

# WELCOME

Aldi Stores Ltd are delighted to be bringing forward a planning application to develop a new discount foodstore at the junction of Pentland Road/A701, near Straiton Retail Park.

The proposals will provide a more sustainable, and local, discount food shopping choice for those living within the Loanhead, Bilston and Roslin areas. This will help reduce the need for residents to travel into Edinburgh and East Lothian to visit their stores, whilst also delivering both investment and jobs to the local area.



● Application Site



View of proposed Aldi store looking south-west

Everyday Amazing.



# ABOUT ALDI

Aldi launched in the UK in 1990 and we now operate over 910 stores. In Scotland there are currently 96 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 won Best Grocer 2020 at the Retail Week Awards, alongside numerous other accolades.



# ALDI IN SCOTLAND



**BEST OF SCOTLAND**

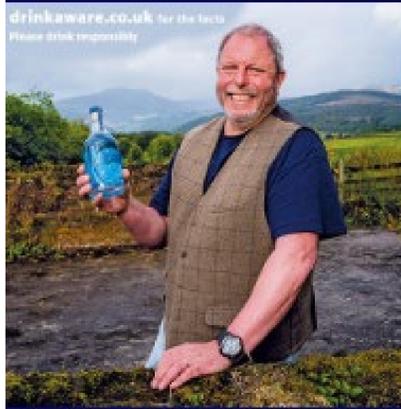
We bring you more than **450 Scottish products** in store every day.



All of our eggs are laid by hens in **Scotland**



Our McCallums Fresh Milk is **100% Scottish**



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.



## Scottish award winners.

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



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.

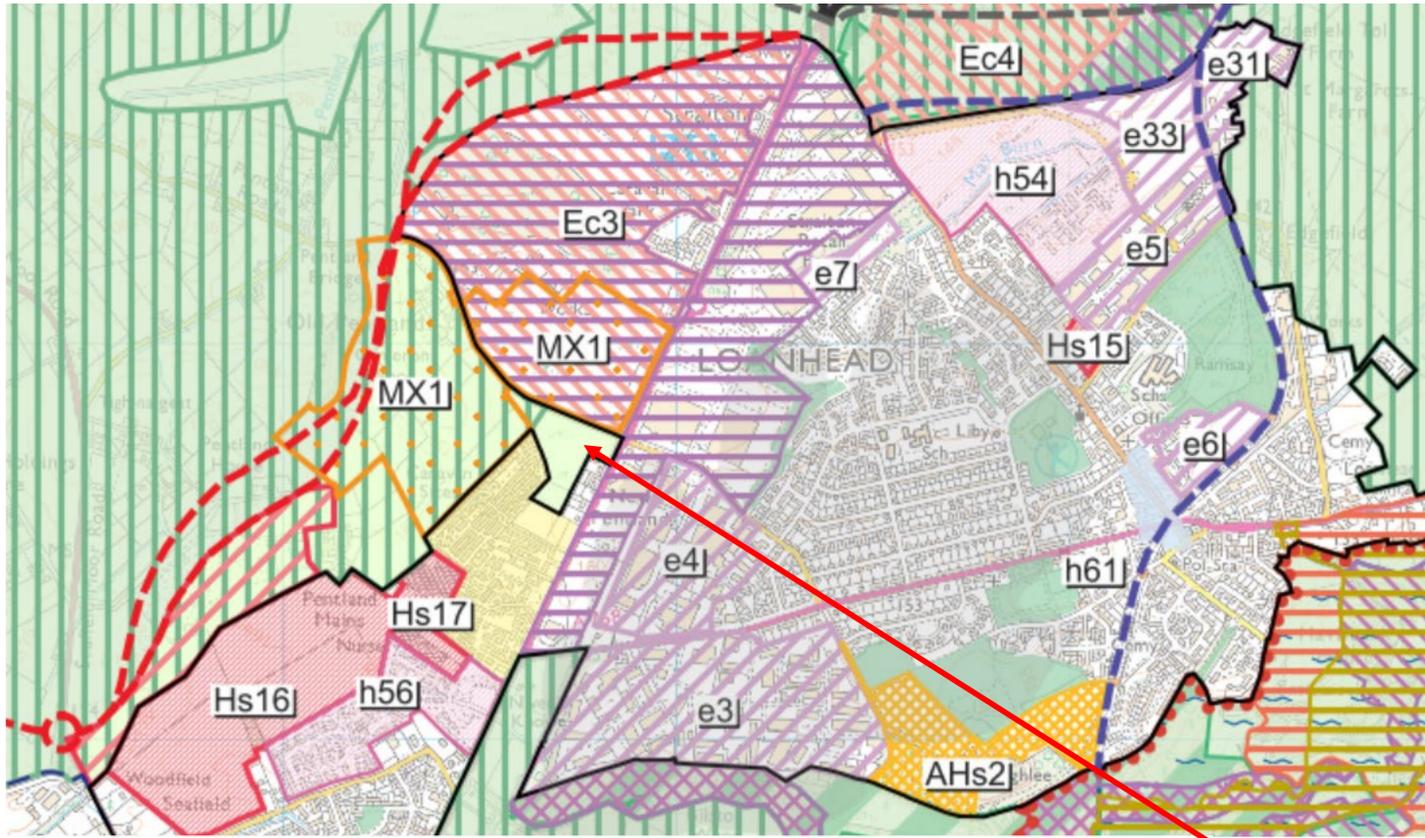
From our core range of 1,880 lines, our dedicated Scottish buying team source over 450 products from Scotland, with the aim of increasing this further over the coming years. These Scottish products equate to 20% of sales in Scotland. At Aldi you will find a range of high-quality foods, seasonally fresh,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

Aldi is proud to support Scottish producers and use local suppliers from the Lothian area. This includes suppliers of bakery goods, meat and fish products, soft drinks, spirits and alcoholic products.

Over the last 5 years, we have increased our market share significantly, from 4.8% in 2014 to 7.8% in 2020.



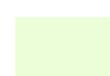
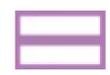
# PLANNING CONTEXT



Extract from Midlothian Local Development Plan Proposals Map

The Site

## Key

- |  |                                     |   |   |                                     |   |
|--|-------------------------------------|---|---|-------------------------------------|---|
|  | <input checked="" type="checkbox"/> | RD1 - Development in the Countryside                            |  | <input checked="" type="checkbox"/> | Film/TV Studios                             |
|  | <input checked="" type="checkbox"/> | DEV4 - Residential Park Homes                                   |  | <input checked="" type="checkbox"/> | STRAT3 - Strategic Housing Land Allocations |
|  | <input checked="" type="checkbox"/> | TRAN2 - Transport Network Interventions - Road Safeguards       |  | <input checked="" type="checkbox"/> | STRAT1 - Established Economic Land Supply   |
|  | <input checked="" type="checkbox"/> | TCR2 - Location of New Retail and Commercial Leisure Facilities |   |                                     |   |

**Planning** - the site is allocated as countryside land, although is surrounded on all sides by existing or proposed new development. We therefore believe a strong case can be made for an exception to the policy and this will be set out within the supporting Planning Statement.

**Improved shopping facilities** – the Council’s most recent retail study from 2012 recognises the need for improved shopping provision in Midlothian, given the evidence of leakages of expenditure to Edinburgh. With the growth in population from new housing developments since then, this deficiency will be even greater now. The proposal would be the first discount retailer within the area, and we consider there is a strong need for improved choice locally.

**Retail impact**– the planning application will be supported by a retail impact assessment, to ensure protected centres such as Loanhead are not significantly impacted by the development proposals. This will also consider the impacts on, and the availability of sites within, Straiton Retail Park to assess their suitability.



Proposed northern elevation of the new Aldi store

# OUR PROPOSALS FOR STRAITON

Aldi would like to bring a new, modern foodstore development to Straiton to serve the communities of Loanhead, Bilston and Roslin. The proposals will improve the range and quality of shopping available, reducing travel distances to discount stores in Edinburgh and East Lothian and providing residents with access to their high-quality offer and award-winning low prices.

The proposal will deliver a 1,879sqm gross / 1,315sqm net foodstore, with 104 parking bays (81 standard, 9 parent and child, 5 disabled, 5 'click and collect', 4 electric charging spaces, of which two are disabled) and 8 cycle spaces.

Pedestrian routes will be made available from both the A701 (near the bus stop) and off Pentland Road, allowing residents from nearby neighbourhoods to conveniently walk to the store or use public transport to undertake their food-shopping. A new vehicular access would also be created to serve both customers and service vehicles off Pentland Road.

The proposals include generous levels of new landscaping, including tree planting on the site perimeter to further enhance the development.



# OUR PROPOSALS FOR STRAITON



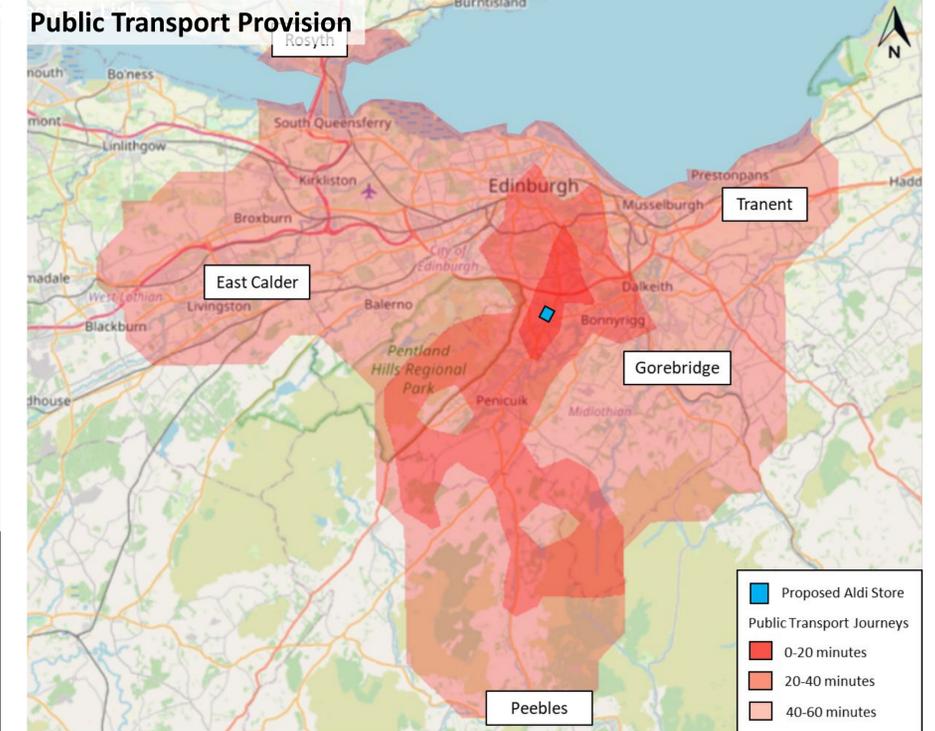
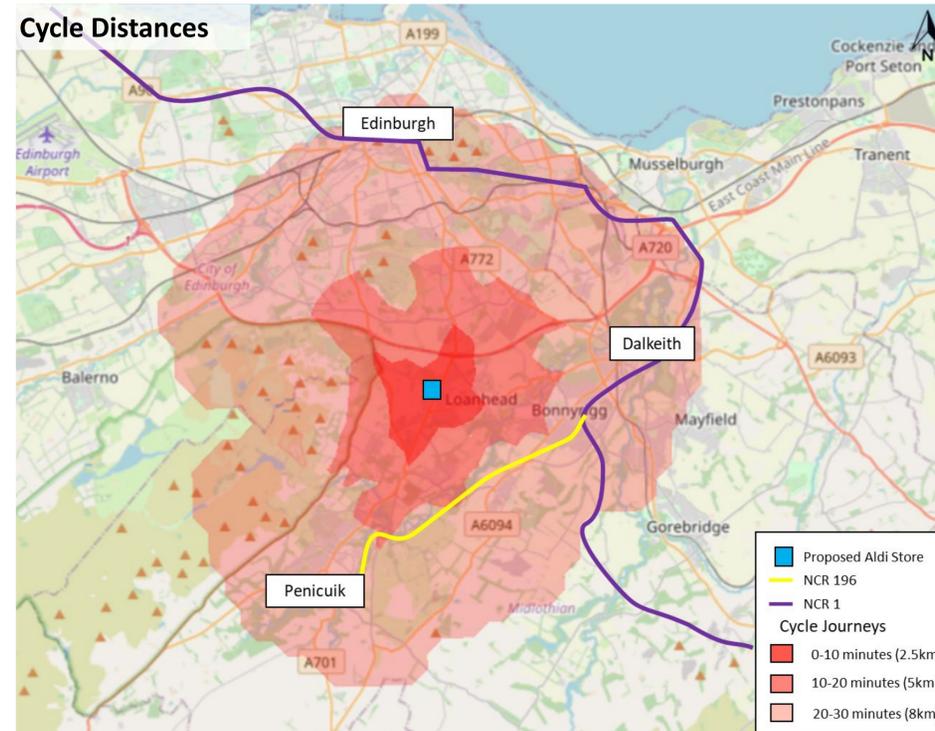
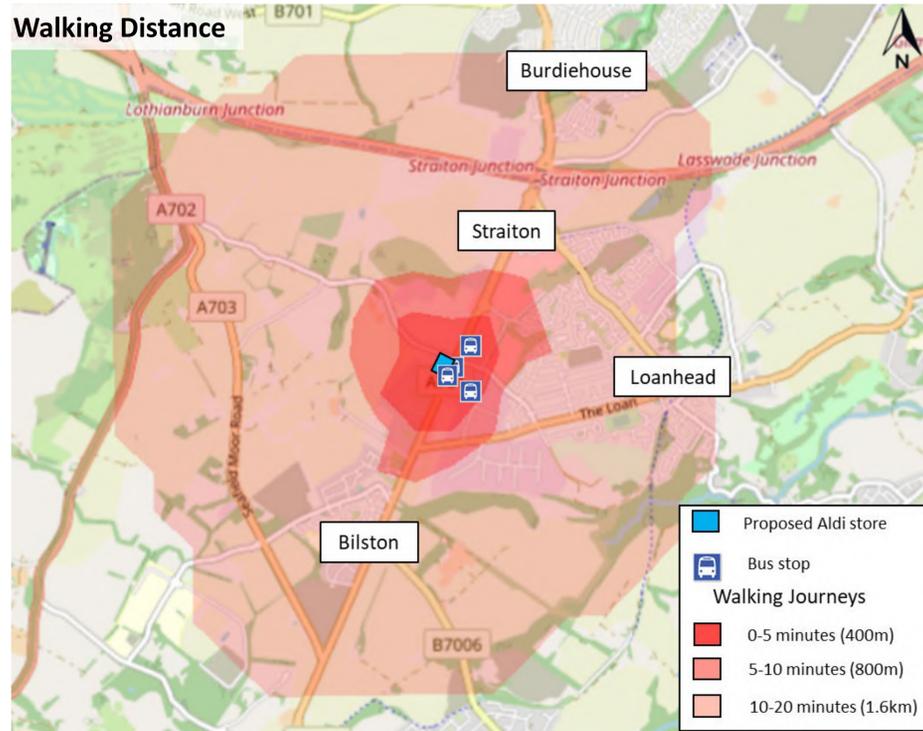
View of proposed Aldi store looking south-west

**The proposed foodstore utilises Aldi’s unique blade roof store format, providing an attractive frontage to both Pentland Road and the A701. The proposals involve the planting of trees on the northern, eastern and western edges of the site, to help integrate the development into the local area.**

**A new vehicular access will be created off Pentland Road, to allow both vehicles and pedestrians to access the site. Servicing will take place to the rear of the store. Meanwhile, a further pedestrian access will be established off the A701, near the existing bus stop, to enable customers to easily walk to the store.**



# ACCESSIBILITY



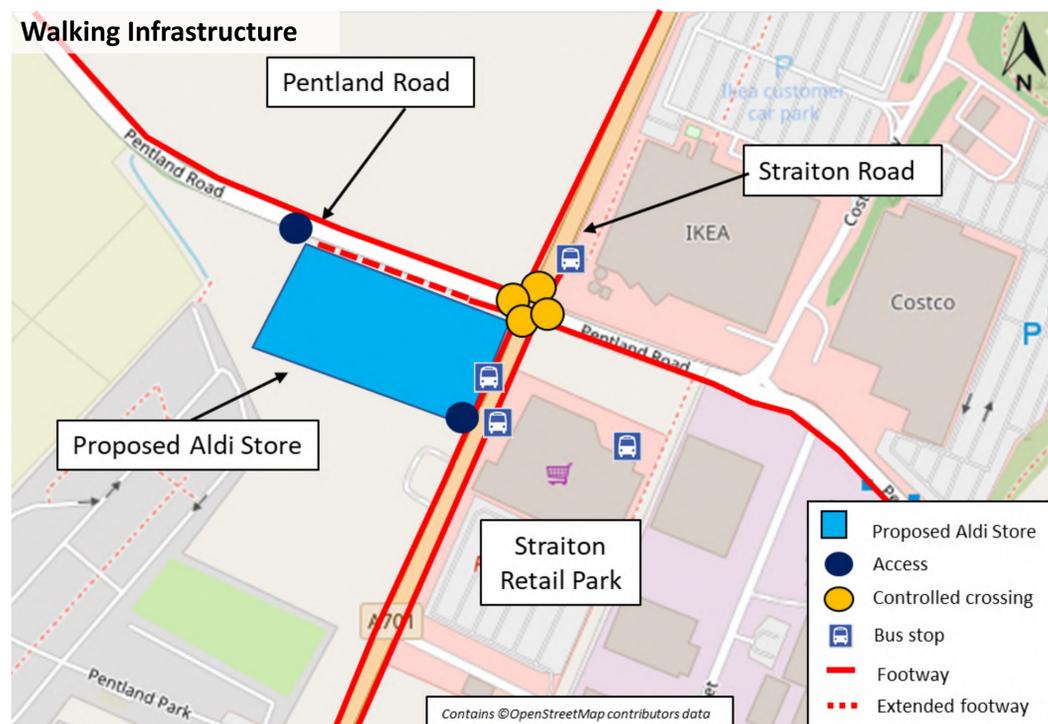
The site is accessible by a variety of modes of transport including:

**On foot:** Footways are available on surrounding streets and provide safe walking routes to bus stops and surrounding residential areas.

**By cycle:** A large proportion of surrounding residential areas can be reached within a 10 minute cycle as well as National Cycle Route 196 providing a connection between Bonnyrigg and Penicuik.

**By bus:** Buses are available directly outside the proposed store with Lothian bus services 47 and Borders buses X62 provide the most regular service including weekends.

**By car:** The vehicle access will be taken via a new junction onto Pentland Road, providing easy access to customers already shopping within the area as well as nearby residents.



# 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 Government’s Deposit Return Scheme is also included at the front of the proposed store.

**Investment** – the proposals represent a multi-million pound (£3.2m) investment by Aldi into Midlothian 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.



# 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 minimal staffing numbers.

Store Managers have a starting salary of £47,080 rising to £61,400 after 4 years. Store Assistants salary starts at £9.55 per hour rising to £10.57 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 #68 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 £44,000 rising to £79,040 after 4 years. Fully expensed Audi A4 or BMW 3 series.

No zero hours contracts for our staff.



★ RATEMY APPRENTICESHIP  
**TOP 100**  
APPRENTICESHIP  
EMPLOYER  
2019 - 2020



# NEXT STEPS

A planning application is being prepared and will be submitted to Midlothian Council in the coming weeks.

Feedback from this consultation will be taken into account in the final preparation of the application submission and will be included in a consultation report.

Please return any feedback by the 26<sup>th</sup> March 2021.



For further information, please visit:

[www.aldiconsultations.co.uk/straiton](http://www.aldiconsultations.co.uk/straiton)

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