

STATEMENT OF COMMUNITY INVOLVEMENT

Hybrid Planning Application for the Construction of a New Food Store, with Car
Parking, Landscaping, and Associated Works (Full) and Erection of
Residential Development (Outline), with Access Unreserved

At

Land North of Barnsley Road, Highgate, Goldthorpe, Barnsley

ON BEHALF OF

Dearne Estates Ltd and

Aldi Stores Ltd

P. & D.M.J. Atkinson & Son Limited

August 2014

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1.0 INTRODUCTION

- 1.1 This Statement of Community Involvement is prepared on behalf of joint applicants 'P. & D.M.J. Atkinson & Son Limited', 'Dearne Estates Ltd' and 'Aldi Stores Ltd' in support of a Hybrid Planning Application for the construction of a new food store, with car parking, landscaping, and associated works (full) and erection of residential development (outline), with access unreserved at Land North of Barnsley Road, Highgate, Goldthorpe.
- 1.2 The site in total (comprising both development plots) is approximately 1.94ha (4.80acres) in size and is triangular in shape. The site slopes down from the north east of the site towards Dearne Valley Parkway/Barnsley Road junction. The site comprises grade 3 agricultural land and hasn't previously been developed; however, historically the site has been identified for development with outline planning permission granted on the site. The site is clearly defined by a number of mature trees and hedges which border the site.
- 1.3 At present the site is considered to be under-utilised in terms of built development and relates better to the urban fabric of the Highgate, Goldthorpe than the wider green belt given the strong boundaries of the site defined by the road network and the mature vegetation which borders the site. Given the site's context, the site offers an ideal site for a mixed-use development that will form a logical extension to the urban fabric of Goldthorpe.
- 1.4 This application proposes a foodstore to be occupied by Aldi, which will have a net sales area of 1,108 sqm (excluding checkouts, packing area entrance and exit lobbies) and gross external floor area of 1,763 sqm. The scale of foodstore proposed is designed to serve the distinct localised catchment of Highgate and Goldthorpe. The eastern portion of the site has the potential to deliver up to 35 dwelling houses, which is considered appropriate given the size and position of the site and the local context.

- 1.5 It is important to note from the outset that the application proposals represent a significant investment by joint applicants 'P. & D.M.J. Atkinson & Son Limited', 'Quora Ltd' and 'Aldi Stores Limited' in the local economy. This continued investment in to Goldthorpe follows the construction of the new Aldi Regional Distribution Centre which is due to open in early 2015. This considerable investment will undoubtedly have a tangible and long term positive impacts on the local area. The current application proposals will create up to 40 new full and part time jobs at the Aldi foodstore, further to the 500 new jobs created at the Regional Distribution Centre.
- 1.6 The joint applicants are committed to consulting local stakeholders and the local community about its planning applications, and have a strong track record in consulting and communicating with members of the local community, community groups, local councillors and other relevant third party stakeholders.
- 1.7 This document will provide a chronological account of the consultation activity which has taken place within the pre-application stages of the planning application. In addition, it details the activities which the joint applicants seek to undertake post application.
- 1.8 To assist with community consultation and communication, Planning Potential Ltd has been appointed to deal with consulting local residents.
- 1.9 All feedback received relating to the consultation is accounted for and represented within this document.

2.0 BACKGROUND

Proposal site

- 2.1 The application site is located north of Barnsley Road a key arterial route in to Highgate and onwards in to Goldthorpe which lies to the east of the application site.
- 2.2 The application site amounts to approximately 1.94ha (4.80acres) in size and is triangular in shape bound by Dearne Valley Parkway to the north and west and Barnsley Road to the south. The site has not previously been developed, however is clearly defined by a number of mature trees and hedges which border the site as well as the road network making it a logical extension to the urban fabric of Goldthorpe.
- 2.3 The sites northern and western boundary is formed by the Dearne Valley Parkway (A635), which provides access to both the M1 and A1. Directly opposite the proposed site access for both of the proposed uses is Barnsley Road, which forms the sites southern boundary. Barnsley Road is a key route in to Highgate and Goldthorpe and provides vehicular and pedestrian routes in and out of the centre.

Hybrid Development Proposals

Residential Element

- 2.4 The submitted site layout shows a development area of 1.13ha (2.81acres) for residential development. This site has the potential to deliver up to 35 dwellings all capable of being provided with car parking and private gardens in line with the LPA's requirements.

Retail Element

- 2.5 The proposed Aldi food store will have of sales floor space of 1,108 sqm net. The store is contemporary, featuring high quality glazing and cladding finish giving a clean, crisp modern look to the building which complements the character of the local area. A total of 102 car parking spaces will be provided for the food store adjacent to the store. This will include 5 disabled spaces and 7 parent / toddler spaces. In addition 2 motorcycle spaces and 10 cycle hopes are to be provided. The application will also include associated landscaping improvements and respectful lighting of public areas.
- 2.6 Overall, the development proposal will provide a modern food store which will increase choice and competition within the market place, and enhance the retail offer of Goldthorpe.

Statement of Community Involvement (SCI)

- 2.7 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 Metropolitan Borough Council 'Statement of Community Involvement', prior to submitting the formal planning application for the site, the joint applicants undertook a detailed programme of community consultation as outlined in the following documentation.

Pre-application meeting 18th December 2013

- 3.2 An initial meeting was held with Officers at Barnsley MBC on 18th December 2013. Matters discussed included policy, retail considerations, highways, the potential mix of uses on the site and design.

Meeting with Ward Councillors 14th July 2014

- 3.3 An initial meeting was held between the Development Team and the three ward Councillors prior to public consultation on the proposals. The proposals were outlined to Members and the wider involvement of Aldi in Goldthorpe was discussed.

Community Consultation

- 3.4 A newsletter with response card was posted to 1500 addresses a week prior to the public consultation as well as the Ward and Parish 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 the development proposals and invite them to the public consultation, or provide a response via reply cards if they could not attend the public consultation.
- 3.6 The newsletter included details about the proposals including a plan 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. In addition the newsletter provided information on the proposed residential scheme. A copy of the newsletter is shown in **Appendix 3**.

- 3.7 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 3.20.

Community Consultation Event 21st July 2014

- 3.8 A public exhibition displaying the proposals was held on Monday 21st July 2014 between the hours of 3.00pm and 7.00pm. The exhibition was held at the Highgate Working Mens Club, Barnsley Road, Goldthorpe. The venue was considered to be a suitable location as it is less than 0.3 miles from the application site. It was attended by 40 people, including four councillors, details of which are provided below.

Exhibition Display

- 3.9 The exhibition displayed details about the development proposal, which included information about:
- The proposed residential development;
 - 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.
- 3.10 Copies of the exhibition display boards are shown at **Appendix 5**.

3.11 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.

3.12 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.

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

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

Post-Paid and 0800 Comment Facility

3.15 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.

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

3.17 The telephone number was 0800 978 8968.

3.18 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.

3.19 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

3.20 Responses received up to 6th August 2014 (including postal, telephone and email responses)¹.

Number and type of responses received

Total no. of responses	Supporters	Objectors	Neither support nor object
113	108 (96%)	5 (4%)	n/a

Breakdown of responses

Total no. of responses	Supporters with positive comments	Support with reservations	Support no comment	Objectors	Neither support nor object
113	61 (54%)	8 (7%)	39 (35%)	5 (4%)	0 (0%)

¹ Due to rounding percentages may not total 100.

Overview of responses

- 3.21 There has been substantial support for the proposed development at Goldthorpe. From the 113 responses received 108 (96%) supported the proposals with only 4% percent of respondents objecting.
- 3.22 Of the 108 supporters, 54% (61 respondents) provided positive comments, 35% of the respondents indicated they were supporters but did not add a comment and 7% of respondents supported the proposal but had some reservations.
- 3.23 4% percent of respondents objected to the proposals, the reasons are detailed in section 4 of this Statement.
- 3.24 The majority of responses (85%) were received by post following the initial consultation, and 15% percent were returned at the public exhibition.

Public Exhibition

- 3.25 40 people attended the drop-in session which took place over a four hour period at the Highgate Working Mens Club, Barnsley Road, Goldthorpe. This ran from 3pm to 7pm.

Comments Received – Postal and Exhibition

Support with positive comment

Comment	%
General Positive Comment	20%
Create Jobs	20%
Convenient / Location	14%
Improve Site	13%
Good for Goldthorpe / Area	12%
Already shop at Aldi, more convenient	11%
Price / Quality	5%
Needed in Goldthorpe	4%
Competition / Choise	2%

Selected positive comments

Comment	Location
<i>"Welcome a new supermarket to Golthorpe, encourages competition, at present only have two small supermarkets which can be expensive. Good for development in the area"</i>	Furlong Road
<i>"Would be good to see this land redeveloped and providing an alternative shopping opportunity locally for people who do not have their own transport"</i>	Nicholas Lane
<i>"We use aldi regularly so it will be nice to have an Aldi store on our doorstep, as more convenient for shopping, plus local jobs"</i>	West View Cres
<i>"A positive development for investment and economic growth, encouraging employment opportunities for those living in Goldthorpe."</i>	Watchley Gardens
<i>"Highgate area would benefit from an Aldi as shopping is limited to 2 garage shops (much needed)."</i>	Probert Ave

Support with reservation

Comment	%
Traffic	40%
Residential Scheme	30%
Antisocial Behavior	20%
Boundary Fence	10%
Total	100%

Selected reservation comments

Comment	Location
"Any jobs provided for our area are a bonus for this community, only concern is the amount of traffic that could start to pass."	Barnsley Road
"Main reservation would be to have housing association properties. Others in the area appear to be in decline with regard to cleanliness"	Cherry Grove

Objections

Comment	Number
Local House Prices	2
Traffic / Congestion	1
Loss of Greenspace	1
Effect on local business	1

Local Newspaper Coverage- Barnsley Chronicle

- 3.26 An article was published on 1st August 2014 about the proposals in the Barnsley Chronicle. A copy of this article is attached in **appendix 7** of this

statement. It details the consultation event as well as quotes from Ward Councillors.

4.0 **THEMES RAISED AT THE PUBLIC CONSULTATION**

4.1 There has been substantial support for the proposed development at Goldthorpe. From the 113 responses received 108 (96%) supported the proposals with only 4% percent of respondents objecting.

4.2 In terms of analyzing the concerns raised, these tend to fall within five broad categories, as follows:

Retail and Residential: Traffic impact and Highway Safety

4.3 As requested by the Local Planning Authority a Transport Assessment has been submitted with the planning application to address perceived impacts on the local road network and highway safety. This Transport Assessment has been informed by discussions with Barnsley Council prior to submission.

Retail: Impact on Local Businesses

4.4 The proposed Aldi Store is designed to serve the specific catchment of Goldthorpe, Thurnscoe and Bolton upon Dearne. At present this area is dominated by a Co-op and ASDA supermarket, supplemented by a number of smaller 'top-up' shopping convenience stores which seek to meet the day-to-day shopping needs of local residents.

4.5 Aldi serve an entirely different purpose to a smaller convenience store. The customers that Aldi will be targeting are those who are currently travelling outside of Goldthorpe to undertake a main food shop at larger supermarkets. These people are currently visiting other Aldi stores i.e. Wath upon Dearne, as well as Morrisons, Cortonwood and Tesco, Wath upon Dearne.

4.6 Whilst 'need' is no longer a reason to refuse planning permission for retail schemes, we note that the RIA assessment undertaken identifies

sufficient capacity for further convenience floorspace within the Goldthorpe accounting for the proposed foodstore on the Goldthorpe Primary School site also.

- 4.7 There are significant benefits for the town as a whole, as Aldi have a limited number of branded goods and do not have in-store trade counters. Indeed, the nature of an Aldi store ensures that people still shop at other convenience stores to complete their shopping needs. Aldi are flexible in terms of their car parking arrangements and will allow sufficient time for customers to visit other stores.
- 4.8 We note that smaller convenience stores tend to attract customers who undertake 'top-up' shopping, mainly as they are conveniently located close to home and are open when the larger stores are closed. In light of this, Aldi do not consider that there will be a detrimental impact to local traders, as people will still continue to use this type of shopping facility. Indeed, the intention is that trade is retained in Goldthorpe for the benefit of the wider community.

Loss of Greenspace

- 4.9 The site is not allocated as open space and is an identified development plot by Barnsley Metropolitan Borough Council which has outline planning permission for the 'Erection of hotel/ bar/restaurant and two roadside restaurants'. In addition the site has never been formally utilized as public open space by members of the public. Suitable landscaping and boundary treatments are proposed to minimize the visual impact of the site on the wider area.

Reduction in house values

- 4.10 There is no evidence to support the development of an Aldi food store impacts on near by property prices.

5.0 POST APPLICATION CONSULTATION

- 5.1 Given the interest displayed by residents and stakeholders in the proposals, the joint applicants will seek to ensure that information continually flows through existing channels to interested parties.
- 5.2 When the application has been submitted, the Ward Councillors will be informed and a copy of this SCI will be sent by email for information purposes.
- 5.3 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.

6.0 ALDI'S ONGOING APPROACH TO COMMUNITY ENGAGEMENT

- 6.1 On-going efforts are being made to facilitate Aldi in working as closely with the community as possible. This includes working alongside McCanns with schools, businesses and community centres to build long-term relationships. Aldi plan to make the largest possible impact and have therefore put initiatives in place to source as many employees, service providers and equipment from the immediate local area.
- 6.2 Communication is underway with the community shop, which is a members-only store that offers a range of food and products at up to 70% less than the normal retail price. It also provides social support for its members through a range of activities including CV writing, budgeting skills, debt advice, cookery classes and employability skills training.
- 6.3 Contact has also been made with Station House; a childcare facility in Thurnscoe. The Station house community association is a not-for-profit organisation providing good value, quality childcare to parents wishing to work. Aldi are looking into forming a long-term relationship with Station House to fund the organisations development and ability to provide childcare to Aldi staff. Furthermore, local schools have been contacted to discuss the creation of apprenticeship schemes. Moreover, the development of an Aldi healthy eating campaign for schools has been discussed.
- 6.4 Meetings are currently being set up with the Goldthorpe Development Group to further our impact throughout the community. These meetings will allow us to make contact with further community-based organisations that will also prove beneficial for Aldi. Furthermore, contact has been made with local sports clubs and teams to discuss sponsorship opportunities, thus further increasing the Aldi presence throughout the community.

- 6.5 We also aim to help the local community by sourcing employees and "housekeeping" produce as locally as possible. Initiatives are in place to begin the recruitment process within a 5 mile radius of the regional distribution centre. Furthermore, services such as milk delivery, catering and training agencies will be sourced as locally as possible.
- 6.6 The Dearne Valley play house, a community theatre recommended to us by the Community shop, showed some promise for long-term community engagement opportunities. A meeting has been held and further information has been requested by the Goldthorpe Regional Distribution Centre opening team. A meeting was also held with the Dearne ALC Satellite Club. South Yorkshire Sport are currently looking to set up satellite clubs, these are extensions of community sports clubs that bring sport to the local venues where young people already meet. South Yorkshire sport has proposed to develop a series of clubs in partnership with Aldi. The joint funding will allow multiple clubs to be set up reaching to the wider areas of the community,
- 6.7 The Goldthorpe Regional Distribution Centre opening team has contacted South Yorkshire Passenger Transport Executive to discuss increasing the accessibility of the Goldthorpe Regional Distribution Centre. Meetings have been held with wheels2work; an organisation that provide scooters, including training and maintenance, to those that have difficulty traveling to work on local transport. Leaflets have been provided that can be distributed to new employees.
- 6.8 A community engagement proposal will be created and put forward on receipt of the responses from each business or organisation. Total costs will be established upon the creation of a final community engagement proposal.

7.0 CONCLUSION

7.1 Throughout the pre-application consultation stages the Development Team have received informative feedback from Barnsley Metropolitan Borough Council, Ward Councilors and local residents which have been useful in assisting the formulation of development proposals.

7.2 To conclude, it is considered that the community and stakeholder consultations held are compliant with the requirements of the Barnsley Metropolitan Borough Council's Statement of Community Involvement. The key stages and outcomes were:

- The development proposal is in line with the Council's future aspirations for growth and development within the Barnsley District and will enable the regeneration of a brownfield site which has been identified for development within the Council's Local Development Framework Documents.
- Public consultation provided the opportunity for the community and wider stakeholders to review the proposals for comment and ask questions about the proposed development.
- Pre-application discussions with other relevant stakeholders on the principle of development resulted in the opportunity to highlight any specific points at an early stage.

7.3 The applicants have undertaken a thorough consultation in accordance with Barnsley Metropolitan Borough Council's SCI as advocated by national guidance.

**Appendix 1: Barnsley Council's Statement of Community
Involvement**

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. Here are some examples. • 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. • Residential development of 150 or more homes. • 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. • 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. Here are some examples. • 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. • Residential development of 80 to 150 homes. • 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. • Development where the planning application must include a transport assessment. • 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. Here are some examples. • Development that would be locally significant where we think people should be involved – for example, where affordable homes are proposed or will be needed. • Development on sites that may be more 'sensitive' – for example, substantial development in or near a conservation area. • Residential development of up to 80 homes. • 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



An exciting Regeneration and Investment Opportunity for Barnsley Road, Goldthorpe



Invitation to a Community Consultation Event: 4pm to 7pm on Monday 21st July at the Highgate Working Mens Club, Barnsley Road, Goldthorpe.

A new Mixed-use Regeneration Scheme for Barnsley Road

Award winning discounter, Aldi and development partners Quora Developments are preparing proposals to develop an identified development site on the Holygrove roundabout (A635) to the north of Barnsley Road, Goldthorpe.

The proposed development will include an Aldi 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, Aldi 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 Aldi customers saving 40 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 Aldi food store**.

Aldi in Goldthorpe

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 500,000sqft Distribution Centre will open at the beginning of 2015 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 Goldthorpe and this new Aldi store further emphasises this commitment.

Serving local residents

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

As well as the comprehensive development of an established development site, the proposal will act as a catalyst for further investment and economic growth in Goldthorpe. Further, the proposals will provide **up to 40 full and part time jobs aimed at local people**. Aldi operates generally between 8am - 10pm Monday - Saturday and 10am - 4pm on Sunday, with no 24 hour operations or late night openings.

Complementing existing businesses

As a food store with predominantly own labelled brands, Aldi will not compete directly with existing businesses in Goldthorpe district centre. For instance, it does not have an in store baker, butcher, fishmonger or café and does not sell magazines, cigarettes or lottery tickets. The car park will be free of charge and available for anyone wishing to walk into Goldthorpe.

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 the area to date. The nearest operating discount store is a 4 mile drive away, therefore residents who prefer this type of operator will no longer need to travel.



Design and layout

This modern contemporary designed store will have a sales floor area of 1108sqm.

The development site also encompassing an indicative residential scheme of around 28 dwellings comprised of 2,3 and 4 bedroom semi-detached and detached dwellings. Details of the design, layout, appearance and scale of the proposed residential development is not a consideration as part of this planning application; only the proposed access from Barnsley Road.

About Aldi

Award winning retailer Aldi opened its first stores in the UK in 1990 and has more than 500 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 were recently awarded the prestigious **Which? Best Supermarket award in 2012 and again in 2013** they were also awarded **Grocer Gold Award 'Grocer of the Year 2013 & 2014** and 16 Gold and 10 Silver at the Grocer Own Label Awards 2013.

Next Steps

Aldi Stores Ltd and Quora Developments are preparing a planning application which will be submitted in the next few months, taking into account, where possible, the views of the local community through community consultation.

A public Exhibition is to be held for residents to find out more and help shape the scheme. The exhibition is being held at: Highgate Working Mens Club, Barnsley Road, Goldthorpe On Monday 21st July, Between 3pm and 7pm. Or you can call our freephone information line on 0800 9788968 or email quoraconsultation@planningpotential.co.uk to find out more. If you are unable to attend the exhibition, please let us know what you think by filling in the feedback form provided and returning to us by 1st August 2014.

Appendix 4: Copy of Reply Card

We value your views

Title (Miss/Ms/Mr/Ms/Ms/Ms)

First Name

Surname

Address

Postcode

Telephone

Email

PLEASE COMPLETE IN BLOCK CAPITALS

DATA PROTECTION
The personal details of people who provide feedback on Aldi retail locations, will not be released to third parties outside of companies immediately involved in trading or marketing purposes.

Do you support Aldi coming to Goldthorpe? Yes ☐ No ☐

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

Convenient shopping	☐	None	☐
Fresh fruit and vegetables	☐	Redevelopment of a vacant site	☐
Local facilities	☐		

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 location. The views of the local community are important, and we believe should be taken into consideration together with environmental, social and economic factors when developing sites.

Business Reply
Licence Number
RSLY-BATZ-TKTE

1 || ||

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

Appendix 5: Copy of Display Boards



An exciting regeneration and investment opportunity for Barnsley Road, Goldthorpe

Aldi, the nationwide food retailer and development partners Quora are 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 call us on our freephone information line - 0800 978 8968 - following this exhibition if you have any further comments or queries.

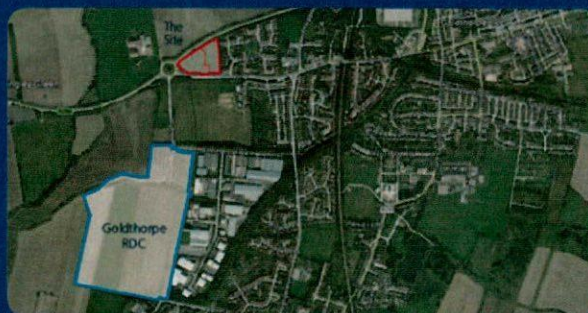


The proposed development will include an Aldi foodstore and an attractive residential scheme comprised of approximately 28 dwellings; the site already benefits from planning permission for mixed use development. As well as the comprehensive development of the site, Aldi are investing in substantial landscaping 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 Aldi customers saving 40 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 Aldi 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 500,000sqft Distribution Centre will open at the beginning of 2015 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 Goldthorpe and this new Aldi store further emphasises this commitment.

The site falls within the Deane South ward with a local population of 12,000 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 compliment the smaller retailers in the area.



Spend a little Live a lot



The Proposal, Form and Scale

The Aldi store would:

- 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 Barnsley Road and offering a modern, high quality convenience food store.
- Offer low prices and high quality products. Aldi 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 up to 40 jobs.

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

The store includes:

- 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 bespoke design approach so that optimum 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.

Work on the store could start as early as 2015 and the store could open in 2016.



Spend a little Live a lot



What to expect from an Aldi store

About Aldi Aldi is one of the world's largest privately owned companies with over 3,000 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 rows 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 aldicommutatordisplayingpotential@nhs.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: Copy of Feedback forms



FEEDBACK FORM

Thank you for attending today, we would like to know what you think. Please fill in your feedback form with as much or as little detail as you would like to include.

1. Do you feel that the proposed retail development would benefit the area?

.....

.....

.....

.....

.....

2. Which of the following are important to you if an Aldi store were to come to Tunstall Road?

Better Value

☐

Jobs

☐

Fresh Fruit and Vegetables

☐

Discount Food store

☐

3. Are you in support of the general principle of re- development on this site?
(please write)

.....

.....

.....

.....

.....

4. Where do you currently do your main food shopping?

.....
.....

5. Please feel free to set out below any further thoughts you may have on the proposed development of this site? (please write)

.....
.....
.....
.....
.....

Thank you for taking the time to fill in our feedback form- we will review all of the responses received and these will help our designs. Please let us have your contact details. This will help us analyse the responses we received and ensure we can keep in touch with you as work progresses.

Name:

Address:

.....
.....

Telephone:

Email:

Appendix 7: Copy of Local Press Coverage

LINES

needed

re home is looking
filling to entertain

se is holding its
August 31 and
the entertainment.
er Christian
said: "The idea of
is to enable the
family quality time
air is from 11am
the theme is seaside
, and many more

ers who can help out
who would like a
tact Christian on

or summer

ree sporting events
ged in Great

sessions for eight to
art today from 4pm
ebridge Lane playing
re further sessions at
e on August 15, 18

2 and 19 Barnsley
Community Sports
g sessions for chil-
plus on the playing
t 5-6.30pm.

course at the Welfare
place on August 18.
s are arranged by the
ard alliance.

festival

rugby league team the
y Bulldogs will host a
al later this month.
e, on August 17, will
n rugby tournament
mbola, a raffle and a
e. The event to be held
Sports and Social
, will start at 10am.

hibition

in marking the cente-
start of World War One
in Wath on Monday.
takes place at the St
is on Church Street
The day will end with a
of readings, prayers
t 7.30pm.

Residents consulted over Aldi

By Ashley Ball

RESIDENTS in Highgate are being consulted about proposals for a new Aldi store in the town.

The discount supermarket is considering building a new store off Barnsley Road.

Letters have been sent out to neighbours and a consultation meeting was held last week, even though a planning application has not yet been submitted to Barnsley Council.

Deanne South Coun May Noble said people in Highgate are largely in favour of the store which she said would create around 40 jobs.

"Aldi has met with local councillors and the consultation meeting was very positive.

"There had been outline planning permission on that plot for a hotel and a pub but it has never got off the ground.

"I see this as a win-win situation really.

"The consultation process is underway and around 1,800 letters have been sent out.

"The plans look okay and the number of jobs being dis-

cussed is really pleasing and would be absolutely brilliant for our area.

"The store would be on a major bus route from Goldthorpe, Bolton and Thurnscoe which means a lot of people would be able to access it both to work and shop."

Coun Ralph Sixsmith hopes the positivity that has been received so far will result in the planning process getting underway quickly.

He said: "It has been quite well received.

"As far as I'm concerned it should be built as soon as possible.

"We would like it to be up and running by the spring of next year.

"The access would be on the Goldthorpe side, exactly the same as the plans that were put in for the pub.

"I understand that fell through due to a lack of money but Aldi is proposing buying all the land quickly."

Councillors also say that 28 houses are being proposed as part of the development.

Building work for the separate Aldi distribution centre off Commercial Road in

Goldthorpe remains on course with it due to open next year.

"Aldi remain committed to recruiting their workforce from within a five mile radius and that would apply to both the store and the distribution centre," added Coun Noble.

Recruitment for 400 jobs at the centre, which will distribute goods to Aldi stores throughout Yorkshire, remains ongoing.

Application forms are available from Goldthorpe job centre on High Street.

The recruitment is being carried out by Baxter Personnel.

Part of the staff will be in place by Christmas for dummy runs to increase efficiency when open.

A statement on their website reads: "Efficient and cost efficient retail distribution is at the heart of everything we do at Aldi.

"And Aldi Goldthorpe, our new regional distribution centre, is purpose built to deliver just that.

"We need key people to drive our business at this state-of-the-art facility."



NEW TRIAL: A NEW trials bike event was held last weekend. The social, fun run by local men Lee McKee and John Evans. The trials bike course is the Trials biking professionals, Derwent Way on Saturday. Pictured is John Evans using Baisrow, PD54605



Tribute 'true hero'

By Ashley Ball

A TIMELY anniversary is the unveiling of the Dear

Thurnscoe sailor Jack R on the memorial as he did. Regardless, he is still a