

Delivery Management Plan

Proposed Costa, Corinthian Park, Cheltenham

Prepared for Hinton Properties

November 2016

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Introduction

1.1 Development Proposals

The application comprises a hybrid planning application split into two parts to reflect two development phases;

Detailed planning permission is sought for the following:

Two B1 office buildings (5,304sq.m. GIA) with ancillary parking;
A1 / A3 Costa Coffee drive thru (204.4sq.m. GIA);
A1 Aldi discount food retail (1,741sq.m. GIA); and
D1 day nursery (502sq.m. GIA).

Outline planning permission is sought for the following:

Two B1 office buildings (8,034sq.m. GIA) with ancillary parking.

The development masterplan is included at **Appendix A**.

1.2 Existing Layout

The site is in the South West area of Cheltenham. It is in an area that comprises residential, employment and retail uses.

Grovefield Way forms the eastern boundary of the site and connects to Hatherley Lane and the A40 in the north, and with Cold Pool Lane and The Reddings in the south. It is a single carriageway road, which is illuminated and subject to a 40mph speed limit.

Grovefield Way joins Hatherley Lane and forms a priority junction onto the partially signalised Arle Court Roundabout on the A40 to the east of the site. A second roundabout is located to the immediate south of the Arle Court Roundabout and this connects Grovefield Way to Hatherley Lane, as well as providing access to the B&Q Superstore and the Arle Court Park and Ride.

The A40 connects Gloucester in the west with Cheltenham in the east and is known locally as Gloucester Road. The A40 is a dual carriageway road in the vicinity of the site, which is subject to the national speed limit of 70mph.

Junction 11 of the M5 motorway is located approximately two kilometres to the west of the site by road and is a grade separated, priority controlled roundabout junction.

The site access road and its junction with Grovefield Way have been agreed in principle with the local highway authority as part of the consented B1 use on the wider site. The site access junction on Grovefield Way and an approximate 160 metre section of the access road has been constructed as part of the BMW Mini car showroom development up to the boundary of the BMW site. This access road will be extended into the application site, as shown on the masterplan at **Appendix A**.

Delivery Management Plan

2.1 Service Deliveries

Deliveries will take place with the vehicles unloading in front of the store entrance and patio as demonstrated in **Appendix B**.

It is forecast that the proposed store would require one daily delivery. Deliveries will be made by small rigid vehicles up to 8.45m in length

Deliveries will be carried out in accordance with the recommendations set out in the Noise Impact Assessment produced by Hoare Lea and will take place daily between 06.00 and 23.00 Monday to Saturday and 08.00 and 18.00 on Sundays.

2.2 Refuse and Recycling Collections

Refuse and recycling collections will be carried out 6 times a week and will be fulfilled through private collection.

The bin store is located on the Western edge of the building and refuse vehicles will utilise the same route as delivery vehicles demonstrated in **Appendix B**.

2.3 Good Neighbour and Operational Safety Practises

Goods delivery is a one-man function carried out by the driver. The standard delivery period is
10-15 minutes;

The following practise will be implemented:

- Keep noise to a minimum
- Switch off the engine, fridge and radio
- The considerate closing of doors (do not slam)

The standard safety practices for both the driver and store staff will be observed. These include:

- All relevant PPE is worn during delivery (boots, jackets, gloves)
- Audible and visible warning devices to be used
- Hi-viz to be worn in all areas at all times
- Only trained persons to be involved
- An awareness of the risks (a risk assessment)

Conclusions

Daily deliveries will take place between 06.00 and 23.00 Monday to Saturday and between 08.00 and 18.00 on Sundays. Deliveries and collections will take place in front of the store entrance and patio and waste will be collected from the bin store on the Western side of the building as demonstrated in **Appendix B**. The delivery vehicles will be fitted with up-to-date technology that minimises noise and delivery staff will receive guidance on good practise procedures to ensure that noise is kept to a minimum during deliveries and collections.

- Preliminary
- Tender
- Legal
- Comment
- Construction
- Planning
- Record

REV	DATE	DESCRIPTION	CHECKED BY
A	31.05.16	REVISION PLACEMENT	D.W
B	14.07.16	REVISED CAR PARKING LAYOUT	D.W
C	16.07.16	REVISED COSTA COFFEE	D.W
D	20.07.16	REVISED PARKING LAYOUT	D.W
E	31.08.16	EXTENDING ALDI STORE TO	L.T
F	01.08.16	ALDI & HDN UNIT REPOSITIONED	D.W
G	08.09.16	COMMUNAL STORAGE ZONE LABELLED	L.T
H	16.09.16	MINOR SITE WIDE AMENDMENTS INCLUDING SCHEDULE OF ASSIGNED PARKING SPACES	D.W
J	05.10.16	UPDATED SITE LEVELS	D.W
K	17.11.16	CYCLE MOTORCYCLE PARKING HDN B STORE ADDED	D.W
L	23.11.16	MINOR SITE WIDE AMENDMENTS INCLUDING RETAINING WALLS AND FENCING	D.W
M	23.11.16	MINOR SITE WIDE AMENDMENTS INCLUDING RETAINING WALLS AND FENCING	D.W



CLIENT: HINTON GROUP
 PROJECT: Phase 2 Corinthian Park Grovetield Way Cheltenham
 TITLE: Proposed Phase 2 Master Plan

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ARCHITECTURE + PLANNING + PRINCIPAL DESIGNER
 A: Remis House, 8 The Croft, Bursford Drive, Bromsgrove, B80 4JE
 T: 01527 578 207
 F: 01527 578 207
 E: mail@ddpdesign.co.uk
 W: www.ddpdesign.co.uk



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 *Drawing subject to topographical survey

Schedule of Accommodation

- Full Application Area
2.46 Hectares / 6.08 Acres
- Outline Application Area
1.67 Hectares / 4.12 Acres

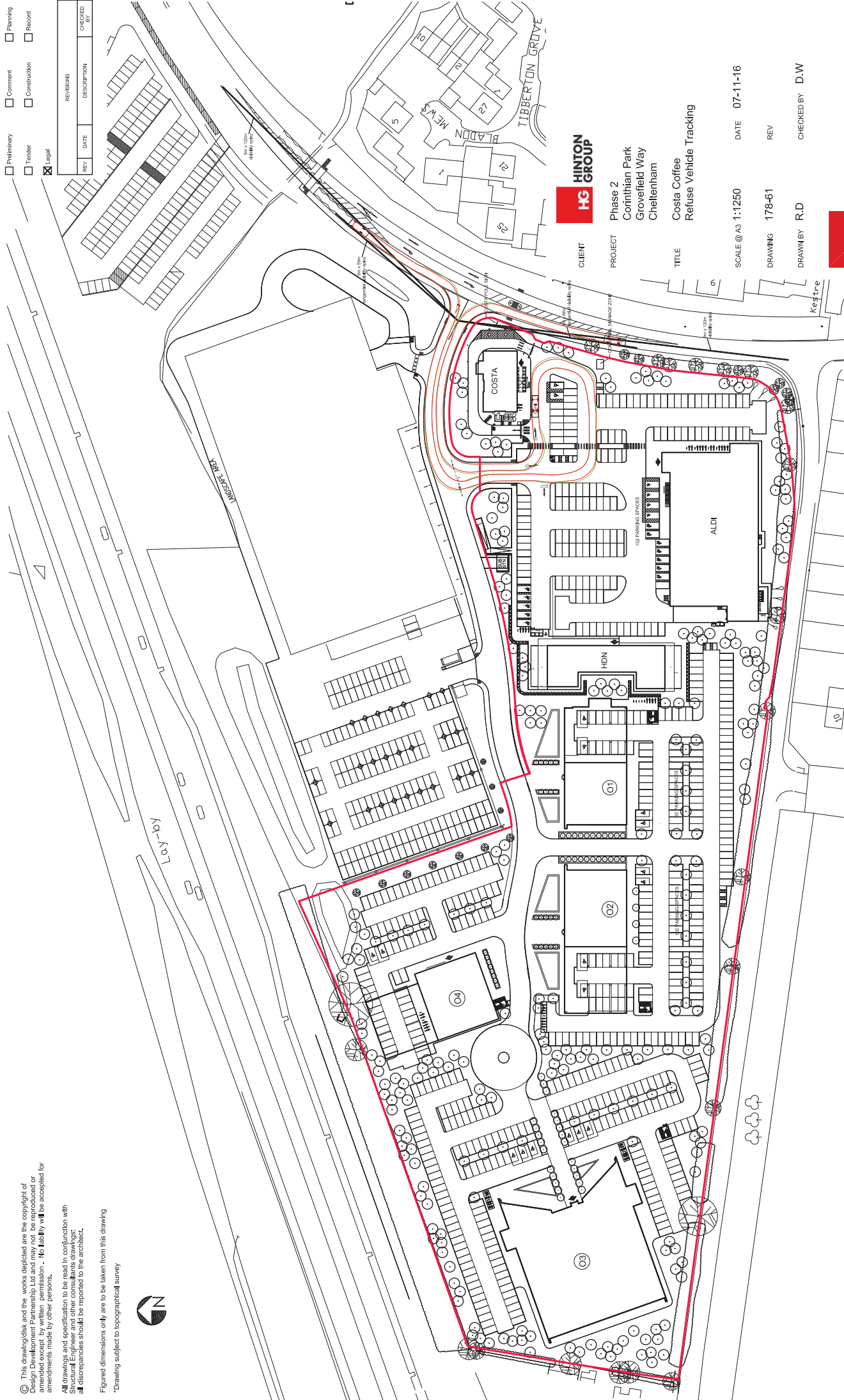
Costa GIA : 2,200 sq ft / 204.4 sq m
 Aldi GIA : 18,740 sq ft / 1741 sq m
 HDN GIA : 5,404 sq ft / 502 sq m
 Office 1 GIA : 24,530 sq ft / 2,279 sq m
 Office 2 GIA : 29,650 sq ft / 2,755 sq m
 Office 3 GIA : 66,470 sq ft / 6,176 sq m
 Office 4 GIA : 20,000 sq ft / 1,858 sq m
 Total Parking : 346 spaces

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CLIENT
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DATE
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0832 Radius Vehicle
 2.00m
 0.50m
 0.25m
 0.125m
 0.0625m

At: Reims House, 8 The Croft, Burnstford Drive, Bromsgrove, B60 4JE
 T: 01527 878 200
 F: 01527 878 207
 E: mail@ddpdesign.co.uk
 W: www.hintongroup.co.uk