Planning Potential

Planning Regeneration and Development

case studies

ALDI, DINNINGTON

Store Location: Dinnington Town Centre

Progress: Store opened March 2012

The Proposals: Redevelopment of a former Co-op store to anchor the town centre.

The scheme

The proposals involved the redevelopment of a former Co-op store that at the time of the application had laid redundant for over 12 months. The site was in an untidy state and in need of complete redevelopment.

The proposals were made in accordance with the newly published PPS4 which supported the development proposed.

As well as being policy compliant, the proposals offered a number of additional positive benefits including;

- Employment opportunities,
- High quality design and reduction in carbon emissions,
- Investment and regeneration,
- Opportunities to improve landscaping,
- Reduced shopping bills for an area suffering from high levels of unemployment,
- Choice for local residents,
- Reduction of trade leakage to out of centre stores in Sheffield and Worksop.

As part of the planning process, minor design changes were made to the scheme to ensure that the proposal respected the character of the adjacent Conservation Area.

The store is 990sqm net, and has 84 car parking spaces that can be used by those visiting the town centre to encourage linked trips and spin-off trade.

Update August 12

The store is trading well and residents are benefiting from local jobs and low cost shopping. The car park provides an important facility for linkage with the town centre and appears to be well used by those carrying out linked trips.

The contribution the store has made to town centre regeneration has been highlighted by the policy and regeneration adviser for Barnsley and Rotherham Chamber of Commerce who stated in a press article in May 2012 that 'Aldi have invested in the town and provided a catalyst to increase economic activity, reduce long term unemployment through new sustainable employment opportunities and raise the aspirations of local people'.