



Aldi's Proposals for Macduff



CGI of proposed development

Bringing everyday amazing to Macduff

Aldi, the award-winning discount food retailer is delighted to be updating you on our proposals to bring a new food store to Macduff as part of a wider masterplan.

This public consultation seeks your views on the draft masterplan, prepared by Aldi, relating to sites OP1 and CC1, allocated for development in Aberdeenshire Council's Local Development Plan 2023. Your feedback will be used to inform the masterplan prior to submission to Aberdeenshire Council for approval.

Once approved by the Banff & Buchan Area Committee, the masterplan will be used to inform detailed planning applications that may come forward for individual development plots, including Aldi's proposals to develop a new discount foodstore.

Status of the Current Aldi Planning Application

In August 2022, Aldi received planning permission from Aberdeenshire Council for a food store on the site at Duff Street (ref. APP/2021/2526).

The granting of this planning permission was legally challenged in January 2023 via a Judicial Review (JR) against Aberdeenshire Council. As a result of this process, the planning permission previously granted for the new food store was quashed meaning the application needs to be redetermined by the Council.

Since the original application was made, the planning policy framework for the site has changed. New planning policy documents, including the National Planning Framework (NPF4) and the Aberdeenshire Local Development Plan (LDP) 2023 have come into force and now form the statutory Development Plan for the site. Therefore, before Aldi's planning application can be redetermined, additional submissions to the Council are required to respond to the new Development Plan, including the requirement for a masterplan to guide development on the site.

It is Aldi's intention to submit revised plans and supporting documents to the Council following conclusion of this masterplanning process, to allow redetermination of the planning application to take place later this year. If the planning application is approved, Aldi hope to open the new Macduff store in 2024.

Our community consultation

Thank you for visiting our community consultation. We look forward to hearing your thoughts and feedback on our masterplan for Duff Street, Macduff.

Please take the time to complete a feedback form to provide your comments on the masterplan.

Comments will be accepted until 4 May and will be used to inform the preparation of the final masterplan prior to submission to Aberdeenshire Council for approval.

Deadline for feedback – 4 May

You can contact the project team via the following methods:

- @ aldimacduff@consultationonline.co.uk
- 0131 376 0893
- Aldi Macduff Consultation
c/o Liberty One
80 George Street
Edinburgh
EH2 3BU



Questions? You can contact us on:

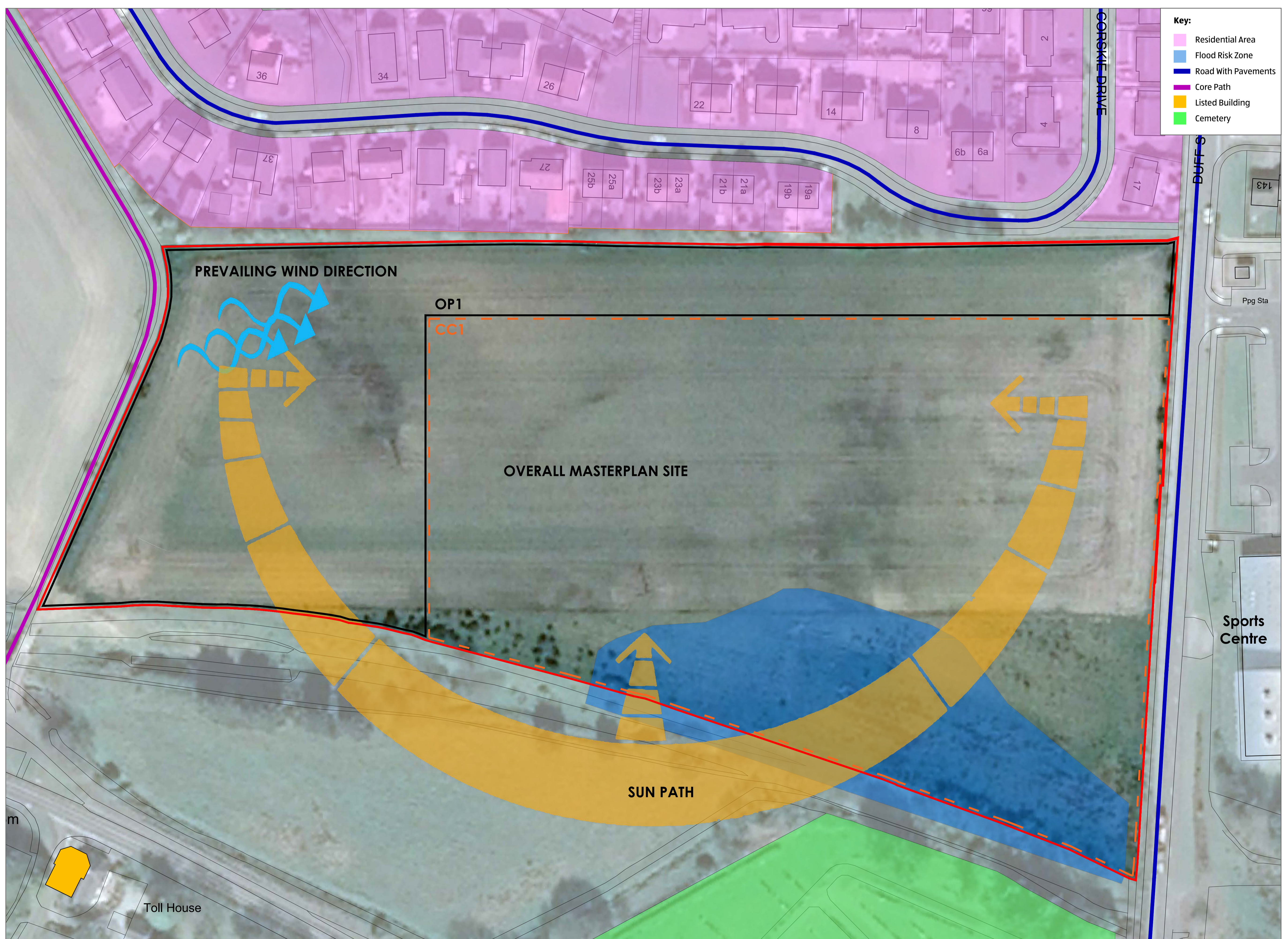
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Site Analysis

The masterplan site is located to the south of the town, on a site fronting Duff Street. The site extends to approximately 4 hectares. The Aldi planning application site is located in the north east section of the site.

An analysis of the site is shown on the diagram below, which identifies surrounding land uses, and site constraints such as areas at risk of flooding and nearby listed buildings.



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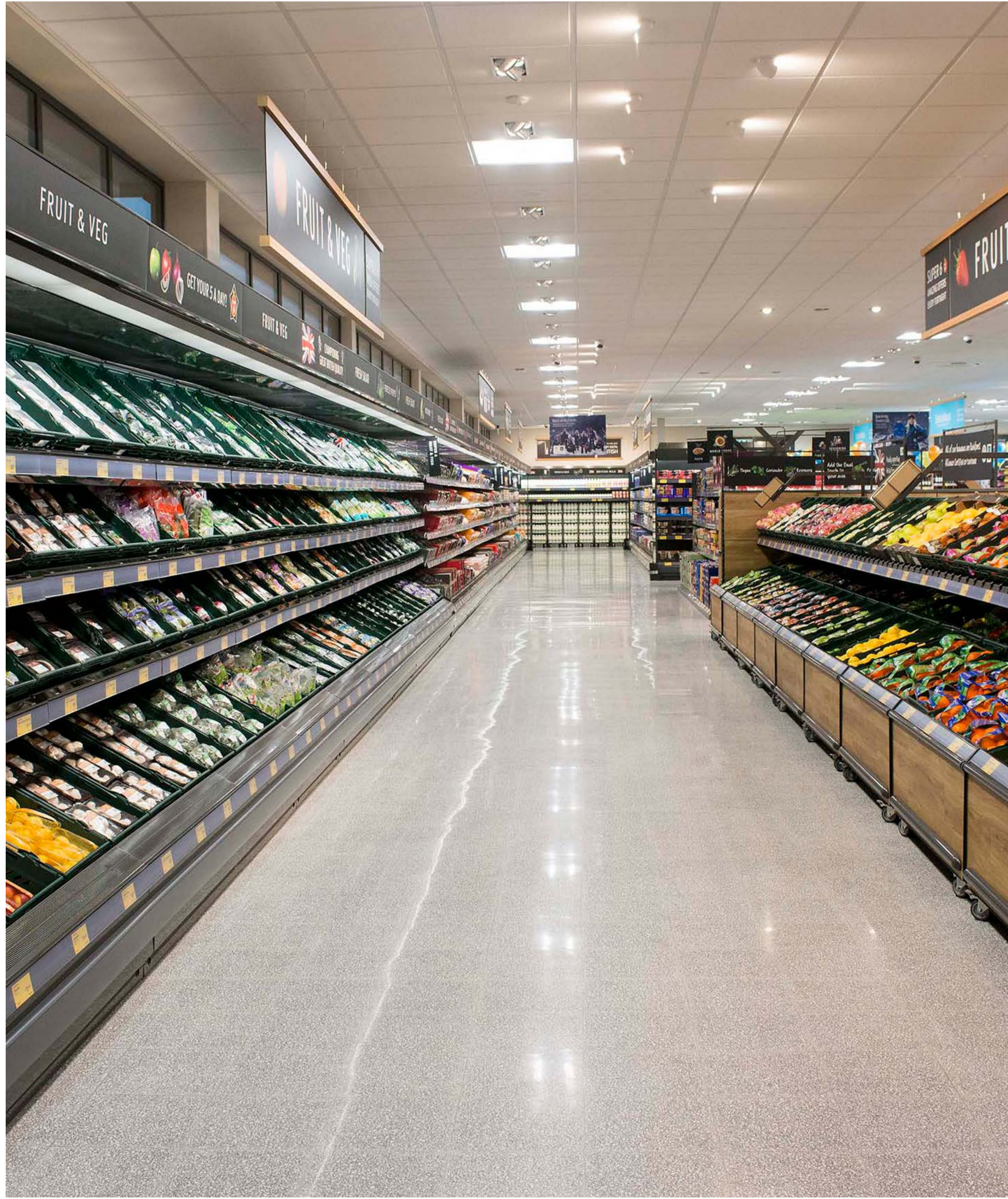


Planning Context

The masterplan site is allocated for development within the adopted Aberdeenshire Local Development Plan (LDP) (2023), under references CC1 and OP1.

The allocations support the development of “large format [retail] stores and land for a new health centre” (CC1) and “22 homes” (OP1).

The allocation therefore supports the principle of retail and residential development at this location, in addition to a healthcare facility.

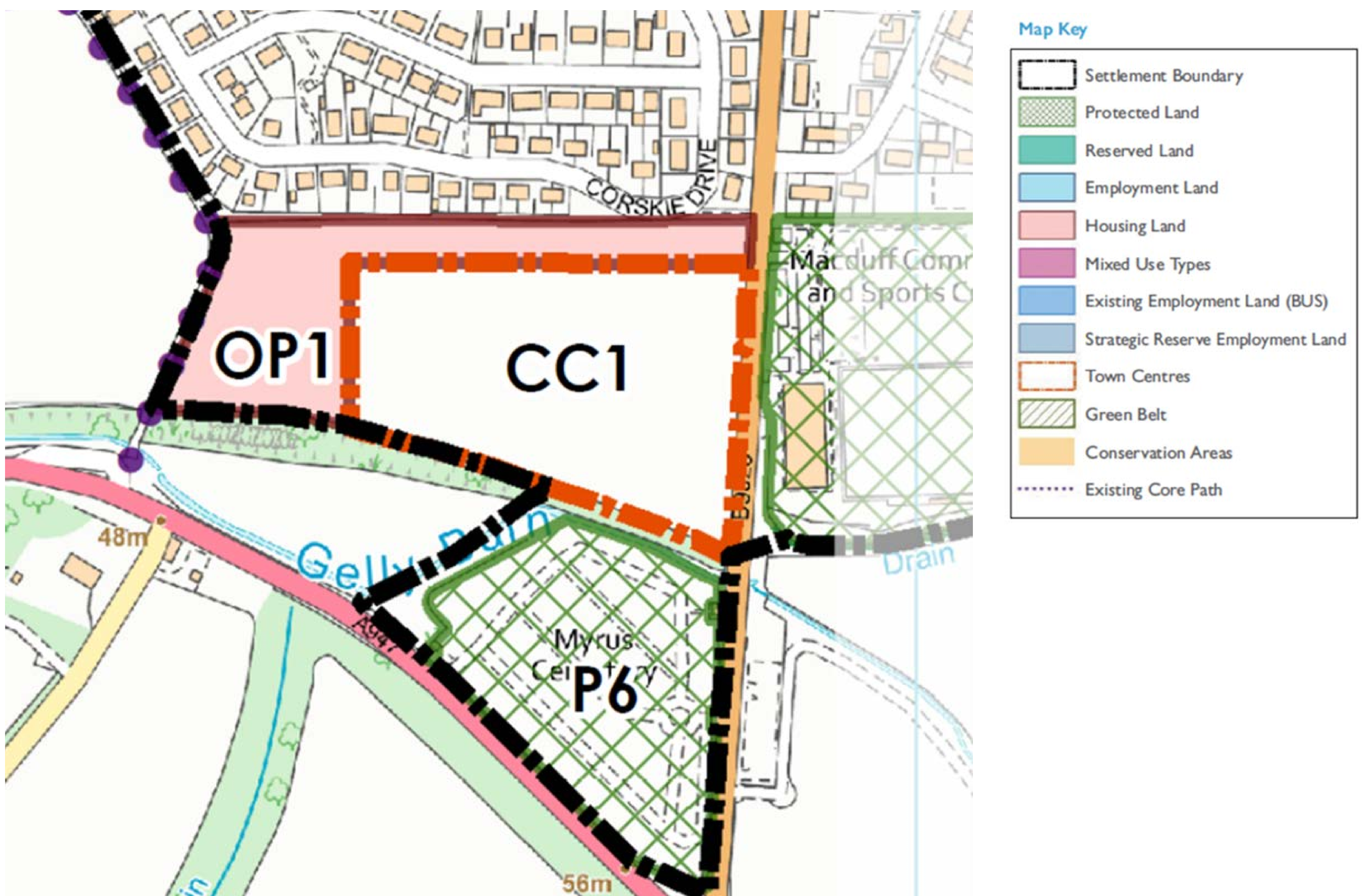


Masterplan Requirements

The Macduff Settlement Statement in the LDP set out the following masterplan requirements:

- 22 homes (site OP1)
- Large format stores (Site CC1)
- Healthcare facility (Site CC1)
- Vehicular access to be taken from B9026 (Duff Street), to include shared access with CC1 and a through route to the west of the site which should be safeguarded to allow for future development of the settlement to the west.
- Landscape buffer between OP1 and CC1 to separate the retail land from housing and provide visual mitigation.
- Provision for active travel, including links to the core path network, retaining the existing core path (to be upgraded if required).
- Good permeability with adjacent housing estate by way of footpath links to existing footpath provision on Corskie Drive.
- Buffer strip along Gelly Burn, integrated positively into the development, provide biodiversity enhancements, which could form part of the open space obligations for the site.

The project team have taken these requirements into account in preparing the draft masterplan for consultation.



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The Draft Masterplan



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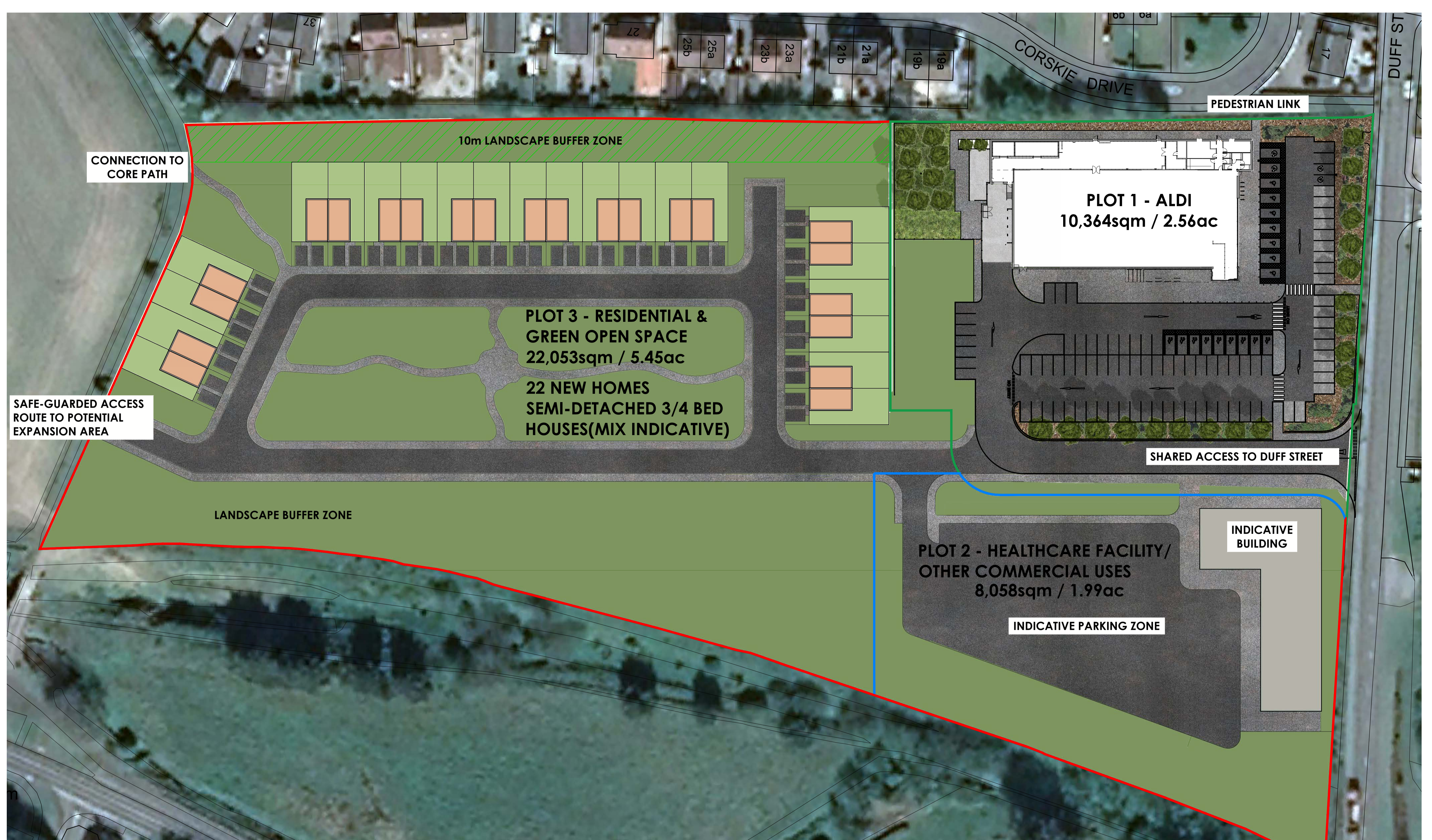
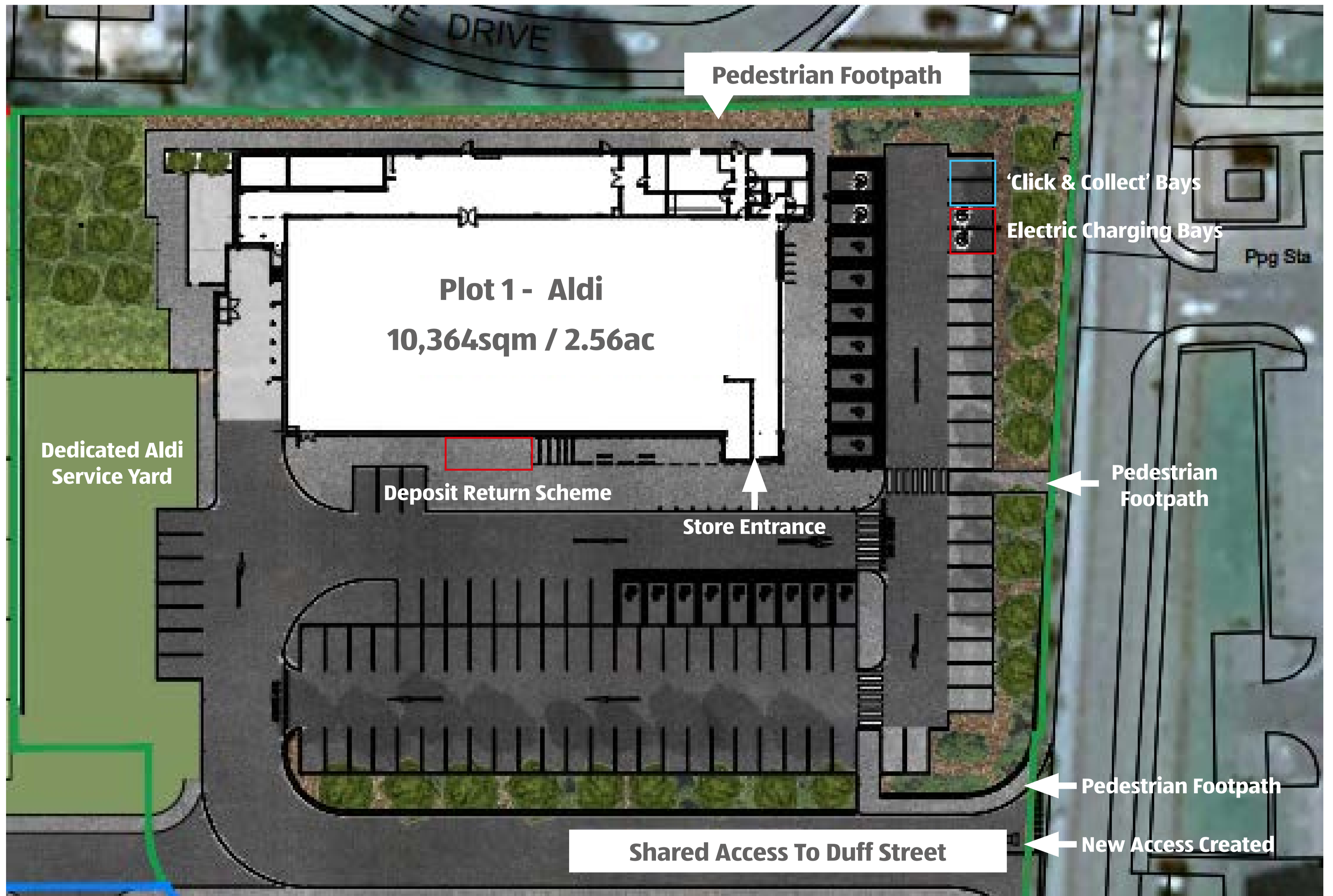
Revised Foodstore Proposals

Aldi's proposed masterplan will deliver a 1,315 sqm foodstore.

As an important element of the Masterplan, the detailed proposals for an Aldi foodstore on the site have been revisited to ensure compatibility.

The following plan shows the revised Aldi proposals, which include the following minor changes to the planning application scheme:

- Reconfiguration to allow access to serve future developments, including residential development / healthcare facility
- Mission of service yard
- Boundary treatments adjusted to reflect updated site layout
- Parking numbers increased by 1 to 107



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About Aldi



Aldi launched in the UK in 1990 and we now operate over 990 stores. In Scotland there are currently 105 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 instore. 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 Which? 'Cheapest Supermarket 2022' and 'Favourite Supermarket 2021' in the Good Housekeeping Food Awards, alongside numerous other accolades.

Aldi in Scotland

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.

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 9.4% in 2023.

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Feedback and Next Steps

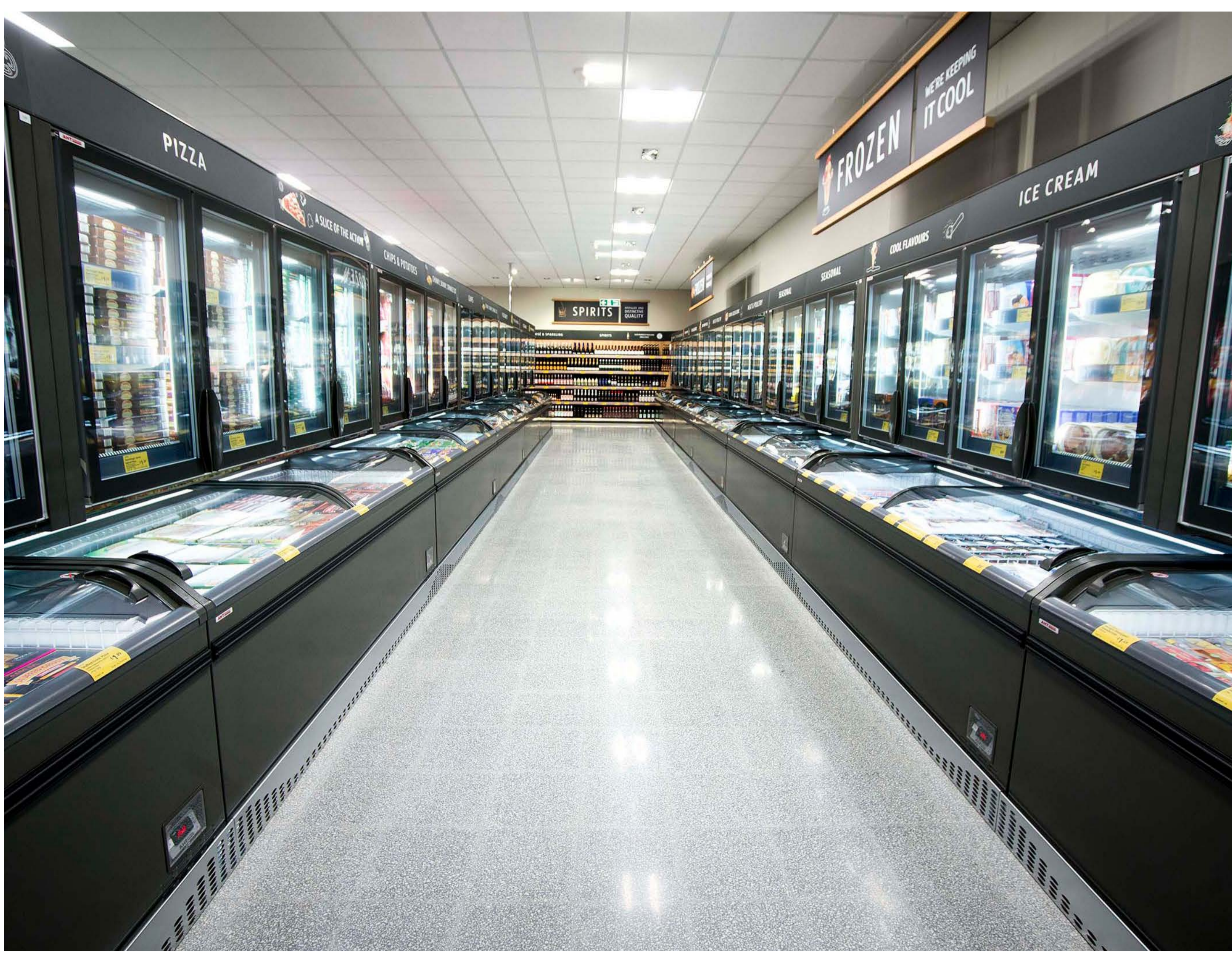
Our community consultation

It is Aldi's intention to submit revised plans and supporting documents to the Council following conclusion of this masterplanning process. There will be an opportunity for you to make representations to the Council on Aldi's planning application following the submission of revised plans. Determination of the planning application would then follow later this year. If the planning application is approved, Aldi hopes to open the new Macduff store in 2024.

Thank you for attending this public consultation event.

We would be grateful if you could complete the questionnaire to provide us with your feedback on the draft masterplan. Feedback can be provided in person at this event, through the website or via email, and will be used to inform the preparation of the final masterplan prior to submission to Aberdeenshire Council for approval.

Please return any feedback by Thursday 4 May 2023.



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