



Minutes of the Community Meeting

Presenting the proposals for the future development of Spaldwick Service Station

Date - Monday 16th November 2015

Location - The Community Room, Spaldwick School

Follow up Meeting - To be held on Monday 30th November at the same location

Building Specifications

Height of the building	Circa 8m at its highest point.
Size of building	Circa 580sq. m.
Materials	Modern materials, steel frame with glass and rendered blockwork.
Parking Spaces	Total of 43 parking spaces, some of these will be service bays and staff spaces (No HGVs).
Jobs	This build will create around 35-40 jobs which will consist of Managers and Sales Assistants across the store and food offers.
How long will it take to build?	Approximately 16 weeks.

Opening Hours	The site will be 24hrs with access through the night hatch only during the evening.
Off Licence	There will be an off-licence instore which will be in the form of a Beer Cave that can be locked during closing hours.
Security	There will be CCTV and a manned night hatch. Lighting as required to ensure no dead end areas to discourage anti-social behaviour.
Waste Disposal	Enclosed bin compound clad in timber with bin compactors and bale sheds.
Lighting	LED light will be used internally for energy efficiency. External lighting as required for safe operation of site. Lighting directed away from neighbouring houses where possible. Building lighting and signage is soft lighting.
Water Harvesting	This is used to take the surface water from the canopy to be used instore as grey water.
Boundary Treatments	Applegreen sites are known for their soft boundary edges. Considered native trees and screening proposed especially on boundaries to houses and where safe to do so. Low natural stone walls at entrances and timber fencing to other boundaries.
External Seating Area	External oasis areas with seating and planting.
Children's Play Area	This will contain playground quality equipment and rubber flooring. This will be a safe area for children to play with access from inside the shop only and during opening hours.
Customer Toilets	Customer toilets finished to a high standard will be available in store during opening hours.

Retail Offer

Convenience Store	Large fully stocked convenience store available to motorists and the local community.
Coffee Offer	Coffee offer – TBC.
Food Offers	Additional to the coffee offer there will be a further two food offers - TBC.

Giving Back

Sponsorship

Applegreen like to give back to the local community by sponsoring local clubs or teams. If you feel this is something that can benefit your local team or club, then please contact us stating why you feel we should consider your proposal for sponsorship.

Charity

For every transaction made instore Applegreen give 1p to our charitable fund. There is no need to request the donation to be added to the receipt, it will be done automatically with no additional cost to the consumer. More information on this can be found on our website along with a running total of the funds raised to date.

Facilities for Meetings

With a larger store, there is potential for meeting facilities within the seating area that can be used by the local community after hours.

Points raised in the Meeting

Litter

There was a large concern regarding litter, especially with the addition of the food offers. The community have been assured that litter sweeps will be done twice daily around the site and if standards aren't met please bring this to our attention and we will ensure prompt action.

Removal of trees

There was great concern regarding the removal of trees, especially the ones that provide a natural barrier between the site and the A14. After reviewing the site plans it has been confirmed that most of the trees are external to our current boundary which we will not be able to remove. We will be consulting a landscape architect to ensure we get the best use of the current landscape.

Flow of traffic through town

The locals raised concern regarding an increased flow of traffic through the high street. Most of the motorist that enter the site from the A14 will then re-join the A14 afterwards. We can also look at displaying signage encouraging motorists to turn left to re-join the A14 rather than going through the town.

Traffic calming along high street

There is an issue in the local area regarding the speed of traffic and the question was asked if we could introduce traffic calming along the high street. This is something we can look at funding if requested by the local community but this will need council approval.

Transactions for new site

It was asked what level of increased transactions we are budgeting for in the new development. This information will be provided in the next meeting.

Slip road onto A14

There was a big concern regarding the safety of the slip road leading onto the A14 due to their not being enough time to pick up speed. This is something that is going to be looked at with the Highways and hopefully further information will be available in the next meeting.

Store opening hours

Although this is a 24hr site, this will not be the case for the shop. Opening hours of the store will be confirmed in the next meeting.

Groceries

It was asked in the community if we will stock essential items and fruit and veg. This is something we can provide if required by the local community and products continue to sell.

Facilities for electric cars

The question was asked if we will be providing facilities for charging electric cars. This is something we will gladly look into and hopefully further information will be available in the next meeting.

HGVs

There was a concern this will increase the number of heavy goods vehicles using the site and travelling through the high street. Applegreen will not be facilitating HGV drivers or the fuel cards they use which will greatly deter HGV vehicles using the site in future.