

Access to the Garden Business is as existing with the parking spaces retained (16 spaces at least) for customers to the side of the main access into the proposed haulage parking area. The existing pedestrian access into the Garden Business will be retained.

Deliveries of stock to the Garden Business has been agreed with the applicants who will allow delivery vehicles on to the haulage parking area and use a gate, which can accommodate a fork lift, between the two sites. There will be no difficulty for deliveries gaining access to the haulage parking area as the vast majority of the wagons will be absent from the site from Monday morning to Friday afternoon.

It is not expected that there will be many deliveries to the site as the garden sheds etc are only for "show" and cannot be bought and taken from the site. The range of sheds can be seen by customers and then ordered for delivery which will come from a central shed storage area based elsewhere or directly from shed suppliers. Deliveries of "show" sheds will only take place intermittently and only a few times per year. This is usually around spring time when new shed designs are available.

Customer numbers for the "shed only" part remaining are significantly lower than the previously larger site. There is a small element of small plants and garden/plant products, however the vast majority of the site is taken up with the "show sheds." The site is some 70% smaller than previously and sells a much more limited stock of products. Obviously the "show sheds" take up the vast majority of the space available. The "show sheds" are obviously the high value stock at the site and therefore are given appropriate space on site. This does limit customers as there is not the range of goods the larger garden centre sold and most visitors are there for a new shed.