



Development Management
Cherwell District Council
Bodicote House
White Post Road
Bodicote
Banbury
OX15 4AA

Your reference PP-10170827
Our reference 92000000016655
Telephone 020 7399 5884
e-Mail Victoria.Bennion@eu.jll.com

13th December 2021

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION FOR THE PROVISION OF A DRIVE THRU CAFÉ AT JACOBS DOUWE EGBERTS, RUSCOTE AVENUE, BANBURY.

On behalf of our client, Paloma I (Industrial I) Unit Trust, please find enclosed an application for planning permission to construct a drive thru café at Ruscote Avenue, Banbury.

The formal description for which planning permission is being sought is as follows;

“Redevelopment of part of an existing car park, to provide a drive-thru café within Use Class E; together with associated car parking, servicing and access; landscaping and all associated works”.

The application has been submitted via Planning Portal (Ref: PP- 10170827) and comprises the following:

Document Title	Prepared By
Planning Application Forms and Certificates	JLL
Planning Statement	JLL
CIL Form	JLL
Design and Access Statement	Darling Associates Architects
Existing Site Location Plan (Ref: (01)S3-000 PL1)	Darling Associates Architects
Existing Block Plan (Ref: (01)S3-S-001 PL2)	Darling Associates Architects
Proposed Site Plan (Ref: (03) S3-S-002 PL5)	Darling Associates Architects
Proposed Block Plan (Ref: (03) S3-S-001 PL5)	Darling Associates Architects
Proposed Ground Floor and Roof Plan (Ref: (03) S3-P-0G0 PL5)	Darling Associates Architects
Proposed Elevations and Sections (Ref: (03) S3-E-001 PL3)	Darling Associates Architects
Site Plan- Site Key (Ref: (01) P3-S-003 PL1)	Darling Associates Architects
Transport Statement	David Tucker Associates
Arboricultural Impact Assessment and Pre-Development Tree Survey	BB Trees Ltd
Tree Constraints Plan	Barry Chinn Associates
Tree Retention, Protection and Removal Plan	Barry Chinn Associates
Landscape Concept Layout and Sections	Barry Chinn Associates



Landscape Earthworks Specification	Barry Chinn Associates
Soft Landscape Works Maintenance and Management Proposals	Barry Chinn Associates
Air Quality Assessment	Vanguardia
Noise Impact Assessment	Vanguardia
Foul and Storm Water Drainage Strategy	PRP
Drainage Layout	PRP
Proposed External Lighting Layout	Halligan Consulting Engineers
Ecological Assessment	RPS

The requisite planning application fee of £1,386 has been paid online by credit card via Planning Portal.

We trust that this application submission is complete. However, should you require any additional information please do not hesitate to contact Victoria Bennion on 0207 399 5884.

Yours faithfully,

Victoria Bennion
Senior Planning Consultant – Planning, Development and Heritage
JLL