



Design and Access Statement

Application APP/12/00285

24 CAR BOOT SALES AT 40 ACRES FARM, HAVANT RD, BEDHAMPTON

PO9 3LW

INTRODUCTION

Car Boot Sales have been operated by the applicant on the site for the last 9 years.

The sales are popular with local people as well as drawing in people from outside the Borough.

This is the only substantial Car Boot Sale to be held on a Saturday morning locally.

Currently 14 sales are held annually; this application if successful will increase the number of days by 10 days to 24 days.

This has proved to be a successful venture providing a diverse stream of income for our farming business.

OPERATOR

The Car Boot Sales are operated and run by Finchdean Farms Partnership the Agricultural tenant on the site. The applicant Steven Mason is the principle partner in this business and part owner of the farm.

FACILITIES. It is important to note that this application involves no structural alterations to the site over and above facilities that are in place for current operations 14 days annually.

Only mobile structures are used in the operation of the Car Boot Sale these are :-

Ticketing caravan

Entrance area 10'x8' constructed from a shipping container.

Catering van

Site toilet block

ACCESS

Access to and egress from the site is through the farm entrance on the Havant Road, (A2030) there are good site-lines in both directions.

Ample parking on grass is provided for both buyers and sellers. The areas are 3.8 and 3.6 hectares respectively. (0.8ha of buyers car park within this area being re-seeded this year).

(See APPLICATION plan for buyers and sellers car parks.)

The Havant Rd is served by 2 bus routes with east and westbound stops within 250m of the entrance.

TIME

Car boot sales commence in May or Early June and are only operated when ground conditions are suitable for parking on the grass car parking areas. If conditions do not allow the sale is postponed to the following weekend.

Sales are usually held on a Saturday morning.

The site opens to sellers at 6.30 am although the sale field does not open until 7.30 this is to prevent any traffic building up on the public road.

The sale ends at 1.00pm and the site is usually clear of the public by 2.00pm the last staff leave on the completion of cleaning and tidying duties, usually by 3.00pm.

STAFF

Between 6 and 9 staff are employed on a Car Boot day.

Usually 2 of these are regular farm staff the others are employed on a part time basis.

CONCLUSION

The Forty Acres Car Boot sale provides a well organised facility for local people to trade in second hand goods.

It represents a low cost leisure activity that can be (and already is) enjoyed by many individuals groups and families.

As with other Car Boot Sales ours has become increasingly popular in the recent recession.

The enterprise provides a diverse source of income for our farming business and a modest amount of employment.

This application represents an extension of an operation that is already underway and will; if successful better utilise facilities already in place.