

FULTON 01

Proposal

We have been advised that we need to make a full planning application in order to erect a new building and apply for change of use to allow us to carry out a proposed new business from the building. We plan to set up an online gift company to run alongside our current beekeeping activities. We will expand our existing honey sales and add sales of bee-related items through an online platform. These items will be beeswax candles, beeswax wraps, and mugs, aprons, tote bags etc, on to which we will print personalised designs with a bee theme. The aim of setting up this business is to secure an income for ourselves and to create new jobs in the future. We already sell honey under the name of Mayfield Honey; we are registered with NKDC and have the necessary hygiene certificate for this.

Infrastructure, equipment and waste management

We own approx 3.5 acres of land behind Martin Hall Care Centre, with legal right of access over the Care Centre's land to reach our gate. We have already demolished an existing building on site as it was in a dilapidated state. We propose to erect a new workshop-style building, using the same concrete pad as the old building, in which to store gift stock and beekeeping equipment.

Inside the workshop-style building will be placed a small office unit which will house the heat presses, computer, printer and other equipment needed to produce the gift items. There will be one flatbed press measuring 40cm x 50cm, and one mug press. These are small table top presses which require only single phase electricity to run and are operated by one person. They do not create any hazard, noise or pollution.

The site is currently off-grid. We plan to install a solar panel system (probably 7kW) with battery and backup generator to provide all the electricity required to operate the heat presses, computer, lights etc. Details of the exact system are still to be finalised. I attach a quote that we are currently looking at, for your reference: **FULTON02**.

A new toilet will be installed in a separate block adjacent to the building. Rainwater harvesting will be used to gather water from the roof of the new building. It will be collected and used to flush the toilet, which will be connected to an existing manhole on the site. There is no mains water connection to the field, so fresh water will be brought in from The Greenhouse every day, until such time as a mains water connection is made (this is in abeyance for the time being). I have made enquiries about connecting to an existing manhole on our field and Anglian Water have told me this will be possible. I attach the procedure that will be used: **FULTON03**.

I attach an example of the type of toilet block we are considering: **FULTON04**.

Very little waste will be generated in this business. Most of the paper and packaging will be reused wherever possible or recycled. We will engage a private waste management company to provide two 360 litre bins, one for recycling and one for general waste, which will be collected on a fortnightly basis. These bins will be kept on the field and taken out on to the High Street on collection day.

Access and traffic

We do not anticipate traffic onto the site behind the Care Centre to increase as a result of running this business. We already extract and bottle honey at our home address, which is The Greenhouse, 88 High Street, Martin, and will continue to do so. We ran the village shop and Post Office there from 2013 to 2018, and part of the building is still classed as a business. This will now become the address for the new business. Sales and customer enquiries will all be done online, with orders being filled at the workshop on the field and then being sent out in the post. The online aspect of the business will initially be carried out at The Greenhouse, using a PC to be set up in the existing commercial element of the building. Selling online and posting orders out means there will be no customer traffic coming onto the site behind Martin Hall Care Centre, where the printing and packing will take place. The occasional customer may choose to collect their items rather than having them posted, and that will be done by arrangement at The Greenhouse in the High Street. There will be no 'passing trade' as such.

Stock such as blank mugs, tote bags, water bottles, etc will be stored in the new building on the field and will be printed and packed inside the smaller office unit to be sited inside the workshop. Deliveries of stock will be unloaded at The Greenhouse and then we will move it to the field ourselves, to avoid having any extra traffic driving around the Care Centre. We aim to employ two staff members in due course. They will probably be based at The Greenhouse where they can park on the street. If the time comes when employees are required at the field, there is ample parking on hard-standing there. However, we would encourage staff to park on the High Street and walk down to the workshop, in order to limit the traffic on the Care Centre's land.

Environmental considerations

We started keeping bees four years ago and are members of the Lincolnshire Beekeeping Association - Horncastle District, and we are registered beekeepers with the National Bee Unit. Since buying the land in 2010 we have improved it considerably. We have cleared several tons of rubbish left from the previous owner who used it as a builder's yard (or more accurately, a builder's dumping ground for old bathroom suites, bricks, doors, glass, plastic pipes etc). We have planted many trees including 17 apple trees to create an orchard; 210 willow trees; 11 lime trees; and several ash trees; we have set aside part of the field and allowed it to become overgrown; we've created three small ponds; and we've left the hedgerows intact as wildlife corridors. Vegetation on the field includes brambles, sloes, hawthorn and ivy, all good sources of food for the bees. Elsewhere on the field are sycamore trees, horse chestnuts and large ash trees. If you look at our field on Google Earth, you will see there is a marked difference between our piece of land and the cultivated appearance of the surrounding farmers' fields. The number of hives we have on site fluctuates between five and ten, as every winter brings challenges and colonies can be lost. We will continue to develop this piece of land into a bee-friendly habitat by planting more areas of borage, phacelia, viper's bugloss, etc, and hope to expand the number of hives to supply more honey for our new business. We are also considering setting up an 'Adopt a Hive' scheme at some point, to encourage people to learn more about bees and beekeeping.

We are aware of the Green Street 'Planet Friendly Guide' and will endeavour to set up our new business with these principles in mind.

1. Save energy and switch to renewables

The site is currently off-grid. We intend to install solar panels to provide all the electricity required. Rainwater harvesting will be used instead of mains water for the time being. Mains water may be added at a later stage, but the rainwater system will remain in place as the primary source of water for flushing the toilet.

2. Minimise packaging

The business involves selling gifts online and sending them out through the post. We will endeavour to use the minimum amount of packaging required to protect each item in the post. We will try to eliminate plastic packaging altogether.

3. Recycle and reuse

Wherever possible, packaging material that arrives when we order blank stock will be reused to pack our outgoing orders. Any packaging that needs to be purchased will be from sustainable sources and will be recyclable. The bulk of the waste generated when using a heat press is paper, with each new design that is printed creating one A4 sheet of paper which is then discarded. We will shred this paper and use it as packaging for the orders.

4. Offer greener choices

Wherever possible, all packaging will be from sustainable sources. However, sourcing eco-conscious items that can be used for sublimation printing is proving to be slightly tricky. We will endeavour to find these items where we can, but cannot guarantee that all our products will be 'green'. However, we believe that the work we are doing in other areas of the business, such as keeping bees and creating a bee-friendly environment on our field, as well as using renewable energy and recycling wherever possible, will go a long way to offset this.

5. Work together & 6. Share what you learn

The rural nature of the site may work against sharing resources and knowledge with other local businesses, but we will bear these points in mind as the business develops.