

DARLING ASSOCIATES  
ARCHITECTS

Travel Plan

# PLANNING CONDITION 05

Site 3 - JDE

Ruscote Avenue, Banbury

Planning Permission Nr.: 21/04171/F

December 2022

Revision C



## Condition 05

### Overview

Prior to the first occupation of the development a Travel Plan, prepared in accordance with the Department of Transport's Best Practice Guidance Note "Using the Planning Process to Secure Travel Plans" and its subsequent amendments and a Travel Plan Statement setting out how this phase will contribute to the overall site Travel Plan, shall be submitted to and approved by the Local Planning Authority. Thereafter, the approved Travel Plan shall be implemented and operated in accordance with the approved details.

## Condition 05

### Existing Condition

#### SITE DESCRIPTION

The application site (Site 3) is located circa 1 mile northeast of Banbury Town Centre and forms part of the wider Jacobs Douwe Egberts (JDE) site, located on Ruscote Avenue. It is currently underutilised, comprising of car parking and an area to the front which is laid to grass.

#### EXISTING HIGHWAY NETWORK

Access to the site is currently provided off Ruscote Avenue via a right-hand turn lane west bound from the A422 and is accessed directly from the A422 if travelling east bound.

The A422 is lit and is subject to a 40mph speed limit up to the 4-arm roundabout to the existing retail park. The speed limit then changes to 50mph. The A422 provides the main through route to the site if accessing it from both eastbound and westbound. There are two 4-arm roundabouts to the east connecting the A422 to the M40 and access to Banbury town centre and the railway station.

The A422 is a single carriageway road up to a 4-arm roundabout where it changes to become dual carriageway.

#### FOOT AND CYCLE PROVISION

A lit shared footway/cycleway runs along the A422 from the site access and a shared facility continues at the 4-arm roundabout junction of the A422/Southam Road providing a safe connection into the town centre.

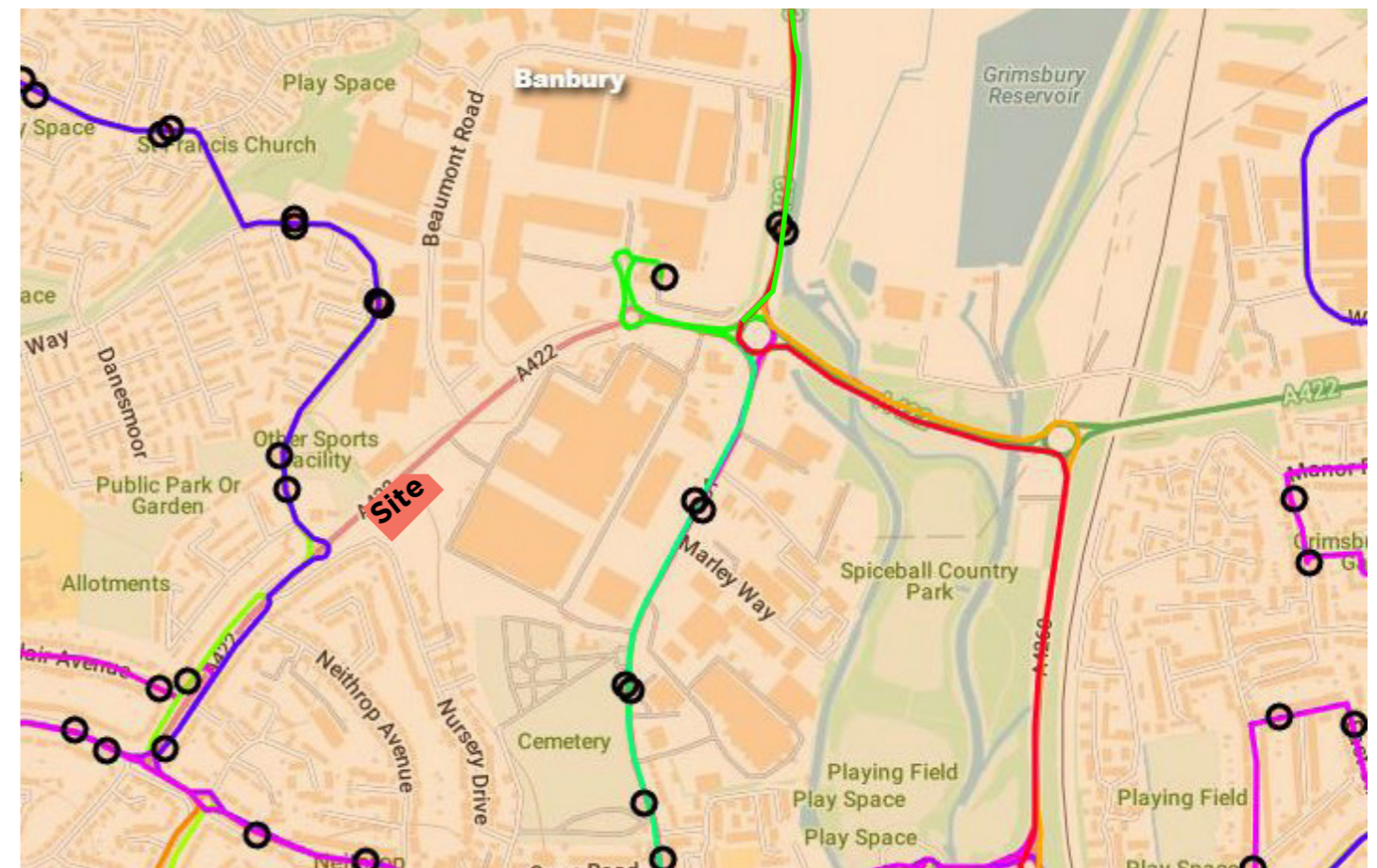
#### PUBLIC TRANSPORT PROVISION

The closest bus stop to the proposed development is located on the A422 approximately 450m walking distance to the south-west of the site. The bus stops are served by the B8 and B9 bus services, which are summarised in Table 1 (Adjacent). Figure 1 also details the routes of local buses near to the site. All 3 Buses which run close to the site run to the centre of Banbury town, Bridge street which offers multiple other bus services as well as being within close proximity to Banbury Railway Station.

With regard to rail services, Banbury Railway Station is located approximately 1.6km from the site. The station, which is operated by Chiltern Railways, provides direct connections to Birmingham and London with three services provided an hour in each direction.

**Table 1** - Summary of Local Bus Services

No.	Route	Frequency & First and Last Services					
		Mon - Fri		Sat		Sun	
B8	Banbury Town Centre – Ruscote Avenue – Banbury Town Centre	90 mins		-		-	
		First	Last	-	-	-	-
		09:45	16:45				
B9	Banbury Town Centre – Ruscote Avenue – Banbury Town Centre	15 mins		15 mins		60 mins	
		First	Last	First	Last	First	Last
		06:20	22:45	06:20	23:45	08:20	18:20
B4	Banbury Town Centre – Ruscote Avenue – Banbury Town Centre	30 mins		15 mins		-	
		First	Last	First	Last	-	-
		06:07	18:51	06:42	18:41		



**Figure 1** - Local Bus Service Map

**Key**

<span style="color: magenta;">—</span>	- B8
<span style="color: blue;">—</span>	- B9
<span style="color: green;">—</span>	- B4

# Condition 05

## Travel Plan

STARBUCKS DRIVE THRU

Banbury DT

### Introduction

This travel plan sets out in detail the commitments that 23.5 Degrees Ltd t/a Starbucks will deliver as part of their commitment to a sustainable site management at Banbury DT in . These are intended to deliver the lowest practical level of car use to, from and within the Banbury DT development, as well as providing high quality and easy to use opportunities for alternative modes of transport, where available. This travel plan will be made available to all members of staff at the time they join the team, as well as displayed on the information board in the back of house.

### Objectives

**The purpose of this Travel Plan Statement is to reduce single occupancy vehicle trips to and from the site.**

- Improve health and wellbeing, and reduce absenteeism from ill health
- reduce/eradicate parking problems
- reduce stress levels
- reduce CO2 emissions
- reduce congestion
- meet environmental objectives
- demonstrate corporate social responsibility
- ensure everyone is well informed of their sustainable travel options to the site

### Travel Plan Coordinator

The responsibility for the review and promotion of the travel plan will lie with the store manager.

### Measures to promote sustainable travel options

#### Cycle, motorcycle and car share parking

There are bike racks available staff member and for short-term bike parking for customers.

We aim to schedule our team members on shifts allowing them to car share and travel to work together, were possible. We will review availability and car share opportunities regularly and proactively during team meetings and more often if circumstances change.



Starbucks will support a strict parking regime as implemented and applied to all staff cars. No employees working within the development that live within 2 miles of the development or within 1km of a bus route serving the development will be permitted to park on-site unless they have a genuine reason to use the car as a mode of transport.

### Public Transport

We will review available public transport links and detail these in the final version of the travel plan ahead of the proposed store opening.

Timetables can be downloaded here:  
<https://www.stagecoachbus.com/timetables>

### Personalised Travel Planning

The role of the Travel Plan Coordinator (as confirmed above) is to highlight non-car travel opportunities, along with reasons why non-car travel is better (i.e. general health benefits) but also how car sharing amongst Starbucks partners can save money and benefit the environment.

### Action Plan

The action plan below will evolve continually. It will be developed and delivered by the store team, in an aim to gain support from the whole team and enable all of our staff to be informed and in a position to engage customers in conversations to promote sustainable travel to and from site.

Actions and Measures	Date to Deliver	Person Responsible
<b>Promote walking</b> <ul style="list-style-type: none"><li>• Review possible incentives to promote walking to work, e.g. "Walk to work week"</li></ul>	TBC (dependent on opening date)	Store Team
<b>Promote cycling</b> <ul style="list-style-type: none"><li>• Review possible incentives to promote cycling to work, e.g. "Ride to work day"</li></ul>	TBC (dependent on opening date)	Store Team
<b>Promote Public Transport</b> <ul style="list-style-type: none"><li>• Create bus schedule and review whether the shift patterns can be aligned.</li></ul>	TBC (dependent on opening date)	Travel Plan Coordinator
<b>Promote Car Sharing</b> <ul style="list-style-type: none"><li>• Create a list of drivers in team and their route to work as well as locations of those team members that do not drive and evaluate car share opportunities.</li></ul>	TBC (dependent on opening date)	Travel Plan Coordinator



# Condition 05

## Travel Plan Statement

Planning Application No. 21/04171/F

### Contact Information

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

### Development Details

<b>Brief Description of the development</b>	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
<b>Description of the location (Please attach a location map in .pdf format when submitting this form)</b>	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.
<b>Postcode</b>	OX16 2QU
<b>Number/Street Name/Road</b>	Jacobs Douwe Egberts, Ruscote Avenue, Banbury
<b>Town</b>	Banbur
<b>Size (GFA/no of units)</b>	1 unit GIA: 204m2
<b>Planned date of opening</b>	TBC, expected August 2023

### Travel Information

<b>Anticipated number of site occupants (week day and weekends, per day)</b>	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
<b>Anticipated number of staff (week day and weekends, per day)</b>	Monday - Friday 3-5 staff on shift at one time Saturday - Sunday 3-7 staff on shift at one time
<b>Anticipated number of visitors (week day and weekends, per day)</b>	On average site occupancy is expected to be between 300 and 400 per day on both weekdays and weekends
<b>Please insert information here concerning any expected deliveries to the site</b>	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.
<b>Number of car parking spaces will be provided within site boundary</b>	29 including 2x Disabled Spaces

<b>Number of delivery parking spaces (and size) will be provided within site boundary</b>	1 delivery bay 3.5m wide by 13.5m long
<b>What facilities are there for pedestrians – on site and off site? E.g. pavements, crossings, lighting, signage etc</b>	The site is equipped with pavements, external lighting, multiple pedestrian crossings with Dropped Kerbs and tactile paving, Pedestrian routes and signage.  Lockers will be provided for all staff within the building for locker facilities for staff and lockers for staff that may cycle to work
<b>What facilities are there for cyclists – on site and off site? E.g. on-road or off-road cycle lanes.</b>	4 No. Sheffield stands are located on site and off road adjacent to the drive thru unit as per the attached site plan.  Lockers will be provided for all staff that may cycle to work within the building.
<b>Number of cycle parking spaces that will be provided and where will it be provided?</b>	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.
<b>Will the cycle parking be covered? If not will it be covered in the future?</b>	The Cycle store provided will be covered and is located close to both the staff entrance and the main entrance of the café. Details can be found in submission for discharge of condition 4
<b>Please provide information on bus services in the vicinity of the site e.g. routes, frequencies</b>	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 every 30 minutes.  All bus stops close to the café have bus shelters with seating.
<b>How far are the nearest bus stops from the development and where are they located?</b>	Ruscote avenue/parklands bus stop is a 5 minute walk from the site Longelandes Way bus stop is a 2 minute walk from the site Lockhead Close is a 5 minute walk from site
<b>Please provide information on train services in the vicinity of the site e.g. routes, frequencies</b>	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.
<b>How far is the nearest train station from the development and where is it located?</b>	Banbury train station is 1.6 miles from the site.
<b>Please outline any specific issues raised in the Transport Statement and explain how this Travel Plan Statement will address them</b>	N/A

# Condition 05

## Travel Plan Statement

TRANSPORT FOR NEW DEVELOPMENTS –

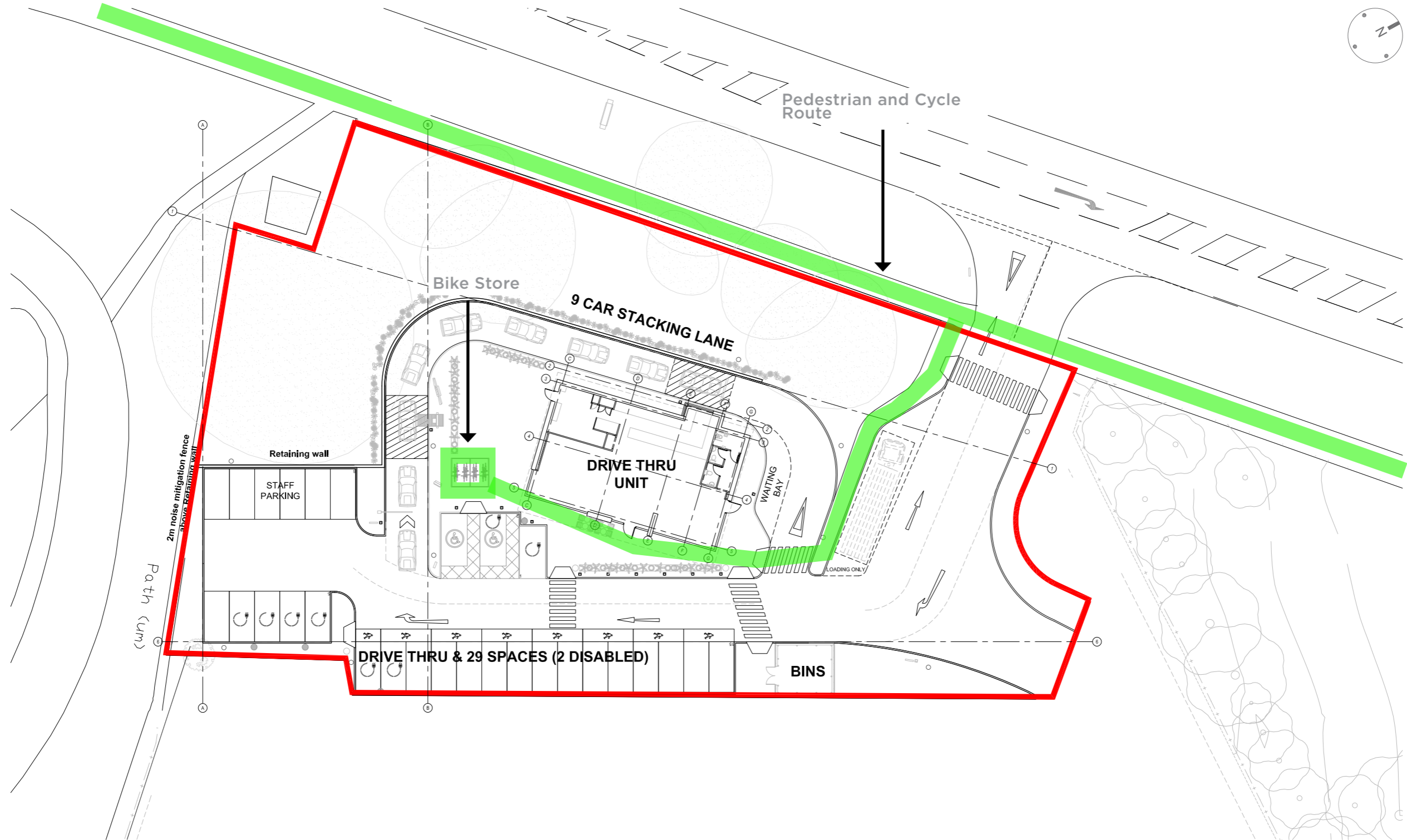
TRANSPORT ASSESSMENTS AND TRAVEL PLANS

<b>Travel Plan Statement Objectives</b>	
<p><b>All Oxfordshire County Council Travel Plan Statements should have the following key objectives:</b></p> <ul style="list-style-type: none"> <li>To reduce the need to travel to and from the development</li> <li>To reduce single occupancy car travel to and from the development</li> <li>To promote walking as a healthy and sustainable way of travelling to and from the development</li> <li>To promote cycling as a healthy and sustainable way of travelling to and from the development</li> <li>To encourage the use of public transport where walking and cycling are not possible</li> </ul>	
<p>Please insert any additional site specific objectives here</p>	<ul style="list-style-type: none"> <li>N/A</li> </ul>
<b>Measures and Initiatives</b>	
<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: Address: Phone Number: Gemma Barrett E-mail address: 07702540713 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"> <li>For example, through the use of marketing materials and promotional activities</li> </ul> <p>Through the use of marketing materials Through the hiring process: By: 1. Provide copies of relevant documents at interviews 2. Include map of bus stops in marketing information 3. Provide information on community boards in existing Starbucks cafes and this one upon opening</p>
<p><b>In the section below, please describe the measures which will be implemented to achieve each of the Travel Plan Statement’s objectives outlined above.</b></p> <p><b>Please describe at least three measures for each objective.</b></p>	
<p><b>Measures to reduce the need to travel to the development</b></p>	<p>1, Car Sharing, 2, Recruitment of Staff from the local area 3, Review / Promote local off site parking facilities 3. Where possible, virtual meetings will take place with the team, to reduce requirement to come to site.</p>
<p><b>Measures to reduce single occupancy car use to the development</b></p>	<p>1, Car Sharing within the team. 2, Promote use of public transport and provide route / timetable info 3, Promote Bike 2Work scheme</p>
<p><b>Measures to promote walking as a way to travel to the development</b></p>	<p>1, Recruitment of people from the local area, 2, Promote health benefits 3, Promoting use of bus services requiring walking</p>
<p><b>Measures to promote cycling as a way to</b></p>	<p>1, Recruitment of people from the local area 2, Provision of safe and covered cycle storage. 3, Promote bike to work Scheme</p>

<p>travel to the development</p>	<p>4 Lockers for staff</p>
<p><b>Measures to promote public transport as a way to travel to the development</b></p>	<p>1, Recruitment of people from the local area 2, Promote use of public transport and provide route / timetable info during interviews 3, Inform availability of public transport links in relevant promotional media</p>
<p><b>Please insert any additional measures to support any site specific objectives here.</b></p>	<p>1 EV charging points, 2 National and local travel initiatives. 3 Bike to work scheme, 4 Walk to work weeks, 5 Bike to work weeks</p>
<b>Monitoring and Review</b>	
<p><b>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.</b></p>	
<p><b>What will be the date of the first review? (Month and Year)</b></p>	<p>August 2023</p>

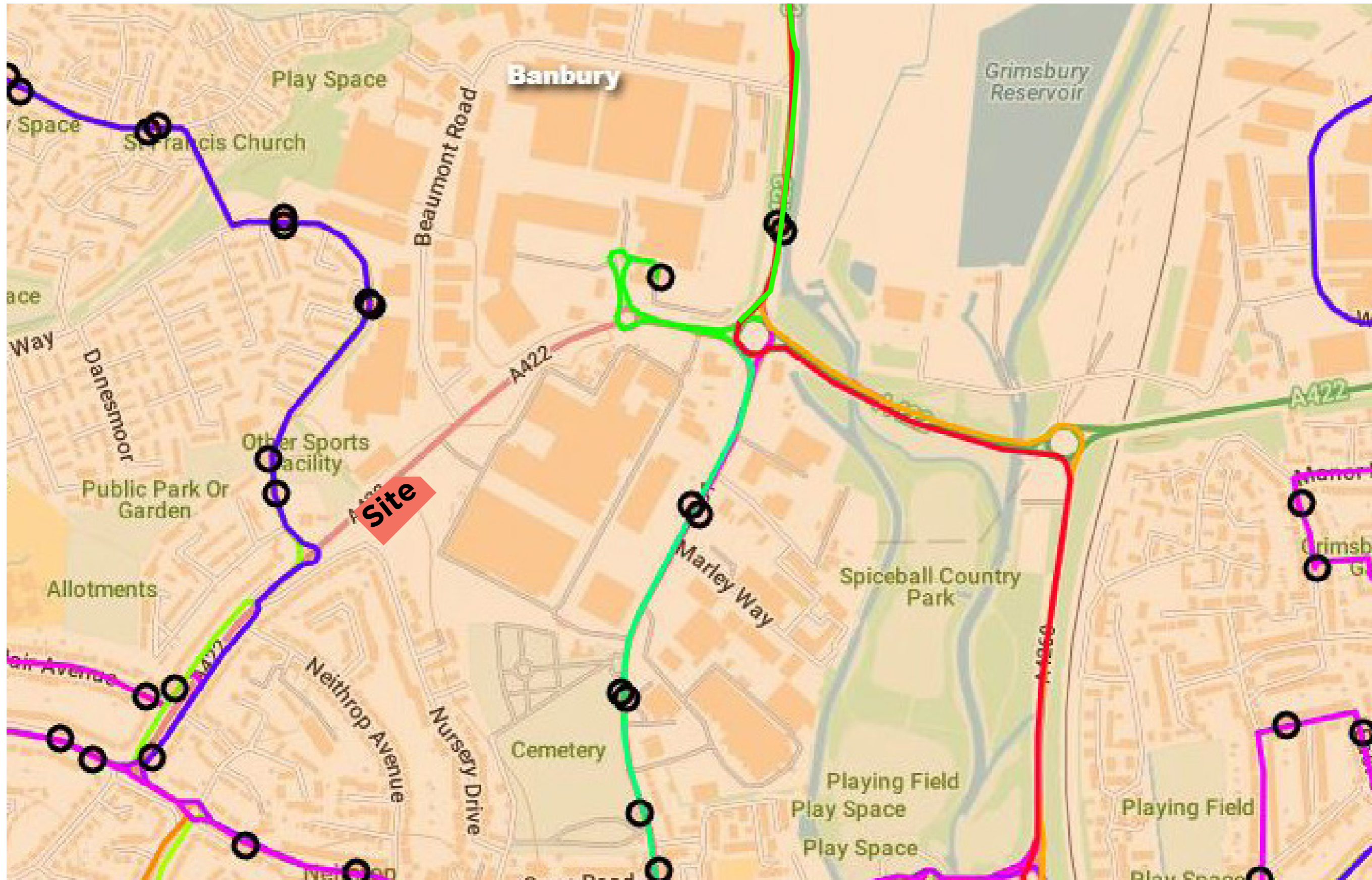
# Condition 05

## Pedestrian and Cycle Routes



## Condition 05

Local Bus stops and Bus routes





# Condition 05

## Site Plan



### General Notes

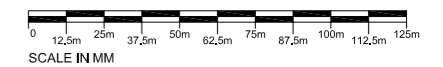
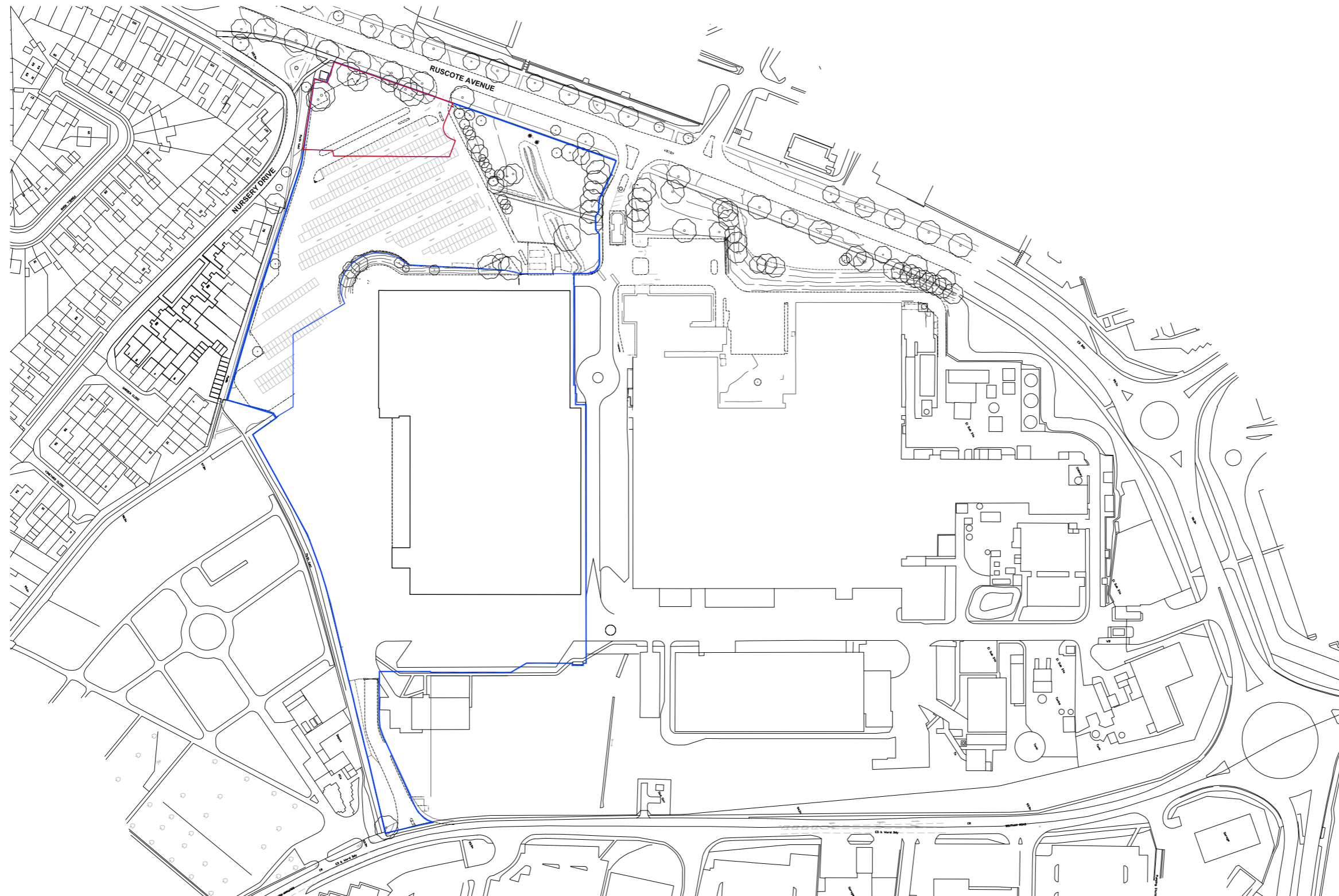
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Drawings, specifications and schedules are to be read in conjunction with the following where applicable: Employer's Requirements documents, Agreements to Lease, Structural Engineer's drawings and specifications, Civil Engineer's drawings and specifications, 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



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

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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.

16061

### DRAWING

(01)-S3-S-000

### REV

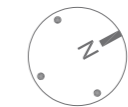
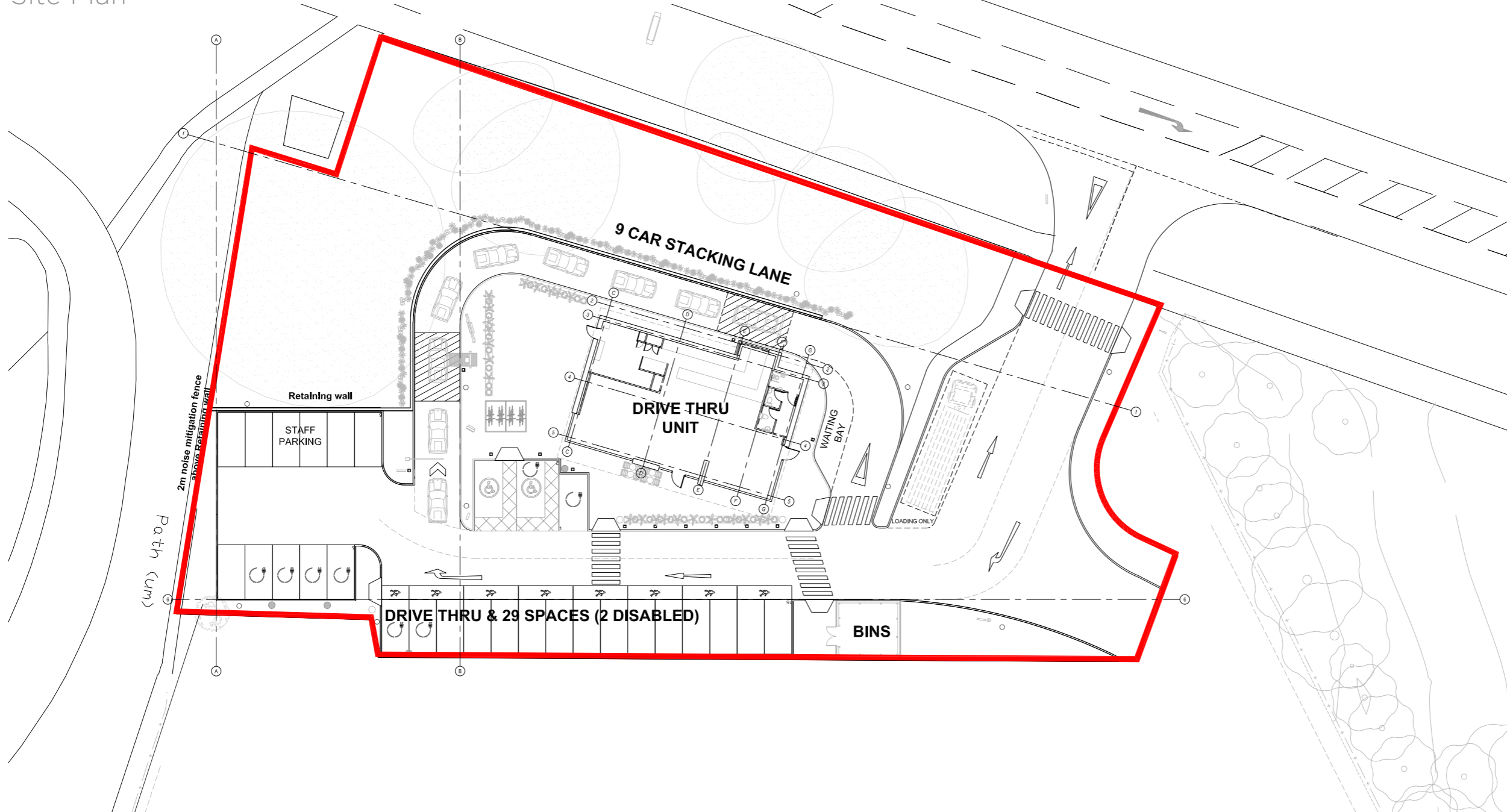
PL1

December 2022

Revision C

# Condition 05

## Site Plan

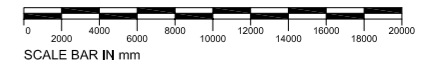


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### Notes



- 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 STARBUCKS INTERIOR DESIGN. IT IS THEREFORE ESSENTIAL THAT THE INSIDE OF THE FABRIC IS UNMAGNIFIED 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 TANNALISED & 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.6266:1991.
  - EXPOSED SOFFIT OF PLYWOOD AND RAFTERS TO BE TREATED WITH 'AQUAFRE' 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 50PA OR BETTER - A CERTIFICATE AND PROOF OF COMPLIANCE WILL BE REQUIRED FOR HANDOVER OF A BREMEPC WHICH INCLUDES BOTH SHELL & ALL FIT OUT DESIGN ASPECTS REQUIRED ON COMPLETION OF THE FIT OUT.
  - FOR EXTERNAL LEVEL INFORMATION SEE STRUCTURAL ENGINEERS 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 W1-W7 TO BE HEPWORTH OR EQUIVALENT 100mm DIA REST BENDS TO TAKE 100 mm UPVC SOIL PIPING/ BASINSINK 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

<b>TITLE</b>		
<b>Proposed Block Plan</b>		
<b>PROJECT</b>		
Ruscote Avenue, Banbury - Phase 3		
<b>SCALE AT A1:</b>		<b>SCALE AT A3:</b>
1:200		N.T.S.
<b>JOB NO.</b>	<b>DRAWING</b>	<b>REV</b>
16061	(03)-S3-S-001	C01

December 2022  
 Revision C

10

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