There are no visibility measurements on the splay drawing – it should be in accordance with Manual for Streets.

- Visibility splays added to site plan.

Clarification is required – the staff numbers detailed on the application form look to reduce with the proposal, please confirm if this is additional staff to the existing.

- As set out within the submitted Justification Statement, 6 full time staff are currently employed between the office and packhouse. There are an additional 40 part time staff (seasonal staff).
- The proposals would likely add another 3 full time employees, 2 in the office and 1 in the packhouse along with an additional 25 part time staff (seasonal staff).

A servicing plan is required.

- This is shown on the site plan. HGVs will continue to access the site via a one-way system. HGV's enter from a separate access further to the north then cross an existing concrete yard area and exit via a route near to the River Glen and then onto Station Road further to the north. This is shown on the site plan with arrows.

A Drainage Strategy is required. It says that Surface water will be managed so that stormwater from the site will not affect any adjoining properties or increase flood risk elsewhere – justification is required.

- Could a drainage strategy be secured by condition such as the following?

  "Before any development beyond oversite is commenced, full details of the proposed soakaway system for the disposal of surface water from the development hereby permitted, including percolation test results, shall be submitted to and approved in writing by the Local Planning Authority.

  This shall include the calculations undertaken to determine the volume of storage required. Should the percolation test results be considered unacceptable by the Local Planning Authority, details of an alternative means of providing for surface water drainage shall be submitted for consideration and approved by the Local Planning Authority.

  The approved means of surface water drainage shall be implemented in full before the development hereby permitted is first brought into use.

  Reason: To ensure that the site is adequately drained, to avoid pollution, and to prevent increased risk of flooding.
  This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019 and Section 14 of the National Planning Policy Framework, December 2024."

Reference/action following the objection from the EA is required within the statement.

- The applicant's agent has now confirmed that they will connect with the mains sewer instead of using a private sewage treatment facility. It is considered that this could be secured via a planning condition to overcome the EA's objection.