



Castle Douglas Consultation Frequently Asked Questions

This document will be updated following the virtual consultation events with any questions asked at those events not included below. It supplements the information, which is contained on the display boards, also available on the website.

The proposals

1. **What are the proposals?**

Aldi will be applying for detailed planning permission for the erection of a new discount foodstore, parking, access, landscaping and associated works.

The current Aldi proposal is for a small local scale foodstore with a gross floorspace of 1,883 sqm gross / 1,315 sqm net foodstore, with 100 parking bays. The final design may change depending on discussions with the planning authority and following feedback from this consultation exercise.

2. **What type of planning application will be submitted?**

A detailed planning application is proposed to be lodged in the coming weeks which will include the full detail of Aldi's proposals including the design and size of the building, its appearance, the site layout, car parking and pedestrian and vehicular accesses.

Due to the size of the proposals, the scheme is only a 'local' scale development in terms of the planning regulations. As a result, there is no statutory need to undertake pre-application consultation. This consultation is therefore a voluntary undertaking by Aldi to ensure that the local community is appropriately informed of the facts concerning their proposals and can make comments to help inform the final scheme, before they are lodged with the Council.

Please note - Once the formal application is submitted, there will be an opportunity to make formal comments to the Council on the planning application. If you are in support or against the proposals, it is vital that you provide your comments to the Council when the application is submitted.

3. **I thought this site was a garden centre?**

Within the adopted Local Development Plan (LDP), the site is identified as an established business and industry site. Part of the site is presently trading as a garden centre, which is a retail use though. The garden centre does not own the site and we understand are now actively looking to relocate within the town.

Dumfries & Galloway Council expect to start preparing a replacement Local Development Plan in 2022.

4. **What are the timescales for the proposals?**

We are targeting a planning application submission in February 2022 and if planning permission is granted, we anticipate the store opening Christmas 2023.

5. **What are the views of the Planning Authority?**

The formal views of Dumfries & Galloway Council will only become clear once the planning application is submitted, which we anticipate will be in February 2022. In the meantime, we have engaged in pre-application discussions with officers at the Council regarding the proposals to agree the scope of the planning application submission.

The Proposed Aldi Store

6. How big will the store be?

The proposed store will be 1,883 sqm gross with 1,315 sq.m sales space. By comparison, this would be smaller than the size of the existing Tesco in Castle Douglas, and slightly larger than the existing Aldi stores in Dumfries.

7. What are the typical servicing hours of an Aldi store?

Aldi have a unique servicing system, which minimises the noise created through the servicing of their store. This is so successful that the majority of their stores require no servicing restrictions at all despite close proximity to residential properties.

Aldi typically only receive one or two deliveries per day helping to minimize the impact from HGV's on both the road network and residential amenity.

Servicing hours will be discussed with the Planning Authority during the determination of the planning application and if restrictions are deemed necessary, they would be controlled via planning condition. The planning application will be supported by a Noise Statement to consider these matters further.

8. What are the proposed opening hours?

The store would be open 8am-10pm Monday to Saturday and 9am-8pm on Sundays.

9. How sustainable are the proposals?

The proposals have been carefully designed to meet, and exceed where possible, current building standards. The sustainability measures incorporated within the Aldi store include energy efficient light fittings and recycling of waste heat from the refrigeration systems. A reverse vending machine will be installed at the front of the new store (under specific permitted development rights) to allow Aldi to deliver a Deposit Return Scheme (referred to as 'DRS' on the Site Plan), as required by The Scottish Government to boost recycling levels across Scotland. More information on the Deposit Return Scheme can be [found here](#).

10. Does Aldi work with any local suppliers?

Yes, Aldi work with a range of local suppliers from the Dumfries & Galloway area. This includes suppliers of over 450 products, many of whom supply Aldi across Scotland.

In addition, from Aldi's core range of 1,880 lines, the 450+ products are sourced from Scotland, which equate to 20% of sales in Scotland. The business was also recently awarded 'Scottish Sourcing Business of the Year' award at the Scotland Food and Drink Excellence Awards.

Retail Planning Policy Matters

11. Why does Castle Douglas need an Aldi foodstore?

Within Castle Douglas and surrounding towns there is currently no discount foodstore meaning that residents have to travel to Dumfries or further afield to access a wider range of food shopping provision. The nearest Aldi stores are located at Dumfries and Newton Stewart which are both a considerable distance from Castle Douglas. Aldi's in-store surveys of customers have revealed large numbers of people currently travel from Castle Douglas, Dalbeattie and Kirkcudbright to access their stores. These proposals are therefore designed to meet those needs more locally.

12. What is a 'sequentially preferable' site?

As required under 'Policy ED6 A Sequential Approach to Town Centres', within the adopted Local Development Plan, a Sequential Assessment is required to support any planning application for proposed retail uses located outwith a defined town centre. This process involves assessing and considering whether any potential sites, which

are more preferable in terms of the retail hierarchy, are available and suitable to accommodate the proposed development. Given that the application site is located out of centre (albeit in a location which is in established retail use as a garden centre), it is still necessary to review locations either within or on the edge of Castle Douglas and similarly for Dalbeattie and Kirkcudbright.

Given the limited opportunities available though, our review has already found that there are no other sites which are available and suitable within any of these centres, and therefore we believe that the sequential test can be met.

13. Won't the proposals have a significant adverse impact on nearby centres?

A Retail Impact Assessment will be submitted with the planning application. This will involve town centre healthchecks of all nearby centres, including Castle Douglas, Dalbeattie and Kirkcudbright Town Centres to assess their vitality and viability. It will also include retail tables to consider expenditure potential within the area and where trade diversions are likely to be derived.

Employment

14. How many jobs will be created? / What is the level of investment (£m)? /How do I apply for a job?

We anticipate that the new foodstore will create up to 35 direct full and part-time employment opportunities for local people. The development will also provide in-direct spin off benefits for Aldi's suppliers, with many based in Scotland.

In terms of their own operations, Aldi pays above average wages within the industry and the company regularly seeks to employ staff locally for its new stores. Aldi run two of the most successful graduate and apprenticeship schemes in the UK.

The proposals collectively represent a £6.3m investment into the area by Aldi.

In terms of applying for jobs, the proposals are still in their early stages and it is only once they are successfully through the planning process that there will be opportunities to apply for the new positions. Aldi would advertise these nearer the time of their planned opening, however Aldi generally seek to employ people from the local area.

Environmental Matters

15. Will there be any detrimental impact on the amenity of residential properties nearby?

The nearest residential properties lie a short distance from the boundary of the site to the west. However, due to the very quiet nature of the operation of an Aldi store, we do not believe that local amenity will be impacted by this development.

Aldi have a unique delivery system that reduces any noise associated with the activity and typically only receive one to two service deliveries a day, thereby further minimizing any impact that might arise. The plant that Aldi use to power the chillers and freezers within the store also have a very quiet operational noise, however if necessary, acoustic mitigation could be installed.

As part of our planning application, a Noise Impact Assessment will be produced which may suggest mitigation to be installed as part of the overall development. Any mitigation required will be included within our final proposals.

16. Will there be any impact on ecology, wildlife or trees?

The site is previously developed, characterised by existing buildings and an area of hard standing. We have undertaken an ecology survey which has identified that the site provides low suitability to support protected species and no evidence was found during the survey.

A tree survey has also been undertaken which identifies that there are limited trees on the site, and those which

do exist are of limited quality. The development proposals will however seek to retain some of the better specimen trees, including those at the western edge of the site.

Transport

17. How much additional traffic will Aldi generate during the network peak hours?

The network peak hours are considered 08:00-09:00 and 16:30-17:30 during weekdays and 11:30-12:30 on weekends. We predict the Aldi will have approximately 45, 90, and 73 vehicles entering and exiting the carpark during each peak hour respectively. There will still be traffic generated during the network peak hours during weekdays however, a proportion of customers are expected to come from vehicles already passing the site i.e. they will visit the store as part of a longer journey, for example going to or coming from work at the start or end of the day, or on the way home from the school run.

18. Is there enough parking?

100 spaces will be provided including 69 standard spaces, 7 disabled spaces, 9 parent and child bays, 9 staff bays, 2 'click and collect' and 4 electrical vehicle charging spaces (2 of which are accessible). This is the typical provision for all Aldi stores and is predicted to be adequate for the store.

19. Which bus services are available from the closest bus stops?

Bus services are available on Cotton Street within an 8-minute walk. This bus stop serves several frequent services including the 501, 502 and 503 with run services to Dumfries via other connecting settlements. A bus stop is available within a 2-minute walk on Whitelaw drive, served by DGC Buses and McCalls coaches service 512. The 512 is a local service operating throughout Castle Douglas.

20. How will the amount of traffic generated be kept to a minimum?

There is good access to footpaths, footways and cycle routes on surrounding roads which will reduce need to travel to the store by car. To increase accessibility further, a new section of footway and an uncontrolled crossing point is included within the development proposals. 10 cycle parking spaces will be provided for customers at the store entrance. Staff will be encouraged to travel sustainably or car share. A travel Plan will be in place with measures to promote and encourage sustainable travel.

21. Will the store benefit from Electric Vehicle Charging Points?

The proposals include 4 electric vehicle charging points within the customer car park, 2 of which are disabled spaces. The electrical vehicle charging spaces are located close to the store entrance and will allow customers to charge their vehicles while shopping. Further spaces will be 'future proofed' for easy conversion. The demand will be monitored and if it's high, Aldi will consider implementing more.