



Proposed Great Wolf Lodge  
Chesterton, Bicester

**Framework Delivery and Servicing  
Management Plan**

For

Great Lakes UK Limited

November 2019

## Document Control Sheet

Framework Delivery and Servicing Management Plan

Proposed Great Wolf Lodge, Chesterton, Bicester

Great Lakes UK Limited

This document has been issued and amended as follows:

| Date       | Issue                        | Prepared by | Approved by |
|------------|------------------------------|-------------|-------------|
| 16/10/2019 | Draft                        | KL/DL       | PB          |
| 23/10/2019 | Second Draft                 | KL/DL       | PB          |
| 30/10/2019 | Final Draft for Legal Review | KL/DL       | PB          |
| 08/11/2019 | Final                        | KL/DL       | PB          |

---

## Contents

|     |                                |   |
|-----|--------------------------------|---|
| 1.0 | Introduction .....             | 1 |
| 2.0 | Proposed Development .....     | 2 |
| 3.0 | Management of Deliveries ..... | 3 |
| 4.0 | Monitoring and Review .....    | 4 |
| 5.0 | Summary .....                  | 5 |

## Figures

- 1.1 Site Location Plan

## Appendices

- A Site Layout Plan
- B Proposed Site Access Junction
- C Swept Path Analysis

---

## 1.0 Introduction

- 1.1 Motion has been instructed by Great Lakes UK Limited (the Applicant) 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 The Site is situated to the south of the A4095 to the west of Chesterton. The Site currently forms part of the Bicester Hotel Golf & Spa (BHGS) site that benefits from a main customer/ visitor access from Green Lane and a secondary access from the A4095 which operates as the service access. The location of the Site is detailed at [Figure 1.1](#).
- 1.3 The Proposed Development comprise the redevelopment of 9 holes of the existing 18 holes of the golf course and construction of a 498-bedroom hotel and indoor family resort. Vehicle access to the hotel for staff, guests and servicing vehicles will be taken from a new priority junction access from the A4095.
- 1.4 This Framework Delivery and Service Management Plan (DSMP) forms the basis of a future DSMP which will be implemented by Great Lakes UK Limited and will remain a live document that will evolve over time to ensure that objectives are met in the most appropriate manner. The main objective of the DSMP is to identify where servicing and delivery activities will occur and facilitate the safe and efficient use of areas for servicing.

## 2.0 Proposed Development

- 2.1 The Proposed Development comprise the redevelopment of 9 holes of the existing 18 holes of the golf course and construction of a new leisure resort incorporating waterpark, family entertainment centre, 498-bedroom hotel, conferencing facilities and restaurants with associated parking and landscaping. Vehicle access to the hotel will be taken from a new priority junction access from the A4095. The proposed site layout plan is presented at [Appendix A](#).
- 2.2 The existing BHGS will remain open and operational. The golf course will be reduced from an 18-hole to 9-hole course, the hotel and spa will be unchanged as part of the proposals. It is noted that a separate application has been submitted with consent granted for an extension of the BHGS site. It is assumed that this will be implemented.

### Access Arrangements

- 2.3 Vehicle access to the resort will be gained via a new priority junction access, with right turn ghost island, from the A4095. Visibility splays at the access are in accordance with DMRB guidance based on the recorded 85<sup>th</sup> percentile speeds on the A4095. To the east of the Site access 85<sup>th</sup> percentile speeds of 49mph were recorded and to the west of the Site access 85<sup>th</sup> percentile speeds of 66mph were recorded. On that basis, and in accordance with DMRB, visibility splays of 144 metres and 239 metres, at a set-back of 4.5 metres are provided and these are shown on Drawing 1803047-03 attached at [Appendix B](#).
- 2.4 Swept path analysis has been undertaken for the expected servicing, delivery and emergency vehicles that will require access to the Site and demonstrates that these vehicles can access the Site appropriately.
- 2.5 Pedestrian and cycle access to the Site will be taken from the A4095 via the main site access. There is currently no footway along the A4095 in the vicinity of the Site. As part of the Proposed Development a new shared foot/cycleway will be provided along the southern side of the A4095 from the Site to Chesterton and will connect with the existing footway provision at the junction between the A4095 and The Hale. The proposed new shared foot/cycleway is shown on Drawings 1803047-03 and 1803047-02, attached at [Appendix B](#).

### Servicing and Delivery Arrangements

- 2.6 Servicing and deliveries, including refuse collection, associated with the Proposed Development will be undertaken from a dedicated service yard on site.
- 2.7 Swept path analysis has been undertaken for expected servicing and delivery vehicles accessing the Site and manoeuvring within the on-site service yard. The swept path analysis is attached at [Appendix C](#) and demonstrates that the expected servicing and delivery vehicles can access the Site and manoeuvre on site appropriately.

### 3.0 Management of Deliveries

3.1 Great Lakes UK Limited will seek to minimise the impact of delivery and servicing activity by implementing the following measures:

- ▶ Consider sourcing supplies from operators registered with best practice schemes;
- ▶ Request that suppliers to advise drivers to keep noise when delivering to a minimum, e.g. not slamming doors, turning off vehicle radios and not overly revving engines;
- ▶ Wherever possible, seek to source goods from suppliers that have reversing alarms that are less audibly intrusive, such as “White Sound” reversing alarms;
- ▶ Source supplies locally when possible;
- ▶ Undertake laundry operations on-site to reduce delivery requirements;
- ▶ Investigate the potential of sourcing goods and services from companies using alternatively fuelled vehicles, for example electric and LPG vehicles and bicycles;
- ▶ Maintain a record of all deliveries;
- ▶ Where practicable, schedule deliveries so as to avoid any peaks in servicing and delivery activity and minimise deliveries that occur during busy periods on the local road network; and,
- ▶ Advise suppliers of the delivery strategy for the Site to ensure that delivery drivers are aware of the location and access arrangements for the Site and to ensure that all deliveries and collections take place from the correct area.

---

## 4.0 Monitoring and Review

4.1 Great Lakes UK Limited will be responsible for the ongoing monitoring of the DSMP. The monitoring process will generate information by which the Plan can be evaluated. Monitoring activity should include continual recording of deliveries and collections made to and from the Site, recording feedback and comments received from site management or neighbouring residents/ businesses and noting any incidents and problems with deliveries and servicing activity. This will include, but not be limited to the following:

- ▶ Date and time of delivery;
- ▶ Delivery departure;
- ▶ Type and size of delivery vehicle;
- ▶ Recipients; and;
- ▶ Type of activity, e.g. courier, maintenance, stationery delivery etc

4.2 The monitoring process will enable the DSMP to be modified as appropriate to respond to any issues as they arise. Great Lakes UK Limited will undertake a comprehensive review of the Plan with representatives on an annual basis.

## 5.0 Summary

- 5.1 This Framework Delivery and Servicing Management Plan (DSMP) has been prepared by Motion on behalf of Great Lakes UK Limited in relation to the Development Proposals for a new family resort at a site in Chesterton near Bicester.
- 5.2 This Framework DSMP is designed to ensure that deliveries and servicing activity associated with the Site can be carried out in a safe and efficient manner and that the impact of this activity is kept to a minimum. The DSMP has been drafted in accordance with relevant guidance and will remain a live document that will evolve over time to ensure that objectives are met in the most appropriate manner.

**Figures**



Legend:

-  Site Location
-  Station
-  Bus Stop

Great Wolf,  
Bicester  
**Figure 1.1 Site Location Plan**  
Not to Scale



## **Appendix A**

Site Layout Plan



Keyplan

North

Notes:

1. Do not scale
2. Contractor to check all dimensions and report omissions and errors to the Architect
3. EPR Architects accepts no liability for use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.
4. This drawing is issued in dwg/print format as an uncontrolled version to enable the recipient to prepare their own documents/drawings/models for which they are solely responsible. This drawing is based on project information current at the time of issue. EPR Architects Limited accepts no liability for any alterations or additions to or discrepancies arising out of any change to such project information that occurs to the information after it is issued by EPR Architects Limited.
5. This drawing does not contain shared coordinates and is not issued for coordination purposes.

| No. | Revision             | Date     | Initial | Chk'd |
|-----|----------------------|----------|---------|-------|
| 1   | S2 - for information | 05.11.19 | LOG     | AJ    |

Notes:

1. This drawing has been prepared for planning application purposes only.
2. EPR Architects accepts no liability for use of this drawing by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.
3. Landscape shown for illustrative purposes only; refer to Landscape Architect's for Landscape proposals for further details.
4. Tree locations & existing trees beyond site perimeter - indicative - for illustrative purposes only.

**EPR Architects**  
 30 Millbank, London SW1P 4DU  
 +44(0)20 7327800  
 www.epr.co.uk

Proposed Great Wolf Lodge  
 Chesterton, Bicester, Oxfordshire

Proposed Site Plan

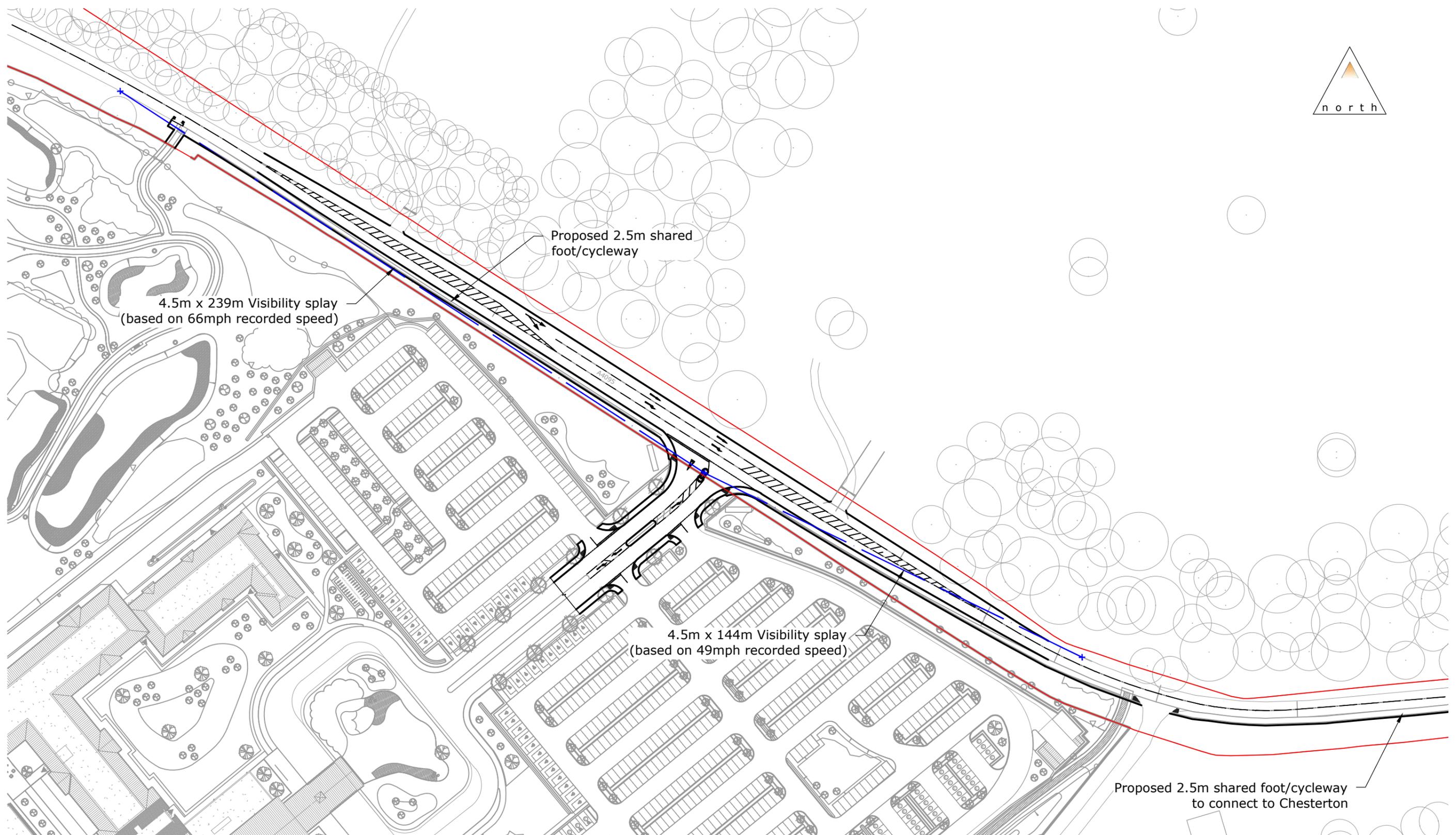
| Scale        | Status           | Revision |
|--------------|------------------|----------|
| As indicated | Work in Progress | S1 1     |

| Project Code                             | Originator | Zone | Level | Type | Role | Class | Number |
|--|------------|------|-------|------|------|-------|--------|
| 10875 - EPR - 00 - ZZ - DR - A - SK-0063 |            |      |       |      |      |       |        |

© EPR Architects 2019. All Rights Reserved. EPR Architects Limited, a company registered in England. No. 10875-00-ZZ-DR-A-SK-0063

## **Appendix B**

Proposed Site Access Junction



4.5m x 239m Visibility splay  
(based on 66mph recorded speed)

Proposed 2.5m shared  
foot/cycleway

4.5m x 144m Visibility splay  
(based on 49mph recorded speed)

Proposed 2.5m shared foot/cycleway  
to connect to Chesterton

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

www.motion.co.uk

Project:  
Great Wolf Resort, Bicester

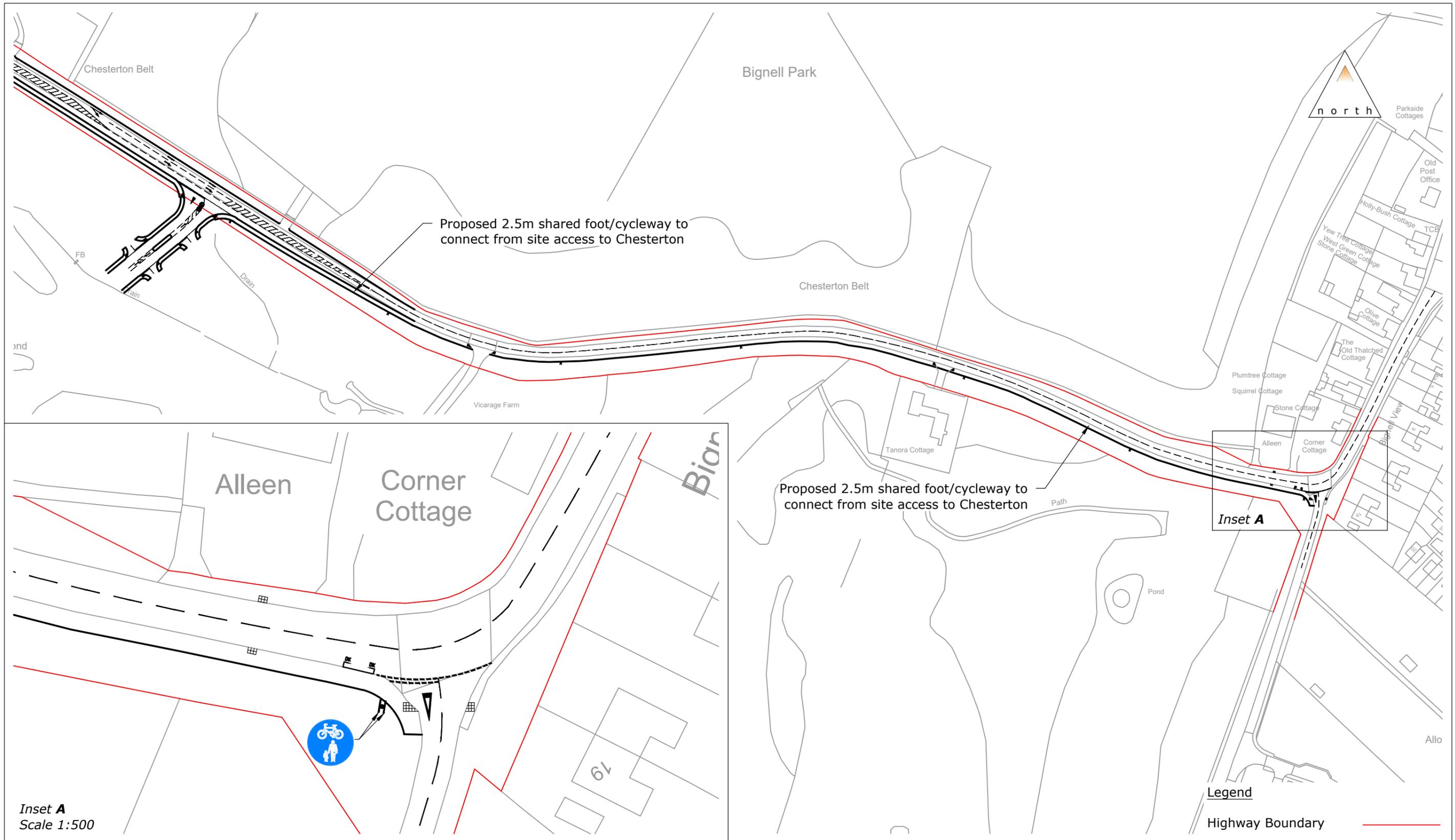
Title:  
Proposed Access Arrangement

Scale: 1:1250 (@ A3)

Notes:

Drawing:  
1803047-03

Revision:  
E



**Note:**  
Shared foot/cycleway roundels to be mounted along proposed foot/cycle way



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

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

www.motion.co.uk

Project:  
Great Wolf Resort, Bicester

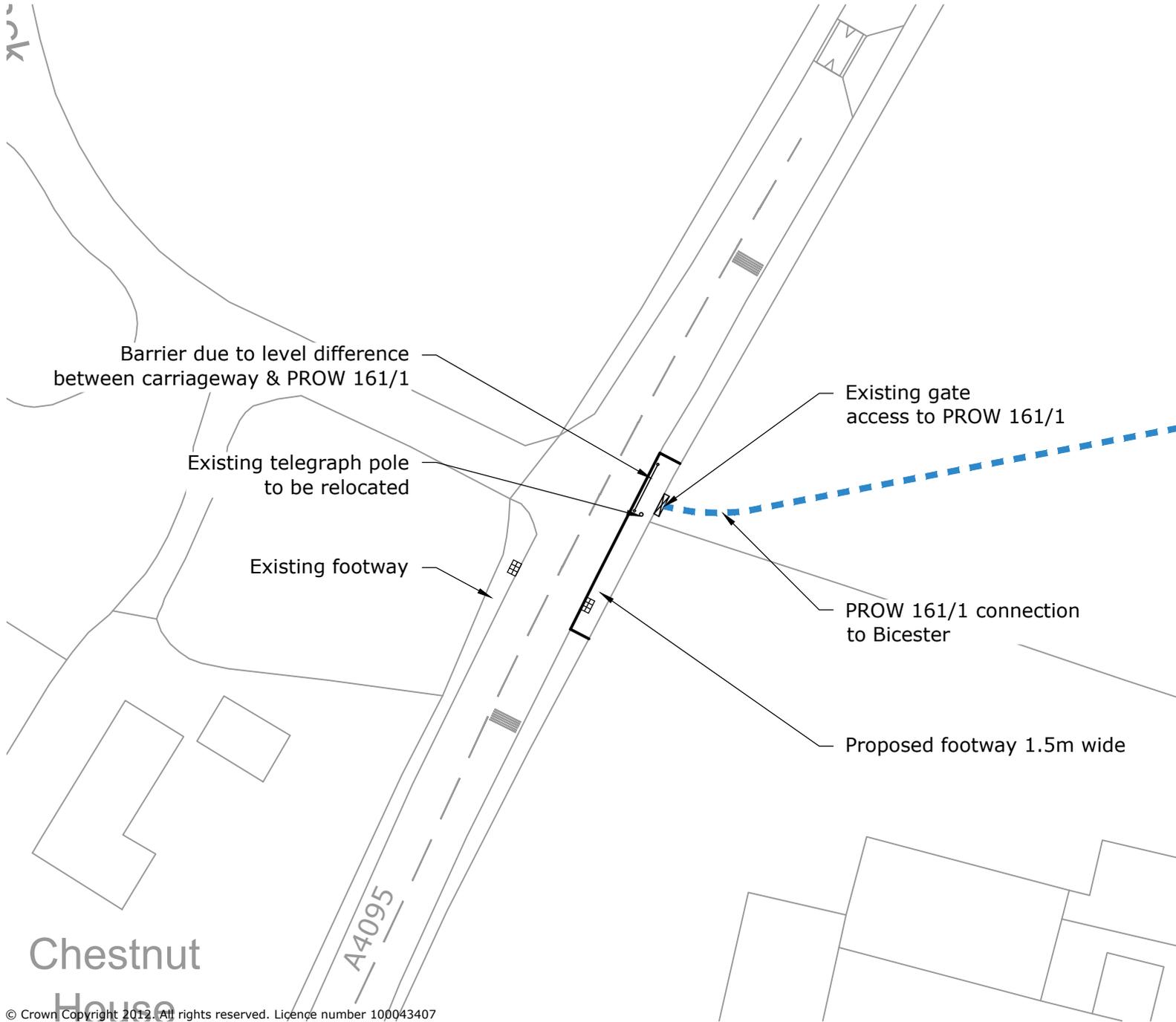
Title:  
Proposed Shared Foot/Cycleway

Scale: 1:2000 (@ A3)

Notes:

Drawing:  
1803047-02

Revision:  
A



84 North Street  
 Guildford  
 Surrey  
 GU1 4AU

Cargo Works  
 1-2 Hatfields  
 London  
 SE1 9PG

T: 01483 531 300

T: 020 8065 5208

www.motion.co.uk

Project:  
**Great Wolf Resort, Bicester**

Title:  
**Footway Connection to PROW 161/1**

Scale: 1:500 (@ A4)

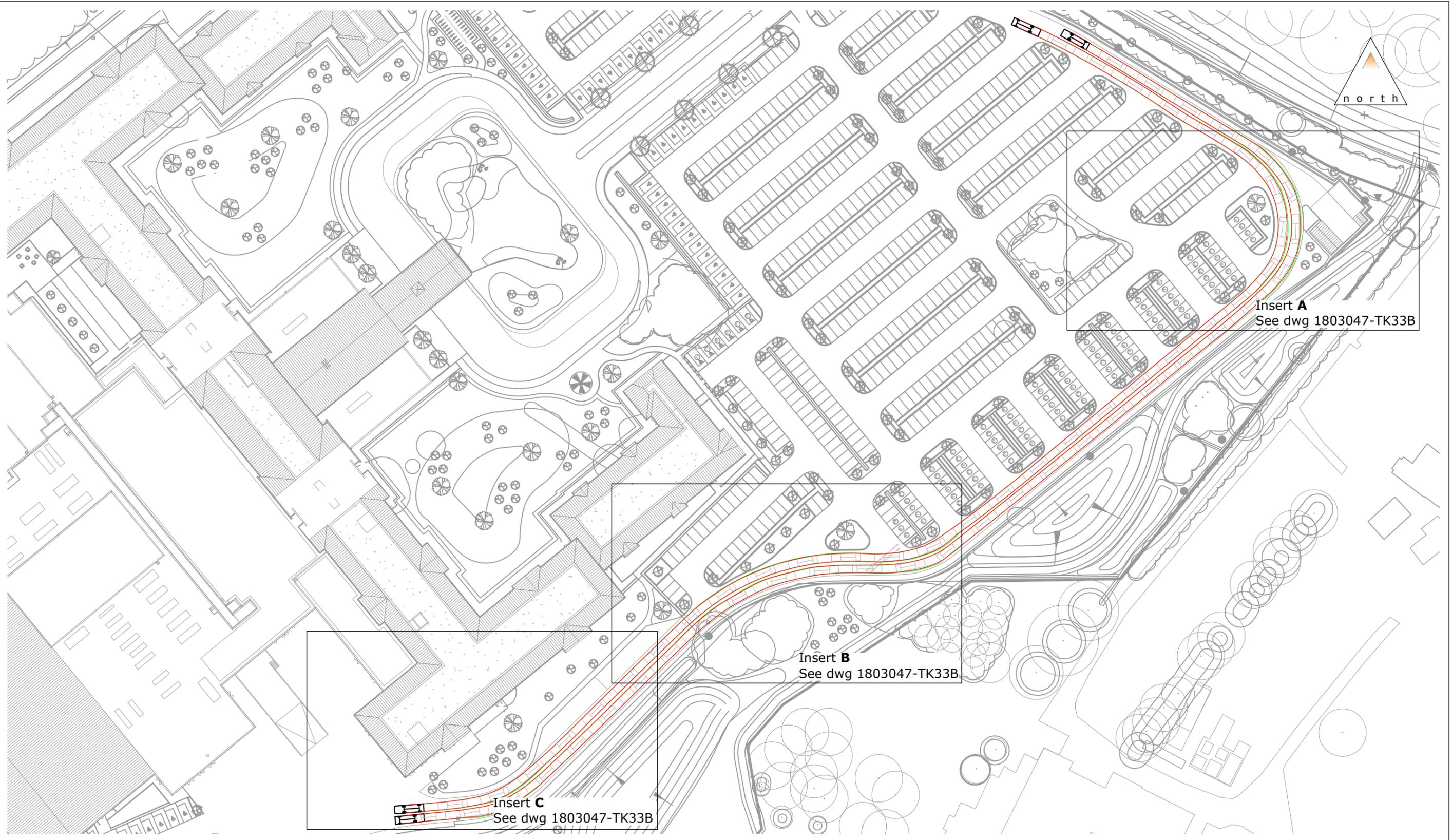
Drawing:  
**1803047-08**

Revision:  
 -

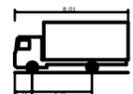
N:\Projects\gwbrice\_1803047\Drawings\1803047-08.dwg

## **Appendix C**

Swept Path Analysis



N:\Projects\gw\1803047\Drawings\1803047-TK28B - TK33B.dwg



|                             |        |
|-----------------------------|--------|
| 7.5t Box Van                | 8.010m |
| Overall Length              | 2.100m |
| Overall Width               | 3.150m |
| Overall Body Height         | 0.351m |
| Min Body Ground Clearance   | 2.064m |
| Track Width                 | 4.000m |
| Lock-to-lock time           | 7.400m |
| Curb to Curb Turning Radius |        |



|                  |                  |
|------------------|------------------|
| 84 North Street  | Cargo Works      |
| Guildford        | 1-2 Hatfields    |
| Surrey           | London           |
| GU1 4AU          | SE1 9PG          |
| T: 01483 531 300 | T: 020 8065 5208 |

www.motion.co.uk

Project:  
Great Wolf Resort, Bicester

Title:  
Swept Path Analysis - Sheet 1 of 2  
Service Route - 7.5t Box Van

Scale: 1:1000 (@ A3)

Notes:

|                          |                |
|--------------------------|----------------|
| Drawing:<br>1803047-TK32 | Revision:<br>B |
|--------------------------|----------------|



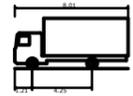
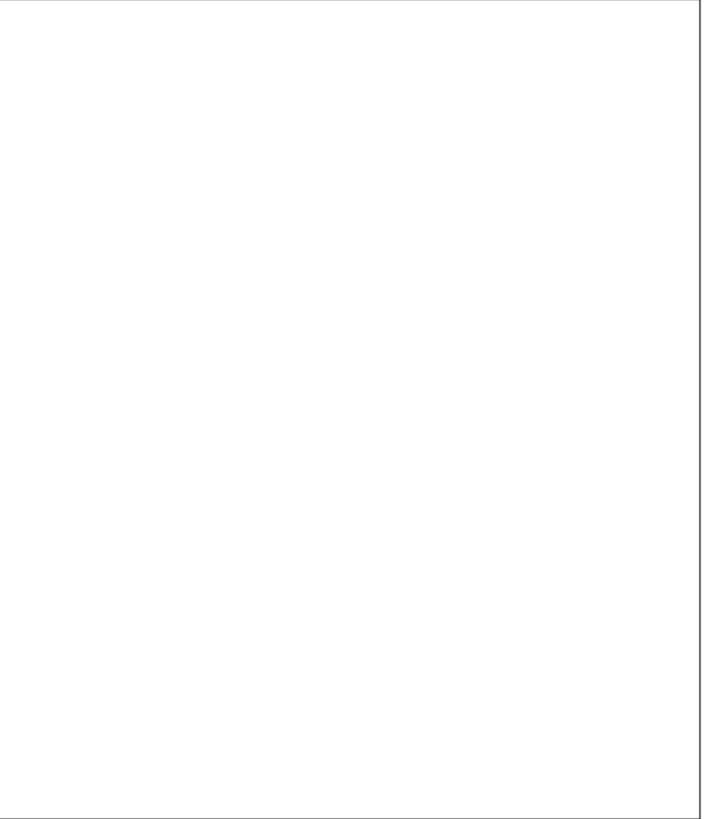
Insert A



Insert B



Insert C



7.5t Box Van  
 Overall Length 8.010m  
 Overall Width 2.100m  
 Overall Body Height 3.150m  
 Min. Body Ground Clearance 0.351m  
 Track Width 2.064m  
 Lock-to-lock time 4.00s  
 Curb to Curb Turning Radius 7.400m



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

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

www.motion.co.uk

Project:  
**Great Wolf Resort, Bicester**

Title:  
**Swept Path Analysis - Sheet 2 of 2  
 Service Route - 7.5t Box Van**

Scale: 1:500 (@ A3)

Notes:

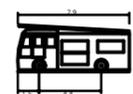
Drawing:  
**1803047-TK33**

Revision:  
**B**



N:\Projects\gw\Bice 1803047\Drawings\1803047-TK36B, TK37B [Pumping Appliance].dwg

© Crown Copyright 2012. All rights reserved. Licence number 100043407



Pumping Appliance  
 Overall Length 7.900m  
 Overall Width 2.500m  
 Overall Height 3.300m  
 Min Body Height 0.140m  
 Track Width 2.100m  
 Lock-to-lock time 4.00s  
 Curb to Curb Turning Radius 7.750m



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

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

www.motion.co.uk

Project:  
**Great Wolf Resort, Bicester**

Title:  
**Swept Path Analysis  
 Pumping Appliance - Clockwise**

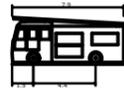
Scale: 1:2000 (@ A3)

Notes:

Drawing:  
**1803047-TK36**

Revision:  
**B**

N:\Projects\gw\Bice 1803047\Drawings\1803047-TK36B, TK37B [Pumping Appliance].dwg



|                             |        |
|-----------------------------|--------|
| Pumping Appliance           | 2,900m |
| Overall Length              | 2,500m |
| Overall Width               | 3,300m |
| Overall Body Height         | 0,140m |
| Min Body Ground Clearance   | 2,500m |
| Track Width                 | 4,995  |
| Lock-to-lock time           | 7,750m |
| Curb to curb Turning Radius |        |



|                  |                  |
|------------------|------------------|
| 84 North Street  | Cargo Works      |
| Guildford        | 1-2 Hatfields    |
| Surrey           | London           |
| GU1 4AU          | SE1 9PG          |
| T: 01483 531 300 | T: 020 8065 5208 |

www.motion.co.uk

Project:  
Great Wolf Resort, Bicester

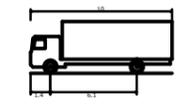
Title:  
Swept Path Analysis  
Pumping Appliance - Anti-Clockwise

Scale: 1:2000 (@ A3)

Notes:

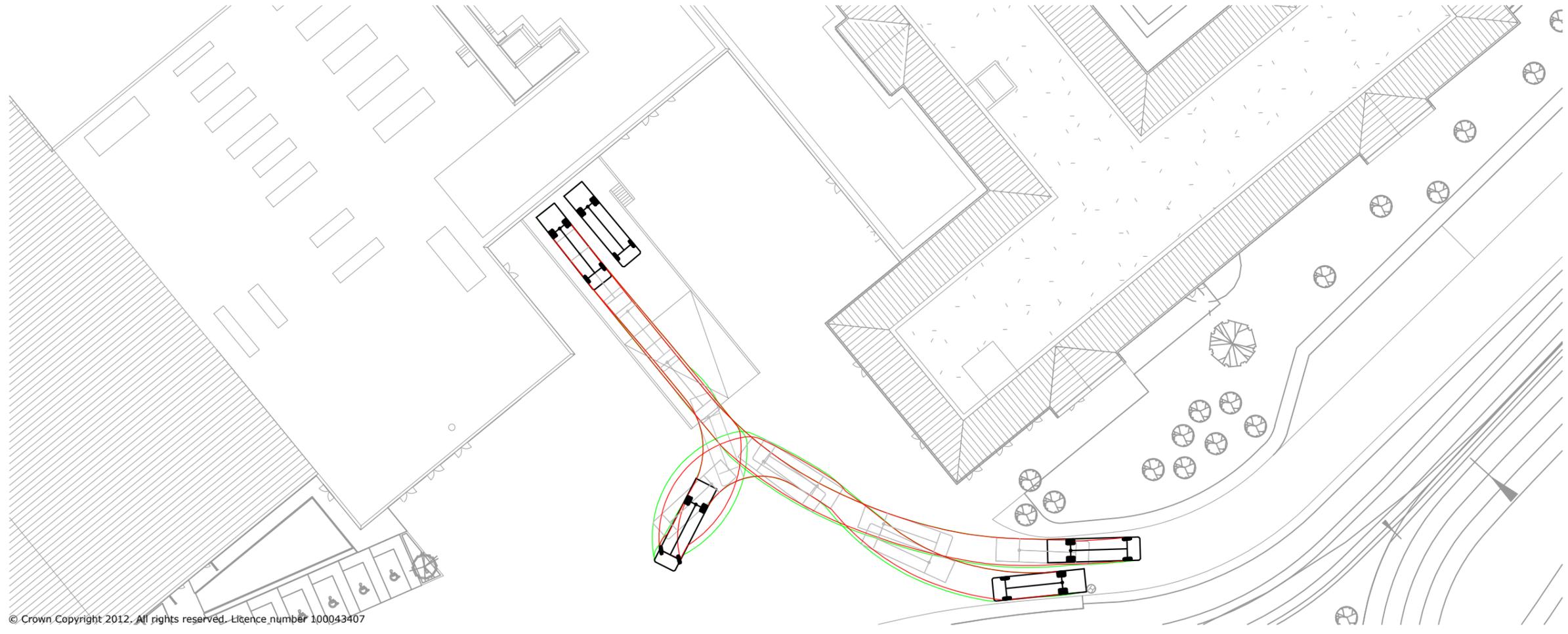
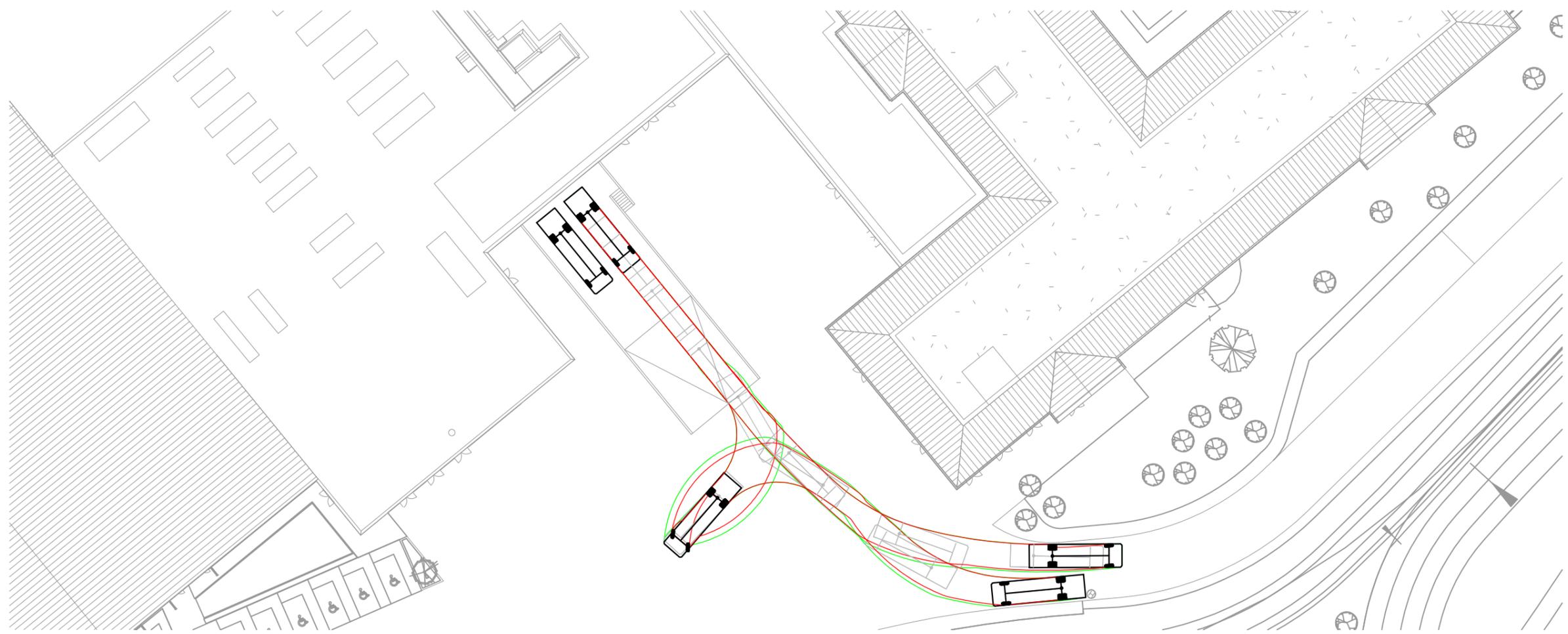
Drawing:  
1803047-TK37

Revision:  
B



FTA Design HG Rigid Vehicle (1998)

|                             |         |
|-----------------------------|---------|
| Overall Length              | 10.000m |
| Overall Width               | 2.500m  |
| Overall Body Height         | 3.645m  |
| Min Body Ground Clearance   | 0.440m  |
| Track Width                 | 2.470m  |
| Lock-to-lock time           | 3.00s   |
| Curb to Curb Turning Radius | 11.000m |



84 North Street  
Guildford  
Surrey  
GU1 4AU

Cargo Works  
1-2 Hatfields  
London  
SE1 9PG

T: 01483 531 300  
T: 020 8065 5208

[www.motion.co.uk](http://www.motion.co.uk)

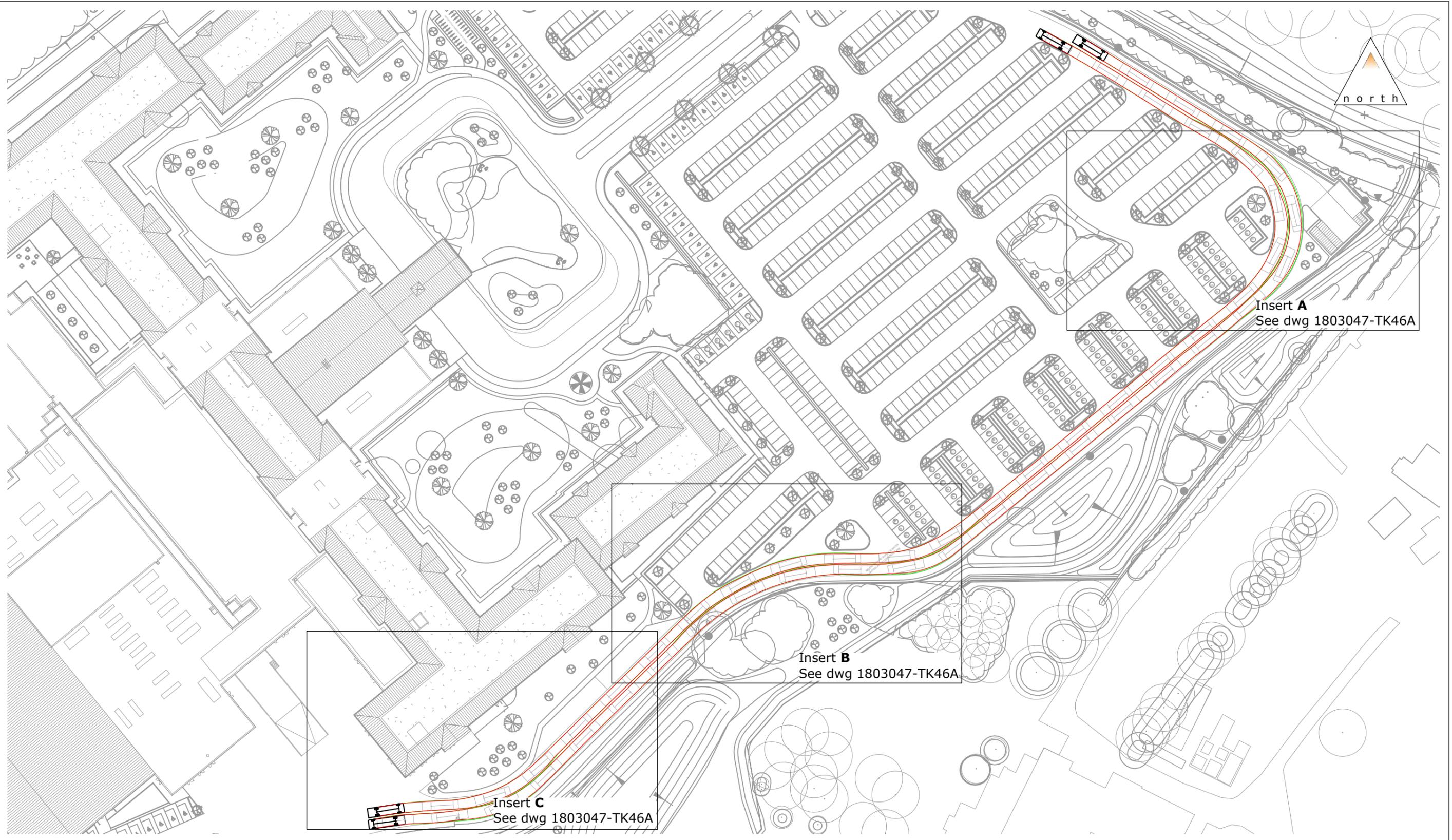
Project:  
**Great Wolf Resort, Bicester**

Title:  
**Swept Path Analysis  
10m Rigid Vehicle**

Scale: 1:500 (@ A3)

Drawing: **1803047-TK44**      Revision: **A**

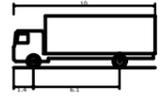
N:\Projects\gw\1803047\Drawings\1803047-TK43A, TK44A [Delivery Yard].dwg



Insert A  
See dwg 1803047-TK46A

Insert B  
See dwg 1803047-TK46A

Insert C  
See dwg 1803047-TK46A



FTA Design HG Rigid Vehicle (1998)  
 Overall Length 10.000m  
 Overall Width 2.500m  
 Overall Body Height 3.645m  
 Min Body Ground Clearance 0.440m  
 Track Width 2.470m  
 Lock-to-lock time 3.0s  
 Curb to Curb Turning Radius 11.000m



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

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

www.motion.co.uk

Project:  
 Great Wolf Resort, Bicester

Title:  
 Swept Path Analysis - Sheet 1 of 2  
 Service Route - 10 Rigid Vehicle

Scale: 1:1000 (@ A3)

Notes:

Drawing:  
 1803047-TK45

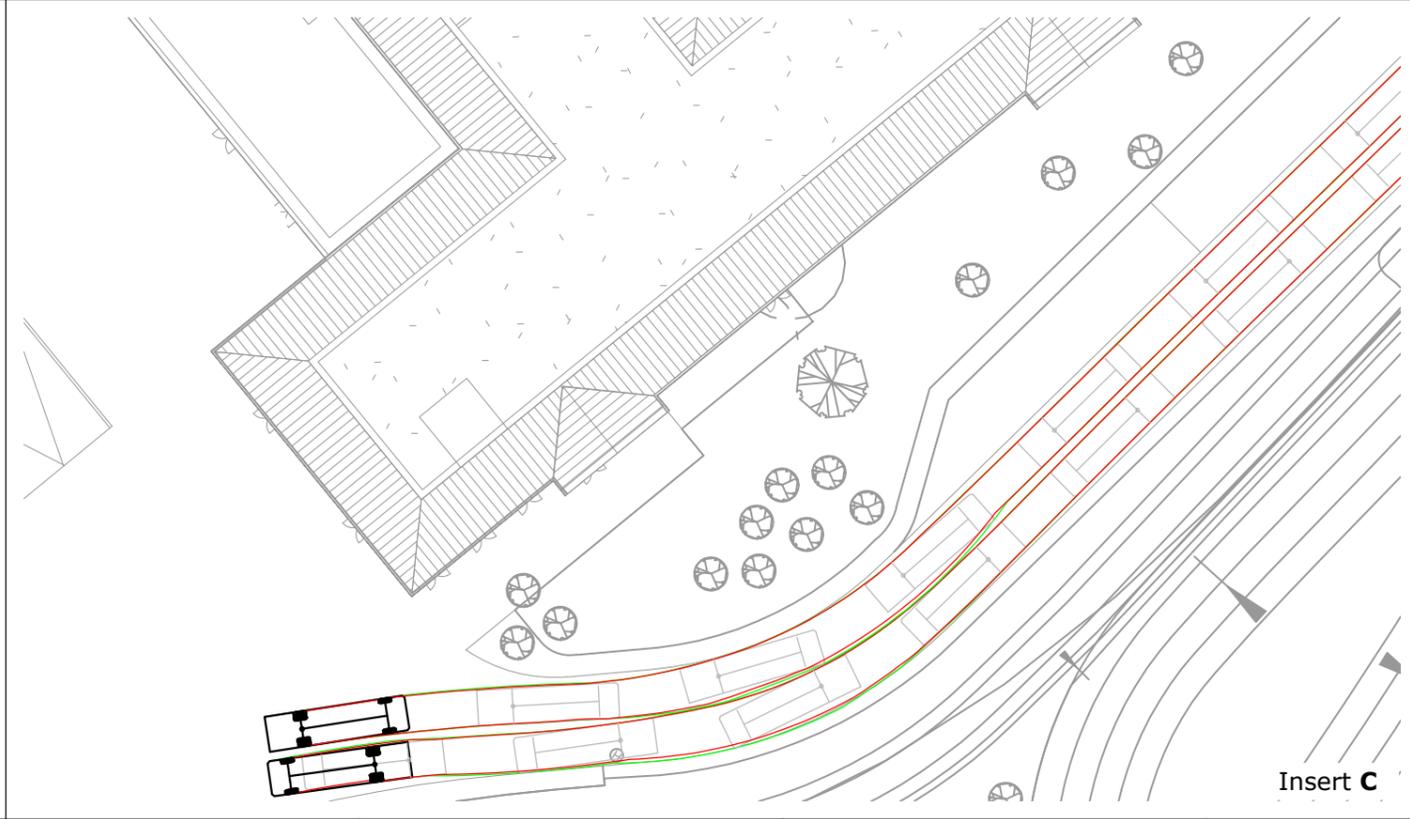
Revision:  
 A



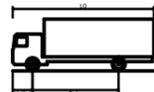
Insert A



Insert B



Insert C



FTA Design HG Rigid Vehicle (1998)  
 Overall Length 10.000m  
 Overall Width 2.500m  
 Overall Body Height 3.645m  
 Min Body Ground Clearance 0.440m  
 Track Width 2.470m  
 Lock-to-lock time 3.00s  
 Curb to Curb Turning Radius 11.080m



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

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

www.motion.co.uk

Project:  
 Great Wolf Resort, Bicester

Title:  
 Swept Path Analysis - Sheet 2 of 2  
 Service Route - 10m Rigid Vehicle

Scale: 1:500 (@ A3)

Notes:

Drawing:  
 1803047-TK46

Revision:  
 A



Rolonof Vehicle 11.000m  
 Overall Length 3.000m  
 Overall Width 2.541m  
 Overall Body Height 2.760m  
 Min Body Ground Clearance 0.000m  
 Track Width 2.760m  
 Lock-to-lock time 6.00s  
 Curb to Curb Turning Radius 10.700m



84 North Street  
 Guildford  
 Surrey  
 GU1 4AU  
 T: 01483 531 300  
 Cargo Works  
 1-2 Hatfields  
 London  
 SE1 9PG  
 T: 020 8065 5208

www.motion.co.uk

Project:  
**Great Wolf Resort, Bicester**

Title:  
**Swept Path Analysis  
 Rolonof Vehicle**

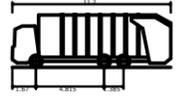
Scale: 1:500 (@ A3)

Drawing:  
**1803047-TK56**

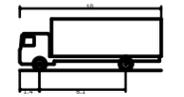
Revision:  
 -

N:\Projects\gwice 1803047\Drawings\1803047-TK56 [Delivery Yard].dwg

Refuse Vehicle

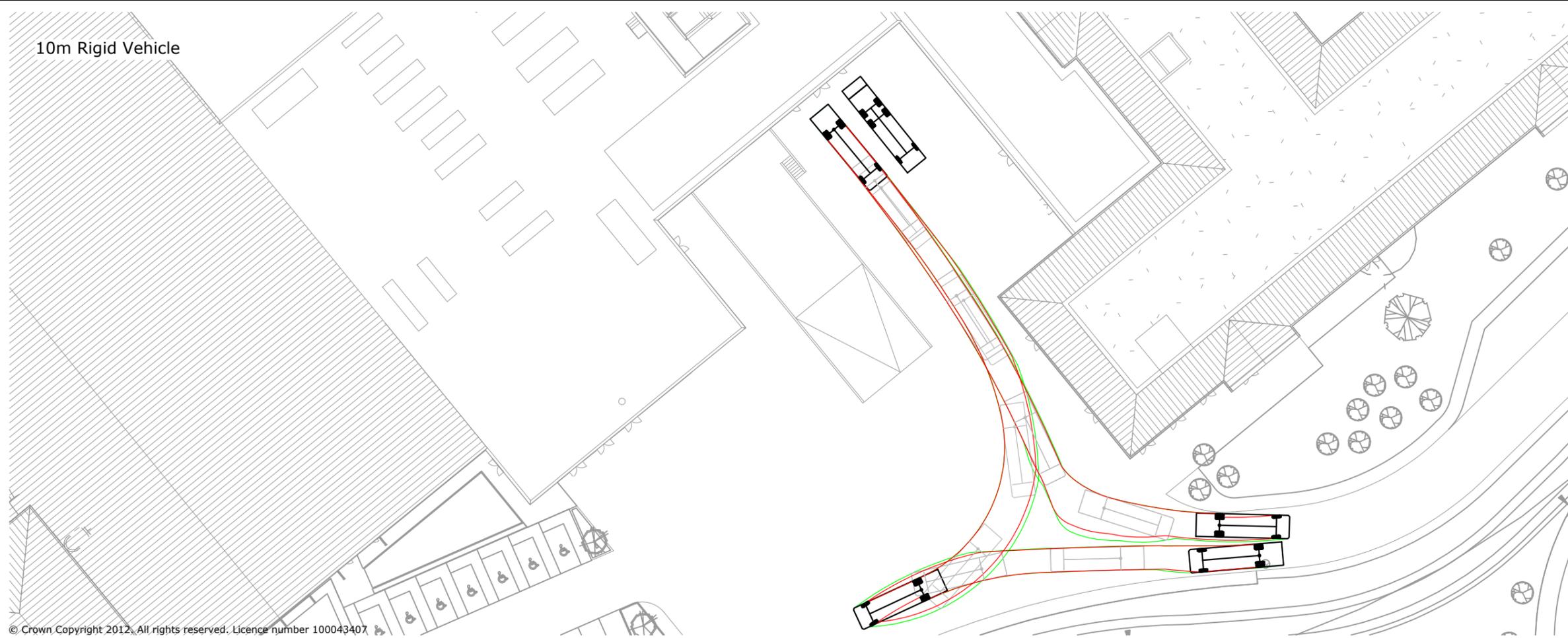


Phoenix 2 Duo (P2-15W with Elite 6x4 chassis)  
 Overall Length 11.200m  
 Overall Width 2.530m  
 Overall Body Height 3.751m  
 Min Body Ground Clearance 0.394m  
 Track Width 2.500m  
 Lock-to-lock time 4.00s  
 Curb to Curb Turning Radius 9.500m



FTA Design HG Rigid Vehicle (1998)  
 Overall Length 10.000m  
 Overall Width 2.500m  
 Overall Body Height 3.440m  
 Min Body Ground Clearance 0.440m  
 Track Width 2.470m  
 Lock-to-lock time 3.00s  
 Curb to Curb Turning Radius 11.000m

10m Rigid Vehicle



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

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

www.motion.co.uk

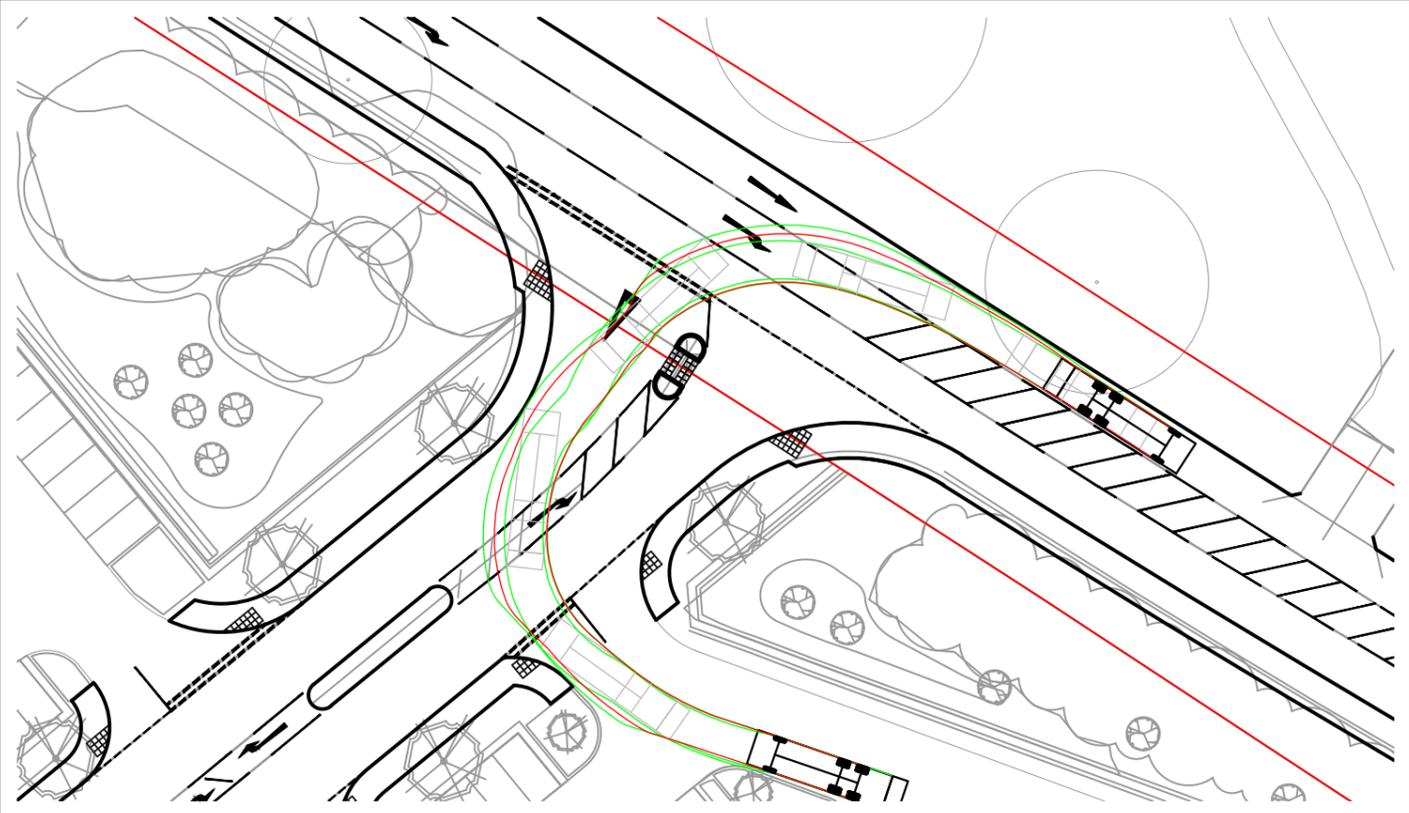
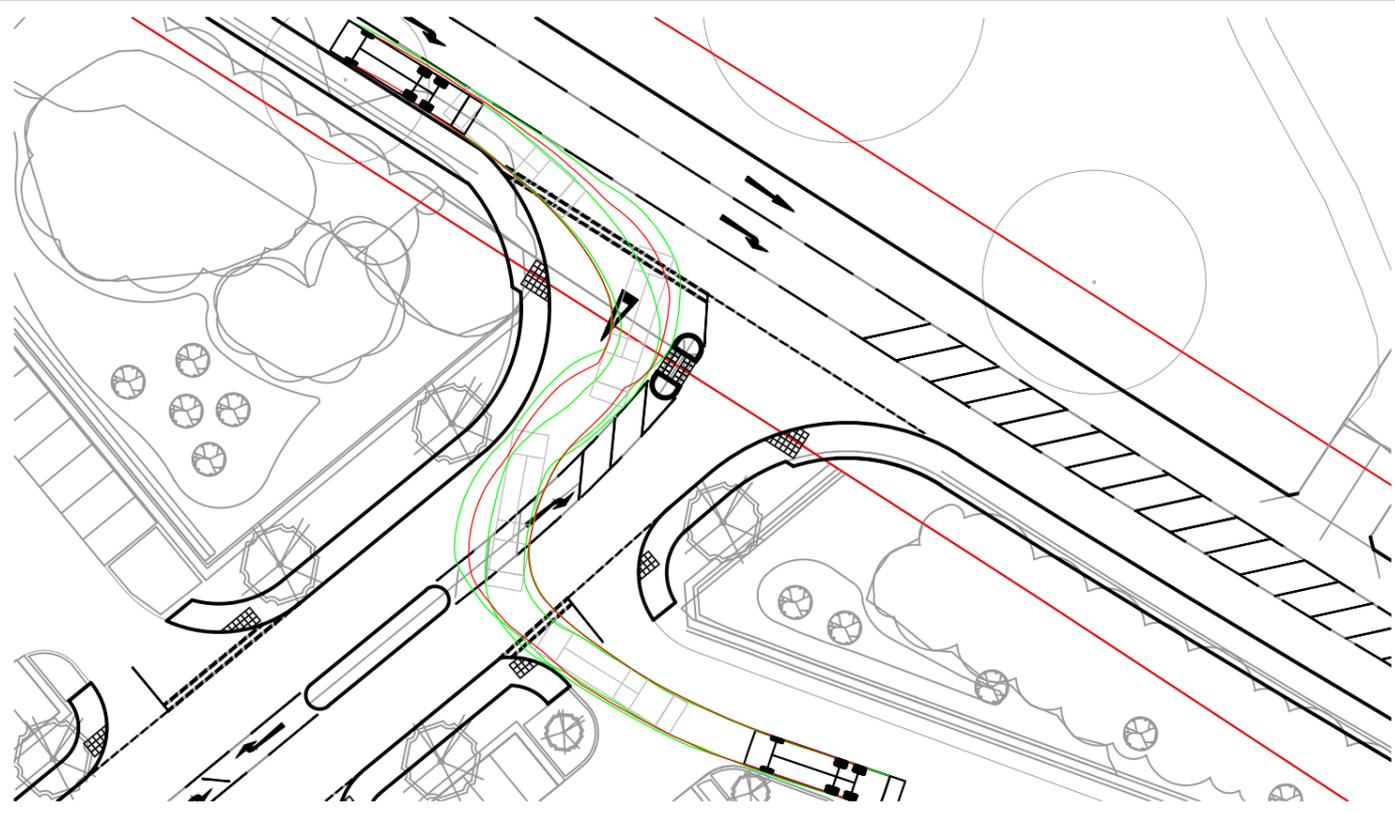
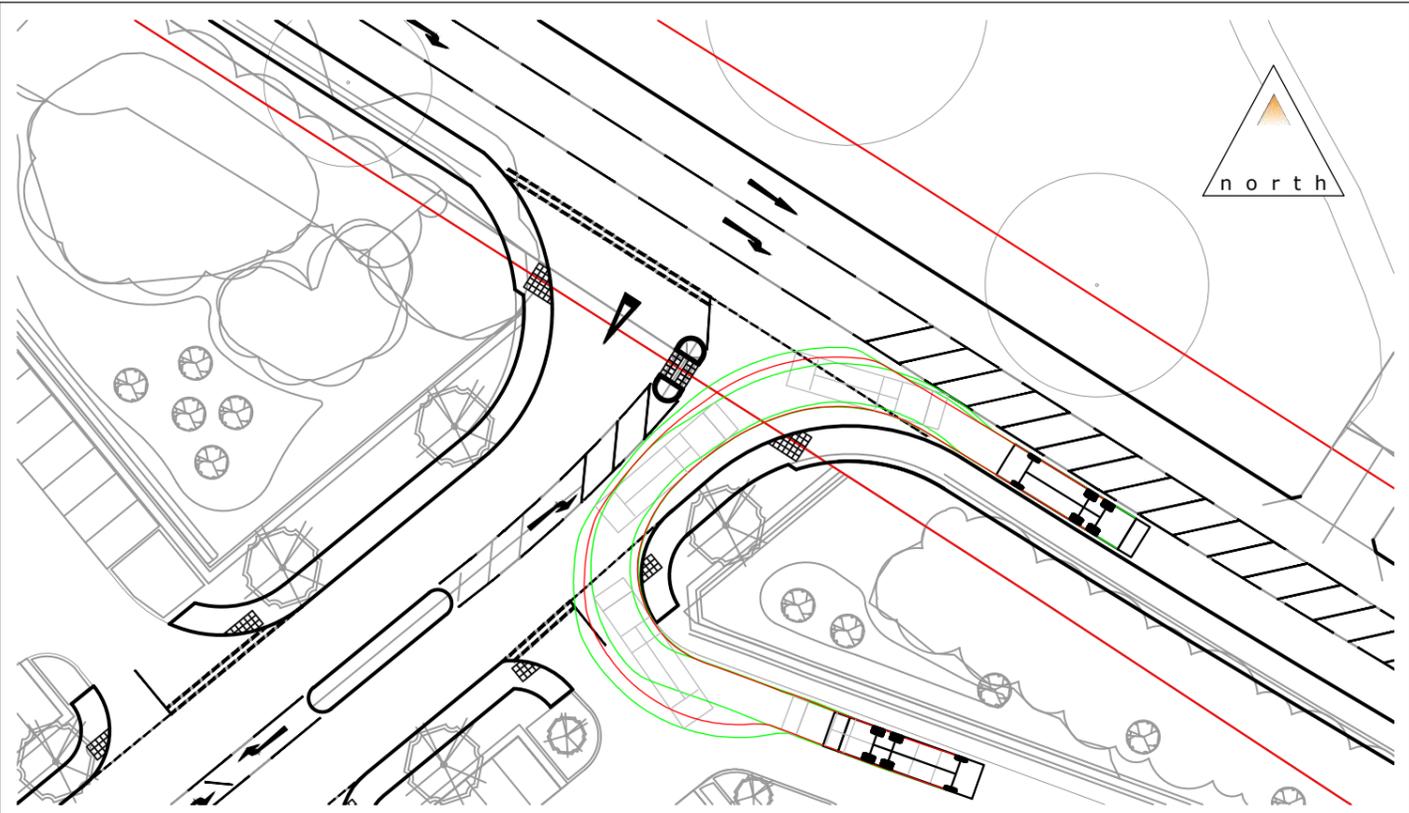
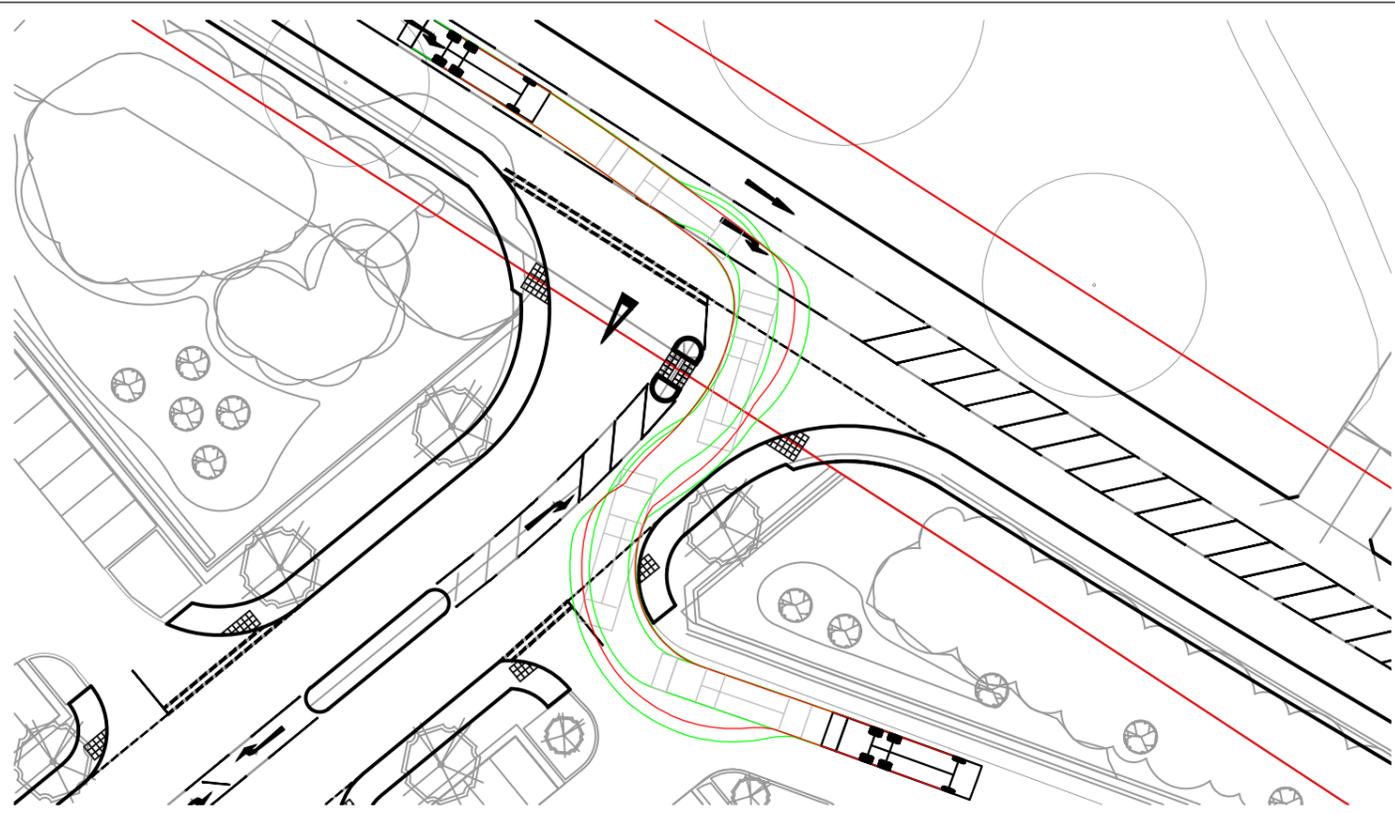
Project:  
**Great Wolf Resort, Bicester**

Title:  
**Swept Path Analysis  
 Delivery Yard**

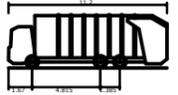
Scale: 1:500 (@ A3)

Drawing: **1803047-TK58**      Revision: -

N:\Projects\gwice 1803047\Drawings\1803047-TK58 [Delivery Yard].dwg



Legend:  
 Highway Boundary —



Phoenix 2 Duo (P2-15W with Elite 6x4 chassis)  
 Overall Length 11.200m  
 Overall Width 2.530m  
 Overall Body Height 3.751m  
 Min Body Ground Clearance 0.304m  
 Track Width 2.500m  
 Lock-to-lock time 4.00s  
 Curb to Curb Turning Radius 9.500m



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

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

Project:  
 Great Wolf Resort, Bicester

Title:  
 Swept Path Analysis  
 Refuse Vehicle

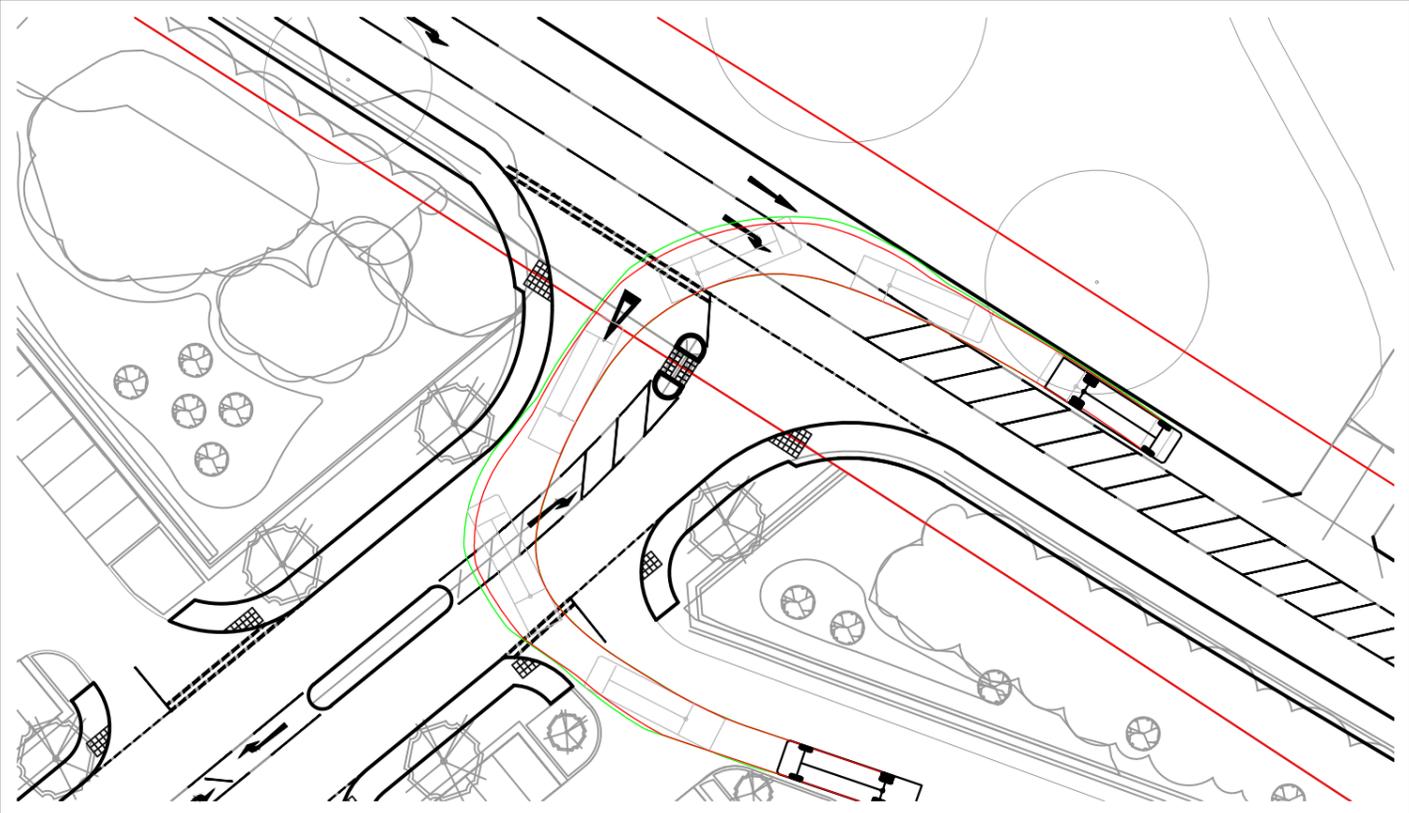
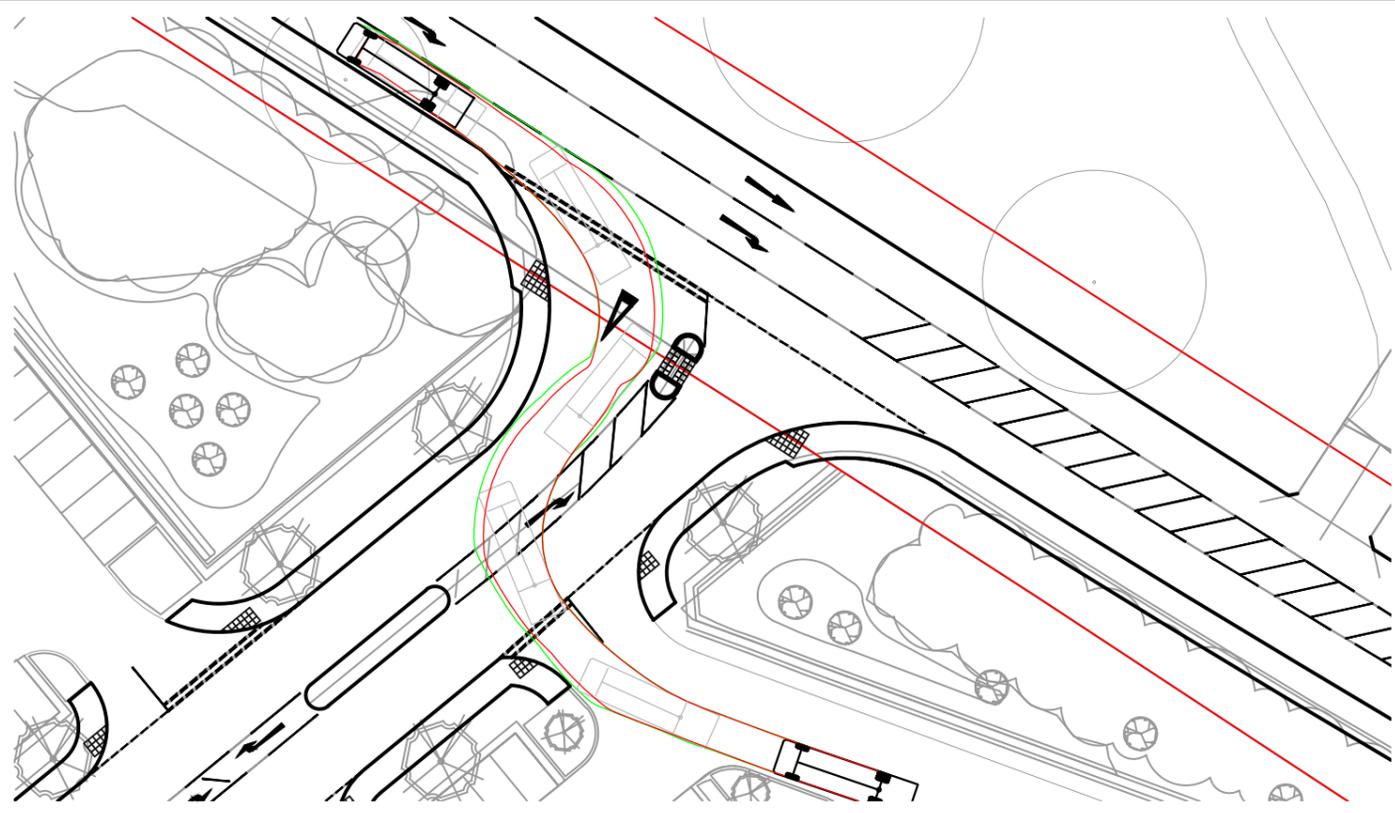
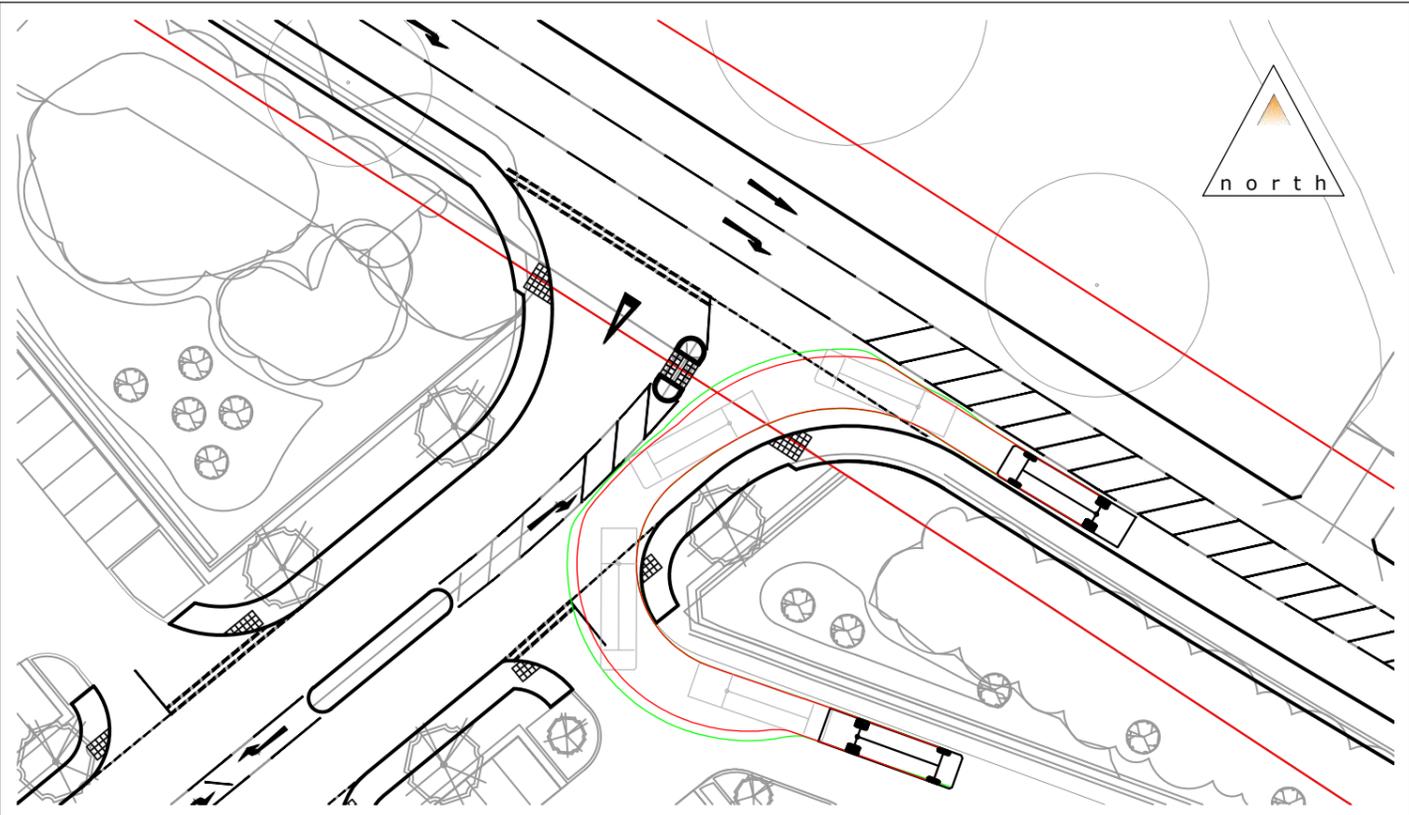
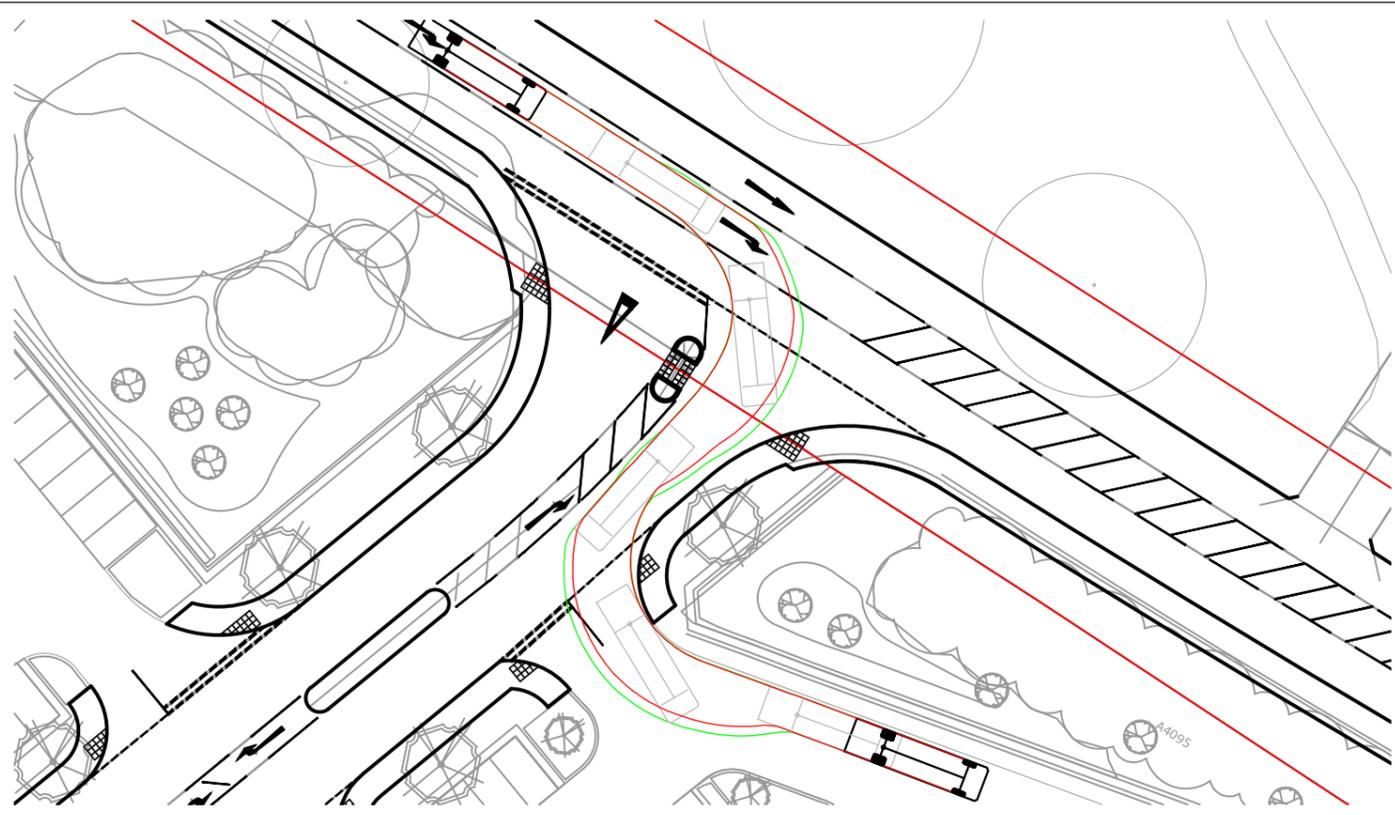
Scale: 1:500 (@ A3)

Notes:

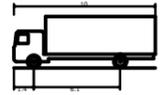
Drawing:  
 1803047-TK59

Revision:  
 -

N:\Projects\gwrbice 1803047\Drawings\1803047-TK59-TK60.dwg



Legend:  
 Highway Boundary —



FTA Design HG Rigid Vehicle (1998)  
 Overall Length 10.000m  
 Overall Width 2.500m  
 Overall Body Height 3.645m  
 Min Body Ground Clearance 0.440m  
 Track Width 2.470m  
 Lock-to-lock time 3.00s  
 Curb to Curb Turning Radius 11.000m



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

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

www.motion.co.uk

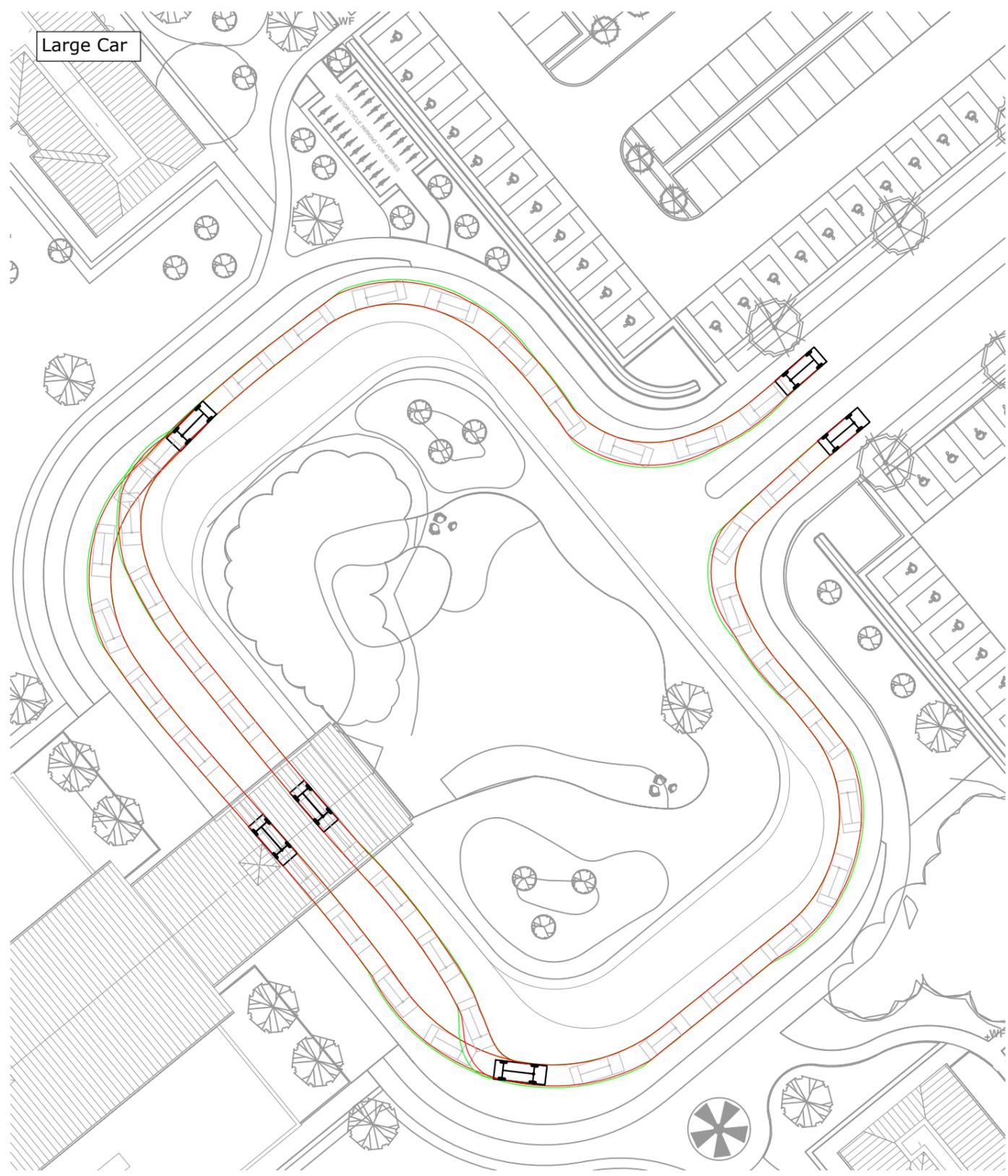
Project:  
 Great Wolf Resort, Bicester

Title:  
 Swept Path Analysis  
 10m Rigid Vehicle

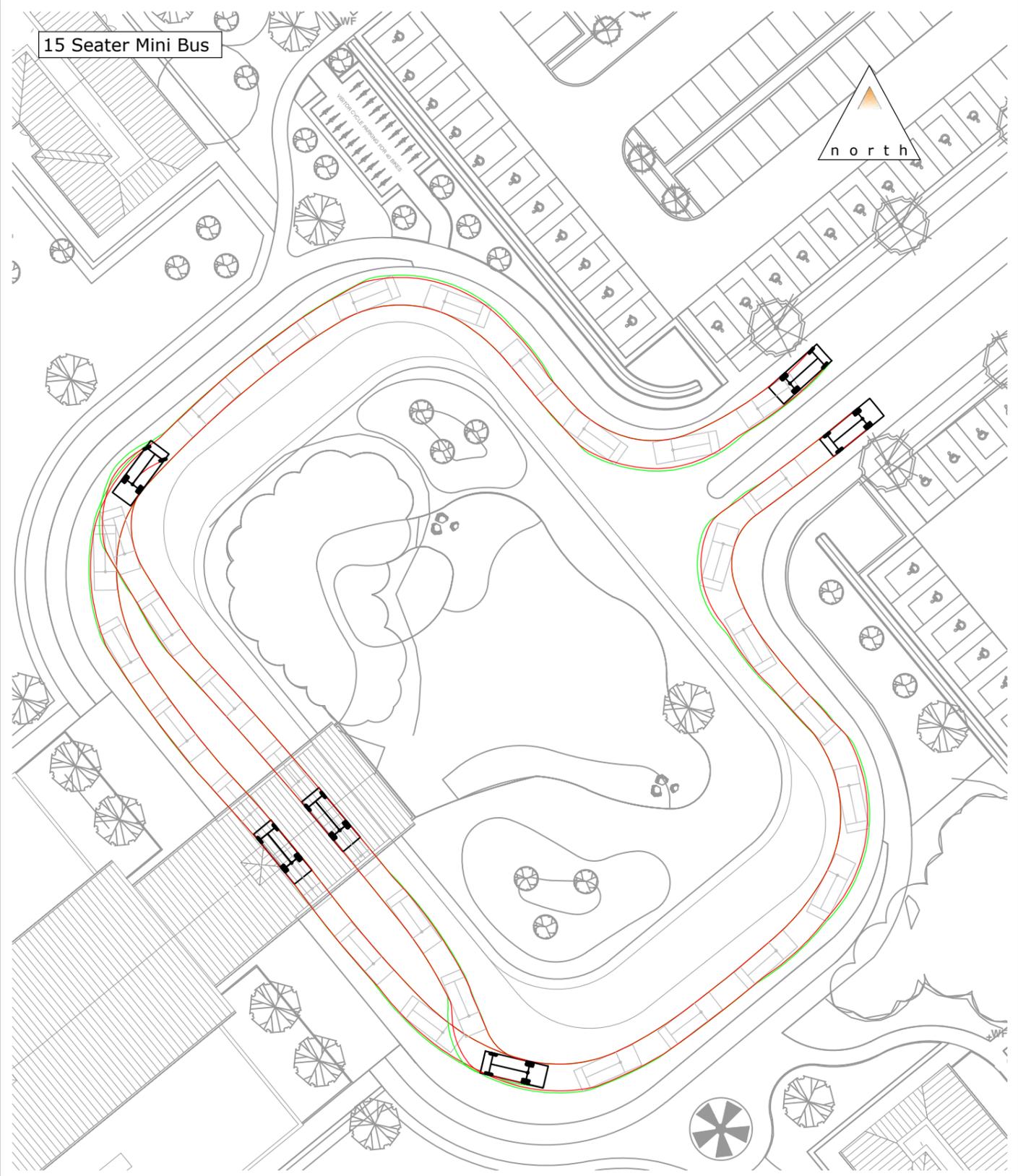
Scale: 1:500 (@ A3)

Notes:

|                          |                |
|--------------------------|----------------|
| Drawing:<br>1803047-TK60 | Revision:<br>- |
|--------------------------|----------------|



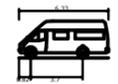
Large Car



15 Seater Mini Bus



Large Car (2006)  
 Overall Length 5.079m  
 Overall Width 1.872m  
 Overall Body Height 1.525m  
 Min Body Ground Clearance 0.310m  
 Max Track Width 1.831m  
 Lock-to-lock time 4.00s  
 Curb to Curb Turning Radius 5.900m



Mini Bus  
 Overall Length 6.330m  
 Overall Width 2.192m  
 Overall Body Height 2.601m  
 Min Body Ground Clearance 0.374m  
 Track Width 2.192m  
 Lock-to-lock time 4.00s  
 Curb to Curb Turning Radius 6.450m



84 North Street  
 Guildford  
 Surrey  
 GU1 4AU

Cargo Works  
 1-2 Hatfields  
 London  
 SE1 9PG

T: 01483 531 300

T: 020 8065 5208

www.motion.co.uk

Project:  
 Great Wolf Resort, Bicester

Title:  
 Swept Path Analysis - Pick Up/Drop Off Area

Scale: 1:500 (@ A3)

Notes:

Drawing:  
 1803047-TK61

Revision:  
 -