



Peel Holdings: Harborough Hill Park, Barnsley

Consultation Statement

May 2012

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1.0 Overview

Peel Holdings has proposals for a new foodstore and community riverside park at a site off Old Mill Lane in Barnsley. Ahead of submitting an outline planning application for the site, Peel Holdings wanted to engage with the local community on their thoughts towards the scheme.

A comprehensive consultation strategy was adopted to ensure that a wide range of views and opinions was gathered from the community. The strategy included:

- meetings with stakeholders
- a public exhibition with two invitation only preview sessions
- distribution of an information leaflet to over 4,000 business and residential properties
- presentations to local community groups
- a proactive media campaign

Particular attention was also given to the residents of Twibell Street, as their properties lie towards what would be the rear of the store, the development team sought to provide residents with information to gain a clear picture of the proposals for that area and the potential benefits. A separate exhibition session was held with these residents to discuss their specific issues. Another follow up session is due to be held with the Twibell Street residents following submission.

The approach towards consultation lead to the development team engaging with over 80 residents and stakeholders before finalising the planning application for submission. The proposals received 68% support for residents following public consultation.

The information and views gathered through consultation was vital to shaping the planning application and lead to amendments being made to the original proposals. Notably, pedestrian access was added along Old Mill Lane after several residents mentioned that it would improve access to the store during the public exhibition.

Although the planning application has now been submitted, which this document forms part of, ongoing consultation is planned. Peel Holdings is keen to continue working with stakeholders and the local community to further improve the planning application. A meeting is planned with the residents from Twibell Street and contact will be made with stakeholders to ensure the current positive relationship can continue throughout the planning process.

2.0 Planning Policy and Guidance: Role of Community Involvement

Local and national planning guidance tends to advocate that pre-application consultation with local communities, local authorities and statutory consultees can bring a number of benefits to the process of determining planning applications. Against this background, Peel Holdings has sought to consult with interested parties, in accordance with policy and guidance in relation to community involvement in the planning system.

2.1 Decentralisation and Localism

The coalition Government has stated its intention to hand power back to communities through its ongoing legislative programme. Central to that aim is the newly enacted Decentralisation and Localism Act 2011, which received Royal Assent on 15 November 2011.

Within the Act (Part 6 Planning, Chapter 4), a section titled 'Consultation before applying for planning permission' sets out the principles of pre-application consultation offering guidance on publicity and the influence of feedback on the proposals. This consultation programme acknowledges and actions the requirements of this Act.

Throughout the legislations' passage through Parliamentary process, Lexington Communications has followed its principles carefully, providing the community with several forms of communication with Peel Holdings with which to make comments. In the Department for Communities and Local Government's paper, *Decentralisation and Localism Bill: an essential guide*, one of the essential actions outlined is:

'Empowering communities to do things their way – by creating rights for people to get involved with, and direct the development of, their community.'

2.2 National Planning Policy Framework

On 27 March 2012, the Government published its National Planning Policy Framework (NPPF). The document seeks to streamline national planning policy to promote sustainable development. Explaining the rationale behind the Government's plan to reform the planning system, Minister for Planning, Greg Clark MP, expresses a need to engage with local communities regarding planning matters. In the Foreword of the NPPF, Clark states:

'Yet, in recent years, planning has tended to exclude, rather than to include, people and communities... This National Planning Policy Framework changes that. By replacing over a thousand pages of national policy with around fifty, written simply and clearly, we are allowing people and communities back into planning.'

Peel Holdings has adhered to the policy and principles behind Localism and the NPPF in order to approach public consultation in a meaningful manner.

2.3 Barnsley Metropolitan Borough Council: Statement of Community Involvement

Adopted in September 2006, Barnsley Council's Statement of Community Involvement (SCI) offers guidance to residents and developers regarding consultation during the planning process. Barnsley Council's vision for community involvement is:

'To effectively involve people and organisations in planning decisions'

- SCI 2006 pg 3

For large applications, the SCI strongly recommends that developers consult with site neighbours and other interested parties prior to the submission of a planning application. Peel Holdings agreed with this approach and implemented a lengthy consultation strategy to ensure engagement was comprehensive and inclusive.

3.0 Consultation programme

As Peel Holdings required the consultation programme to be extensive and inclusive, engagement specialists Lexington Communications North was commissioned to devise and implement a strategy which would exceed the national and local guidance outlined in the previous chapter.

To ensure a wide range of views from within the community were captured; a strategy which encompassed a number of key elements, as recommended in Barnsley Council's SCI, was selected. The first part of this strategy involved raising the profile of the proposals to ensure it was known in the community this culminated in a public exhibition event where residents could view the plans, discuss them with the development team and provide detailed comments.

3.1 Newsletter distribution

The use of the newsletter enabled Peel Holdings to inform a wide audience of its intentions to redevelop the Old Mill Lane site for a foodstore and community riverside park and provide details of the public exhibition event.

The newsletter, in a four-page A5 format shown in appendix 2, outlined the proposals, included a map of the site's location and also featured a feedback form. This enabled those not able to attend the publicised event the opportunity to have their views taken into consideration. All the feedback forms returned were recorded and the views categorised and analysed.

The newsletter was distributed to 4074 business and residential properties surrounding the site via Royal Mail, one week ahead of the consultation event. A map of the distribution area can be found at appendix 1.

3.2 Letters

A separate letter was sent to a selection of stakeholders and residents identified as having a greater interest in the proposals. The letter was intended to ensure that they were aware of the plans and the consultation event.

Letters were sent to:

- 22 Twibell Street residents and businesses
- Central Ward councillors, Cllrs Bruff, Strokes and Birkinshaw
- Cabinet members, Cllr Miller, Cheetham and Noble
- Planning committee members

Copies of the letters can be found at appendix 4.

3.3 Publicity

In addition to directly inviting those within proximity to the site, Peel Holdings sought to ensure that other groups in the wider Barnsley area had the opportunity to participate in the consultation. Other methods of publicity were utilised to gain widespread exposure of the proposals and consultation event.

Advertisement: an advertisement, appendix 5, detailing the consultation event information appeared in the Barnsley Independent on 13 July 2011. The Barnsley Independent newspaper was selected for the advertisement as it has the widest circulation figures of any local newspaper with over 43,000 copies in the area. The advertisement was placed in a prominent position in the 'run of paper' to ensure it would be noticed rather than rely on readers searching for the information.

Posters: an A4 full colour poster, appendix 7, was created using the advertisement as a template. This was sent to places within Barnsley of local significance to publicise the consultation event. A total of seven building owners/managers agreed to display posters, which were:

- Gawber Post Office
- Polish Social Centre
- Huddersfield Road Post Office
- Agnes Road Post Office
- Central Library, Shambles Street
- Monk Bretton Library
- Lundwood Post Office

3.4 Media relations

A proactive media campaign was used to publicise, inform and engage with the community. This complemented the other publicity activity outlined above but was used to reach a much wider audience. This element focused on working with the local newspapers with a wide circulation in the local area which were the Barnsley Chronicle and Barnsley Independent.

At key project milestones, a press release would be issued followed by a call to explain any technical points if needed. Press releases ensured that the proposals were featured in the editorial. The issued press releases and coverage received can be found in appendix 7.

During the public exhibition a key journalist from the Barnsley Chronicle was invited to attend the event. They were talked through the proposals by the development team to ensure that the journalist fully understood the issues. During the process, the development team worked with local journalists where possible to answer queries and to supply information when possible and appropriate.

3.5 Community Information Line

The community information line is a dedicated phone number for use by residents and stakeholders to discuss the site further and to request more information regarding the proposals. It provides residents with an additional feedback method and a way for them to have direct contact with the team. The information line number, 0161 247 8417, was publicised on the newsletter, in the press release and in other correspondence issued. Any calls made to this number were logged and comments were taken into consideration with the rest of the views recorded throughout consultation.

3.6 Consultation preview events

The aim of the preview events was to enable invited guests to view the consultation event before the event opened to the public. These guests were people identified by the Peel Holdings as having a greater interest in the proposals than the wider community. Two preview events were held:

Councillors preview: Friday 5 July 2011, 11am – 1pm

As representatives of the community it was important that the Councillors were aware of the proposals and had seen the materials ahead of the exhibition opening to the public. Peel Holdings used this session to brief councillors on the proposals, the planning process and to also understand their opinions and aspirations for development within Barnsley.

Twibell Street residents preview: Friday 5 July 2011, 3pm – 7pm

All 22 residents and businesses on Twibell Street were invited to a preview session. As those living directly opposite the site it was felt that more time was needed with this particular group of residents to thoroughly discuss their views. Anticipating the Twibell Street queries, additional boards were created to assist discussion with this particular group of residents.

All attendees were encouraged to complete questionnaires and/or feedback forms.

3.7 Public consultation

A specialist exhibition trailer (pictured below left) was used as the venue for the consultation event and positioned at the car park of the Peel Centre Retail Park, Harborough Hill Road, Barnsley. This position was selected as it is close to the proposed site and is accessible. Due to it being a retail park this location was also intended to draw passing trade – potentially gaining the interest of people not necessarily in the area for the exhibition.



Although only one day, Saturday 16 July, was advertised for a public event, due to the prominent position of the exhibition unit some members of the public did visit during the preview session day

Over 70 people attended the consultation event in two days (picture

of residents at the consultation event, pictured next page right). Throughout the event members of the Peel Holdings' development team including a planning, highways, architectural and consultation specialist, were on hand to answer any queries and to talk visitors through the proposals.

In addition to the feedback cards, a specially formulated questionnaire was available during the consultation event. The questionnaire asked the respondents for more information regarding their views on the proposals based on the information they would have gathered by viewing the boards available. Visitors were encouraged by the team to complete feedback forms and/or questionnaires.



Any residents unable to attend the consultation event but called the information line, were sent copies of the exhibition boards and questionnaires in the post to ensure that they had the opportunity to make representations to the consultation event.

Copies of visuals and boards from the event were also sent to the Barnsley Chronicle for inclusion in the newspaper and its associated website.

3.8 Meetings programme

In addition to the main consultation event, Peel Holdings gained a greater insight into other views through a series of in-depth meetings with key stakeholders. The table below details the meetings undertaken and provides an overview of the discussions and outcomes:

Stakeholder	Meeting date	Discussion overview	Outcome
Barnsley Primary Care Trust	02/09/11	The discussion focused on how the proposals could contribute towards wider health benefits in residents. The PCT representative took a particular interest in the community park. It was mentioned that neighbourhood cycle maps are in production and Old Mill is a missing section of the map series. It was suggested that Peel Holdings could develop a similar map for this section of the river which the team are to investigate further.	The PCT supports the community park and riverside pathway proposals as it would encourage residents to use the river corridor as a safe alternative route for walking and cycling.
Barnsley and Rotherham Chamber of Commerce	02/09/11	The Peel Holdings team presented the scheme to the	The Chamber is supportive of the

		Chamber representative. The plans were discussed and the Chamber welcomed the investment in Barnsley. The Chamber requested information regarding how local companies can be selected to work on or to supply the site if the proposals are successful at the planning stage.	proposals and planned investment in Barnsley. Peel Holdings is to maintain contact with the Chamber and its members to ensure local businesses can benefit from the development if planning permission is granted. The Chamber recommended that the Peel Holdings team should meet with Barnsley College to discuss training and work placement opportunities.
Dearne Valley Eco Vision Project (DVEVP)	14/07/11	The DVEVP aims to create a low carbon community and demonstrated an interest in the community park and kiosk. DVEVP is establishing bike hire points along the River Dearne therefore the kiosk would be an ideal location of a point of this nature. DVEVP sees the proposals for the community park as strengthening the work in the community which they are currently undertaking.	DVEVP recommended that Peel Holdings meets with Barnsley College, Barnsley PCT, Groundwork Trust, Barnsley Chamber of Trade and Barnsley Civic Trust.
Barnsley Civic Trust	22/09/11	Discussions with the Civic Trust initially centred on evaluating the perceived impact the proposals could have on the town centre. The bus links, Green Travel Plan and steaming of retail leakage were all seen as mitigating factors and welcomed by Trust	Barnsley Civic Trust is positive about the potential to create a new town gateway and access to the River Dearne. Peel Holdings is to keep in contact with the Civic Trust regarding the proposals.

		members. Trust members were supportive of the plans to create a new gateway into Barnsley and clear the site to form a community park. Barnsley Civic Trust encouraged the inclusion of a dedicated cycleway/footpath which links to the wider pathway network.	
Groundwork Dearne Valley	19/09/11	The site was discussed and the Groundwork representative showed an interest in operating the kiosk within the community park. Groundwork would utilise the kiosk for several cycle projects including a cycle maintenance project for young people, a bike library and riding lessons for adults and children. Groundwork would also be keen to use the community park for healthy cooking workshops and demonstrations and landscaping courses.	Groundwork representative will recommend supporting the proposals to the Chief Executive/Board. Peel Holdings is to consider working with Groundwork regarding the kiosk and use of the community park.
Barnsley College	19/09/11	The college representatives outlined a number of key constructions areas the college is focused on which are; the Thinking Low Carbon Centre, Demonstrator Houses and the Industrial Unit. All are projects which enable students to learn and experience different aspects of construction skills which has lead to Barnsley College	The college representatives were keen to become involved in the scheme and support the proposals. The college would also like to work with Peel Holdings to place apprentices during construction and into operation, should the plans be

	becoming internationally recognised for its work in sustainable construction techniques. The college showed an interest in working with Peel Holdings to gain access to the foodstore site during construction for students.	successful at planning.
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Meetings were also offered to the site's ward councillors and councillors holding the portfolio for development on Barnsley Council's Executive Committee however these requests were declined by the councillors. Peel Holdings kept the councillors informed of development via letter to ensure that they were aware of the progress of the proposals, how to access additional information and were provided with advanced notice ahead of announcements made to local residents as much as possible. Peel Holdings will offer further meetings to the councillors once the planning application has been submitted.

4.0 Feedback Received

This section contains a breakdown of the feedback received throughout the engagement process for Peel Holdings' proposals. The following section, section 5.0, moves on to outline how the feedback received has impacted upon the planning application.

4.1 Community information line

The community information line (0161 247 8417) was established at the beginning of the engagement process and was intended to provide residents, stakeholders and other interested parties with a direct line of communication for enquiries regarding the proposals.

The community information line was answered during typical office hours (9am – 5.30pm Monday – Friday). Outside of these hours an answering machine was available and residents were called back the following day.

The information line received three calls and these are set out in the table on the following page, with any personal details removed:

Date	Details of enquiry	Response
14/07/2011	Caller stated that she was a resident of Twibell Street and was concerned about her view, potential construction noise and vibrations, the value of the property. She wanted to enquire about compensation available to nearby residents. Caller may not be able to attend the exhibition and hoped to have copies of the exhibition boards, should she not be able to make it.	Thanked the caller for their enquiry and noted that I would seek to gain permission to distribute copies of the boards to her. Discussed the proposals, under-croft parking feature, landscaping and considerate construction guidelines.
20/07/2011	Caller phoned to lodge an objection to the proposals, noting that there are too many foodstores in Barnsley already, the high street is insufficient as it stands, there is already a park on the site and that traffic currently causes a bottleneck in that area. Caller enquired as to whether there will be any future events for consultation purposes.	Thanked the caller for his enquiry. Noted his objections. Outlined the redevelopment of the park as a comprehensive enhancement and noted that a full traffic and transport study has to be undertaken for the planning application. Noted that there are currently no further consultation events planned but that once an application is submitted there will be further opportunity to submit representations to the Council.
21/07/2011	The caller noted that they are a member of the Barnsley Civic Trust. The Trust has a forthcoming executive meeting at which these proposals will be discussed. As some members were unable to make the consultation event, the caller wanted to ask whether it would be possible to obtain the exhibition information for the meeting. The caller noted the Trust's interest in a high quality development for the site and in a member of the development team presenting to members at a future date.	Thanked the caller for their enquiry. Noted that we will add the Civic Trust's contact details to our database for future updates. Outlined that we will try to get copies of the exhibition boards to the Trust for its meeting on the 26th July. Stated that we will be in touch regarding a talk to the Trust's members, potentially following the submission of the application.

4.2 Feedback forms



The feedback forms were attached to newsletter and distributed to 4047 properties in the area. The forms were also available at the consultation. Once complete, respondents could use a freepost address to return the forms or post it into the ballot box available at the consultation event.

To encourage engagement a simple feedback form was designed featuring only one direct question. The remainder of the form was clear for respondent to write comments. A total of 271 feedback forms were returned which equates to a 7% response rate.

The question:

Are you generally in favour of Peel's proposals for a foodstore on this site?

Respondents were offered three response options which were:

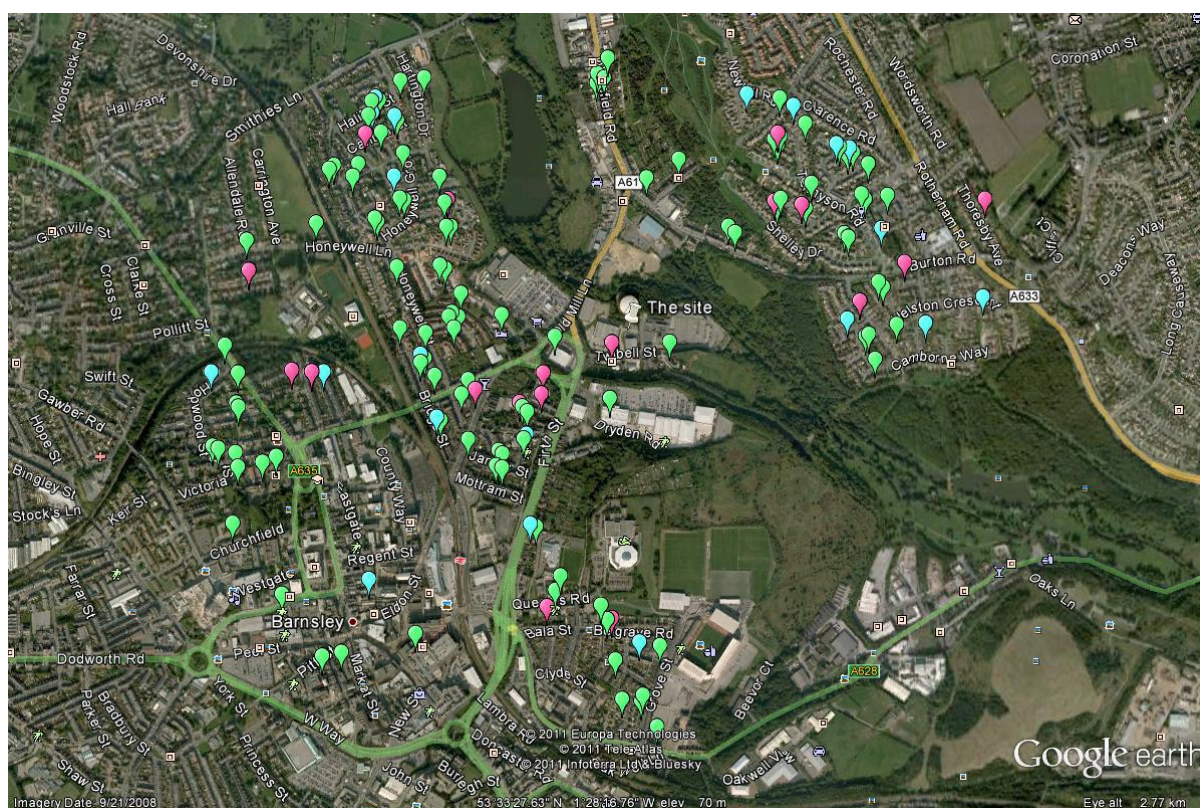
- Yes, I support the proposals
- Yes, I support some of the proposals
- No, I do not support the proposals

The response to the question is detailed in the table below.

	Responses			Total
	Yes, I support the proposals	Yes, I support some of the proposals	No, I do not support the proposals	
Are you generally in favour of Peel's proposals for a foodstore on this site?	179 66%	43 16%	49 18%	271 100%

The figures highlight that the majority of respondents were fully in favour of Peel's proposals for a foodstore in Barnsley. Added to that of those in part favour of the proposals takes the figure to 82% of respondents.

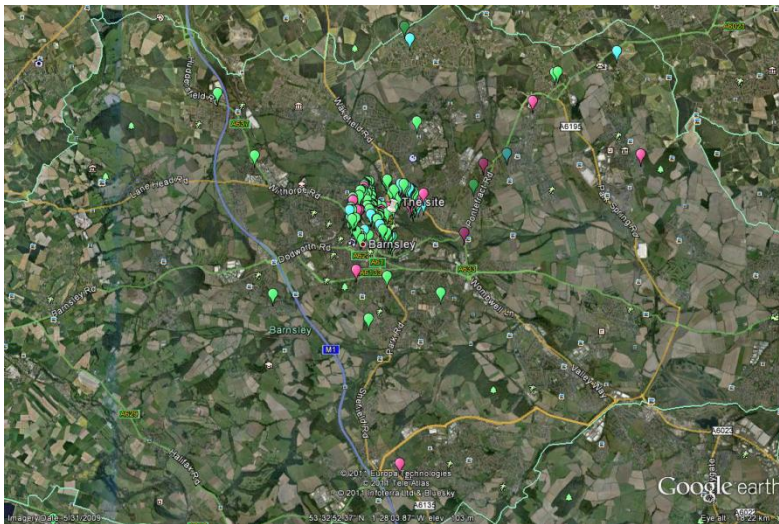
The map below illustrates where the cards were received from and their response to the question:



KEY: Yes, support the proposals – green, Yes, support some of the proposals, blue, no I do not support the proposals – pink.

The map shows all the feedback card respondents plotted on a map based on their postcode. The map shows no clear clusters of support or objection to the proposals and rather that comments have been received from all areas surrounding the site, although, there is a prominence of green markers around the ASDA store across Old Mill Lane.

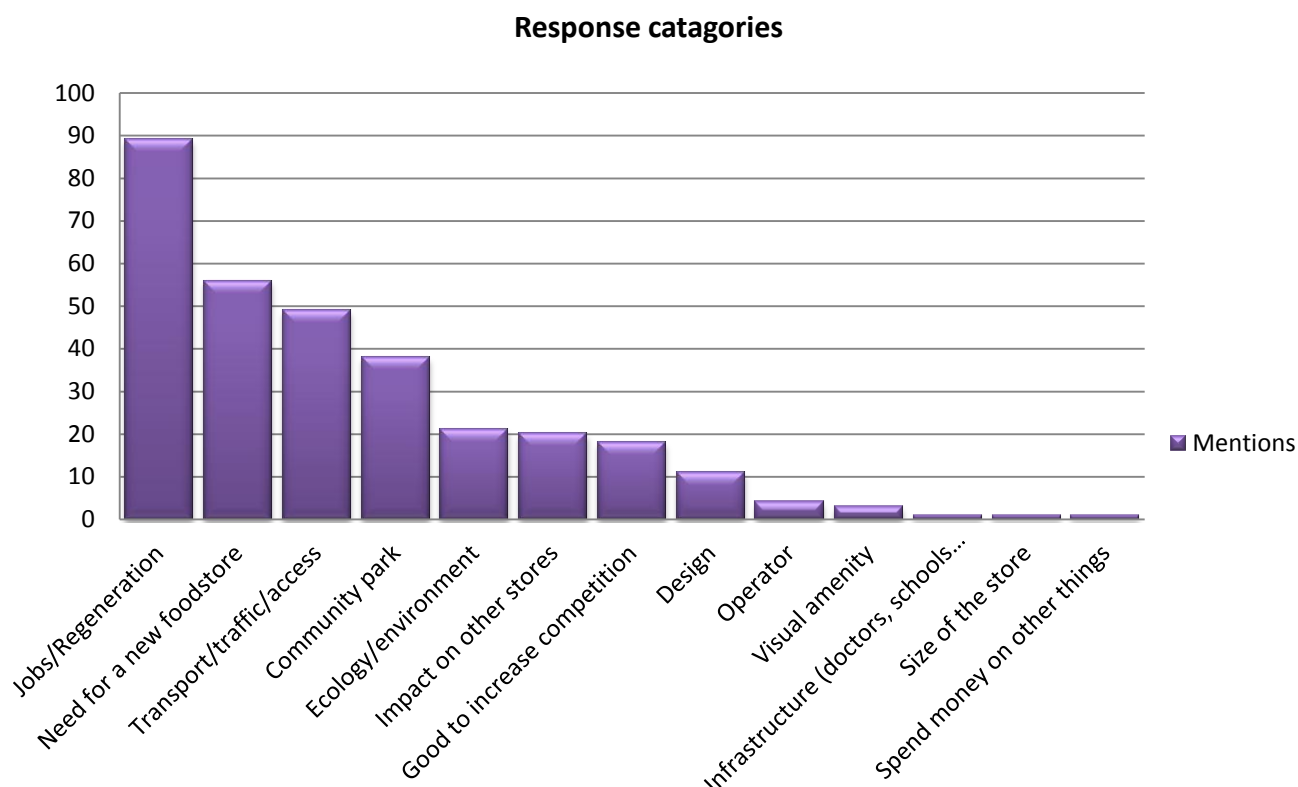
Nearest to the site lies one resident in favour and one against the proposals, however of those closest to the site there appears to be support for the plans.



The map to the left, illustrates that feedback cards were received from areas further than the newsletter distribution radius. These respondents would have accessed the newsletter during the exhibition which shows that information about the proposals had been picked up in the wider Barnsley area.

Following the question, space remained on the form for the respondent to write their own comments. All comments received were analysed to understand the issues and identify if any direct questions had been raised.

The comments were carefully categorised to assist with the analysis. The categories and the frequency of their appearance in the responses are displayed in the chart on the following page.



It is important to note that the tally is greater than the number of response cards; this is due to some respondents mentioning more than one comment on different themes. All comments have been carefully considered and fed into the planning application process. A variety of issues were raised and the main five issues are outlined below.

Jobs and regeneration

It is apparent that jobs and regeneration was a key issue for residents. On the whole the comments regarding this topic were positive however, some respondents were unsure that the store would deliver the jobs promised. A selection of comments within this theme is listed below:

‘Barnsley has ample provision with existing supermarkets although regeneration of area would be welcomed’

‘Great redevelopment of a brownfield site. All for creating jobs in our area, but would question sitting a further supermarket opposite existing Asda’

‘I back the proposal 100%, new jobs, and people to get back in the community spirit, eg walking and talking’

‘I believe the proposals will benefit the residents in the local area, in addition to the general public the creation of new jobs is splendid news’

'1) Competition against other super stores must be good for consumers 2) Jobs creation must be good for unemployed blackspot like Barnsley'

'Kiosk near river might create a community feel, that the park area currently lacks'

'Create new jobs. Competition between foodstores good. Transform site and allow access to river'

Need for a new foodstore

This topic is divided between those that want another foodstore to increase competition in Barnsley and others that do not want or see the need for a new store. Comments for this theme include:

'Nice to have another supermarket to choose from. Hope prices are competitive'

'Transform site access to river - great!! Another supermarket?? How it will kill off our town centre??'

'Excellent proposal - Asda has monopoly in the area and there is a shortage of petrol stations in Barnsley - riverside park great! '

'As an ex Asda manager - I feel that Barnsley is long overdue such a new development, I used to open new Asda stores!!'

'We do not need another out of town supermarket. The £25m should be spent developing the town centre shopping'

Transport/traffic

There were 49 mentions of traffic within the returned comments. Although clearly demonstrating support for the proposals, some residents raised traffic as an issue that required addressing to improve the plans further. Comments within this category also included suggestions regarding access points to the store for pedestrians and motorists.

'As long as the roads can maintain the volume of traffic into town. Because at that moment peak times is terrible'

'Good for job creation but concerned about the increase in traffic and pollution from cars etc, air pollution'

'Excellent idea. Please have dropped kerbs, there aren't any at Asda and I am 76 and use a mobile scooter. Hope this goes ahead'

'A very good proposal. Perhaps a pedestrian access from bottom of Harborough Hills Road opposite pedestrian crossing?'

'Much needed improvement of run down area. Should ease traffic congestion Burton Rd/Wakefield Rd junction.'

'The proposal sounds good, but the traffic is already horrendous down old mill lane/eldon street/harbour mills (no traffic lights when you come out of Rockingham St junction (bus route) very dangerous and no lights at Asda junction - Nightmare been bad year and getting worse. + soya products + natural wholesome foods + bakery will there be organic foods (proper section) not much in other supermarkets.'

Riverside Park

The majority of respondents who mention the park are positive about the inclusion of this element within the proposals. The park is seen as a positive feature which would improve the local area and create other health and social benefits. Those respondents, whom only supported the development in part, were usually in support of the community park but held reservations regarding other aspects of the proposals.

'Would be a good development as long as the proposals for the riverside is carried out'

'Hope to see an excellent riverside park that encourages nature'

'Excellent for job creation - particularly like the river access and improvements to a derelict area!'

'I support the use of this section of land and the access to the Dearne that it will bring also bringing jobs to the area will be beneficial'

Ecology/environment

The majority of comments were positive in regards the benefits the development would have on the river although some raised specific queries about the site:

'I think its a fantastic idea. I like to see more conservation ideas for the wildlife'

'Please take into consideration the bat roost and the consequence that it brings if you do not? Bat Culvert SE35067 07235 watch closely'

'I would like to know the Peel Holdings propose to do to combat flooding of this area'

'The comments cards received assisted in gaining an insight into the issues of the wider community. The development team were regularly updated with information regarding the comments received. This enabled the team to understand where to focus their efforts in improving and adapting the proposals.'

4.3 Questionnaire

A questionnaire was designed to gain a more detailed view from residents regarding the proposals. The questionnaire was only available during the exhibition as those visitors would have had the opportunity to see the full display or information and also to discuss their thoughts with the development team and could therefore form a more detailed view of the proposals.

Over 70 people attended the event across two days and 36 questionnaires were returned, four returned after the exhibition. The tables below detail the results for the direct questions.

Similar to the feedback form, the tally does not correspond with the number of questionnaires returned as some chose not to answer all the questions asked.

Question 1:

	Yes	Neither agrees/disagree	No	Total
Do you agree that the proposed regeneration of this site and creation of over 300 new jobs will be good for Barnsley?	31 86%	1 3%	4 11%	36 100%

The first question of this survey gained the highest amount of positive responses with 86% of respondents agreeing to the statement and only 11% disagreeing.

Question 2:

	Yes, I do	Undecided	No, I don't	Total
Do you support the introduction of greater choice and competition for your food shopping in Barnsley?	29 83%	2 6%	4 11%	35 100%

In comparison to the first question there is a slight shift with two people responding undecided as opposed to being fully supportive. Incidentally the four respondents whom selected 'no' to both questions one and two are the same and disagree with the proposals throughout the questionnaire.

Question 3:

	Yes	Some	No	Total
Are you in favour of the proposals to open up access to the River Dearne, creating a new riverside park?	30 86%	4 11%	1 3%	35 100%

This appears to be a popular question with only one respondent completely against the riverside park proposals. The comments associated with question three include:

‘This can only improve a neglected area’

‘Fantastic for the area, everyone will benefit’

‘Dependent on the access points’

‘It is alright as it is’

Question 4:

	Yes, I support the proposals	Yes, I support some of the proposals	No, I do not support the proposals	Total
Are you generally in favour of the proposals for a new foodstore on the site?	26 76%	3 9%	5 15%	34 100%

Although this question received the least amount of support the percentage remains high at 76%.

A selection of the comments to this question is below:

‘More choice better prices perhaps’

‘This area of Barnsley needs tidying up. These proposals will rectify this’

‘I strongly favour bringing Sainsbury’s to Barnsley’

4.4 Overall Statistics

When the figures for the comment cards and questionnaires are combined it shows that the majority of respondents are in favour of the proposals for a foodstore on the site, as shown in the table and chart below:

	Comment cards	Questionnaires	Total
Yes, I support the proposals	179	25	204 68%
Yes, I support some of the proposals	43	3	46 15%
No, I do not support the proposals	49	3	52 17%

As shown, the majority of respondents during consultation are in full support of Peel Holdings’ proposals.

5.0 Responding to feedback

Responding to feedback is seen by Peel Holdings as a crucial part of the consultation process. Addressing concerns and informing stakeholders and residents how their comments have affected the proposals ensures that there is a two-way flow of communication and engagement.

Peel Holdings welcomed the feedback received and used the input as the basis for development team meetings. The findings and analysis of feedback was regularly discussed by the development team and with stakeholders which assisted with ideas generation and understanding which aspects to be focused on.

5.1 Addressing specific queries

Any direct questions raised through feedback forms and questionnaires were identified and responded to. Those residents will be sent an individual letter which dealt with their enquiries; those residents were also given details of the phone number to call if they still wished to discuss their concerns. Peel Holdings was keen to ensure that all residents' queries had been managed and completed fully.

In total 13 individual letters will be sent to residents, who had raised a query, details of the questions and response are within the table below:

Questions	Response
The Site	
'Will the gasholder go? Where to?'	Yes, the gasholder will be removed from the site to allow for the new store and riverside park subject to planning permission. As the removal of the gas holder is a major engineering operation, Peel Holdings is working closely with National Grid. The plan is to dismantle, rather than move, the gasholder as there are now other methods of storing and distribution of gas which do not require units of this nature. In addition to this, Peel Holdings will substantially invest in clearing the site, improving the poor quality ground and opening up the area to create a riverside park for use by the whole community.
'Will you have a security guard at night?'	It is more than likely that there will be security at the store throughout the night however the detail of this is dependent on the retailer as it will be their responsibility to secure the store.
Community Park	
'Will the river be cleared of rubbish?'	As part of the plans, a substantial amount will be invested in the extensive cleaning and tidying of site including the river

	and creating the community park.
'Will the park be for children? There's nothing around here for the children.' 'Will there be a child's park?'	Peel Holdings plans to invest in the site to create a riverside park which opens up a new access point to the river and a link to the River Dearne Valley Park. The community park would also improve the air quality and encourage wildlife. The park has been designed with the community, especially families, in mind to encourage walking, cycling and other sports in the area.
'Will Peel Holdings maintain the park at no loss to the council for at least 15 years?'	Discussions are ongoing with environmental groups such as the Land Trust and Groundwork to ensure the park is maintained to a high standard. This is likely to involve the consideration of a committed maintenance payment.
'What about a boating facility? '	Its early days and we are exploring many options for the community park, kiosk and river uses. The British Canoeing Union will be consulted in time however due to health and safety considerations it is not thought that this use will be suitable.
Access	
'Please have dropped kerbs, there aren't any at ASDA and I am 76 and use a mobile scooter.'	Dropped kerbs and associated tactile paving will be provided in accordance with appropriate regulations at all designed crossing points.
'Perhaps a pedestrian access from the bottom of Harborough Hill Road opposite the pedestrian crossing? Pedestrian access from Old Mill Lane or Harborough Hill Road needed.'	The feedback received during consultation showed that there would be support and a need for pedestrian access to the store. We have taken this onboard and worked with our designers to include a footbridge with direct access to the store from Old Mill Lane. This is now part of the plans submitted with the planning application.
Environmental	
'Please take into consideration the bat roost and consequence that it brings if you do not? Bat Culvert SE3506707235 watch closely.'	As part of the planning application Peel Holdings has commissioned ecological surveys, including bat activity surveys of the site and its immediate surroundings. The survey identifies the construction and operational impacts of the proposed development on the roost. The mitigation proposed ensures that no negative residual impacts will exist.
'I would like to know what the Peel Group propose to do to combat	Peel Holdings and its environmental consultants are undertaking consultation with officers from Barnsley Council

flooding of this area?’	and the Environment Agency to assess flooding risk within the development site. The findings of the assessment will be used to inform the detailed design of the site, both to reduce the risk of the on-site flooding and to ensure that the site does not result in increased downstream flood risk.
Highways	
‘There should be a roundabout on the exit to the site. Have traffic counts been taken and what results shown, roundabout or lights?’	A detailed transport technical assessment has been carried out to assess the impact of the proposals. Junction design and a signal controlled junction are proposed for Old Mill Lane. This will allow for greater pedestrian priority that can be achieved through a roundabout.
‘Can surrounding roads cope with extra traffic?’	A robust traffic assessment has been completed for the surrounding roads and we are confident that the proposed highways arrangements will accommodate any additional vehicles. We will continue to work closely with Barnsley Council’s Highways Officers to agree a final solution.

The table above offers an outline of the response to the resident regarding their query.

5.2 Feeding back to the community

Although not everyone in the surrounding area took part in the consultation exercise, it was important to ensure that they were still informed of proposals affecting their local area. Following changes to the scheme and the submission of a planning application, the following was initiated:

- Press release issued to the local press updating on consultation
- Press release issued to the local press on submission of the planning application
- Letters to residents who had taken part in consultation and indicated that they wanted to be kept informed
- Flyer to surrounding properties updating on the application

5.3 Revisions to the proposals following consultation

One of the primary aims of consultation was utilise local knowledge from residents and stakeholders to establish if there were any changes to the proposals which would improve the plans. The response to consultation through the feedback cards, questionnaires and meetings was useful and constructive. All the comment and suggestions made during the consultation process were taken into consideration by the development team. Peel Holdings investigated many of the options suggested to determine if amendments to the proposal would be appropriate. Particular attention was given to access and highways as these element generated the most discussions and questions

during consultation. From this, there are three key areas which have been improved and/or amended following local input:

- Access to the store

Comments and suggestions were raised regarding pedestrian access to the store. Peel Holdings' technical team investigated ways in which to allow access to the store from Old Mill Lane. A solution was found through the addition of a footbridge which provides a direct link into the store from Old Mill Lane. This footbridge has now formed part of the submitted planning application. Without local knowledge and the input of residents this essential access point would have been missed from the proposals.

- Design of the Twibell Street garden

Peel Holdings has worked with the Twibell Street residents to understand their desired uses for the space behind the rear of the proposed store. Many suggestions were made which have been explored by the Peel Holdings' team. Following submission of the Outline Planning Application, the Peel Holdings' development team plan to meet with the residents of Twibell Street to further discuss the options and finalise a proposal which the residents are in agreement over.

- Refinement of the community park and kiosk uses

A number of suggestions were made for potential uses of the community park and kiosk. Interest in these elements of the proposals was welcomed by Peel Holdings as it appears that this is very much seen as a positive part of the proposals. The comments received have highlighted that Peel Holdings needs to take these plans forward with the assistance of a partnership organisation. Peel Holdings has already engaged in discussions with Groundwork and the Land Trust regarding management of the community park which will be finalised in due time.

5.4 Ongoing engagement

The submission of the planning application does not end Peel Holdings' commitment to engaging with the local community. The development team intends to continue to consult with the local community to ensure that the proposals submitted are in line with the needs and requests of residents, local groups and stakeholders. Ongoing activity includes:

- Following submission of the proposals, Peel Holdings intends to meet with the residents of Twibell Street to further discuss plans for the area to the rear of the store
- Contact is to be made with the stakeholders engaged with during consultation to update on the proposals
- Those resident whom asked to be kept informed of the proposals progress through the planning process will be sent a letter to update and will be further contacted throughout the process
- The community information line is still available for residents to discuss the planning application
- The dissemination of information to the wider community will be through press coverage instigated by the issuing of press releases

6.0 Conclusions

The consultation strategy aimed to gather a wide range of views and opinions to the proposals for Harborough Hill Park. Peel Holdings considers that the consultation was successful and comprehensive as 271 response cards were received, 36 questionnaires and seven meetings were held with key stakeholders and community groups.

Consultation also attracted a wide range of support from residents with 204 (68%) fully supporting the scheme. In addition to this, support was also expressed during meetings with community representatives such as the Barnsley and Rotherham Chamber of Commerce, Barnsley College, Groundwork Dearne Valley and the Land Trust.

Through engagement, some concerns were raised which were taken into account whilst finalising the planning application and changes have been made to the scheme to reflect this. Some residents mentioned that pedestrian access from Old Mill Lane would be needed. A new footbridge from Old Mill Lane directly to the store has been included in the plans in response to this. Peel Holdings is in talks with Groundwork and the Land Trust following resident's queries regarding the management and maintenance of the community park and ideas for use of the kiosk.

Peel Holdings strongly considers that consultation has been positive for the proposals as the changes made will greatly improve the scheme and create a store and community facilities which residents and groups have played a part in finalising.

Peel Holdings plans to continue engagement with stakeholders and the local community following submission. Further meetings are planned with Twibell Street residents and some groups such as Groundwork and the Land Trust. All those whom took part in consultation, and agreed to receive further information, will be contacted to inform them of the amendments to the proposals and update on the planning process. An ongoing dialogue with the community is important to Peel Holdings as it ensures that the plans continue to meet the needs and requirements of Barnsley and the local community.

Peel Holdings would like to thank all those whom engaged during the consultation process. Without their comments the final proposals could not have been created. Peel Holdings is committed to engaging with local communities and will continue to do so throughout the planning process.

APPENDIX 1.0

Leaflet distribution map



The leaflet was distributed to 3,306 residential properties and 768 business premises.

APPENDIX 2.0

Consultation newsletter



Find out more

As part of Peel Holdings commitment to consultation, the plans, additional images and background information will be on display for you to view at a forthcoming public exhibition. You will also be able to discuss the proposals with Peel Holdings development team on the day. Come and visit the public exhibition on:

Saturday 16 July, 9am - 3pm at the Peel Centre Retail Park, Harborough Hill Road, Barnsley, S71 1JE

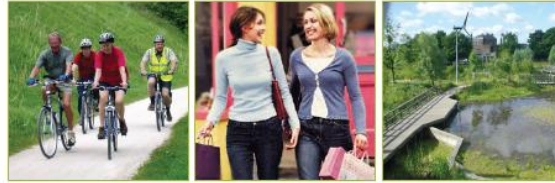
The exhibition will be in an exhibition trailer located in the car park.

If you are unable to attend but have questions about the proposals, please call the community information line on **0161 247 8417** during office hours.



Freepost Plus RSLY-SLHK-BSKU
Lexington North
Barnett House
53 Fountain Street
MANCHESTER
M2 2AN

The proposed new development is to the north east of Barnsley Town Centre at the junction of Old Mill Lane and Twibell Street.



The proposals

The proposals include:

- ✓ A new 130,000 sq ft foodstore
- ✓ A petrol filling station
- ✓ Creation of a riverside park
- ✓ A kiosk near the river

What the proposals mean to Barnsley:

- ✓ The creation of approximately 300 new jobs
- ✓ £25m investment in Barnsley
- ✓ Regeneration of a predominantly brownfield site
- ✓ A safe and secure access point to the River Dearne Valley Park



A new riverside park

As part of the proposals, a new riverside park will be created for the community. The park will include trees, wetland and native planting and open up access to the river. The provision of a cycle store with bike hire and changing facilities is also being explored.



A store for the community

If planning permission is granted for the development, the foodstore will:

- ✓ Create hundreds of new jobs
- ✓ Improve the choice and range of products available in Barnsley
- ✓ Include a petrol station
- ✓ Increase competition between foodstores in the town
- ✓ Be sustainable in design
- ✓ Transform the site and allow access to the river

Peel Holdings is in discussions with foodstore operators and will announce the proposed retailer once the details have been finalised.

What do you think of the plans?

Before Peel Holdings finalises its plans and submits a planning application to Barnsley Metropolitan Borough Council, we would like to know what you think.

Please complete the card and post it back using the freepost address by 22 July.

Are you generally in favour of Peel Holdings proposals for a new foodstore on this site?

Yes, I support the proposals ☐ Yes, I support some of the proposals ☐ No, I do not support the proposals ☐

My comments:

Title and name

Address and postcode

Date

If you do not wish to receive further information about the proposals please tick here ☐

The information you provide will only be used for the purposes of this consultation exercise. The data will be held securely in accordance with the Data Protection Act 1998.

COMMENTS
FORM

APPENDIX 3.0

Press releases and coverage

Press Release



Date: 6 July 2011
Release: Immediate
Status: **FINAL**

JOBS BOOST FOR BARNSELY AS PLANS FOR A NEW FOOD STORE REVEALED

Over 300 new jobs could be created in Barnsley following the release of plans, by developer Peel Holdings, for a new 130,000 sq ft food store and petrol station at its site at the junction of Old Mill Lane and Twibell Street.

In addition to the food store, Peel Holdings would open up access to the River Dearne and develop a new riverside park including cycle facilities, native planting and wetlands.

The proposals represent a £25million investment in the town and would transform the site, currently home to a large gas holder, derelict industrial land and older style vacant retail units, into a vibrant and green entrance to the town centre.

Although there are other food stores in the town there is not enough competition between the existing stores to benefit shoppers. This store would help to increase the competitiveness of the main food retailers and offer shoppers greater choice, an increased product range and drive down the cost of shopping.

Peel Holdings is in final negotiations with a number of food store operators and will announce the retailer once the details are finalised.

Peel Holdings' Development Manager, Richard Mawdsley said: 'This is an important development for Barnsley in terms of job creation, the potential for competitive pricing and the provision of useable green space. Barnsley deserves to have the same opportunities and choice as other towns and we think shoppers will agree.'

Residents are encouraged to find out more about the plans by visiting the forthcoming public exhibition held on Saturday 16 July in a special mobile exhibition unit at the Peel Centre Retail Park, Harbrough Hill Road from 9am – 3pm. Peel Holdings' development team will be on hand throughout the day to answer questions and talk people through the plans.

Richard Mawdsley added: 'We are excited to showcase our plans and are keen to hear the views of the community. This is a great opportunity for Barnsley to open up the last link along the River Dearne. The views of residents are key to shaping these plans so I would urge people to get involved.'

Following the public exhibition a planning application will be submitted to Barnsley Metropolitan Borough Council. If planning permission is granted Peel Holdings predicts that the food store could open by Christmas 2012.

A community information line is available for anyone who would like more information about the proposals or cannot attend the exhibition. Residents are advised to call 0161 247 8417 during office hours.

- **Ends**

Press Release



Date: 10 November 2011
Release: Immediate
Status: **FINAL**

Peel press on with plans for Barnsley

Plans for over 300 new jobs and a community riverside park, continue to move closer as developer Peel Holdings presses ahead with its application for a new food store and petrol station at the junction of Old Mill Lane and Twibell Street.

Peel Holdings received strong levels of support during the public consultation event, with 83% in support of the proposals. The majority of responses welcomed the new jobs and the substantial regeneration the plans offer.

Following the consultation event, Peel Holdings has continued to work on finalising the plans by engaging with local groups and is undertaking further technical studies.

Peel Holdings considers the site to be an important gateway into Barnsley and has designed a proposal which reflects its significance. The plans include opening up access to the River Dearne by developing a new riverside park which may include cycle facilities, native planting and wetlands. The £25m investment that the proposals represent would transform the site, currently home to a large gas holder, derelict industrial land and older style retail units, into a vibrant and green entrance to the town centre.

Peel Holdings' Development Manager, Richard Mawdsley said:

'We're grateful for Barnsley residents' patience as we continue with preparations to submit our planning application. The support we received from our public consultation was very encouraging and we hope to deliver a store and green link to the River Dearne which meets everyone's aspirations. Not only could the plans bring hundreds of jobs to Barnsley but they will help to revitalise a brownfield site.

'Our planning application should be submitted before the end of the year and we look forward to bringing it before Barnsley Council for a decision as soon as possible.'

Peel Holdings is in final negotiations with a number of food store operators and will announce the retailer once the details are finalised. If planning permission is granted for the proposals, Peel aims to relocate the Comet store and Howdens Joinery to alternative premises within Barnsley. Both businesses will continue to trade from the Twibell Street site for the time being.

A community information line is available for anyone who would like more information about the proposals. Residents and community groups are advised to call 0161 247 8417 during office hours.

- **Ends**

Barnsley Chronicle 08/07/11

Gasholder in way of store plan

EXCLUSIVE
By Mike Cotton

PLANS have been drawn up for a £25m supermarket across the road from ASDA which will create 300 jobs.

The Peel Group is about to submit plans to the council for a 130,000 sq ft store on the junction of Twibell Street and Old Mill Lane.

It is not known which supermarket chain will take the store, although the developer says it is in final negotiations with a number of food store companies.

The developer this week said the store could open as soon as Christmas next year, but an obstacle stands in the way: a giant gas holder in the middle of the proposed site.

A spokesman for the National Grid said there was no plan to decommission it and it cannot be moved.

She said: "It is going to be in use for at least the next two winters. It is part of the vital infrastructure for keeping the gas supply to the area."

The gas holder was built in 1954 but it cannot be taken out of service until the rest of the supply system is modified to operate without it.

A spokesman for Peel said the firm was in talks with the National Grid about the

■ 300 jobs will be created if scheme wins consent

plans, but the *Chronicle* understands the setback is likely to delay the opening of the store.

Andrew Denniff, executive director of Barnsley and Rotherham Chamber of Commerce, said: "If it is going to create 300 new jobs, and I stress, new jobs, then that is of course not to be sniffed at."

"What we don't want is people to simply be shuffled around from one supermarket to another."

When Morrisons opened in November 2003, nearby Co-operative Pioneer closed.

Council leader Steve Houghton was equally cautious in welcoming the plans.

He said: "Any creation of jobs in the town would clearly be welcome, but we need to be clear on what the impact will be on the rest of the trading area."

Barnsley Independent Group Coun Bill Gaunt said he was concerned about the impact it would have on the redevelopment of the market and town centre.

"If it is going to have free car parking, and we get rid of free parking in the town centre, then that's going to cause a problem."

"But in simple terms of an additional supermarket, I have no problem with increased competition. I believe it is better for the people of Barnsley."

There is already speculation about which chain will take the proposed store.

The *Chronicle* was last night unable to contact the relevant spokesman at Sainsbury's, which is the largest chain not to have a major store in Barnsley.

Peel has recently signed a deal with Booths supermarkets to open a store at a £650m complex in Salford.

Peel will unveil the Barnsley plans at a public exhibition at the Peel Centre retail park on Harbrough Hill Road on July 16 from 9am until 3.

■ An impression and aerial photograph of the proposed site is on our website: www.Barnsley-Chronicle.co.uk.

Barnsley Chronicle 15/07/11

£25m store plan gets 'mixed response'

Workers are stunned over Peel scheme

By Mike Cotton

PLANS for a new £25m supermarket have met with a 'mixed response' from nearby residents, as well as people whose jobs may be threatened by the proposals.

The Peel Group is planning a 130,000-sq ft supermarket and petrol station, on the corner of Twibell Street and Old Mill Lane. The plans were revealed in last week's Chronicle.

It was the first workers at Comet, Plumb Center and Howden's Joinery knew of the plans.

All three would have to go if the plans did go ahead, and the news has stunned staff.

All three remain open, and Peel says the earliest start date on the project would be 2013.

Peel says its proposal would increase competitiveness and choice for consumers and create 300 jobs. A spokesman said: "In addition to the food store, Peel

'I am quite concerned about an increase in traffic and noise, construction dust and noise, and what the final design will be'

Holdings would open up access to the river Dearne and develop a new riverside park, including cycle facilities, native planting and wetlands."

Twibell Street resident Nichola Mason said: "I'm not against jobs, or against the regeneration of Barnsley.

"However I am quite concerned about an increase in traffic and noise, construc-

tion dust and noise, and what the final design will be.

"We don't want to be looking out at a brick wall.

"I'm also quite worried about devaluation of property."

But neighbour and young mum Charlie Adaway, 19, said it would be 'brilliant' to have a supermarket on her doorstep.

Paul Swift added: "As long as it's creating jobs, it's great. I've recently been laid off."

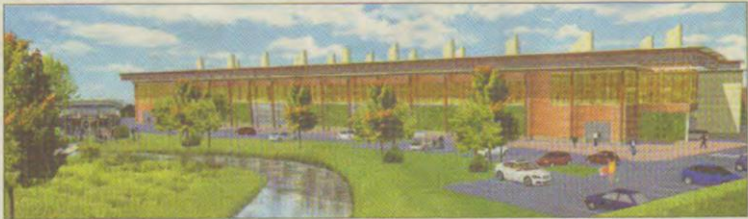
The plans will be officially unveiled at an exhibition at the Peel Centre retail Park, Harborough Hill Road, tomorrow from 9am until 3pm.

An application for planning permission will then be submitted to the council.

A spokesman for Plumb Center said it was aware of the plans but everything was business as usual. Howden's Joinery and Comet declined to comment.

Barnsley Chronicle 22/07/11

Friday, July 22, 2011



First look: An artist's impression of the proposed supermarket on the junction of Twibell Street and Old Mill Lane. (S)

Supermarket plans reassure residents

- Underground car park
- Petrol station
- Residents' play area
- Tourism centre

By Mike Cotton

MORE detail has emerged about plans for a new supermarket across the road from ASDA.

Peel Holdings is about to apply for planning permission for a 130,000-sq ft food store and petrol station on land which now includes the stores Comet, Howden's Joinery, Plumb Center, as well as a large gas holder, the former MFI and Power House stores, and a large piece of derelict industrial land.

The store would have an underground car park with more than 700 spaces.

However the developer told the Chronicle that once a deal is struck with a retailer, they may wish to build a smaller store than is planned.

There would be a 'tourism centre' on the bank of the River Dearne, which runs through the site, where people could hire bikes to ride on the Trans-Pennine Trail.

Resident Nichola Mason told the Chronicle last week she was concerned the plans might devalue her property, but now thinks it may increase the value.

"It's going to take a lot of the traffic off our street."

"The entrance for the supermarket would all be on the other side, so that was very reassuring."

It would be accessed from the new 'Burton Road bypass' between Wickes and the proposed site, which is already under construction.

The developer is planning to redesign one side of Twibell Street, closing off what is now the entrance to the small retail park, and turning it into a park for residents.

Another resident, Damien Fraser, attended an exhibition of the plans held on Saturday, and said he too had been reassured.

"I think some sort of allotments, or some residents parking space would be better than a communal park, because I don't think that would get used."

"They said they would feed my ideas back."

More pictures of what the site could look like are on view at: ChronicleOnline.co.uk

Barnsley Chronicle 11/11/11

NEWSLINES

Supermarket plans to create 300 jobs

PLANS for a supermarket creating 300 jobs are due to be submitted to the council before the end of the year.

Peel Holdings plans to build a £25m store on the corner of Old Mill Lane and Twibell Street. It will mean demolishing Comet, Howden's Joinery and the Plumb centre, as well as the gas holder.

The news stunned staff at the stores but Peel said it would help firms that wished to relocate to find another site in Barnsley.

Spokesman Richard Mawdsley said Peel was in 'final negotiations' with a number of food store firms.

Plans also include a petrol station and a community riverside park.

APPENDIX 4.0

Invitation letters

Twibell Residents
XX Twibell Street
BARNSELY
S71 1DG

Monday 11 July 2011

Dear Neighbour,

Development proposals for a new food store and riverside park in Barnsley

Developer, Peel Holdings is in the process of working up plans for a new food store and community riverside park at its site on the junction of Old Mill Lane and Twibell Street in Barnsley.

As a resident of Twibell Street I wanted to contact you directly to inform you of the plans.

The store proposed by Peel Holdings would be operated by a mainstream food retail operator and create over 300 new jobs. In addition to the food store the proposals include opening up access to the River Dearne and developing a new riverside park including native planting and wetlands.

In addition, Peel Holdings has developed plans to provide Twibell Street with a community garden but we would like to know more about what you would like to see included in the plans.

Peel Holdings' is about to embark on a period of consultation and as such a public exhibition event is being held on Saturday 16 July within a mobile exhibition unit at the Peel Centre Retail Park from 9am – 3pm.

As a Twibell Street resident, I want to give you the opportunity to view and discuss the plans ahead of them being displayed to the general public. Therefore I would like to invite you to a preview event on Friday 15 July at the same venue from 3pm – 7pm.

It would be appreciated if you could contact me on 0161 247 8417 to confirm your attendance at the preview event. You are also welcome to call if you cannot attend and would like to discuss the plans further.

Yours sincerely

Paul Boyfield
Managing Director, Lexington Communications North, on behalf of Peel Holdings

Councillor XXXX
Town Hall
Church Street
Barnsley
S70 2TA

Monday 11 July 2011

Dear Councillor XXXX,

Development proposals for a new food store and riverside park in Barnsley

Developer, Peel Holdings is in the process of working up plans for a new food store and community riverside park at its site on the junction of Old Mill Lane and Twibell Street in Barnsley.

There is significant need for a new food store in Barnsley to increase consumer choice in the area and offer greater competition between larger food stores.

The store proposed by Peel Holdings would be operated by a mainstream food retail operator and create over 300 new jobs. In addition to the food store the proposals include opening up access to the River Dearne and developing a new riverside park including native planting and wetlands.

The proposals represent a £25 million investment in the town and would transform the site into vibrant and green entrance to the town centre.

Against this background, Peel Holdings' is about to embark on a period of consultation and as such a public exhibition event is being held on Saturday 16 July within a mobile exhibition unit at the Peel Centre Retail Park from 9am – 3pm.

As a local councillor I want to give you the opportunity to view and discuss the plans ahead of them being displayed to the public. Therefore I would like to invite you to a preview event on Friday 15 July at the same venue from 11am – 1pm.

I will contact you shortly to confirm your attendance but if you have any queries in the meantime, please do not hesitate to contact me on 0161 247 8410.

Yours sincerely

Paul Boyfield
Managing Director, Lexington Communications North, on behalf of Peel Holdings

APPENDIX 5.0

Press advertisement of consultation event

4
barnsleyindependent
13.07.11

CONCERN AS FRIDGE FAULT CAUSES FIRES

BY MIKE COTTON

AT LEAST one house fire in Barnsley was caused by a faulty Beko fridge/freezer, the fire service has said.

The London Fire Brigade said 20 fires had been caused in the capital by faulty Beko appliances, one of which was fatal.

A South Yorkshire spokesman told the Chronicle at least five in its area had been caused by the appliances. At least one was in Barnsley.

That was at a house in Tingle Bridge Lane, Hemmingfield, in August last year. Owner Jane Eyre Bailey said it was lucky that nobody had been in there at the time, otherwise it could have been fatal.

Fridge fires develop rapidly and release high levels of toxic fumes.

A South Yorkshire Fire and Rescue spokesman said since April 2009 fire-fighters had attended 'quite a lot' fridge-related fires, but the makes were not always recorded, sometimes because it was not possible due to the appliance being destroyed.

*Five in South Yorkshire were definitely

Beko and one was on Tingle Bridge Lane at Hemmingfield.

He said that people had been walking into fire stations asking what to do about their appliances following news of the fault.

"The manufacturer has offered to correct this fault free.

"Until then the best advice other than speaking to the manufacturer, is to make sure you have working smoke alarms, and to keep doors closed at night, particularly kitchen doors, to stop a fire spreading."

A Beko spokesman said: "We deeply regret any incident involving any Beko product and we are working with all relevant organisations to rectify an identified problem with some of our fridge/freezers."

Anyone with a Beko fridge/freezer made between January 2000 and October 2006 should check whether their appliance is affected, either at the Trading Standards website, or with Beko's.

■ Beko can be contacted online at Beko.co.uk or by calling 0800 009 4837.



Shaun set to enjoy £1.1m Lotto win

BY GAIL STIGANT

BARNSELY bachelor Shaun Vincent was working at a meat slicing plant until he scooped a cool £1.1m on the Lotto.

Now the 42-year-old is dreaming up ways to spend the life-changing fortune, which went unclaimed for 17 days.

Single Shaun, who has been a line manager at Cranswick Convenience Foods in Wortwell for 12 years, had tucked away his winning ticket in a folder and only checked it when he saw on a local website that a winner hadn't come forward.

Shaun, who was born in Atterley and now lives in Royston with his sister, bought his weekly tickets at the Sainsbury's store in Royston. He had five lines of lucky dip and one of special numbers. And it was one of his rows of lucky dip numbers - 9, 11, 35, 37, 40 and 45 - which came up on the draw on June 11.

Shaun had only told one friend about his win but said his other mates would be chuffed for him. He had already booked a holiday to Gran Canaria and Cancun with them later in the year.

Shaun said he is still deciding what to do with the money but as a lifetime Liverpool FC fan he'd like a season ticket for his club. He also hopes to buy a house and learn to drive - and maybe find love.

Big win: Lotto winner Shaun Vincent. Picture: Brett Carr



Harbrough Hill Park

Proposed New Foodstore and Community Park for Barnsley

PUBLIC CONSULTATION

Peel Holdings has prepared plans for a new foodstore and community park at the junction of Old Mill Lane and Twibell Street in Barnsley.

The new store would:

- Create approximately 300 new jobs
- Include a petrol filling station
- Offer more choice and greater product range to shoppers

You are invited to view the plans on:

Saturday 16 July, 9am - 3pm

at the Peel Centre Retail Park, Harbrough Hill Road, Barnsley, S71 1JE

The exhibition will be in an exhibition trailer located in the car park.

THE PEEL GROUP

If you have any questions about the plans or cannot attend the exhibition and would like to know more, please call the Community Information Line on 0161 247 8417 (Monday - Friday 9am - 5.30pm)

Find out more about your local Estate Agents

visit www.barnsley-chronicle.co.uk and click the link on the homepage...

- Company profiles
- Photo's
- Location maps
- Website & Email information and more...



If you would like your agency to be part of this new feature, contact Richard Storrs on 01226 734663

The advertisement appeared in the Barnsley Independent dated 13 July 2011. The newspaper is distributed weekly to 43,000 properties within Barnsley. Due to the nature of the newspaper's circulation, it has the largest circulation figures for a newspaper in the local area.

APPENDIX 6.0

Exhibition board images





Harbrough Hill Park



REGENERATION OPPORTUNITIES

Whilst there has been a lot of investment in Barnsley Town Centre, the Old Mill site still remains as a poor quality 'front door' to the town and a barrier to the River Dearne green valley.

The Old Mill site is set within the green corridor of the River Dearne but is dominated by industrial uses.



WHY ANOTHER FOODSTORE?

Although there are other foodstore in the area, including on Old Mill Lane, these are enjoying strong profits because of the lack of choice for consumers. The proposals will help to address this balance by increasing choice and competition which benefits shoppers by driving local prices down.

The foodstore will also be able to:

- pay for the removal of the gas holders and improve the poor quality ground
- create over 300 new jobs and training opportunities
- pay for new roads and bridges to take delivery vehicles away from Twibell Street
- create a more positive image for Old Mill Lane and Barnsley
- open up access to the River Dearne Valley Park from the town.

LOOKING TO THE FUTURE:
Peel Holdings is investing £25m to create a new foodstore and Riverside Park





Harbrough Hill Park



THE PROPOSALS

The proposals are for a new food store and riverside community park which will reconnect the town to the wider River Dearne Valley Park with safe, attractive access points and pathways.

The development of the Old Mill site will create:

- a 130,000 sq ft food store
- a community Riverside Park with access for all
- a kiosk in the Park with facilities for cyclists and other people visiting the River Dearne Valley Park
- a petrol filling station
- a small retail store which already has planning permission

Access to the development will be from the new link road between Old Mill Lane and Burton Road with a new bridge over the River Dearne.



Harbrough Hill Park is proposed as a new retail and riverside park reconnecting Barnsley to the wider River Dearne Valley Park



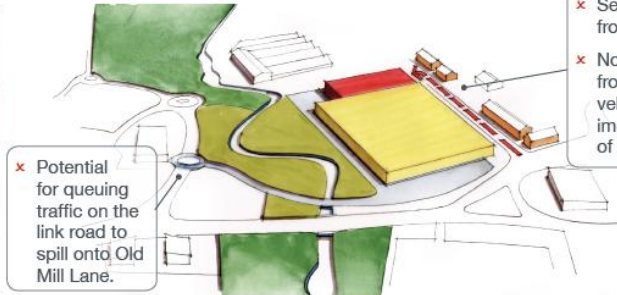
Harbrough Hill Park



HOW HAVE IDEAS BEEN DEVELOPED?

We have explored a number of design options leading to our preferred approach. The main design influences have been creating an attractive community riverside park and locating access and servicing away from Twibell Street.

OPTION 1: Service access was retained along Twibell Street



✗ Potential for queuing traffic on the link road to spill onto Old Mill Lane.

✗ Service access is from Twibell Street.
✗ Noise and pollution from service vehicles would impact on residents of Twibell Street.

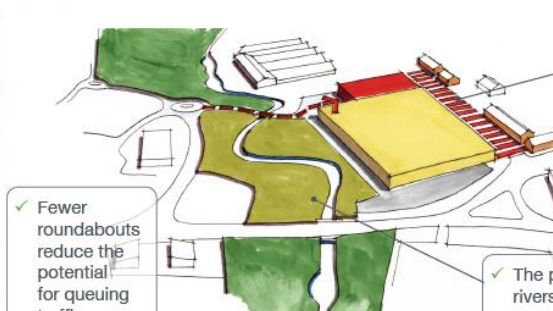
OPTION 2: We moved the service access to enter the development from the new link road, across a new bridge and behind the store



✗ Potential for queuing traffic on the link road to spill onto Old Mill Lane.

✗ Noise and pollution from service vehicles would impact on residents of Twibell Street.

OPTION 3: We moved the service access to the east of the site and away from Twibell Street



✓ Fewer roundabouts reduce the potential for queuing traffic.

✓ Potential noise impacts from the service yard can be easily mitigated.
✓ Service vehicles are not routed past residential properties.
✓ Twibell Street is improved for residents

✓ The potential of the riverside park can be maximised.



Harbrough Hill Park





A NEW FOOD STORE



View 3 : From the Riverside Community Park



Elevation from the Riverside Community Park



View 4 : Artists impression showing how the new food store and Riverside Community Park may look

The new food retail store will create positive image of Barnsley on a key approach into the town. The store will also be a focal point along the River Dearne Valley Park. Given these important roles, we are exploring the opportunity to create a new eco store.

This includes increased natural lighting and ventilation, natural building materials, rain water harvesting, generating energy on-site, using less water, and using native plants to create wildlife habitats.



Examples of Eco Stores



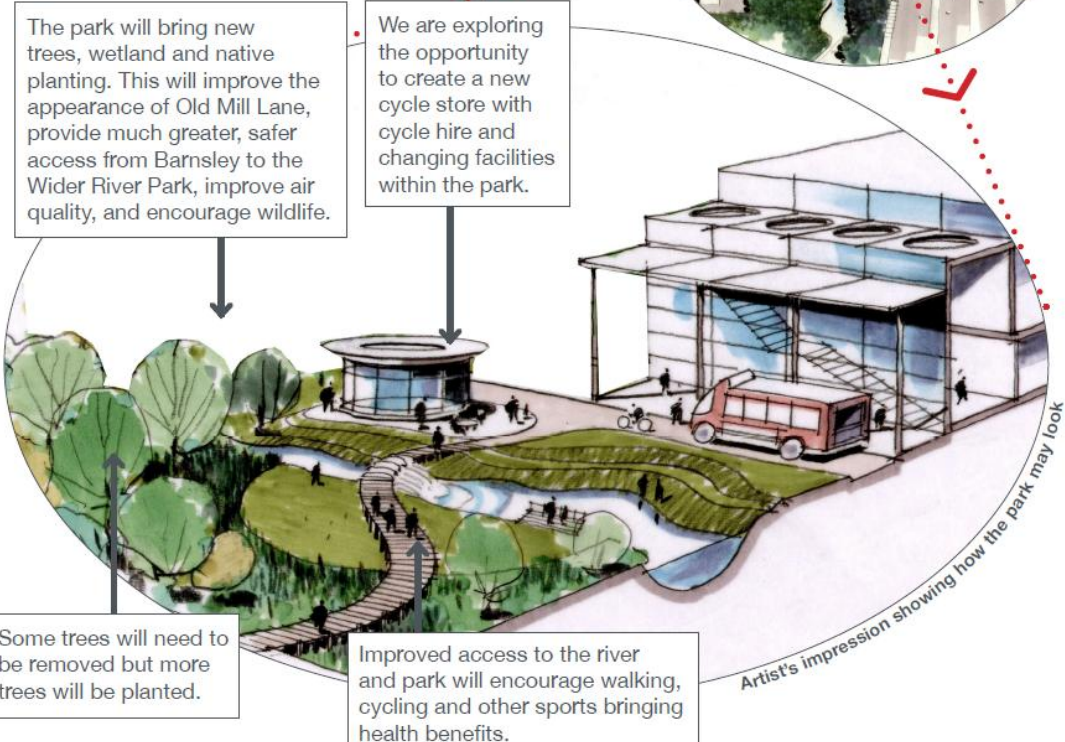
Harbrough Hill Park

A NEW RIVERSIDE COMMUNITY PARK

The new food retail store will create a new riverside community park. The Old Mill site is the only place in Barnsley where a new access point to the river may be created.

The park will bring new trees, wetland and native planting. This will improve the appearance of Old Mill Lane, provide much greater, safer access from Barnsley to the Wider River Park, improve air quality, and encourage wildlife.

We are exploring the opportunity to create a new cycle store with cycle hire and changing facilities within the park.



Some trees will need to be removed but more trees will be planted.

Improved access to the river and park will encourage walking, cycling and other sports bringing health benefits.

Artist's impression showing how the park may look





THE PEEL GROUP

Board 7 of 8



Harbrough Hill Park



WHAT HAPPENS NEXT?

Thank you for taking the time to review our proposal. We are in the process of finalising the plans and would appreciate YOUR views before we submit a planning application to Barnsley Metropolitan Borough Council.

Following this exhibition:

- Design proposals will be updated to take on board your thoughts, ideas and comments
- Ongoing technical studies will be concluded such as river levels, ground conditions, and highways assessments
- We will prepare a Consultation Statement summarising the consultations we have undertaken and how we have responded. This will be submitted with the planning application as a supporting document
- An outline planning application will be submitted soon
- Barnsley Council's Planning Regulatory Board will consider the application and give their decision

Tell us what you think?

We are here today to talk through the proposals and listen your views about what works, what needs improving and what's missing. We need your views by 22nd July to allow us time to consider your comments and change the proposals where appropriate.

Please let us know your views by:

- Talking to one of the team representatives
- Completing a Comments Form and placing it in the ballot box
- Call, email or write to us at:

Community Information Line on 0161 247 8417 during office hours.
Email: sarah.atta@lexcomm.co.uk
Harbrough Hill Park, c/o Lexington North,
Barnett House, 53 Fountain Street, Manchester M2 2AN

Thank you!



APPENDIX 7.0

Public consultation poster



Peel Holdings has prepared plans for a new foodstore and community park at the junction of Old Mill Lane and Twibell Street in Barnsley. The new store would:

- Create approximately 300 new jobs
- Include a petrol filling station
- Offer more choice and greater product range to shoppers

**You are invited to view the plans on:
Saturday 16 July, 9am - 3pm at the Peel Centre Retail Park,
Harbrough Hill Road, Barnsley, S71 1JE**

The exhibition will be in an exhibition trailer located in the car park.



If you have any questions about the plans or cannot attend the exhibition and would like to know more, please call the Community Information Line on 0161 247 8417 (Monday - Friday 9am - 5.30m)

The appendixes listed below have been submitted as separate documents as they contain personal contact details of respondents:

APPENDIX 8.0

Sign in sheet

APPENDIX 9.0

Feedback forms

APPENDIX 10.0

Questionnaires