



HOPKINS  
HOMES



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

10 February 2025

Dear Sirs

**Land at New Road, Melbourn  
S106 obligation Adoption of LEAP, LAP and Residential Open Space**

We have now completed our development at Kingsley Grove, Melbourn and would like to progress the adoption of the LEAP, LAP and other incidental residential open space pockets within the development to Melbourn Parish Council.

For ease of reference, I attach a plan "Melbourn Incidental Green Space" previously provided identifying (numbering) the pockets of residential open space. Area 5 is the LAP and Area 9 the LEAP. A draft conveyance plan, landscape drawings and landscape management plan are also enclosed.

In accordance with the S106 obligations at Schedule 2, part 2:-

The areas have been laid out and maintained by Hopkins Homes. A Landscape Architect from Greater Cambridgeshire has issued a Certificate of Practical Completion.

As previously agreed, the incidental residential open space pockets to be transferred to Melbourn Parish Council at the end of development upon payment of consideration of £1.00.

The LEAP and LAP to be transferred to Melbourn Parish Council upon payment of consideration of £1 and a maintenance contribution representing a sufficient sum for 10 years maintenance.

We would like to propose to the Parish Council a sum of £70,000 (seventy thousand pounds) for the 10 years maintenance contribution of the LEAP and LAP areas.

Please let me know if you require any further information, otherwise look forward to your response to our proposal in order that we can move forward to progress the transfer.

Yours faithfully

Sharon Levell  
Planning Co-ordinator

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