

WELCOME

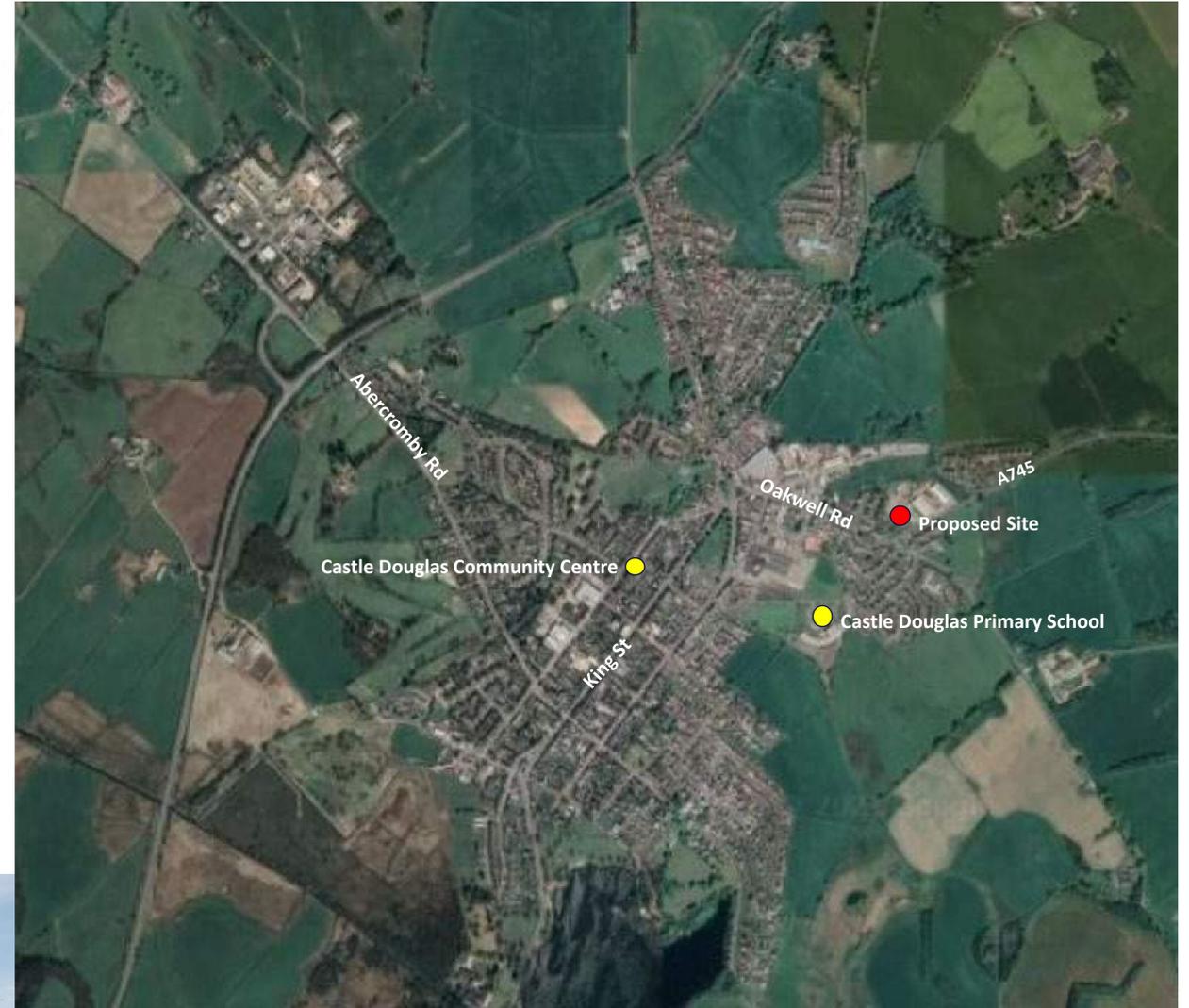
Aldi Castle Douglas



Aldi Stores Ltd is delighted to be bringing forward a planning application to develop a new discount foodstore at Oakwell Rd, Castle Douglas.

Located to the east of the town, on an established business and industry site, the proposals will provide a more sustainable and local foodstore for those living within the Castle Douglas, Dalbeattie and Kirkcudbright area.

Castle Douglas is not currently served by a discount foodstore. The proposals will therefore bring additional choice and greater accessibility for those local residents who currently have to travel elsewhere to do their shopping. Importantly the proposals will also provide new job opportunities and bring wider investment to the town.



View of proposed new Aldi store taken from Oakwell Rd

Location Plan

● Application Site

Everyday Amazing.

ABOUT ALDI

Aldi Castle Douglas



Aldi launched in the UK in 1990 and we now operate over 900 stores. In Scotland there are currently 101 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 Castle Douglas



BEST OF SCOTLAND

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**

Scotland award winners.

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 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.

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.

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

SCOTLAND OF FOOD & DRINK Excellence Awards Own Label Product of the Year WINNER 2010

SPIRITS CHALLENGE 2018 BRONZE

great taste 2018

great taste 2018

SCOTLAND FOOD & DRINK Excellence Awards 2019 WINNER SCOTCH WHISKY

SCOTLAND OF FOOD & DRINK Excellence Awards Retail Product of the Year WINNER 2018

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 8.2% in 2021.

If you **LIKE** the Best of Scotland.

ALDI

ALDI IN SOUTH WEST SCOTLAND

Aldi Castle Douglas



Aldi have been working to introduce their award-winning offer to serve the Castle Douglas, Dalbeattie and Kirkcudbright communities for many years. Following an extensive site search, they believe that the location at Oakwell Rd offers the best opportunity for a new store within the area.

There is currently no discount food retail provision within the towns forcing many residents to have to travel a substantial distance to access such a store. The nearest driving options are in Dumfries (30 mins) or Newton Stewart (40 mins).



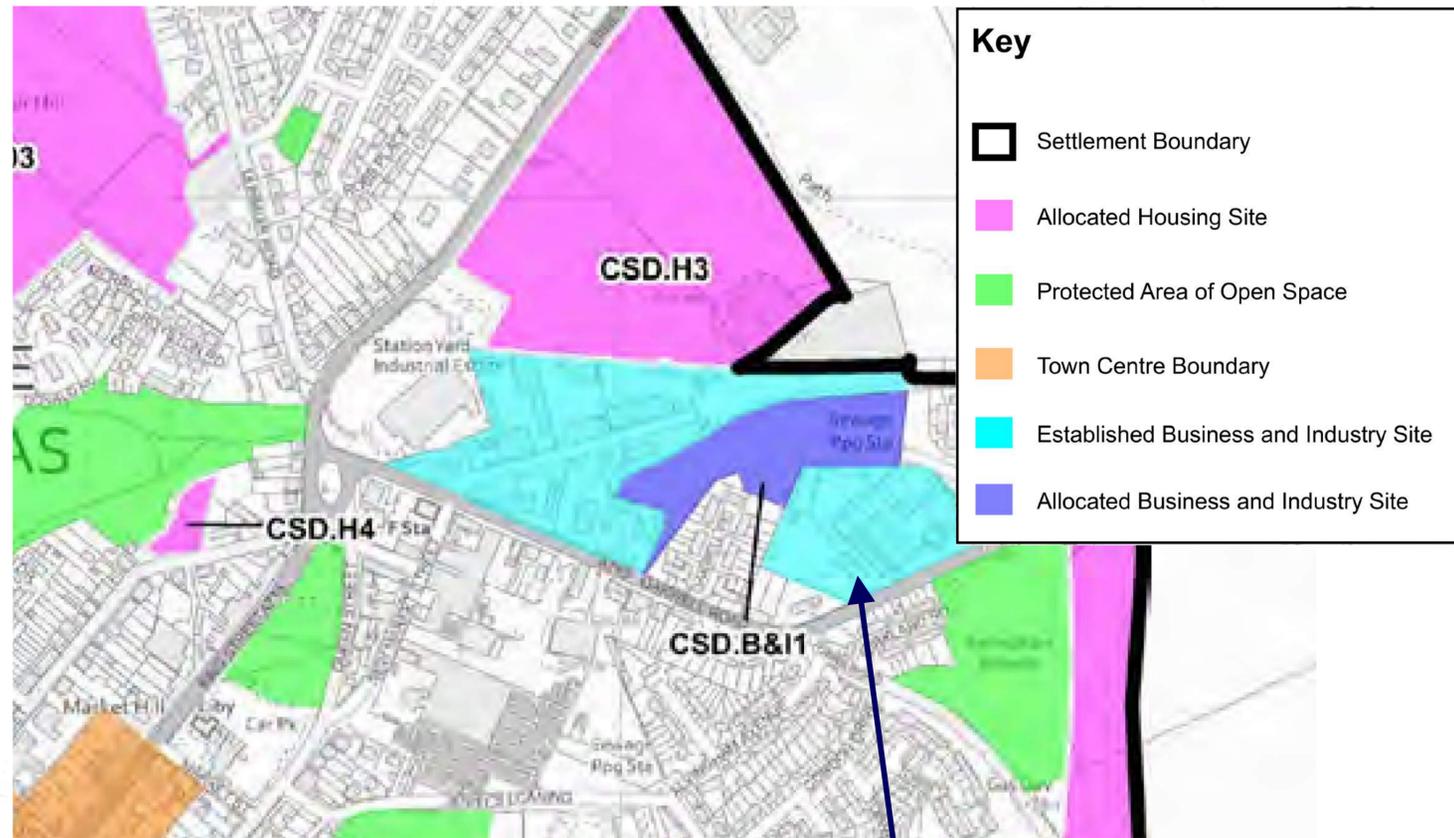
Nearby / Proposed Aldi stores

The proposed new store at Oakwell Rd is proposed to directly address these needs, whilst bringing high-quality goods at low prices, new employment, and a multi-million pound investment to the communities of Castle Douglas, Dalbeattie and Kirkcudbright.



PLANNING CONTEXT

Aldi Castle Douglas



The Site

Extract from Dumfries & Galloway Local Development Plan 2 Proposals Map (Nov 2019)

Planning - the site is an 'Established Business and Industry Site' within the adopted Dumfries & Galloway Local Development Plan 2 (LDP) (2019), as shown in the extract from the Proposals Map to the left. Policy ED1 Business & Industry states, "Development must be compatible with business or industrial uses, and not result in the material loss of business and industrial land." In addition, the site is in established retail use as a garden centre.

Development Layout – the design of the proposals, including store layout and access, have been designed to ensure that the Aldi store is a high quality and sustainable development. High quality landscaping is included across the site with new tree planting at east and north edges.

Retail Development – as the site is located outwith the town centre, Aldi will need to demonstrate there are no other suitable sites within any or adjacent to the town centres in the catchment, to satisfy the sequential test. The application will also be supported by a retail impact assessment and considerations of retail deficiency.

Economic Credentials – Aldi boast strong economic credentials in the form of up to 35 jobs, a £6.3m investment into the area, whilst supporting other local businesses through their investment in the Scottish food and drink sector.



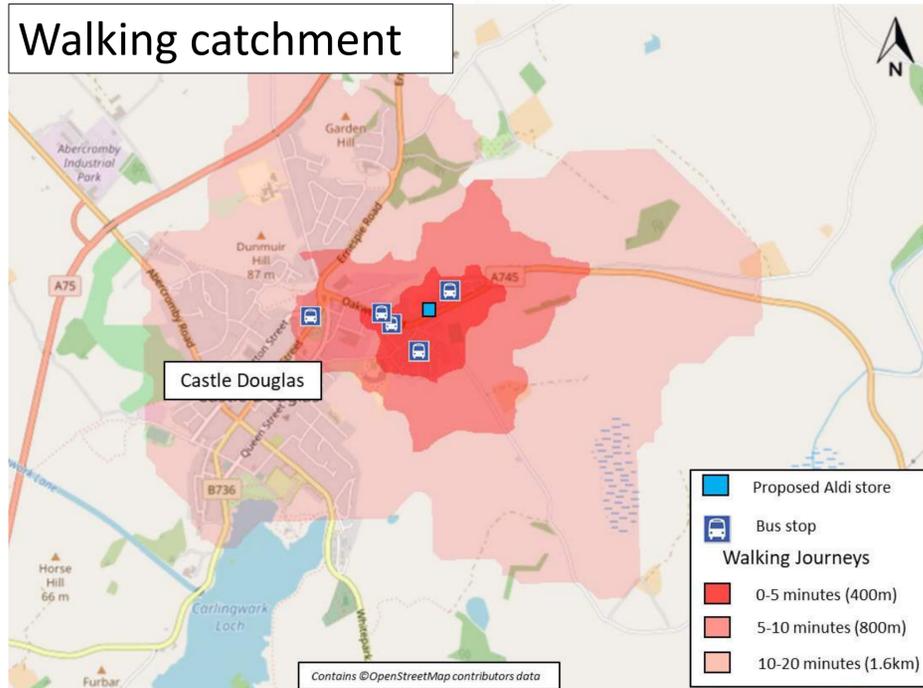
Proposed South East Elevation (store entrance) of the new Aldi store

ACCESSIBILITY

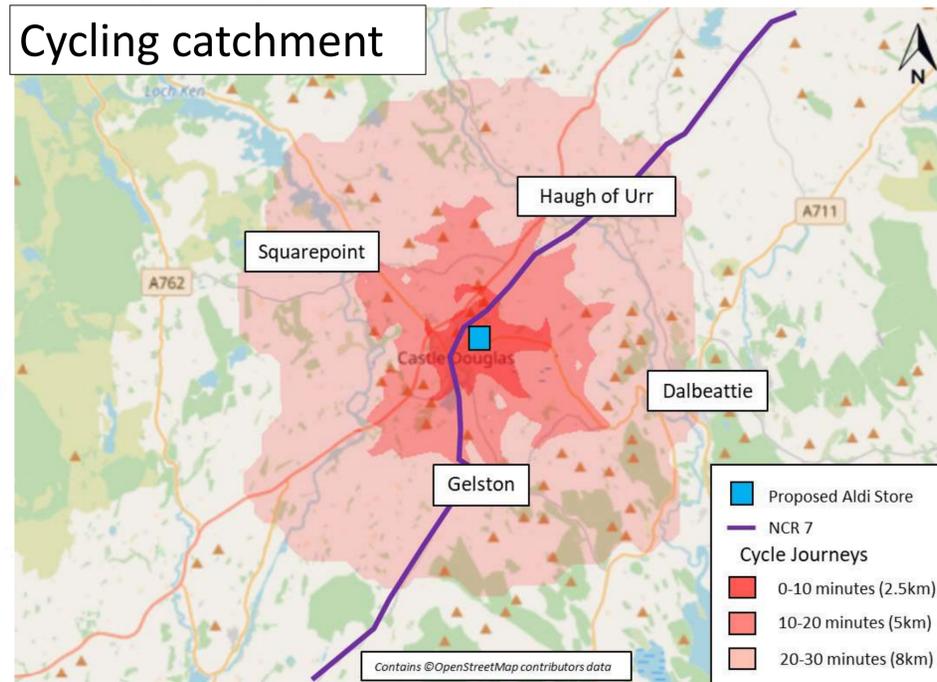
Aldi Castle Douglas



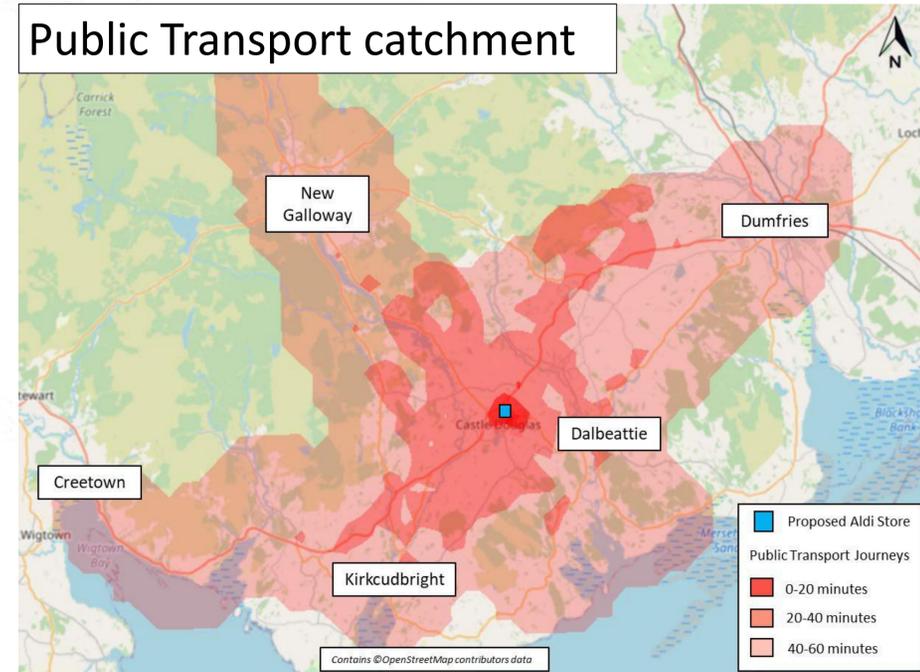
Walking catchment



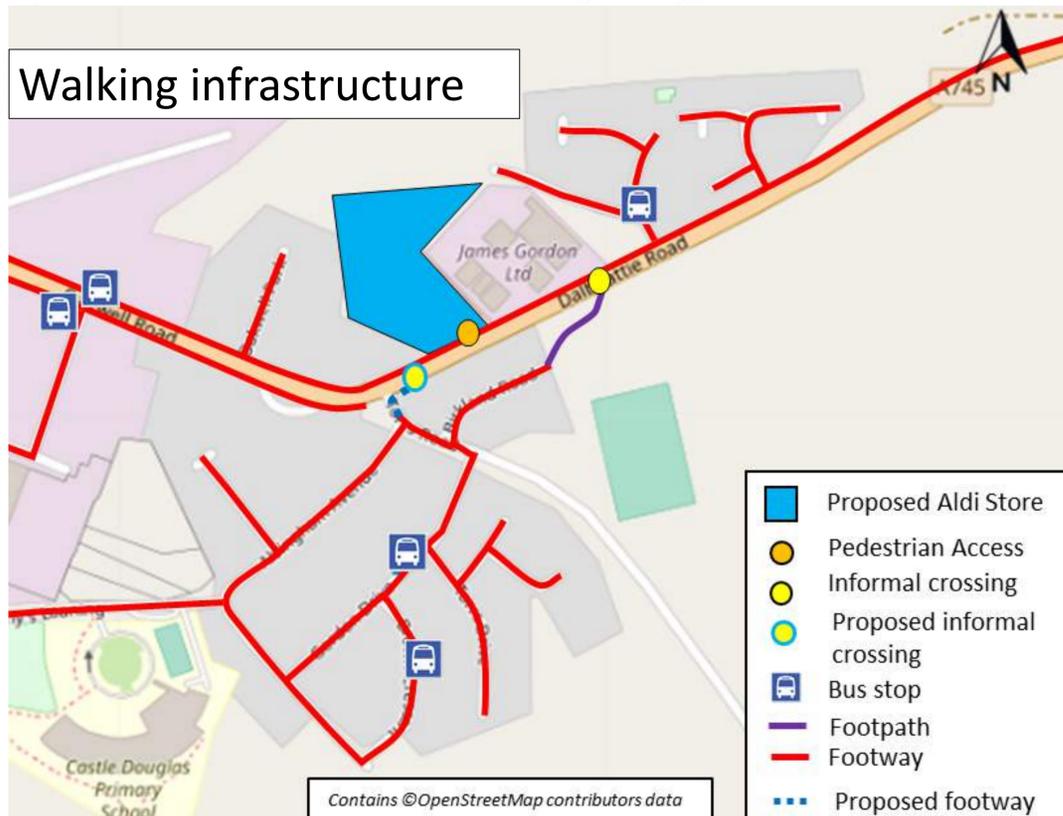
Cycling catchment



Public Transport catchment



Walking infrastructure



The site is 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 neighbouring residential areas. To increase accessibility a new section of footway and uncontrolled crossing point is included within the development proposals.

By cycle: All of Castle Douglas can reach the proposed Aldi within a 10-minute cycle. National Cycle Route 7 lies to the west of the proposed store, within a five-minute cycle, providing connections into Dumfries and other surrounding settlements.

By bus: Regular buses are available on Cotton Street, providing local connections through Castle Douglas and to surrounding settlements. The most frequent service is the 501 that provides a route between Dumfries and Castle Douglas.

By car: The vehicle access will be taken via the existing junction on Oakwell Road, providing easy access to the local road network.



OUR PROPOSALS FOR CASTLE DOUGLAS

Aldi Castle Douglas



The proposal will deliver a 1,883 sqm gross / 1,315 sqm net foodstore, with 100 parking bays (71 standard, 9 parent and child, 7 accessible, 9 staff and 4 electric charging spaces (2 which are accessible)). 10 cycle spaces will also be incorporated to encourage easier travel to the store. In addition, as part of Aldi's commitment to sustainability, several of the standard bays will also be ducted to allow for conversion to electric vehicle charging bays in the future, to meet demand.

The layout includes landscaping across the site with new tree planting along the east and north edges to further enhance the appearance of the site.

Access will be taken from Oakwell Rd, enabling direct access for vehicular, pedestrian and cycle traffic to the store. A separate service yard is located in the northern corner of the site to minimise potential vehicular or pedestrian conflicts.



OUR PROPOSALS FOR CASTLE DOUGLAS

Aldi Castle Douglas



MV
MONOLITH
DESIGN



The proposed foodstore utilises Aldi's unique blade roof store format to provide an attractive and eye-catching design, providing visual prominence to Oakwell Rd, which serves as a major route into the town. The site layout is carefully designed to ensure the glazing at the store entrance will provide an active frontage, whilst the building's position is set back some distance from Oakwell Rd.

To further enhance the site's appearance, high quality soft landscaping is proposed along the principal site boundaries, including new tree planting on the northern and eastern edges.

SERVICING, SUSTAINABILITY AND INVESTMENT

Aldi Castle Douglas



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 (£6.3m) investment by Aldi into Castle Douglas 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.



NEXT STEPS

Aldi Castle Douglas



A planning application is being prepared and will be submitted to Dumfries & Galloway Council in February 2022.

Feedback to 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 included in a consultation report.

Please return any feedback by 23rd January 2022.

For further information, please visit:

www.aldiconsultation.co.uk/castledouglas

Or contact us at:

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

T: 07727 914500 E: meg.nelson@avisonyoung.com

