

WELCOME

Aldi Stores Ltd is delighted to be bringing forward a planning application to develop a new discount foodstore at the Greendykes Industrial Estate, Greendykes Road, Broxburn, together with associated car parking and high quality landscaping.

The proposals will improve the range and quality of food shopping provision within Broxburn and Uphall, whilst regenerating a former industrial site within an area already earmarked for transformation, with significant housing growth planned in the future. The development will deliver further investment by Aldi into West Lothian, create new jobs in the town and improve the sustainability of shopping trips locally.



Location plan of proposed Aldi site

— Application Site



View of proposed Aldi store taken from Greendykes Road looking north west

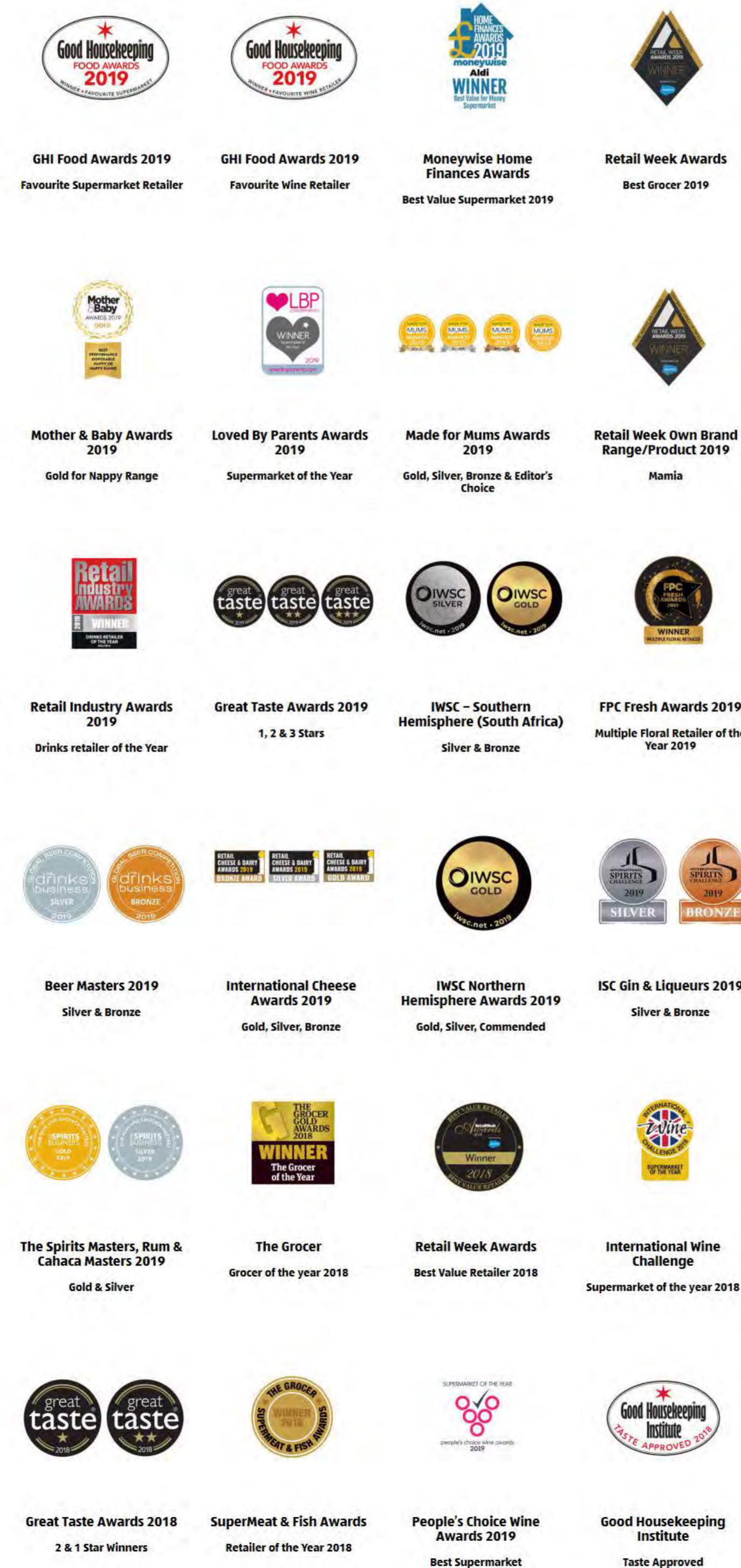


ABOUT ALDI

Aldi launched in the UK in 1990 and we now operate over 880 stores. In Scotland there are currently 91 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 'Best Grocer 2019' in the Retail Week Awards, alongside numerous other accolades.



ALDI IN SCOTLAND

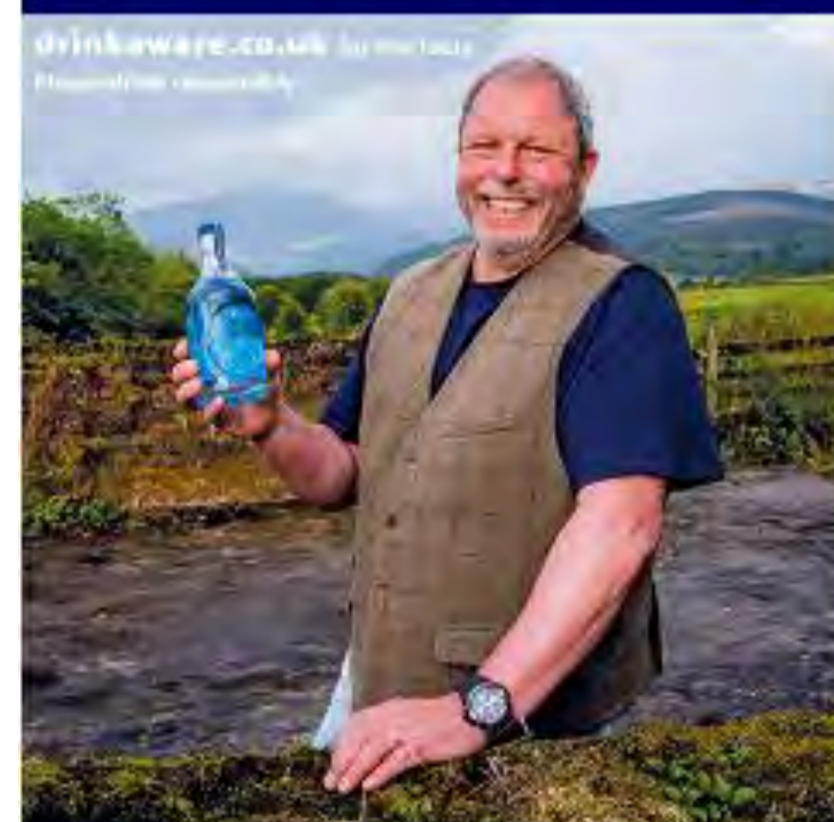


We bring you more than
400 Scottish products
in store every day.



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

Scottish award winners.

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



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



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 400 products from Scotland, with the aim of reaching over 450 by the end of 2020. 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 Scottish producers and use local suppliers from the Edinburgh and The Lothians area. This includes suppliers of bakery goods, meat and fish products, soft drinks, spirits and alcoholic products.

Over the last 5 years, we have increased our market share significantly, from 4.8% in 2014 to 8.2% in 2020.



ALDI IN WEST LOTHIAN



Aldi already have a strong commitment to West Lothian, with their Regional Distribution Centre, which serves all of their stores across Scotland, located in Bathgate at J4M8. This facility supports over 450 jobs and has recently been extended following an investment of £25m, which will create another 125 jobs over the next five years.

In addition to this, Aldi operate a number of stores across the area serving most of the major towns, except for Broxburn. The closest existing store is within the southern area of Livingston although a new store is currently being constructed at Houstoun Interchange, which is due to open in late 2020 to meet the needs of those living in the north of the town.

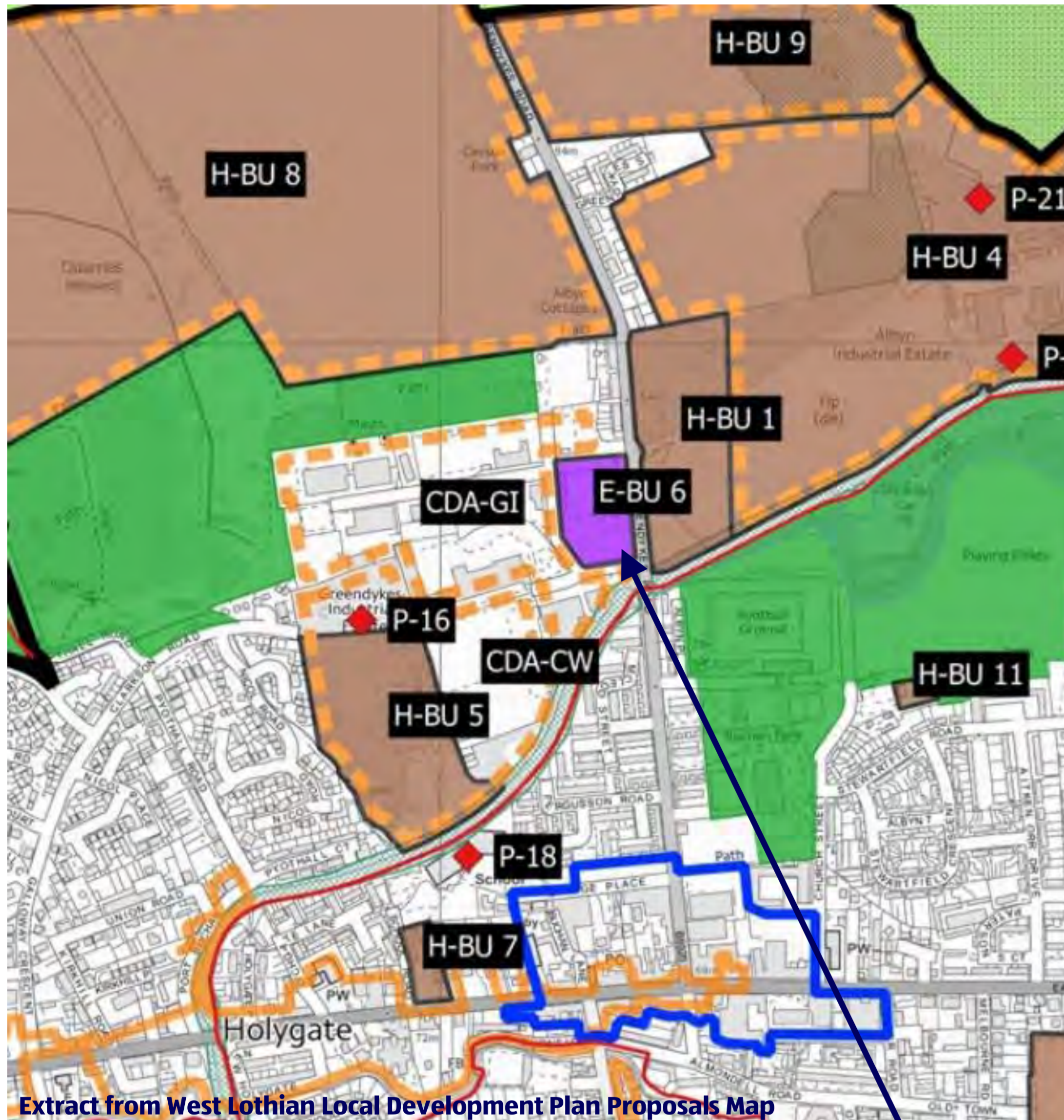
To meet the shopping needs of Broxburn and Uphall more locally, Aldi has been looking for a suitable site in these towns for a number of years. They are therefore very pleased to have identified the proposed site at Greendykes Industrial Estate, as one which represents a suitable and viable opportunity for a new store.

Aldi's economic commitments at each development site includes:

- Using local suppliers from the Edinburgh and The Lothians region.
- Up to 35 new positions being created in each new store.
- Local recruitment, with Aldi using local trades people and attending job fairs to encourage applicants for the in-store positions from the local area.



PLANNING CONTEXT



- Key:**
- Policy EMP1 – Employment Site
 - Policy HOU1 – Housing Allocation
 - Policy CDA1 – Core Development Area
 - Policy ENV8 – Open Space
- The Aldi site – E-BU 6

Planning - the site is allocated exclusively for Class 4 office use in the Local Development Plan (site reference E-BU6). The site was last used for the external storage of materials associated with an aggregates company and is now vacant.

To ensure the planning application fully addresses all planning policy matters it will be supported by a Planning and Retail Statement, Employment Land Assessment, Report of Consultation, Flood Risk & Drainage Assessment, Transport Assessment, Air Quality Assessment, Tree Survey, Ecology Survey and Site Investigation Report.

Retail Policy – to ensure that we comply with retail policies within the Local Development Plan, specifically TCR2, a retail impact assessment will be submitted with the planning application to fully consider relevant policy matters including deficiency, impact and sequential considerations. This will cover matters such as The West Lothian Retail Capacity Study from 2008 which had identified a need to improve the food retail offer within Broxburn, which after 12 years has still not been delivered.

Other Policies – our application will also need to consider other policies within the LDP, including those relating to design to ensure the proposals integrate well into their surroundings; transport policies to ensure the proposals will not have an adverse impact on traffic; and environmental policies, to confirm that the proposals would not have an adverse impact on the environment or amenity of nearby properties.



EMPLOYMENT LAND

As the site is allocated as employment land, policy EMP1 of the LDP requires to be considered. This states that proposals for non employment uses on employment sites will only be acceptable if they do not effect the following:

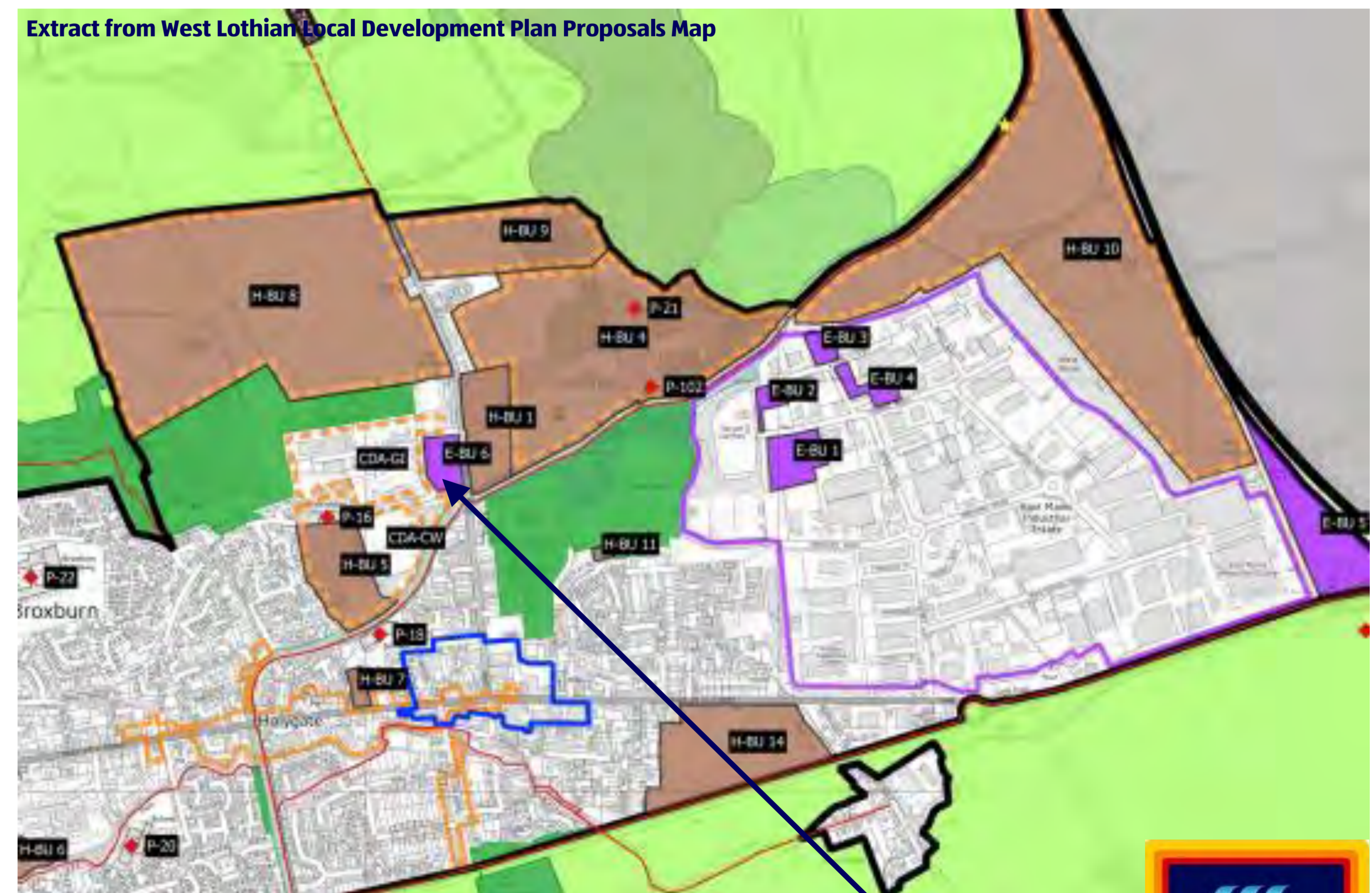
No impact on employment land supply - during the recent examination of the LDP, the independent reporter found there was over 500 hectares of employment land across West Lothian, despite there being only a requirement for 123 hectares to meet future demands. The reporter concluded this was 'comfortably in excess' of the employment land requirement and as a result, instructed that the Council adopt additional policy wording within EMP1 to allow for alternative land uses (including retail uses) to be considered on employment sites. The loss of a 1.05ha site would therefore not significantly affect this excess supply.

No demand for employment uses – the site is currently being marketed although to date there has been no interest for the development for Class 4 land uses.

Restrict uses on adjacent sites – the proposed retail use would not affect adjacent sites, due to the location at the edge of the existing industrial estate.

Unacceptable amenity or transport impact – the proposed use will not lead to either a transport or amenity impact on the local area. The planning application will be supported by documents to demonstrate this.

In addition to these criteria, within the adopted LDP, the site is allocated immediately adjacent (and was formerly within) the east Broxburn Core Development Area (orange dotted line). Within this CDA, West Lothian Council have bold ambitions for significant development to come forward to create new residential neighbourhoods (brown areas) providing over 1,215 new homes. As a result, we believe a retail use on the site would be more compatible with those aims than an industrial use, whilst also providing improved facilities and new employment.



Key:

-  Policy H0U1 – Housing Allocation
-  Policy CDA1 – Core Development Area

The Aldi site –
E-BU 6



OUR PROPOSALS FOR BROXBURN

Aldi would like to bring a new, modern foodstore development to serve Broxburn and Uphall to improve the range and quality of shopping provision within the town, providing the local community with access to its high quality offer and award-winning low prices.

The proposal will deliver a 1,865 sqm (20,075 sqft) gross / 1,315 sqm (14,154 sqft) net foodstore, with 107 parking bays (89 standard, 9 parent and child, 7 accessible and 2 electric charging spaces) and 8 cycle spaces. The store design is unique, and will be the first of its type within Scotland.

To facilitate the Aldi proposal the site will be cleared and a new access point created for customers on Greendykes Road. The existing site access from the west will be modified for use by delivery vehicles only.

Significant levels of new soft landscaping is proposed around the site, particularly in the north east corner, where 16 trees would be planted. New specimens would also be introduced on the eastern and southern boundaries of the site to greatly improve the location's appearance and the overall attractiveness of the development.



OUR PROPOSALS FOR BROXBURN



View of existing site from Greendykes Road looking north west



View of proposed Aldi Store from Greendykes Road looking north west

OUR PROPOSALS FOR BROXBURN

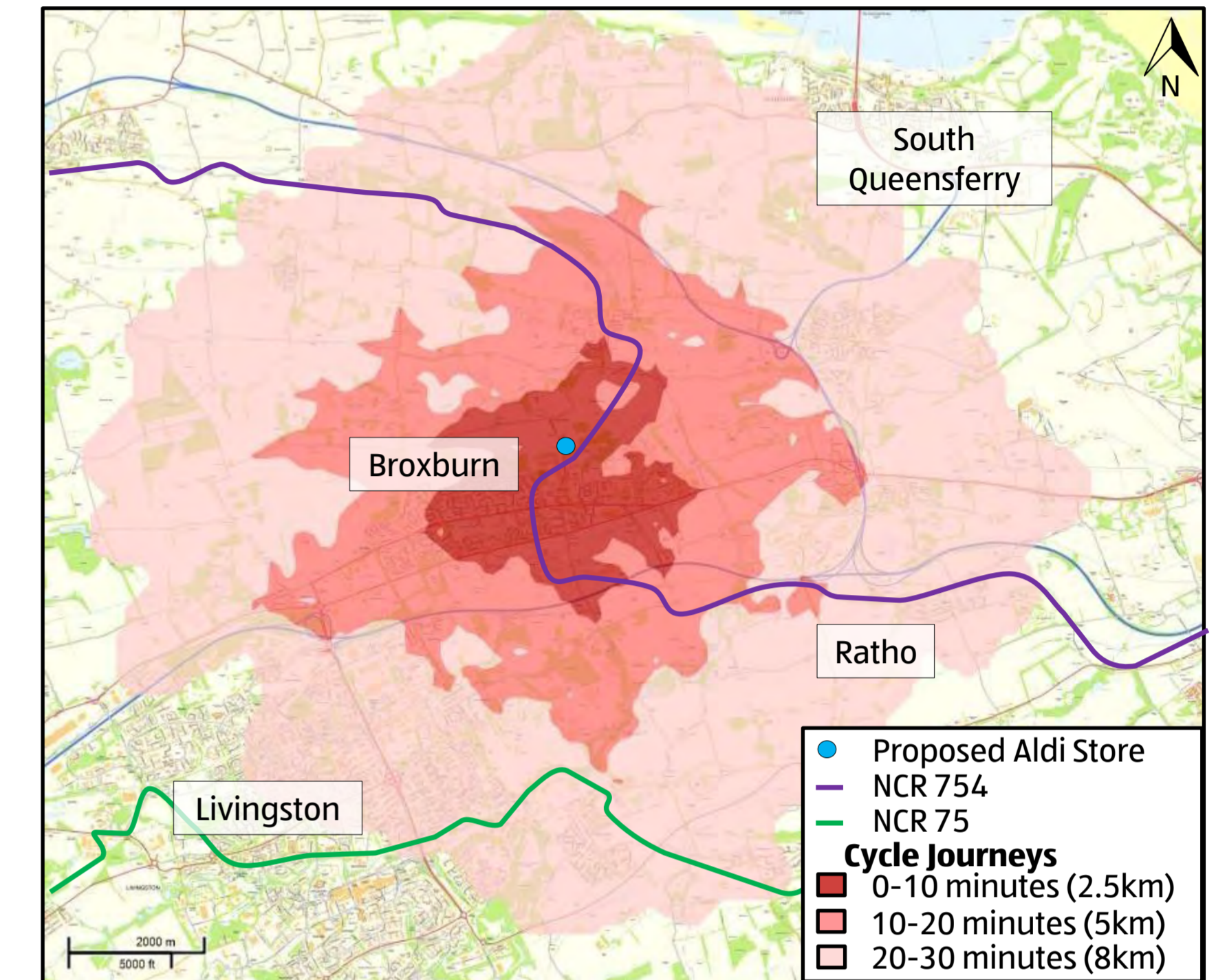
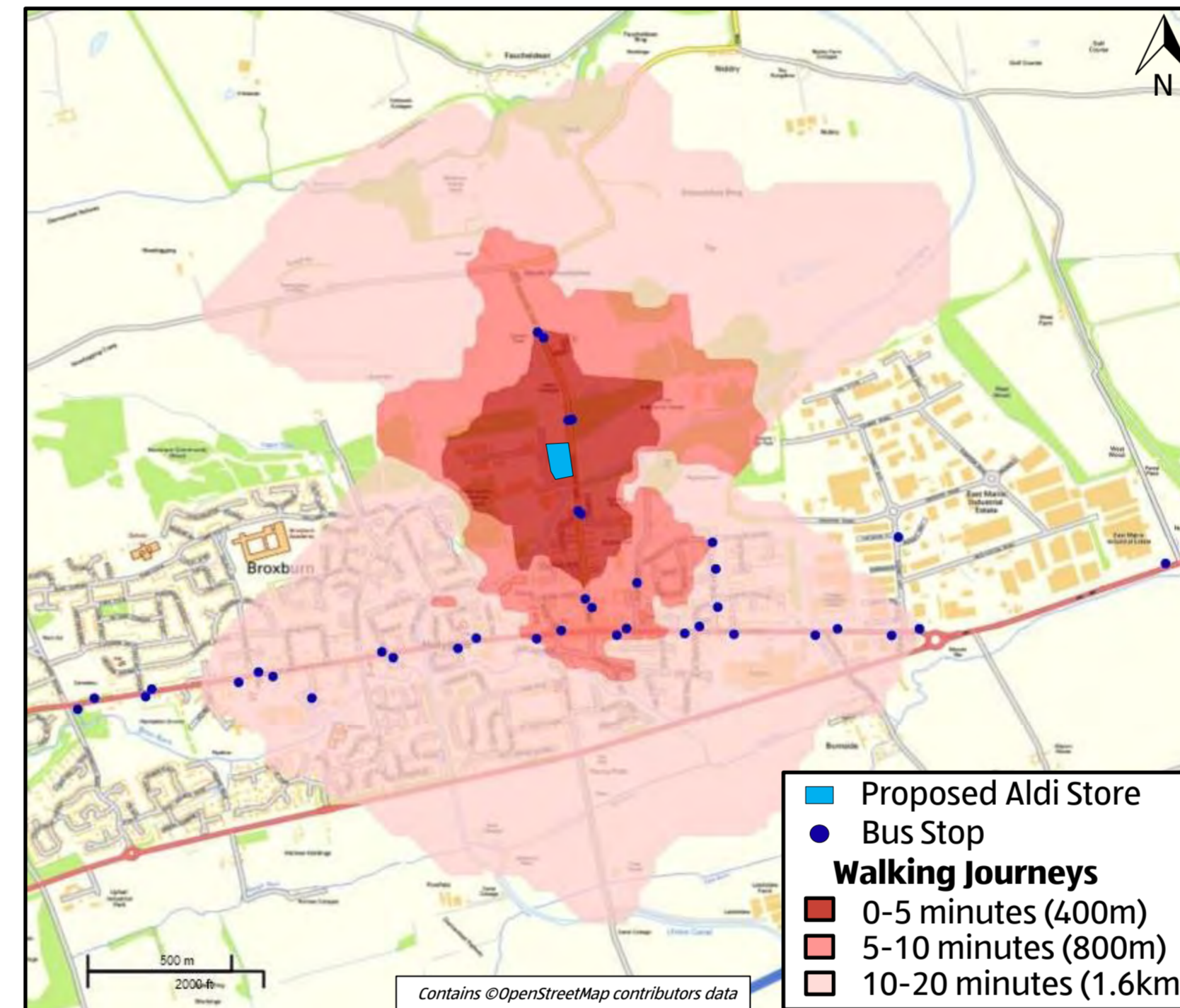
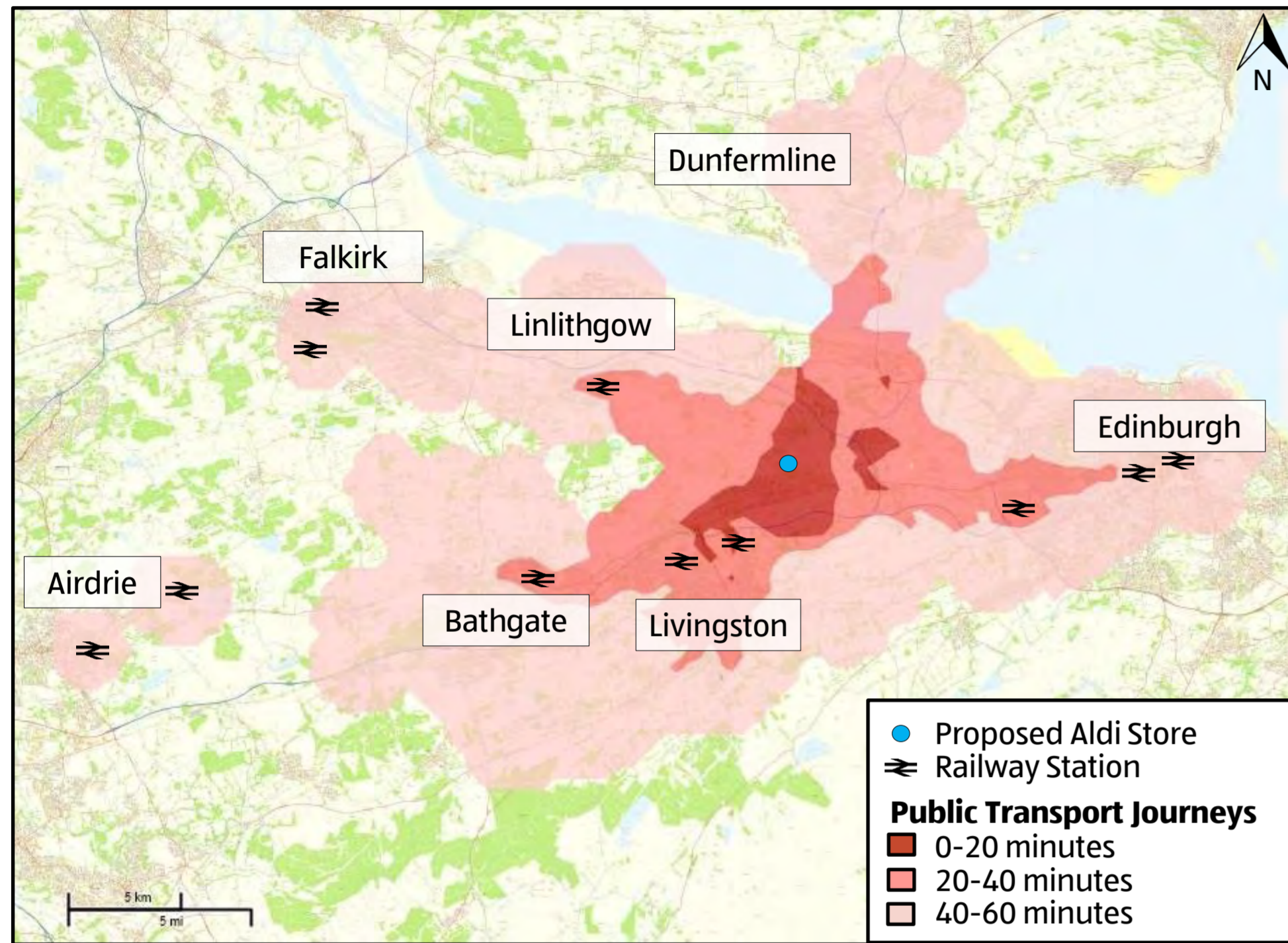


View of proposed Aldi Store from Greendykes Road looking north west

The proposed foodstore at Greendykes Road is a new Aldi store design, and would be the first in Scotland. The layout has been prepared to orientate the main glazed and active frontage of the store onto Greendykes Road. This allows the service yard to be located at the north west of the site, to ensure easier access for delivery vehicles. A significant level of new tree planting is also proposed on the site perimeter to transform, and greatly enhance, the overall appearance of the area.



ACCESSIBILITY



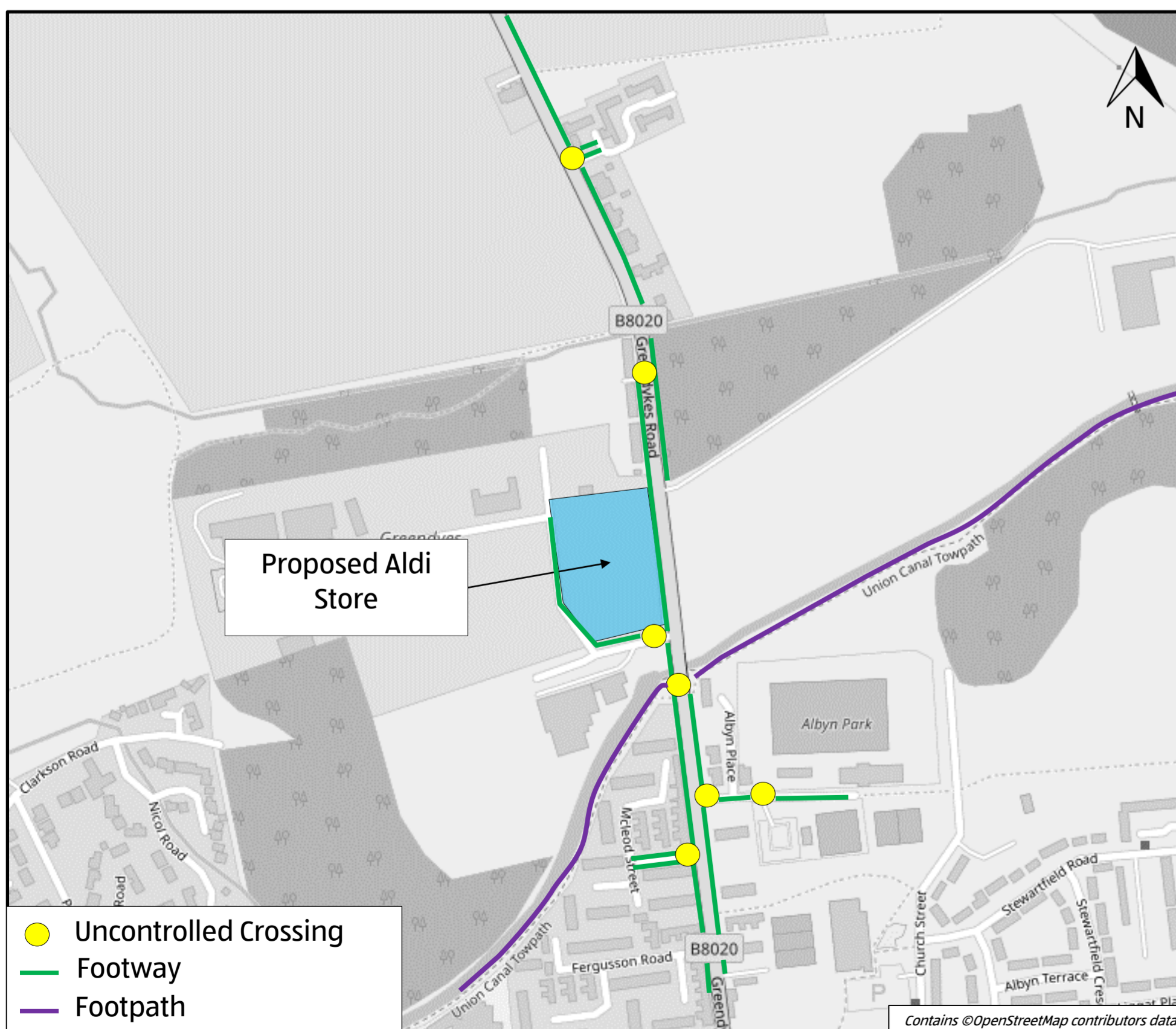
The site is very accessible by a variety of modes of transport including:

On foot: Footways are available on surrounding streets and the Union Canal Towpath lies directly to the south, connecting to residential areas in Broxburn and further afield.

By cycle: A large proportion of surrounding residential areas can be reached within a 10 minute cycle as well as National Cycle Route 754 connecting through Broxburn to Ratho and Winchburgh.

By bus: The nearest bus stops can be reached within a minutes walk from the proposed Aldi. These are served by regular services on the routes First Bus 3, SD Travel 16 and E&M Horsburgh 7. Bus services can provide convenient routes from surrounding residential areas.

By car: The vehicle access will be take via a new junction on Greendykes Road.



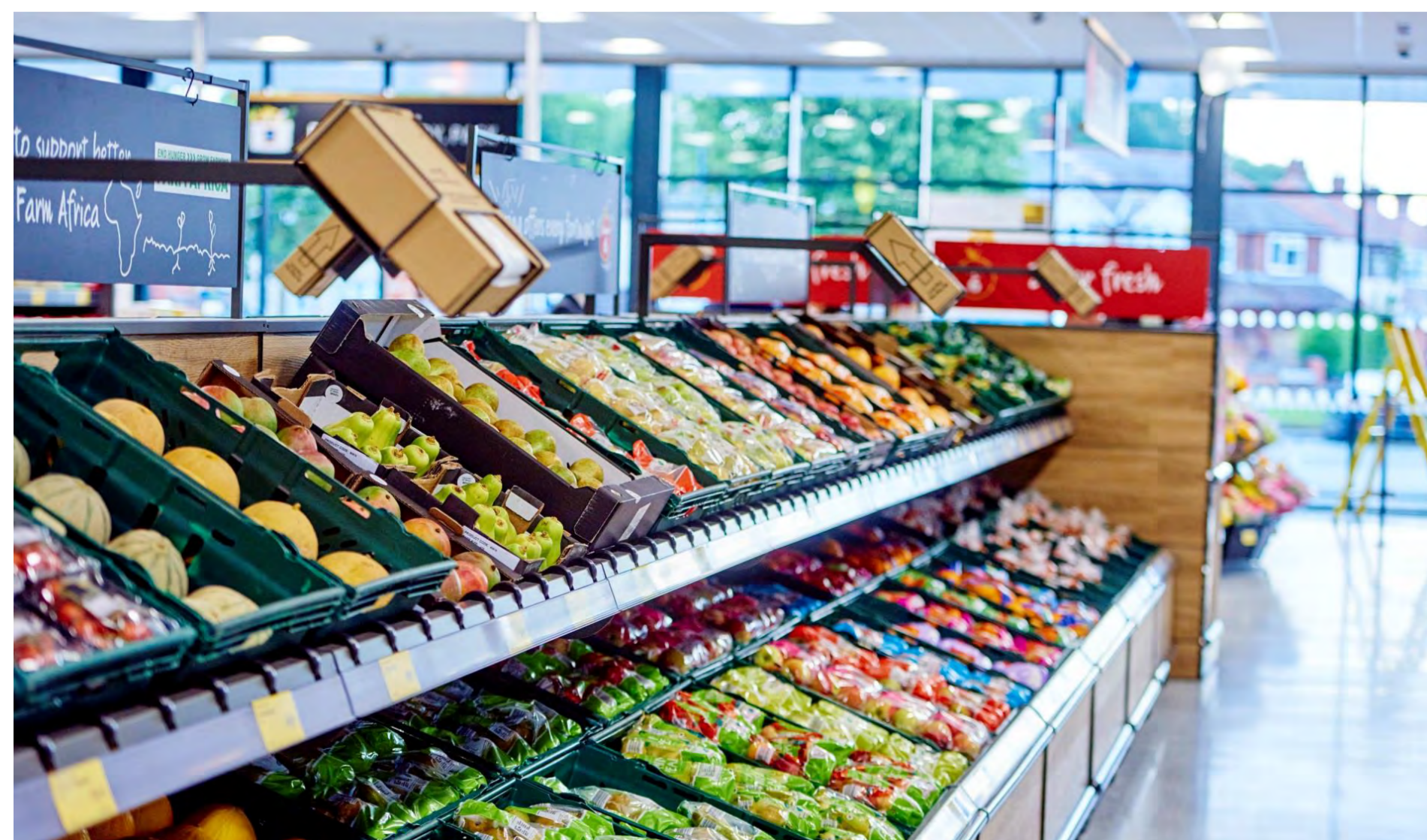
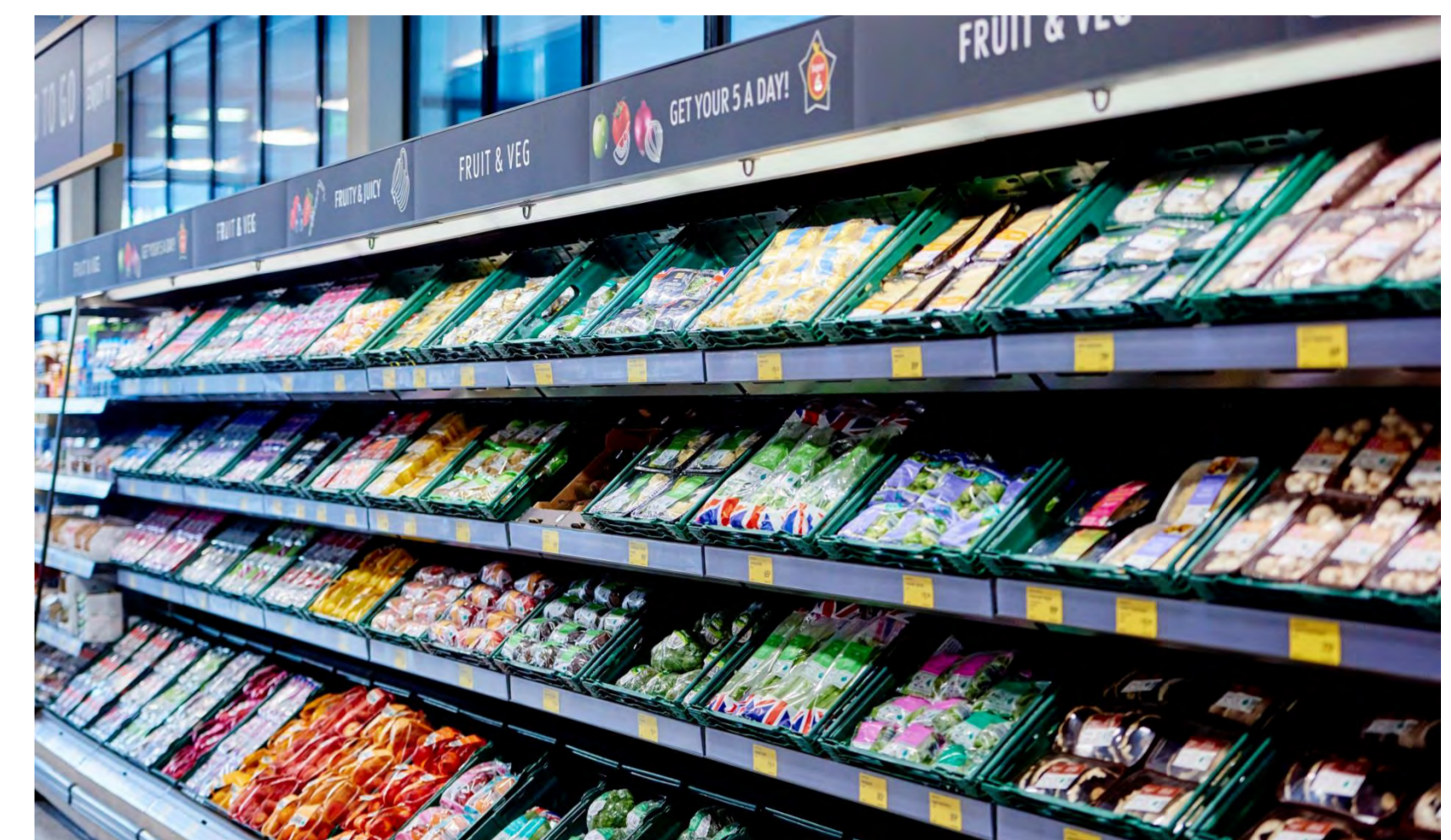
SERVICING, SUSTAINABILITY AND INVESTMENT

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 Governments Deposit Return Scheme is also included at the front of the proposed store.

Investment – the proposals represent a multi-million pound (£3.45m) investment by Aldi into Broxburn through this development.

Jobs - creating up to 35 new Aldi store jobs for local people, a mixture of full and part-time positions, together with additional construction jobs.



STORE RECRUITMENT

The 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 staffing efficiency.

Store Managers have a starting salary of £46,385 rising to £60,490 after 4 years. Store Assistants salary starts at £9.40 per hour rising to £10.41 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 #47 in the Apprenticeship Top 100.

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

Our graduate programme is ranked number 3 in The Times Top 100 Graduate Employers.

Starting salary for the Area Manager Graduate Programme of £53,485 rising to £77,870 after 4 years. Fully expensed Audi A4 or BMW 3 series.

No zero hours contracts for our staff.



NEXT STEPS

A planning application is being prepared and will be submitted to West Lothian Council in the coming weeks. Feedback from this consultation exercise will be taken into account in the final preparation of the application and will be included in a consultation report. Please return any feedback by the 19th June 2020.

YOUR VIEWS MATTER - PLEASE COMPLETE A FEEDBACK FORM TODAY. THANK YOU.

For further information, please visit:

www.aldiconsultation.co.uk/broxburn

T: 0131 469 6010 E: oliver.munden@avisonyoung.com

