



## Perth Consultation

### Frequently Asked Questions

*This document will be updated following the consultation event with any questions asked at that event 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 replacement discount foodstore, parking, access, landscaping and associated works. The proposals would see their existing store at Glasgow Road close.

The current Aldi proposal is for a small local scale foodstore with a gross floorspace of 1,884 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.

The proposals are designed to better meet the growing needs within Perth for an improved Aldi offer. The current Glasgow Road store is one of Aldi's smallest in Scotland, with a sales floor of only 760sqm. The proposals at Necessity Brae will therefore nearly double the offer available.

##### **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.

##### **3. Why do Aldi need to replace the Glasgow Road store with one at Necessity Brae?**

Aldi have traded successfully within Perth for many years, from both their Glasgow Road and Inveralmond stores. Due to the expanding popularity of their offer, they have sought a larger store at Glasgow Road to meet this growing demand for many years, however, despite investigating the potential to extend this store, it has become clear that this is not possible due to the constraints of the site. The business has therefore taken the difficult decision to relocate within the city. This relocation will allow Aldi to deliver a larger store, to improve their range and choice of products and better meet the needs of the Perth community. As a result of this development, their existing store on Glasgow Road would close.

In seeking a new site within the city, Aldi considered a range of options including alternative locations within the city centre, although none were present. Following this, the business focused efforts to consider sites in the southern part of Perth, given their presence at Inveralmond, leading to the selection of the application site. The Necessity Brae site occupies a prominent location, in a walkable location, which is highly accessible via a range of sustainable transport modes given the proximity to the A93.

**4. I thought this site should be used only for employment uses?**

Within the adopted Local Development Plan, the site is allocated as employment land, where policy “7A: Business and Industrial” requires to be considered. This states that proposals for non-employment uses on employment sites will not be acceptable, however, in order to support the planning application, we have considered the following issues that we believe to be relevant and support our case for an alternative use of the land:

Site challenges – We understand the site has been allocated for employment uses since at least 1995 and has been carried through various development plans since. The site has been vacant for a number of years, having previously been the Norwich Union Training facility, which was vacant for many years and then subsequently demolished. Whilst the site has been allocated for employment uses and planning permission has previously been granted here for a mixed commercial development 12 years ago (in 2008), the site has remained vacant with no interest shown to develop the site since this application.

This is because the site suffers from a range of significant abnormalities such as the site levels, and the presence of sewer pipes, that make most forms of development unviable. Despite this, Aldi believe they can overcome these matters and deliver a successful development at this location.

No impact on employment land supply - the Council are required to provide 13.15 ha of employment land over the next five years to meet demand. Their latest Employment Land Audit identified that there is over 290 ha available across the Council area. There is therefore more than sufficient supply to accommodate the loss of this small 0.97ha site.

Unacceptable amenity or transport impact – the proposed use will not lead to either a transport or amenity impact on the local area and this will be demonstrated through documents submitted with the planning application.

Aldi’s economic credentials – in addition, Aldi boast their own economic credentials, including an investment of £3.72m, plus additional in-store jobs through the larger store and benefits through the construction process.

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

We are targeting a planning application submission in early 2021 and if planning permission is granted, we anticipate that construction on the store could begin in early-2022 with the store opening in late-2022.

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

The formal views of Perth and Kinross Council will only become clear once the planning application is submitted, which we anticipate will be in early 2021. 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.

**7. I thought planning had previously been granted for employment uses at this site?**

The application site and adjacent land was previously occupied by the training facility, and associated road infrastructure, for Norwich Union (now Aviva). The building was however vacated in 2008 and demolished thereafter.

At that time planning permission was granted across a wider site for both housing and commercial uses. On the current Aldi site, two-storey office accommodation was approved. However, since then only residential development has been delivered due to the lack of market interest and site viability issues on the office site.

**The Proposed Aldi Store**

**8. How big will the store be?**

The proposed store will be 1,884 sqm gross with 1,315 sq.m sales space. By comparison, the current Aldi store at Glasgow Road comprises a sales area of 760 sq.m and the store at Inveralmond a sales space of 967 sq.m.

**9. 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.

**10. What are the proposed opening hours?**

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

**11. 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. The proposals also include a reverse vending machine 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](#).

**12. Does Aldi work with any local suppliers?**

Yes, Aldi work with a range of suppliers from the local suppliers from the Perth and Kinross area. This includes suppliers of bakery goods, meat and fish products, soft drinks, spirits and alcoholic products, many of whom supply Aldi across Scotland.

In addition, from Aldi's core range of 1,880 lines, over 450 products are sourced from Scotland. These Scottish products 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**

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

As part of our application, we will need to demonstrate that proposals comply with Policy 13: Retail and Commercial Leisure proposals. As such, a retail impact assessment will be submitted with the planning application to fully consider relevant policy matters including deficiency, impact and sequential considerations. The Perth and Kinross Retail Capacity Study from 2016 previously identified that there is capacity for new foodstore provision within the city to meet the needs of the expanding population, which these proposals could help deliver. This spare capacity equates to between +£27m and +£29.7m per annum.

A small amount of this spare capacity has been taken up by the Iceland Food Warehouse development at St Catherine's Retail Park, however once allowance for this store has been made, there remains spare capacity of at least +£19.6m.

As the existing store at Glasgow Road will be closing, Aldi propose to extinguish the planning consent on that store should the proposals at Necessity Brae be approved. As a result, it is only the uplift in floorspace between the Glasgow Road store and the proposed store which requires to be assessed. This uplift comprises approximately 555 sq.m of additional sales floorspace. This equates to an additional turnover of only £5.34m, which is well below the spare capacity available in Perth as identified above.

The retail impact assessment will also consider where trade is likely to be diverted from to the new store. However, given the volume of excess capacity identified, it is considered that the majority of this will come from other large scale stores nearby, which are likely to be overtrading due to the lack of choice identified.

### **Employment**

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

All staff with jobs at the Glasgow Road store will be retained and would transfer to the new store at Necessity Brae. Alongside these existing, a number of new full and part time jobs will be created for local people, together with additional construction jobs and jobs on the Aldi distribution chain.

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 +£3.72m 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.

### **Environmental Matters**

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

The nearest residential properties lie approximately 20m from the boundary of the car park, and around 100m from the delivery bay for the store. As a result, we do not believe that their amenity will be impacted by this development.

The store itself is located some distance from the boundary of the site, the topography of the site and proposed Landscaping around the proposed store are also relevant factors to minimise noise impacts. Moreover, 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.

A noise impact assessment will be submitted with the planning application to fully consider these matters and will be viewable via the Council planning portal once the application is submitted.

**16. Will there be an impact on the existing trees and landscaping?**

The site has been allocated for development for many years and in order to deliver any proposal on site some tree removal will unfortunately be necessary. We have undertaken a tree survey on the site to investigate matters further, which has identified that the majority of trees to be removed hold little ecological value and are self-seeded, having grown in recent years due to the removal of previous buildings and use of the site.

In order to compensate for the removal of trees, Aldi are proposing to plant a considerable number of replacement trees across the site. These matters are still being discussed with Council officers. Please refer to the proposed landscaping plan that will be submitted with the planning application for further details.

**17. Will there be any impact on ecology and wildlife?**

We have undertaken an ecology survey which has identified that the site does not offer suitable habitats to retain wildlife on the site. We are however required to remove trees out with the bird nesting season.

## Transport

**18. How much traffic will the new Aldi store generate?**

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. In addition, a number of vehicle trips will be diverted from shopping at other retail stores. The impact of any additional traffic will be modelled, and results presented within the Transport Assessment associated with the application.

**19. How will this affect the Glasgow Road / Necessity Brae signals?**

Traffic analysis will be undertaken in the Transport Assessment for this junction and surrounding junctions to measure the impact of Aldi traffic. It is not predicted there will be any negative impact on the surrounding road network, however this would be mitigated against if necessary

**20. Is there enough parking?**

100 spaces will be provided including 82 standard spaces, 6 disabled spaces, 10 parent and child bays and 2 electrical vehicle charging spaces. This is the typical provision for all Aldi stores and is predicted to be more than adequate for the store. The parking levels are compliant with guidance set out by Perth and Kinross Council.

**21. How can I reach the store using public transport?**

Bus services are available adjacent to the site on Necessity Brae and within a 3 minutes' walk on Glasgow Road. These stops are served by 6 different services, connecting into Perth and the surrounding towns. Stagecoach East service 7/7A is the most regular, operating every 15 minutes and providing a link between Broxden and Perth City Centre.

**22. What pedestrian and cycle routes are available from the store?**

The site is well located to encourage trips by bicycle. National Cycle Routes (NCR) 77 and 775 can both be reached within a 10-minute cycle and run through Perth City Centre connecting to towns in the north and south. There are footways and crossing points on roads surrounding the Aldi and a local walking and cycling route is available within a 5-minute walk that connects to Perth City Centre

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

There is good access to cycle routes and upgraded or extended footways on surrounding roads that will reduce need to travel to the store by car. 8 cycle parking spaces will be provided for customers at the store entrance. Staff will be encouraged to travel sustainably or car share. Additionally, Aldi stores only require 1 or 2 HGV deliveries per day helping to minimize the impact from HGV's on both the road network and residential amenity.

**24. Will the store benefit from Electric Vehicle Charging Points?**

The proposals include 2, free to use electric vehicle charging points within the customer car park. 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.