SOUTH HOLLAND DISTRICT COUNCIL

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Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set.
This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan 2006.

4 The development shall be carried out in accordance with the approved Flood Risk Assessment (FRA) received 21st May 2015 and the following mitigation measures contained within the FRA:
- Finished floor levels shall be set 500mm above existing ground level.
- Flood resilient construction techniques shall be incorporated throughout the development.
- The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Note: The eventual occupiers should sign on to the Environment Agency's Floodline Warnings Direct service.

Reason: To reduce the risk of flooding to the proposed development and future occupants.
This Condition is imposed in accordance with Section 10 of the National Planning Policy Framework 2012.

The Local Planning Authority has acted positively and proactively in determining this application, by assessing the application against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise and subsequently determining to grant planning permission within the statutory timeframe in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Copies of all documentation submitted in connection with this application can be viewed online at www.sholland.gov.uk/doitonline/plandev/plansearch.aspx

Paul Jackson
Planning Manager

7th July 2015 **H09-0461-15**

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation.