

Delivery Management Plan

Proposed Aldi, Corinthian Park, Cheltenham

Prepared for Hinton Properties

May 2018



DDP

**DESIGN
DEVELOPMENT
PARTNERSHIP**

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between nursery & car park

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 (5,034sq.m. GIA) with ancillary parking;
A1 / A3 Costa Coffee drive thru (204sq.m. GIA);
A1 Aldi discount food retail (1,742sq.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 the delivery dock leveller on the Western side of the store as demonstrated in **Appendix B**.

It is forecast that the proposed food retail store would require a single HGV delivery per day but increasing to two deliveries per day for certain times of the year including Christmas and Easter, plus a modest number of smaller vehicles delivering locally sourced fresh produce. Deliveries will be made by vehicles up to 36 tonnes and 16.5m 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.

Deliveries will be managed to ensure that there are never two deliveries on site at the site time, so there will be no opportunity or need for vehicles to wait off site.

To guarantee there are no conflicts between delivery vehicles and car park users, particularly vulnerable users of the nursery, a pedestrian marshal shall guide all delivery manoeuvres ensuring clear instructions are given to drivers and members of the public. Further separation measures include a proposed fence identified in **Appendix C** that will ensure segregation of the nursery building and circulation routes from the car park.

Delivery cages will not be used. The HGV locks on to the service dock and the area is sealed, therefore, all loading and unloading is done internally

2.2 Refuse and Recycling Collections

Refuse and recycling collections will be carried out weekly and will be fulfilled through private collection.

The bin store is located on the Western edge of the delivery ramp 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
½ hour;

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)

Aldi's service vehicles benefit from operational safety improvements including;
Rear Cameras;
Audible Warning Systems (Reversing alarm always switched off outside store opening Hours); and
Reversing Object Sensors.

On those circumstances when a HGV arrives whilst the store is open, and if practical, the following measures will be implemented;
The store will be advised of the expected arrival time of the HGV approximately 30 minutes in advance of the HGV arriving at the store;
A banksman may be deployed if the car park is busy.

The purpose of these measures is to minimise the opportunity of pedestrians walking behind a reversing HGV.

CONCLUSIONS

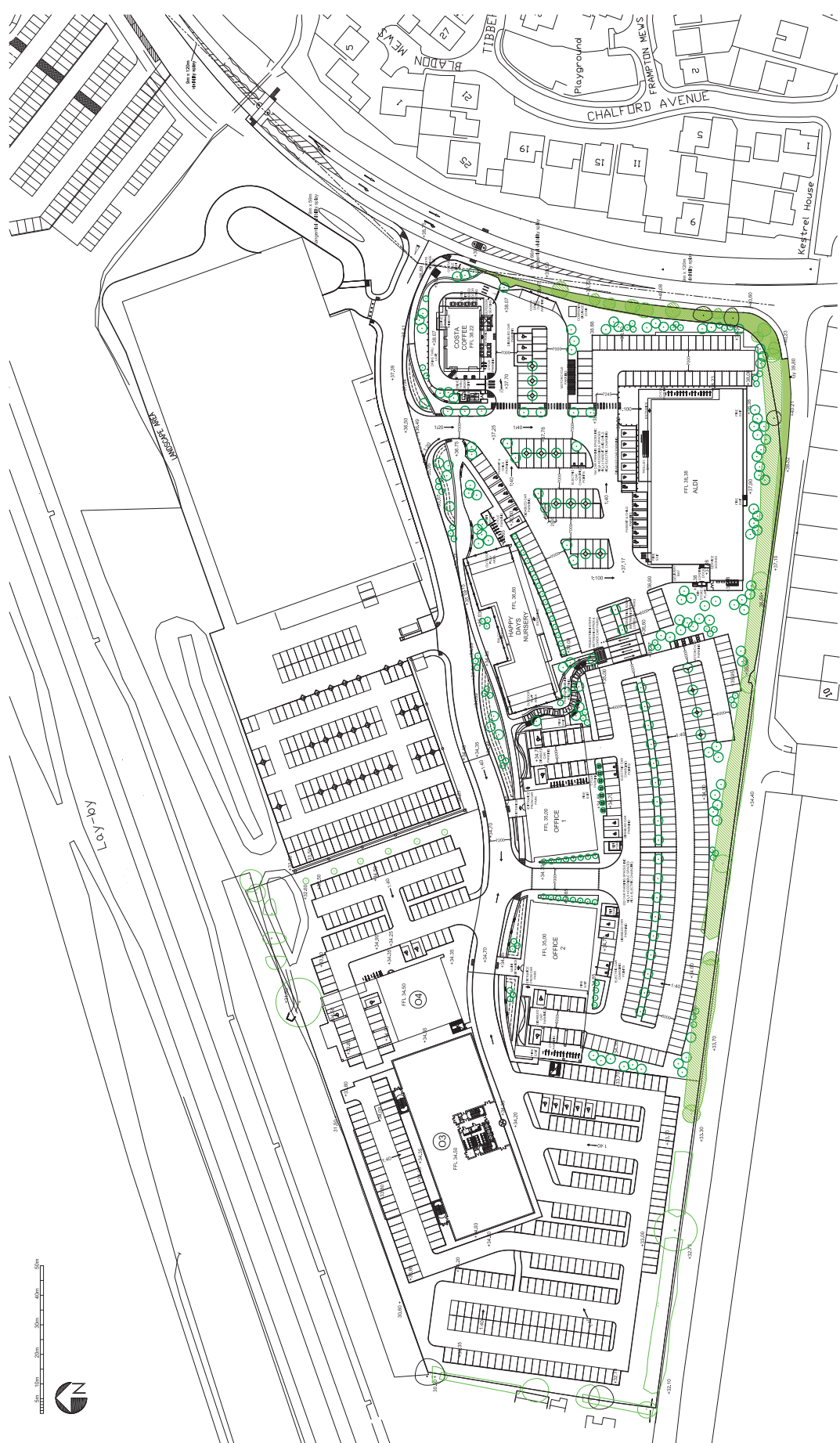
Conclusions

Daily deliveries will take place between 06.00 and 23.00 Monday to Saturday and between 08.00 and 18.00 on Sundays. Deliveries will take place within the delivery dock leveller on the Western side of the store and waste will be collected from the bin store to the West of the delivery ramp as shown in **Appendix B**.

To guarantee there are no conflicts between delivery vehicles and car park users, particularly vulnerable users of the nursery, a pedestrian marshal shall guide all delivery manoeuvres ensuring clear instructions are given to drivers and members of the public.

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.

REVISIONS				
NO.	DATE	DESCRIPTION	PREPARED BY	CHECKED BY
1	15/05/17	ISSUED FOR PERMIT	...	...
2	15/05/17	ISSUED FOR PERMIT	...	...
3	15/05/17	ISSUED FOR PERMIT	...	...
4	15/05/17	ISSUED FOR PERMIT	...	...
5	15/05/17	ISSUED FOR PERMIT	...	...
6	15/05/17	ISSUED FOR PERMIT	...	...



Phase 2
Cottman Park
Groveheld Way
Cheltenham

Proposed Block Plan

SCALE: 1:500 DATE: 21-06-17

DRAWN: 178 BG REV: B

CHECKED: LT

DESIGNED: DW

DDP DESIGN PARTNERSHIP

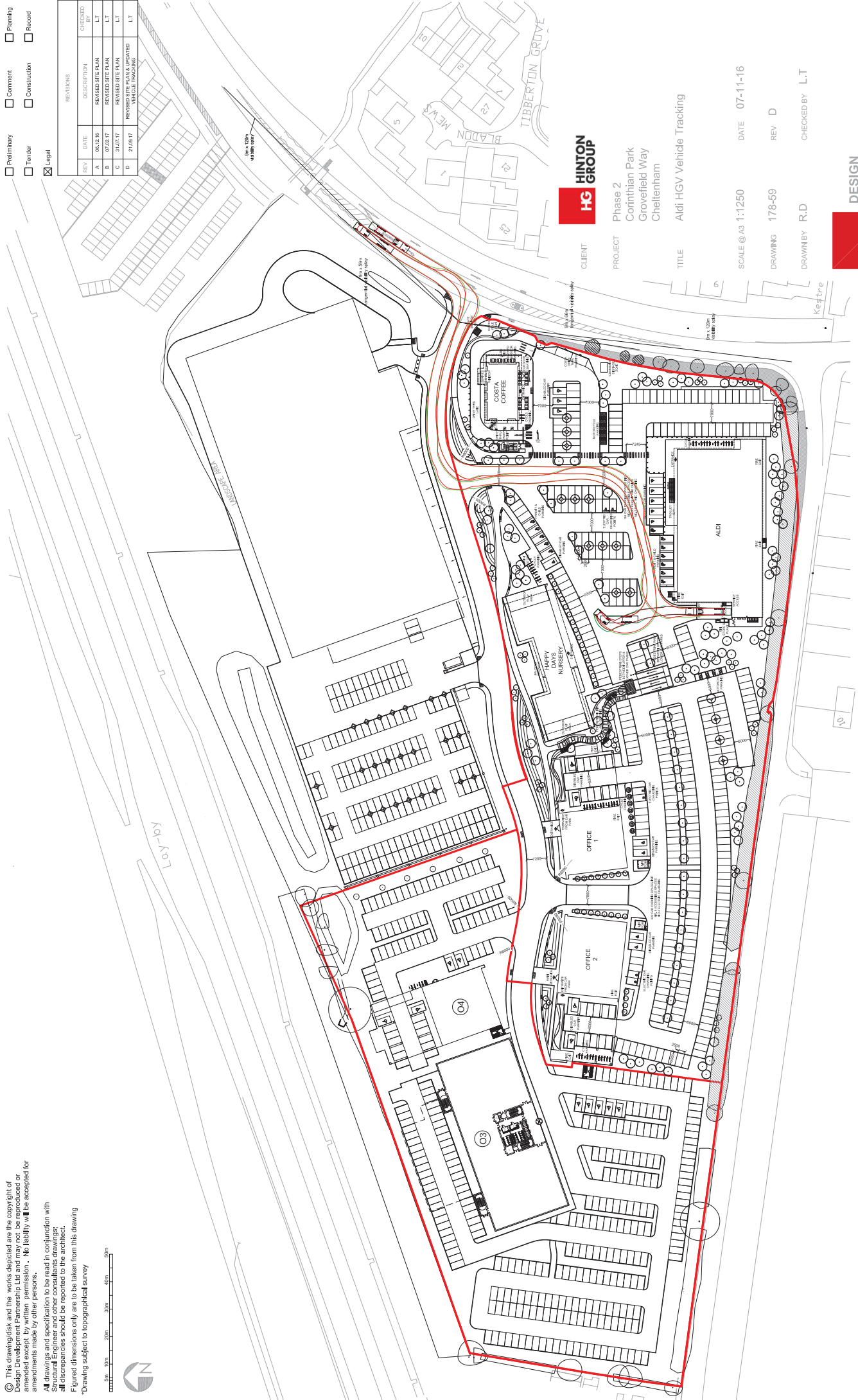
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SCHEDULE OF ACCOMMODATION		
UNIT	APPLICATION SITE	GROSS INTERNAL AREA (SQM)
Costa	Detailer application	204
Alji	Detailer application	1742
Happy Days Nursery	Detailer application	502
Office 1	Detailer application	2279
Office 2	Detailer application	2755
Office 3	Outline application	5451
Office 4	Outline application	2279

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

REVISED			CHECKED BY	
REV	DATE	DESCRIPTION	BY	DATE
A	06.12.16	REVISED SITE PLAN	L.T	
B	07.02.17	REVISED SITE PLAN	L.T	
C	30.05.17	REVISED SITE PLAN	L.T	
D	21.09.17	REVISED SITE PLAN & UPDATED VEHICLE TRACKING	L.T	

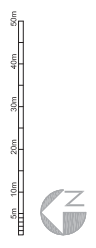


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All drawings and specification to be read in conjunction with Structural Engineer and other consultants drawings. All discrepancies should be reported to the architect.

Figured dimensions only are to be taken from this drawing

*Drawing subject to topographical survey



ETA Eastern Attitude Vehicle (1980)	4.00m
Overall Width	2.00m
Overall Height	1.50m
Min Wheelbase	0.915m
Min Wheel Clearance	0.10m
Min Wheel Track	1.50m
Min Wheel Track	1.50m

HG HINTON GROUP

CLIENT

PROJECT Phase 2
Cortnian Park
Groveland Way
Cheltenham

TITLE Aldi HGV Vehicle Tracking

SCALE @ A3 1:1250

DATE 07-11-16

DRAWING 178-59

REV D

DRAWN BY R.D

CHECKED BY L.T



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APPENDIX C

PROPOSED HARD LANDSCAPING PROPOSALS
WITH DETAILS OF FENCE SEPARATION BETWEEN
NURSERY & CAR PARK

