

From: [Smith, Benjamin - Communities](#)
To: ["David Lewis"](#)
Cc: [Plater, Roger - Communities](#); [JacquiCox \(OCC\)](#); [Peart, Timothy - Communities](#); [White, Joy - Communities](#)
Subject: RE: Proposed Hotel Development , Chesterton
Date: 14 August 2019 14:34:19
Attachments: [2026_RC_TurningMovements_\(ChesteronHotel&Leisure\)_Values.xlsx](#)
[UncertaintyLog_Bicester_18update_FinalVersion3_Clean.xlsx](#)
[2026_RC_TurningMovements_Values.xlsx](#)

Hi David,
Please find attached the turning movement spreadsheet and uncertainty log for the Great Wolf Lodge assessment.

This spreadsheet contains turning movements at the eight existing junctions, along with link flows on the A4095 at the location of their proposed site access junction.

I also attach outputs for wider junctions in Bicester, but would suggest that pre-application advice is sought with OCC prior to their use in any technical assessment other than Great Wolf Lodge.

I trust this is all you need for the time being, but please let me know if you have any queries.

Best regards

Ben

Ben Smith
Senior Transport Planner
Infrastructure (Cherwell and West)
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County Hall, New Road, Oxford, OX1 1ND

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From: Smith, Benjamin - Communities
Sent: 09 August 2019 13:29
To: David Lewis <dlewis@motion.co.uk>
Subject: RE: Proposed Hotel Development , Chesterton
Thank you David, I've let WYG know.
Best regards
Ben

From: David Lewis <dlewis@motion.co.uk>
Sent: 09 August 2019 12:17
To: Smith, Benjamin - Communities <Benjamin.Smith@Oxfordshire.gov.uk>
Subject: RE: Proposed Hotel Development , Chesterton

Ben,

Further to our conversation yesterday, my client has confirmed acceptance of the costs for the Bicester Traffic Model data. If you are able to raise an invoice to myself for the costs that would be appreciated.

If you could let me know when the data is available to send over.

Thanks

David

David Lewis | Regional Director

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From: Smith, Benjamin - Communities <Benjamin.Smith@Oxfordshire.gov.uk>

Sent: 07 August 2019 17:05

To: David Lewis <dlewis@motion.co.uk>

Subject: RE: Proposed Hotel Development , Chesterton

Hi David, sorry I've missed your calls again. I have to head off now, but will try to call you in the morning between 9 and 10 to discuss the proposal below and the other Bicester site you wanted to talk about.

Best regards

Ben

From: Smith, Benjamin - Communities

Sent: 06 August 2019 15:28

To: 'David Lewis' <dlewis@motion.co.uk>

Cc: Plater, Roger - Communities <Roger.Plater@Oxfordshire.gov.uk>; Cox, Jacqui - Communities <Jacqui.Cox@Oxfordshire.gov.uk>; Peart, Timothy - Communities <Timothy.Peart@Oxfordshire.gov.uk>

Subject: RE: Proposed Hotel Development , Chesterton

Hi David, I've had a quote from WYG for the outputs as follows...

1. Answering queries regarding updating the 2026 model The key items of work within this were:
 - Locating the ten junctions for which Motion requested data within the model and producing location plans.
 - Going through and processing the data that OCC provided - including the TA for the BSA site, the Cherwell Annual Monitoring Report and the plans showing the additional two sites in Chesterton.
 - Checking the existing model to see where these additional developments would be located and whether or not they would fit into existing zones.
 - Compiling this information into the e-mail to you. **Fee value £844 exc. VAT.**
2. Producing the turning movement spreadsheet for the ten junctions on the Motion e-mail:
Some of these are complex junctions. With the complex junctions we need to account for the PASSQ data: this is time consuming normally, but we encountered difficulties with the program and had to double check all the outputs. **Fee value £1,136 exc. VAT.**

Total Fee Value £1,980 exc. VAT.

I have not applied any OCC uplift to this as realise there has been some abortive work as above and it has taken some time to get to this point.

Please let me know if this is acceptable and we will provide the outputs as soon as possible.

Best regards

Ben

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From: Smith, Benjamin - Communities

Sent: 31 July 2019 11:31

To: David Lewis <dlewis@motion.co.uk>

Cc: Plater, Roger - Communities <Roger.Plater@Oxfordshire.gov.uk>; Cox, Jacqui - Communities <Jacqui.Cox@Oxfordshire.gov.uk>; Peart, Timothy - Communities <Timothy.Peart@Oxfordshire.gov.uk>

Subject: RE: Proposed Hotel Development , Chesterton

Hi David,

I've requested the 2026 outputs for all the junctions, so should hopefully have this shortly. As I say, we've done the run so there should only be a small charge associated with presenting the outputs.

In terms of Heyford Park allocation's housing and employment flows, I would recommend using the Transport Assessment for the 18/00825/HYBRID application, taking the Test Case (sensitivity) and deducting the TA Reference Case (sensitivity) at the relevant junctions to get the development flows. These flows would obviously be prior to mitigation, which I think is fine as this package for the development has not been agreed yet. These flows can then be pro-rated down based on the assumed percentage build out of the allocation in the AMR by 2026.

In addition to this and the BSA site, Chesterton Parish Council have made me aware of a couple of housing sites that have been building out recently and will also need to be built onto the June 2016 SATURN base, as are not assumed in the model at present. Audley Gardens, marked B in the attached plan, would almost certainly be post June 2016 in terms of occupations (the reserved matters planning application was submitted in 2016). This is a development for up to 45 dwellings.

I'm struggling to find any background on Alchester Park (A on the plan), but google streetview from Sep 2016 shows the development at least partially occupied at that time. The Cherwell AMRs should be able to give you further information on this site, but let me know if you are having trouble finding the relevant data.

Hope this all makes sense, but feel free to get in contact.

Best regards

Ben

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From: David Lewis <dlewis@motion.co.uk>

Sent: 29 July 2019 11:30

To: Smith, Benjamin - Communities <Benjamin.Smith@Oxfordshire.gov.uk>; Peart, Timothy - Communities <Timothy.Peart@Oxfordshire.gov.uk>

Cc: Plater, Roger - Communities <Roger.Plater@Oxfordshire.gov.uk>; Cox, Jacqui - Communities <Jacqui.Cox@Oxfordshire.gov.uk>

Subject: RE: Proposed Hotel Development , Chesterton

Ben,

Thanks for the update. If the approach is acceptable to OCC, I'm unsatisfied that, for the junctions which we are utilising SATURN traffic flows, we adopt the traffic flows from the current 2026 model run, we will manually add traffic flows associated with the two additional committed developments (BSA Chesterton and Heyford Park additional allocation).

For the majority of junctions being assessed within the TA we have undertaken traffic surveys and have manually assessed the future year traffic flows with reference to committed development and TEMPRO, where appropriate, and we have prepared a Technical Note, which has been issued to Roger and Tim covering this assessment. The four remaining junctions for which we had assumed we would utilise traffic data from the Bicester SATURN model are:

- B430/ Church Road priority junction;
- Vendee Drive/ A41 Oxford Road roundabout;
- M40 Junction 9; and
- M40 Junction 10.

If you are able to provide the output sheet for the existing 2026 run for the four junctions above, that would be appreciated.

Regards

David

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From: Smith, Benjamin - Communities <Benjamin.Smith@Oxfordshire.gov.uk>

Sent: 26 July 2019 16:17

To: David Lewis <dlewis@motion.co.uk>; Peart, Timothy - Communities <Timothy.Peart@Oxfordshire.gov.uk>

Cc: Plater, Roger - Communities <Roger.Plater@Oxfordshire.gov.uk>; Cox, Jacqui - Communities <Jacqui.Cox@Oxfordshire.gov.uk>

Subject: RE: Proposed Hotel Development , Chesterton

Hi David,

My apologies again for the delay, it's proving a bit of a struggle as our lead contact at WYG is on leave and the remaining resource is limited.

I've asked the question about whether the model would be appropriate for all the junctions listed and have chased by phone and email.

If it is appropriate, rather than doing a run, given their limited resource and the time constraints we have, I'm now thinking of an alternative approach... We could populate an output sheet with the turning movements for the junctions listed with our existing 2026 run, then the flows from the developments that are not included in this reference case could be manually added from the TAs by you. Does this sound a pragmatic approach?

Best regards

Ben

From: David Lewis <dlewis@motion.co.uk>

Sent: 26 July 2019 11:12

To: Smith, Benjamin - Communities <Benjamin.Smith@Oxfordshire.gov.uk>

Cc: Plater, Roger - Communities <Roger.Plater@Oxfordshire.gov.uk>; Peart, Timothy - Communities <Timothy.Peart@Oxfordshire.gov.uk>; Cox, Jacqui - Communities

<Jacqui.Cox@Oxfordshire.gov.uk>

Subject: RE: Proposed Hotel Development , Chesterton

Ben,

Further to our conversation earlier in the week, have you had the opportunity to discuss any update require to the Bicester SATURN model with your consultants? Are you able to advise timescale for the update and for us receiving the traffic data?

Regards

David

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From: Smith, Benjamin - Communities <Benjamin.Smith@Oxfordshire.gov.uk>

Sent: 18 July 2019 12:33

To: David Lewis <dlewis@motion.co.uk>

Cc: Plater, Roger - Communities <Roger.Plater@Oxfordshire.gov.uk>; Peart, Timothy - Communities <Timothy.Peart@Oxfordshire.gov.uk>; Cox, Jacqui - Communities <Jacqui.Cox@Oxfordshire.gov.uk>

Subject: RE: Proposed Hotel Development , Chesterton

Hi David,

The attached plot shows the junctions that were used for calibration/validation in the area. They all validate reasonably well.

I am just seeing how much it would cost to build up the 2026 reference case with the BSA site (19/00934/F) and Heyford Park allocation assumptions, as these are specific to the area.

Thank you for your patience.

Best regards

Ben

From: David Lewis <dlewis@motion.co.uk>

Sent: 09 July 2019 11:35

To: Smith, Benjamin - Communities <Benjamin.Smith@Oxfordshire.gov.uk>

Cc: Plater, Roger - Communities <Roger.Plater@Oxfordshire.gov.uk>; Peart, Timothy - Communities <Timothy.Peart@Oxfordshire.gov.uk>; Cox, Jacqui - Communities <Jacqui.Cox@Oxfordshire.gov.uk>

Subject: RE: Proposed Hotel Development , Chesterton

Ben,

Thank you for your email. The scope of junctions we are looking at is as follows:

- Site Access/ A4095;
- A4095/ B430 priority staggered crossroads;
- B430/ B4030 signalised crossroads;
- **B430/ Church Road priority junction;**
- B430/ B430 roundabout (north of the A34 junction);
- A4095/ Vendee Drive priority junction;
- **Vendee Drive/ A41 Oxford Road roundabout;**
- **M40 Junction 9; and**
- **M40 Junction 10.**

I understand that the junctions indicated in red above are those that included within the Bicester

SATURN model. If you could confirm and advise how we obtain data for these junctions. If you are also able to provide a plan showing the extent of the Bicester SATURN Model for my reference, that would be appreciated.

If you have any queries, please let me know.

Regards

David

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From: Smith, Benjamin - Communities <Benjamin.Smith@Oxfordshire.gov.uk>

Sent: 04 July 2019 14:16

To: David Lewis <dlewis@motion.co.uk>

Cc: Plater, Roger - Communities <Roger.Plater@Oxfordshire.gov.uk>; Peart, Timothy - Communities <Timothy.Peart@Oxfordshire.gov.uk>; Cox, Jacqui - Communities <Jacqui.Cox@Oxfordshire.gov.uk>

Subject: RE: Proposed Hotel Development , Chesterton

Hi David,

My apologies for the delay in responding to your phone messages, we are incredibly busy right now and I have had some leave.

I'm under quite a lot of pressure to deliver some other work today, but will speak our modelling consultancy about whether the model validates for the junctions you have agreed to assess with Tim and Roger. Please could you forward me a list of the agreed junctions?

There is now a planning application in for the BSA sports facility in Chesterton too, for which I think the flows should be added onto the Bicester Model forecast flows.

Best regards

Ben

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From: David Lewis <dlewis@motion.co.uk>

Sent: 03 July 2019 14:36

To: Smith, Benjamin - Communities <Benjamin.Smith@Oxfordshire.gov.uk>

Cc: Plater, Roger - Communities <Roger.Plater@Oxfordshire.gov.uk>; Peart, Timothy - Communities <Timothy.Peart@Oxfordshire.gov.uk>

Subject: Proposed Hotel Development , Chesterton

Afternoon Ben,

I am advising a client in relation to proposals for a hotel and leisure development in Chesterton near Bicester and been having pre-application discussions with Roger Plater and Tim Peart.

They have provided me with your details in order to discuss receiving some data from the Bicester Transport Model for use within our assessments. If you could give me a call on the details below to discuss, that would be appreciated.

Regards

David

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From: [Plater, Roger - Communities](#)
To: [David Lewis](#)
Cc: [Peart, Timothy - Communities](#)
Subject: Great Wolf pre-app

Hello David,

I have been requested to close-out the pre-application advice consultation, so I have put together a brief summary of the work to date. This should be issued to you in the near future. We will continue to engage in accordance with the Planning Performance Agreement approved for the scheme.

Kind regards

Roger

Roger Plater
Transport Planner, Transport Development Control
(Cherwell and West Oxfordshire)
Oxfordshire County Council
Mobile 07789 653049