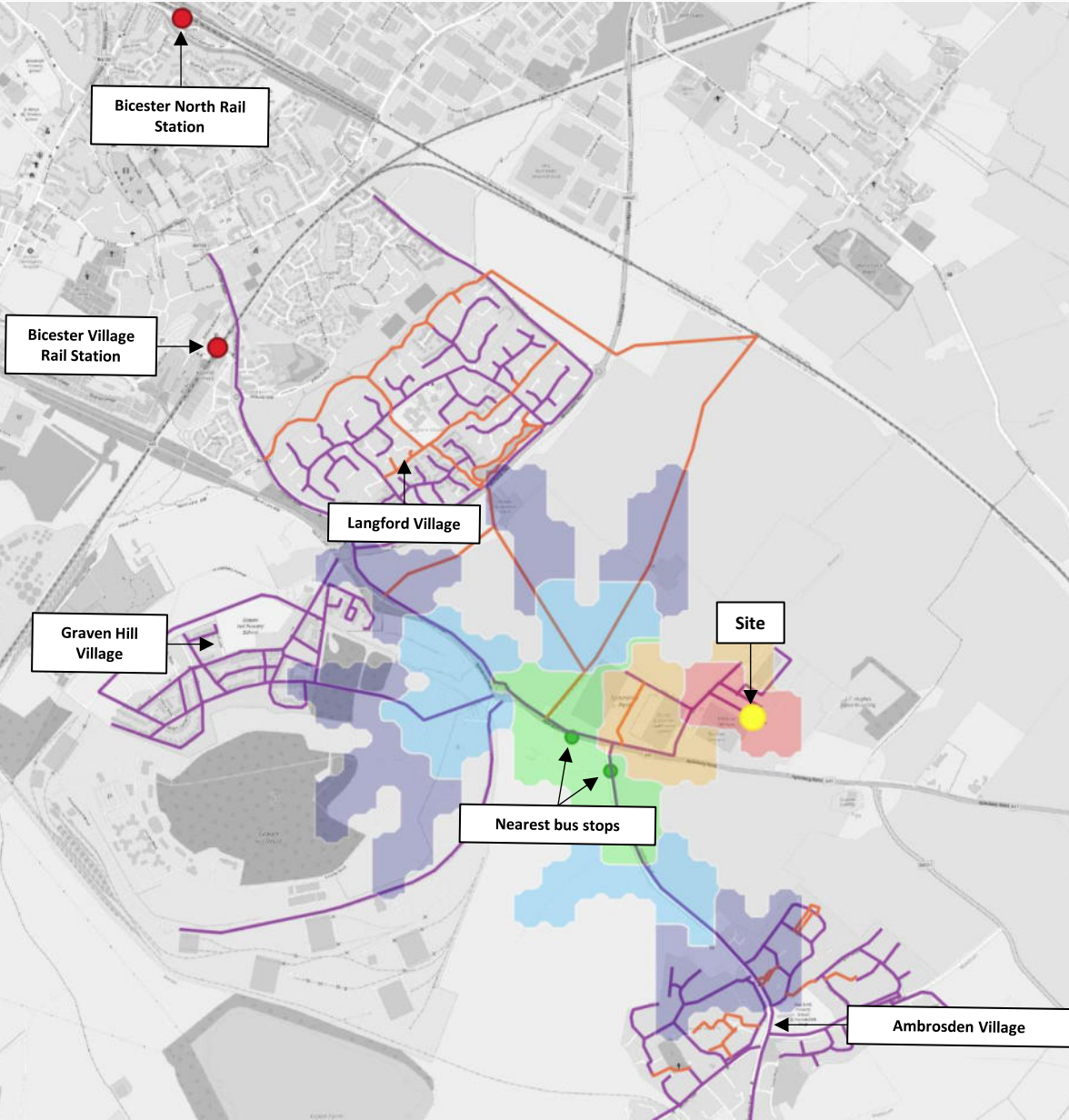
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Appendix B *GIS Accessibility Plans*



Walk Accessibility

- 400
- 800
- 1200
- 1600
- 2000
- Public Footpaths
- Roadside Footways
- Bus Stops
- Rail Stations
- Site



Project Title
**22281 – TMBI Symmetry Park,
 Bicester – Phase 4**

Drawing Title
**Accessibility: 2km Walking
 Isochrone**

Job Number
 22489

Date
 01.10.2024

Scale
 NTS

By
 PS

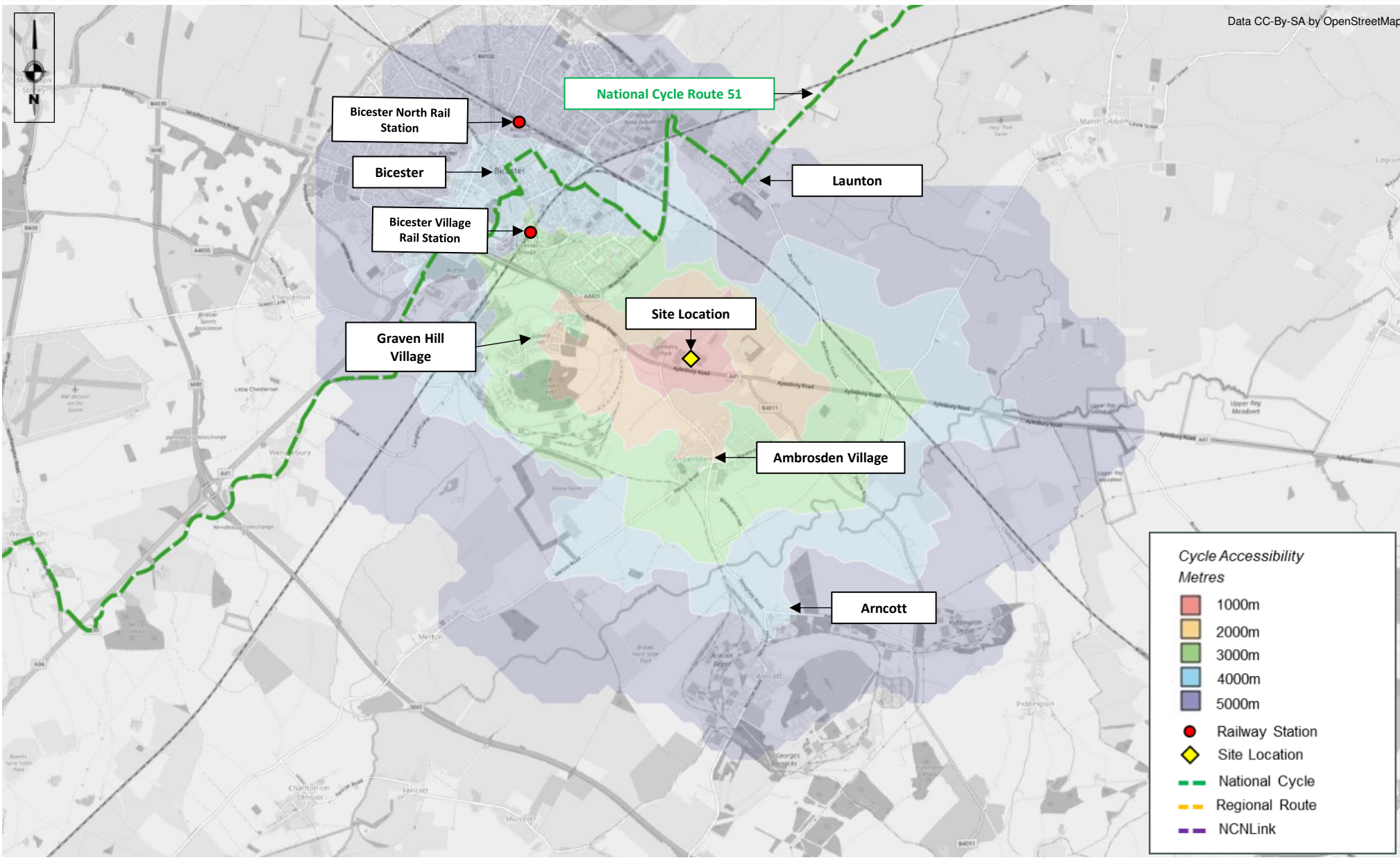
Checked
 VP

Status
 -

Rev	Description	Date	By
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

Drawing No.
APPENDIX A

Figure
 1



Cycle Accessibility Metres

- 1000m
- 2000m
- 3000m
- 4000m
- 5000m
- Railway Station
- Site Location
- National Cycle
- Regional Route
- NCNLink



Project Title
**22281 – TMBI Symmetry Park,
 Bicester – Phase 4**

Drawing Title
**Accessibility: 5km Cycling
 Isochrone**

Job Number
22489

Date
08.08.2024

Scale
NTS

By
PS

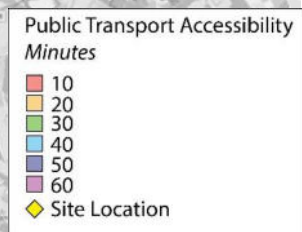
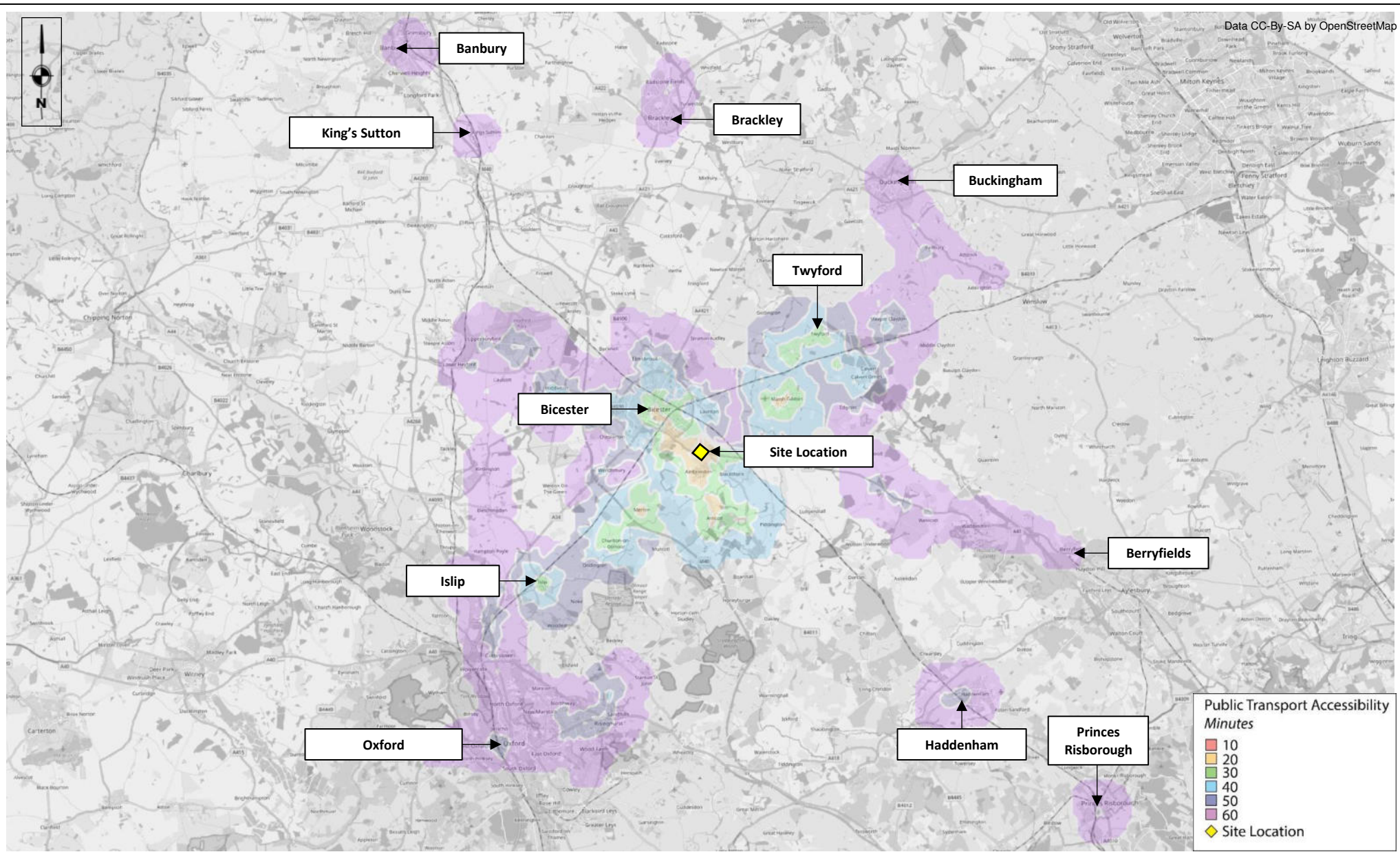
Checked
CR



Status
-

Rev	Description	Date	By
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

Drawing No.
APPENDIX A

Figure
1



 now 	Project Title	Drawing Title	Job Number	By	Rev	Description	Date	By	Drawing No.
	22281 – TMBI Symmetry Park, Bicester – Phase 4	Accessibility: 60minute Public Transport Isochrone	22489	PS	-	-	-	-	APPENDIX A
			Date	Checked	-	-	-	-	
			08.08.2024	CR	-	-	-	-	
Scale			NTS	Status	-	-	-	Figure	1

Appendix C *Proposed Layout*