



2. The removal of soil in the area of plots 13 to 15 at the hot spot identified in the vicinity of WS3 and its backfilling with a suitable subsoil. The area of excavation is recommended at 5 m x 5 m to a depth of 600 mm below existing ground level.
3. The removal of the stockpiled material and its disposal at an authorised site.

Condition 5:

This requires details of the laying out, timetable for provision and future maintenance of the area shown on the approved plans as public open space to be submitted and approved by the local planning authority. Landscaping details for the whole site have been submitted as part of the approval of reserved matters application and the same material is attached to this application. Drawing number 2041/01 shows the soft landscape proposals for the whole site including to areas of public open space, the one within the site and lying between plots 1-7 and 8-9 and the other between plot 23 and Lyminster Road. This is accompanied by a soft landscaping specification and landscape maintenance schedule.

Responsibility for the maintenance of the public areas will fall within the remit of the private Residents Association that is to be established on the site. Membership of the residents association will be vested in each of the private owners and the housing association who takes over the affordable units. Each will have a single share in the management company and until such time as the last unit is sold the developer will retain an interest in the management company.

The timetable for the laying out and planting of the open space will depend on a number of factors. The developer will undertake to complete the landscaping of the public open spaces in the first planting season after the completion of the development. However he does it reserved the right to carry out planting at an earlier date if it is deemed to be advantageous.

Condition 6:

This condition requires the access from the site onto the public highway to be designed and constructed in accordance with plans and details to be submitted and approved by the local planning authority before the commencement of any other operations on the site. Details relating to the adoptable road layout are shown on drawings numbered 210389/10, 11 and 13.

Condition 9:

This condition requires details of the means of foul and surface water sewerage disposal to be submitted and approved by the local planning authority. Details of the drainage layout are shown on drawing numbers 210389/10, 11, 12 and 14.

Condition 11:

This requires the submission of a tree protection scheme to be submitted for approval. Details are shown on Lloyd Bore drawing number 2041/04.

Condition 13:

This condition requires the implementation of a programme of archaeological works to be undertaken in accordance with a written scheme of investigation which has been approved by the planning authority. A proposal for the implementation of an archaeological evaluation is contained in a report prepared by CgMs and which is submitted as part of this application. A sequence of 7 trial trenches are proposed across the site each of which will be mechanically excavated to the top of archaeological deposits or the surface of geological drift deposits whichever is uppermost.

Condition 16:

Requires details of wheel wash facilities to be approved in writing. A plan, based on drawing 7622 (03) 101 shows detail of the contractor's site set up together with the position for the jet wheel wash located adjacent to the proposed lay-by.

The only other outstanding condition for which approval is required prior to the commencement of any development is condition 17 which requires details of the proposed roadside barriers identified in the noise report submitted as part of the outline planning application. Details of these barriers are currently being obtained and will be submitted under a separate application.

In the meantime please do not hesitate to contact us if you require any further information and I await your Council's decision in due course.

Yours sincerely

A handwritten signature in black ink that reads "David Stewart". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

David Stewart  
Partner

cc. S Wood