

Melbourn Parish Council
Melbourn Hub
30 High Street
Melbourn
Royston
SG8 6DZ

20th April 2021

Dear Parish Clerk

**Re: Land to the rear of 46 – 56 The Moor, Melbourn
S106 Obligation – Open Space and Local Area of Play (LAP)
Formal Offer and Maintenance Contribution**

On behalf of Stonebond Properties (Chelmsford) Ltd, I am writing to you to satisfy the requirements and obligations set in the Section 106 (s106) agreement associated with the above site.

The s106 agreement dated 10th August 2018, second schedule, Part II LAP (paragraph 1.3) and Part IX (paragraph 1.3) the owners (Stonebond Properties (Chelmsford) Ltd), are to maintain these areas for 12-month period after practical completion.

Second Schedule, Part II LAP, Paragraph 1.10 and Part IX paragraph 1.10 requires Stonebond Properties prior to 50% occupations to make a formal offer to the Parish Council to transfer the LAP and the Open Space Areas.

I am writing to you to formally offer the LAP and the Open Space Areas under the following terms:

- Parish Council are to adopt the areas shown green and hatched. (Please see plan attached)

As set out in Sixth Schedule, The LAP Contribution and the On-Site Open Space Maintenance Contribution of the s106 we are to formally agree a commuted sum for a 10-year period prior to the LAP and Open Space.

In order to start negotiations, we have approached DJC Property Management. DJC Property Management company have provided us with a quote for managing the LAP and Open Space Areas for 10-year period. DJC Property Management are leading property management company who we have a collaborative working relationship with.

<http://dicpropertymanagement.co.uk/>

The costs associated with managing and maintaining the LAP and Open Space Areas including play equipment are estimated to be £2,005.00 per annum.

A total of £20,050 to cover the period of 10 years.

I have attached a copy of DJC Property Managements estimated costs.

We trust that the above offer is acceptable, and we can confirm this to South Cambridgeshire District Council to fulfill the obligation.

Should you have any queries regarding the above please do not hesitate to contact me.

Yours sincerely



Sean Marten
Planning Manager
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