

# Frequently Asked Question

## Aldi, Land South of Zander Way, Wixams

Question	Answer
<b>Will the development provide a positive economic boost to the local area, including create new jobs?</b>	ALDI has identified that the proposed new RDC would see the creation of an estimated 600 jobs once fully occupied, with further employment opportunities available throughout construction. These jobs will provide key opportunities for residents of the new Wixams settlement to work locally and will be across a wide range of skill levels.
<b>How will ALDI address local concerns about increases in traffic, particularly from HGVs?</b>	<p>A Transport Statement has been submitted by ALDI's highways consultant as part of the application, which considers the traffic flows to and from the site in significant depth.</p> <p>The assessment considers the weekday peak hours in line with the assessment that was submitted for the original outline application. This demonstrated that the number of overall HGV journeys to and from the site during the weekday morning and evening peak hours will be similar to the previously consented ALDI scheme, whilst the amendments to the scheme and proposed shift patterns will see considerably fewer employee car movements in the peak hours.</p> <p>The revised scheme includes additional on-site HGV parking capacity to address any concerns that HGVs could be parked on roads adjoining the site.</p> <p>More information about transport and highways can be found in the Transport Statement.</p>

<p><b>What impact will the development have on the neighbouring residential areas and what mitigations are ALDI proposing?</b></p>	<p>A Construction Management Plan has been submitted as part of the reserved matters application. This has identified a series of measures that will be implemented during the construction phase of the development to ensure there are no unacceptable impacts on the surrounding environment.</p> <p>To mitigate the visual impact, ALDI is proposing the introduction of several areas of open spaces with native trees and shrub planting, to provide an attractive landscaped setting for the RDC. A Landscape and Visual Impact Assessment has been undertaken for submission with the reserved matters application, which considers this matter in detail.</p> <p>The overall objective is to conserve and enhance the existing landscape features whilst also creating an attractive environment for employees and visitors to the proposed development.</p> <p>The reserved matters application is supported by a Noise Assessment which demonstrates that the development proposals would not result in any unacceptable noise impacts.</p>
<p><b>Will the proposals have a negative impact on air quality?</b></p>	<p>The outline planning application was accompanied by an air quality assessment which demonstrated that the proposed development would not lead to any unacceptable risks from air pollution. The proposals that are the subject of the reserved matters application being submitted by ALDI will accord with the provisions of the outline planning permission to ensure this is the case.</p>
<p><b>Why is this site being considered for this type of employment use?</b></p>	<p>The site is allocated for employment development in the Adopted Local Plan and is the subject of an outline and detailed planning permission for major warehouse development. The RDC that is proposed conforms to the Development Parameters of the outline permission together with additional improvements after due consideration of pre-planning advice and is therefore considered to be an appropriate use for the site.</p>
<p><b>How will ALDI ensure that public transport and wider infrastructure is in place to cope with the development?</b></p>	<p>The accessibility of the site was considered as part of the original outline planning application. The site is accessible by walking and cycling from local catchment areas and bus services operate near the site on Bedford Road.</p> <p>The original outline planning permission included the requirement for contributions towards improved public transport.</p> <p>However, it should be noted that the volume of peak hour employee related traffic is estimated to be considerably less</p>

	<p>than previously envisaged, as a result of the proposed shift patterns.</p> <p>ALDI also understands that Bedford BC is looking to progress plans for a new railway station for Wixams, which ALDI is keen to assist with, as it will have a positive benefit on public transport for employees on site and encourage less car travel to the site.</p>
<p><b>Why do ALDI's plans not include a new accessway to ease the burden on the causeway?</b></p>	<p>The original outline planning application did not require the construction of an additional new road, and the provision of such a large financial investment is beyond the scope of the reserved matters application.</p> <p>The principle of accessing the site via The Causeway was established at the outline application stage and ALDI considers that this arrangement remains an appropriate solution.</p>
<p><b>What type of jobs is ALDI proposing to great on site?</b></p>	<p>The new jobs will create a range of positions, including:</p> <ul style="list-style-type: none"> <li>• Site, section, and deputy management roles</li> <li>• Office assistants</li> <li>• Warehouse operatives and assistants</li> <li>• Maintenance and equipment staff</li> <li>• Highly skilled engineers, transport managers and drivers</li> <li>• Administration and security roles</li> <li>• Occasional specialist and ancillary staff supporting the overall operation of the building.</li> </ul>