

PL027 2526b) Hopkins – incidental parcels

During site visit with Hopkins Homes in June 2025 it was stated by Hopkins Homes that the commuted sum was only being negotiated for the LAP and LEAP areas as shown on page one of the attached map.

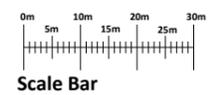
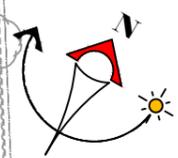
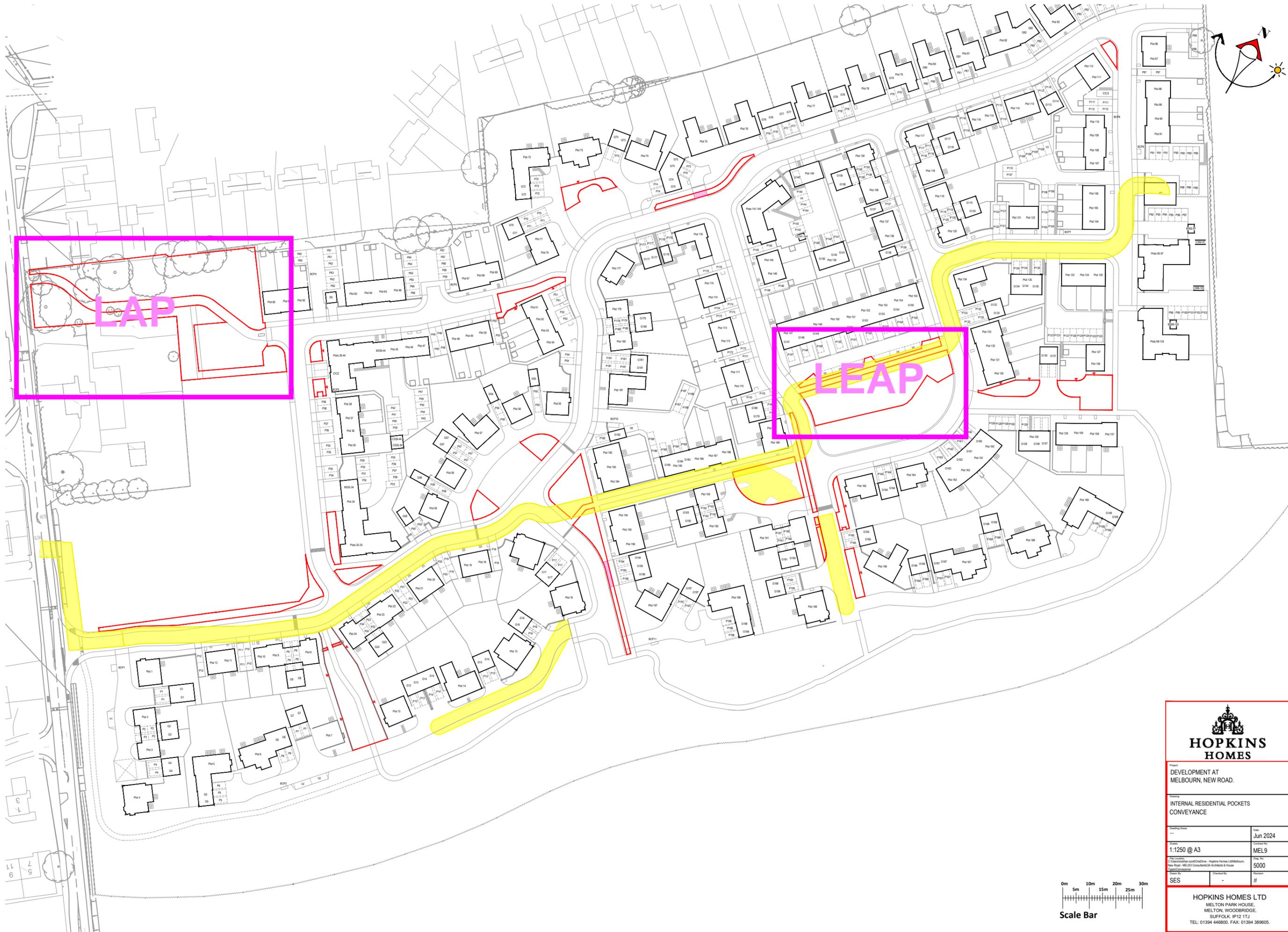
Council did not agree that this was the case and have enquired with Greater Cambridge Planning s106 officer as to the details of the agreement.

Information received has confirmed that:

- Technically Hopkins are correct in their statement.
- Melbourn Parish Council are entitled to communicate to Hopkins that they are prepared to adopt these areas for a sum of £tbd but will not adopt them without a commuted sum.
- The decision will then be with Hopkins as to whether they wish to maintain these areas of negotiate a commuted sum.

It should be noted that if any of the incidental areas, shown on page two of the attached map, are over 100m² then they should be classed as LAP and therefore legitimately part of the commuted sum within the terms of agreement.

Council should consider next actions and the timing of the involvement of our real estate legal advisor.





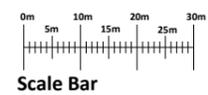
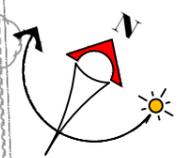
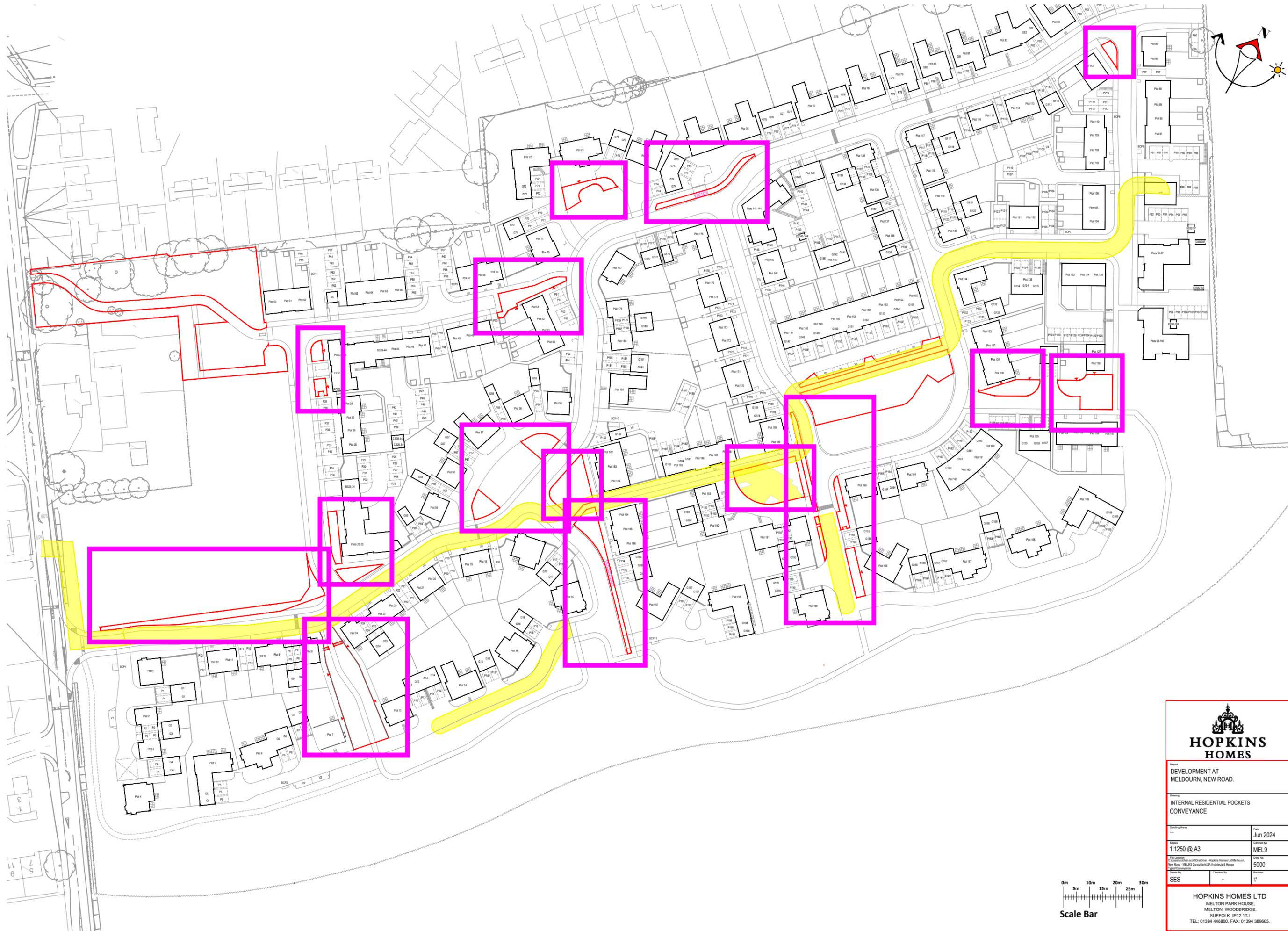
**HOPKINS
HOMES**

Project:
**DEVELOPMENT AT
MELBOURN, NEW ROAD.**

Internal Residential Pockets
Conveyance

Drawing Area	Date
1:1250 @ A3	Jun 2024
Client/Location Melrose Consultants/3A Architects & House	Contract No. MEL9
Project/Conveyance	Sheet No. 5000
Drawn By SES	Checked By #

HOPKINS HOMES LTD
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HOMES**

Project:
**DEVELOPMENT AT
MELBOURN, NEW ROAD.**

Internal Residential Pockets
Conveyance

Drawing Area	Date
1:1250 @ A3	Jun 2024
Contract No.	MEL9
Client/Location Melbourn Woodbridge - Hopkins Homes Ltd/Melbourn	Sheet No. 5000
Drawn By SES	Checked By #

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