



Proposals for a new Aldi store on West Road, Bourne



Computer Generated Image of the proposed store

Welcome to our exhibition

Aldi, the award-winning discount food retailer, is bringing forward proposals for a new food store on West Road in Bourne.

Aldi has long wanted to expand the offer of its amazing value and choice to the residents of Bourne, and this site on West Road is the ideal location.

The proposals would provide an attractive, modern Aldi food store for Bourne, that is in-keeping with its edge of town location.

If approved, the store would create 40 new full-time jobs for local people, alongside further opportunities associated with construction and the supply chain.

Improved choice for Bourne

By providing real affordable choice, a new Aldi food store in Bourne would help ease the impact of the current cost-of-living crisis. The new store would provide customers with better-value products to help make their money go further

Many residents of Bourne already travel to our existing stores in Stamford and Spalding to reach Aldi's high-quality, low-cost offering. The introduction of a new Aldi food store in Bourne would improve the immediate local retail offering, creating more competition and improving choice for the local community.

Aldi is well known for selling a variety of high-quality products at the lowest prices. Our customers can make significant savings on their shopping without compromising on quality, with everyday items available at unbeatable prices.

Our community consultation

Thank you for visiting our community consultation today. Whether you have joined us online or in-person, we look forward to hearing your thoughts and feedback on our proposals. Comments will be accepted until midnight on **28th February 2023**, and will be used to inform our planning application.

If you have any further questions, please feel free to get in touch by emailing feedback@consultation-online.co.uk or calling the freephone information line on **0800 298 7040**.





Our Proposal



Proposed site plan

A local community facility

Aldi is proud to invest in local communities across the UK. We take our role seriously and understand the impact our work can have on people who need support.

- Aldi plans to increase the amount we spend with British suppliers by £3.5bn a year by 2025.
- Aldi works with the community engagement platform Neighbourly to help combat hunger's devastating effects, as it continues to fight against child food poverty.
- We are proud to accept Free School Meal vouchers for the purchase of food and groceries.

Our proposals for Bourne offers:

- An investment of **£5+ million** into the local economy.
- A brand-new **discount Aldi food store** with a net sales area of 1,315 sqm.
- Creating **40 new full-time jobs**, recruited locally, and paid at Aldi's industry-leading rate, above the Real Living Wage.
- **127 free-to-use car parking spaces** at the store, including six accessible spaces and six parent and child spaces.
- **Four electric vehicle charging points**, with additional infrastructure installed to deliver a further 22 charging points in the future.
- **Additional employment opportunities** provided during construction and in the supply chain.
- **Attractive landscaping and tree planting** incorporated around the site to mitigate the store's visual impact.



Highways and Car Parking

Highways & Traffic

Aldi is undertaking a Transport Assessment as part of the planning application to ensure the proposed food store does not have a significant impact on the local road network.

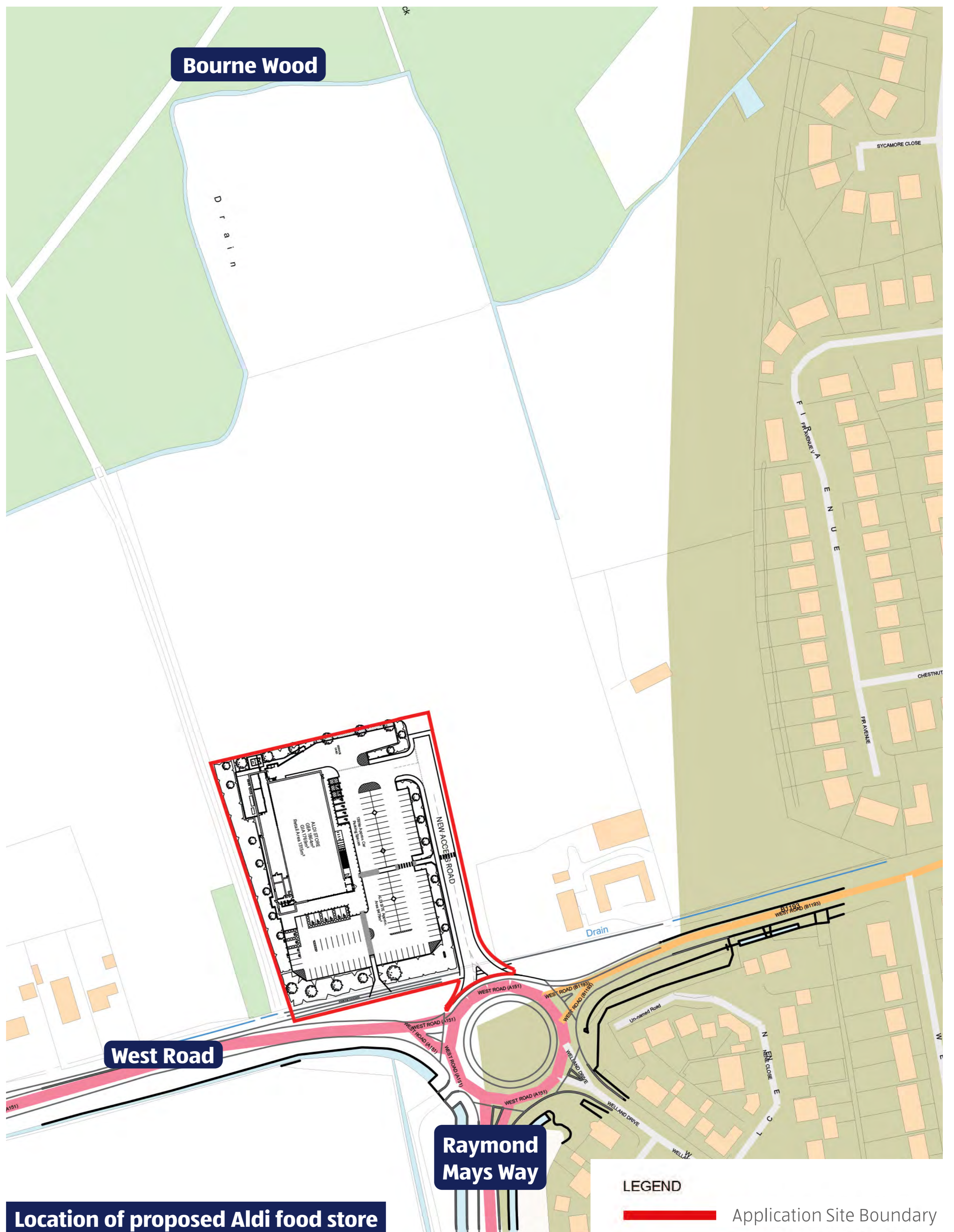
This assessment will look at the operation of local roads both with and without the proposed redevelopment in place.

The scope of this assessment has been agreed with Lincolnshire County Council's Highways Officer.

Parking

The new Aldi store will provide free customer parking for 127 cars, including six accessible bays and six parent-and-child spaces.

Four electric vehicle charging spaces will be provided, as well as additional infrastructure to provide a further 22 electric vehicle charging points in the future.



Deliveries

Aldi stocks a carefully selected range of approximately **2,500 exclusive products**, compared with supermarkets such as Asda or Tesco which stock over 20,000 lines. As a result, an Aldi food store will require only three to four deliveries per day.

We operate store deliveries outside peak transport hours, wherever possible. All maneuvering takes place within the site, and an efficient delivery ramp arrangement removes the need for external activity. This process not only saves time, but also reduces any potential noise disturbance to neighbouring businesses.

Access

Vehicular access to the new Aldi store will be via a new access road off West Road Roundabout at the edge of Bourne.

The Aldi food store would be safely accessible by foot and bicycle along the designated footpath along West Road.

The store would be well connected by public transport, located near the Beech Avenue Bus Stop, served by the 201, 202, and 404 buses.





Design & Landscaping

A contemporary design

Aldi has carefully considered the design of its proposal to ensure it remains in-keeping with its surroundings. Timber cladding and glazing have been used to help reflect the surrounding hedges and trees.

Aldi takes great pride in the quality and design of its stores, with trees and landscaping a key part of creating an attractive and welcoming environment.

The site layout has been designed so that existing trees and hedges to the site boundaries are retained, including the hedge on the site's southern border with West Road. This, along with new tree planting and landscaping will mitigate the visual impact of parked vehicles and the store from both West Road and Bourne Wood.

The new store would be accessible with wide aisles, a glazed frontage and car parking facilities to ensure customers can access the store with ease.

Energy efficiency

Aldi is already meeting high standards of energy efficiency and is committed to responsible energy usage.

All new Aldi stores will have doors on their fridges as standard, reducing each store's energy consumption by **about 20%**. This is equivalent to a carbon emissions saving of up to 20 tonnes per store each year. Additionally, all new Aldi stores will be built with solar panels as standard.

All Aldi stores use environmentally friendly, energy-efficient refrigeration and LED lighting both internally and externally.

Aldi uses air source heat pumps that provide almost all the heating for our stores, re-using otherwise wasted machinery heat.





Landscape and Visual Impact Assessment

Assessments

We have carefully designed the Aldi store so that it is sympathetic to its surroundings. The building is low and incorporates timber cladding, as well as enhancements to planting.

We have undertaken a range of on-site visual assessments from key viewpoints close to the site, which are shown on the map. Views from each location are displayed on the next exhibition board. Our assessment considers both visual impact, and impact on landscape features, and we have paid particular attention to the relationship of the development with Bourne Wood.

We have concluded that the design of the building, the layout of the site and the inclusion of landscaping planting, mitigate the site's impact on its surroundings in all key views.



Impact on views of Bourne Wood

From West Road (heading into Bourne): From West Road, the Aldi store is well-screened by housing along West Road and the trees along the Public Right of Way to the west of the site. As shown in Viewpoint A, Bourne Wood is visible to the left of the site, offset by some distance and with housing along Fir Avenue visible between Bourne Wood and West Road. Views of Bourne Wood would not be affected from this approach to Bourne.

From the edge of Bourne: The proposed location of the Aldi store is such that backdrop views of Bourne Wood would be largely uninterrupted from locations on the western edge of Bourne. Where changes to visibility of Bourne Wood do occur, these will only be minor incursions into the extent of woodland visible. The existing wooded skyline would be unaffected.

From Bourne Wood: Our assessments show that it is highly unlikely that the new Aldi store would be visible from within Bourne Wood as intervening woodland will nearly always screen views. Any views of the store from Bourne Wood would be partial glimpses only from its southern-most extent.

Mitigation

The design of the store has been developed to minimise visual impact from key viewpoints surrounding the site. A number of measures have been included to mitigate any potential impact on the landscape. This includes:

- Retaining the existing roadside hedgerow along West Road as far as possible and enhancing it with new hedgerow tree planting.
- Setting the new Aldi store back from West Road to allow for new planting. This would soften views of the store on the approach into Bourne from the west.
- Incorporating planting that reflects the local area, with native species chosen to reflect those in Bourne Wood and the vegetation along the Public Right of Way. This ensures the development complements both the settlement edge of Bourne, as well as the wider rural landscape.
- New boundary planting will have an emphasis on being of a woodland character and as such, would reflect the surrounding woodland at Bourne Wood.



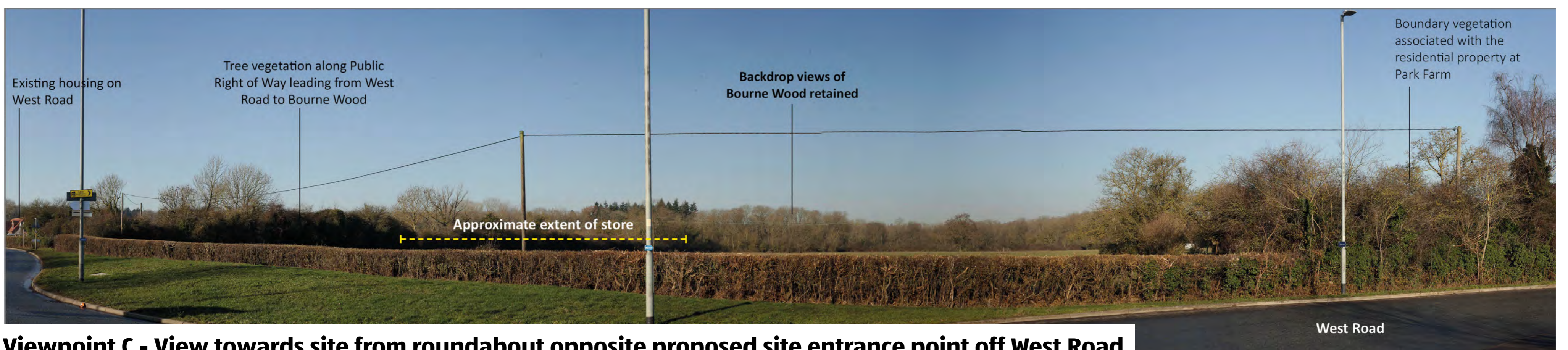
Views of Aldi Store from key viewpoints



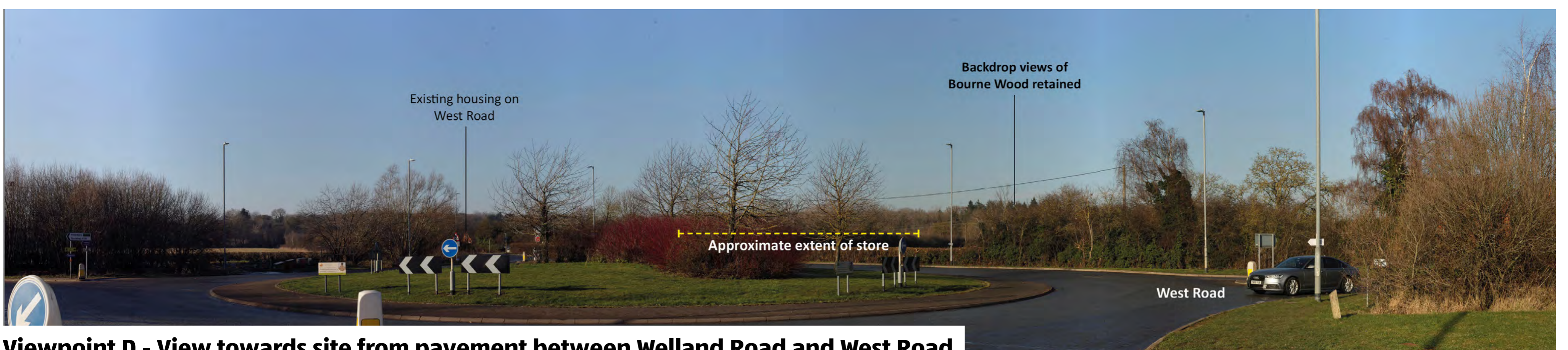
Viewpoint A - View towards site on approach to Bourne from the west



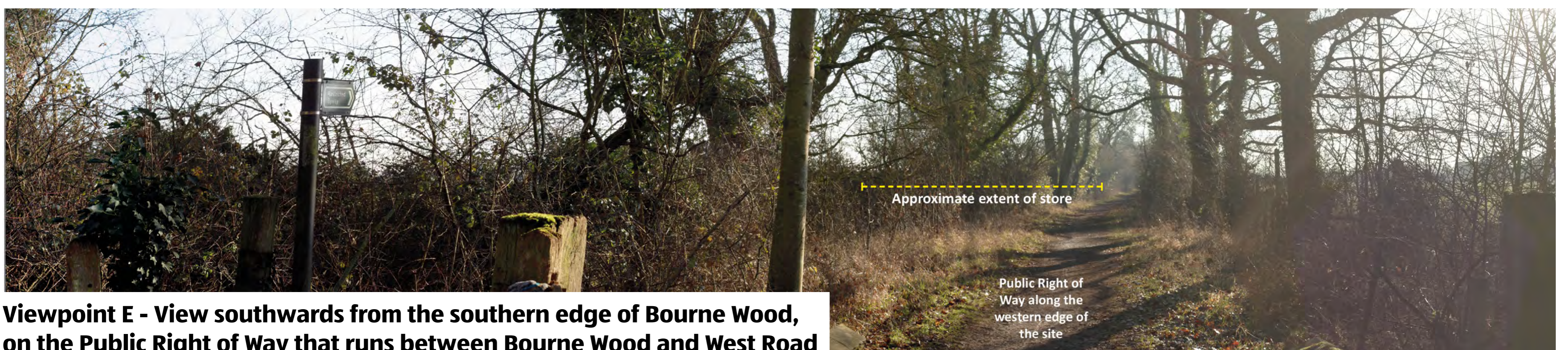
Viewpoint B - View towards site from opposite the Public Right of Way to the west of the site



Viewpoint C - View towards site from roundabout opposite proposed site entrance point off West Road



Viewpoint D - View towards site from pavement between Welland Road and West Road



Viewpoint E - View southwards from the southern edge of Bourne Wood, on the Public Right of Way that runs between Bourne Wood and West Road





About us



Part of your community

We are proud to be at the heart of local communities across the country. To continue our community-led culture, we have set out a number of “neighbour-friendly” practices:

- Aldi aims to recruit its store colleagues from the local area, which enables them to react quickly and sympathetically to any local issues.
- Unlike most supermarkets, which operate extended or 24-hour opening periods, our stores typically open between 8am and 10pm Monday to Saturday, and between 10am and 4pm on Sundays.
- Aldi only stocks around 2,500 exclusive products, compared with supermarkets such as Asda or Tesco which stock over 20,000 lines. This means that customers to our stores often visit other nearby retailers to complete their shopping.
- Aldi’s unique delivery system enables products to be transferred from the vehicle straight into the store, without the need for external movement – minimising the potential for any disruption.
- Aldi works with the Community Engagement platform Neighbourly to pair local charities, community groups, and food banks with its stores, to enable them to collect surplus food and perishable products up to seven days a week.

Local Jobs

With **40 new full-time** roles available at our Bourne store, we are committed to providing jobs for local people.

Aldi’s rates of pay are significantly higher than the Government’s National Living Wage and also above the Living Wage Foundation’s recommended national rates. From January 2023, Store Assistants will receive a minimum hourly rate of £11.00 nationally (£12.45 within the M25).

For all of its new stores, Aldi aims to recruit people from the local area, as a result most of our store colleagues live in and know the community that they serve. More information on career opportunities can be found at www.aldirecruitment.co.uk.





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Proposed site layout

