

MA121 2627a) Piggott Close – report

S.1032.17.FL_The Moor Melbourn S106:

In March 2025 the area of LAP and public open space at Piggott Close moved to Melbourn Parish Council for a 12 month maintenance period before the certificate of completion is confirmed.

S106 commuted sum: £35,000

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**. Any failed planting will need to be replaced as part of your ongoing maintenance routines.

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.

MA121 2627a) Piggott Close – report

The report in appendix A shows a number of items that require replacement before the certificate can be issued.

Required action	Approx cost
1. Failed Carpinus betulus franz fontain)	£300
2. Missing acre (campestre elegant)	£300
3. Hedging gaps	£200
4. Climbing support	£200
5. Failed holm oak	£300
	£1,300 Materials only

Awaiting quote from contractors.

Proposal

Propose spend of up to **£2000** to comply with s106 obligations. *If costs are greater after the quote is received it will be brought back to Council to re-consider.*



Key

- Missing or failed
- ▬ Maintenance

Identified on site visit

1. Failed *Carpinus betulus* 'Franz Fontain'
2. Missing *Acer campestre* 'Elegant'
3. Gapping up of hedging
4. Maintenance required and climbing support would be useful
5. Failed *Betula pendula* 'Obelisk' or Holm Oak

PLANTING SPECIFICATION

SITE PREPARATION

Topsoil
Existing topsoil shall be stripped before building works begin. Imported topsoil shall be BS3892:2015 Specification for Topsoil and Requirements for Use. Topsoil shall be multi-purpose grade, of medium texture, with a high proportion of fertile loamy material. It shall be free from subsoil, rubbish, rubble, contamination, roots of perennial weeds and other materials injurious to plant growth. The maximum stone content of the soil shall be 20%, with the maximum size of stone 25mm in any one dimension. All topsoil shall be stacked in heaps, not exceeding 2m high. During storage, topsoil heaps shall be kept free from compaction, contamination and weeds.

Excavation

Excavation shall NOT be undertaken within the root protection area of any existing trees or shrubs to be retained. Unless otherwise indicated, areas to be planted/seeded shall be cleared of all surface rubbish and excavated to the dimensions below finished level as follows, when the soil is not waterlogged or frozen. Ensure the location of all services is known before any excavation operations.

Tree pits: 1000x1000x800mm deep unless otherwise shown
Shrub and hedge pit/trench: 450mm deep
Grass areas: 300mm deep
Wildflower grassland areas: Excavated to finished levels

The base of excavated areas shall be forked or otherwise cultivated to a depth of 150mm to facilitate drainage and all bricks, stones and other debris, etc. over 75mm in any one dimension shall be removed. Similarly, areas trafficked by construction vehicles shall be ripped to a depth of 150-300mm to relieve compaction.

Backfilling with Subsoil

Where excavated areas are lower than the required depth, excavations shall be backfilled with selected subsoil and lightly consolidated to make up levels. Selected subsoil shall be friable, second quality topsoil or similar and be free of rubbish, roots, stones over 75mm in any one dimension, perennial weeds or other materials injurious to plant growth.

Backfilling with Topsoil

Tree, shrub and hedge pit/trench excavations shall be backfilled, in layers, with clean topsoil (as specified above) thoroughly mixed with planting compost e.g. 'Greentee' compost at a rate of 20 litres/m³. An approved tree and shrub fertiliser shall be added to topsoil, prior to backfilling tree-pits. Grass areas (excluding wildflower grassland areas) shall be backfilled with topsoil in layers of 150mm depth.

Cultivation

Cultivation shall not be undertaken within the root protection area of any trees/shrubs to be retained, without prior agreement from the Local Planning Authority. Topsoil shall be cultivated by hand or machine prior to planting, with minimal compaction by machine. Cultivate to the following depths and till, removing all rubbish, vegetation, perennial weeds, roots, stones over 25mm in any one dimension and rake to even levels.

Planting areas: 300mm deep cultivation to medium till
Grass seeding areas: 150mm deep cultivation to fine till raked to a smooth, evenly firm bed
Turf areas: 150mm deep cultivation to medium till raked to a smooth, evenly firm bed
Wildflower grassland areas: 150mm deep cultivation to medium till raked to a smooth, evenly firm bed

Wildflower grassland areas: Where un-excavated areas are to be seeded with wildflower grassland mix the topsoil shall be cultivated to turn the soil over to a depth of 300mm to bring subsoil to the surface. Elsewhere, excavated areas to be seeded with wildflower grassland mix to be backfilled to finished levels with subsoil (as above).

LEGEND

- Existing trees to be retained
- Proposed trees
- Proposed front lawn or verge
- Proposed ornamental groundcover planting
- Proposed low (below 600mm) informal flowering evergreen boundary hedge
- 1.8m high formal native mix hedge
- 0.9m high evergreen flowering hedge
- Climbing plant station
- Evergreen topiary accent
- 600mm high timber knee rail
- 1.8m high close boarded fence

PLANTING

Plant Stock and Timing

Plant material and operations shall conform to BS 3836 Nursery Stock (Parts 1-10), BS 4428: 1989, BS 4043: 1989 and BS 5837: 2012. The planting season shall be from the 1st October to the 31st March. Container grown stock may be planted outside this season if accompanied by daily watering, or as necessary to ensure healthy establishment. Planting shall not be carried out during periods of frost, drought, cold drying winds or when the soil is waterlogged or frozen.

Planting

All planting that is within the root protection area of existing trees/shrubs to be retained, shall be undertaken by hand and positions altered should tree roots be encountered, in order to avoid damage to the root systems.

All plants shall be set out evenly over the areas as indicated, to the density and quantities shown. All plants shall be planted upright at the same depth as the nursery soil level and evenly spaced, leaving room for growth. All restrictive containers shall be removed with roots not twisted. Immediately following planting, all plants shall be watered-in to field capacity.

Container grown and root balled plants shall be planted in a planting pit sufficient to accommodate the plant without causing root damage, with a minimum of 50mm backfill beyond the root ball extent. Plants to be firm, watered-in and dead, damaged or lopsided branches shall be removed after planting. Bare-root plants shall be pit planted, incorporating an approved high phosphate, slow-release fertiliser.

Tree Planting and Support

Trees planted in landscape areas shall be underground guyed, using seven strand galvanised wire, with adjustable grippers, secured to 2 x 2m sleepers deadened at the base of the tree pit unless otherwise specified. All trees to be firm in after planting. All trees shall have irrigation/overation system units fitted to fully surround the root ball.

Hedge Planting

Dead, damaged or straggly branches shall be removed after planting. All plantings in hedge and native mixes shall be fitted with individual protection i.e. shrub shelters, spiral guards as specified, or alternatively the planting areas shall be protected with rabbit-proof fencing. All shrub shelters/spiral guards shall be black or green, adequately supported and isolated to allow for expansion.

Mulching

Prior to the application of mulch the planting areas shall be completely weed free and watered sufficiently to achieve field capacity. The surface of the planting areas shall be mulched with a minimum 75mm depth layer of 15-65mm nominal particle size, dark, matured woodchip mulch, ensuring that the low branches of trees, shrubs and/or herbaceous plants are NOT smothered.

Mulch shall be an approved product and completely weed and weed seed free. The mulch shall be topped-up to maintain, after settlement, a depth of not less than 50mm. Trees in grass areas shall be planted centrally within a 1m diameter mulch bed, to be mulched to 75mm deep. The surface of mulch to be 10mm below the surface of adjacent lawn.

GRASS AREAS

Turf shall accord with BS 3969: 1998, it shall be good quality meadow/cultivated, amenity turf free from weeds and be laid on even, prepared ground (as detailed above), during periods of suitable warm and moist weather conditions. Pre-turfing fertiliser shall be applied to manufacturer's specifications and turf shall be laid in accordance with BS 4428: 1989.

Turf shall be laid with broken joints well-butted up, working from timber plank to avoid damaging turf when laying. Water as necessary to avoid shrinkage and achieve satisfactory establishment. Undertake good horticultural practice to ensure establishment of a healthy grass sward.

Grass seeding

Areas of amenity grass shall be seeded with a general amenity grass mix as specified during the period March to May or September to October, during periods of suitable warm and moist weather conditions. Pre-seeding fertiliser shall be applied to manufacturer's recommendations. Seed shall be sown on even, prepared ground (as detailed above), at a rate of 35g/m², in two transverse operations. Lightly roll seed bed after sowing. Water as necessary to avoid shrinkage and achieve satisfactory establishment. Undertake good horticultural practice to ensure establishment of a healthy grass sward.

Wildflower Grassland Seeding

Areas of wildflower grassland shall be seeded with a wildflower grassland mix suitable for the soil type as specified, during the period March to May or September to October, during periods of suitable warm and moist weather conditions. Seed shall be sown on prepared ground (as detailed above), at a rate of 5g/m² or as specified. Lightly roll seed bed after sowing. Water as necessary to avoid shrinkage and achieve satisfactory establishment. Undertake good horticultural practice to ensure establishment of a healthy wildflower grass sward.

AFTERCARE PERIOD

Regular Visits

During the specified Aftercare Period, maintenance visits shall be carried out, at least monthly from April to September and twice during the dormant season to carry out the following operations to establish healthy growing plants/grass in weed free areas: watering, firming-up, removal of litter, pest and disease control, general pruning, checking guards, ties and stakes, weed control, grass cutting and autumn tidying. All arising shall be carted away and the site shall be left clean and tidy at all times.

Watering

All planting and grass areas shall not be allowed to dry out and shall be kept well watered during the growing season, ensuring the soil is kept moist at all times but avoiding waterlogging.

Replacement Planting

During each August within the Aftercare Period an inspection shall be made and all plants that have died, are missing, damaged or have failed to thrive shall be noted and replaced in the following planting season.

Grass Cutting

During the first and subsequent growing seasons amenity grass shall be kept at a height of 25mm to 50mm. Selective weed control shall be undertaken as necessary once the sward is sufficiently established.

Wildflower Grassland Cutting

During the first growing season cut wildflower grassland every 2 months to a height of 50mm and in subsequent growing seasons cut by machine or by hand to maintain by manual inspection by September or as specified. All arising shall be collected and removed from the site to avoid smothering the sward and to reduce nutrient levels. Spot treat perennial weeds with Glyphosate at the manufacturer's recommended dose rate/ or hand pull.

MAINTENANCE SCHEDULE

	January	February	March	April	May	June	July	August	September	October	November	December
Herbaceous plants												
Grasses			Cut down withered stems to the ground in early spring									
All other herbaceous sp.						Remove dead leaves, deadhead flowers and trim back as necessary.						
Shrub planting												
Artemisia 'Powis Castle'			Cut out damaged or congested shoots in mid-late spring after frost has passed									
Brachyglottis (Senecio) esp.						Dead head flowers regularly to encourage more growth		Trim back if necessary in autumn after the flowers fade.				
Ceanothus spp.						Prune back to form a neat shrub after the flowers fade.						
Choisya esp.			Cut out frost- damaged shoots and tidy shape to form a neat shrub									
Cistus spp.			Nip out growing tips of young shoots when young to encourage bushy growth. Trim to form neat shrub. Once established no regular pruning required; leggy plants should be replaced.									
Cornus spp.			Cut stems down to 10cm of their base in spring to encourage new stem growth from the base.			Trim to form neat hedge at least once a month during the summer and early autumn. Maintain to a maximum height of 0.9m.						
Escallonia spp. as hedge			Trim to shape in spring.									
Euonymus spp.			No regular pruning required; any plants that become leggy can be pruned hard in spring to encourage new shoots from base. Hedges to be maintained to a maximum height of 0.6m.									
Hebe spp.			Shorten shoots from the previous season by a quarter. Trim straggly shoots where necessary.									
Hypericum 'Hidcote'												
Hydrangea spp.			Shorten flowered stems by up to 30cm, cutting just above a strong bud. Cut older wood that has died back down to the base.									
Lavandula spp.						If plants become large and straggly prune back in mid-late spring to encourage new growth from the base. Hedge plants to be maintained to a maximum height of 0.6m.		In late summer cut off old flowerheads and trim foliage lightly. Hedge plants to be maintained to a maximum height of 0.6m.				
Lonicera shrub spp.			No regular pruning is required but wayward or dead shoots should be cut out in late winter / early spring.									
Mahonia spp.			No regular pruning is required but wayward or dead shoots should be cut out in spring.									
Philomis frutescens			No regular pruning is required but wayward or dead shoots should be cut out in spring.									
Prunus laurocerasus 'Otto Luyken'						Trim as necessary to maintain a neat, low shrub. Can be pruned back into old wood in early spring to rejuvenate straggly specimens.						
Salix hastata			Remove wayward or dead shoots to maintain a healthy balanced form.									
Skimmia japonica 'Rubella'			No regular pruning is required but wayward or dead shoots should be cut out in spring.									
Viburnum sp.			No regular pruning is required but wayward or dead shoots should be cut out in spring after flowering.									
Vinca sp.			Cut back any wayward shoots to maintain a neat carpet; overgrown specimens can be cut back and reduced in size in early spring before growth starts.									
Grass areas												
Amenity grass			Cut at least twice a month March to October to maintain a sward height of 35-50mm									
Plant mixes												
Native hedge mix			Prune in late winter to tidy up shape, before the bird nesting season begins. Hedges to be maintained to a maximum height of 1.8m.						Prune when necessary, to form neat hedges, once bird nesting season is over. Hedges to be maintained to a maximum height of 1.8m.			

PLANTING SCHEDULES

Planting Schedule Shrubs					
Qty	Name	Height/Spread	Root	Cntr	Centres
56	Artemisia 'Powis Castle'	25-30cm	C	3L	0.450
29	Aucuba japonica 'Variegata'	50-60cm	C	10-15L	0.600
28	Brachyglottis 'Sunshine'	40-60cm	C	10-15L	0.600
15	Buxus sempervirens topiary spiral	100-125cm	C	25L	
6	Ceanothus 'Concha'	40-50cm	C	10-15L	0.600
18	Ceanothus thyrsiflorus 'Repens'	60-80cm(D)	C	10-15L	0.600
30	Choisya ternata	50-60cm	C	10-15L	0.600
15	Cistus corbaniensis	40-60cm	C	10-15L	0.600
18	Cistus purpureus	40-60cm	C	10-15L	0.600
4	Cornus sanguinea 'Winter Beauty'	40-60cm	C	3-5L	0.800
174	Escallonia ivleyi as hedge	60-90cm	C	5L	0.250
96	Euonymus 'Emerald Gaiety'	30-40cm(D)	C	10-15L	0.500
14	Euonymus fortunei 'Emerald 'y' Gold'	30-40cm(D)	C	10-15L	0.600
52	Hebe albicans 'Red Edge'	30-40cm(D)	C	10-15L	0.400
296	Hebe franciscana 'Blue Gem' as hedge	40-60cm	C	10-15L	0.330
20	Hebe franciscana 'Variegata'	40-60cm	C	10-15L	0.600
285	Hebe franciscana 'Variegata' as hedge	30-40cm(D)	C	10-15L	0.330
48	Hebe rakaiensis	30-40cm	C	10-15L	0.600
38	Hedera helix 'Golden Mathilde'	125-150cm	C	10-15L	
3	Hydrangea macrophylla 'Lanarth White'	50-60cm	C	5L	0.800
156	Hypericum 'Hidcote'	50-60cm	C	10-15L	0.600
93	Lavandula 'Hidcote'	30-40cm	C	10-15L	0.500
32	Lonicera nitida 'Lemon Beauty'	40-60cm(D)	C	10-12L	0.600
109	Lonicera nitida 'Maigreen'	40-60cm(D)	C	10-15L	0.600
85	Mahonia aquifolium	30-40cm	C	3-5L	0.500
32	Mahonia x media 'Charity'	60-80cm	C	10-15L	0.600
89	Prunus 'Otto Luyken'	60-80cm	C	10-15L	0.600
4	Salix hastata 'Wehrhahnii'	40-60cm	C	5-7.5L	0.800
16	Skimmia japonica 'Rubella'	40-60cm	C	10-15L	0.600
37	Viburnum davidii	40-60cm	C	10-15L	0.600
18	Viburnum tinus 'Eve Price'	40-60cm	C	10-15L	0.600
203	Vinca minor 'Aureovariegata'	20-30cm	C	3-5L	0.350
2174	Vinca minor 'Green Carpet'	20-30cm(D)	C	2-5L	0.350

Planting Schedule Herbaceous					
Qty	Name	Root	Cntr	Centres (m)	
24	Bergenia 'Bressingham Ruby'	C	4L	0.450	
22	Bergenia 'Bressingham White'	C	4L	0.450	
13	Carex morrowii 'Evergold'	C	2-5L	0.450	
97	Convallaria officinalis	C	4L	0.500	
131	Geranium macrorrhizum 'Album'	C	4L	0.450	
11	Geranium macrorrhizum 'Czako'	C	4L	0.450	
6	Heilbornia angustifolia	C	5-7.5L	0.600	
13	Heuchera 'Firefly'	C	4L	0.450	
29	Heuchera micrantha 'Palace Purple'	C	4L	0.450	
25	Iris laevigata	C	1-2L	0.400	
3	Krinhofia caulescens	C	4L	0.600	
16	Leucanthemum superbum 'Snowcap'	C	1-2L	0.400	
34	Liriodendron 'Big Blue'	C	4L	0.450	
32	Philomis frutescens	C	10L	0.500	
45	Cornus sanguinea	C	10L	0.600	
45	Corylus avellana	C	4L	0.400	
31	Sedum spectabile 'Autumn Joy'	C	5-7.5L	0.400	
44	Sisyrinchium striatum 'Aunt May'	C	5-7.5L	0.450	
550					

PR183 Native Hedge Mix
54nr Acer campestre
68nr Carpinus betulus
27nr Cornus sanguinea
27nr Corylus avellana
82nr Ligustrum vulgare
14nr Viburnum opulus

WILDFLOWER AREAS

Emorsgate Seeds - EM8 MEADOW MIXTURE FOR WETLANDS or similar approved

EM8 contains species suitable for seasonally wet soils and is based on the vegetation of traditional floodplain and water meadows. Sols in wet meadows may flood for short periods in winter, but are usually well drained in summer.

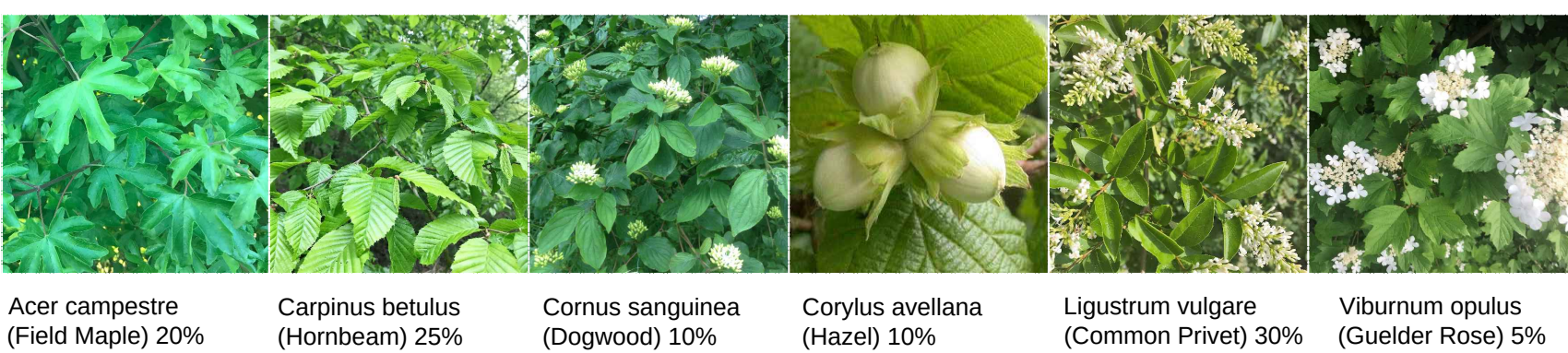
Wild Flowers		
%	Latin name	Common name
0.5	Achillea millefolium	Yarrow
1	Betonica officinalis (Stachys officinalis)	Betony
3	Centaurea nigra	Common Knaveweed
0.4	Filipendula ulmaria	Meadowweet
3	Galium verum	Lady's Bedstraw
0.5	Geranium pratense	Meadow Crane's-bill
0.5	Leonodon hispidus	Rough Hawkbit
1.8	Leucanthemum vulgare	Oxeye Daisy - (Moon Daisy)
0.2	Lolium perenne	Greater Birdfoot Trefoil
1	Plantago lanceolata	Ribwort Plantain
0.5	Primula veris	Cowslip
0.4	Prunella vulgaris	Selfheal
0.8	Ranunculus acris	Meadow Buttercup
0.8	Rhynanthus minor	Yellow Rattle
1.4	Rumex acetosa	Common Sorrel
0.1	Sanguisorba officinalis	Great Burnet
0.3	Silene alba	Pepper Saxifrage
1.7	Silene flos-cuculi - (Lynchnis flos-cuculi)	Plugged Robin
0.3	Succisa pratensis	Drift's-bell Scabious
0.6	Taraxacum officinale	Dandelion
0.8	Vicia cracca	Tufted Vetch

Grasses		
%	Latin name	Common name
10	Agrostis capillaris	Common Bent
3	Alopecurus pratensis	Meadow Fodder (w)
3	Anthoxanthum odoratum	Sweet Vernal-grass (w)
3	Bromus tectorum	Quaking Grass (w)
2	Cynosurus cristatus	Crested Dogtail
3	Deschampsia cespitosa	Tufted Hair-grass (w)
32	Festuca rubra	Slender-creeping Red-fescue
3	Hordium scabrum	Meadow Bury
Sowing Rates		
kg/ha	kg/acre	g/m ²
40	15	4

PLANT IMAGES



NATIVE SPECIES HEDGE MIX



Planting Schedule by Mix and Class						
PR183 Native Hedge Mix		To be planted in groups of 3-9 of the same species in a double staggered row at 5m				
Qty	Name	Form	Age	Height	Root	%
90	Acer campestre	Transplant	1/1	60-80cm	B	20.00 %
113	Carpinus betulus	Transplant	1/1	60-80cm	B	25.00 %
45	Cornus sanguinea	Transplant	1/2	60-80cm	B	10.00 %
45	Corylus avellana	Transplant	1/2	60-80cm	B	10.00 %
136	Ligustrum vulgare	Transplant	1/1	60-80cm	B	30.00 %
23	Viburnum opulus	Transplant	1/2	60-80cm	B	5.00 %
452						