

- vi) Provision of land and laying out of car park extension (if required) on land to the north of the BMX area.
- vii) Laying out of village green area, including pond (if required) and woodland area. To include all planting, landscaping, footpath through to Workhouse Lane etc.
- viii) All the above will be undertaken with an agreed period of the commencement on site and to be passed to the Parish Council at a cost of £1. Furthermore, a commuted sum of £30,000 to pass to the Parish Council to cover the future maintenance of all of the above.
- ix) To pay the Parish Council a further sum of £20,000 to be used for or towards any community related projects or proposals that the Council determine.
- x) Provide a French drain or similar in the field to south of Coombe Lane.
- xi) I can confirm that my clients would be prepared to fund (subject to agreement with the school) the re-opening of the pedestrian access to the school from Garston Close.

As also discussed, once the Parish/Village have agreed a detailed proposal, any housebuilder will be legally obliged to construct that proposal (including specific materials, levels etc) and all variations will have to be first approved by the Parish Council or the steering committee.

I trust that the above details all the points discussed. If this is not the case or you would like to discuss any of the above in more detail please do not hesitate to contact me.

Yours sincerely



MARTIN HAWTHORNE

enc

cc G Tosdevine Esq
D Blackman Esq

MJA's comment on (x)
"Personally, I think this should anyway, not as a condition of Planning Consent, MJA"