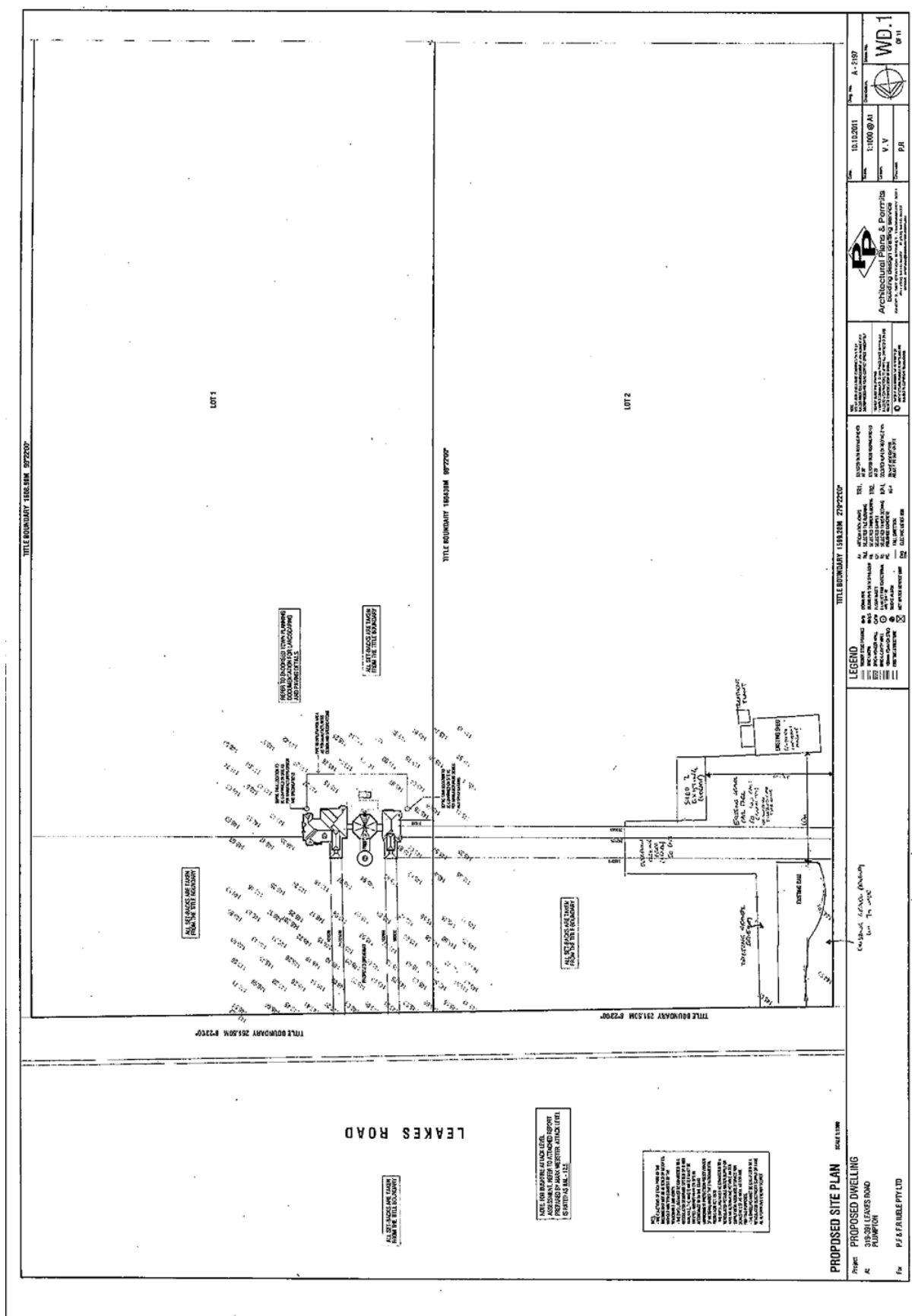


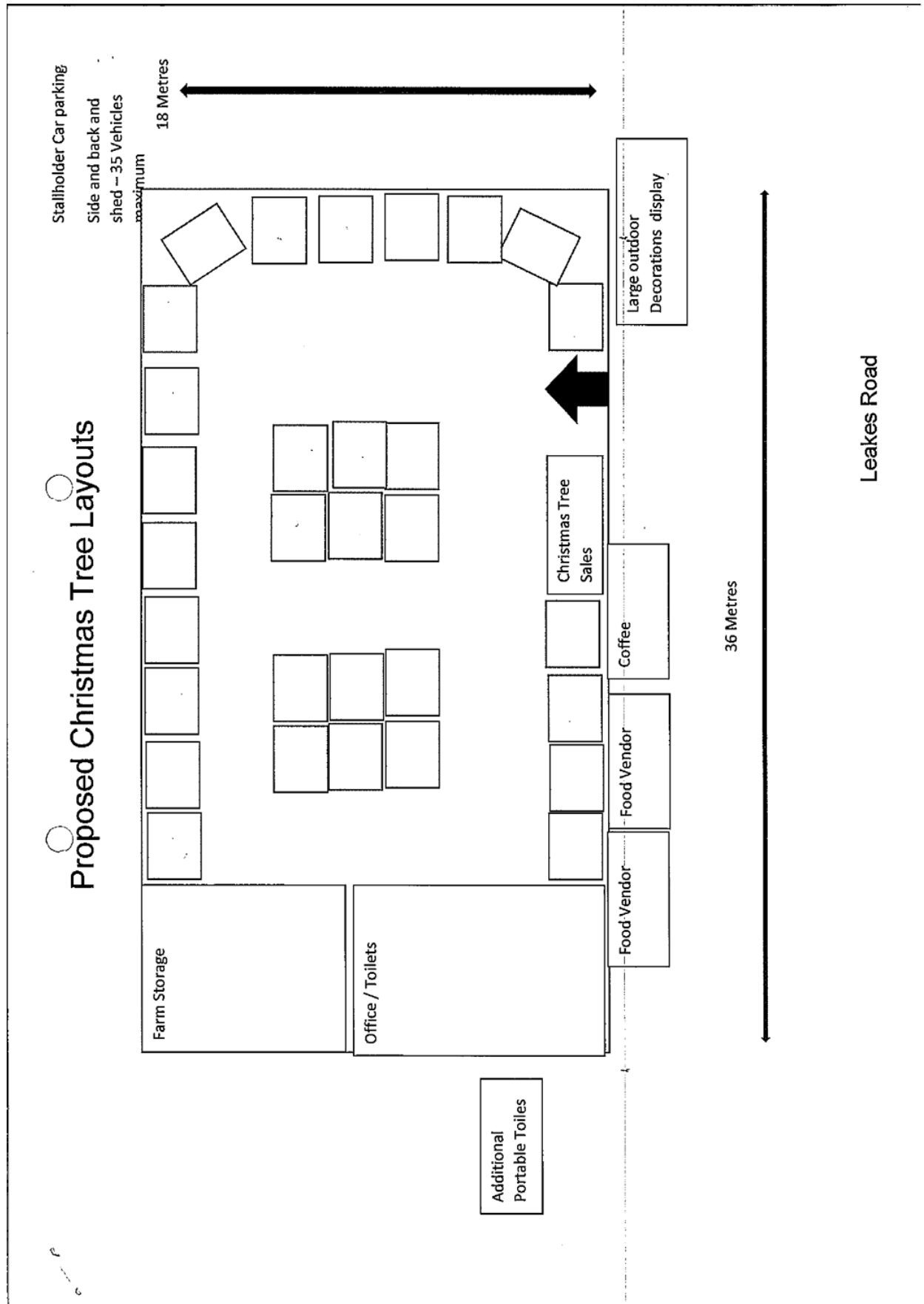
Item 12.7 Planning Application PA 2016/5303/1 - Use and Development of the Land for the Sale of Christmas Decorations and Christmas Themed Products (Market) with Associated Car Parking in Conjunction with the Melton Christmas Tree Farm At 319-391 Leakes Road Plumpton

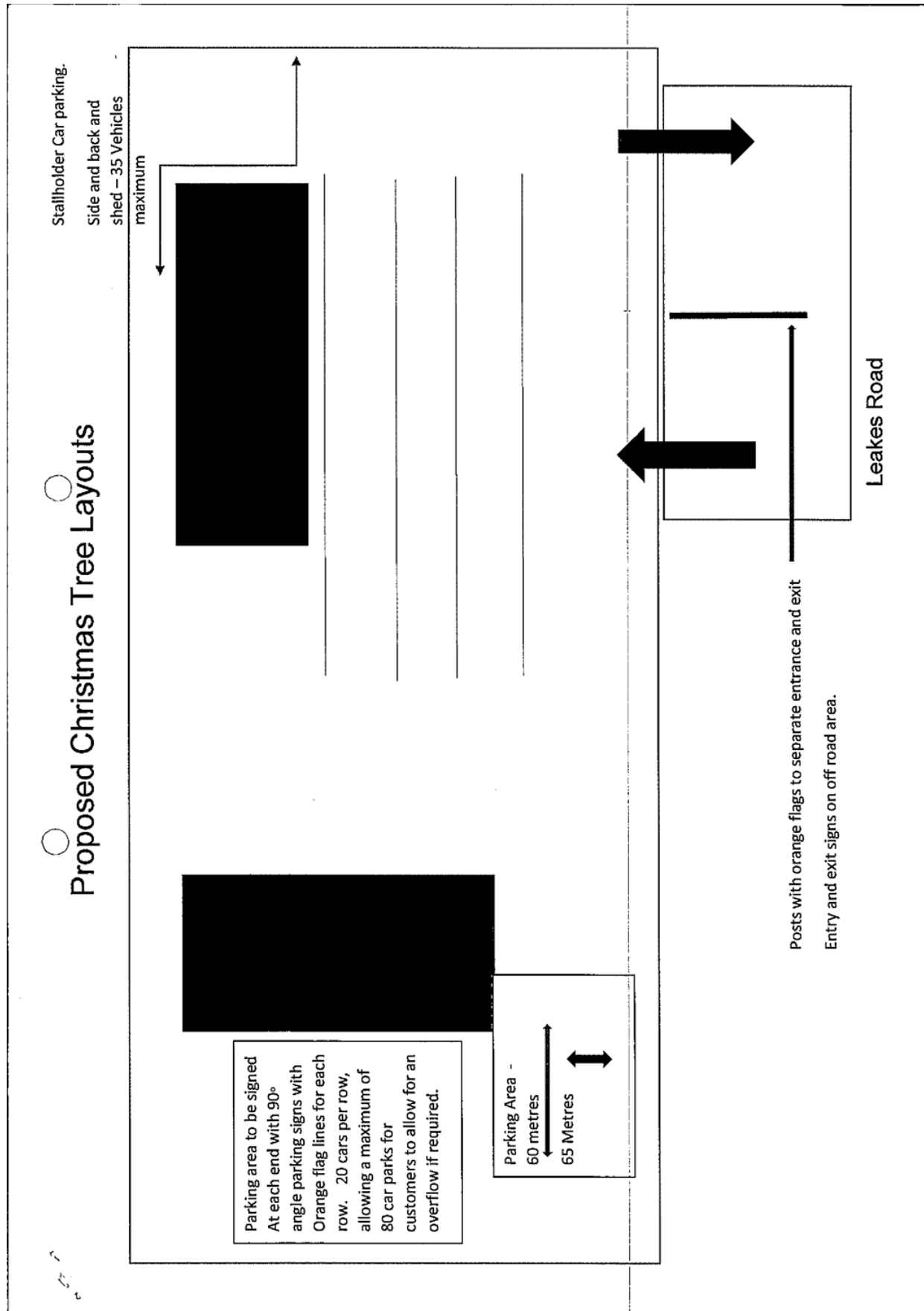
Appendix 2 Development Plans - undated



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Appendix 2 Development Plans - undated





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Appendix 2 Development Plans - undated

Christmas Market Proposal.

The proposal is to create an indoor market area located at the Christmas tree Farm in Leakes Road, Plumpton that would sell Christmas related value add products.

The idea is to create a one stop shop for the customers to not only select their tree but to also wander the local home based businesses that sell Christmas related products both commercially made and handmade items that are unique.

This venue already attracts a large number of customers to the area and we would like to capitalise on this by involving a number of local small and micro businesses that operate from home and online sales. This would create a very vibrant atmosphere, and creating employment within the local community.

Some of the questions we have asked before considering this idea are:

What attractions draw visitors to the community?

What types of visitors are drawn to the community?

What retail products and services complement local businesses and appeal to the types of visitors that come into the community?

The activities of handicraft producers represent a special category of tourism-linked small, medium and micro enterprises or, more particularly, a form of informal tourism enterprise. Many crafts people possess entrepreneurial skills such as creativity, and innovation that could prosper if some of the challenges in finding suitable locations for sales within the wider community were available. The market sector not only provides opportunities for the unemployed, but it also attracts the entrepreneur who sees opportunities to generate more revenue within the local community.

While- improving citizens" standard of living is the key function of local government, municipalities are one of the main drivers and can play a vital role in creating an environment where the community could gradually improve and grow local economic conditions.

The art and craft sector also play a huge role in the development and growth of a local economy. If the community and government could show a positive attitude towards this sector, huge and meaningful contribution on the local economic growth could prevail. Due to many options that people have in terms of businesses and jobs, art and craft sector end up being seen as the sector for women, and people with low level of formal education. Recognition of this sector is required so that the perception that the community holds about this sector could change.

The Christmas Tree Farm brings in a wide range of visitors to the community at specific times of the year in selecting their tree from October, and then returning to purchase their tree in the weeks leading up to Christmas. Targeting more of the tourist dollar is one strategy that can help our local community and home based online retailers the opportunity to showcase their products to a wider audience with value add sales and money being retained within the community.

We would like the opportunity to hold a weekly market on Sundays within one of the current buildings on this site during the peak Christmas tree sales times of the year, both formal and informal.

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The sale of Christmas decorations would take place every Sunday from ~~October~~^{September} until December.

Hours of operation 9.00am -3.00pm

Number of staff employed - 2

The maximum number of people that we would have onsite at any one time would be around 150 - 200

There would be minor signage and parking markings on the ground to the existing car parking facilities to enable customers to clearly see the car parking areas. No other works are proposed to be undertaken on the property to facilitate the market unless portable toilets were required.

Stallholders will have an area allocated for parking to the right and rear of the shed. Access is already in place for traffic.

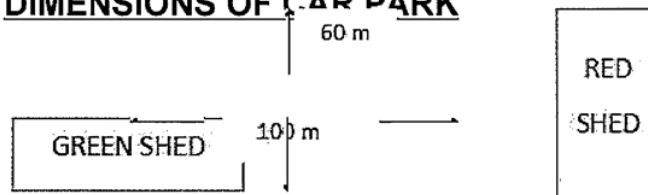
There would be minimal impact on any land as we do not propose to use any area outside of what is already being used for farm use and parking.

CHRISTMAS MARKET

The description of existing car park is still based around traffic flow that is coming to visit the farm around our christmas peak season.

- At times we have up to 40 vehicles at any one time visiting the site.
- Access to the propose onsite car park will be existing gravel road way where you enter via the north side of the entrance area and exit via the south side of the area.
- A total of 100 car spaces can be provided if need be, 3 metres wide with a length of 5 m.
- One disabled car park will be provided for (see site plane for location).

DIMENSIONS OF CAR PARK



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WASTE MANAGEMENT PLANS

- 3 x general rubbish bins and 3 x recycling bins which will be emptied into relevant dumpsters.

- Rubbish will be collected weekly from a private contractor.

- One set in the car park, one near the entry and one set inside shed.