

Transportation - Note of No Impact

Site: Great Wolf, Chesterton, Bicester
Prepared by: David Lewis
Approved by: David Lewis
Date: 14 December 2021

motion
Golden Cross House
8 Duncannon Street
London
WC2N 4JF
Tel: 0208 065 5208
www.motion.co.uk

1.0 Introduction

- 1.1 Motion has been appointed to advise on highways and transport matters associated with the consented development proposals (Planning Ref: 19/02550/F) at the Great Wolf Resort, Chesterton, Bicester.
- 1.2 A non-material amendment application is submitted to Cherwell District Council (CDC) in relation to minor amendments to the consented development proposals.
- 1.3 This Note has been prepared to review the non-material amendments to the consented development with regards and highways and transport matters

2.0 Non-Material Amendments

- 2.1 The proposed changes to the consented development have been reviewed with respect of highways and transport matters and it is concluded that the changes do not result in any material effect on highways and transport matters associated with the site.
- 2.2 The proposals include minor changes to the layout of service area including relocation of the loading bay ramp by 500mm, inclusion of concrete vehicular guarding and increasing the ramp length. The changes to the loading area will not affect the capacity of the service area to accommodate servicing and delivery vehicles or the ability manoeuvre of vehicles to the loading bays.
- 2.3 The proposed amendments result in no changes to the consented access or parking arrangements at the site. Furthermore, the proposed amendments result in no change to consented number of hotel bedrooms or expected visitor numbers and, as such, will not result in any change to the expected trip attraction of the proposed development in comparison with the consented development proposals. On that basis, the current non-material amendment application will not result in any changes that will affect the highway network local to the site and no further assessment of the effect of the current amendments on the local highway network is considered necessary.

3.0 Summary and Conclusions

- 3.1 In summary, the proposed amendments do not result in any material changes with regard highways and transport matters associated with the consented development and will result in no impact on the highway network local to the site. As such no further assessment of the proposed amendments is considered and there are no reasons why the current non-material amendment application should be resisted or refused on transport or highways grounds.