



LEGOLAND RESORT WINDSOR, 10 YEAR PLAN

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



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.

RELATED PROJECTS

18-22 Haverstock Hill, Camden



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 from the Local Highway Authority and planning permission was granted, subject to conditions.

