

Aldi Stores Limited

Proposed Foodstore and Residential Development
Barnsley Road, Highgate, Goldthorpe

Design, Access, Site Waste Management and Sustainability report

1187 11/08/14



Spend a little Live a lot

Contents

- 1.0 Introduction
- 2.0 The Client
- 3.0 Design Policy and Guidance
- 4.0 Site and Surroundings
- 5.0 Site Context
- 6.0 Pre-Application Discussions
 - Design Development
- 7.0 The Process and Design Principles
- 8.0 The Scheme
 - Use
 - Amount
 - Layout
 - Form, Scale
 - Appearance
 - Access
 - Landscaping and Boundary Treatment
 - Site Security and Crime Prevention
- 9.0 Environmental and Sustainability Statement
 - Sustainability Themes
 - Recycling and Waste Reduction
 - Operational Waste
 - Site Waste
 - Sustainability Issues
 - Conclusion
 - Summary of Measures for Sustainability
 - Renewable Energy and Carbon Reduction Measures
 - Aldi Corporate Responsibility
- 10.0 Conclusion



1.0 Introduction

This Design and Access Statement has been prepared by The Harris Partnership Ltd (Architects) on behalf of Quora Ltd and Aldi Stores Ltd.

The requirement for Design and Access Statements has arisen in response to the need to promote better quality and more sustainable design in development – an objective embedded in successive national planning policy guidance and confirmed in the National Planning Policy Framework (NPPF) published March 2012.

The proposal comprises:-

- Retail foodstore with adjacent residential plot.
- Associated parking facilities comprising of 102 total spaces. The foodstore is to include 6no. disabled, and 7no. parent and child spaces, 2 no. motorcycle spaces and 10 no cycle spaces.
- Access pedestrian routes and servicing.
- Structured landscaping.

This statement takes account of advice and particularly the Communities and Local Government "Guidance on information requirements and validation" published in March 2010 it addresses amount, layout, scale, landscaping and appearance in terms of design with brief comments on use, which is addressed in more detail in the Planning Statement and Retail Assessment prepared by Planning Potential.

It provides information on:

- The site and its surroundings.
- The application proposals.
- Design principles adopted in the scheme.
- Sustainability

It then appraises the design of the development scheme in the context of the site and its surroundings and concludes that the design is appropriate in this context such that a grant of planning permission on design grounds is appropriate. It goes on to address broad access issues.

The statement is to be read in conjunction with all other supporting information, reports and studies as required to form this full planning application.

2.0 The Clients

Quora Developments.

Quora Developments acquires land, promotes its development and delivers its regeneration to provide retail and mixed use developments for the relevant local community to be proud of.

By meeting the needs of business and local communities we create opportunities for companies and individuals in those communities and ensure the enhancement of the local environment, engendering civic pride and economic activity.

Quora specialise in retail and mixed use development solutions in town centre, local centre and out of centre locations, working with local statutory bodies and the major food retail operators together with leading operators from other commercial and retail based operations.

The promotion and progression of retail led mixed use developments requires a particular skill set and experience to ensure successful outcomes – Quora demonstrably maintain such skills and experience.

Aldi Stores Ltd

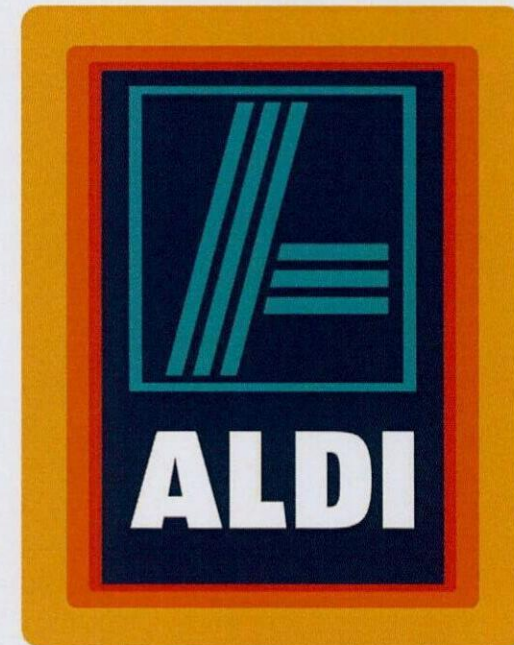
Aldi is one of the World's largest privately owned companies with over 7,000 stores across Europe, North America and Australia and we are proud to count ourselves amongst the leading global retailers.

Aldi opened its first stores in the UK in 1990 and currently operate over 500 stores across the Country. The Company's corporate office is based in Atherstone in the Midlands although Regional Offices and distribution centres exist in Atherstone, Chelmsford, Darlington, Dublin, Middleton, Neston, Swindon and Bathgate.

QUORA



excellence in property development



The Darlington Regional Office opened in 1991 and covers the geographical core of North East England, split into two areas North and South Darlington. There are currently 40 stores operating in the South Darlington Region.

Aldi is able to achieve lower prices through an extraordinarily efficient operation, from the sourcing of its products, to the retail experience in store. In an Aldi store, you will not find 100's of versions of the same thing. Aldi focuses on quality rather than quantity; stocking a range of groceries that includes everything shoppers need, every day of the week. This allows Aldi to get the lowest prices from suppliers – then pass on the savings to customers with quantity discounts.

As a food store with predominately own labelled brands, Aldi would not compete directly with existing businesses within Goldthorpe. For instance it does not have an in store baker, butcher, fishmonger or café and does not sell national newspapers, magazines, cigarettes or lottery tickets. This, therefore, allows local businesses to flourish as customers link trips with the Aldi store and other local shops.

Aldi stores and its discount operation are established and widely recognised within the UK. However, to address the dynamic nature of retailing and changing expectations of customers, the Company continually reviews its property portfolio and store operational requirements.

Aldi has developed a number of stores in line with this approach, and the proposed design for Goldthorpe includes the very latest design features, resulting in a high-quality and modern facility for the area.

3.0 Design Policy and Guidance

Good quality design is an integral part of sustainable development and high-quality design in the built environment is clearly stated throughout the National Planning Policy Framework (NPPF) (2012) and National Planning Policy Guidance (NPPG) (2014). Paragraph 56 of the NPPF states that "good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people".

The NPPF aims to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Design is a key consideration in the determination of applications for development whereby proposals should secure a high quality inclusive design. The application conforms to the principles of the NPPF and NPPG in that the proposal seeks to promote development in a sustainable location within Goldthorpe. The development of this site will serve an extensive residential population and promote increased choice and competition within Goldthorpe. The residential element represents windfall residential development in a sustainable location.

The current development plan for Barnsley is the UDP adopted in 2000. A number of the UDP policies have been saved whilst the Local Development Framework is prepared.

Policy BE5 'Improving Existing Areas of Poorer Quality Built Environment' seeks to enhance the environmental quality of existing housing, commercial and industrial areas. Therefore the development of the site for an Aldi foodstore and residential development would contribute to the regeneration of Goldthorpe.

Adopted in September 2011, the Barnsley Core Strategy provides a spatial strategy for the future development of Barnsley up to the year 2026. Policy CSP 29 'Design', supersedes UDP policy BE6 'Design' and expects high quality development that respects, takes advantage of and enhances the surrounding areas. Development should:

- contribute to place making and be of a high quality, that contributes to a healthy, safe and sustainable environment;
- help to transform the character of physical environments that have become run down and are lacking in distinctiveness
- enable all people to gain access safely and conveniently, providing, in particular, for the needs of families and children, and of disabled people and older people contribute towards creating attractive, sustainable and successful neighbourhoods.

Policy CSP 1 'Climate Change' seeks development to reduce and mitigate the impact of growth on the environment and carbon emissions. Developments must increase the efficient use of resources through sustainable construction techniques and use renewable energy.

Policy CSP 2 'Sustainable Construction' requires all non-residential development to achieve at least BREEAM standard of 'very good' or equivalent. All new dwellings are expected to achieve at least a level 4 rating under the Code for Sustainable Homes or equivalent.

Policy CSP 3 'Sustainable Drainage Systems (SUDS)' requires all developments to use Sustainable drainage systems (SUDS).

The emerging 'Development Sites and Places' document will identify sites to deliver the Council's spatial strategy and economic priorities. It has previously been released for consultation in 2012 and consultation on the draft document is expected in September 2014. The timeframe for submission is November 2015 with adoption Spring 2016.

Policy MU1 'Mixed Use' states that mixed use developments are acceptable, where they are well designed and planned in a comprehensive and co-ordinated way.

The Council have a number of SPDs that relate to residential development and applications affecting residential dwellings. The 'Residential Amenity and the Siting of Buildings' SPD sets out the design principles that will apply to applications for non-residential buildings in proximity to existing residential properties.

'Designing new housing development' SPD sets out the design principles that will apply to new housing development.

The **'Open space provision on new housing developments'** SPD provides guidance on what will be expected in terms of open space provision for new residential developments. A general requirement of a minimum of 15% of the gross site area of new housing development must be open space of a type appropriate to the character of the site, its location and the layout and nature of the new housing and adjoining land uses. This policy is applicable to the site as it is capable of delivering 20 or more dwellings including flats.

The applicant has addressed design criteria and where possible believes that the proposals provides an attractive sustainable development in an accessible location within Goldthorpe. The development will support the Aldi distribution centre, generating additional jobs and wealth creation at Goldthorpe. These issues are all addressed within this statement as well as the Planning and Retail Statement and Transport Assessment.

4.0 Site and Surroundings

The total development site extends to 19,425sqm (4.80 acres) with Aldi taking 8,053sqm (1.99 acres) and the residential site comprising of 11,372sqm (2.81 acres). The site is located in Highgate, Goldthorpe on the A635 Dearne Valley Parkway at the junction with Barnsley Road immediately to the south.

The site falls within the historic medieval farming village of Highgate, Goldthorpe which has a large local population of over 6,000 living within walking distance of the site.

The site has been marketed for redevelopment for several years and has stood vacant during this time period offering no contribution to the local street scene in this key location.

The proposal will enable the investment that is required to redevelop the site improving the visual appearance of the overall site and providing substantial investment in the area and job opportunities.

Overall the site rises approx. 7.25m from the western boundary to the eastern boundary. The proposed foodstore site rises 4.97m across the site from Dearne Valley Parkway (A635) to Barnsley Road, and a 5.19m rise across the proposed residential site.

The east of the site is bound by a residential development off Holly Grove, with Highgate Primary School beyond and further residential properties and Goldthorpe Railway Station beyond this.

The south of the site is bound by Barnsley Road with agricultural land opposite and Goldthorpe Industrial Estate beyond this.

The west of the site is bound by Holly Grove roundabout with agricultural land beyond.

The north of the site is bound by Dearne Valley Parkway (A635) with predominately agricultural land with residential properties beyond this. Fields End Business Park and Highgate Greyhound Stadium can be located the north east of the site.

An existing well established infrastructure and transport links to the local area exist around the site with bus stops located very close to the site along Barnsley Road which is also in easy walking distance of nearby residential streets.

Site aerial



5.0 Site Context



View across the site to the north west



View of site looking to east boundary



Looking across the site from Dearne Valley Parkway A635



View looking down Barnsley Road



View looking up Barnsley Road



View looking down Dearne Valley Parkway A635 towards Hollygrove Roundabout

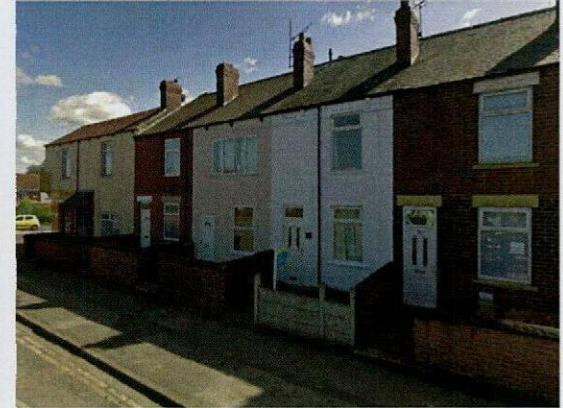
5.0 Site Context



Adjacent residential properties east of the site



Hollygrove roundabout looking north towards agricultural land



Residential properties along Barnsley Road



Goldthorpe Industrial Estate



Fields End Business Park office building



Fields End Business Park

6.0 Pre-Application Discussions

Prior to submission of this Planning Application, pre-application consultations were held with Planning Authority representatives to discuss the development of the scheme and the impact upon the local area. A newsletter was also distributed to the local area to allow local residents to voice their opinions and/or concerns regarding the proposed foodstore and mixed use retail unit.

Planning Authority

Planning meeting 10th December 2013

A pre-application meeting was held with:

Barnsley Council, Kieran Dunn, Planning officer, Nick King, Urban Design, Barbara Wilson, Highways officer.

Development Team, James Poskitt, GMI Group, Nic Morgan, Quora Developments, Mark Taylor, Aldi Stores, Nicholas Charlesworth, The Harris Partnership, Chris Smith, Transport Potential and Claire Temple of Planning Potential.

The background of the site was discussed and the initial design proposals tabled which included discussions relating to Highways, Policy and design.

Councillor meeting 14th July 2014

A presentation of the Aldi scheme was made to Goldthorpe councillors prior to the public consultation by Mark Taylor of Aldi Stores and Claire Temple of Planning Potential.

Public Consultation

A newsletter with response cards was posted prior to the public consultation to 1800 people that live in the local vicinity of the site, the purpose of the postal consultation was to interact with the local residents, offering them the opportunity to learn more about Aldi and invite them to the public consultation, or provide a response via the reply cards if they could not attend the public consultation.

The purpose of the public presentation was to interact with the local residents, offering them the opportunity to learn more about Aldi and the benefits a new store would bring to the area and to gauge the response of the local residents to the introduction of a new store.

Join the nationwide food retailer and development partners programme proposing a new mixed use regeneration scheme, including a new neighbourhood foodstore as part of our commitment to community consultation, we are holding this exhibition so local business operators and representatives can understand a little more about the proposals.

This exhibition displays some more information about the details of the scheme alongside answering some commonly asked questions. Members of the team are on hand to help with any queries you may have and will happily talk you through the proposals.

You can also ask us our freephone information line - 0800 332 1818. Following this exhibition if you have any further comments or queries.



The proposed development will include an A&E foodstore and an attractive residential scheme comprised of approximately 28 dwellings; the site already benefits from planning permission for mixed use development. As well as the comprehensive development of the site, A&E are investing in substantial landscaping improvements and facilitating new linkages with the surrounding area.

The introduction of a neighbourhood food store and free shoppers car park, will benefit the local area adding to choice and competition to the market, with Aisl customers saving as percent on their shopping without compromising on quality. The proposals will ensure immediate and comprehensive investment in an identified development site. The proposals will provide 300 jobs at construction stage and 40 new permanent opportunities at the Aisl food store.

As well as the proposals shown here to provide a new Aldi store and residential development on a new site, Aldi are also opening a Distribution Centre. This new concept Distribution Centre will open at the beginning of 2014 and when fully operational will employ 500 local people across the transport, warehouse and office functions. Aldi is committed to ensuring a long term partnership with the residents of Gulsephoe and this new Aldi store further emphasises this commitment.

The store falls within the Dearne South ward with a local population of 15,000 people. This offers a number of ways in which people can visit the store, including walking and cycling. The Aldi store would be a local neighbourhood facility for residents providing the opportunity for a weekly shop. The store will increase customer choice and convenience for smaller retailers in the area.



spend a little live a lot

- Create 40 jobs for local people
- Employ local contractors and labour during the construction of the store.
- Play an active role in the community, working with local residents and schools and supporting local events and initiatives.
- Provide a welcome addition to Ramsey Road and offering a modern, high quality convenience food store.
- Offer low prices and high quality products. Attract customers save up to 40 percent on their shopping without compromising on quality and providing exceptional value for money.



The proposal introduces a contemporary foodstore to regenerate the area, creating an jobs.

Aldi have spoken to local representatives and listened to their comments regarding the proposal over the design of the store. Aldi is proposing a scheme to complement the street scene and neighbouring properties.

- Development of a vacant site helping to regenerate the area, creating a long term viable investment.
- Ease of access to the site, parking and pedestrian access from the main road through the site to the store entrance.
- Creation of a vibrant retail store.
- A base-like design approach to that both urban use can be made of the site.

The store will be high quality development that incorporates a modern palette of materials giving a contemporary crisp feel to the surrounding area. This respects neighbouring properties and fits comfortably with the surroundings.

The proposed will provide 102 parking spaces, including 5 disabled and 7 parent and child and secure bicycle parking.



Spread a little love a lot

Alfred A. Knapp, a top of the world's largest private security companies with over 200,000 employees, former Director, North America and Executive, and was named to *Fortune* magazine's "World's Most Powerful Leaders" list. He spent 15 years in the US, in Asia and globally, spanning technology and financial services markets.

Alfred posts an average annual compound return that most investors, both in Asia and the US, working actively with their funds and assets.

In an Asia, Alfred will tell you that the rate of return of the Asian stock market is quite lower than Korea, which is a source of concern for those matching investment portfolios with Asia of the world. He also says that the lowest price from Japan is, that Asia is the largest to investors, but because most of the capital is still in the United States and Europe.



And don't be fooled: a clean, radiant, and brightly stare with great products but without those hidden extras such as tiring rollers, bag packs, free bags and five beauty points.

[illegible]

Next Steps



Working with the team, we used a 6-ton 7-foot-long hydraulic crane, powered by two 100-hp 12-volt batteries, to lift the beam. They set it down in place.

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

Abstract

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

© 2006 Blackwell Publishing Ltd, *Journal of Internal Medicine* 260: 459–466

carefully reviewed and look for opportunities to strengthen their responses. These will then be submitted to the local authority for review before publication.

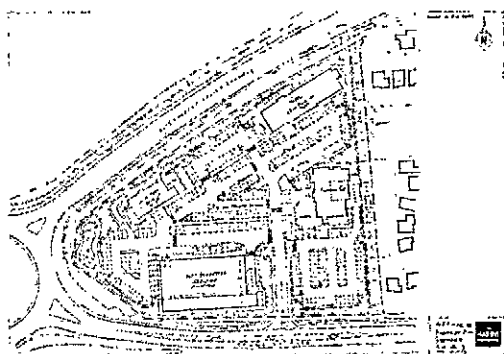
Thank you for coming
and please keep in touch!

Edward = 2011 = 100% of the

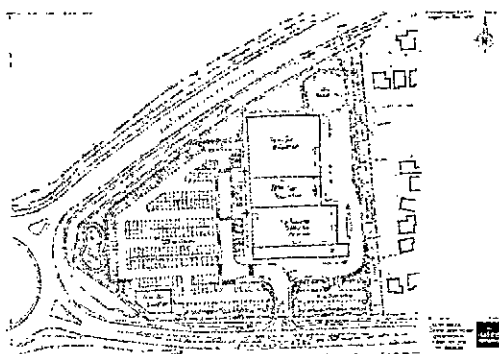
6.1 Design Development

Following the initial design meeting with the planning department various options were tabled and discussed, the councils preference was to have an Aldi Store facing the roundabout to create a Gateway site softened by extensive landscaping with residential behind adjacent the existing residential on Holly Grove.

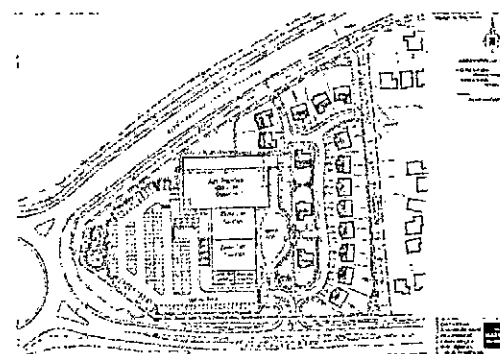
Sketch 01



Sketch 02



Sketch 03



7.0 The Process and Design Principles

General Design Principles

The following key design principles for the development of the site have been identified from the detailed assessment of the site and surroundings, an evaluation of issues and opportunities, a consideration of planning policies and initiatives and LA guidelines which have informed the development.

- To create a modern, well positioned and exciting addition to the local area.
- To create a sensitive contemporary design that respects the materials and detailing and essential qualities of Goldthorpe.
- To visually enhance the area by redeveloping a vacant development site.
- To enhance the street scene along Barnsley Road to create a strong urban space without impacting on adjacent properties.
- The creation of strong pedestrian routes through the site from the surrounding area and retain local routes.
- To complement existing landscaping and add new landscaping where needed to complement the overall design.
- To create a safe and convenient vehicular and service access to the site.
- To create job opportunities for the local area employing local contractors and labour during the construction of the store, creating between 35-40 Jobs for local people within the store plus addition employment for maintenance, window cleaning etc

8.0 The Scheme

8.1 Use

The development proposes a single storey Aldi foodstore unit to the front of the site with car parking, servicing and landscaping within the district of Goldthorpe to support the local residential community and integrate with the existing shopping facilities nearby the site and provide employment use to serve the area.

The remaining plot of land adjacent to the site will be dedicated for a residential development. The proposal is to develop the site for 2 / 3 & 3 / 4 bedroom houses. Each home will be provided with on-plot parking and/or garages and private garden space.

The site is in a prominent position off Barnsley Road in an area of predominately agricultural land, residential properties and industrial uses.

The site also benefits from an accessible location and provides a suitable opportunity for retail led regeneration to serve the local community. The site is ideally located to serve the needs of residents of Goldthorpe within a walking catchment which will enhance the local area.

8.2 Amount

An Aldi store is a modest scale supermarket often fulfilling a neighbourhood shopping role as well as attracting customers from the surrounding area. Aldi's customers generally use other shops and stores as well as Aldi in order to fulfil their grocery shopping and local service needs. Aldi is, therefore, complementary to the existing pattern of trading both in existing local/town centre shopping areas and larger out of centre stores.

The proposal is to form an Aldi foodstore with a nett useable sales area of 1108sq.m, 1254sq.m gross with additional storage, staff and office facilities of 443sq.m, totalling 1705sq.m gross internal area (1763sq.m gross external area). The scheme provides a total of 102 no. customer and staff car parking spaces including 6no. disabled, 7no. parent and child spaces, 2no. motorcycle spaces and 10 no. cycle spaces.

The residential site area is 2.81 acres (1.14 Hectares) this would equate to a housing density approx. 28-35 units to the site.

The accommodation has been located across the site to make best use of the existing level changes, and the scale of the development is a response to the surrounding context, providing local shopping facilities and job opportunities in the area.

8.3 Layout

The proposed site layout has been informed by the design parameters that exist on and around the site which include:

- Site access.
- Existing landscape.
- Site levels.
- Location of adjacent properties.
- The way in which the public can approach the site on foot, by bicycle and by car
- Ease of servicing for Aldi's operational needs and format.

The above points have been taken on board in the overall layout by positioning the store to the east boundary fronting onto Barnsley Road for the following reasons.

The position and level of the building aids in creating a key gateway into Highgate, Goldthorpe whilst shielding and protecting the residential development site adjacent, from the main car park area and HGV loading whilst maintaining an active frontage to Barnsley Road and Holly Grove Roundabout. A proposed 3m acoustic fence (location tbc) will also be put in place in order to shield the servicing area and noise from the residential properties.

The store location shields and protects the residential development site adjacent, from the main car park area and HGV loading whilst maintaining an active frontage to Barnsley Road and Holly Grove Roundabout. A proposed 3m acoustic fence (location tbc) will also be put in place in order to shield the servicing area and noise from the residential properties.

The building position works with the existing site levels to sit at the higher end of the site whilst also allowing access off Barnsley Road to be positioned at the higher end to allow a gentle slope down into the site whilst allowing access to the residential plot just off the site access road.

The remodelling of the site levels means the development is kept at a low level so as not to impact on the residential properties to the east boundary.

Formation of additional landscape, including a proposed bund to the east of the site, allows for adjustment to the levels between the adjoining land on the boundary.

The main shopfront glazing of the building faces the south of the site to allow the creation of an active street frontage as you approach the site from Barnsley Road.

The positioning of the building also allows ample space for parking to the west of the site making it visible and easily accessed from the Dearne Valley Parkway (A635) and Barnsley Road.

The warehousing element of the scheme has been located to face the west boundary to create a buffer between the car park and sales area and to face away from the residential units adjacent.

The layout of the site allows for extensive landscape around the perimeter of the site to soften the edges and create a buffer between the building and surrounding boundaries.

Servicing will be located north of the site to maintain visual amenity to the area, away from the main store entrance and thus away from customers.

The layout of the proposed development should take into account safe and convenient access to the highway and should not generate problems in principle of privacy or overlooking of immediate neighbours. This development achieves all these points.

Site plan in wider context





8.4 Form, Scale

An Aldi store is a modest scale supermarket that provides a limited product range. The total range of products is approximately 1,200 lines. This is limited in comparison to other grocery stores and supermarkets which carry between 2,500 and 40,000 product lines, with superstores carrying up to 60,000 lines.

The layout of an Aldi store is eminently practical. Its design reflects the Company philosophy of offering unrivalled value for money through cost effective management. There is no unnecessary expenditure on elaborate shop fittings, with the resultant savings being reflected in low prices. Merchandise is sensibly displayed in specially designed cases to eliminate stocking time and allow easy and efficient re-stocking. Aldi make enormous efficiency gains in this area and pass the savings directly to the customer.

The scale of the proposed store has been driven by the objective to address local need and meet customer expectations. In design terms the relationship of the site and the new store within its setting of the conservation area is an important guiding consideration. The buildings in the immediate vicinity of the site are predominantly residential in scale; one/two storeys in height with tiled pitched roofs.

Taking this into account, the proposal is to provide a building of scale and massing which has no adverse impact upon the locality. The general reference to the scale of the new foodstore proposal will effectively be 2/3 stories in height (7.8m/5.2m), a similar height to residential properties of Holly Grove and other surrounding properties in the vicinity. The form of the blade is to create a contemporary design that is complementary to the area.

The blade roof design allows more height around the entrances to signify the main building frontage and create more impact when approaching the stores. This also allows the building to sit softly and comfortably into its surroundings whilst minimising impact on existing landscaping and surrounding trees.

8.5 Appearance

The properties in the immediate area of the site vary in quality and materials the newest developments are simple in overall design using a palate of predominantly brick, render and tiled roofs. The industrial & commercial buildings towards the north east and south of the site are a mixture of brick, and metal cladding with tiled and metal roofs.

With this in mind, the overall design of the proposal has been developed in a contemporary modern style with elements of traditional modelling to work with local vernacular and immediate context.

The main elements of the Aldi building include the use of white and anthracite horizontal cladding panels and a feature frame of terracotta rain screen cladding, with a contrasting low level brick plinth to match the existing character of the area. High level glazing will flood light over the top of the sales layout in a ribbon arrangement along the long elevation facing Dearne Valley Parkway and Holly Grove Roundabout. These elements will work alongside the softer landscaped elements around the boundary edge to provide a more complementary proposal for the site whilst the brick detailing references the surrounding residential properties within the vicinity.

The contemporary feel to the Aldi store is created by using large elements of shopfront glazing together with an oversailing glass canopy line which signifies the stores entrances and the primary elevations from which the public shall approach the site facing Dearne Valley Parkway, Holly Grove Roundabout and Barnsley Road.

The blade roof design allows the store to sit comfortably on the sloped site; guiding and inviting the public into the store on the principle Barnsley Road and Dearne Valley Parkway elevations, whilst giving a harmonious link with the existing gradient of the site. With the blade falling towards the east perimeter of the site it creates a strong frontage to the main car park viewed from Dearne Valley Parkway, Holly Grove roundabout and Barnsley Road, whilst allowing the store to sit softly and comfortable into its surroundings. The nature of the store and its operation in terms of use means that the rear elevation is relatively blank in appearance. In terms of modelling, the appearance has been broken up using contrasting but complimentary materials and landscaping to soften this elevation to the adjoining residential properties.

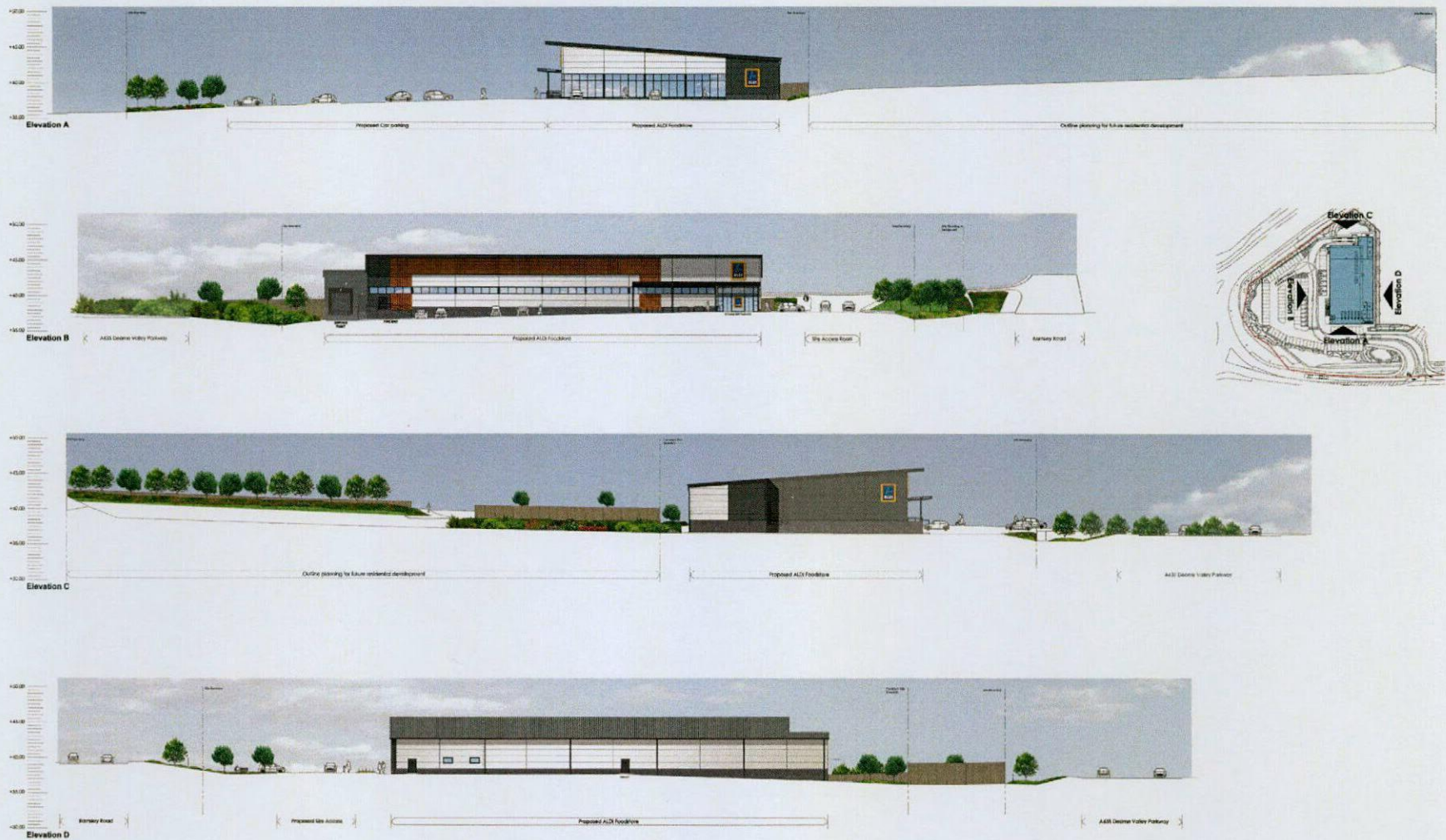
3D Visual



3D Visual



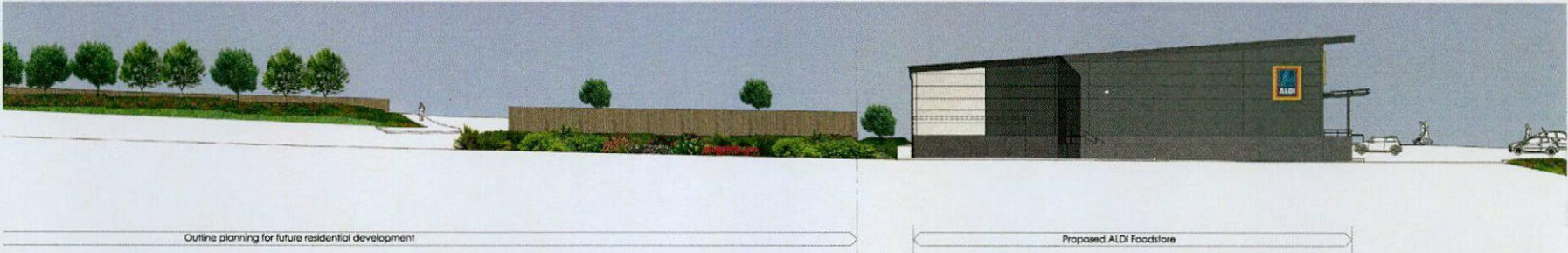
Elevations in Context



Elevations A & B



Elevations C & D



8.6 Access

The proposed main vehicular access to the site is off Barnsley Road which ensures clear access to the development for customers and for efficient servicing; the scheme will also incorporate pedestrian links from and across Barnsley Road and the public footpath along the south boundary thus connecting the foodstore to the existing public footpaths around the site.

The design has created an open site when viewed from Dearne Valley Parkway, Holly Grove roundabout and Barnsley Road to allow ease of access and natural policing to the car park area, whilst using the building to buffer residential properties on the east boundary.

The proposal will be fully DDA compliant with a level access threshold to the store entrance with gently graded levels throughout the site to create free flowing movement. Pedestrian links are also included into the site to the store entrance. Contrasting tactile paving and dropped kerbs will be provided to the road crossing points giving safe access.

In accordance with current DDA standards, there is provision for 6 no. disabled parking spaces. The spaces will be 6m by 3.6m and level with footpaths. Disabled parking and parent and child spaces are easily accessible located adjacent to the store entrance together with a dedicated area for 2no motorcycles and cyclist visitors into the site, creating 10 cycle spaces. The general car parking spaces will be 5m by 2.5m providing a more generous size to ease parking.

High levels of transparency and visibility will be the approach for the new development with suitable directional signage provided to the site informing visitors of the location of disabled and parent & child parking spaces. External areas will be suitably illuminated.

The foodstore will be serviced from the new access off Barnsley Road which will also create a separate access off the access road for the residential plot.

Servicing to the Aldi will run through the car park to the side of the store adjacent the northern boundary. A small path runs around the back of the foodstore to permit fire escape access from the staff and warehouse areas to a place of safety.

Aldi operates a unique delivery system from a dedicated transport fleet. The company operates a closely managed servicing arrangement for each store with one articulated vehicle delivery per day of mixed goods. The delivery is assembled at the centralised distribution depot in Darlington. In addition, there are two local fresh bread and milk deliveries made by small vans.

Stores are constructed with a dedicated internal storage area, delivery ramp, sheltered canopy and dock leveller system. This enables drivers to unload products without any external activity such as forklift trucks, cages or scissor lifts. This system reduces potential noise and therefore does not give rise to harmful effects on residential amenity.

The site is easily accessible by public transport with existing bus stops within close walking distance of the site along Barnsley Road.

Pedestrian & vehicular access routes



8.7 Landscaping and Boundary Treatment

The proposed landscape scheme has been developed to create a pleasant landscape setting which compliments the proposed architecture and maximises the effective integration of the built form within the surrounding environment. The landscape will consist of ornamental shrub and tree planting to create a soft treatment to the sites boundaries and provide landscape areas around the perimeter of the car park.

A mix of predominantly low to medium height shrub species will provide a strong and bold planting statement to the northern, western and southern boundaries of the site which will help to soften the visual impact of the new development whilst still allowing visual permeability through to the building from the surrounding Deane Valley Parkway and Barnsley Road. The planting bed to the eastern boundary will contain more medium to large height species to provide a strong buffer at the back of the store. Tree planting has been incorporated around the entire perimeter of the store to further soften the views into the site and to add a sense of height and maturity to the scheme. Large areas of wildflower planting have been incorporated within the northern, western and southern boundaries of the site to break up the mass of planting and to add an important ecological element to the scheme.

The general planting design is to be formal and ornamental in character with the simple palette of shrubs arranged in groups to give a striking effect which will be easy to maintain. Species within the shrub mixes will be selected based on their suitability to the site, resilience, performance and seasonal interest.

PLANTING SCHEDULE

Name	Abb	Height	Root	Container	Habit	Breaks	Density
Ornamental Planting							
Berberis julianea	Bj	30-40	C	3L	Bushy	3	4/m ²
Ceanothus thyrsiflorus 'Repens'	CtR	30-40D	C	3L	Bushy	5	5/m ²
Choisya ternata 'Sundance'	CtS	30-40	C	3L	Bushy	4	5/m ²
Cornus stolonifera 'Flaviramea'	CsF	60-80	C	3L	Branched	4	3/m ²
Eleagnus x ebbingei 'Limelight'	EeL	40-60	C	3L	Branched	3	3/m ²
Escallonia 'Donard Star'	EDS	40-60	C	3L	Bushy	4	4/m ²
Euonymus fortunei 'Emerald Gaiety'	EfEGa	20-30D	C	3L	Bushy	7	5/m ²
Euonymus fortunei 'Emerald 'n' Gold'	EfEG	20-30D	C	3L	Bushy	7	5/m ²
Lavandula angustifolia 'Hidcote'	LaH	20-30	C	3L	Bushy	5	5/m ²
Lonicera nitida 'Baggesens Gold'	LnBG	30-40	C	3L	Bushy	3	4/m ²
Lonicera nitida 'Maigreen'	LnM	30-40D	C	3L	Bushy	6	5/m ²
Mahonia aquifolium 'Appollo'	MaA	30-40	C	3L	Branched	3	4/m ²
Photinia x fraseri 'Little Red Robin'	PfLRR	30-40	C	3L	Branched	6	4/m ²
Photinia x fraseri 'Red Robin'	PfRR	30-40	C	3L	Branched	6	3/m ²
Prunus laurocerasus 'Otto Luyken'	PIOL	30-40	C	3L	Bushy	3	4/m ²
Viburnum x davidii	Vd	40-60	C	3L	Branched	3	5/m ²

Name	Abb.	Form	Age	Girth	Height (cm)	Clear stem	Root	Breaks	Density
Trees									
Betula pendula	Bp	Standard extra heavy	3x	16-18	min 450	min 200	RB	5	Item
Betula utilis jacquemontii	Buj	Standard extra heavy	3x	18-20	min 450	min 200	RB	/	Item
Carpinus betulus 'Fastigiata'	CbF	Standard extra heavy	3x	16-18	min 450	min 200	RB	/	Item
Prunus avium 'Plena'	PaP	Standard extra heavy	3x	18-20	min 450	min 200	RB	/	Item
Pyrus calleryana 'Chanticleer'	PcC	Standard extra heavy	3x	18-20	min 450	min 200	RB	/	Item
Sorbus aucuparia	Sa	Standard extra heavy	3x	14-16	425-600	175-200	RB	5	Item
Tilia cordata 'Greenspire'	TcG	Standard extra heavy	3x	18-20	min 450	min 200	RB	/	Item

Name	Abb.	Height	Root	Container	Habit	Breaks	Density
Specimen Shrubs							
Amelanchier lamarckii	Al	175-200	B	/	Feather	5	Item

* Any plants found not to be in accordance with the specification above after post completion site inspection will be replaceable at contractors expense in accordance with substitutions paragraph of specification on drawing.

LANDSCAPE SPECIFICATION

NOTE: All soft landscape works to be carried out in accordance with BS4428:1989.

SUBSOIL

Subsoil should be broken up to relieve compaction and aid drainage prior to topsoiling to the following depths:

- For light and non cohesive subsoils: 300mm
- For stiff clay and cohesive subsoils: 450mm

Immediately before spreading topsoil, remove stones larger than 50mm.

TOPSOIL

To be supplied and spread by the main contractor to the approval of the Landscape contractor, in accordance with BS 3882 :2007. To be a natural sandy loam, of medium texture, with a pH between 5.5 and 7.8, not more than slightly stony and free of pernicious weeds. Subsoil to be well broken up prior to top-soiling to relieve compaction. Topsoil depths should be:

Areas for Ornamental Shrub Planting: minimum 450mm

CULTIVATION

Weeds to be prevented from seeding or becoming established by applying a suitable herbicide and allowing the correct time to elapse, as directed by the manufacturer. Compacted soil to be broken up to a depth of 100mm, with any stones, grass tufts or rubbish larger than 50mm in any direction to be removed, leaving a regular and even surface. Suitable slow release fertiliser to be supplied and spread @ 50g/m² to all planted areas.

CLIMATIC CONDITIONS

Topsoiling should be carried out in the driest conditions possible – cultivation to be carried out when the soil is moist, friable and not waterlogged or frozen. Topsoil should not be handled during or after heavy rainfall or when it is wetter than the plastic limit as defined by BS 3882. Planting should not take place in waterlogged conditions or when the ground is frozen.

SOIL AMELIORANT

Peat free compost to be spread over ornamental shrub beds @ minimum 50mm depth prior to cultivation.

TREES

All trees within shrub beds to be planted in separate pits in accordance with tree planting details.

Tree pit to be 1000mm depth including minimum 150mm thick drainage layer of well washed gravel with a geotextile layer separating growing medium from drainage layer. Pit bottom to be broken up to minimum depth of 250mm and sides to be scarified.

Trees to be backfilled with topsoil : tree planting compost 1:6 by volume. All plant material to comply with BS 3936 Part 1 :1992, be obtained from a nursery certified by the HTA and transported to site in accordance with the HTA Plant Handling Guide: 1996. All trees to be planted to the original root collar and the following methods should be implemented to secure them: Trees in soft - double staked using 75mm dia. pressure treated timber stakes and cross bar, secured with tree tie and spacer at a height not exceeding 1/3 of the tree height. Trees in hard - Platypus underground guying system or equal approved.

SHRUB PLANTING

All shrubs to be positioned as shown on the drawing and to the density and specification listed in the plant schedule. Planting holes to be 150mm wider than the root spread, have the base ground thoroughly broken up before planting and backfilled with compost.

MIXES: To be arranged in groups of 3,5&7 with no two groups of the same species touching.

WILDFLOWER PLANTING

Wildflower mix to be planted directly into cultivated subsoil in accordance with manufacturers recommendations at rate of 5g/m² (see key for species mixture).

Preparation: Cultivate subsoil, apply a suitable herbicide and allow the correct time to elapse, as directed by the manufacturer, and seed the bed. No fertiliser, compost or mulch are to be applied to the wildflower bed.

Cutting first season: Time of first cut - if sown in Autumn cut in March/April, if sown in Spring cut in August - October after flowering. Height of first cut - 70mm. If sown in Autumn it should also be cut in September/October after flowering.

Cutting second season: March/April - cut to 40-70mm then September/October - cut to 40mm after flowering.

To be cut twice a year from then on as per above.

***NOTE** - At time of each cut all arisings to be removed from the bed to maintain reduced soil productivity.

SUBSTITUTIONS

Upon submission of evidence that certain materials, including plant materials, are not available at the time of the landscape contract, the Landscape Contractor may be permitted to substitute other materials and plants in exceptional circumstances during the contract with an agreed adjustment of prices.

All substitutions shall be of nearest equivalent species and variety to the original specified but shall be subject to approval by the Landscape Architect before any change is made.

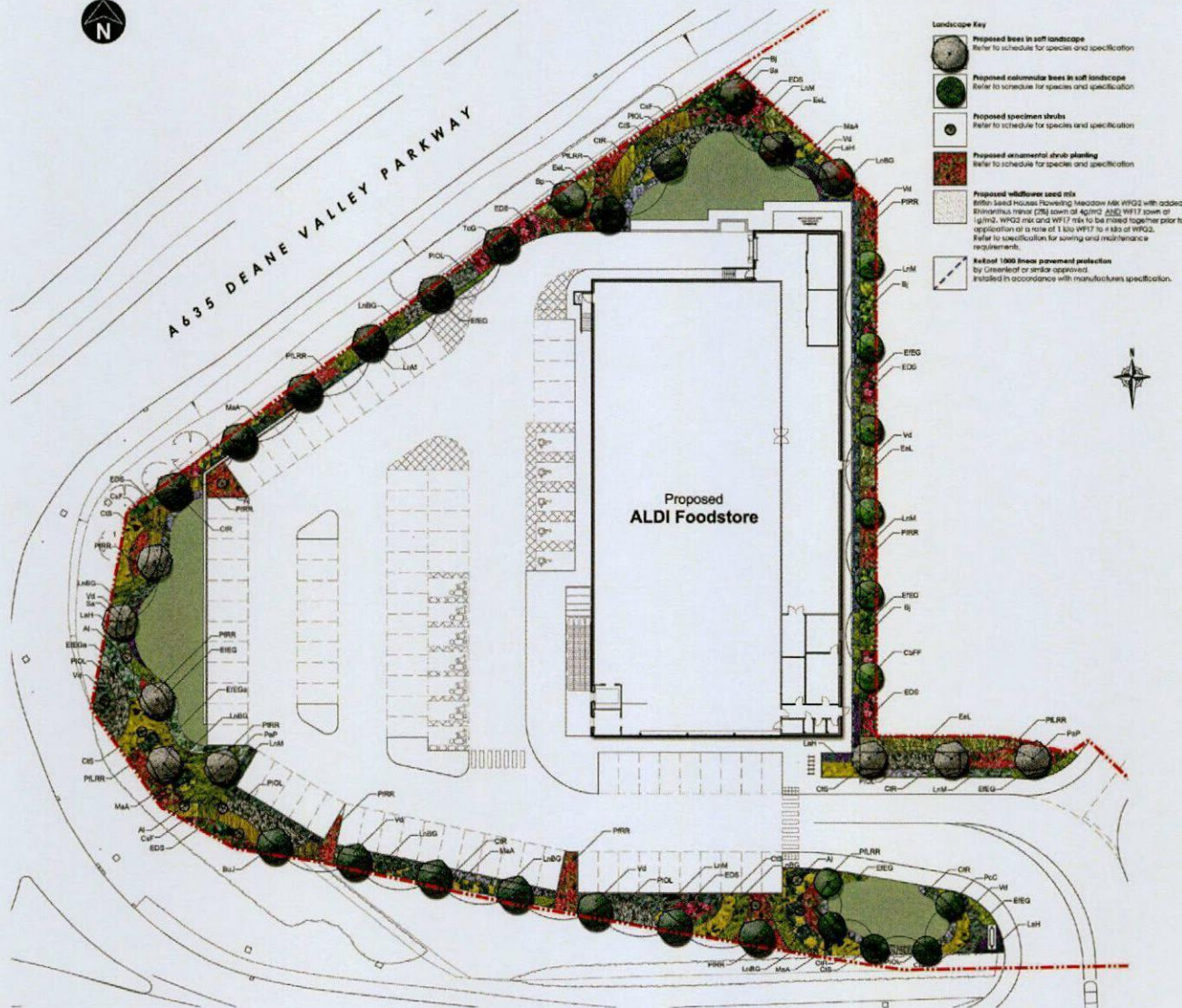
MULCH

75mm depth of 8-35mm ornamental bark mulch to be supplied and spread to all planting areas. Finished mulch level to be installed and maintained at 25mm below any adjacent kerbs or paving surfaces.

MAINTENANCE

All planting areas to be maintained to a high standard for 12 months after practical completion, to ensure the landscape scheme is successful, and discourage decline of the area. The site is to be visited at minimum once per month. Any defects or plant losses occurring in the first 12 months to be replaced at the contractors expense. All planting beds to be re-firmed and kept weed free through hand weeding and application of approved herbicide where appropriate. The specified thickness of mulch is to be maintained. The condition of all trees is to be regularly checked, with ties and stakes adjusted or replaced as necessary. Shrubs to be pruned at appropriate times of year to promote healthy growth and desirable ornamental features. All arisings to be removed. Watering should take place as necessary to ensure establishment and continued success of all planting.

LANDSCAPE PLAN



8.8 Site Security and Crime Prevention

Our proposal has been designed with safety and crime prevention in mind. We will adopt principles of secure design wherever possible to provide a secure building and site, designing out wherever possible any problems created by the existing building layout.

The following principles have been considered when designing the building:

External Layout

- The general layout of the development is relatively simple and easy for customers to understand, and it is clear where they should and shouldn't be. Management of the site is also made easier. There are relatively few areas where criminal activity could occur unobserved.
- Car parking area is well overlooked from the frontage of the building and is readily visible from the surrounding streets, allowing a good level of natural surveillance.
- Glazed areas to the front of the building are protected with ram raid bollards.
- The site has several pedestrian routes to cross the car park safely.
- Cycle storage for staff will be within the warehouse. Cycle parking for customers will be at the front of the store visible from within the store.
- The proposal will introduce new lighting columns across the site which will have flood lights fitted to give a uniform level to the car park and service area. Lights will be operated by a time clock and photocell override. Lights will be protected with covers against vandalism.
- Bin stores will be fully enclosed.
- Shopping trolleys are controlled on a coin operated system and will be secured at night to prevent theft/mis-use.
- The site boundaries will be secure to prevent access into neighbouring properties.
- Planting and vegetation in vulnerable areas will be kept to a maximum height of 1m.

Building design

- Windows will be installed to BS7950 and perimeter doors to LPS 1175 grade 3. The windows will be fixed glazing. Windows will have laminated double glazed units.
- Doors and windows are manufactured from steel with no visible external ironmongery.
- An intruder alarm will be installed to the building (Monitored).
- The entrances to the stores for customers are in an obvious position at the front facing the car park adjacent to both access Roads.
- Extensive glazing to the entrance offers an active frontage with vision to the car park.
- There are no recesses to the ground floor of the building exterior.
- There are no areas to the roof that are accessible.
- An anti graffiti coating will be applied to the rendered walls for ease of cleaning and removal of graffiti.

9.0 Environmental & sustainability statement

Aldi are committed to achieving sustainable development as part of its operations. As a group, Aldi operates an Environmental Management Policy, which has been endorsed by senior management. The objectives for achieving sustainable development as part of their operations ranges both between the day-to-day running of their retail stores, to designing sustainability initiatives within their new buildings. This statement addresses Aldi's sustainability proposals that will be built into their new developments.

Accordingly they believe that we have a responsibility to work with our design and development team in minimising the environmental effect of our work wherever and whenever the case may arise.

9.1 Sustainability themes

- **Minimise Energy Use:** the objective is to minimise energy needs in development by following a hierarchical approach to minimising energy use.
- **Sustainable Building Materials:** this theme covers a range of sustainability impacts including, minimising the energy required for producing and transporting building materials, using recycled material from local sources as far as possible and by choosing materials with a low embodied energy.
- **Sustainable Construction:** This theme covers the methods used during the construction phase to reduce disturbance and the impacts on the surrounding environment.
- **Sustainable Transport and Accessibility:** the objective is to minimise car usage and to encourage walking, cycling and the use of public transport.
- **Waste Management:** the amount of waste generated in the construction process is to be minimised following the national waste strategy: reduce, reuse, and recycle.
- **Site Management:** the objective is to ensure that the site is managed effectively to ensure that sustainability measures are implemented effectively.

The sustainability measures that are proposed as part of Aldi's development proposals have been developed in accordance with these themes. A list of the items covered is further outlined in item 8.7

Therefore the project will:-

1. Comply with all Statutory Environmental Regulations
2. Ensure that all environmental matters are taken account of in any business decision
3. Ensure that any disturbance to the environment is kept to a minimum and that the quality of life of any local inhabitants is also respected
4. Endeavour to attain a reputation for effective environmental management
5. Attempt to maintain resources which are scarce or non-renewable
6. Attempt to stop the release of emissions or pollutants that may cause damage to the environment
7. Ensure that only suppliers and sub-contractors who have a high environmental regard are used
8. Ensure that due regard is taken so that the Health and Safety risks to both employees and communities are minimised
9. Undertake an ongoing procedure review of its operations in order to minimise the environmental effect of its operations
10. We are ever mindful of our responsibility to the environment

9.2 Recycling and Waste Reduction

Aldi Stores Ltd is wholeheartedly committed to minimising all waste and if it should occur every effort will be made to recycle such materials.

9.3 Operational Waste

Aldi Stores Ltd reduces the amount of waste created by careful and efficient management and, also, provides the recycling of such waste where practicable.

Waste reduction is maximised wherever appropriate and the use of environmentally friendly cleaning agents which do not contain phosphates or CFC's.

Electrical energy and heating energy is conserved by the widespread use of time switches.

9.4 Site Waste

Strict site procedures help to keep site waste to an absolute minimum which not only helps environmentally, but also reduces costs applicable to our own operatives.

As with operational waste, every effort is made to recycle the waste. The use of nickel cadmium rechargeable batteries for tools is also encouraged. Where recycling is not possible, materials will be disposed of safely and efficiently.

All waste materials are stored in a safe and secure manner and kept in appropriate containers.

Aldi Stores Ltd utilise registered waste carriers and where substances, which we are not registered to be disposed of are involved, we ensure that only companies with the relevant waste disposal management licence are contracted.

When waste changes hands we ensure that transfer notes are completed and signed by both parties and a written description of the waste handed over.

9.5 Sustainability Issues

Where we can influence the design for the project, we will base decisions on a sustainable basis where the health and safety of the occupants can be combined with the conserving of resources for future generations. It will be about using resources efficiently with the minimum of energy consumption, to deliver a project that is flexible, durable, has longevity and, where practical, fixtures and fittings that can be re-used.

Products will be specified from suppliers/manufacturers who uphold the correct environmental codes and who source their materials from sustainable sources or approved producers.

Where possible and practical, water based paints will be used and, where not, low toxic paint will be used.

Light fittings will be of low energy type and switched on by presence detectors.

All timber, including that for formwork and studwork etc will be FSC certified and obtained from renewable sources backed by certification to current government standards.

Where possible materials and labour will be sourced locally to create energy savings.

Materials will either be of long life usage or, where there is potential for frequent changes and the item cannot be re-used, the material will be of recyclable type.

The aim is to make the building work as non-toxic as possible to the environment.

9.6 Conclusion

The environmental issues facing us all are extremely important and it is evident by the aims set out in our policy document that Aldi Stores UK is fully committed to these issues.

9.7 Summary of Measures for sustainability

Main themes	Sub Theme	Proposed Measures to be incorporated into the development
Minimise Energy Use		
	Improving Building Envelope	- Improve building fabric performance by using materials with low U values. - Reduce Air Permeability for the development.
	Reducing Energy Demand	- Use high frequency ballasts on all Fluorescent and Compact Fluorescent Lamps (CFL's). - Detailed Specification of energy saving fitting for refrigeration system
	Allocation of Renewable Energy	- Re-use of waste heat from refrigeration system to heat the retail area
	Further Measures	

Main themes	Sub Theme	Proposed Measures to be incorporated into the development
Sustainable Building Materials	Material Specification	- Use of recycled and secondary aggregates where possible. - Use of timber from sustainable sources, including the reuse of timber where possible, whilst procuring new timber from sustainable sources such as FSC and PEFC sources. - Use of materials that where possible have a low embodied energy, including making firm commitments to procure materials from local sources where possible. - Procuring materials will be done with consideration to manufacturers and suppliers with accredited EMS and ISO Standards.
Sustainable Construction		- The contractors will be signed up to the relevant CCS come and comply with best practices in construction and site management. - Working hours would be restricted to ensure disturbance is minimised outside of these times.
Sustainable Transport and Accessibility		- Cycle parking for the site would be specified at appropriate frequencies if required
Water Conservation and Management	Water Use within the Retail	- A pulsed water meter would be proposed for the development to monitor water use. - 2/4 litres wc's in retail store.

Main themes	Sub Theme	Proposed Measures to be incorporated into the development
	Minimising Flood Risk	-Proposals would be put forward that would not add to the flood risk in the area. A detailed FRA would be provided for the site and proposal.
Waste Management	Construction Waste	- Recycling would occur during the construction phase where waste would be segregated and split into recyclable components. - General waste would be disposed of responsibly and sent to licensed waste handling facilities.
Reduction of detrimental Environmental Effects		- Hydrocarbon traps will be placed around the perimeter of the car park area where necessary. - The development does not include materials that are toxic to humans. - All insulation materials and refrigerants have an ODP value of 0 and a GWP of 5 or less. - Where necessary, land contamination would be remediated. - External lighting will be compliant to best practice guidelines from the Institute of Lighting Engineers (ILE) Guidance note: GN01.
Site Management	Commissioning and Handover	- A building user guide and building education would be provided as part of the development's handover.

9.8 Renewable Energy and Carbon Reduction Measures.

Below is the data from a Building Regulation output document for iSBEM showing for an Aldi store at design stage the data is based on a standard Aldi design and layout (990 store to latest building regulations, latest Aldi lighting scheme, latest heating scheme – air source heat-pumps)

The comparison is based on the current employed method of heating at newly constructed Aldi stores which comprises air source heat-pumps and a BASE model utilising standard high efficiency gas fired heating plant (no renewables).

The BRUKL output documents showing the calculated values are enclosed.

The calculations provide the following data:

Energy Usage

BASE model Building (No renewables) kWh/m ² .annum	Aldi "Standard" (With renewables) kWh/m ² .annum
85.3392	64.7011

The low/zero carbon technologies incorporated in the Aldi "Standard" yields a reduction in energy usage of 24.2%

Carbon Dioxide Emissions

BASE model Building BER (No renewables) Kg CO ₂ /m ² .annum	Aldi "Standard" BER (With renewables) Kg CO ₂ /m ² .annum
31.9	27.8

The low/zero carbon technologies incorporated in the Aldi "Standard" yields a reduction in Carbon Dioxide emissions of 12.9%

BRUKL Output Document



Compliance with England and Wales Building Regulations Part L 2010

Project name

Aldi General BASE

As designed

Date: Mon Nov 26 10:51:34 2012

Administrative information

Building Details

Address: .

Certification tool

Calculation engine: SBEM

Calculation engine version: v4.1.d.0

Interface to calculation engine: Design Database

Interface to calculation engine version: v25.05

BRUKL compliance check version: v4.1.d.0

Owner Details

Name: Information not provided by the user

Telephone number: Information not provided by the user

Address: Information not provided by the user, Information not provided by the user

Certifier details

Name: Information not provided by the user

Telephone number: 01642 608421

Address: Unit 15, Halegrove Court, Cygnet Drive, Bowesfield, Stockton-on-Tees, TS18 3DB

Criterion 1: The calculated CO₂ emission rate for the building should not exceed the target

The building does not comply with England and Wales Building Regulations Part L 2010

1.1	CO ₂ emission rate from the notional building, kgCO ₂ /m ² .annum	29
1.2	Target CO ₂ emission rate (TER), kgCO ₂ /m ² .annum	29
1.3	Building CO ₂ emission rate (BER), kgCO ₂ /m ² .annum	31.9
1.4	Are emissions from the building less than or equal to the target?	BER > TER
1.5	Are as built details the same as used in the BER calculations?	Separate submission

Criterion 2: The performance of the building fabric and the building services should achieve reasonable overall standards of energy efficiency

2.a Building fabric

Element	U _o Limit	U _o Calc	U _i Calc	Surface where the maximum value occurs*
Wall**	0.35	0.35	0.35	001 Wall 1
Floor	0.25	0.25	0.25	001 Exposed Floor 1
Roof	0.25	0.25	0.25	001 Exposed Roof 1
Windows***, roof windows, and rooflights	2.2	2.2	2.2	001 Window 1
Personnel doors	2.2	2.1	2.1	003 Door 1 (Personnel Door)
Vehicle access & similar large doors	1.5	-	-	*No heat loss vehicle access doors*
High usage entrance doors	3.5	2.73	2.73	001 Door 1 (High Usage Entrance Door)

U_o Limit = Limiting area-weighted average U-values [W/(m²K)]

U_o Calc = Calculated area-weighted average U-values [W/(m²K)]

U_i Calc = Calculated maximum individual element U-values [W/(m²K)]

* There might be more than one surface where the maximum U-value occurs.

** Automatic U-value check by the tool does not apply to curtain walls whose limiting standard is similar to that for windows.

*** Display windows and similar glazing are excluded from the U-value check.

N.B.: Neither roof ventilators (inc. smoke vents) nor swimming pool basins are modelled or checked against the limiting standards by the tool.

Air Permeability	Worst acceptable standard	This building
m ³ /(h.m ²) at 50 Pa	10	10

2.b Building services

The building services parameters listed below are expected to be checked by the BCO against guidance. No automatic checking is performed by the tool.

Whole building lighting automatic monitoring & targeting with alarms for out-of-range values	NO
Whole building electric power factor achieved by power factor correction	<0.9

1- HVAC 1

Heating seasonal efficiency	Cooling nominal efficiency	SFP [W/(Us)]	HR seasonal efficiency
0.92	-	-	-
Automatic monitoring & targeting with alarms for out-of-range values for this HVAC system			NO

2- HVAC 2

Heating seasonal efficiency	Cooling nominal efficiency	SFP [W/(Us)]	HR seasonal efficiency
1	-	-	-
Automatic monitoring & targeting with alarms for out-of-range values for this HVAC system			NO

1- Default DHW

Heating seasonal efficiency	Hot water storage loss factor [kWh/litre per day]
1	0.015

Local mechanical ventilation and exhaust:

Zone	Supply/extract SFP [W/(Us)]	HR seasonal efficiency	Exhaust SFP [W/(Us)]
001	1.87	-	-
002	1.87	-	-
003	1.87	-	-
005	-	-	1.35
006	-	-	1.35
007	-	-	1.35

General lighting and display lighting

Zone	General lighting [W]	Display lamps efficacy [lm/W]
001	280	61
002	240	61
003	14480	61
004	290	-
005	60	-
006	60	-
007	270	-
008	360	-
009	180	-
010	60	-
011	1470	-
012	60	-
013	60	-

Criterion 3: The spaces in the building should have appropriate passive control measures to limit solar gains

Zone	Solar gain limit exceeded? (%)	Internal blinds used?
001	YES (+187.5%)	NO
002	YES (+136.7%)	NO

Zone	Solar gain limit exceeded? (%)	Internal blinds used?
003	YES (+21.7%)	NO
007	NO (-84.6%)	NO
008	N/A	N/A

Criterion 4: The performance of the building, as built, should be consistent with the BER

Separate submission

Criterion 5: The necessary provisions for enabling energy-efficient operation of the building should be in place

Separate submission

Technical Data Sheet (Actual vs. Notional Building)

Building Global Parameters			Building Use	
	Actual	Notional	% Area Building Type	
Area (m ²)	1383.6	1383.6	100	A1/A2 Retail/Financial and Professional Services
External area (m ²)	3766.7	3766.7		A3/A4AS Restaurants and Cafes/Drinking Est./Takeaways
Weather	NEW	NEW		B1 Offices and Workshop businesses
Infiltration (m ³ /hr/m ² @ 50Pa)	10	5		B2 to B7 General Industrial and Special Industrial Groups
Average conductance (W/K)	1405.53	1022.81		B8 Storage or Distribution
Average U-value (W/m ² K)	0.37	0.27		C1 Hotels
Alpha value (%)	11.25	10.94		C2 Residential Inst.: Hospitals and Care Homes
* Percentage of the building's average heat transfer coefficient which is due to thermal bridging				
C2 Residential Inst.: Residential schools C2 Residential Inst.: Universities and colleges C2A Secure Residential Inst. Residential spaces D1 Non-residential Inst.: Community/Day Centre D1 Non-residential Inst.: Libraries, Museums, and Galleries D1 Non-residential Inst.: Education D1 Non-residential Inst.: Primary Health Care Building D1 Non-residential Inst.: Crown and County Courts D2 General Assembly and Leisure, Night Clubs and Theatres Other: Passenger terminals Other: Emergency services Other: Telephone exchanges Other: Miscellaneous 24hr activities Other: Car Parks 24 hrs Other: Stand alone utility block				

Energy Consumption by End Use (kWh/m²)

	Actual	Notional
Heating	20.43	18.6*
Cooling	0	0
Auxiliary	6.96	3.24
Lighting	35.79	47.09
Hot water	1.52	1.61
Equipment	19.44	18.95
TOTAL	64.7	60.54

* Energy used by equipment does not count towards the total for calculating emissions

Energy Production by Technology (kWh/m²)

	Actual	Notional
Photovoltaic systems	0	0
Wind turbines	0	0
CHP generators	0	0
Solar thermal systems	0	0

Energy & CO₂ Emissions Summary

	Actual	Indicative Target
Heating + cooling demand (MJ/m ²)	248.06	174.77
Total consumption (kWh/m ²)	64.7	60.54
Total emissions (kg/m ²)	27.8	28.4

HVAC Systems Performance

System Type	Heat dem MJ/m ²	Cool dem MJ/m ²	Heat con kWh/m ²	Cool con kWh/m ²	Aux con kWh/m ²	Heat SSEEFF	Cool SSEEFF	Heat gen SEFF	Cool gen SEER
[ST] Fluid forced-convection air heaters, [HS] Air heater, [HFT] Natural Gas, [CFT] Electricity									
Actual	147.8	175.8	22.8	0	8.8	1.8	0	2.08	0
Notional	34.2	185.3	7.5	0	4.1	0.79 / 0.81	0	---	---
[ST] Other local room heater - fanned, [HS] Direct or storage electric heater, [HFT] Electricity, [CFT] Electricity									
Actual	243.6	62.3	84.6	0	14.3	0.8	0	1	0
Notional	190	147.3	66.6	0	6.2	0.79 / 0.81	0	---	---
[ST] No Heating or Cooling									
Actual	0	9.8	0	0	0	0	0	0	0
Notional	0	7.3	0	0	0	0	0	---	---

Key to terms

Heat dem (MJ/m ²)	= Heating energy demand
Cool dem (MJ/m ²)	= Cooling energy demand
Heat con (kWh/m ²)	= Heating energy consumption
Cool con (kWh/m ²)	= Cooling energy consumption
Aux con (kWh/m ²)	= Auxiliary energy consumption
Heat SSEEFF	= Heating system seasonal efficiency (for notional building, value depends on activity glazing class)
Cool SSEEFF	= Cooling system seasonal efficiency ratio
Heat gen SSEEFF	= Heating generator seasonal efficiency
Cool gen SSEEFF	= Cooling generator seasonal efficiency ratio
ST	= System type
HS	= Heat source
HFT	= Heating fuel type
CFT	= Cooling fuel type

Key Features

The BCO can give particular attention to items with specifications that are better than typically expected.

Building fabric

Element	U _{typ}	U _{min}	Surface where the minimum value occurs*
Wall	0.23	0.35	001 Wall 1
Floor	0.2	0.25	001 Exposed Floor 1
Roof	0.15	0.25	001 Exposed Roof 1
Windows, roof windows, and rooflights	1.5	2.2	001 Window 1
Personnel doors	1.5	2.1	003 Door 1 (Personnel Door)
Vehicle access & similar large doors	1.5	-	*No heat loss vehicle access doors
High usage entrance doors	1.5	2.73	001 Door 1 (High Usage Entrance Door)
U _{typ} = Typical individual element U-values (W/m ² K) U _{min} = Minimum individual element U-values (W/m ² K) * There might be more than one surface where the minimum U-value occurs.			

Air Permeability	Typical value	This building
m ³ /(h.m ²) at 50 Pa	5	10

Thermal bridges

There is at least one junction in the project whose linear thermal transmittance has been defined as having been calculated following a quality-assured accredited construction details approach in accordance with a scheme approved by the Secretary of State.

9.9 Aldi Corporate Responsibility

Our Message

You'll already know there's an Aldi way of doing things. Every decision we make is designed to keep things simple and efficient. It's why we have our unique till system and only offer the best products at the best price. This approach not only saves us money, but also saves our customers money. It could even help our planet's resources.

That's why the Aldi way is important – and why we would like you to share with customers the five areas it covers. They're called our Corporate Responsibilities (CR for short). Now, that may sound a bit official, but together they show us how we can do the right thing and take responsibility for the impact we have on people and the planet.

And when you know that you can actually make a difference – to those we deal with, and to the environment we live in – then we think you'll realise just how important these messages are. In fact, we think they're so important we now have a dedicated CR department to promote our five CR areas; •Customers, •Suppliers, •Products, •Operations, •Our People

Our Customers

Naturally, we are all committed to making sure everything our customers buy meets the highest standards and quality. But we also live to give our customers the information they need to make healthy choices.

Healthy Guides

To help our customers eat healthily, our packaging carries Guideline Daily Amount (GDA) labels. These simple to understand guides show how many calories and how much sugar, fat, saturated fat and salt each product contains to help maintain a healthy, balanced diet.

Healthy Products

We promote fresh fruit and vegetables through our Super 6 selection. We also devised some great family recipes following our link up with the Change 4 Life.

Alcohol Information

We like to promote responsible drinking by ensuring our customers have the facts about the alcohol they consume. That's why all our alcohol product labels show the units each drink contains, and carry NHS guidelines and a warning about drinking when pregnant. It's also why we ask you to use the challenge 25 policy in store.

Our Suppliers

We rely on our suppliers for great products. They rely on us for their livelihood. That's why it's so important to build long-term, honest and open relationships, and ensure everyone is treated fairly and ethically.



We're Backing Britain

We always aim to support local businesses. Our core range of fresh beef, chicken and pork is all 100% British and meets strict Red Tractor standards for quality. That's why you'll see this logo on many of our food products.



We're Ethical

We want to be certain to everyone in our supply chain is treated fairly. By stocking Fairtrade products we help producers in developing countries receive a larger share of what we pay for their produce.

Our Products

By ensuring our products are made with respect for animals and the natural environment, we are making a positive difference. We are determined that what we sell is raised, grown, caught or made in the most responsible way. Here are just a few ways in which we source responsibly.



Animal Welfare

We've introduced free range eggs that carry the Freedom Food logo, to ensure that the hens live in conditions that meet RSCPA welfare standards.



Sustainable Fishing

Wherever we can, we aim to source from sustainable fisheries. We offer a number of products that meet the Marine Stewardship Council Standards. You'll see the MSC logo on products that help protect fish stocks for the future.



Sustainable Paper Products

All of our own label tissues, toilet paper and kitchen towels are made from recycled material or fibres from well managed forests certified by the Forestry Stewardship Council.

So if our customers ask what any of these logos mean, you can now explain how Aldi insists on sourcing responsibly

Our Operations

With over 450 stores, we can have a huge impact on the environment, so it's up to us to make that impact as small as possible. We can all play our part – turning off lights, reducing waste, recycling – but there are bigger things we're doing behind the scenes.

On The Road

We're driving down our carbon footprint by introducing a new system to our truck fleet that monitors fuel-efficient driving, and testing various aerodynamic aids to our trailers.

In Our Buildings

Because our stores are our biggest energy users, they are a key focus of our energy efficiency efforts. Working with our architects, planners and developers, we're making sure our properties meet global green building standards. In fact, all our new stores in 2011 earned A or B rated Energy Performance Certificates. We've also introduced energy efficient lighting systems in our UK distribution centres, and will soon be seeing if solar panels can be used to cut electricity consumption.

Utilising Our Waste

73% of our general waste is diverted from landfill. Our goal is to send zero waste to landfill by 2015. The Atherstone region is trialling an 'energy from waste' solution. Food waste from stores is taken away and converted into energy through a process of anaerobic digestion. Turning rubbish into energy? Now that simply makes sense!

Our People

We employ over 7,000 people in the UK – and everyone plays an important part in our company. We think it's important that our relationship is built on honesty, trust and respect, giving you responsibility as well as mutual support and development.



We're Proud Of Our Awards

In the Times Top 100 Graduate Employers 2011, we ranked 4th overall, ahead of every other retailer, and won the Employer of Choice for General Management Award.

We Like Satisfied Employees

We're committed to making sure your job is secure, and you feel good about working for us. That's why we reward performance with higher than average salaries for the industry.

We Like Opening Doors

In terms of equal opportunities, 48% of our employees in the UK are women, as are 28% of our UK directors – well above the industry average. And our Apprenticeship scheme introduced last year has been extended into 2012.

Protecting the Rainforests

From margarines and cakes to cosmetics and candles, palm oil is one of the most widely used vegetable oils in the world. Unfortunately, rainforests are often cleared to make way for palm oil plantations. This not only causes irreversible damage to the natural environment, but also places indigenous people or endangered species, such as orang-utans, at risk.



**ROUNDTABLE ON
SUSTAINABLE PALM OIL
(RSPO)**

That's why, in 2011, Aldi became a member of the Roundtable on Sustainable Palm Oil (RSPO) – a not-for-profit organisation that aims to develop and implement global standards for sustainable palm oil.

Our aim is to have certified, sustainable palm oil from well managed forests in all our food products by 2015, and non-food products by 2018.

10.0 Conclusion

This design statement is submitted in support of a proposal for the comprehensive and coherent development of a key site along Barnsley Road, in Highgate, Goldthorpe. Careful consideration along with extensive dialogue with the Local Planning Authority and has been developed to determine appropriate locations for building layout, massing and pedestrian routes, whilst also focusing on the existing topography, landscaping and neighbouring properties that are in close proximity to the site. The overall design proposal has also been influenced by the direct dialogue and comments received from the local community and councillors during pre application meetings and consultation.

The proposal comprises of a 1763sqm (gross external) Aldi foodstore with an adjacent plot to the east utilised for residential. The foodstore utilises a contemporary design with materials that complement the surrounding area and character of Goldthorpe. The overall massing design is consistent with many local buildings. A strong built frontage, glazing and detailing have been proposed to ensure a high quality development that integrates successfully with the existing urban grain.

