

- g) Provide 0.1ha of land and building of up to 800sqm for a new health facility comprising a GP surgery with associated parking and landscaping;
- h) Deliver appropriate flood risk mitigation and SuDS as identified through a site specific flood risk & drainage assessment;
- i) The provision of SANG, SuDS, improvements to the existing public rights of way network and landscaping should be used as an opportunity to provide net gains in biodiversity; This will need to be demonstrated through appropriate habitat/species surveys and implementation of management plans;
- j) Provide or contribute to any other infrastructure identified at application stage which is necessary to make the site acceptable in planning terms.

In the flood risk assessment submitted at the site, whilst the risk from all types of flooding should be assessed, the applicant should pay particular attention to assessing and mitigating risks associated with surface water flooding in the south eastern part of the site. It should also be noted that there is a flood flow path which runs north west to south east across the site which will also require consideration and potential mitigation. An ordinary watercourse runs along through the site, and another runs along the site boundary which could present a flooding risk. This should also be addressed in the Flood Risk Assessment. The potential for an ecological buffer to be provided around the watercourses will be expected to be explored and implemented where it is feasible to do so.