

TRANSPORT FOR NEW DEVELOPMENTS –
TRANSPORT ASSESSMENTS AND TRAVEL PLANS

Appendix 4: Travel Plan Statement

Please e-mail the completed form and site location map to
transport.development.control@oxfordshire.gov.uk

Planning Application No. 21/04171/F

Contact Information			
Developer	Paloma Capital	Consultant	23.5 Degrees
Company:	Paloma Capital	Company:	23.5 Degrees
Address:	Henry Wood House, 2 Riding House St, London W1W 7FA	Address:	Unit 3 Hedge End Retail Park Hedge End Southampton, SO30 4RT
Contact person:	Gemma Barrett	Contact person:	Gemma Barrett
Tel:	07702540713	Tel:	07702540713
E-mail:	gemma.barrett@23-5degrees.com	E-mail:	gemma.barrett@23-5degrees.com

Development Details	
Brief Description of the development	Re-development of part of existing car park to provide a drive-thru cafe; together with associated car parking, servicing and access; landscaping and all associated works
Description of the location (Please attach a location map in .pdf format when submitting this form)	The application site (Site 3) is located circa 1 mile north east of Banbury Town Centre and currently forms part of the wider Jacob Douwe Egberts (JDE) site, located on Ruscote Avenue. It is an established industrial area, with excellent vehicular connections to the M40, via Hennef Way.
Postcode	OX16 2QU
Number/Street Name/Road	Jacobs Douwe Egberts, Ruscote Avenue, Banbury
Town	Banbury
Size (GFA/no of units)	1 unit GIA: 204m2
Planned date of opening	
Travel Information	
Anticipated number of site occupants (week day and weekends, per day)	On average site occupancy is expected to be between 300 and 400 per day on both weekdays and weekends Takeaway - 150, Dine In - 35, Drive Thru 50
Anticipated number of staff (week day and weekends, per day)	Monday - Friday 3-5 staff on shift at one time Saturday - Sunday 3-7 staff on shift at one time
Anticipated number of visitors (week day and weekends, per day)	On average site occupancy is expected to be between 300 and 400 per day on both weekdays and weekends
Please insert information here concerning any expected deliveries to the site	Food deliveries are expected every other day, in compliance with planning condition 9. Bin collections 3-4 times a week, in compliance with planning condition 9. Cleaning orders as and when needed, in accordance with condition 9.
Number of car parking spaces will be provided	29 including 2x Disabled Spaces

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within site boundary	
Number of delivery parking spaces (and size) will be provided within site boundary	1 delivery bay 3.5m wide by 13.5m long
What facilities are there for pedestrians – on site and off site? E.g. pavements, crossings, lighting, signage etc	The site is equipped with pavements, external lighting, multiple pedestrian crossings, Pedestrian routes and signage
What facilities are there for cyclists – on site and off site? E.g. on-road or off-road cycle lanes.	4 No. Sheffield stands are located on site and off road adjacent to the drive thru unit as per the attached site plan.
Number of cycle parking spaces that will be provided and where will it be provided?	4 No. Sheffield stands are located as shown on the attached plan (to the south east of the unit.) These provide parking for 8 bicycles.
Will the cycle parking be covered? If not will it be covered in the future?	Cycle store will be covered details can be found in submission for discharge of condition 4
Please provide information on bus services in the vicinity of the site e.g. routes, frequencies	B8 and B9 buses from Ruscote avenue 5 minute walk from the site and are every 10-20 minutes B9 Bus can also be reached from Longelandes Way, a 2 minute walk across ruscote avenue from the site and runs every 15 minutes B4 bus can also be reached from Lockhead Close a 5 minute walk from site, which runs
How far are the nearest bus stops from the development and where are they located?	Ruscote avenue/parklands bus stop is a 5 minute walk from the site Longelandes Way bus stop is a 2 minute walk rom the site Lockhead Close is a a 5 minute walk from site
Please provide information on train services in the vicinity of the site e.g. routes, frequencies	Banbury train station is 1.6 miles from the site and runs services to other local towns as well as Manchester London and Bournemouth. Train services to all destinations are at least every hour, in most cases more frequent.
How far is the nearest train station from the development and where is it located?	Banbury train station is 1.6 miles from the site.
Please outline any specific issues raised in the Transport Statement and explain how this Travel Plan Statement will address them	N/A

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Travel Plan Statement Objectives	
<p>All Oxfordshire County Council Travel Plan Statements should have the following key objectives:</p> <ul style="list-style-type: none"> • To reduce the need to travel to and from the development • To reduce single occupancy car travel to and from the development • To promote walking as a healthy and sustainable way of travelling to and from the development • To promote cycling as a healthy and sustainable way of travelling to and from the development • To encourage the use of public transport where walking and cycling are not possible 	
<p>Please insert any additional site specific objectives here</p>	<ul style="list-style-type: none"> • N/A
Measures and Initiatives	
<p>The appointment of a person to be responsible for the implementation of measures is essential. Please insert their name and contact details here if known. If not, please insert information on how and when this person will be identified.</p>	<p>Name: Gemma Barrett Address: N/A Phone Number: 07702540713 E-mail address: gemma.barrett@23-5degrees.com</p>
<p>How will the objectives of the Travel Plan Statement be promoted to the site occupants and visitors?</p>	<ul style="list-style-type: none"> • For example, through the use of marketing materials and promotional activities Through the use of marketing materials, Through the hiring process
<p>In the section below, please describe the measures which will be implemented to achieve each of the Travel Plan Statement’s objectives outlined above.</p> <p>Please describe at least three measures for each objective.</p>	
<p>Measures to reduce the need to travel to the development</p>	<p>Car Sharing, and recruitment of people form the local area</p>
<p>Measures to reduce single occupancy car use to the development</p>	<p>Car Sharing within the team</p>
<p>Measures to promote walking as a way to travel to the development</p>	<p>Recruitment of people form the local area</p>
<p>Measures to promote cycling as a way to</p>	<p>Recruitment of people form the local area, Provision of safe and covered cycle storage</p>

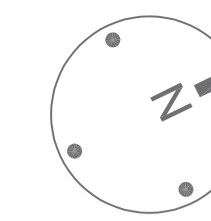
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travel to the development	
Measures to promote public transport as a way to travel to the development	Recruitment of people from the local area
Please insert any additional measures to support any site specific objectives here.	N/A
Monitoring and Review	
The measures identified within this Travel Plan Statement should be regularly reviewed and updated where necessary. This will help to ensure that the aims of the Statement are successfully achieved.	
What will be the date of the first review? (Month and Year)	August 2023

Thank You

Please e-mail the completed form and site location map to
transport.development.control@oxfordshire.gov.uk

Please note that location map should be submitted in .pdf format and clearly show the development and all of the main features referred to in the statement above e.g. bus stops, pedestrian routes etc.



General Notes

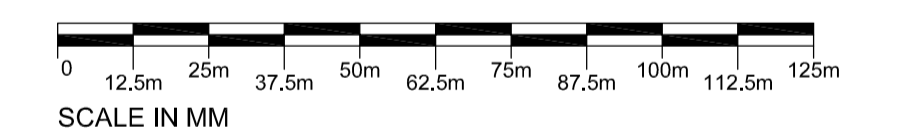
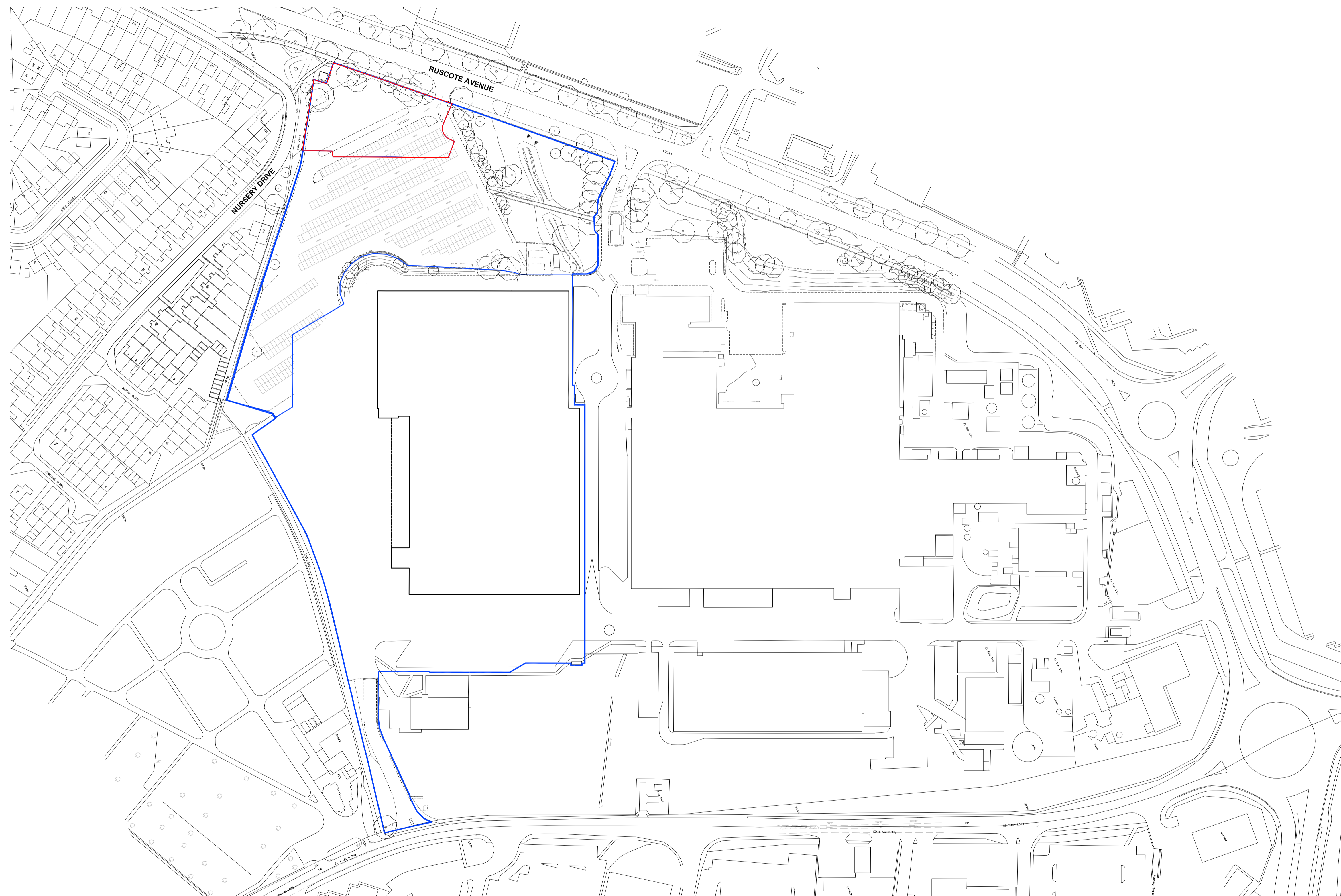
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Drawings, specifications and schedules are to be read in conjunction with the following where applicable: Employer's Requirements documents, Agreements to Lease, Structural Engineer's drawings and specifications, Civil Engineer's drawings and specifications, Survey Drawings, Party Wall Boundary Awards. Other specialist design consultant's requirements as appointed by the Main Contractor. Other specialist design sub-contractor's requirements as appointed by the Main Contractor.

Notes

KEY:

- ▬ Site Boundary
- ▬ Areas under applicant's ownership



PL1	Issued for Planning	14.07.21	SL	GW
REV	NOTES	DATE	BY	AUTH

DARLING ASSOCIATES ARCHITECTS

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DRAWING STATUS

Planning

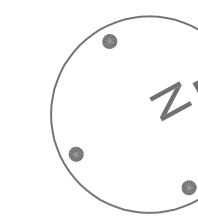
TITLE
Existing Site Location Plan

PROJECT
Ruscote Avenue, Banbury - Site 3

SCALE AT A1: 1:1250
SCALE AT A3: 1:2500

JOB NO.	DRAWING	REV
16061	(01)-S3-S-000	PL1

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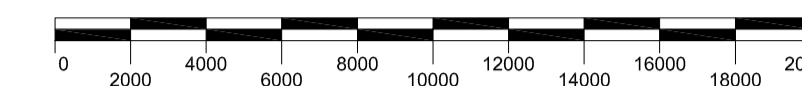


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Notes



SCALE BAR IN mm

GENERAL NOTES:

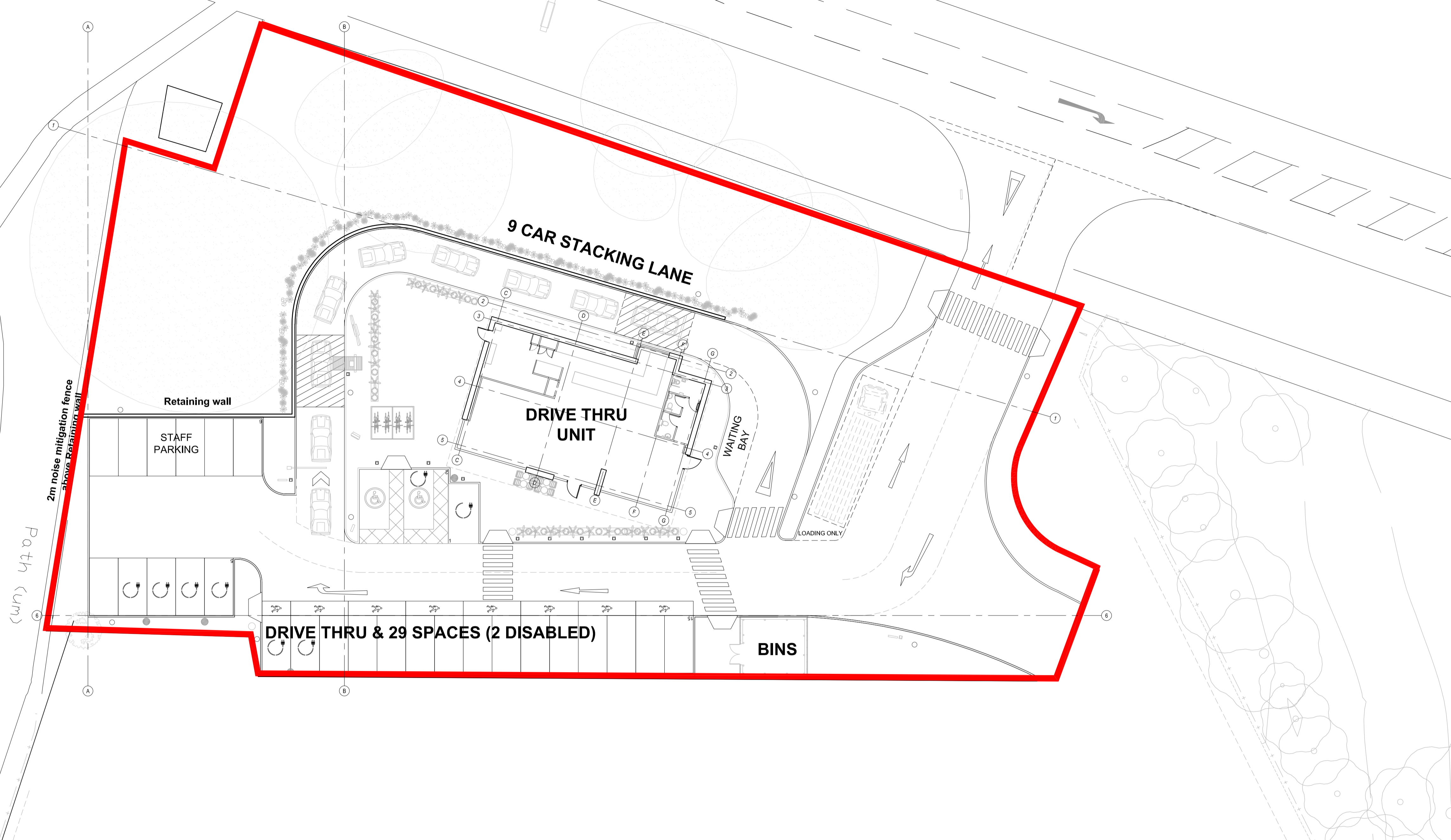
- ALL WORK MUST BE CARRIED OUT TO TOTAL SATISFACTION OF BUILDING CONTROL & MUST COMPLY WITH CURRENT BUILDING REGULATIONS & RELEVANT CODES OF PRACTISE, ETC. & LOCAL BYLAWS.
- ALL WORKMANSHIP & MATERIALS TO BE TO TOTAL SATISFACTION OF BUILDING INSPECTOR.
- ALL WORKMANSHIP TO COMPLY WITH B.S.8000.
- ALL MATERIALS MUST HAVE AGREEMENT CERTIFICATE / BRITISH STANDARDS KITEMARK.
- UNDERSIDE OF ROOF STRUCTURE AND INSIDE FACE OF WALLS ABOVE WINDOW HEAD LEVEL ARE TO BE EXPOSED IN THE STARBUCK'S INTERIOR DESIGN. IT IS THEREFORE ESSENTIAL THAT THE INSIDE OF THE FABRIC IS UNDAMAGED AND CLEAN
- CONTRACTOR IS RESPONSIBLE FOR ENSURING FLOOR SLAB IS A LEVEL SURFACE READY FOR LAYING NEW FLOOR TILING (BY SHOPFITTER)
- ALL NEW TIMBER USED WITHIN STORE TO BE TANALISED & SUITABLY TREATED.
- GLAZING TO EXTERNAL WALLS & DOORS MUST COMPLY WITH B.S. 6262.
- ALL GLAZING TO DOORS & SIDE PANELS UP TO A HEIGHT OF 1500mm ABOVE GROUND LEVEL TO BE SAFETY GLASS AS DEFINED IN B.S.6206 1981.
- EXPOSED SOFFIT OF PLYWOOD AND RAFTERS TO BE TREATED WITH "AQUAFIRE" OR SIMILAR CLEAR COATING TO GIVE CLASS 1 SURFACE SPREAD OF FLAME RATING.
- THE CONSTRUCTION SHALL PROVIDE U VALUES AS FOLLOWS:
 - FLOOR - 0.14 WM2
 - WALLS - 0.20 WM2
 - ROOF - 0.18 WM2
 - GLAZING - 1.40 WM2
 - SOLID DOORS - 2.20 WM2
 - THERMAL BRIDGE AVERAGE - 0.04 (CALCS TO BE PROVIDED FOR JUNCTIONS OF <0.08)
- THE DEVELOPER WILL DESIGN THE SHELL TO SHOW COMPLIANCE WITH AIR LEAKAGE OF 5.0M3/HOUR/M2 AT GPa OR BETTER. A CERTIFICATE AND PROOF OF COMPLIANCE WILL BE REQUIRED FOR HANDOVER OF A SEMEPC WHICH INCLUDES BOTH SHELL & ALL FIT OUT DESIGN ASPECTS REQUIRED ON COMPLETION OF THE FIT OUT.
- FOR EXTERNAL LEVEL INFORMATION SEE STRUCTURAL ENGINEER'S DRAWINGS

GENERAL STRUCTURAL NOTES:

- REFER TO STEEL SUB-CONTRACTOR DESIGN AND DETAILED DRAWINGS FOR STEEL FRAME.
- SEE ENGINEER'S DESIGN AND DETAILED DRAWINGS FOR FOUNDATIONS AND SLAB LAYOUT.
- SEE ENGINEER'S DESIGN AND DETAILED DRAWINGS FOR SURFACE WATER DRAINAGE LAYOUT.
- DRAINAGE POINTS ARE INDICATIVE ONLY. FINAL LOCATIONS TO BE ADVISED BY STARBUCKS BEFORE CONSTRUCTION.

GENERAL SERVICES NOTES:

- SEE M+E SUB-CONTRACTORS DESIGN AND DETAILED DRAWINGS FOR BUILDING AND SITE SERVICES.
- WASTES W/WT TO BE HEF/WORTH OR EQUIVALENT 100mm DIA REST BENDS TO TAKE 100 mm UPVC SOIL PIPE/WC/ BASIN/SINK CONNECTIONS TOP OF COLLAR SET AT FFL
- ALL WASTE AND POP UP POINTS ARE INDICATIVE ONLY. FINAL LOCATIONS TO BE ADVISED BY STARBUCKS BEFORE CONSTRUCTION.



C01	Construction Issue	07.10.22	SL	GW
CON01	Contract Issue	12.08.22	SL	GW
T02	Issued for Tender	11.05.22	SL	GW
T01	Issued for Tender	21.01.22	SL	GW
DR2	Issued for Review	22.12.21	SL	GW
DR1	Issued for Review	17.12.21	SL	GW
REV	NOTES	DATE	BY	AUTH

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DRAWING STATUS

Construction

TITLE

Proposed Block Plan

PROJECT

Ruscote Avenue, Banbury - Phase 3

SCALE AT A1:

1:200

SCALE AT A3:

N.T.S.

JOB NO.

16061

DRAWING

(03)-S3-S-001

REV

C01

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