

- The nature of the business is vegetable production (tomatoes and cucumbers).
- The equipment used, which will be stored in the existing sheds consists of tractors, cars, small trucks, and forklift.
- Goods used for the business will be fertiliser and seed, these will be stored in the existing sheds. These will be delivered via small truck.
- Fertiliser used will be liquid and will be via trickle hose. Some NPK granulated fertiliser may be used and if necessary, this will be applied by hand.
- There will be virtually no noise produced, the only noise will be normal machinery noise emitted by the tractor, truck, and forklift.
- Water used on the property will be scheme water and rainwater stored in dams.
- The maximum number of employees employed at any time will be 8.
- There will be no signage on the property.
- If necessary, weeds will be sprayed with a product which will not affect produce on this property or any adjoining properties.
- A fungicide chemical may be used on tomato plants if powdery mildew develops at any time, but this will be contained within the green houses and so there will not be any drift onto adjoining properties.
- Birds are not expected to be a nuisance as all produce is grown within the green houses.
- There should be no pests to deal with.
- There will be a 10m minimum buffer around the entire property which will include the firebreak.
- Firebreaks will be maintained around the perimeter of the entire property.
- The gates to the access from Roe Close will be permanently closed.