

### **OVERVIEW**

### CLIENT

**LEGOLAND** Windsor

### **SECTORS**

Leisure

### LOCATION

Legoland Resort, Winkfield Road, Windsor

### **PLANNING AUTHORITY**

Royal Borough of Windsor and Maidenhead

### **HIGHWAY AUTHORITY**

Royal Borough of Windsor and Maidenhead

### **PROJECT TEAM**

Lichfields Manser Baker Consultants

## **PROJECT MANAGER**

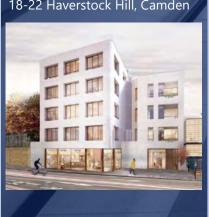
Stephen Kemp

### PROJECT DIRECTOR

**Rupert Lyons** 

### **RELATED PROJECTS**

18-22 Haverstock Hill, Camden



# LEGOLAND RESORT WINDSOR, **10 YEAR PLAN**



### **PROJECT**

We were instructed by Legoland Resort Windsor in relation to a hybrid application setting out the ten year plan for the Resort. The application comprised the following elements: a new holiday village; a reconfiguration of the existing car park; a change of use for the existing farm buildings to form ancillary back-of-house; and extension to "the beginning"; the construction of two new attractions; and the extension of the big shop.

### **APPROACH**

Initially we undertook a scoping exercise with the Council to ascertain the extent of information required to support a planning application. We built upon our existing relationships and experience in working on the Haunted House planning appeal.

We worked with the project team to develop a site layout, which responded to the comments from the Council and provided for the needs of the Client. We successfully justified that the addition of a new holiday village would not result in additional trips on the highway network during peak hours.

### **OUTCOME**

A planning application was submitted, supported by a Transport Assessment and a new site wide Travel Plan. Following post-submission discussions and clarifications, a positive consultation response was received form the Local Highway Authority and planning permission was granted, subject to conditions.

