

Email: 4 March 2025

Good Evening.

I am contacting you to see if you can help me at all. I live in Piggott Close in Melbourn.

We do not have street lights as such, just small lights jotted round the Close. One of these lights isn't working. When I called the South Cambs Council they informed me that they were not responsible for these and the I should contact the developers STONEBOND. They also told me that they were not responsible either. The light in question is on the corner of Piggott Close and Gatward Close (next to the sign). The Close its self isn't the brightest even when all lights are working so it is dark in that area with this one light out. I wonder if you can point me in the right direct as to getting this sorted out.

Thank you for your time.

Kind Regards

[REDACTED]

Investigation needed into who is responsible for the lighting in this area.

As of 26 February 2025: Email from Greater Cambridge Shared Planning

Thank you for providing the site photographs and updates on the 26th February, for The Moor, Melbourn (S/1032/17/OL). I am now happy to confirm that the remedial works are complete, and the site is able to move into the practical completion phase (maintenance period).

Both the LAP and On-Site Public Open Space is subject to be maintained by the Parish Council for a period of twelve (12) months after notice of practical completion of the works. Therefore, the maintenance period begins 26th February 2025 and ends **26th February 2026**. Please ensure that the landscapes are maintained according to the approved Landscape management plans, properly watered to avoid plants dying/ not establishing due to drought and laid out the same as the approved plan drawings. Any failed planting will need to be replaced as part of your ongoing maintenance routines.

Please be reminded that you will need to serve notice on the Council following completion/ expiration of the maintenance period, for the Council to reinspect and then issue a certificate if all is ok. Below are some relevant extracts from the s106 stating owners' obligations, for your reference:

Schedule 2 Part II - LAP

1.3 The Owner covenants subject to para 1.6 below to maintain the LAP for a period of twelve (12) months after notice of practical completion of the works for the LAP has been properly issued and served on the Council and if any tree or shrub or other planting seeding or turfing dies or becomes diseased or for any reason fails to become established during that period to reinstate or replace it as necessary and in the case of any tree shrub or any other planted material the replacement should be the same size and species or such other size and species as may be agreed with the Council.

1.4 At the end of the maintenance period referred to in clause 1.3 to serve written notice on the Council that the twelve (12) month period for maintenance has expired and subject to the Council being reasonably satisfied on an inspection that all requirements of this Part of this Schedule have been satisfactorily carried out and the covenants performed the Council shall issue or shall be deemed to have issued a certificate to such effect provided that if the Council is not so satisfied (acting reasonably) the Owner shall remain responsible for the proper maintenance of the area of open space in question as the case may be and the maintenance period for such land shall be extended until such time as (i) the District Council certifies in writing (which the Council accepts a responsibility to the Owner so to do as soon as practicable) that the outstanding work has been completed or the defects have been remedied or (ii) the Expert determines that the District Council should have issued a certificate that all requirements of this Part of this Schedule have been satisfactorily carried out and the covenants performed.

Schedule 2 Part IX - On-Site Public Open Space

1.3 The Owner covenants subject to para 1.6 below to maintain the On-Site Public Open Space for a period of twelve (12) months after notice of practical completion of the works for the On-Site Public Open Space has been served on by the Council and if any tree or shrub or other planting seeding or turfing dies or becomes diseased or for any reason fails to become established during that period to reinstate or replace it as necessary and in the case of any tree shrub or any other planted material the

replacement should be the same size and species or such other size and species as may be agreed with the Council.

1.4 At the end of the maintenance period referred to in clause 1.3 to serve written notice on the Council that the twelve (12) month period for maintenance has expired and subject to the Council being reasonably satisfied on an inspection that all requirements of this Part of this Schedule have been satisfactorily carried out and the covenants performed the Council shall issue a certificate to such effect provided that if the Council is not so satisfied (acting reasonably) the Owner shall remain responsible for the proper maintenance of the area of open space in question as the case may be and the maintenance period for such land shall be extended until such time as (i) the Council certifies in writing (which the District Council accepts a responsibility to the Owner so to do as soon as practicable) that the outstanding work has been completed or the defects have been remedied or (ii) the Expert determines that the Council should have issued a certificate that all requirements of this Part of this Schedule have been satisfactorily carried out and the covenants performed.

With regards to your question on the street lighting, you are correct in saying that once a street is adopted the Cambridgeshire County Council will maintain the lighting. I would probably advise that you contact the developer (Stonebound Properties) because as I understand it, they will coordinate the adoption with the County Highways team. Or the County may be able to provide a status update if you reach out to them directly. Also, if you follow this link: [Highways development | Cambridgeshire County Council](#) and scroll down to 'Estate Road Adoption' there are some FAQs on road adoption which might be helpful.