Statement of Community Involvement

On behalf of:
Aldi Stores Limited

In respect of:
Proposed development of a regional office and distribution centre at Goldthorpe

Date:
September 2007

Reference:
MCB/WM/847307/Rtp002wm

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1.0 Introduction and Policy Background

1.1 This Statement of Community Involvement has been prepared in support of a planning application submitted by Aldi Stores Limited for the erection of a regional office and distribution centre at Dudley Drive, Goldthorpe.

Policy Background

1.2 The Planning and Compulsory Purchase Act 2004 has introduced major new changes to the planning system, most notably the introduction of the Local Development Framework (LDF). An integral part of the LDF is the preparation of a Statement of Community Involvement (SCI). Barnsley Metropolitan Borough Council's Statement of Community Involvement was adopted in September 2006.

1.3 The SCI provides guidance on how applicants and developers should involve people in proposals before making a planning application for a relatively large development. In particular, the document strongly recommends early dialogue with the Council in order to agree the scope of consultation that is required. Appendix 4 of the SCI gives some detailed advice about how applicants and developers should involve other people who live near the site or who might be affected by the development, although this is dependant upon the type and size of the development proposed.

1.4 The SCI provides guidance on the level of consultation required which is dependant upon the scale of application proposed, and breaks this down into 3 distinct levels. It can be considered that Aldi's proposals for the erection of a regional office and distribution centre would fall into 'Level 1'. For Level 1 development proposals the SCI suggests the following methods for involving other people before making a planning application:

- 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 is proposed.
- Hold a public meeting or exhibition.
- Hold a local surgery where people can come and talk to you about the plans in a local venue.
- Produce a development brief that sets out exactly what your plans are in some detail.

- 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.

1.5 This Statement therefore sets out the pre-application community involvement exercise undertaken by Aldi Stores Limited, justifying the methods used, and also any outcomes from the consultation.

2.0 Pre-Application Consultation

Public Exhibition

2.1 A public exhibition was held in relation to the proposed development on 18 August 2007 at Goldthorpe Public Library, Barnsley Road, Goldthorpe, Barnsley. This was attended by representatives of DPP (Planning Consultants) and Gillespies (Landscape Consultants).

2.2 The exhibition materials including location plans, site plans and landscape plans were left after the exhibition at Goldthorpe Public Library, this was to allow members of the public who were not able to attend to view the proposal during normal office hours until 24 August 2006.

2.3 It was decided to stage an exhibition and leave the material on display as this allows people to view the proposals in their own time, and also to ask questions of the representatives. Those representatives also report any feedback to the company and this can be taken into account in the formulation of the subsequent planning application as well as the issues affecting the management of the site.

2.4 To ensure that the consultation reached a wide range of audience, a variety of methods of advertising were used:

- Posters giving details of the proposal and public exhibition were displayed at Goldthorpe Library.

- Two separate public notices were issued to the local newspaper, the Barnsley Chronicle (shown in Appendix 4) with the details of the exhibition.

- Leaflets were sent to residents and industrial units adjacent to the site advertising the exhibition, a list of these addresses can be found in Appendix 1. A copy of the leaflet can be found in Appendix 3 of this Statement.

Meetings with Public bodies

2.5 All discussions with the local authority and other formal bodies were undertaken on a 'without prejudice' basis.

2.6 The first meeting between Barnsley Metropolitan Borough Council and the development team was held on the 3 April 2007. Since this meeting there have been numerous meetings with both the Planning Officers and the Landscape Officer with varying members of the development team, it is anticipated that these meetings will continue through the development control process.

2.7 In addition to consulting and meeting with BMBC the development team have held meetings and consulted on the contents of several documents with the Barnsley Development Agency, South Yorkshire Highways authority and South Yorkshire Ancient Monument society.

3.0 Outcomes

Public Exhibition

3.1 During the time that representatives were present at Goldthorpe Public Library 26 people visited the public exhibition.

3.2 A total of 250 leaflets with freepost response cards were made available to visitors of the exhibition and for the subsequent week in the library, in addition to those deliver to properties surrounding the site. A total of 13 responses card were received from both this exhibition and through the post.

3.3 There was a very low level of responses received only 13 in total, 6 people (46%) stated that they supported the proposals to erect a regional office and distribution centre, while 7 people (54%) did not.

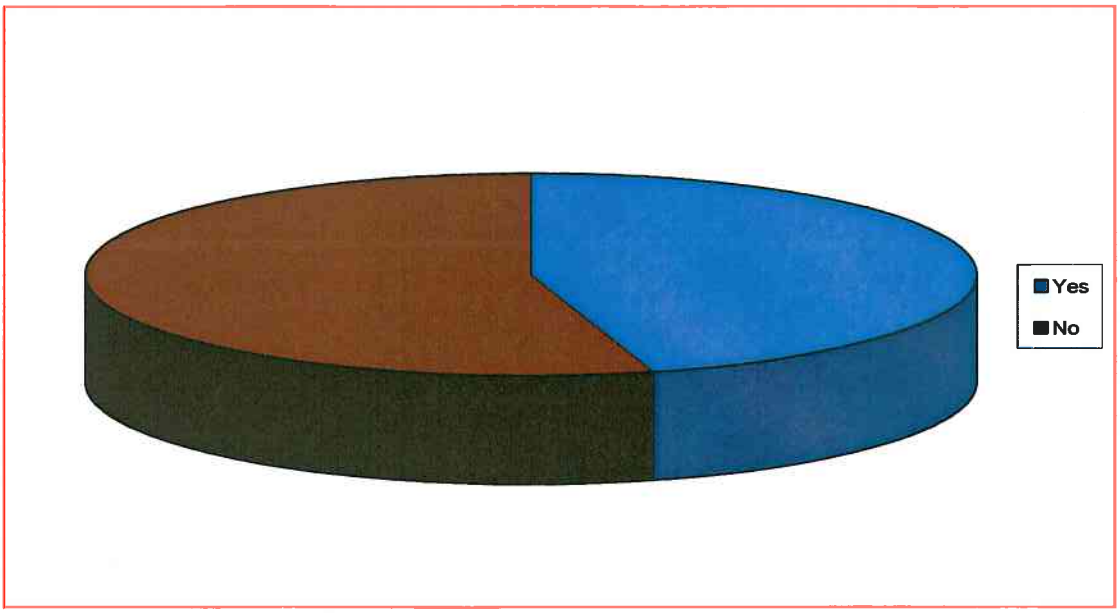


Figure 1: Respondents who supported the proposed regional office and distribution centre

3.4 The response cards also contained a section for 'Further Comments', these responses have been compiled in Appendix 2

3.5 The main reasons given as to why people were in support of the proposal were due to the creation of jobs, and the positive effect the development would have on the

community.

3.6 Of the negative responses it can be summarised that the main concern was the loss of long distance views, whilst other formal responses and matters raised in discussion at the public exhibition were the increase in traffic along Billingley View and Carr Field Lane, the fear of the footpath and mounds being used for anti social behaviour and the use of motorbikes around the site.

Meetings with Public Bodies

3.7 The meetings which have taken place between the development team and public bodies have always been constructive. The result of these meetings have influenced the content of the submission and the scheme.

4.0 Influence of consultation on Planning Application

4.1 Participants in the pre-application consultation exercise raised a number of matters which have been considered in the formulation of the planning application.

Traffic

4.2 Many residents were concerned over the possible use of Carr Field Road and Billingley View as an access to the site. It is not proposed for any form of vehicular access to be taken from Carr Field Lane and Billingley View. All vehicular access will be taken from Dudley Drive.

4.3 The application will be accompanied by a Transport Assessment which outlines the routes used by cars, heavy good vehicles and other vehicles to access the site.

Parking

4.4 Residents of Carr Field Lane and Billingley View expressed concerns that during peak times there is much congestion on these roads especially during school drop off and pick ups. Concerns were expressed that employees may park on Carr Field Lane and Billingley View and use the public footpath to gain access to the site. This scenario is thought unlikely due to the distance required to walk around the site to the offices/entrances when parking for employees is provided free adjacent to the offices/entrances.

Residential Amenity

4.5 During the public consultation neighbouring residents were concerned with the potential loss of light from the proposed trees on the south eastern corner of the site adjacent Carr Field Lane and Billingley View. It has been resolved that these trees can be moved a further 2m inward of the site away from neighbouring residential properties. This will ensure there is very little shadowing or loss of light for neighbouring properties, without any loss of the screening ability of the trees.

Fears over crime

4.6 Comments received from a resident within Billingley View raised concerns over the anti-social use of the corner of the existing industrial estate; this matter was also discussed at the public exhibition. These concerns regarded general behaviour and

the use of motorbikes in the area. The footpaths which join onto Carr Field Lane and Billingley View have now been designed to have restrictive measures at the entrances to prevent the use of motorbikes and other vehicles in the area. In addition the design team are considering more robust fencing.

4.7 This issue has also been brought to the attention of Aldi who will continue to monitor and enforce any potential problems once the site is operational. Once built the site will have 24/7 security measures which can police the site and aid in the prevention of crime.

Landscaping

4.8 Through consultation with the councils Landscape officer and comments of local residents, various minor alterations have occurred to the landscaping scheme, some of which are listed below:

- Additional mounding incorporated to enhance the screening affect along the southern boundary, thus reducing the visual impact of the building to the residents to the south of the site.

- The use of more mature feathered trees (rather than whips) at prominent locations to create a more substantial screening effect to the site initially.

- Incorporation of small groups of woodland trees at the north west corner of the site to break up the long distance view of the office building.

5.0 Ongoing Community Engagement

5.1 Following submission of the application, we will continue to engage with the local authority, public bodies and the community to ensure that important and established links are maintained. It is also intended to improve the transparency of the development process.

5.2 Press information and information to public bodies will continue to be distributed via personal contact, local and regional media at appropriate intervals. Opportunities to support communication via media through the development process will be explored e.g. press interviews, site visits, case study material.

6.0 Conclusion

6.1 We consider that the consultation which has been undertaken and will continue to be undertaken accords with Barnsley Metropolitan Borough Council's Statement of Community Involvement.

6.2 The consultation exercise showed a very low level of public interest in the proposal. Of the responses received there was a mix of support and resistance for the proposed development.

6.3 As a result of the exhibition and meetings with public bodies, the development team has responded and addressed many of the points raised and incorporated a number of measures and alterations into the formal planning application. Other matters are outside the control of the application, some of these are operational matters that will be taken on by Aldi once the development is started and the regional office and distribution centre is operational.

6.4 We conclude therefore that this Statement of Community Involvement demonstrates the applicant's significant regard for local residents and other stakeholders in its formulation of proposals for the erection of the regional office and distribution centre at Dudley Drive, Goldthorpe.

APPENDIX 1

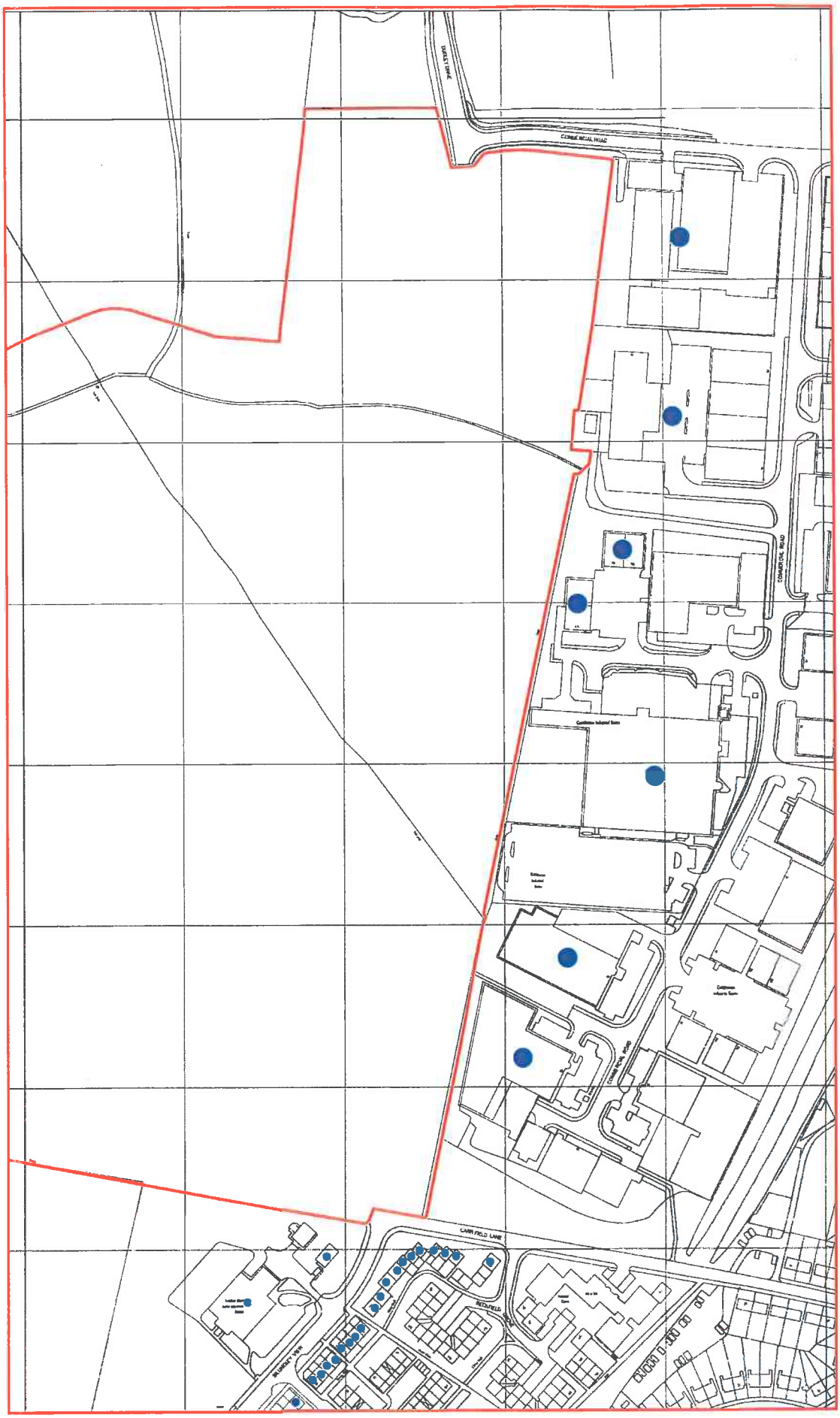
A plan showing the properties (marked with the blue dot) to which the leaflets were delivered are shown over the page.

Other properties either not covered by the map or not appearing on this map are:

78 Heather Walk, Bolton-upon-Dearne
77 Heather Walk, Bolton-upon-Dearne
76 Heather Walk, Bolton-upon-Dearne
75 Heather Walk, Bolton-upon-Dearne
Happy Kids Nursery, Billingley View, Bolton-upon-Dearne
Dearne Community Children's Centre, Billingley View, Bolton-upon-Dearne

In addition several local organisations and councillors were invited to attend the event as well as provided with information regarding the development:

Cllr Ken Sanderson – Dearne South Councillor
Cllr May Noble – Dearne South Councillor
Cllr Sharron Brook – Dearne South Councillor
Barnsley Dearne Community Partnership
Barnsley Development Agency
Dearne Valley Ventures
Turnaround


COMMERCIAL ROAD
CARR FIELD LANE

APPENDIX 2

Questionnaire Results from leaflet distribution

In total there were 13 completed response forms the results were as follows:

1. Do you support the proposals for a regional office, distribution and storage centre in Goldthorpe?

Yes: 6	46%	No: 7	54%	No Answer: 0	0%

Support:

Jobs/Opportunities	3
Good for Community	1

Concerns:

Loss of long distance views	3
Increased Traffic	1
Noise	1
Pollution	1
Will attract youth on motorbikes	1
Destruction of footpath	1

Positive Comments:

Just the job to create more jobs locally
Anonymous

Excellent location and will bring opportunities to the area which are most welcome
A local business from Goldthorpe Industrial Estate

I think it will be really good for the Community
A local resident from Lesley Road

Questions
When is it scheduled to open?
Part time work?
Evenings / night shifts?
Clerical / Warehouse jobs?
A local resident from Holly Grove

Negative Comments:

You people will do what you like my opinion counts for nothing when you build you shed I hope the council change my street name
A local resident from Billingley View

I don't agree with blocking the view from Carr Field and Billingley Road. Why don't they construct on e.g Manvas Way, what is suppose to be for factories.
A local resident from Carr Field Lane

Strongly Against:-

- Once an open area now 'fenced in' schools, factories, nursery, sure start.
- Value of properties affected
- Pollution/noise during and after construction
- More traffic in an area already inundated
- Will attract youths on motor bikes etc
- 24 hours of noise
- Is this the only area in Barnsley?

A local resident from Broom Close

Distruction of ancient footpath. To re-route no. Enough empty factory's in Dearne Valley
A resident in Billingley

I don't support the storage centre as I live in a flat opposite to the field and I don't want big building in front of my window.
A local resident from Billingley View

APPENDIX 3



CREATING LOCAL JOBS

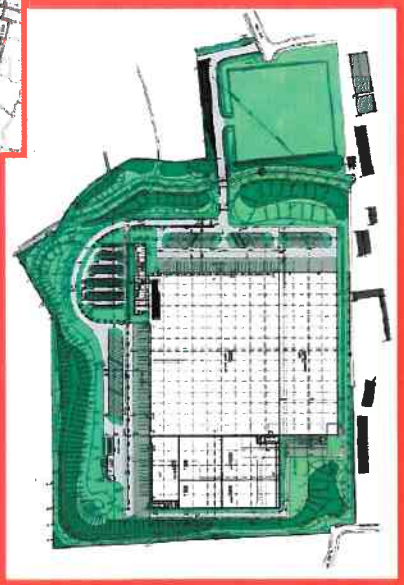
- Aldi are strongly committed to creating jobs for the **local** workforce
- The distribution centre will initially create **150 jobs**, rising to **230-250 jobs** once fully operational.
- '**job for life scheme**', Aldi are committed to training and long term employment.

ACCESS

- All traffic to and from the site will use Dudley Drive via Barnsley Road, ensuring no traffic goes through residential areas.

LANDSCAPING

- Earth mounds and planting will be used to screen the site, minimising the visual impact.



Have your say

Thank you for taking the time to read about the proposals by Aldi Stores Ltd, for a regional office, distribution and storage centre in Goldthorpe. Please take a moment to fill in this Free questionnaire and place it in a post box. NO STAMP NEEDED.

Do you support the proposals for a regional office, distribution and storage centre in Goldthorpe?

☐ Yes

☐ No

Further Comments:

Name

Address

Phone (optional)

Responses should be received by the 31st of August

DPP LLP
FREEPOST NAT 20394
LEEDS
LS1 3XT

Public Exhibition

A Public Exhibition will be held on **Saturday the 18th of August at Goldthorpe Library** from 9.30 am to 12.30 pm, representatives will be available to answer any questions

LOCATION



Goldthorpe Library,
Barnsley Road,
Goldthorpe,
Rotherham,
South Yorkshire,
S63 9NE

The exhibition material will then remain available for viewing and comments at Goldthorpe Library from the 18th of August to 24th of August, during normal opening hours

If you have any question or would like further information, please do not hesitate to contact:

Chris Darley or Will Martin
0113 243 8399
chris.darley@dpplip.com

WE WOULD LIKE TO HEAR YOUR VIEWS ON OUR PROPOSALS TO BUILD A REGIONAL OFFICE , STORAGE AND DISTRIBUTION CENTRE AT GOLDTHORPE INDUSTRIAL ESTATE

APPENDIX 4



NORTH EAST	9.30 am to 10.30 am	Great Houghton Methodist Church	Councillors North
ROCKINGHAM	6.00 pm to 7.00 pm	Meadow View Comm. Centre, Cloughfields	Councillor M. B. Bran

For further information regarding Councillors Surgeries please conta telephone no. 01226 773052. email publicnotices@barnsley.gov.uk or to contact your Councillor view our web page at http://www.barnsley.g

PUBLIC EXHIBITION

ALDI STORES LTD will be holding an exhibition of their proposed plans for a regional office, storage and distribution centre at Goldthorpe Industrial Estate, on **Saturday, 18th August** from 9.30 to 12.00 at **Goldthorpe Library.**

Project representatives will be available to answer any questions.

The exhibition material will then remain available for viewing and comments at Goldthorpe Library from the 18th August to 24th August, during normal opening hours.

EMERGENCY DENTAL ADVICE FOR BARNSLEY RESIDENTS AND VISITORS

This service can be accessed between 6.30pm and 9.30pm Monday to Friday and 1.30pm to 5pm on every Saturday, Sunday and Bank Holiday by ringing the following number.

01709 570007

It should be noted that this is primarily an advice line.

For extreme emergencies only, arrangements for treatment will be made.

www.barnsley-chronicle.co.uk

GLADYS ROEBUCK RAMSDEN

née Harrison, deceased

Died 10 March 2007, late of 14b Ryburn Street, Sowerby Bridge HX6 3AZ

Would anyone with information concerning the family of Mrs Ramsden please contact Kin, 12 Curzon Street, London W1J 5HL.

Tel: 020 7647 9977. Reference 70613.

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