

Project: Great Wolf Lodge, Chesterton  
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Approved by: David Lewis  
Date: 7<sup>th</sup> February 2020

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### 1.0 Introduction

- 1.1 Motion has been instructed by Great Wolf Resorts (the parent company of Great Wolf Lodge) to advise on highways and transport matters associated with development proposals for a new family resort at a site in Chesterton near Bicester.
- 1.2 A planning application was submitted to Cherwell District Council (CDC) in November 2019 (Planning Ref: 19/02550/F) for:
- “Redevelopment of part of golf course to provide new leisure resort (sui generis) incorporating waterpark, family entertainment centre, hotel, conferencing facilities and restaurants with associated access, parking and landscaping”*
- 1.3 Following submission of the planning application comments have been provided by the Bicester Delivery Team (BDT) at CDC in respect of the submitted planning application. This Technical Note has been prepared in response to the comments from the BDT and provides further details in relation to walking and cycling connectivity, shuttle bus provision and car parking provision.

### 2.0 Response to Bicester Delivery Team Comments

#### *Walking and Cycling Connectivity*

- 2.1 Following further discussions with OCC, the proposed footway west of the site access is to be extended west to connect with Public Right of Way (PRoW) 161/11 to the west of the M40 overbridge. This provides a betterment to the existing connection between PRoW 161/06 and PRoW 161/11 providing pedestrians with a footway, where they are currently required to walk within the grass verge to connect between PRoW 161/06 and PRoW 161/11. The proposed extended footway is shown on Drawing 1803047-03, attached at [Appendix A](#).
- 2.2 In addition, it is proposed to provide a new section of footway on Green Lane from the southern end of PRoW 161/06 east to connect with the existing footway within Chesterton. The proposal provides a betterment over existing facilities for pedestrian providing a footway connection from the southern end of PRoW 161/06 to Chesterton, where pedestrians are currently required to walk within the grass verge. The proposed footway is shown on Drawing 1803047-15, attached at [Appendix B](#).
- 2.3 The design and width of the proposed shared foot/cycleway from the site to Chesterton, along the southern side of the A4195 accords with the Oxfordshire County Council “Cycling Design Standards” (Summer 2017) and has been agreed with Officers at OCC.
- 2.4 Motion are continuing to discuss with Officers at OCC the potential for a contribution towards wider improvements for cycle connectivity between the site and Bicester town centre.

#### *Shuttle Bus Service*

- 2.5 Motion are in discussions with OCC to regarding details of the proposed shuttle bus services associated with the development. Motion consider that a dedicated shuttle bus service is the most appropriate method of delivering bus connectivity between the site, Bicester and local train stations. It is proposed that the provision of the shuttle bus service is secured through a S106 agreement.
- 2.6 A Framework Travel Plan has been submitted alongside the planning application and it is acknowledged that a final Travel Plan will be secured by Planning Condition.

### *Car Parking Provision*

- 2.7 Details of the existing Great Wolf sites used for assessing trip generation and parking accumulation were agreed with Officers at OCC during pre-application discussion. In addition, the pre-application Technical Note submitted with the Transport Assessment provides details of a first principles assessment that was undertaken as a comparison with the surveyed Great Wolf sites and demonstrated that the use of trip rates derived from surveys of the existing Great Wolf sites was an appropriate and robust assessment.
- 2.8 The parking accumulation analysis is based on the surveyed trip rates at existing Great Wolf sites and considers a peak period of occupation at the resort to ensure that the proposed parking provision is sufficient to meet the needs of the development.
- 2.9 Details of the proposed car parking provision and car parking accumulation, including the provision of disabled accessible parking and electric vehicle charging bays, have been agreed with Officers at OCC.

### **3.0 Summary**

- 3.1 This Technical Note has been prepared in response to the comments from the BDT and provides further details in relation to walking and cycling connectivity, shuttle bus provision and car parking provision.
- 3.2 Following discussions with OCC since submission of the planning application it is proposed that two additional sections of footway are provided on the A4095 and Green Lane which will provide connections from the existing PRoW 161/06 to PRoW/11 west of the site and to existing footway in Chesterton south-east of the site. Motion are continuing to discuss with Officers at OCC the potential for a contribution towards wider improvements for cycle connectivity between the site and Bicester town centre.
- 3.3 Motion is in discussions with OCC in relation to details of the proposed shuttle bus service that will be provided with the development and it is proposed that the provision of the shuttle bus service is secured through a S106 agreement.
- 3.4 The proposed car parking provision has been assessed with reference to surveys of existing Great Wolf sites, is considered appropriate to meet the needs of the development and has been agreed with Officers at OCC.

Appendix A

Drawing 1803047-03



Legend:

Highway Boundary —



84 North Street  
Guildford  
Surrey  
GU1 4AU

Cargo Works  
1-2 Hatfields  
London  
SE1 9PG

T: 01483 531 300

T: 020 8065 5208

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Project:  
Great Wolf Resort, Bicester

Title:  
Proposed Access Arrangement

Scale: 1:1250 (@ A3)

Notes:

Drawing:  
1803047-03

Revision:  
F

Appendix B

Drawing 1803047-15



**Legend:**

Highway Boundary



84 North Street  
 Guildford  
 Surrey  
 GU1 4AU  
 T: 01483 531 300

Cargo Works  
 1-2 Hatfields  
 London  
 SE1 9PG  
 T: 020 8065 5208

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Project:  
**Great Wolf Resort, Bicester**

Title:  
**Proposed Footway**

Scale: 1:1000 (@ A3)

Notes:

Drawing:  
**1803047-15**

Revision:  
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