

**Monte Blackburn Ltd**  
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## **Delivery & Servicing Management Plan**

Site Location: Unit 2, Kalabergos Close, Banbury, OX17 2FJ

Date: 10th August 2023

Proposed Development: Commercial Building within Class use B2 and B8

## Introduction

This delivery and servicing plan has been prepared on behalf of Monte Blackburn Ltd for the development at Land Adj M40 J11 and West of Daventry Road, Banbury for the occupation of Unit B (layout shown in Appendix 1)

### Proposed Development

The proposed development approved under application reference 19/00128/HYBRID is described as:

*“Part A: Full planning application - the development of a new priority junction to the A361, internal roads and associated landscaping with 2 no. commercial buildings having a maximum floorspace of 33,110m<sup>2</sup> and with a flexible use [to enable changes in accordance with Part 6 Class V of the Town and Country Planning (General Permitted Development) Order 2015 (as amended)] within Class B2 or B8 of the Town and Country Planning (Use Classes) Order 1987 as amended, and ancillary Class B1 offices; and*

*Part B: Outline planning application - the development of up to 2 no. commercial buildings having a maximum floorspace of 16,890m<sup>2</sup> and having a flexible use [to enable changes in accordance with Part 6 Class V of the Town and Country Planning (General Permitted Development) Order 2015 (as amended)] within Class B2 or B8 of the Town and Country Planning (Use Classes) Order 1987 as amended, and ancillary Class B1 offices, with all other matters reserved for future approval”*

The delivery and servicing plan has been produced to satisfy condition 19;

*“Prior to the first use or occupation of each building hereby permitted, a delivery and servicing plan for the development shall be submitted to and approved in writing by the Local Planning Authority. Site deliveries and servicing shall thereafter be carried out in accordance with the approved plan.”*

### Location

The planning application site extends approximately north-south and bound by the M40 to the west, Junction 11 to the south, the A361 to the east and open countryside to the north. Part of the full planning permission has already been implemented.

Gateway Shopping Park lies to the west beyond the M40 which includes a variety of large format retail units including Marks & Spencer, Next and Primark in addition to food and beverage operators such as Starbucks, McDonalds and Subway. The wider area to the west of the site includes a range of employment uses including large scale warehousing and manufacturing units.

The site is accessed by the highway network, the A361 and served by the M40 Junction 11 roundabout.

### Occupier

At the time of writing construction has completed on Unit B and the occupier will be Ralph Davies International who provide a supply chain service tailored to food ingredients and food manufacturers. The facility will be used for storage and distribution centre.

Ralph Davies International intend to occupy the premise by November 2023 following fit out works internally scheduled to start September 2023.

## **Aims and Objectives**

This DSP aims to ensure delivery and servicing activity is undertaken as effectively and efficiently as possible.

The key objectives of this DSP are as follows:

- Ensure servicing of the development by refuse collection vehicles and deliveries can take place safely and efficiently; and
- Ensure trips to and from the site by servicing and delivery vehicles are managed so that they do not occur concurrently and that all vehicles can be accommodated within the loading bay provided without having to wait for another vehicle to depart.

There are a range of benefits which can be realised by the implementation of an effective DSP which are as follows;

- Reduce delivery costs and improve security;
- Improve the reliability of deliveries resulting in less disruption to normal business practices;
- Achieve time-savings by identifying unnecessary deliveries;
- Reduce noise and intrusion; and
- Improve the overall environment making it a better place for everyone.

## Delivery Management

### Delivery Details and Vehicle Types

Deliveries to the unit will be undertaken by 44ton articulated HGV's through the service yard. They will enter the site in forward gear and exit the site once again in forward gear. There is sufficient room to accommodate a service vehicle clear of the public highway, within the service yard, should in the very unlikely circumstance delivery to a Unit coincide with other service vehicles arrivals to that Unit. The service yard will operate 24 hours, seven days a week.

Delivery drivers will be issued with an instruction pack with details of necessary actions to be undertaken. The reversing beepers on service vehicles cannot be switched off due to health and safety considerations.

While vehicles are stationary within the yard, their engines and radios will be switched off. In some cases temperate controlled trailers are used and by their nature cannot be switched off. After dark, headlights will be switched off. The final approach to the development will be made with a minimal amount of noise as will the exit from the service yard.

Cars will enter through the car parking access, they will not be permitted to enter through the service yard.

### Trip Data

The table below shows daily traffic flows for Unit B for HGV movements, Cars Monday to Friday and Cars Saturday to Sunday.

HGV		Car Mon – Fri		Car Sat-Sun	
Time	Total Movements	Time	Total Movements	Time	Total Movements
00:01	4	00:01	0	00:01	0
01:00	2	01:00	0	01:00	0
02:00	4	02:00	0	02:00	0
03:00	4	03:00	3	03:00	0
04:00	6	04:00	3	04:00	0
05:00	8	05:00	3	05:00	0
06:00	12	06:00	25	06:00	23
07:00	10	07:00	3	07:00	3
08:00	12	08:00	20	08:00	9
09:00	10	09:00	8	09:00	0
10:00	8	10:00	0	10:00	0
11:00	8	11:00	0	11:00	0
12:00	6	12:00	0	12:00	0
13:00	6	13:00	0	13:00	0
14:00	10	14:00	25	14:00	23
15:00	14	15:00	3	15:00	3
16:00	8	16:00	11	16:00	3
17:00	16	17:00	17	17:00	6
18:00	8	18:00	3	18:00	0

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19:00	10	19:00	6	19:00	0
20:00	6	20:00	0	20:00	0
21:00	6	21:00	0	21:00	0
22:00	4	22:00	20	22:00	20
23:00	4	23:00	0	23:00	0
<b>Total</b>	<b>186</b>	<b>Total</b>	<b>150</b>	<b>Total</b>	<b>90</b>

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## **Conclusion**

The Delivery & Servicing Management Plan will be reviewed periodically taking into account any issues which have arisen, to ensure that additional measures required are implemented.

Details of complaints received by Cherwell District Council will be recorded and details passed to the occupier and landlord to investigate where necessary and to undertake any remedial action.

## Appendix 1

