

# WELCOME

## Aldi Broomhouse

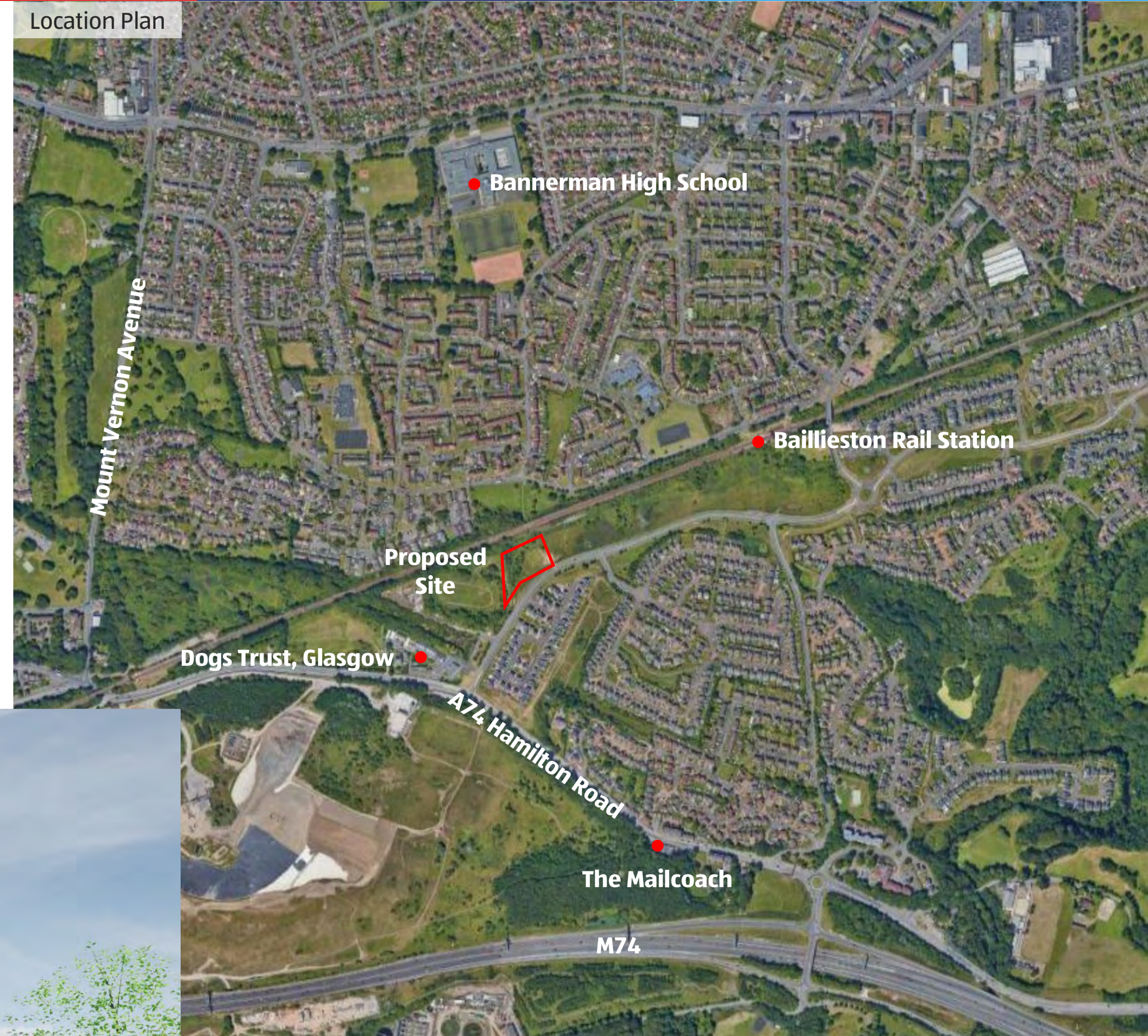


Aldi Stores Ltd are delighted to be bringing forward a planning application to develop a new discount foodstore at Boghall Road, Broomhouse.

Located within an area of Glasgow with limited food shopping provision, our proposals are designed to improve the level of choice available and provide a more convenient option for Broomhouse residents.

In addition to improving the sustainability and affordability of food shopping trips, our proposals will also provide new job opportunities and bring wider investment to the immediate area.

Location Plan



View of proposed new Aldi store taken from Boghall Road

Application Site



Everyday Amazing.

# ABOUT ALDI

Aldi Broomhouse



Aldi launched in the UK in 1990 and we now operate over 900 stores. In the Scotland region there are currently 102 Aldi stores and we are always planning to bring our award-winning products to more locations throughout the country.

Aldi achieves lower prices through an extraordinarily efficient operation, from product sourcing to the retail experience in-store. At Aldi, we focus on quality and value rather than quantity, stocking a range of everyday groceries, rather than 100s of varieties of the same products.

We know that customers get quality and value when shopping with us, having recently been voted 'Favourite Supermarket 2021' in the Good Housekeeping Food Awards, alongside numerous other accolades.



# ALDI IN SCOTLAND

Aldi Broomhouse



We bring you more than **450 Scottish products** in store every day.



All of our eggs are laid by hens in **Scotland**

Our McCallums Fresh Milk is **100% Scottish**



We have more than **90 stores across Scotland.**

[STORE FINDER >](#)

We work closely with over **90 Scottish suppliers** to bring you the best quality products at the best possible prices.



## Scottish award winners.

From beers and burgers to shortbread and salmon, we've been busy winning awards for our amazing Scottish products.



We're committed to bringing you the best quality products that Scotland has to offer. From juicy Scotch Beef steaks to tender Scotch Lamb, delicate Scottish Salmon and more.

From our core range of 1,880 lines, our dedicated Scottish buying team source over 450 products from over 90 Scottish suppliers, with the aim of increasing this further over the coming years. These Scottish products equate to 20% of sales in Scotland. At Aldi you will find a range of high-quality foods, seasonally fresh, with an unmistakable Scottish flavour.

Aldi is proud to support local communities and have raised significant sums for charities such as Teenage Cancer Trust, and regularly donate to local foodbanks.

Over the last 10 years, we have increased our market share significantly, from 2.1% in 2011 to 9.1% in 2022.



# LOCAL SHOPPING PROVISION

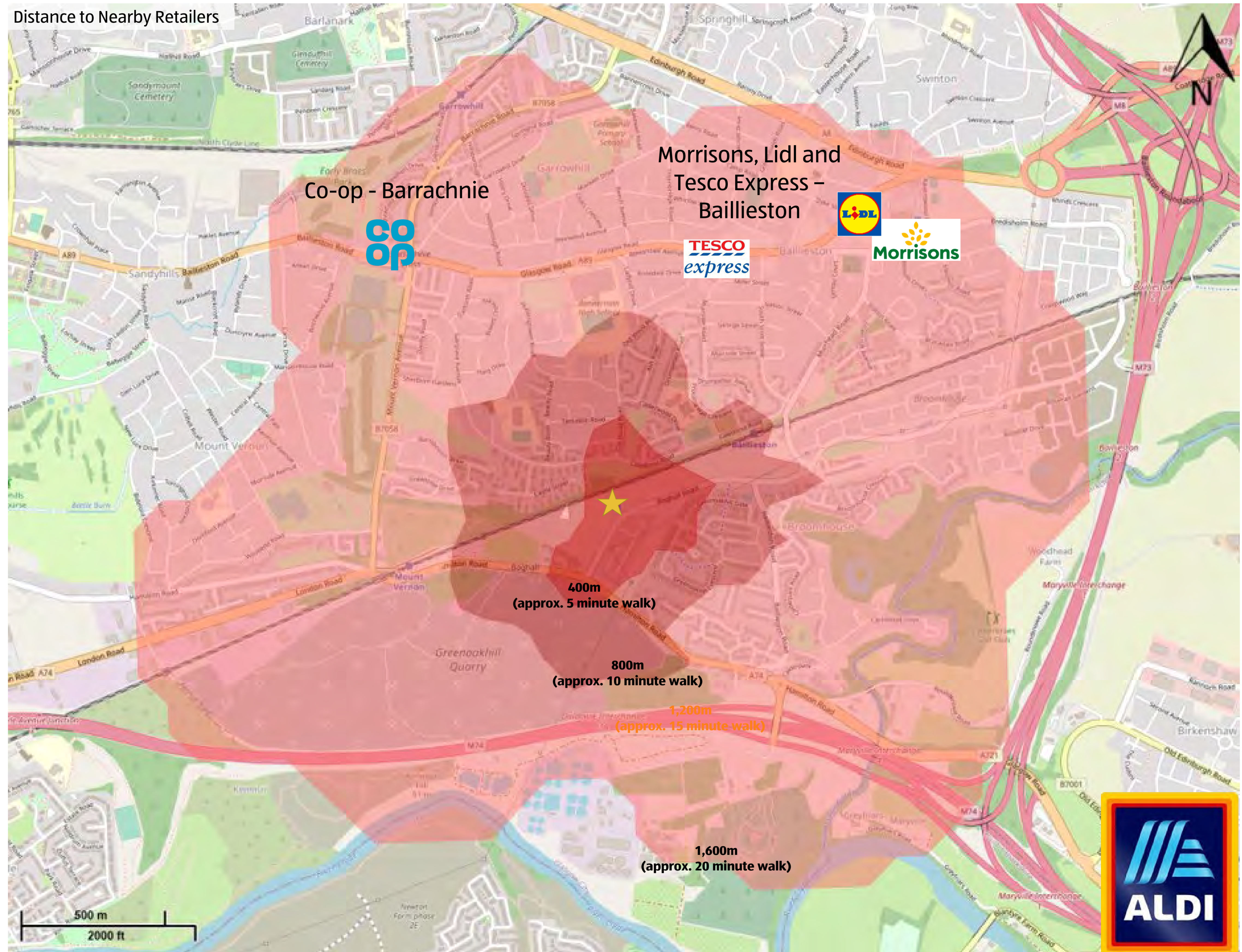
## Aldi Broomhouse



Aldi are always working to introduce our award-winning offer to more areas of Scotland. We have long-held ambitions to locate a store within this part of Glasgow and have identified that the Broomhouse area would benefit from improved food shopping choice.

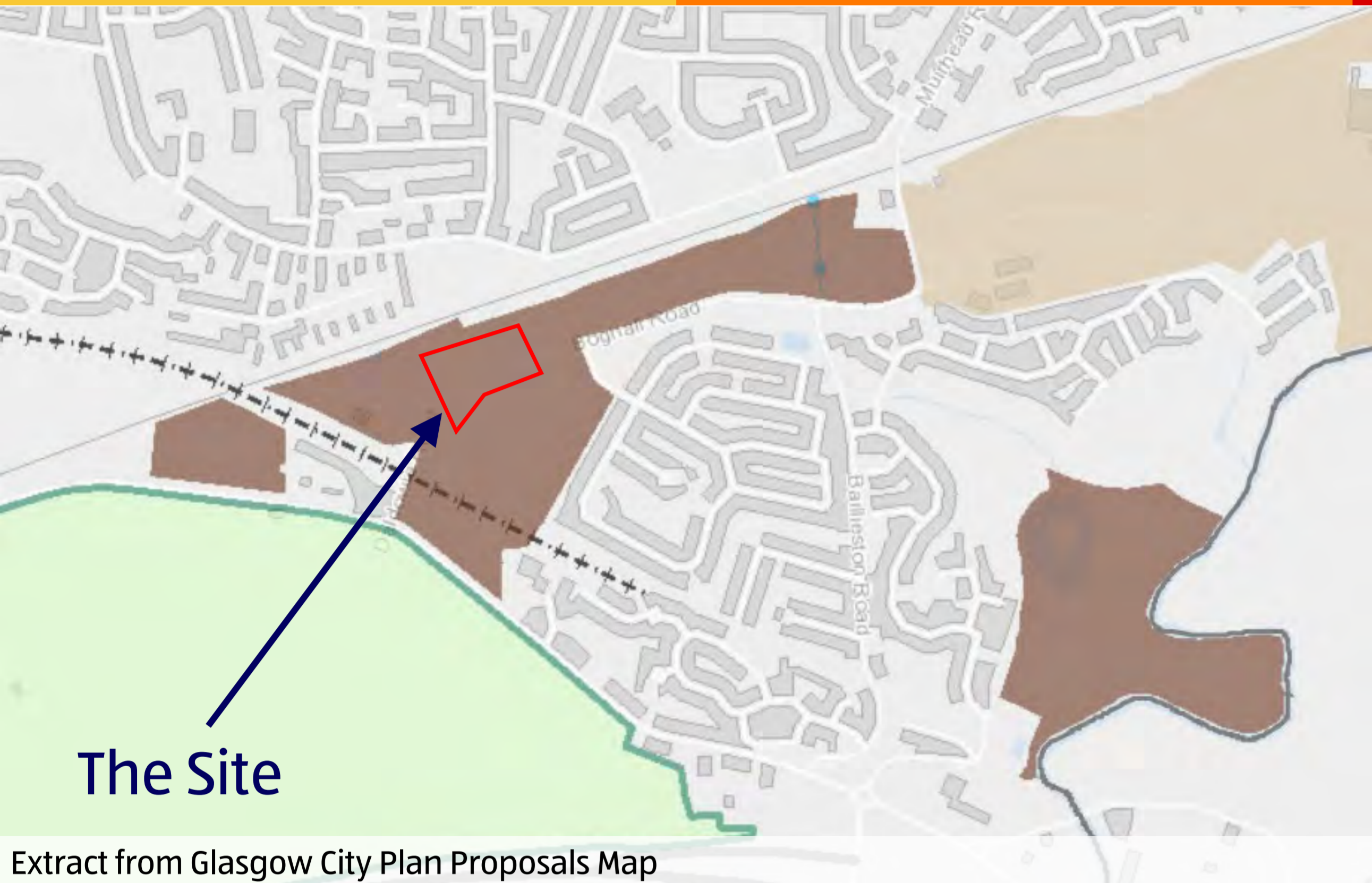
At present, residents need to travel beyond the area to access any food retail provision. In most cases this involves a walk of more than 800m in each direction.

We were therefore delighted to be bringing forward the site at Boghall Road, which offers an ideal opportunity to address this shortfall and deliver a new store to serve the area.






# PLANNING CONTEXT

## Aldi Broomhouse



Extract from Glasgow City Plan Proposals Map

### Key:

-  Consented housing site >50 based on 2014 Housing Land Audit
-  Allocated housing site >50 based on 2014 Housing Land Audit
-  Greenbelt

centres. The policies also require us to demonstrate there are no sequentially preferable sites within or adjacent to the centres within the area.

Our initial assessment has found that about 50% of all consumer spend within the catchment leaves the area. It has also confirmed that the proposals can be accommodated without significant impact and that there are no better sequentially preferable sites.

**Economic Credentials** – Aldi boast strong economic credentials in the form of up to 35 new jobs, a +£4.6m investment into the area, whilst supporting other local businesses through their investment in the Scottish food and drink sector.

**Planning** - within the adopted Glasgow City Plan, the site is allocated for residential development with reference H088. The site is also located within the Baillieston, Broomhouse & Carmyle Community Growth Area (CGA). As a result, the planning application will need to justify the loss of a housing site to retail use.

**Retail Development** – the proposals will be assessed against Policy CDP4 Network of Centres and Supplementary Guidance 4, Assessment Guideline 9: Large Scale Retail and Commercial Leisure Development Proposals within the adopted Plan. These policies require a Retail Impact Assessment to be undertaken to demonstrate there is a quantitative or qualitative deficiency in the area and that the proposals will not have a significant adverse impact on any protected



Proposed east elevation of the new Aldi store

# HOUSING LAND MATTERS

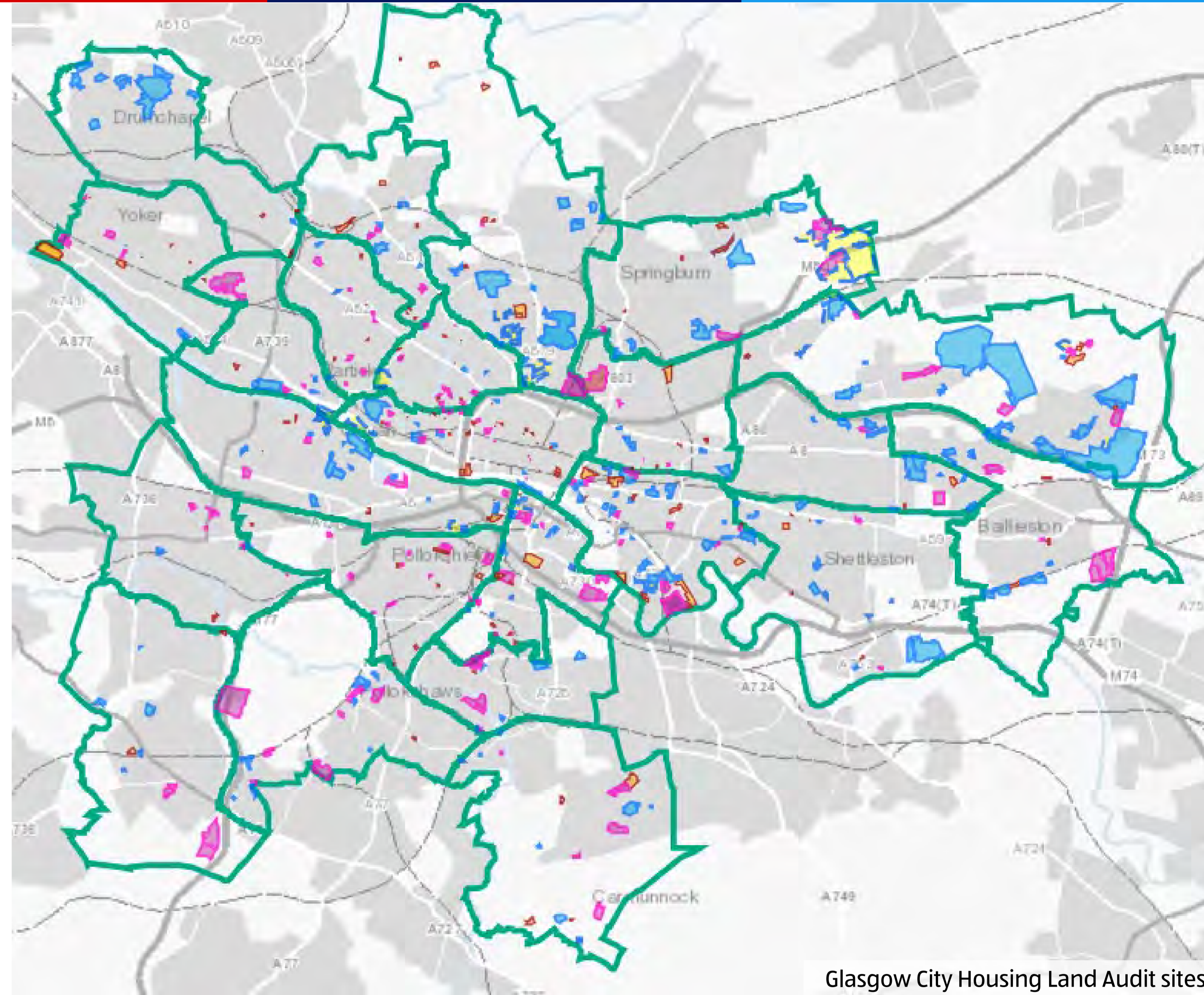
Aldi Broomhouse



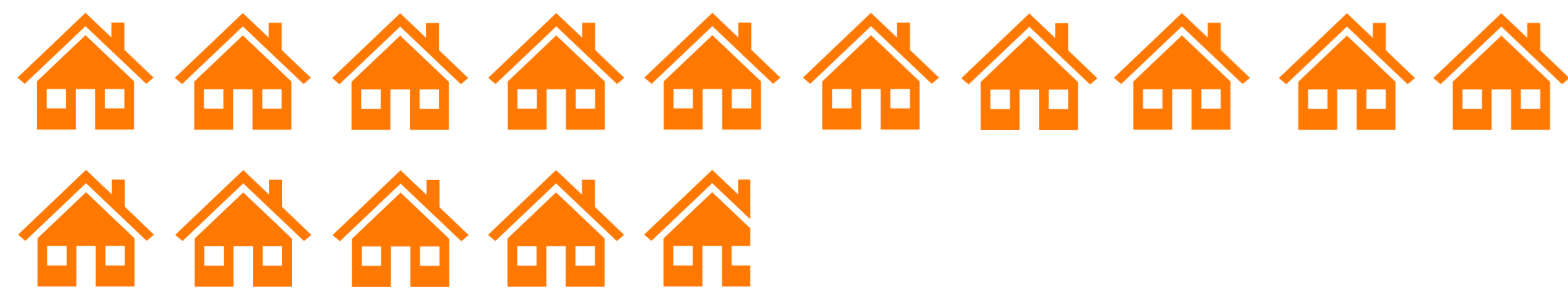
Within the adopted Plan, the site is identified as having capacity for 18 residential properties, with planning permission previously granted as part of the planning permission for the Briar Homes site opposite (ref 16/03252/DC).

The development plan policy does not state how proposals for non-residential uses will be considered on sites allocated for residential development. We have therefore considered the impact on the housing land supply position should the site be developed for the retail use proposed.

Within Glasgow City, there is a requirement to have a 5 year housing land supply of 14,942 homes. According to the most recent Housing Land Audit, the city currently has a 5 year supply of 21,320 homes, as shown on the map to the right. This is 42% more than required. As a result, we believe that the loss of 18 homes can be accommodated given that it would equate to less than 0.001% of the supply.



Glasgow City Housing Land Audit sites



What is required? – **14,942 homes**

 = 1,000 homes

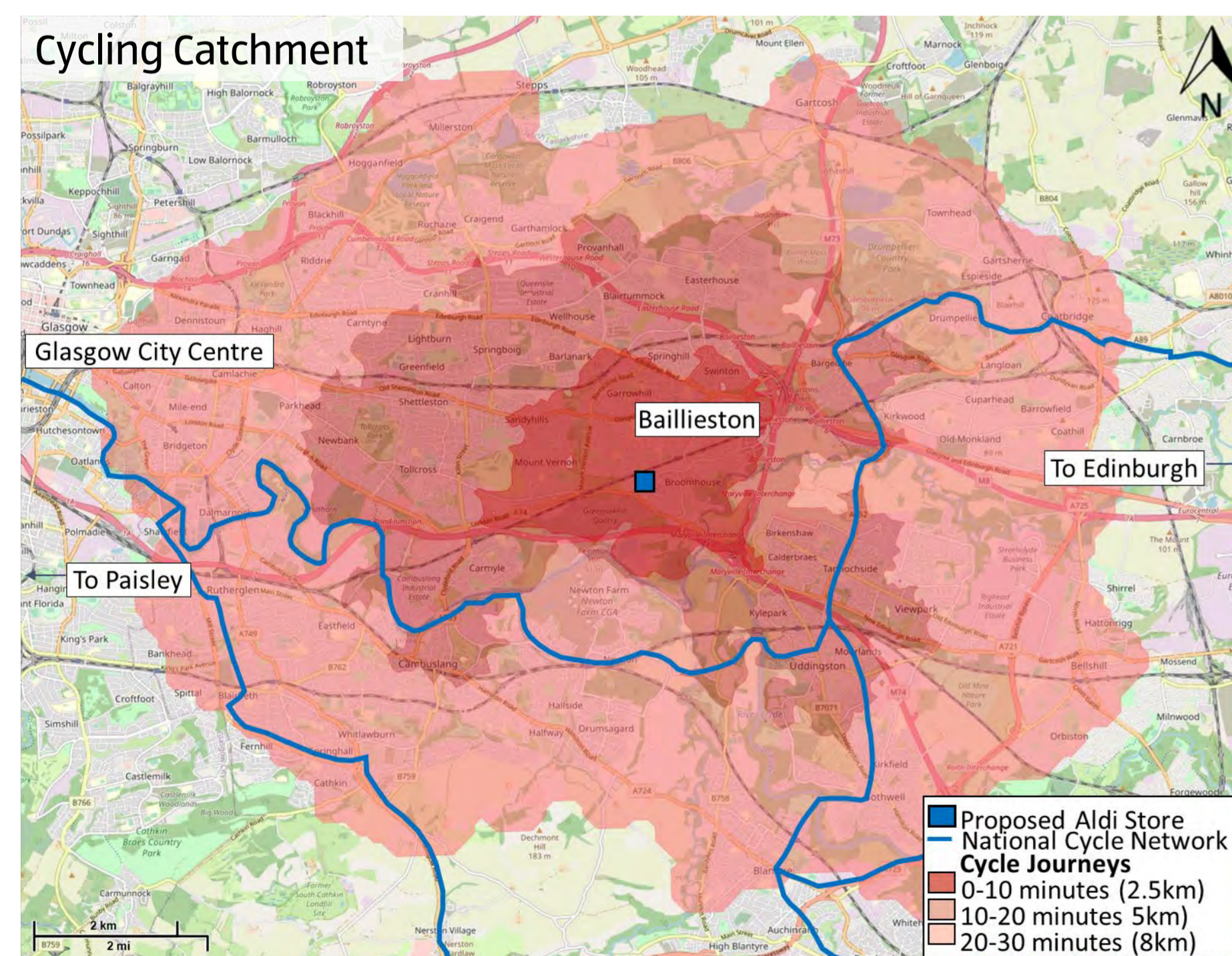
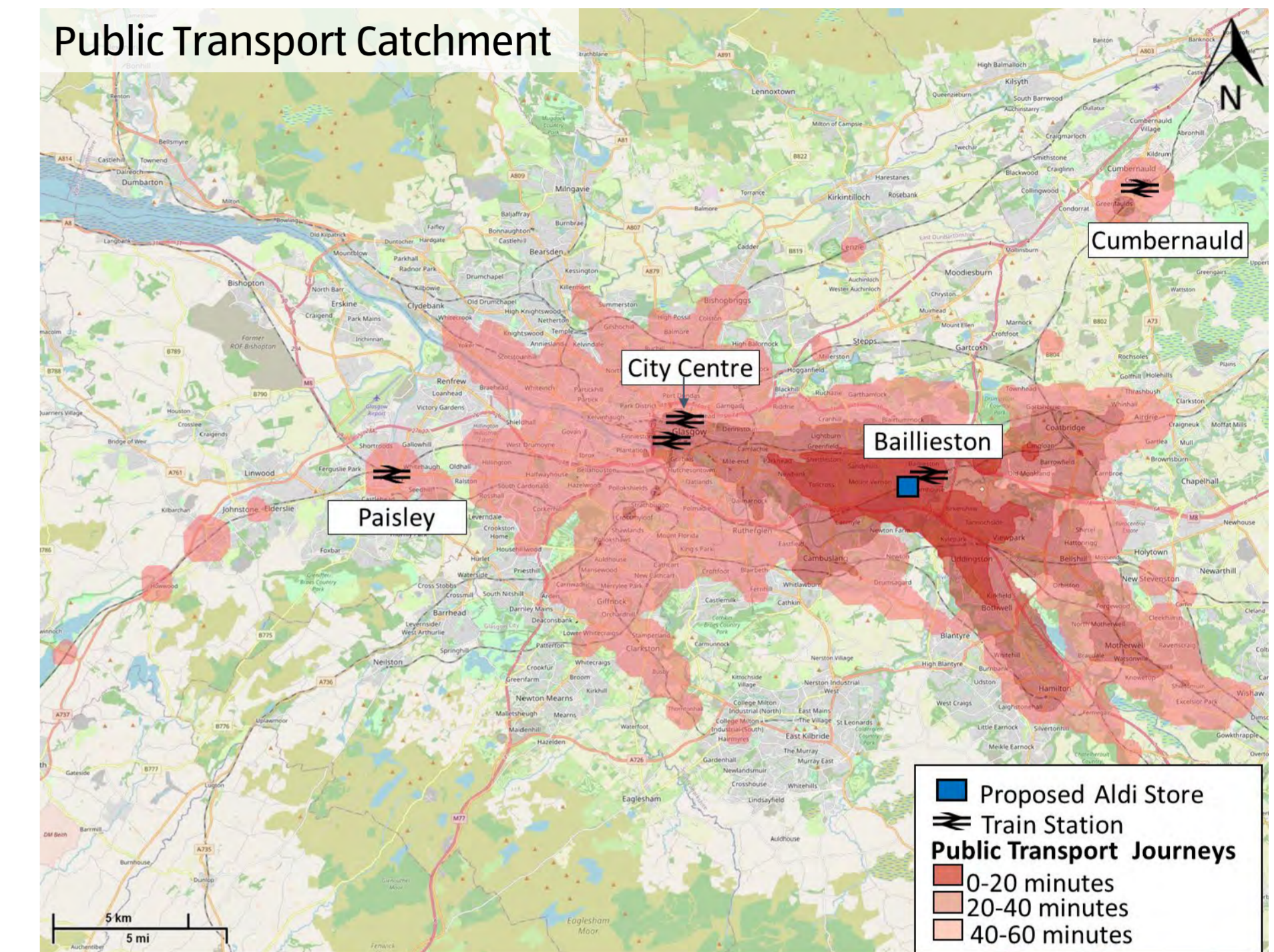
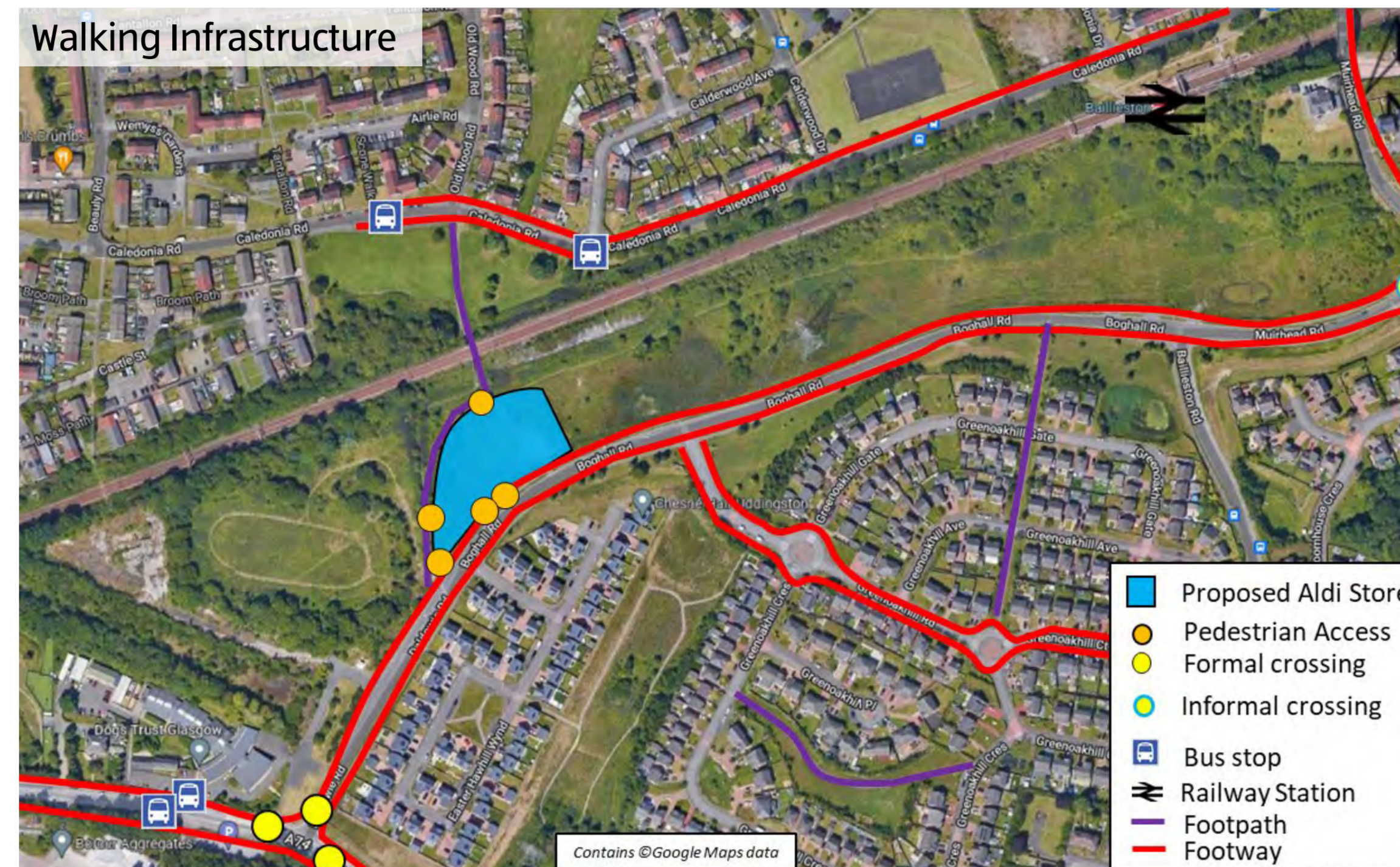
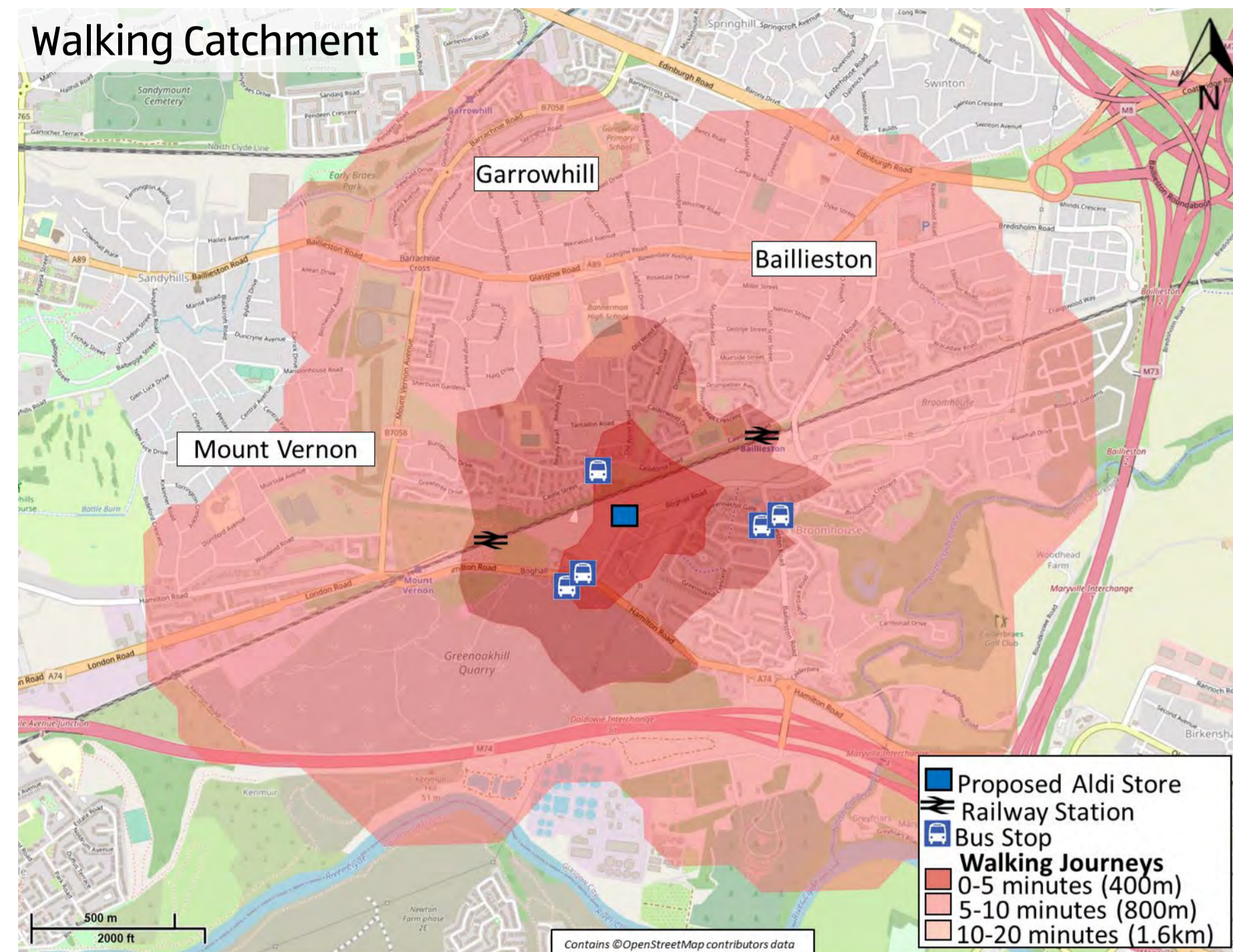


What is the supply? – **21,320 homes**



# ACCESSIBILITY

## Aldi Broomhouse



The site is very accessible by a variety of modes of transport including:

**On foot:** Footways are available on surrounding streets and provide safe walking routes to bus stops and nearby residential areas. The path around the west and north of the store will be retained with a new pedestrian access connecting to it.

**By cycle:** All of Broomhouse can reach the proposed Aldi within a 10-minute cycle. Cycle lanes are present on Hamilton Road, to the west of the proposed store, providing connections to the surrounding settlements.

**By bus:** Regular buses are available on Hamilton Road, providing local connections through Broomhouse, surrounding settlements and Glasgow City Centre. The most frequent service is the 204 which provides a route between Glasgow, Wishaw and Shotts.

**By car:** The vehicle access will be taken via a new junction on Boghall Road, providing access for residents in the local area.



# THE SITE CONTEXT- BOGHALL ROAD

Aldi Broomhouse



Aerial image from the south looking north



Aerial image from the north looking south





# OUR PROPOSALS FOR BROOMHOUSE

## Aldi Broomhouse

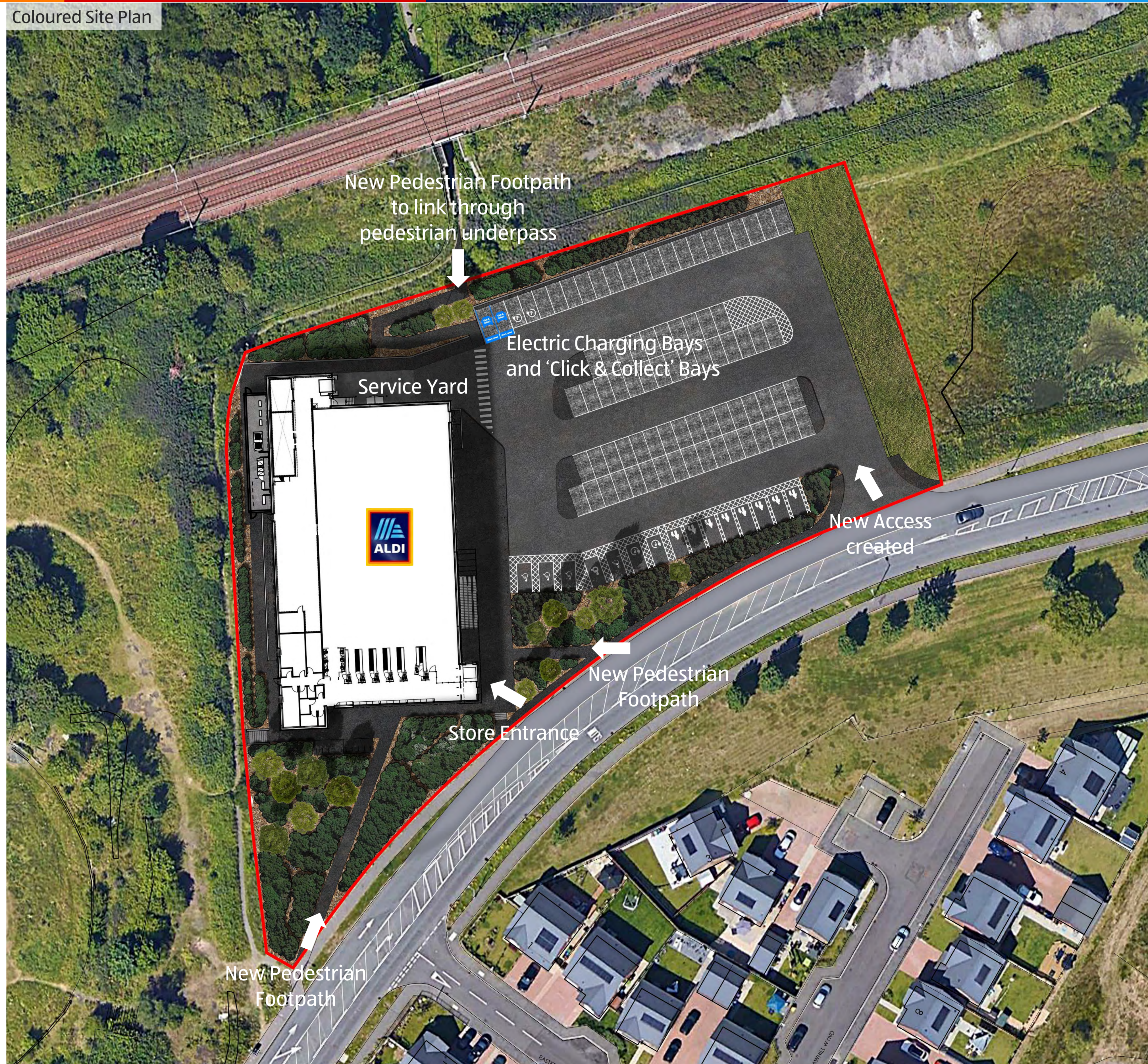


The proposal will deliver a 1,666 sqm (17,933 sq.ft) gross / 1,140 sqm (12,270 sq.ft) net foodstore, with 95 parking bays (76 standard, 8 parent and child, 5 accessible, 4 electric charging spaces (2 which are accessible) and 2 'Click & Collect' bays), alongside 20 cycle spaces. As part of the 76 standard bays, 19 of these will be capable of being easily converted to electric charging bays in the future, as demand arises.

A new junction with Boghall Road to the south is proposed, connecting to a new access road for the Aldi store. This will enable a more direct access for both vehicular and pedestrian traffic.

The proposals will also create new pedestrian linkages, to help better connect with neighbouring residential areas through providing a lit and surfaced pathway through the Aldi site between the existing railway underpass and Boghall Road.

Coloured Site Plan



# OUR PROPOSALS FOR BROOMHOUSE

Aldi Broomhouse



View of proposed new Aldi store taken from Boghall Road

The proposed foodstore utilises Aldi's unique blade roof store format to provide an attractive and eye-catching design, providing visual prominence to Boghall Road. The site layout is carefully designed to ensure the glazing at the store entrance will provide an active frontage onto this elevation, whilst the building's location helps to screen the servicing area from nearby residential properties.



# SERVICING, SUSTAINABILITY AND INVESTMENT

Aldi Broomhouse

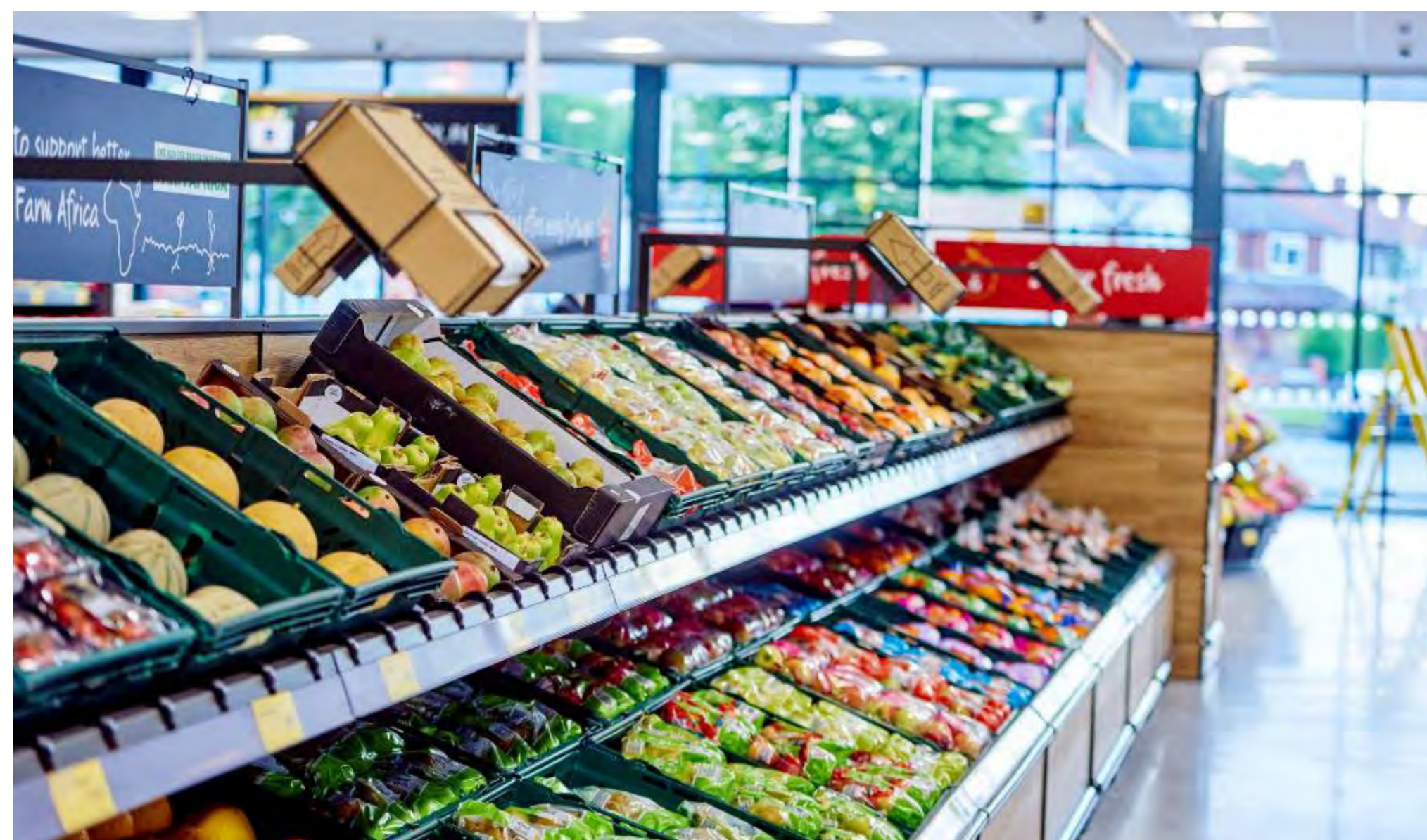


**Servicing** - our stores open between 8am and 10pm Monday - Saturday and 9am - 8pm on Sunday, and generally only require one or two goods deliveries per day.

**Sustainability** - Aldi is committed to delivering highly sustainable buildings and ensuring these operate with as little waste as possible. This extends to our store operation, delivery vehicles and the building itself, where the store is designed to minimise energy use through such processes as “heat recovery” and sustainable building materials. A reverse vending machine to service the Scottish Government’s Deposit Return Scheme is also included at the front of the proposed store.

**Investment** – the proposals represent a multi-million pound (£4.6m) investment by Aldi into the Broomhouse area through this development.

**Jobs** – create up to 35 jobs in the new store for local people, comprising a mixture of full and part-time positions, together with additional construction jobs and jobs in Aldi's supply chain.



# STORE RECRUITMENT

Aldi Broomhouse



Our proposals will create up to 35 local jobs within the store.

Aldi's preference is always to ensure we have a local store team, especially given the nature of our business and our reliance on minimal staffing numbers.

Store Managers have a starting salary of £48,490 rising to £63,245 after 4 years. Store Assistants salary starts at £10.50 per hour (from September 2022) rising to £11.95 after 3 years service.

Aldi's apprenticeship scheme is open to 16-19 year olds and involves a 3 year management training programme with the opportunity to become Assistant Store Manager after successful completion. The starting salary is 90% higher than UK apprenticeship minimum wage. Aldi's scheme is ranked number #22 in the Apprenticeship Top 100.

We are in the top 100 Undergraduate Employers according to 'RatemyPlacement'.

Our graduate programme is ranked number 5 in The Times Top 100 Graduate Employers (2021).

Starting salary for the Area Manager Graduate Programme of £44,000 rising to £81,415 after 4 years. Fully expensed electric VW.

No zero hours contracts for our staff.



# NEXT STEPS

## Aldi Broomhouse



A planning application is being prepared and will be submitted to Glasgow City Council in Autumn 2022.

Feedback from this consultation can be made through the website or via email, and will be taken into account in the final preparation of the application submission and will be included in a consultation report.

Please return any feedback by the 4<sup>th</sup> September 2022.



For further information, please visit:

[www.aldiconsultation.co.uk/broomhouse](http://www.aldiconsultation.co.uk/broomhouse)

Or contact us at:

Aldi Broomhouse, Avison Young, 6th Floor, 40 Torphichen Street, Edinburgh, EH3 8JB

T: 07760 171617 E: [oliver.munden@avisonyoung.com](mailto:oliver.munden@avisonyoung.com)

