Planning Potential

Planning Regeneration and Development

# STATEMENT OF COMMUNITY INVOLVEMENT

Construction of new Foodstore, with car parking, landscaping and associated works

**AT**

Land North of Barnsley Road,
Cudworth

**ON BEHALF OF**

Aldi Stores Ltd.

**June 2013**

**CONTENTS**


| | | |
|---|---|---|
| 1. | Introduction | 3 |
| 2. | Background | 5 |
| 3. | Pre- application consultation | 6 |
| 4. | Changes to the application following consultation | 13 |
| 5. | Post - application consultation | |


**Appendices**


1. Barnsley Council's Statement of Community Involvement
2. Consultation area map
3. Copy of Newsletter
4. Copy of Reply Card
5. Copy of Display Boards
6. Copy of Feedback forms
7. Press Article

## 1.0 INTRODUCTION

1.1 This Statement of Community Involvement is submitted on behalf of Aldi Stores Ltd in support of a planning application for the demolition of an existing residential dwelling (Use Class C3) and the erection of an Aldi foodstore (Use Class A1), with car parking, landscaping and associated works at land North of Barnsley Road, Cudworth. The proposed store will have a net floorspace of 990sqm and is designed to serve a distinct local catchment.

1.2 It is considered that the introduction of a new discount foodstore to Cudworth will provide choice and competition within the convenience shopping market.

1.3 It is also considered that the provision of a discount foodstore in the area will also strengthen the towns overall function within its wider catchment and deliver sustainable economic growth – in line with the NPPF.

1.4 The scheme will deliver significant investment into the local economy and deliver approximately 30 new job opportunities within Cudworth, addressing social exclusion.

1.5 Aldi is committed to consulting local stakeholders and the local community about its planning applications. As a result, Aldi has a strong track record in consulting and communicating with members of the local community, community groups, local councillors and other relevant third party stakeholders.

1.6 This statement has been produced with the aim of clearly and concisely highlighting the community consultation undertaken by Aldi in respect of its new proposal for the site.

1.7 This document will provide a chronological account of the consultation activity which has been undertaken within the pre-application stages of

the planning application. In addition, it details the activities which Aldi proposes to undertake post application.

1.8 To assist with community consultation and communication, Aldi have appointed Planning Potential Ltd to deal with consulting local residents.

1.9 All feedback received is accounted for and represented within this document.

## 2.0 BACKGROUND

### Proposal site

2.1 The site is located within Cudworth town centre. The application site occupies a prominent location which is highly visible to those travelling into Cudworth district centre. The site is identified as a *'development opportunity'* within the Council's Smaller Centre Study Report (2010) to accommodate future retail development. The centre supports a number of small convenience and comparison retailers, situated in a linear form along Barnsley Road which will benefit from spin-off trade once the store is open. At present, the site appears under-utilised in terms of built development when viewed from Barnsley Road, and also suffers from a generally poor quality environment, with much of the land over-grown and in need of maintenance.

### Proposal

2.2 The proposed Aldi food store will have 990 sqm of sales floor space. The store is contemporary, featuring high quality glazing and buff brickwork to give a clean, crisp look to the building whilst blending with the local environment. A total of 77 car parking spaces will be provided for the foodstore adjacent to the store. This will include 5 disabled spaces, 7 parent / toddler spaces and 4 staff parking spaces. The application will also include associated landscaping and respectful lighting of public areas.

2.3 Overall, the redevelopment proposal will provide a modern foodstore which will provide choice and competition within the market place, and enhance Cudworth's retail offer.

**Statement of Community Involvement (SCI)**

2.4 Barnsley Borough Council's SCI was formally adopted in September 2006. The document encourages applicants to undertake pre-application discussions and initiate consultation with the local community. The relevant section is shown below in **Appendix 1**.

## 3.0 PRE-APPLICATION CONSULTATION

3.1 In line with Barnsley Council's 'Statement of Community Involvement', prior to submitting the formal planning application for the site, Aldi undertook a detailed programme of community consultation as outlined in the following documentation.

### Planning meetings 19th June 2012, 17th May 2013 and 30th May 2013

3.2 Pre-application meetings were held between the Aldi development team and Officers at Barnsley Council on 20 November 2012 and 17th May 2013.

3.3 At the initial pre-application meeting, the principal of retail development on the town centre site was discussed. It was agreed that the site was in a sequentially preferable location and it was agreed that the panning history of the site should be examined further.

3.4 A formal pre-application was held on 17th May 2013 attended by design and policy officers in addition to the case officer. At this meeting it was agreed that the principles of retail development on this brownfield were acceptable and that the details were to be agreed.

3.5 Design in particular was discussed in detail, it was requested that the positioning of the building be examined against the Councils design guide and materials be re-examined.

3.6 Following this meeting the design rationale was re-examined. The building was moved and heights at the rear of the store were lowered. This ensures that the amenity of the adjacent occupiers will be protected. Materials were changed to reflect the local context.

3.7 On 30th May, an on site meeting was held. Neighbouring boundaries were examined and it was demonstrated that the proposals comply with the Council's amenity guidelines.

**Stakeholders**

3.8 A meeting with Ward Councillors was held with Councillors Houghton and Hayward. Planning officer Matthew Smith was also in attendance. Councillors asked questions about impact on local shops, impact on trees, jobs, highways, landscaping, residential amenity and construction management. All matters were fully discussed and it was agreed that the principles of the proposals were acceptable. All these matters are fully addressed in the planning submission.

**Community Consultation**

3.9 A newsletter/ invite with response card was posted to 850 addresses prior to the public consultation as well as the Ward Councillors. A map of the distribution area is shown in **Appendix 2**. 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 reply cards if they could not attend the public consultation. Immediate neighbours were sent a letter with an offer to meet directly if preferred.

3.10 The newsletter included details about the proposals including a map and a computer generated image of the proposed site. It also provided information about Aldi in general and how the new store would fit into the area. A copy of the newsletter is shown in **Appendix 3**.

3.12 The postage paid feedback card allowed local residents to say whether they supported the proposals and to provide comments, a copy of this is shown in **Appendix 4**. Details of the responses received are given below in section 3.21.

**Community Consultation Event 24 April 2013**

3.13 A public exhibition displaying the proposals was held on Wednesday 24th April between 3.00pm and 7.00pm. The exhibition was held at Dorothy

Hyman Sports Centre, Syndale Road, Cudworth. 48 people attended, details of which are provided below.

**Exhibition display**

3.14 The exhibition displayed details about the development proposal, which included information about:

- The Aldi brand and offering;
- The current use of site, site plan and images of existing site;
- The proposal and layout;
- Design and landscaping;
- Form and scale; and
- Next steps and information of the projects free-phone information line and email address.

3.15 Copies of the exhibition display boards are shown in **Appendix 5**.

3.16 The following materials were also available:

- Copies of the display boards;
- Examples of typical Aldi products;
- Feedback forms;
- A visitor's book, for registering interest and a desire to receive further information; and
- Freepost envelopes for the feedback forms.

3.17 The exhibition also provided:

- A ballot box to deposit completed feedback forms;
- An A3 copy of the consultation area;
- A3 copies of plans which illustrated details about the proposed development;
- Pens and pads of paper;
- Direction signs to lead attendees into the venue; and
- An opportunity to request further information.

3.18 Feedback forms could either be filled in at the venue or posted back by using the supplied postage paid envelopes. These were then collated and the feedback analysed. A copy of the feedback form is included within **Appendix 6**.

3.19 Representatives of the Aldi project team were on hand to answer questions throughout the exhibition including Aldi's property director, the architect, planner, and highways consultant.

**Post-paid and 0800 comment facility**

3.20 During the consultation access to a telephone enquiry line was offered to those who wished to find out more about the proposals or register their comments via telephone.

3.21 This telephone enquiry line was manned between the hours of 8.30am to 5.30pm with a message facility out of hours.

3.22 The telephone number was 0800 978 8968.

3.23 Information was given to callers where possible and if questions were of a technical nature they were passed on to relevant people within the team for comment.

3.24 A post paid envelope was available to all attendees of the public exhibitions, so no postage had to be paid when commenting on the proposals away from the venue.

**Review of comments/response to public consultation**

3.25 Responses received up to 24th May 2013 (including postal and email responses)[1].

**Number and type of responses received**

| Total no. of responses | Supporters | Objectors | Neither support nor object |
|---|---|---|---|
| 128 | 117 | 8 | 3 |

**Breakdown of responses**

| Total no. of responses | Supporters with positive comments | Support with reservations | Support no comment | Objectors | Neither support nor object |
|---|---|---|---|---|---|
| 128 | 92 (72%) | 3 (2%) | 22 (17%) | 8 (6%) | 3 (2%) |

**How responses were received**

| Forms filled at exhibition | By post | By email | By Telephone |
|---|---|---|---|
| 22 (17%) | 103 (81%) | 3 (2%) | - |

**Overview of responses**

3.26 Overall, there has been a positive response to the proposed development at Barnsley Road. From the 128 responses received 117 (91%) supported the proposals with only 6 percent of respondents objecting.

[1] Due to rounding percentages may not total 100.

3.27 Of the 117 supporters, 72% (92 respondents) provided positive comments. However, 17% of the respondents indicated they were supporters but did not add a comment and 3% of respondents were supporters but had some reservations.

3.28 Six percent of respondents objected to the proposals, the reasons are detailed in section 3.25 below.

3.29 The majority of replies (81%) were received by post following the initial consultation, 17% percent were returned at the public exhibition and 2% of comments were made by either telephone call or email.

**Public exhibition**

3.30 A total of 48 individuals attended the drop-in session which took place over a four hour period at the Dorothy Hyman Sports Centre, Syndale Road, Cudworth on Wednesday 24th April 2013. This ran from 3pm to 7pm.

**Comments Received – Postal and Exhibition**

*Support with positive comment*

| **Comment** | **Number** |
|---|---|
| Choice / Competition (in particular Co-op) | 23 |
| Convenience | 13 |
| General positive comment | 9 |
| Good Value for Money | 9 |
| Good for Cudworth | 8 |
| Local jobs | 8 |
| Already travel to an Aldi | 8 |
| Improve existing site | 7 |

| | |
|---|---|
| Aldi have a good reputation | 7 |
| ***Total*** | ***92*** |

*Selected positive comments*

| Comment | Location |
|---|---|
| "Aldi would be an excellent supermarket for Cudworth. Especially if it is going to provide employment for some local people. The one we already have is too expensive" | Barnsley Road |
| "Good, will bring a cheaper store to Cudworth, create jobs, bring more people into the village. Good use of site and lots of parking spaces" | East View |
| "Excellent idea, what Cudworth needs a cheaper supermarket. Currently travel to shop, this will save money on fuel and is good for the elderly. Better competition, more variety. More jobs for local people. Nicer view" | Saxon Street |
| "Have to travel to Stairfoot to be able to afford good food on my small budget, costs £10 in taxi but is still cheaper than doing shopping in Cudworth, you just can't beat Aldi for value for money" | Snydale Road |

*Support with reservation*

| Comment | Number |
|---|---|
| Traffic | 2 |
| Effect on Fultons Foods | 1 |
| ***Total*** | ***3*** |

*Selected reservation comments*

| Comment | Location |
|---|---|
| "Generally happy would've liked a right turn into access to prevent congestion. Free car parking. Improvement to site. Welcomed." | West View |

*Objections*

| Comment | Number |
|---|---|
| Local Shops | 4 |
| Traffic | 2 |
| Light | 1 |
| Not Needed | 1 |
| ***Total*** | ***8*** |

3.30 A full Transport Assessment has been submitted with the planning application that addresses highways and accessibility issues. In terms of local shops, this matter has been explored within the planning statement which demonstrates that the introduction will have a positive effect on the centre as a whole.

3.31 Following the public exhibition, an article was printed in the "We are Barnsley" newspaper (attached at **Appendix 7**), the article has received 55 'likes' on facebook.

## 4.0 CHANGES TO PROPOSALS FOLLOWING CONSULTATION

4.1 During the consultation process, changes were made to the scheme, as described above. In addition, at the request of local residents, the potential to link the footpath to the rear of the site was explored. In consultation with Officer, it was decided that this was not a feasible option in terms of safety and general management.

## 5.0 POST APPLICATION CONSULTATION

5.1 Given the interest displayed by residents and stakeholders in the proposals, Aldi will seek to ensure that information continually flows through existing channels to interested parties.

5.2 When the application has been submitted, ward Councillors will be informed and a copy of this SCI will be sent by email for information purposes.

5.3 A further meeting will be offered to immediate residents post submission.

5.4 The project's dedicated freephone information line number and email address will be available throughout the course of the planning process for those that require further information or to discuss the proposals in more detail.

**Appendix 1:**

**Barnsley Council's Statement of Community Involvement**

**(Relevant Section – Pages 47 to 49)**

## Appendix 4

### How you should involve people in your plans before making a planning application for a relatively large development

If you are making a planning application, we strongly recommend that you talk to us, people who live near the site and anyone else who might be affected by the development before making the application. Chart 4 sets out how you should involve us and other people in your plans.

This appendix is about planning applications for relatively large developments. If your plans are for a smaller development (such as extending your house or building a garage), you do not need to do the things shown here. However, it is best if you talk to us and your neighbours before making a planning application. Chart 4 should tell you all you need to know.

This appendix gives you some detailed advice about how you should involve other people who live near the site or who might be affected by the development. This depends on the type and size of development you propose.

Table 1 below sets out three levels of development. Each level includes types of development that are similar in terms of the type or scale of the effects they might have.

**Table 1**

| Level | Type of development |
|---|---|
| 1 | Large development, and development that may interest people across a wide area. This includes plans for large shops or retail warehouses, large business development, major projects on roads and railways, and development that is not in line with the development plan.<br><br>Here are some examples.<br><br>• Urban development projects, including shopping centres and car parks, sport stadiums, leisure centres and multiplex cinemas, where the area of the development is more than 5000 square metres.<br>• Residential development of 150 or more homes.<br>• All development listed in the Environmental Impact Assessment Regulations as 'Schedule 1 Development'. This includes open-cast mining or quarrying where the site is more than 25 hectares in area.<br>• Any development that is not in line with the development plan. |

| Level | Type of development |
|---|---|
| 2 | Development that is smaller than the development listed in stage 1 but which may interest people across a wide area. This includes development that is in line with the development plan.<br><br>Here are some examples.<br><br>• Urban development projects, including shopping centres and car parks, sport stadiums, leisure centres and multiplex cinemas, where the area of the development is less than 5000 square metres.<br>• Residential development of 80 to150 homes.<br>• All development listed in the Environmental Impact Assessment Regulations as 'Schedule 2 Development'. This includes development that is likely to have a significant effect on the environment because of its type, size and location.<br>• Development where the planning application must include a transport assessment.<br>• Office development of between 2500 square metres and 5000 square metres. |
| 3 | Development that is smaller than the development listed in stages 1 and 2 but which may interest people across a wide area.<br><br>Here are some examples.<br><br>• Development that would be locally significant where we think people should be involved – for example, where affordable homes are proposed or will be needed.<br>• Development on sites that may be more 'sensitive' – for example, substantial development in or near a conservation area.<br>• Residential development of up to 80 homes.<br>• Other development that may interest people across a wide area – for example, a small business development in a residential area. |

Table 2 below shows the methods you should use to involve other people before making a planning application, broken down into each stage from table 1.

**Table 2**

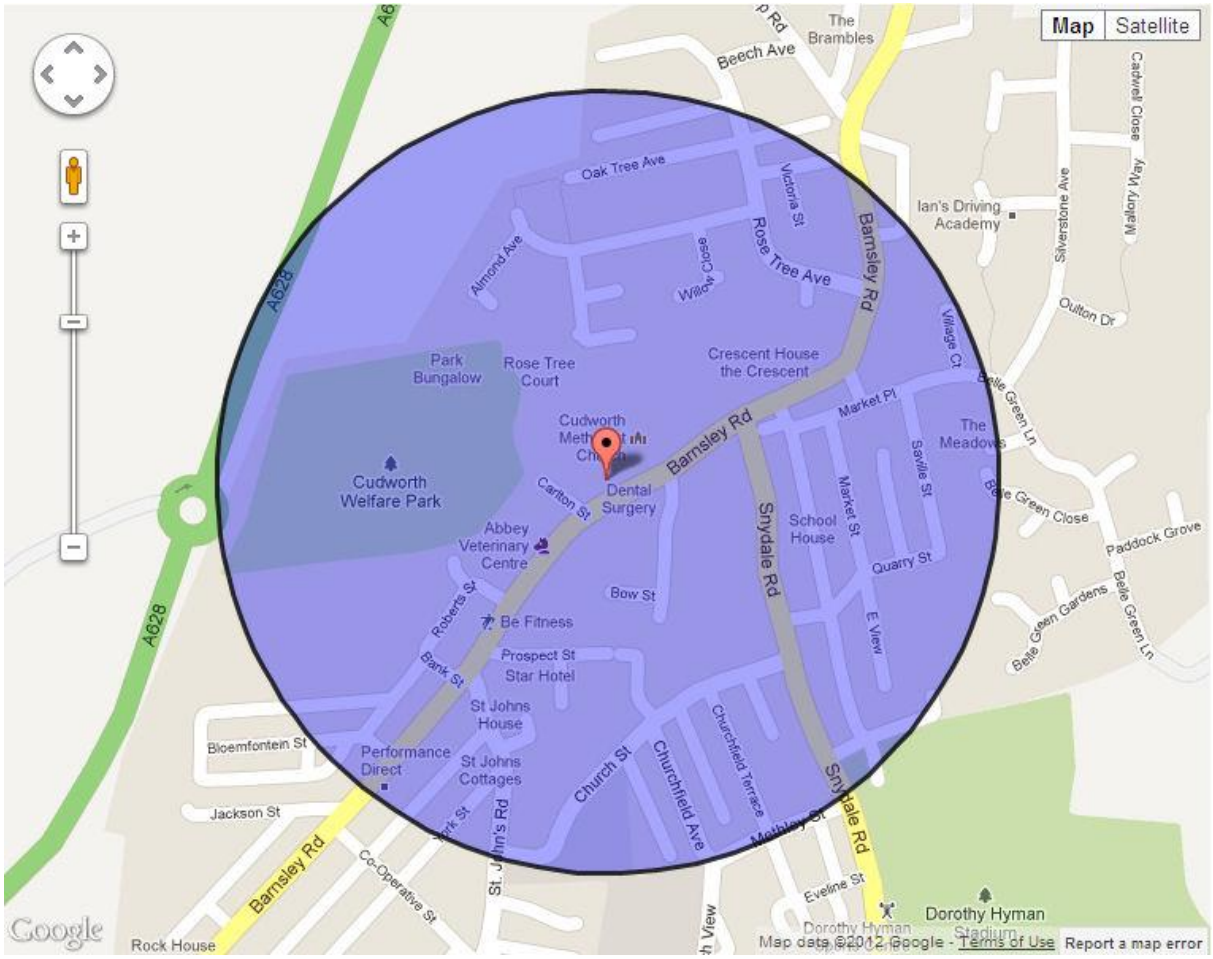
| **Methods you should use to involve other people before making a planning application** | | | |
|---|---|---|---|
| **Method** | **Level 1** | **Level 2** | **Level 3** |
| Write to people who live in the local area to tell them about your proposals and where they can see any plans or documents you have that show and explain what you want to do. | ✔ | ✔ | ✔ |
| Hold a public meeting and exhibition. | ✔ | ✔ | |
| Hold a local surgery where people can come and talk to | ✔ | ✔ | |

| Methods you should use to involve other people before making a planning application | | | |
|---|---|---|---|
| **Method** | **Level 1** | **Level 2** | **Level 3** |
| you about your plans in a local venue. | | | |
| Produce a development brief that sets out exactly what your plans are in some detail. | ✔ | ✔ | |
| Hold a 'workshop' where people can help you to solve any issues that are causing problems. | ✔ | | |
| Involve the town or parish council. They will tell you what they think and may be able to help you solve any issues that are causing problems. | ✔ | ✔ | ✔ |
| Use the local media, such as a local newspaper or radio station, to tell people about your plans. An advert in a local newspaper can be seen by a lot of people. | ✔ | ✔ | ✔ |
| Use your website, or set one up, so that people you tell about your plans can see them on-line. | ✔ | ✔ | ✔ |
| Talk to Yorkshire Planning Aid. They can give you free, independent and professional planning advice if you cannot afford to pay a planning consultant. Their contact details are at the front of this document. | ✔ | ✔ | |

If you are not sure about who you should involve in your plans before making a planning application, or how to involve people, please ask us. We will be happy to talk to you about this and to give you advice.

**Appendix 2:**

**Consultation area map**



**Appendix 3:**
**Copy of newsletter**

# A new Aldi food store Cudworth

## Invitation to a Community Consultation Event 24th April



## A new Aldi store for Cudworth

Aldi, the premium discount retailer, is preparing proposals for a new anchor neighbourhood food store at land north of Barnsley Road, Cudworth. The proposal also includes a new car park to serve the store and town centre. The proposals seek to deliver a beneficial use of a previously developed brownfield site, adding to local shopping choice.

The proposals would bring a brand new, custom built food store designed to complement existing offerings and provide more choice for local residents. A new Aldi store would provide residents with the opportunity to purchase deeply discounted quality products. Aldi customers save around 40 percent on their shopping without compromising on quality. Aldi stores focus on serving the surrounding neighbourhood, providing a relatively local store for residents with everyday items available at low prices, giving residents an alternative to traditional supermarkets.

### Serving local residents

This new store will be easily accessible for local residents, creating an attractive place for locals to shop. The proposals will provide immediate investment to the area and create employment opportunities for local people. Aldi have given full consideration to Highways issues and will submit a robust Transport Assessment as part of the application proposals.

As well as regenerating the site itself, the proposal will provide **up to 30 full and part time jobs aimed at local people.**

Aldi operates generally between 8am - 9pm Monday – Saturday and 10am -4pm on Sunday, with no 24 hour operations or late night openings.

### Complementing existing businesses

As a food store with predominately own labelled brands, Aldi would not compete directly with existing local businesses within Cudworth. 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. The car park will be free of charge and available for anyone wishing to undertake linked shopping trips to the local shops.

Indeed, we consider that the proposed store will offer choice and competition within the market place – given that no discount food operator is present within Cudworth. The nearest discount store is in Barnsley so residents living in Cudworth who prefer this type of operator will no longer need to travel.




## The Existing Site

The proposed site is within Cudworth town centre. The site is surrounded by existing and new development and was previously developed as a Council depot.

The introduction of a modern foodstore and car park for all users will benefit the area, and provide a local discount retailer for residents, as an alternative to larger food stores.

The proposals will also offer other economic benefits such as local job opportunities and long term viable investment.

## Design and Layout

Aldi has carefully designed the scheme to provide a high quality modern shopping environment for the community.

The proposed Aldi food store will have 990sqm of sales floor space, with 80 percent dedicated to convenience goods and 20 percent for the sale of a varied range of non-food products. The store is contemporary, featuring high quality glazing and rendering to give a clean, crisp look to the building.

Measures will also be taken to ensure that the store respects the surrounding area, with comprehensive landscaping, noise minimisation measures with boundary fencing and screening to be introduced and respectful lighting of public areas.

## About Aldi

Award winning retailer Aldi opened its first stores in the UK in 1990 and has more than 460 stores across the UK.

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 hundreds of versions of the same product. Aldi focuses on quality rather than quantity; stocking a range of groceries that includes everything shoppers need, everyday of the week. This allows Aldi to get the lowest prices from suppliers – then pass on the savings to customers with quantity discounts.

Aldi products regularly win blind taste tests and the Company was voted Which? Supermarket of the year (2012) and Which? Discounter of the Year (2012).

## Next Steps

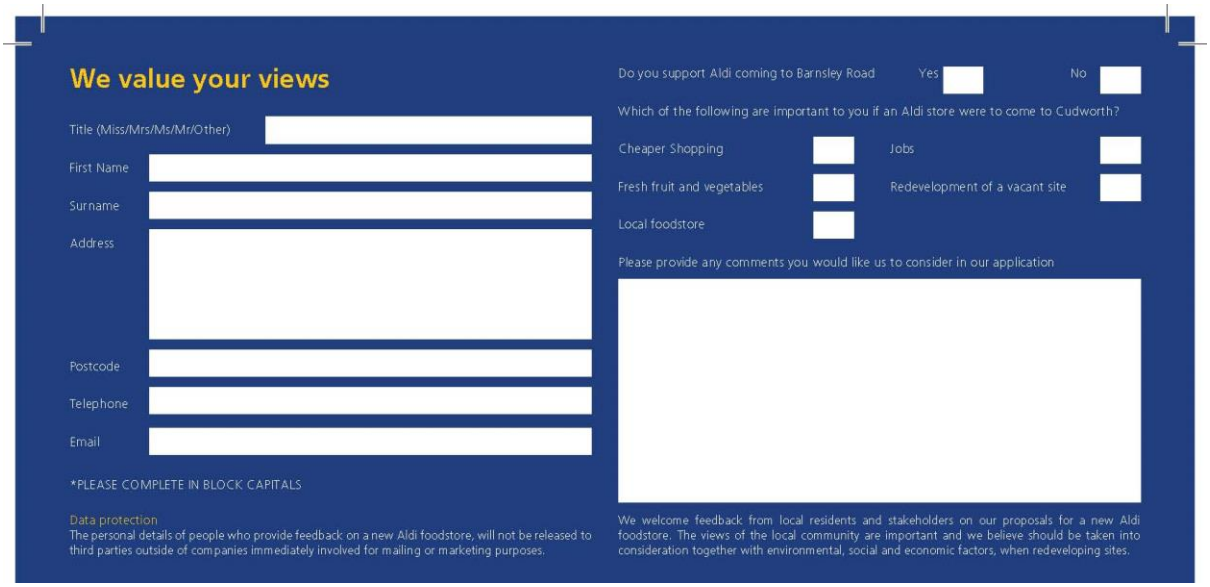
Aldi is holding a community consultation event prior to submitting a planning application for residents to find out more about the proposals and help shape the scheme. The exhibition is to be held at Dorothy Hyman Sports Centre, Syndale Road, Cudworth. Wednesday 24th April 3pm to 7pm. Alternatively, if you would like to speak to one of our representatives, please call our freephone information line on 0800 9788968 or email *aldiconsultation@planningpotential.co.uk. If you cant attend, please let us know what you think by filling in the feedback form provided and returning by Wednesday 1st May.*

0738 SDAR Cudworth Leaflet 10042013

**Appendix 4:**
**Copy of reply card**

Business Reply
Licence Number
RSLY-BATZ-TKTE

**Consultation Response**
**Aldi Stores Ltd**
**PO Box 750**
**HARROGATE**
**HG1 9PZ**



## We value your views

Title (Miss/Mrs/Ms/Mr/Other)

First Name

Surname

Address

Postcode

Telephone

Email

*PLEASE COMPLETE IN BLOCK CAPITALS

Data protection
The personal details of people who provide feedback on a new Aldi foodstore, will not be released to third parties outside of companies immediately involved for mailing or marketing purposes.

Do you support Aldi coming to Barnsley Road Yes No

Which of the following are important to you if an Aldi store were to come to Cudworth?

Cheaper Shopping

Jobs

Fresh fruit and vegetables

Redevelopment of a vacant site

Local foodstore

Please provide any comments you would like us to consider in our application

We welcome feedback from local residents and stakeholders on our proposals for a new Aldi foodstore. The views of the local community are important and we believe should be taken into consideration together with environmental, social and economic factors, when redeveloping sites.

**Appendix 5:**

**Copy of display boards shown at public exhibition**

# What to expect from an Aldi store

**About Aldi** 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 store in the UK in 1990 and currently operate approximately 500 stores across the country.

Aldi prices are, on average, around 45 percent lower than most supermarkets. Aldi is able to do this by working smarter with their shops, products and services.

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 us to get the lowest price from suppliers - then pass on the savings to customers. And because most of the range is own label, inflated brand-name prices are also out.



The stores offer ranges of fresh fruit and vegetables, fresh baked bread, great tasting wines, toiletries and great meal ideas – all selected for their quality. Aldi is a regular award winner for product excellence, regularly beating well-known brands and retailers. Quality is not compromised when you make a switch to Aldi.







**Aldi aim to provide a clean, modern and friendly store with great products but without those hidden extras such as trolley collectors, bag packers, 'free' bags and 'free' loyalty points.**

# Next Steps

Thankyou for taking the time to visit our exhibition. If you have any further comments, queries or questions - feel free to ask a member of the team. They are all happy to help.




## Let us know what you think

We would love to hear your feedback on what you have seen today. Please take the time to fill in one of our feedback forms and pop it into the ballot box. Alternatively you can email your comments to: aldiconsulatation@planningpotential.co.uk

We will then review the comments received and look for opportunities to incorporate them, where possible, into our proposals. These will then be submitted to the local authority planning department as part of a formal application.

## Thank you for coming and please keep in touch!

**Spend a little Live a lot**

**Appendix 6:**
**Feedback**

# Feedback form

Let us know what you think

What do you think about the proposals?

Do you feel that a new Aldi store would be a benefit to the area?

Do you have any general comments or observations about the proposals?

**Appendix 7:**

**Press Article**

# New Aldi Store Confirmed

**Monday June 3 2013**




We Are Barnsley

Like 55 Send
Share 4 Tweet 1

**A NEW Aldi store creating 30 new jobs is to open.**

Aldi confirmed they will build on a vacant site off Barnsley Road in Cudworth and it will open as early as next year.

Work will start on site later this year, they said.

The news was confirmed on Wednesday following a meeting with Barnsley Council earlier this month.

Aldi said the proposals will provide immediate investment in the area and its stores generally open seven days a week.

The firm say it will complement businesses in

compete with them directly as the new store will not have a bakery, fishmonger or cafe and does not sell newspapers, cigarettes and lottery tickets.

An Aldi spokesman added the store's car park will be free of charge and available to anyone wishing to make linked shopping trips to local shops.

"The new Aldi will bring much-welcomed jobs and bring variety for people to use different quality shops," Cllr Roy Miller said. "It's nice to see a positive move for people in Cudworth.

"I think it will complement existing businesses within the community. It's an excellent use of a piece of land that has not been maintained, it's good to see development in the Cudworth area."