



**Lidl GB
Eastgate Way
Manor Park
Runcorn
Cheshire
WA7 1NT**

1st May 2020

PRIVATE AND CONFIDENTIAL

Planning and Development
Place Directorate
Trafford Council
Trafford Town Hall
Talbot Road
Stretford
M32 0TH

Dear Sir / Madam

Planning Application Ref. 98127/FUL/19 - Altrincham Retail Park, George Richards Way, Broadheath, Altrincham

I am writing to you in my capacity as Head of Property for Lidl Great Britain Limited (Lidl) in respect of the above planning application, for which Lidl are joint applicants.

I am writing further to correspondence which has taken place between Rapleys LLP and Trafford Council, regarding Lidl's plans to bring forward a metropolitan format store as part of Nikal's Altair development.

I have been asked to provide confirmation on the following points:

1. Lidl's store strategy for Altrincham;
2. Lidl's contractual position on the Altair site;
3. Timings for delivery of the Lidl store within the Altair scheme; and
4. Lidl's Altair store format.

1. Lidl's store strategy for Altrincham;

I can formally confirm that Lidl have a two store strategy for Altrincham and that it is fully committed to the delivery and long term operation of a store at Altrincham Retail Park and a store at the Altair site.

This two store strategy has been an aspiration of Lidl for 5-10 years, during which time we have considered a significant number of different opportunities.

I can confirm that Lidl will trade from both sites in parallel, as they will serve a different catchment and customer base, in addition being different store formats.

2. Lidl's contractual position on the Altair site;

I can confirm that Lidl exchanged contracts with Nikal, in respect of their Altair development, on 07 February 2020, which confirms Lidl's commitment to bring forward a metropolitan format store, on a leasehold basis, as part of the wider residential-led mixed use Altair development scheme.

The lease term agreed with Nikal is for 25 years.

3. Timings for delivery of the Lidl store within the Altair scheme

At the time of writing, there are various design and construction stages the wider Altair scheme needs to go through before it will be completed and a unit within the scheme is suitable for occupation and operation by Lidl.

It will be necessary for Nikal to undertake the following:

- Finalise the scheme design;
- Prepare and submit a planning application;
- Secure planning consent;
- Discharge planning conditions;
- Tender the scheme and appoint a contractor; and
- Construct the scheme.

In the context of the above, and the nature of the mixed use Altair development, the anticipated period of time for a unit to be ready for occupation by Lidl will be 3-4 years.

Lidl have committed to the scheme in this context.

4. Lidl's Altair store format

The contract Lidl has entered into with Nikal relates to a metropolitan format Lidl store.

The metropolitan format stores are a relatively new concept for Lidl and are fundamentally different to the standard Lidl store format, which relies upon a standard size retail unit, usually of circa. 2,200 sq.m, fronting onto a surface level car park of circa. 120 spaces, on a site which is directly accessible and visible from a main road frontage.

The metropolitan format stores are designed for busy urban centre locations and rely upon a significant amount of pedestrian footfall and basket shopping by customers, as opposed to car-borne customers. The delivery of these stores is only viable for Lidl in busy locations with high footfall and where land availability is compromised.

The metropolitan stores often have reduced car parking or shared car parking provision, and are often smaller in size than a standard model Lidl store.

It is this metropolitan format which will be delivered as part of Nikal's Altair scheme. The store will be integrated within the wider residential-led mixed use development. It will be served by shared underground car parking provision, will have residential development of several stories above, will front onto a pedestrianised high street and sit as part of a retail parade.

It is therefore, fundamentally different to the store type being brought forward at Altrincham Retail Park.

I trust that this provides clarity on the format of the store which Lidl will operate at the Altair site.

Concluding comments

I can confirm Lidl have had a long term two store strategy for Altrincham and over the past 5-10 years a significant number of different opportunities have been considered.

Lidl is fully committed to both opportunities it has scope to deliver. In addition, it should be noted that Lidl's commitment to Altair will very much assist Nikal in the delivery of this scheme.

I very much hope the Broadheath Lidl store can be fully operational during the first half of 2021 and that the Altair Lidl store is in a position to be operational in 2023/24.

Yours sincerely

Nick Harvey
Head of Property
Lidl GB