

AMBROSDEN PARISH COUNCIL

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Mrs Jane Olds, Parish Clerk – clerk@ambrosdenpc.org.uk

Ambrosden Parish Council met on 19 December and considered planning application reference 24/03259/F at Land Adjacent to Symmetry Park, Morrell Way, Bicester, OX26 6GF with the proposal “The erection of two Use Class B8 floorspace units (with ancillary office floorspace (Use Class E(G(i))) with associated infrastructure including: a building for the use as an energy centre (details of the energy generation reserved for future approval); loading bays; service yards; external plant; bin stores, vehicle parking (HGV, lorry, car and motorcycle); cycle parking, amenity areas, landscaping including permanent landscaped mounds; sustainable drainage details. Demolition of three vacant agricultural building (and two smaller structures) to the north east corner of the site. Access from the existing Symmetry Park estate road.”

The Council had the following comments.

Framework Travel Plan

Para 3.2.6

The Council wished to highlight that the applicant had stated that walking and cycling is easily accessible. However, the current paths between Symmetry Park and Rodney House roundabout are not currently at a satisfactory standard. Conditions should be included to ensure that work is carried out on the paths to ensure that they are wide enough in line with regulations for cyclists and pedestrians.

Para 3.2.7

The Travel Plan states ‘Wretchwick Green has proposed some pedestrian measures’.

Wretchwick Green does not currently exist and there are no current pedestrian measures. Conditions should be included in this application to add the measures as there is no guarantee that the Wretchwick Green proposal will be developed in the near future.

Soils Quality Report

Para 2.5

The Soils Quality Report states ‘These soils are poorly draining (Soil Wetness Class IV) with a low capacity to absorb excess winter rainfall’.

However, with the increased flooding seen in the area around this site, this is not ideal to build on. Additional measures should be taken to ensure the flood risk is mitigated.

Transport Assessment

Para 2.4.5 / Table 2.1

This information shows personal injury accidents around the site up to 2022, but with no data shown for non-injury collisions (the Council does not believe that the term ‘accident’ is one which should be used as the police do not now use this language). However, there have been many ‘non-injury collisions’ at the site. No data has been provided for the period

since the buildings on Symmetry Park have been in use. Traffic has increased in the area over the last few years and this will only increase further with the two large distribution buildings being proposed.

A huge number of vehicles turn out of Symmetry Park and additional controls at the junction must be provided at the junction to allow traffic to leave the site safely.

Biodiversity

The Parish Council was pleased to see the proposal for the PV installation and the addition of provision for nature and other similar positive environmental measures.

If the Council is minded to approve the application, these proposals must be included as conditions of development to ensure that they are adhered to.

Other Matters

The Council supports the County Council's request that the applicant be responsible for the implementation of an independent archaeological field evaluation and action must be taken in relation to the findings.

Should the Council be minded to approve the application, measures must be put in place to ensure that disturbance in the way of noise, dust, smells etc be kept to a minimum during the construction phase. Work should only be permitted between 7.30am and 6pm, Monday to Friday and between 8am and 1pm on Saturdays. No work should be permitted on Sundays or bank holidays.

Measures to ensure that all construction vehicles leaving the site are clean and that the main A41 is kept clear of debris.

I trust that this is of help to the Planning Officer.