



Broxburn Consultation

Frequently Asked Questions

This document will be updated following the consultation event with any questions asked at that event not included below. It supplements the information which is contained on the display boards, also available on the website.

07/07/2020 - This Q+A has been updated following submission of the formal application. Any changes are identified by red text.

The proposals

1. What are the proposals?

Aldi have applied for detailed planning permission for the erection of a new discount foodstore, parking, access, landscaping and associated works.

The current Aldi proposal is for a small local scale foodstore with a gross floorspace of 1,865sqm (20,075 sqft) gross / 1,315 sqm (14,154 sqft) net foodstore, with 107 parking bays.

2. What type of planning application will be submitted?

A detailed planning application has now been submitted, and can be viewed on the West Lothian Council Planning portal at:

<https://planning.westlothian.gov.uk/publicaccess/applicationDetails.do?activeTab=summary&keyVal=QCSPJ4RJJ4A00>

The application ref. no. is 0512/FUL/20.

Due to the size of the proposals, the scheme is only a 'local' scale development in terms of the planning regulations. As a result, there is no statutory need to undertake pre-application consultation. The consultation that was undertaken is therefore a voluntary undertaking by Aldi to ensure that the local community is appropriately informed of the facts concerning their proposals and could make comments to help inform the final scheme, before they are lodged with the Council.

Please note – Now that the formal application has been submitted, comments can be made directly to the Council.

3. What has changed between the consultation and the submitted application?

Following pre-application discussions with West Lothian Council and feedback from the public consultation event, a very small number of minor changes have been made to the scheme including minor site layout changes.

4. I thought this site should be used only for employment uses?

Within the adopted LDP, the site is allocated immediately adjacent (and was formerly within) the east Broxburn Core Development Area. Within this CDA, West Lothian Council have bold ambitions for significant development to come forward to create new residential neighbourhoods providing over 1,215 new homes. As a result, we believe a retail use on the site would be more compatible with the aims to deliver substantial housing on nearby sites, rather than another industrial use. A retail proposal would also provide improved facilities and new employment, in accordance with the designation.

However, as the site is allocated as employment land, specifically for Class 4 (office) uses, policy EMP1 of the

LDP has been considered **within our planning application submission**. This states that proposals for non-employment uses on employment sites will only be acceptable if they do not affect the following:

No impact on employment land supply - during the recent examination of the LDP, the independent reporter found there was over 500 hectares of employment land across West Lothian, despite there being only a requirement for 123 hectares to meet future demands. The reporter concluded this was 'comfortably in excess' of the employment land requirement and as a result, instructed that the Council adopt additional policy wording within EMP1 to allow for alternative land uses (including retail uses) to be considered on employment sites. The loss of a 1.05ha site would therefore not significantly affect this excess supply.

No demand for employment uses – **the site has been on the market for a number of months however to date there has been no interest in the development for Class 4 (office) uses.**

Restrict uses on adjacent sites – the proposed retail use would not affect adjacent sites, due to the location at the edge of the existing industrial estate.

Unacceptable amenity or transport impact – the proposed use will not lead to either a transport or amenity impact on the local area. **The planning application has been supported by a number of technical documents to demonstrate this.**

5. What are the timescales for the proposals?

Now that we have submitted a planning application, if granted we anticipate that construction on the store could begin in early 2021 with the store opening in late 2021.

6. What are the views of the Planning Authority?

The formal views of West Lothian Council will only become clear once the submitted planning application has been assessed.

The Proposed Aldi Store

7. How big will the store be?

The proposed store will be 1,315 sq.m sales space. This is slightly larger than our existing Livingston store and the same size to our currently under construction store at Houstoun Interchange, Livingston.

8. What are the typical servicing hours of an Aldi store?

Aldi have a unique servicing system, which minimizes the noise created through the servicing of their store. This is so successful that the majority of their stores require no servicing restrictions at all despite the close proximity to residential properties.

Aldi typically only receive one or two deliveries per day helping to minimize the impact from HGV's on both the road network and residential amenity.

Servicing hours will be discussed with the Planning Authority during the determination of the planning application and if restrictions are deemed necessary, they would be controlled via planning condition. The planning application will be supported by a Noise Statement to consider these matters further.

9. What are the proposed opening hours?

The store would be open 8am-10pm Monday to Saturday and 9am-8pm on Sundays.

10. How sustainable are the proposals?

The proposals have been carefully designed to meet, and exceed where possible, current building standards. The sustainability measures incorporated within the Aldi store include energy efficient light fittings and recycling of waste heat from the refrigeration systems. The proposals also include a reverse vending machine to allow

Aldi to deliver a Deposit Return Scheme (referred to as 'DRS' on the Site Plan), as required by The Scottish Government to boost recycling levels across Scotland. More information on the Deposit Return scheme can be [found here](#).

11. Does Aldi work with any local suppliers?

Yes, Aldi work with a range of suppliers from the local suppliers from the Edinburgh and The Lothians area. This includes suppliers of bakery goods, meat and fish products, soft drinks, spirits and alcoholic products, many of whom supply Aldi across Scotland.

In addition, from Aldi's core range of 1,880 lines, over 400 products are sourced from Scotland, with the aim of reaching over 450 by the end of 2020. These Scottish products equate to 20% of sales in Scotland. The business was also recently awarded 'Scottish Sourcing Business of the Year' award at the Scotland Food and Drink Excellence Awards.

Retail Planning Policy Matters

12. Why does Broxburn need an Aldi foodstore?

The closest Aldi store to Broxburn is in the centre of Livingston, which is a considerable distance. Whilst a new store is currently under construction at Houstoun Interchange, Livingston, this is designed to satisfy needs in Livingston north only and would not be a substantial distance for residents of Broxburn and Uphall to travel..

West Lothian Council recognise that due to the existing unsatisfied demands and anticipated population increase from new housing in the area, that there will be adequate capacity for the proposal. This new store is designed to meet this local demand and bring Aldi's award winning offer to the community of Broxburn and surrounding area. The need for more choice is supported by the Retail Study from 2008, which identified a need for new food retail in the area, which after 12 years has still not been delivered.

13. Won't the proposals have as significant impact on nearby centres?

The proposed catchment for the Aldi store is approximately Broxburn and Uphall. The Council's own retail study (from 2008) identified that there is capacity for new food retailing within this area, however over the last 12 years this has not been delivered.

Across the town, Aldi have been looking for site for a number of years, and if they were able to secure a site in the town centre they would happily locate there. However they have been unable to identify any sites which are available or suitable to accommodate the development and associated car parking, servicing arrangements etc. which meet the requirements of Aldi. This is despite looking for a number of years.

A comprehensive Retail Impact Assessment has been undertaken which considers the impact of the proposals. **This has now been submitted as part of the planning application.** This exercise has found that the nearby centres of Broxburn and Uphall contain a limited choice of food retailers, generally comprising a Lidl and Scotmid in Broxburn, with some smaller Co-op stores in Uphall.

In retailing terms, it is an accepted concept that in terms of trade Aldi would only impact upon similar retailers, known as 'like competes with like'. This means Aldi would only have an impact on those locations with the most similar retail characteristics in terms of scale and offer. In addition, due to the limited choice and offer within the town centre, it is clear that the majority of trade diversions will come from major retailers out with the proposed catchment for the store, most likely within Livingston given existing shopping patterns and leakage outwith Broxburn and Uphall. This would include Aldi's overtrading store at Almondvale, which we know some people from the Broxburn area already travel to for their convenience shopping.

Indeed, it is considered that by improving the shopping choice within Broxburn itself could encourage shoppers to stay within the local area to visit other nearby shops and services, and would therefore create new linked trip

opportunities. This currently doesn't take place due to a large number of residents travelling out with Broxburn for their food shopping. This is highlighted within the Council's study from 2008 leading to the report's conclusion that additional retail choice is needed in the town.

We are also aware that Lidl will be moving to a new store in the near future, to the east of the town centre of Broxburn. We understand that this will lead to them vacating their town centre store. The prospect of delivering an Aldi store at Greendykes Road therefore could help to address this loss, by providing a discount store in walking distance of the town centre.

Although the existing Lidl unit will become vacant, their intentions for their current site are unknown. However, due to the size of the existing Lidl store, and other restrictions on their site, there is no prospect of Aldi being able to re-occupying this unit. Furthermore, due to competition reasons it is also highly unlikely that Lidl would sell the site to Aldi.

Employment

14. How many jobs will be created? / What is the level of investment (£m)? /How do I apply for a job?

We anticipate that the new foodstore will create up to 35 direct full and part-time employment opportunities for local people. The development will also provide in-direct spin off benefits for Aldi's suppliers, with many based in Scotland.

In terms of their own operations, Aldi pays above average wages within the industry and the company regularly seeks to employ staff locally for its new stores. Aldi run two of the most successful graduate and apprenticeship schemes in the UK.

The proposals collectively represent a +£3.45 m investment into the area by Aldi.

In terms of applying for jobs, the proposals are still in their early stages and it is only once they are successfully through the planning process that there will be opportunities to apply for the new positions. Aldi would be advertise these nearer the time of their planned opening.

Environmental Matters

15. Will there be any detrimental impact on the amenity of residential properties nearby?

The nearest residential properties will lie approximately 30m from the boundary of the site to the north, with existing industrial uses between the Aldi store and the housing. As a result, we do not believe their amenity will be impacted by the development. Indeed, due to the previous industrial use of the site, the retail land use is expected to significantly reduce noise from the site. This is due to the store itself being located a distance from the boundary, the topography of the site and the proposals to deliver substantial landscaping in this corner of the site. Moreover, Aldi have a unique delivery system that reduces any noise associated with the activity and typically only receive one to two service deliveries a day, thereby further minimizing any impact that might arise. **The submitted Acoustic Assessment provides further detail in this regard.**

16. Will there be an impact on the existing trees and landscaping?

We have undertaken a tree survey on the site which has identified that the trees that are present are all of very low quality, with limited lifespans. Our proposals will involve the removal of these trees, and their replacement with over 20 new tree specimens around the edge and at the north eastern section of the site.

17. Will there be any impact on ecology and wildlife?

We have undertaken an ecology survey which has identified that the site does not offer suitable habitats to retain wildlife on the site. We are however required to remove trees out with the bird nesting season.

Transport

18. How much traffic will the new Aldi store generate?

A proportion of customers are expected to come from vehicles already passing the site i.e. they will visit the store as part of a longer journey, for example going to or coming from work at the start or end of the day, or on the way home from the school run. **The impact of any additional traffic has been modelled and found to be minimal. The results are presented within the Transport Assessment submitted with the planning application.**

19. How will this affect the A899 / B8020 / Strathbrock Place signalised junction?

Traffic analysis has been undertaken in the Transport Assessment. This has found that the traffic generated by Aldi will have no significant impact on the capacity of this junction. This would only lead to a very minimal increase to queuing and journey delay. Further junctions on the surrounding network will also be modelled, but it is expected that there will be a very limited change in delay and queuing.

20. Is there enough parking?

107 spaces will be provided including 89 standard spaces, 7 disabled spaces, 9 parent and child bays and 2 electrical vehicle charging spaces. This is the typical provision for all Aldi stores and is predicted to be more than adequate for the store. The parking levels are compliant with guidance set out by West Lothian Council.

21. Which bus services are available from the closest bus stops?

Bus services are available within a minutes' walk on Greendykes Road. These are served by regular services on the routes First Bus 3, SD Travel 16 and E&M Horseburgh 7. First Bus route 3 provides a connection between Edinburgh Airport and Whitburn and offers services twice an hour on weekdays and Saturdays and once an hour on Sundays in both directions. SD Travel service 16 offers an afternoon and an evening service in both directions on weekdays, Saturdays and Sundays. E&M Horseburgh service 7 provides a connection between St John's Hospital and South Queensferry and offers three morning services and four evening services on weekdays and Saturdays in a northern direction and six morning services in a southern direction.

22. What pedestrian routes are available from the store?

National Cycle Route 754 can be accessed within a minute's cycle or walk from the proposed store. This is a shared use path connecting through Broxburn to Ratho and Winchburgh. Footways are also available on all of the surrounding streets.

23. How will the amount of traffic generated be kept to a minimum?

There is good access to cycle routes, footpaths and footways on surrounding roads that will reduce need to travel to the store by car. 8 cycle parking spaces will be provided for customers at the store entrance. Staff will be encouraged to travel sustainably or car share.

24. Will the store benefit from Electric Vehicle Charging Points?

The proposals include 2 electric vehicle charging points within the customer car park. The electrical vehicle charging spaces are located close to the store entrance and will allow customers to charge their vehicles while shopping. If demand is high for these spaces, Aldi will consider implementing more.