



Welcome



Thank you for taking the time to visit our website and to view our proposals. We are excited to be bringing a new Aldi foodstore to Scotforth, creating local jobs, and delivering convenience and choice for local shoppers.

The new foodstore will provide high quality products at low prices and help residents pick up their everyday essentials without having to travel too far. All this while creating new jobs and opportunities for local people in Scotforth.

Furthermore, there is planned residential growth in the nearby area, with Bailrigg Garden Village and this new store will help cater for the growing population. With the scale of residential development proposed locally, it is essential that we provide new services such as foodstores and care homes. That is what our plans seek to address.

We will shortly be submitting a planning application to Lancaster City Council to bring forward our proposals and are seeking the views of the local community ahead of this.

In addition to the foodstore, the application will also include an outline of a potential care home that could also be delivered on-site, to address local care needs.

Over the coming sections, you can learn more about our plans for Scotforth and you can also find out how to submit your thoughts. We are proud of our proposals, which will deliver a high quality, tailored design for the local area. We cannot wait to hear what you think.

If you have any questions, you can get in touch with the team using the details in the 'Next Steps' section.



More Choice for Residents

Aldi is one of the world's leading grocery retailers, offering the customer a carefully selected range of high quality, exclusive own label groceries at heavily discounted prices. Customers save on average between 20% and 30% for a full shopping trolley.

Aldi has a very different approach to other food retailers in the UK, based on simplicity and maximum efficiency at every stage of the business. This enables Aldi to sell high-quality products, from a range of mainly exclusive own labels, at the lowest possible price.

Aldi believe that it is important that residents have access to a wide range of good quality shopping facilities. Aldi believe that there is an opportunity in Scotforth for a new foodstore to contribute to the variety of shopping facilities in the locality, offering customers a greater choice when shopping.

The proposed store would benefit from both repeat customers from the neighbouring settlements and passing trade and would overall contribute to increased competition within the area. This foodstore would be the first Aldi within this locality.

The proposed Aldi will provide a neighbourhood foodstore for residents which will help reduce the need to travel for local shoppers. Often shoppers to a new Aldi store are existing Aldi customers who have been travelling to their nearest store, but with a new store opening close by, this can reduce the need to travel.





Our Plans



Aldi UK's proposals will see a high quality new foodstore delivered in Scotforth, tailored to be in keeping and mindful of the surrounding area. The benefits of an Aldi foodstore include:

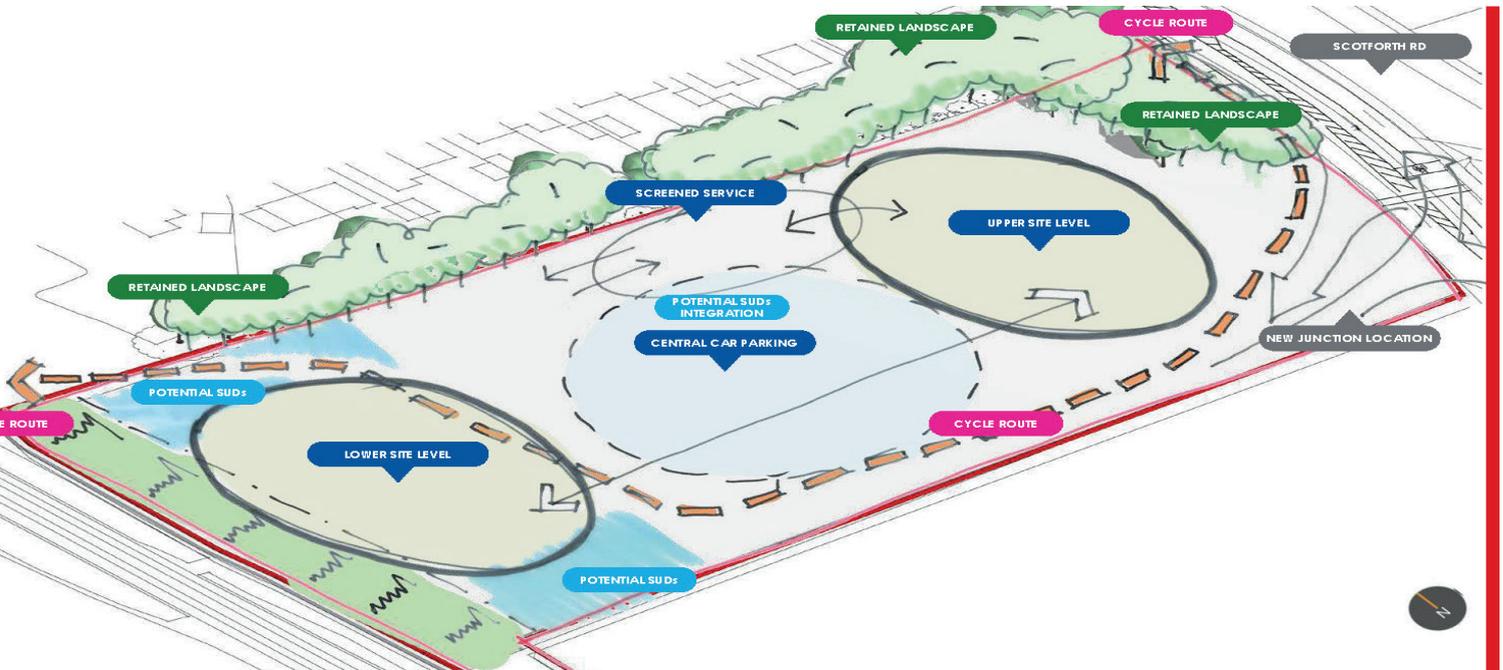
- ✓ A new foodstore with a 1,315m² retail area;
- ✓ Around 40 new jobs created in the local area; creating indirect jobs through services supporting the proposed foodstore, including at distribution centres and freight movement;
- ✓ New jobs will be supported in the construction of the development;
- ✓ Support for the high street - we do not have an in-house fishmongers, an in-house deli counter, an in-house butcher, an in-house pharmacy, an in-house café, or a petrol station and we do not sell tobacco products. Aldi complement, rather than compete with, existing local traders and independent retailers;

- ✓ Allowing local residents to pick up their everyday essentials without having to travel too far, reducing journey times and therefore helping the environment;
- ✓ Catering for the planned residential growth in the area;

The plans will also include an outline application for a new care home, potentially creating further new jobs and providing much-needed facilities for those who require care in the local area.



Design & Landscaping



The aim of the development is to provide a high quality, attractive new food store, giving a modern shopping facility for the community as well as providing much need care home facilities, addressing the needs of a growing local population. Aldi has carefully developed its proposals to ensure the building's scale is in keeping with its surroundings and is respectful of its setting.

To achieve this, an attractive and modern design is proposed. The new store would be single storey in height, offering a fresh, contemporary, high quality design surrounded by appropriate landscaping. We have tailored our designs to give a bespoke Aldi foodstore for this area, ensuring it is mindful of the setting and providing a high quality development.

We have worked closely with Lancaster City Council in developing our proposals and have taken on board comments received to enhance our design for this site. The design includes

a northlight roof which reduces the massing of the building and also the facade includes materials that compliment the building and the surroundings.

Where possible, existing landscaping will be retained and new planting will be introduced throughout the car park area and around the site to provide greater green infrastructure.



Considerations

Aldi aims to be a good neighbour whenever we bring a new store to the area. As part of the planning process, our technical team have undertaken a range of assessments to ensure that all aspects of the proposals have been considered. You can find out more about the considerations as they relate to our proposals:

Noise

Aldi has undertaken a Noise Impact Assessment, which will be submitted as part of the planning application. The assessment created a 3D noise model to assess the impact of the development. It assessed rail and road traffic sound and potential noise associated with the care home.

The care home will include a fence along the western boundary to protect the external seating area and external gardens.

With these mitigation measures, the new foodstore and care home will have no adverse noise impact on nearby properties

Flooding

The site has a low probability of experiencing flooding.

The Environment Agency categorises flood risk in terms of zones. The proposed Aldi foodstore sits within Zone 1, meaning that it has a lower than 1 in 1000 annual probability of flooding. The majority of the whole site sits within Flood Zone 1. Part of the care home plot sits within Flood Zone 2, which has between a 1 in 100 and a 1 in 1000 annual probability of flooding - still a very low risk.

Visual Impact

Taking into the account the urban fringe character of the site, and the location and scale of the development, effect on the Landscape Character Area 12a, Carnforth – Galgate and Cockerham and effects on the landscape character within the immediate locality are not expected to be significant.

Balancing the loss of vegetation and the benefits of a new landscape scheme, the overall effects of the proposed development upon completion would be beneficial.

The site is well contained to the north and east by existing vegetation and built form. To the west, the West Coast Main Line and associated vegetation enclose the site.

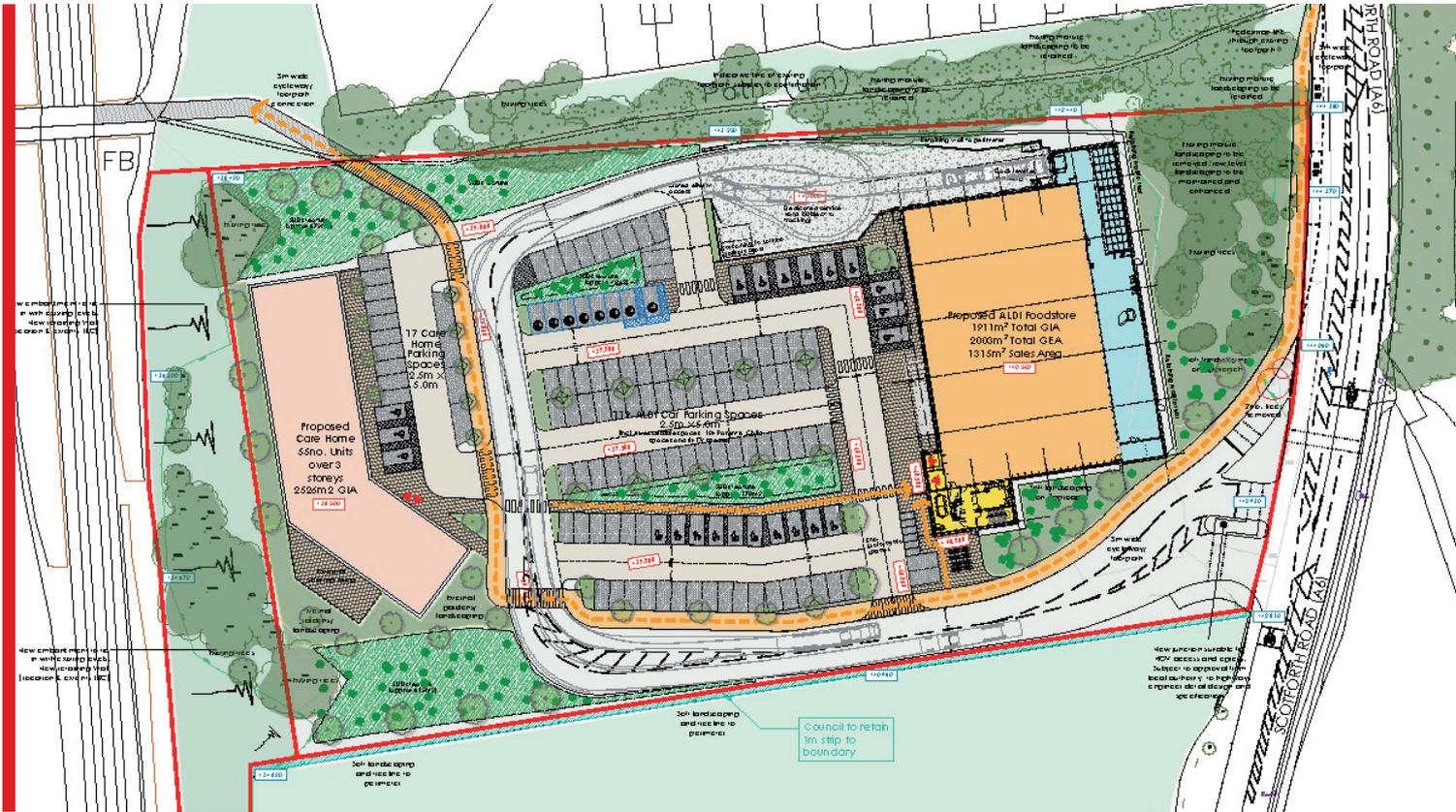
The proposed mitigation planting to the north western part of the site will provide screening.

Proposed planting of new vegetation along the northern site boundary will reduce the impact of the development and the overall impact of the proposals will not be significant.

Given the proposed landscape mitigation, there are no landscape or visual reasons why the proposals would not be acceptable.



Access & Car Parking



Access to the site

The proposed foodstore would be accessed by a new vehicular junction on Scotforth Road and will share this access with the proposed care home.

Car parking

An appropriate level of car parking would be provided to serve the new foodstore and care home. The proposal includes a total of 120 car parking spaces for the foodstore, including six accessible spaces, ten Parent and Child spaces, six motorcycle spaces and eight electric vehicle charging point spaces.

For the care home, there would be 17 car parking spaces, with three of these accessible spaces.

Cycling

Customers and staff will be able to access the store via bicycle. The proposed development includes 16 cycle spaces for both customers and staff.

Deliveries

An Aldi foodstore is a modest-scaled supermarket. Aldi operates a closely managed servicing arrangement for each of its stores and aims to complete store deliveries outside peak hours. All delivery manoeuvring will be done on the site. Aldi stores typically receive 2-3 deliveries per day, supplemented by deliveries of fresh milk.



Next Steps



Following this public consultation process, Aldi UK will submit a hybrid planning application to Lancaster City Council. The application will include a detailed application for the foodstore and access, with the care home application being outline at this stage. That means a further application will be needed in the future to set out the details for the care home.

Leave us your thoughts

We are consulting with the local community so that everyone can have their say on the proposals. Following the consultation, we will assess the feedback received before submitting a new planning application to Lancaster City Council. All comments should be received no later than **Monday 24th May** to ensure that they can be taken into consideration before the final plans are submitted.

If you would like to provide feedback, you can do so in the following ways:



Complete the online form on this [website](#)



Email us at aldi@havingyoursay.co.uk



Call us on [0333 358 0502](tel:03333580502) (Monday to Friday, 9am to 5:30pm)



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