Planning Potential

Planning Regeneration and Development

STATEMENT OF COMMUNITY INVOLVEMENT

Full Planning Permission for the Construction of New Foodstore, with Car Parking, Landscaping and Associated Works

AT

Land South of High Street, Royston,
South Yorkshire

ON BEHALF OF

Aldi Stores Ltd

DECEMBER 2014

CONTENTS

		PAGE
1.	Introduction	1
2.	Background	3
3.	Pre-application Consultation to the Original Consent	6
4.	Themes raised during Public Consultation	14
5.	Statutory Consultation Held as part of Original Application (2014/0318)	15
6.	Changes to the Proposals following the Original Consent	19
7.	Consultation Undertaken on Proposed Application	20
8.	Post-application Consultation	21
9.	Conclusion	22

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. Copy of Local Press Coverage
8. Planning Potential's Response Letter to Residents
9. Letter to Residents of Royston Regarding Proposed Changes to Original Consent

1.0 INTRODUCTION

1.1 This Statement of Community Involvement is prepared by Planning Potential Ltd on behalf of 'Aldi Stores Ltd' in support of a planning application for the construction of a new foodstore (in full), with car parking, landscaping, and associated works at Land South of High Street, Royston.

1.2 The site in total is approximately 1.03ha (2.53acres) in size and is regular in shape, with a slope down from High Street to the rear of the site. The site was once occupied by a factory and associated warehouses (Use Classes B1, B2, and B8). The site was cleared for redevelopment post 2009, and now comprises vacant scrubland, with mature trees and hedging which border the site.

1.3 At present the site is under-utilised in terms of built development when viewed from High Street. The site also suffers from a generally poor quality environment, with much of the land overgrown and in need of investment.

1.4 On the 4th June 2014, a hybrid planning application (App Ref: 2014/0318) for the 'Erection of Foodstore (in Full), with Car Parking, Landscaping and Associated Works and Construction of Residential Development (Outline), Access Unreserved' was approved subject to conditions.

1.5 In line with Barnsley Metropolitan Borough Council's 'Statement of Community Involvement' the joint applications QUORA and Aldi Stores Limited as part of application reference 2014/0318 undertook a detailed programme of community consultation. This included pre-application meetings with Barnsley Council's Planning and Highways Officers; consultation with Ward Councillors; and a Community Consultation Event for local residents, which was held on the 13 February 2014. The application received overwhelming support from local residents and Ward Councillors, with 90% of respondents in favour of the proposals.

1.6 Following approval, a Condition imposed by the Council presented construction requirements that Aldi were unable to fulfil. On revisiting the site proposals, it was established that the residential element of the approved scheme was not required for viability, and that planning could be achieved for slightly larger store more in line with Aldi's current requirements. As part of the proposals, the residential element of the scheme has been removed and replaced with car parking and enhanced landscaping for the benefit of the Aldi Store; appearance of the site; and benefit of local residents who neighbour the site in respect of amenity.

1.7 It is important to again reiterate that the application proposal represents a significant investment by Aldi Stores Limited in the local economy. This considerable investment would undoubtedly have a tangible and long term positive impact on the local area. Notwithstanding the significant economic benefits that would be realised if the development came forward, there are also positive impacts arising from the proposed retail floorspace. This includes the creation of up to 50 new full and part time jobs. It is considered that the introduction of a new discount food store to Royston will provide choice and competition within the convenience shopping market.

1.8 This document will provide a chronological account of the consultation activity which took place as part of planning application 2014/0318, and part of the revised proposals.

2.0 BACKGROUND

PROPOSAL SITE

2.1 The application site is located along High Street (B6428), a key arterial route in to Royston district centre which lies to the east of the application site.

2.2 The site in total is approximately 1.03ha (2.53acres) in size, is regular in shape, with a slope from High Street. The site was once occupied by a factory and associated warehouses (Use Classes B2, and B8) which was cleared for redevelopment post 2009, and now comprises vacant scrubland, with mature trees and hedging which border the site. As noted above the site already benefits from a extant consent for an Aldi foodstore (in full), and residential development (in outline); therefore the principal of retail development has been established on the site, under application reference 2014/0318.

2.3 The site is bounded to the north by High Street (B6428), with a range of land uses surrounding the site including a small working men's club (Alexandra); area of green space; a small NHS practice including a pharmacy; a school and playground; and dense areas of residential development.

THE DEVELOPMENT PROPOSALS

<u>Retail Element</u>

2.4 As noted above, planning permission has already been secured on site for an Aldi foodstore (in full) and residential development (in outline), under application reference 2014/0318.

2.5 Following approval, a Condition imposed by the Council presented construction requirements that Aldi were unable to fulfil. On revisiting the

site proposals, it was established that the residential element of the approved scheme was not required for viability, and that planning could be achieved for slightly larger store more in line with Aldi's current requirements.

2.6 This new application proposal seeks planning permission for a larger Aldi foodstore on the whole of the development site, with a gross external footprint of 1,788 sqm, and net sales area of 1,108 sqm. In comparison, the previous Aldi Store had a gross footprint of 1,590 sqm, and a net sales area of 1,000 sqm on the northern portion of the site only. This represents a small uplift in floorspace.

2.7 The store is contemporary, featuring high quality glazing and stone finish giving a clean, crisp look to the building which complements the character of the local area. We note that the design of the store has been agreed with Barnsley Council, under application 2014/0318.

2.8 The main design change relates to the removal of the residential element of the scheme which secured planning permission for ten residential dwellings. To support the proposed Aldi store, this area of land will provide additional car parking and enhanced landscaping for the benefit of customers utilising the site; and neighbouring residential properties in respect of amenity. Car parking numbers will therefore increase by 27 spaces to 121 car parking spaces. This will include 7 disabled spaces and 8 parent / toddler spaces. In addition 2 motorcycle spaces and 5 cycle hopes are to be provided. The application will also include public realm improvements, associated landscaping and respectful lighting of public areas.

2.9 Overall, the development proposal will provide a modern food store which will increase choice and competition within the market place, and enhance Royston's retail offer which has been recognised by the Council's Planning Officers through the approval of planning application reference 2014/0318.

STATEMENT OF COMMUNITY INVOLVEMENT (SCI)

2.10 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 ON APPLICATION 2014/0318

3.1 In line with Barnsley Metropolitan Borough Council 'Statement of Community Involvement'; prior to submitting initial proposals for an Aldi foodstore and residential development (Ref: 2014/ 3018), the joint applicants undertook a detailed programme of community consultation, as outlined in the following documentation. Full details of community consultation undertaken as part of the initial application are detailed below.

PRE-APPLICATION MEETING 11TH JULY 2013

3.2 An initial meeting was held with Officers at Barnsley MBC. Matters discussed included policy, highways, the residential element and design.

MEETING WITH WARD COUNCILLORS 15TH NOVEMBER 2013

3.3 A meeting was held between the development team and two ward Councillors; prior to public consultation on the now granted proposals. Here issues surrounding the Kier foodstore scheme, retail planning matters and traffic generation were discussed.

PLANNING MEETING 27TH FEBRUARY 2014

3.4 A meeting was held with Officers to discuss the details of the submission for a foodstore (in full) and residential development (in outline), alongside the results of the public consultation. Submission requirements were also agreed.

COMMUNITY CONSULTATION

3.5 A newsletter with response card was posted to 1,593 addresses 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. The newsletter also 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 13TH FEBRUARY 2014

3.8 A public exhibition displaying the proposals was held on Thursday 13th February 2014 between the hours of 3.00pm and 7.00pm. The exhibition was held at the Alexandra Working Men's Club, High Street, Royston. It was attended by over 100 people, including three 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 on proposals for a new Aldi foodstore and residential development up to 27th February 2014 (including postal, telephone and email responses)[1].

Number and type of responses received

Total no. of responses	Supporters	Objectors	Neither support nor object
248	224 (90%)	21 (9%)	3 (1%)

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

Breakdown of responses

Total no. of responses	Supporters with positive comments	Support with reservations	Support no comment	Objectors	Neither support nor object
248	136 (55%)	12 (5%)	76 (31%)	21 (9%)	3 (1%)

OVERVIEW OF RESPONSES

3.21 The application proposals for a new foodstore and residential development in outline form, received overwhelming support from local residents, in particular the retail element of the scheme. From the 248 responses received 224 (90%) supported the proposals with only 9% percent of respondents objecting.

3.22 Of the 248 supporters, 55% (136 respondents) provided positive comments, 31% of the respondents indicated they were supporters but did not add a comment and 5% of respondents supported the proposal but had some reservations.

3.23 9% percent of respondents objected to the proposals, the reasons are detailed in section 4 of this Statement.

3.24 The majority of responses (68%) were received by post following the initial consultation, and 29% percent were returned at the public exhibition.

PUBLIC EXHIBITION

3.25 Over 100 people attended the drop-in session which took place over a four hour period at the Alexandra Working Men's Club, High Street, Royston. This ran from 3pm to 7pm.

COMMENTS RECEIVED – POSTAL AND EXHIBITION

Support with positive comment

Comment	%
Improve Site	17%
Create Jobs	13%
Already travel to an Aldi Store	12%
Good for Royston / Community	12%
General Positive Comments	11%
Value for Money / Quality	11%
Convenient / Location	9%
Choice and Competition	5%
Needed in Royston	5%
Create Parking	4%

Selected positive comments

Comment	Location
"I feel the village is growing with people but the amenities are staying the same"	Summer Road
"We are regular Aldi customers and would find it very convenient and economical, both grocery and fuel wise to have a local store. We also believe in the redevelopment of a brownfield site"	Station Road
"other Aldi's are too far for me as I don't drive, this would be more convenient plus would create much needed jobs for Royston"	Manor Grove
"So glad to see something being developed on this site as it has been an eyesore for years."	Newtown Avenue
"It will be ideal for the people who haven't got cars. And competition for the existing supermarkets."	Grange Road

Support with reservation

Comment	%
Traffic	43%
Parking on High Street	22%
Boundary Fencing	7%
Antisocial Behavior	7%
Signage	7%
Effect on Solar Panels	7%
Not Required	7%
Total	***100%***

Selected reservation comments

Comment	Location
"Would like an Aldi in Royston but am concerned about the traffic all the time. We travel to Barugh Green, staff are really nice with us, always smiling, really helpful."	Newtown Avenue
"We have concerns regarding the position of the signs as we live opposite the site"	High Street

Objections

Comment	Number
Don't need another supermarket	11
Traffic / Congestion	4
Effect on Local Businesses	3
Impact on View	1

LOCAL NEWSPAPER COVERAGE- BARNSLEY CHRONICLE

3.26 An article was published on 10th February 2014 about the initial proposals in the Barnsley Chronicle. A copy of this article is attached in **Appendix 7** of this statement.

4.0 THEMES RAISED AT THE PUBLIC CONSULTATION FOR APPLICATION 2014/3018

4.1 There was substantial support for the proposed retail and residential application at Royston. From the 248 responses received, 224 (90%) supported the proposals with only 9% percent of respondents objecting.

4.2 Concerns raised by residents in respect of highways; retail impact; and amenity were addressed as part of the design of the proposals, with appropriate studies undertaken to further address concerns. Further information and design changes were undertaken where requested by Officers and other stakeholders.

5.0 STATUTORY CONSULTATION HELD AS PART OF ORIGINAL APPLICATION (2014/0318)

5.1 The statutory consultation period on planning application 2014/0318 ran from the 26th March 2014 to the 16th April 2014; during this period Planning Potential Ltd monitored consultation responses from both the residents of Royston and statutory bodies.

NEIGHBOUR RESPONSES

5.2 During the consultation period, 134 consultation responses were received from local residents. In total, the application received an overwhelming level of support, with 96% of respondents supporting retail and resident proposals at High Street, Royston, in particular the retail element of the scheme.

5.3 During the course of the application, two letters of concern were raised from a local resident and the Head Teacher of Meadstead Primary School. Each letter of concern will be discussed in turn:

Local Resident

5.4 On the 4th April, the local resident (Mrs Smith of Winmairth Court), raised concerns in regard to the removal of existing trees; the noise generated from the fixed plant installations; and, the creation of additional traffic on the High Street and the resulting air quality problems.

5.5 On the 30th April 2014, Planning Potential provided the Case Officer with a written response to the comments made by Mrs Smith, drawing upon information submitted in support of the application. A copy of the letter is attached at **Appendix 8** of this report. We note that the Officers Report which accompanied the notice of decision, approved under delegate powers; acknowledges the receipt of letter supplied and refereed to

statutory responses which supported the information provided by Planning Potential to address concerns raised.

Meadstead Primary School

5.6 On the 11th April, the Head Teacher of Meadstead Primary Academy advised that provision is made for a pedestrian crossing across the High Street to assist safe crossing for parents and pupils of the school. Aldi responded to this request by proposing the installation of a pedestrian crossing to the west of the proposed site access. This addition to the scheme was welcomed by the School and the LPA; the pedestrian crossing will be delivered as part of revised proposals on site.

STATUTORY RESPONSES

5.7 The Case Officer for application reference 2014/3018 collated comments from a number of statutory bodies as part of the consultation process, all of which were supportive. A summary of their comments are provided below:

- **Coal Authority:** No objections.
- **Contamination Land Officer**: No objections, subject to a condition requiring a ground intrusive SI to identify whether any remediation is required.
- **Design:** Commented on the pre applications discussions and influenced the submitted design. No objections subject to materials being approved.
- **Environment Agency:** No objections subject to recommended drainage conditions.
- **Forestry Officer:** No objections, acknowledged that mature trees can be in the main retained.
- **Highways DC:** No objections subject to conditions.
- **Regulatory Services:** No concerns to residents' amenity subject to the recommended conditions raised within the noise survey.

- **PROW:** No objections. Footpath 13 Royston runs just outside the western boundary of the site and should therefore not be affected by the development. The proposed link from the site onto the footpath is acceptable. The proposed pedestrian crossing of High Street would provide access for users of the path as well as residents. Comments made on the need for a ramp for the PROW to be DDA compliant. This was incorporated into the design of the scheme and remains as part of this application proposal.
- **South Yorkshire Passenger Transport Executive:** Acknowledge that public transport use to supermarkets is often low so there are often little persuasive initiatives that can be used to promote this type of behavior. The details outlined in the Travel Plan are acceptable.
- **South Yorkshire Police Architectural Officer:** Provided advice on the site layout which was reflected within the subsequent amendments.
- **Yorkshire Water:** No objections subject to the recommended conditions.
- **Ward Councillors:** No objections to the proposals.
- **Planning Policy:** No objections to the proposal. The proposal is in accordance with policy CPS19 of the Core Strategy as the site is currently vacant, the site is sequentially preferably given its edge of centre location and an Impact Assessment is not required as the proposal falls below the threshold of 2500 square metres gross.

5.8 Overall, the proposal was welcomed by the Local Planning Authority, recognizing the retail and material benefits of the development proposal, in respect of investment; jobs; regeneration of a prominent brownfield site; and choice and competition within the market place.

THIRD PARTY

5.9 The application also received a third party objection from the Pegasus Group on behalf Asda Stores Limited; who currently operate a former

Netto premises within the town and were seeking to protect their existing estate. The letter of objection was considered anti-competitive by Planning Potential. On this point, we note that concerns raised related to the sequential test, in particular the Midland Road site; if the justification for the loss of employment land against CSP19 was robust; and if the assessment of amenity impact was consistent.

5.10 In respect of the Midland Road site it was considered by Planning Officers that it was not sequentially preferable; due to limited main road frontage which Aldi's business model relies on. It was also considered that the consented scheme is a more viable option for the Midland Road site, due to its size and potential trade draw.

5.11 In addition to the above, both Planning Potential and Officers noted a high percentage of main food trade leakage from Royston; and it is therefore wholly appropriate to consider that Aldi will 'claw trade' back from these stores.

5.12 In response to comments on loss of employment land; the site is currently vacant, and as a result there will be no loss of jobs, in fact the proposal will create a net overall gain in employment provision. In line with the Council's economic objectives, the proposal will deliver significant economic regeneration and physical regeneration benefits.

5.13 Finally, in respect of amenity; comments were made by Pegasus Planning on the frequency of delivery units and the contradictory evidence in the submitted Transport Assessment and Noise Statement. For clarification, a typical Aldi store benefits from two HGV delivery vehicles per day. Deliveries of bread and milk are make by smaller vehicles, not HGV's.

6.0 CHANGES TO PROPOSALS FOLLOWING ORIGINAL CONSENT

6.1 Following approval of application 2014/3018; a Condition imposed by the Council presented construction requirements that Aldi were unable to fulfil. On revisiting the site proposals, it was established that the residential element of the approved scheme was not required for viability, and that planning could be achieved for slightly larger store more in line with Aldi's current requirements. As part of the proposals, the residential element of the scheme has been removed and replaced with car parking and enhanced landscaping for the benefit of the Aldi Store; appearance of the site; and benefit of local residents who neighbor the site in respect of amenity.

6.2 The revised proposal also seeks to increase the gross external store footprint by 198 (from 1590 sqm to 1788 sqm); and reposition the store back to enable two linear rows of car parking to the front of the site facing High Street, with appropriate landscaping put in place. Consequently, the number of car parking spaces will increase by 27 spaces (94 to 121).

6.3 This modest uplift in floorspace and car parking is considered acceptable and will enable a higher level of landscaping to be incorporated within the site.

6.4 On the above point, a key factor in the determination of the layout was the potential influence of trees upon the load bearing soils, beneath existing and proposed structures. Potentially hazardous trees have been recommended for removal and appropriate mitigation measures put in its place.

6.5 Finally, the scheme draws upon comments made under application 2014.3018 and seeks to deliver the proposed pedestrian crossing on High Street; pedestrian access from the public right of way; and incorporate material as advised by the Council's design Officer.

7.0 CONSULTATION UNDERTAKEN ON PROPOSED APPLICATION

7.1 Formal consultation on the principle of retail development on site has already been undertaken with Officers of Barnsley Metropolitan Council; Ward Councillors and local residents. Overall, the material benefits of a new foodstore at Land South of High Street were recognised, and received overwhelming support.

7.2 Prior to the submission of revised proposals at Land South of High Street; informal pre-application discussions have taken place with Officers. Officers have confirmed in principle; Officers have no issues with the proposals as they as they are no real fundamental difference from the extant permission. However, comments were made on the need for additional trees along the frontage and entrance of the site to provide a sense of streetscape; and consideration given on the landscaping on the western boundary and within the car park to break up the area of hard massing. During initial discussions, the applicant confirmed that materials agreed under application 2014/3018 would be adopted, alongside previous requested for a pedestrian crossing on High Street and access from an existing PROW being DDA compliant.

7.3 In light of changes, Planning Potential on behalf of Aldi Stores Limited have written to all adjoining residents; informing of them of changes made, with contact details should they require any further information. A copy of the letter is attached to **Appendix 9** of this Statement.

8.0 POST APPLICATION CONSULTATION

8.1 Given the interest displayed by residents and stakeholders in the approved application proposals (App Ref: 2014/0318), Aldi Stores Ltd will seek to ensure that information continually flows through existing channels to interested parties.

8.2 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.

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

9.0 CONCLUSION

9.1 It is considered that the initial community and stakeholder consultations held as part of planning application (2014/0318) were compliant with the requirements of the Barnsley Metropolitan Borough Council's Statement of Community Involvement.

9.2 As stated within paragraph 1.6; Aldi Store Ltd are now seeking to amend the original planning consent granted on the 4th June 2014, by removing the residential element of the scheme and replacing it with additional car parking and enhanced landscaping, all of which will benefit the immediate and wider residents of Royston. It is important to note that the revised store layout was influenced by the need to protect the amenity of those residents who adjoin the site, the views of which were obtained as part of the comprehensive consultation processes detailed above.

9.3 It is important to note that the principle of retail on the site has not only been established, but received an overwhelming level of support from the residents of Royston. Furthermore, Aldi will continue to ensure that the local residents and Ward Councillors are kept up to date on all stages of the planning process.

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 to150 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


Map
Satellite
Bleakl
Station Rd
ROYSTON
B6428
B6428
High St
Lee Ln
B6132
RCM Playing Field
Google
Map Data
Terms of Use
Report a map error

Appendix 3: Copy of Newsletter

An exciting Regeneration and Investment Opportunity for High Street, Royston



Invitation to a Community Consultation Event, 3pm to 7pm Thursday 13th February at Alexandra Working Men's Club, High Street Royston.

A new mixed-use regeneration scheme for High Street

Award winning discounter, Aldi and development partners Quora Developments are preparing proposals to regenerate the site of the former factory site to the south of High Street, Royston.

The proposed development will include an Aldi foodstore and an attractive residential scheme comprised of 10 dwellings. As well as the comprehensive redevelopment of the site, Quora Developments are investing in landscaping improvements and facilitating enhanced 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, with Aldi customers saving 40 percent on their shopping without compromising on quality. The proposals will ensure immediate investment to prevent deterioration of the site. The proposals will provide significant job opportunities during the construction phase and 40 new opportunities at the Aldi food store.

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 regeneration of a brownfield site, the proposal will act as a catalyst for further investment and economic growth in Royston. Further, the proposals will provide **up to 40 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 predominantly own labelled brands, Aldi will not compete directly with existing businesses in the town, 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 walk into the town.

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 3.4 miles away, therefore residents who prefer this type of operator will no longer need to travel.



Existing Site and Surrounding Area

The site is currently comprised of a former factory and warehouse premises now demolished.

The site has been marketed for redevelopment opportunities for several years and has been stood vacant during this time period.

The proposals will provide a sustainable beneficial use for the site as well as improving the visual appearance of the overall site. The surrounding area has suffered through the recession.

The proposed Aldi food store will not only provide access to low cost high quality food but will provide a substantial investment in the area and around 40 local job opportunities as well as jobs at construction stage.

Design and layout

The proposed Aldi food store will have 1,000 sqm 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 and respectful lighting of public areas.

About Aldi

Award winning retailer Aldi opened its first stores in the UK in 1990 and now 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 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** and 16 Gold and 10 Silver at the Grocer Own Label Awards 2013.

Next Steps

Quora Developments and Aldi Stores Ltd 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 of our plans is to be held for residents to find out more and help shape the scheme.
The exhibition is being held at: **Alexandra WMC, High Street, Royston**

On Thursday 13th February between 3pm and 7pm. You can drop in at any time between 3pm and 7pm to speak to a member of our team, or you can call our freephone information line on 0800 9788968 or email aldiconsultation@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 27th February.

1124 SDAR Royston Leaflet 3 10 1 2014

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 Royston? Yes No

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

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

A new mixed use regeneration scheme for High Street, Royston

Aldi, the nationwide food retailer and partners Quora developments 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.



3D Visual

The proposed development will include an Aldi foodstore and an attractive residential scheme, comprising of 10 dwellings.

The site is currently comprised of a former factory and warehouse premisies now demolished.

The site has been marketed for redevelopment opportunities for several years and has been stood vacant during this time period.

The proposal will bring the site into a beneficial use, introducing a modern foodstore and car park, providing a local discount retailer for residents, as an alternative to larger foodstores.

The site is on a busy arterial route with bus stops located very close to the site in easy walking distance of nearby residential streets.

The site falls within the Royston ward which has a large local population with 9,375 people living within walking distance. 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.



Site off High Street



Looking down High Street



The Site



The Site



Path to the side of the site



Site from High Street

Spend a little Live a lot

1104 SDVR Royston Pop Up Displays Display 1

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 High Street and offering a modern, high quality convenience food store.
- Offer low prices and high quality products. Aldi customers save upto 40 percent on their shopping without compromising on quality and providing exceptional value for money.



Site Plan

The proposal introduces a contemporary foodstore to regenerate the area creating upto 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 brownfield 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 96 parking spaces, including 5 disabled and 7 parent and child and secure bicycle parking.

Work on the store could start as early as 2014 and the store could open in 2015.



3D View

Spend a little Live a lot

1104 SDVR Royston Pop Up Displays Display 2

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

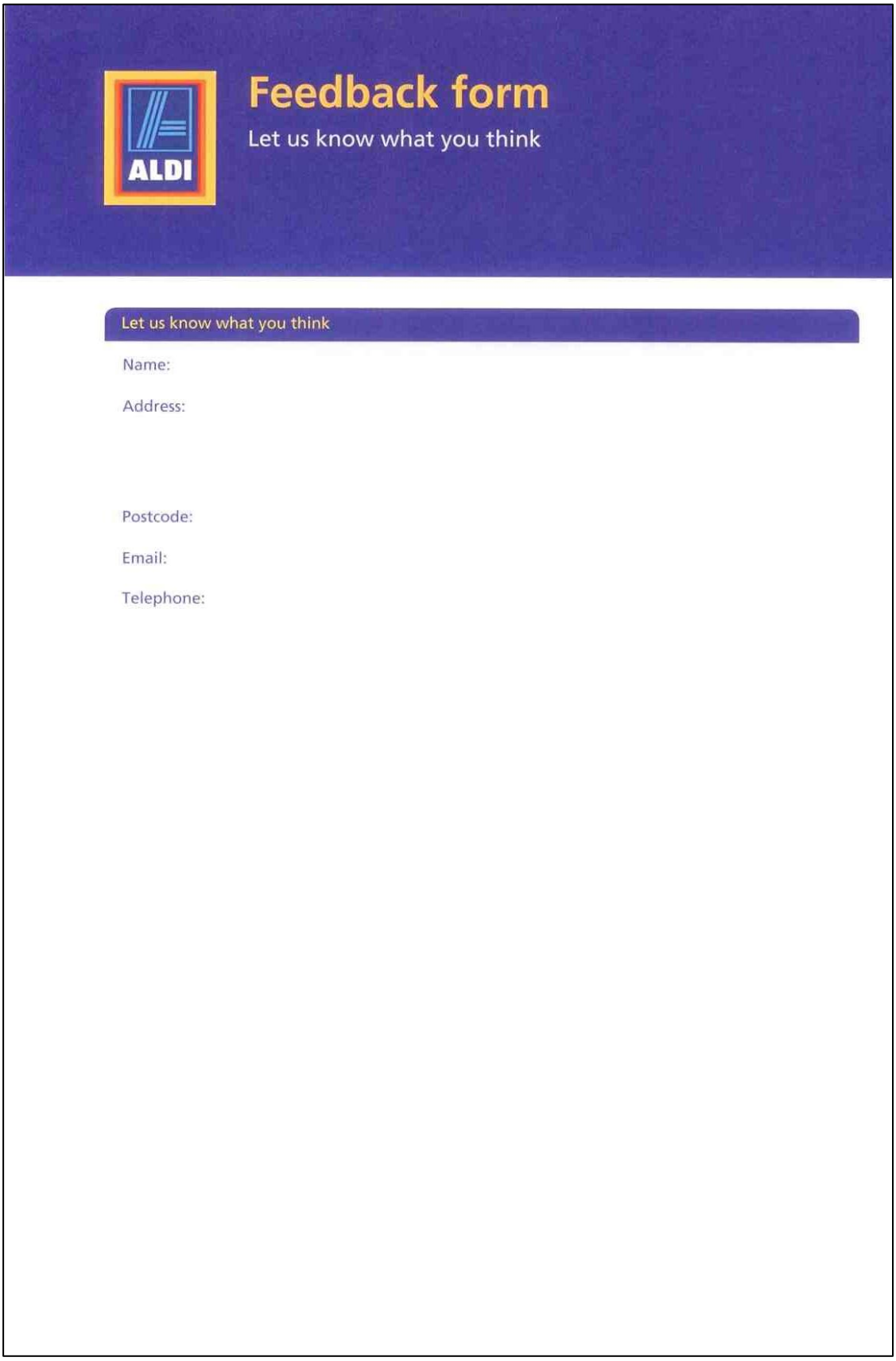
We would love to hear your feedback on what you have seen today. Please take the time to fill in one of our feedback forms and pop it into the ballot box. Alternatively you can email your comments to: aldiconsultation@planningpotential.co.uk

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: Copy of Feedback forms


ALDI
Feedback form
Let us know what you think
Let us know what you think
Name:
Address:
Postcode:
Email:
Telephone:

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: Copy of Local Press Coverage

NorthernCollege for Adults
Barnsley 01226 776000
Follow us on twitter @NorthernCollege facebook.com/northerncollege



MON 6° / 1° TUE 5° / 1°
Provided by BBC Weather

Call for the truth over supermarket

BY MIKE COTTON, REPORTER
MONDAY 10TH FEBRUARY 2014

Share this story
Recommend 0
Tweet 0

The people of Royston need to know 'the truth' about plans for new supermarkets in Royston, a councillor has said.

An Aldi spokesman confirmed plans for a store on the former spring factory site on High Street. Plans will be unveiled at a public consultation event on Thursday from 3pm to 7pm at the Alexandra Working Men's Club.

Coun Tim Cheetham said: "People may or may not welcome it. But how can they be expected to give their opinion on whether they want this, if we don't know what is happening on the old Royston High School site?"

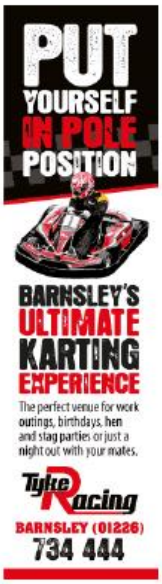
Houses are already being built on that site after planning permission was granted last year for houses, a supermarket, petrol station and medical centre. Coun Cheetham said news of the supermarket on the high school site has gone quiet.

"What we are led to believe is the health centre, and all of the interested supermarkets, have pulled out. "The planning permission was for the scheme s a whole, so it looks like they're going to have to come back with a pretty major redesign. There was huge public opposition to it all in the first place.

"If the people of Royston are going to be asked about plans for another supermarket down the road, they can't make a rational decision until we know what's happening.

"I've made requests to the council and developer but nobody has been available for comment. The people of Royston need the truth."





Comments

Click here to add a comment...

There are no comments on this story yet.

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Appendix 8: Planning Potential Response Letter to Resident

Mr S. Kirkham
Planning Officer
Development Management
Barnsley Metropolitan Borough Council
PO BOX 604
Barnsley
South Yorkshire
S70 9FF

30 April 2014

Our Ref: 1871/L003

Dear Steve,

PLANNING APPLICATION 2014/0318: ALDI AT ROYSTON

Thank you for forwarding the comments made by Mrs Smith of Winmairth Court. I would like to take the opportunity to provide a response to the comments made.

Landscaping

The layout of the site was determined on a number of factors, including the amenity of our potential neighbours. A key factor in the determination of the layout was the potential influence of trees upon the load bearing soils, beneath existing and proposed structures. Potentially hazardous trees have been recommended for removal and appropriate mitigation measures put in its place. Following detailed discussions with the Local Planning Authority and the commissioning of an Arboriculture Report, Aldi have been advised to remove the trees that are located on the boundary of your property and replace with landscaping improvements. In order to ensure the proposal does not impact on the views from your property into the site, a landscaping buffer has been put in place, as advised. However, Aldi are happy to discuss boundary treatments in more detail with the neighbour in due course in order to satisfy comments. On this point, Aldi are willing to provide fencing, landscaping etc. and will be led by the LPA and the Authority in this respect.

In addition to the above, we note that on the elevation facing onto the neighbours property has no windows in the interest of privacy.

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c/o Planning Potential,
PO Box 750
Harrogate
HG1 9PZ

Telephone 0800 9788968 Email aldiconsultation@planningpotential.co.uk

Residential Amenity

Aldi take pride in how they manage their stores, in particular the potential impact of a development proposal on the amenities of neighbouring residents and land uses.

To support our application proposals an 'Environmental Noise Impact Assessment' (NIA) was submitted.

At this stage none of the major fixed plant installations have been selected, so it is not possible to undertake a noise impact assessment of specific equipment. Environmental noise limits have therefore been proposed, which can then be used in the future selection of plant and the design of the installations.

Recommendations on the potential noise from 'Refrigeration' and 'Air Conditioning' units are outlined in Paragraph 6.2.3 of the NIA. To address potential concerns our consultants have suggested that a service yard management strategy should be put in place, requiring that refrigeration units are switched off whilst the vehicle is on site. Aldi stores limited have agreed to this to ensure the potential for noise disturbance on neighbouring properties are not impacted upon. We note that this can be secured via condition.

Highways

The existing building generated traffic and due to the likely operating hours would focus this impact on the AM and PM Peak period where the workforce arrived and diverted, this building would have generated less car trips over the course of a day, however due to the operation, there would have been a greater number of HGV trips than that connected with the current proposal, these would have arrived throughout the day. Therefore if the building was reconstructed there would be an increase in HGV trips and a recognisable peak time when cars arrive and depart.

Based on the traffic flows on High Street, Royston the proposed store would increase traffic by 7.7% in the 2014 assessment year. This is the equivalent of 1.3 vehicles every minute over the course of an hour at the peak time. Many of these trips may already be visiting the area due to the school or the Surgery, however this is not included in the 1.3 vehicles per minute. A minute is a reasonably long period of time when in a car, this level of traffic is likely to go unnoticed on the network, however there will be vehicles turning at the

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proposed access, the detailed traffic model shows that there will be not be a significant delay at the access.

The Transport Assessment was prepared after scoping with BMBC Highways Officers and the above assessment is based on 80% of the trips being new to High Street; this is considered to be very robust as many people will be travelling to shop at present, especially on a Saturday, where Royston residents are likely to make a special trip to Barnsley or Wakefield to carry out their food shop. Many people presently use High Street to get to the Barugh Green Store and therefore these trips already exist on High Street. The submitted assessment does not discount trips for this reassignment, it considers them as new.

The site is within acceptable walking distance from many properties therefore offering modal choice for people that currently travel by car to carry out their food shop. This may remove certain car trips entirely, especially on a Saturday.

Summary

I hope the above information assists, if you need anything further, please le me know.

Yours sincerely



pp.

Aldi Stores Limited

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Appendix 9: Letter to Residents of Royston Regarding Proposed Changes to the Original Consent

3rd December 2014

To The Owner/Occupier,

Aldi's Proposals at Royston - Land at High Street, Royston

We are writing on behalf of Aldi Stores Ltd, who on the 4th June 2014 secured planning permission to develop a new discount foodstore and residential development at Land South of High Street, Royston.

As part of the application process, residents of Royston were invited to a public consultation event which was held at the Alexander Working Men's Club on Thursday 13th February 2014. The event was attended by over 100 people.

At the consultation event, residents were given the opportunity to comment on the proposed development. Overall, the proposed development received a substantial level of support, with 90% of respondents supporting the proposals.

Aldi Stores Ltd is still very much committed to investing in Royston and plan to commence works on site in late 2015. However, a number of amendments to the consent scheme are required to enable Aldi Stores Ltd to operate from the site.

As immediate neighbours, Aldi Stores Ltd requested that we contact you directly, to inform you of the proposed changes. This includes the removal of the residential element of the scheme which will be replaced with a large landscape buffer and additional car parking for the Aldi store.

Should you have any queries regarding the proposed changes, please do not hesitate to contact us on the Freephone number 0800 978 8968 or email aldiconsultation@planningpotential.co.uk.

Yours sincerely,

Claire Temple

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