



🏠 **Melbourn Parish Council**
Melbourn Community Hub
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👤 **Abi Williams, Clerk**
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██████████
Hopkins Homes Ltd
Melton Park House
Woodbridge
Suffolk
IP12 1TJ

13 August 2026

Dear ██████████

Re: Land at New Road, Melbourn - S106 Obligation Adoption of LEAP, LAP and Residential Open Space

Thank you for your letter dated 29 June 2026 regarding the proposed transfer of the LEAP, LAP and incidental residential open space areas, together with the associated commuted sum offer of £80,000.

Melbourn Parish Council has considered the revised offer (PC072/2627a) and is pleased to confirm its acceptance of the commuted sum of £80,000 for the transfer and ongoing maintenance of the LEAP, LAP and incidental open space areas identified in the plans previously provided.

This acceptance is subject to a joint inspection meeting taking place prior to completion of the transfer.

The purpose of the inspection will be to verify that all outstanding works and matters previously discussed between the Parish Council and Hopkins Homes have been completed to a satisfactory standard and any new issues arising since the previous inspection was carried out in June 2025 are addressed before transfer.

Following a successful inspection and confirmation that all agreed works have been completed, the Parish Council will be in a position to proceed with the formal transfer arrangements.

We would therefore be grateful if you could contact us to arrange a mutually convenient date for the inspection meeting.

We look forward to working with you to bring this matter to a successful conclusion.

Yours sincerely

Abi Williams

Abi Williams
Parish Clerk