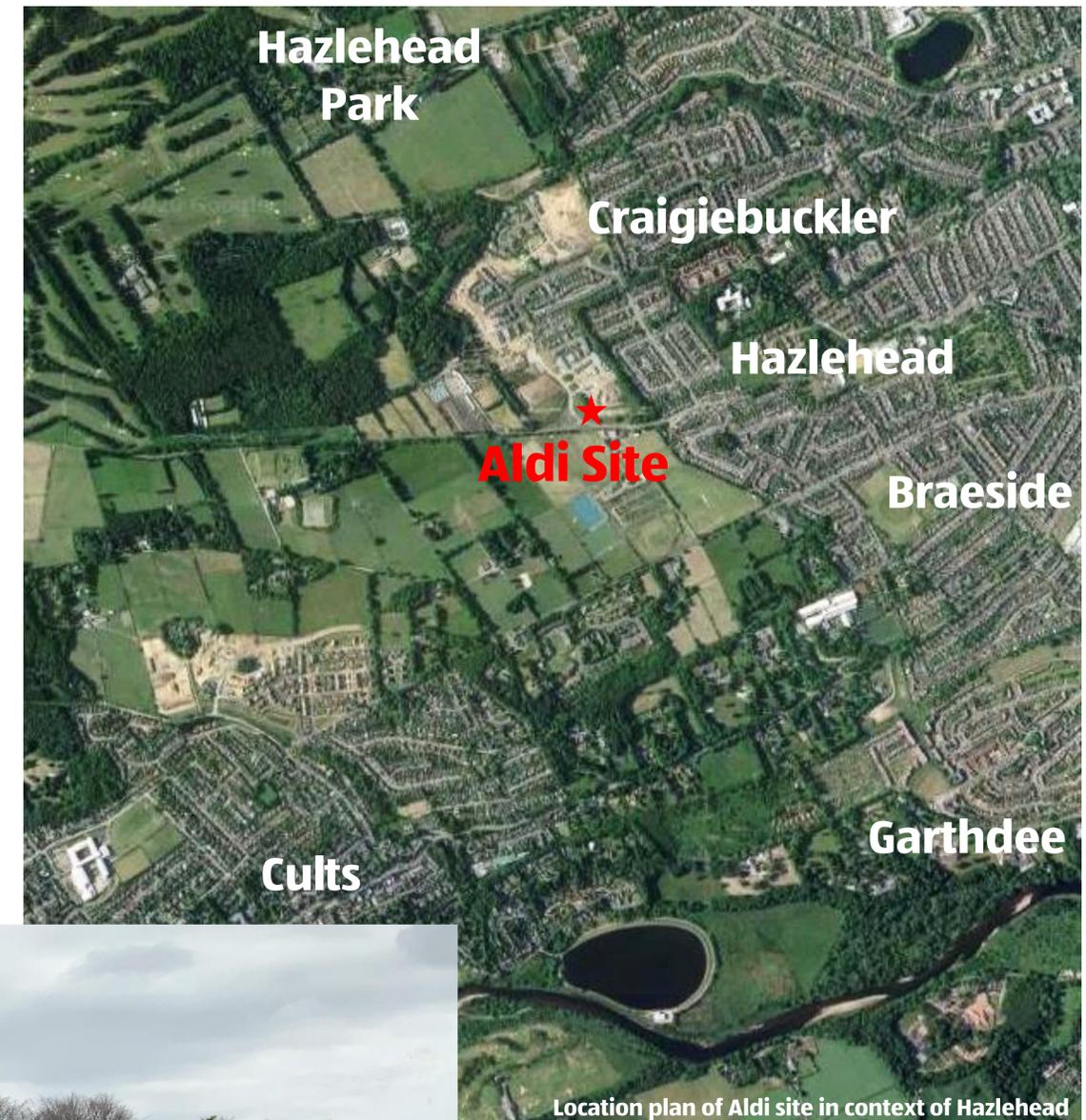


WELCOME

Aldi Stores Ltd are delighted to be bringing forward a planning application to develop a new discount foodstore at Hazlehead, Countesswells Road adjacent to the new housing development known as 'Hazelwood'. The proposals include the erection of a new foodstore, associated car parking facilities and high quality perimeter landscaping.

Aldi have been seeking opportunities across Aberdeen to widen access to their award-winning offer for many years. This site has been specifically chosen given the lack of food retail choice within the local area and the growing population in this part of the city. The development will help to specifically address those expanding needs, in addition to delivering new jobs and substantial investment in this part of Aberdeen.



Location plan of Aldi site in context of Hazlehead



View of proposed Aldi store taken from Countesswells Road

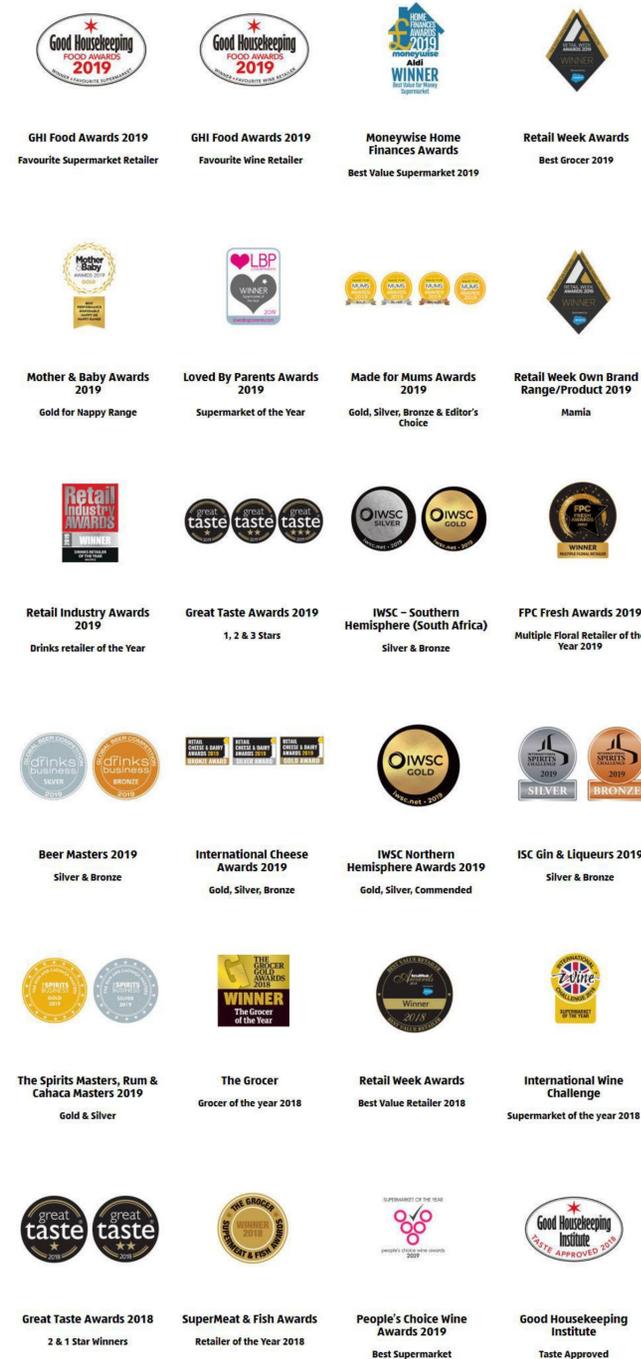


ABOUT ALDI

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 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

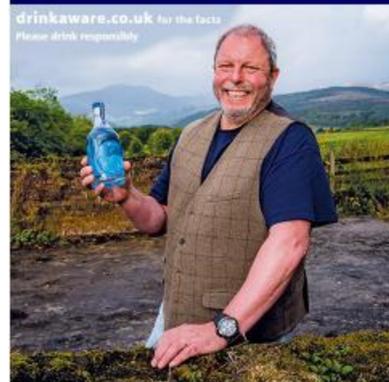


We bring you more than
400 Scottish products
in store every day.



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.

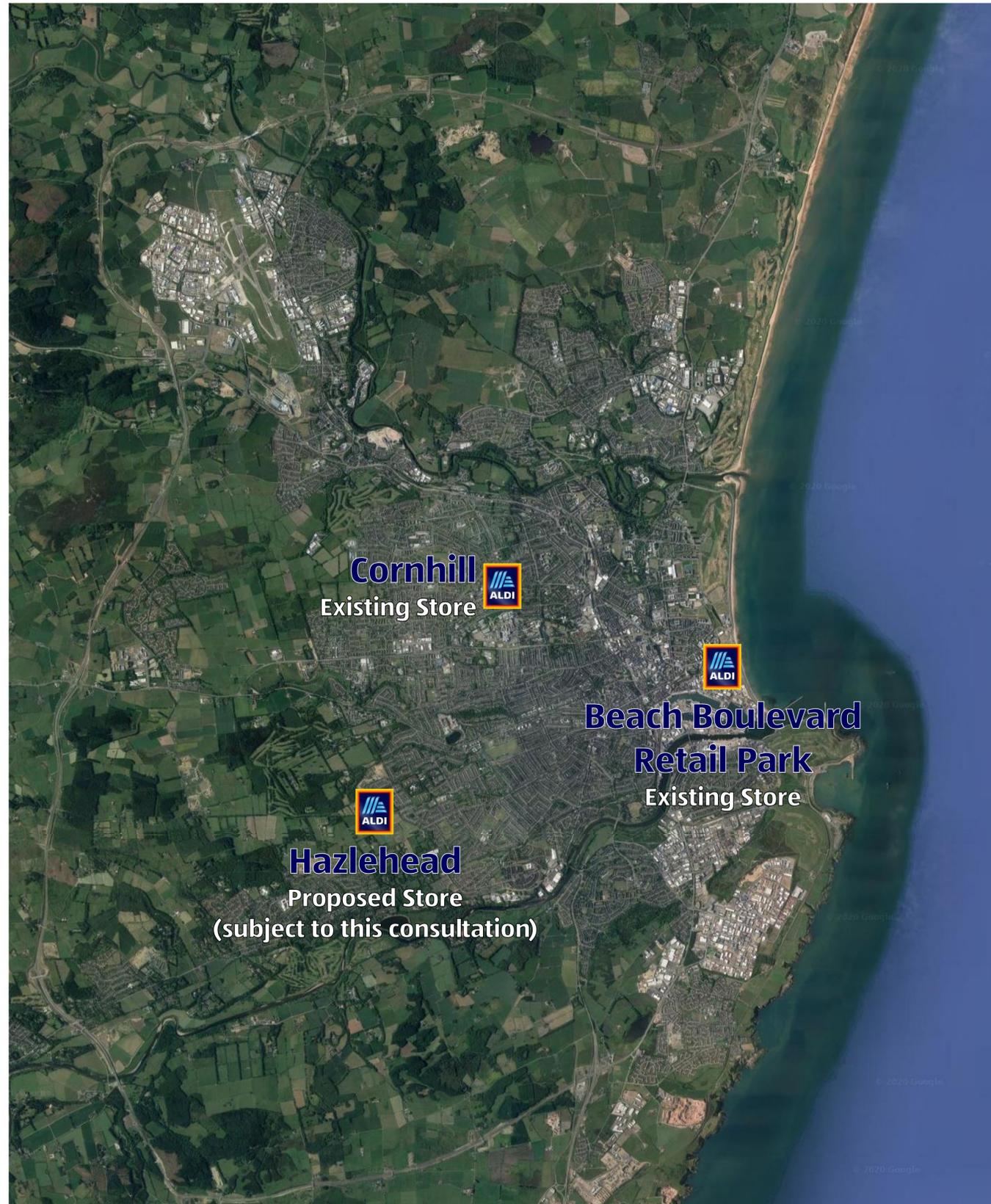
From our core range of 1,880 lines, our dedicated Scottish buying team source over 400 products from Scotland, with the aim of reaching over 450 by the end of 2020. These Scottish products equate to 20% of sales in Scotland. At Aldi you will find a range of high quality foods, seasonally fresh, with an unmistakable Scottish flavour.

Aldi is proud to support Scottish producers and use local suppliers from the Aberdeen and Aberdeenshire area. This includes suppliers of fish and seafood, eggs and bakery goods, many of whom supply Aldi across Scotland.

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



ALDI IN ABERDEEN



Aldi currently operate only 2 stores within the Aberdeen City Council area with ambitions to have up to 6 or 7 in the future to meet growing demands for access to their award-winning offer.

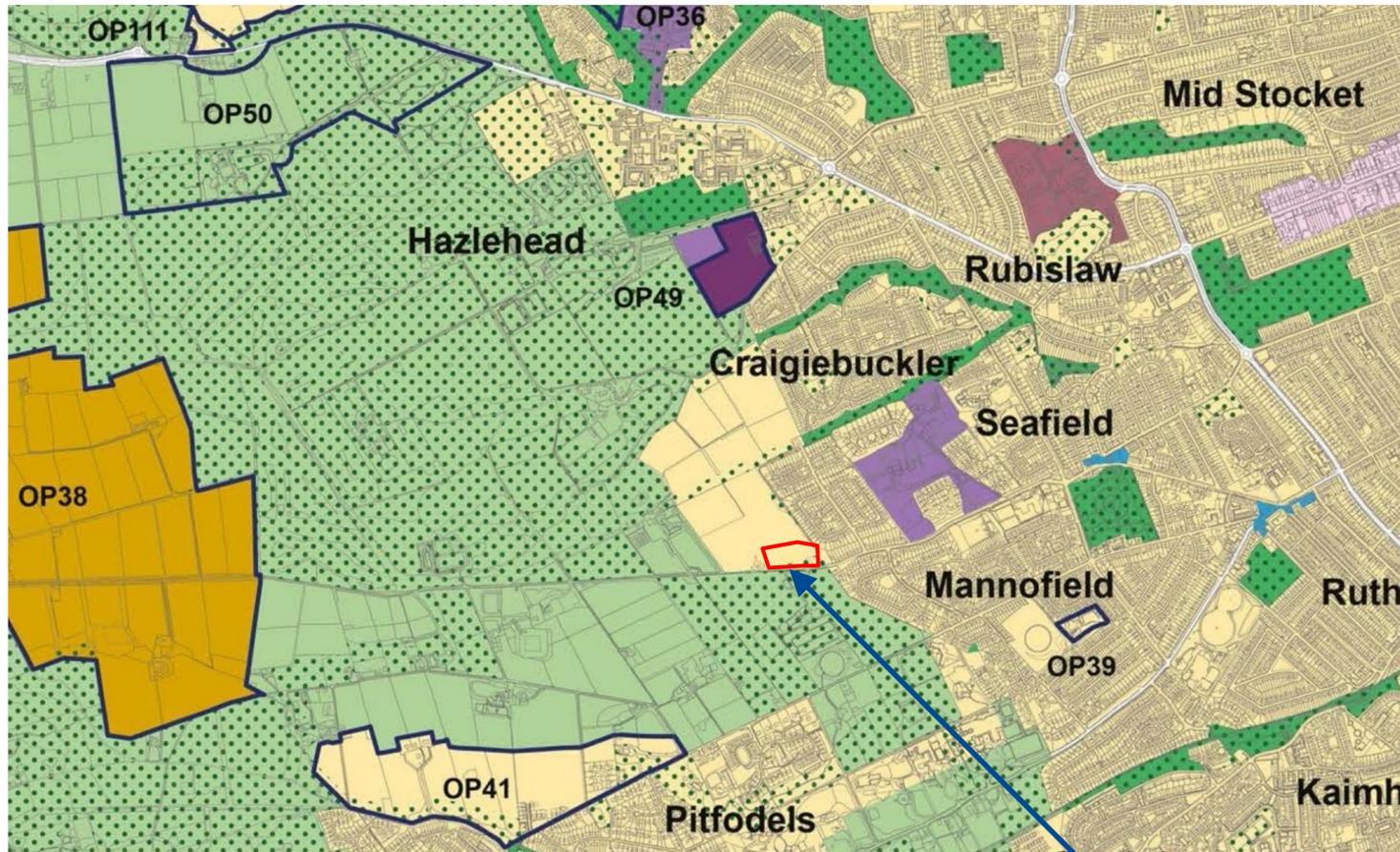
Aldi has been looking for a suitable site within this part of Aberdeen for a number of years and are pleased to have identified the proposed site at Countesswells Road, as one which represents a suitable and viable opportunity for a new store which will help support both the existing and new population expected within the area over the coming years.

Aldi's economic commitments within the city and at each new development site include:

- **Currently operating two stores which support a significant number of in-store job roles.**
- **Using local suppliers from the Aberdeen and Aberdeenshire region.**
- **Using local trades people during construction, where possible.**
- **Up to 35 new in-store positions being created in each new store.**
- **Local recruitment, with Aldi attending job fairs to encourage applicants from the local area.**

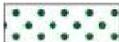


PLANNING CONTEXT



Extract from Aberdeen Local Development Plan Proposals Map

The Site

Key:		Residential Areas		Green Space Network
		Allocated Housing Site		Existing Community Sites and Facilities
		Green Belt		New Community Facilities

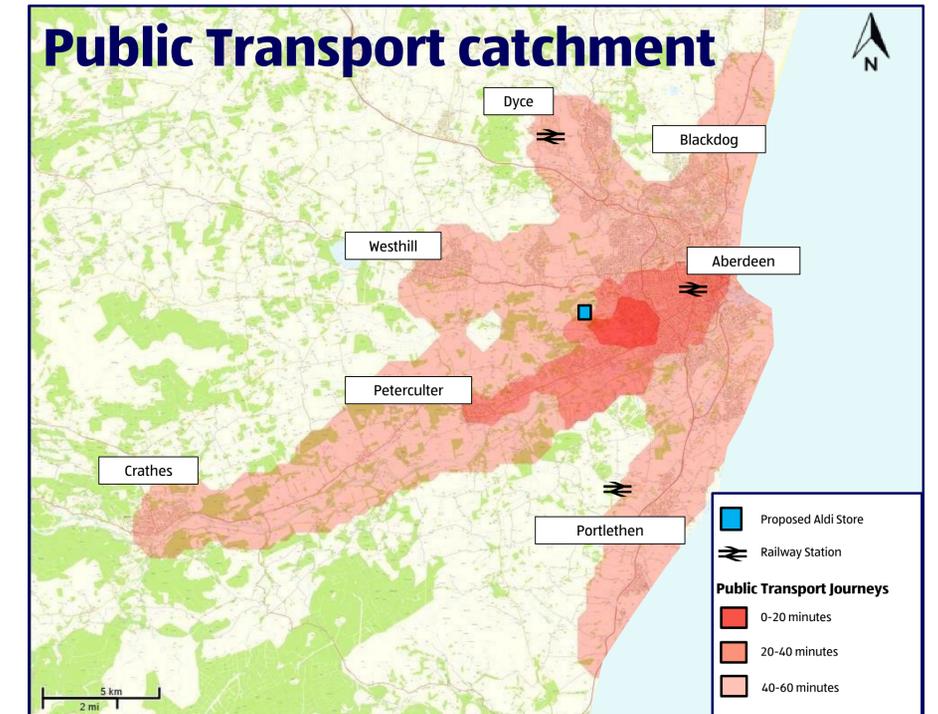
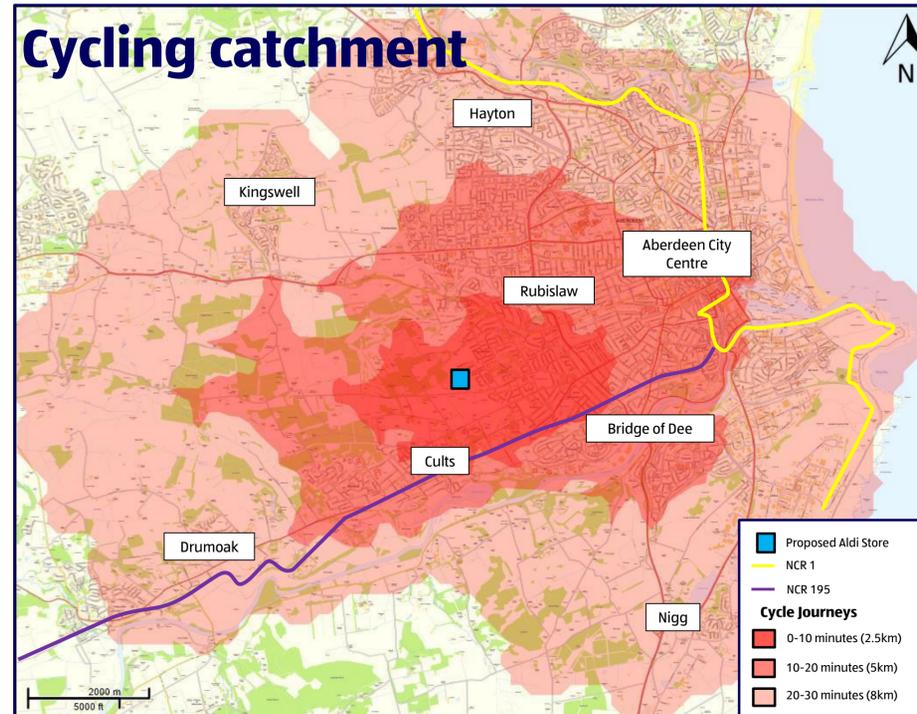
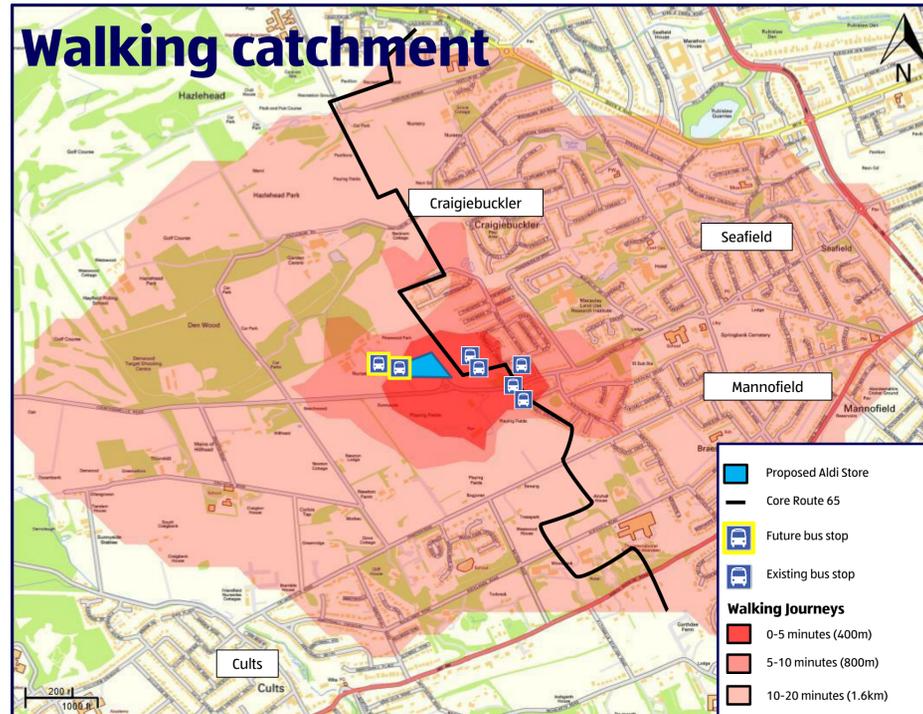
Planning - the site is designated as a residential area under Policy H1 of the Aberdeen Local Development Plan (LDP, January 2017). This policy requires that any proposals for a non-residential use on such land should ensure that it is complementary to the housing and will not affect residential amenity.

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

Retail Policy – Policy NC4 – Sequential Approach and Retail Impact applies to the proposals. This requires that it be proven that levels of trade impact on protected centres nearby are within acceptable levels and that the site is the most sequentially preferable location for this type of development. A retail impact assessment will be submitted with the planning application to fully consider these policy matters.



ACCESSIBILITY



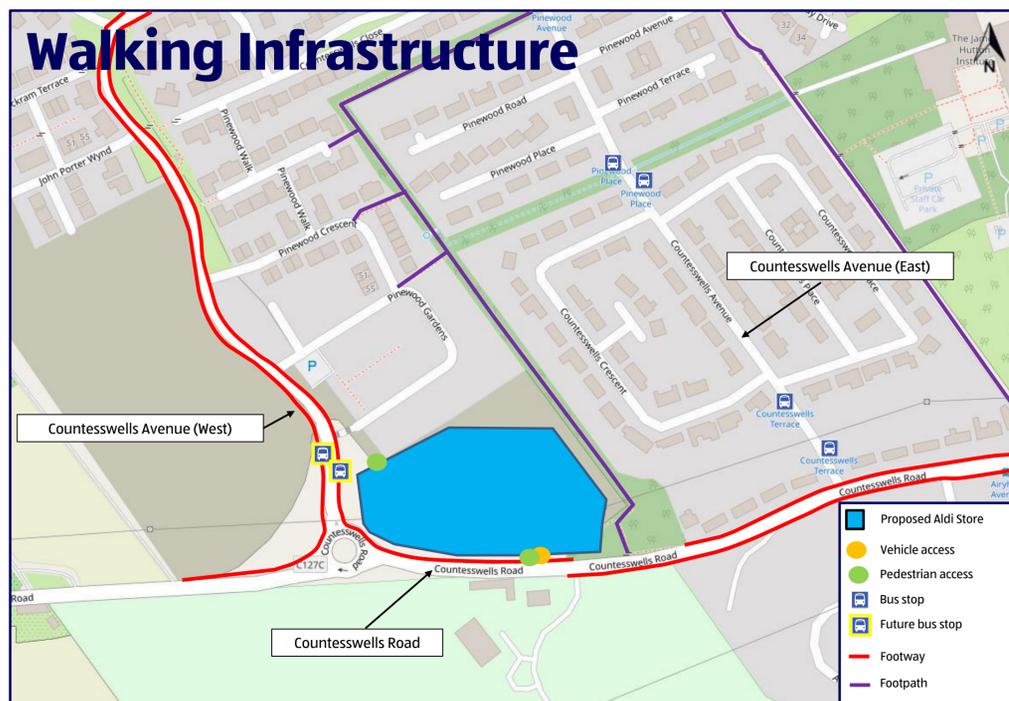
The site is very accessible by a variety of modes of transport including:

On foot: Footways are available on surrounding streets and Core Route 65 runs directly to the east of the site, connecting to surrounding residential areas in the north and south.

By cycle: A large proportion of surrounding residential areas can be reached within a 10 minute cycle as well as National Cycle Route 195 connecting to Cults, Drumoak and Aberdeen City Centre.

By bus: First Bus route 15 will serve stops on Countesswells Avenue on the stores western boundary. These will be in place before store opening and provide a connection between Airyhill and Craigiebuckler.

By car: The vehicle access will be taken via a new junction onto Countesswells Road, providing easy access to residents in the surrounding area.



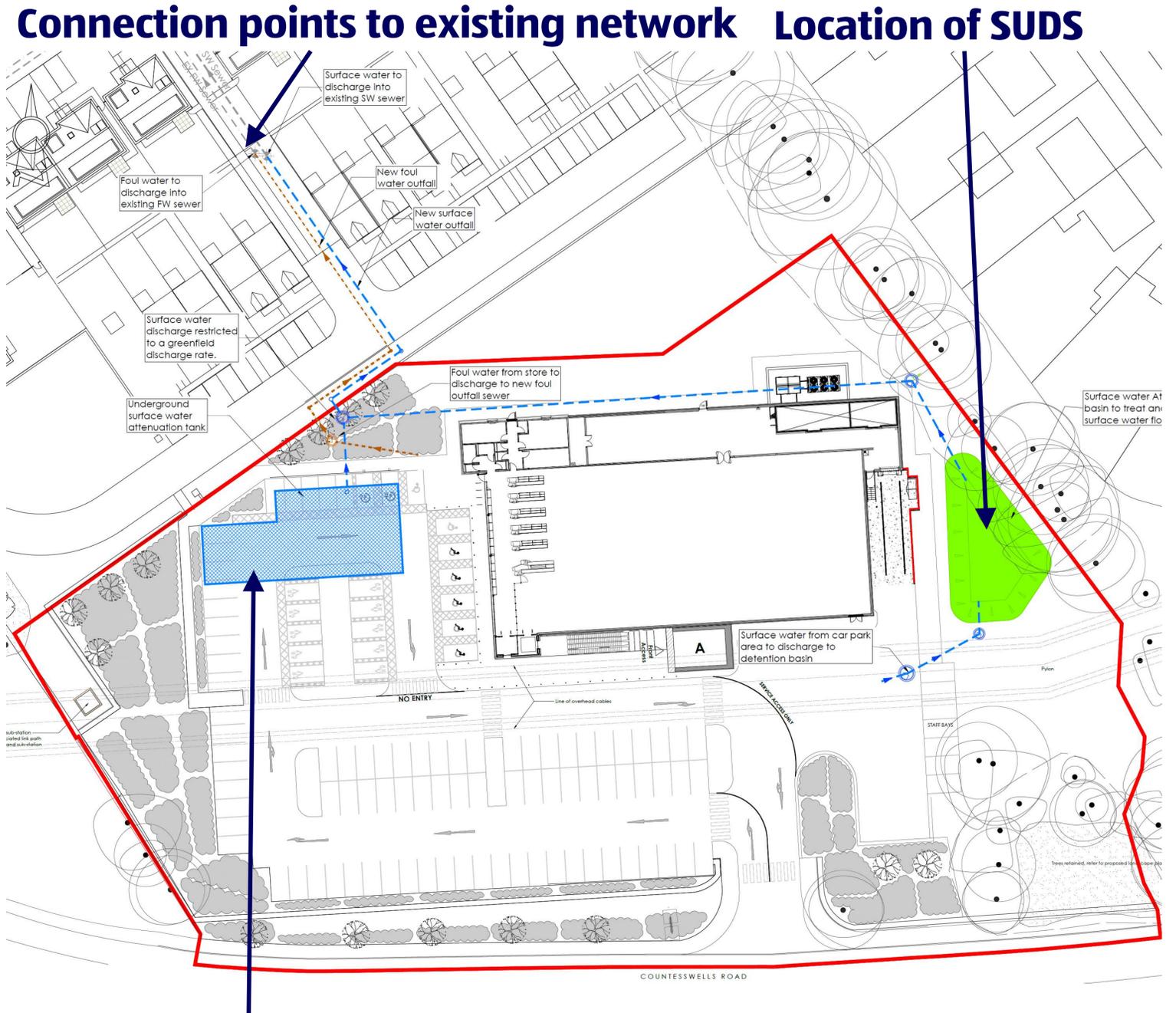
DRAINAGE AND FLOODING

As part of the planning application, Aldi are required to fully consider drainage and flood risk matters and ensure that there is no impact on nearby properties.

In line with current guidance Aldi need to ensure that the proposed surface water flows from the site be restricted to mimic a greenfield discharge as if the site had not been developed.

In order to achieve this, Aldi's proposals involve the installation of a Sustainable Urban Drainage System (SUDS) to the east of the store (in green), which is linked to an underground storage tank to the west of the site (blue box). In the event of an extreme storm, the system would keep any water on the site, and discharge it into the existing drainage network (to the north of the site) at a controlled rate to avoid any flooding taking place. This system will be further supported by filter trenches underneath the car park area.

Full details of the proposed drainage scheme will be included in a submitted Flood Risk and Drainage Assessment as part of the formal application.



Location of storage tank

- Key:
- Connection to existing drainage system
 - Connection to existing sewage network



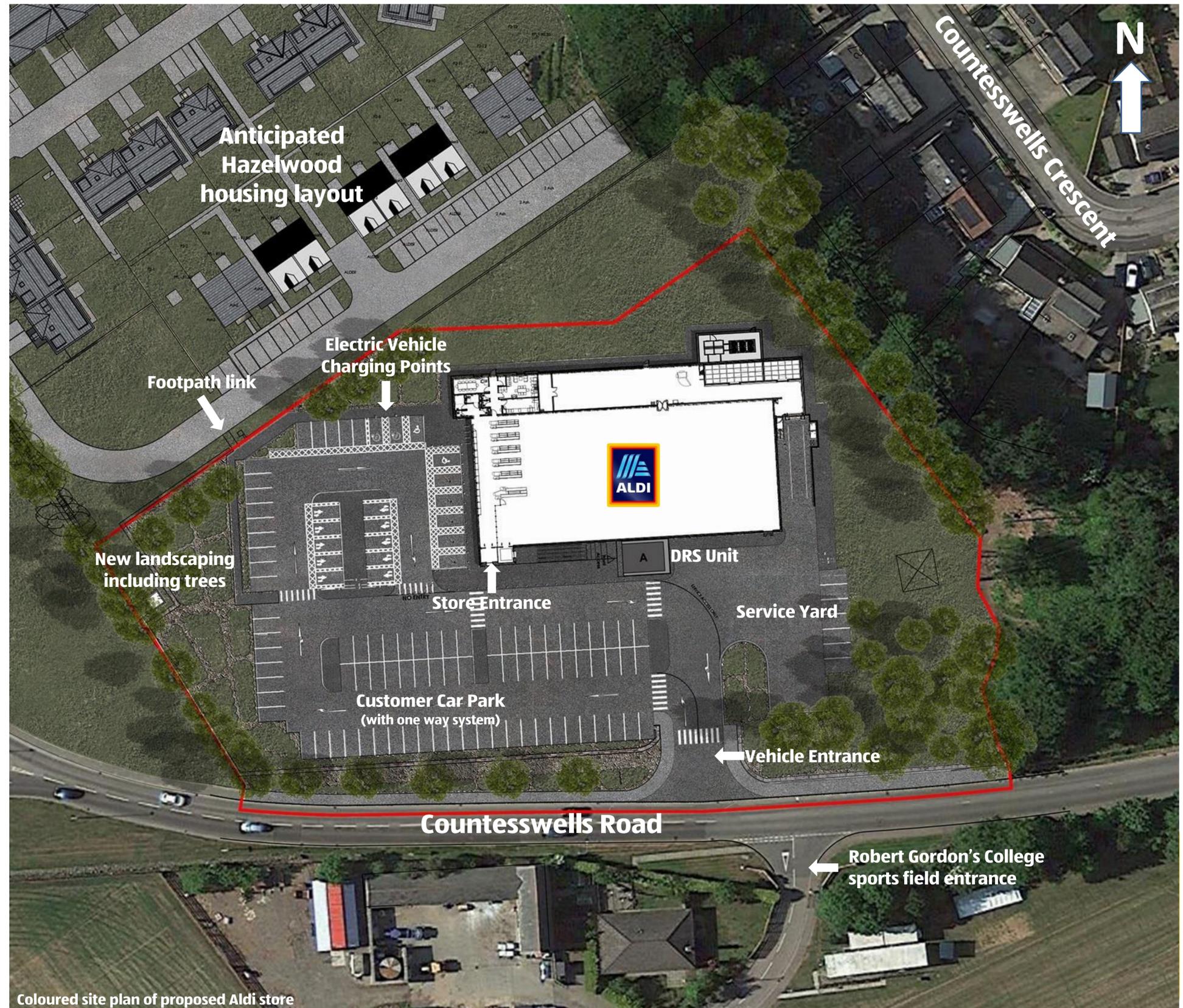
OUR PROPOSALS FOR HAZLEHEAD

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

The proposed Aldi Store will deliver a 1,868 sqm (19,870 sqft) gross / 1,315 sqm (14,155 sqft) net foodstore, with 112 parking bays (86 standard, 10 parent and child, 7 staff, 7 disabled, 2 Electric Vehicles).

The site layout has been designed to protect as many existing trees on site as possible, whilst also incorporating new planting across the site, together with a dry stone wall on the southern boundary.

A number of internal walking paths have also been proposed to maximise site accessibility.



OUR PROPOSALS FOR HAZLEHEAD



View of proposed Aldi Store taken from Countesswells Road looking north east.

The proposed foodstore at Hazlehead has been carefully designed around the characteristics of the surrounding area, taking into account the existing landscaped setting.

To achieve this, granite cladding is incorporated on parts of the building and a generous landscaping scheme is proposed. This includes the retention of the majority of trees within the site and the planting of new specimens around the site perimeter, in addition to a new dry stone wall.



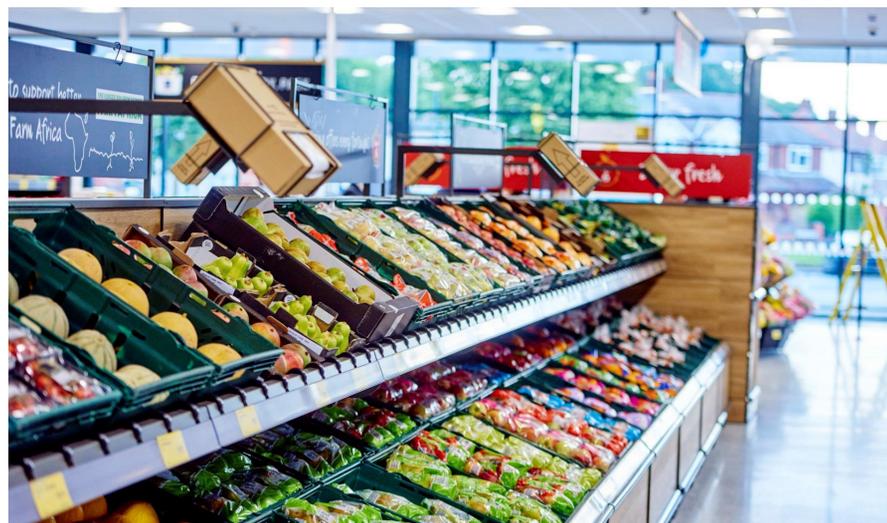
SERVICING, SUSTAINABILITY AND INVESTMENT

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 (£3.9m) investment by Aldi into Hazlehead 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 £9.10 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 Aberdeen City Council in the coming weeks.

Feedback from this public exhibition 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 9th June 2020.

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

For further information, please visit <https://aldiconsultation.co.uk/hazlehead/> or contact:
T: 0131 469 6010 E: oliver.munden@avisonyoung.com

