

MA121 2627b) Hopkins Land Review – snagging summary

Summary of actions requested:

- Replace nine trees as identified
- Replace two bollards as identified
- Provide April 2026 RoSPA report
- Confirm red line area for section 11 – all previous communication is as red line as shown, if this is to include the further area please confirm.

Hopkins – Land Review

Update September 2026



1.

Full map see Appendix A



Report

March 2025

1. Grass quality low – suggest reseeding, weeding as required.
2. Shrubs – to be reviewed when in leaf.
3. Tree x 6 – to be reviewed when in leaf.
4. Confirmation needed of land to be tended – looks as if it is currently tended by homeowners.

June 2025

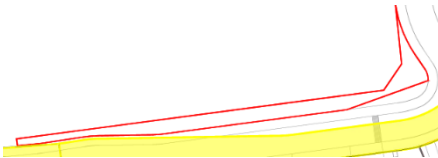
1. Wildflower area – treat as SGB.
2. Shrubs reviewed as suitable.
3. 1 tree to be replaced.
4. Confirmation of areas to be tended – to shrub line aside and in front of properties.

September 2026

- Two trees to be replaced (late 26 planting)
- Confirmed tend to shrub line in front and to side of properties.

Hopkins – Land Review

Update September 2026

2.  Full map see Appendix A



Report

March 2025

1. Grass quality low – suggest reseeding, weeding as required.
2. Hedge – to be reviewed when in leaf.
3. Tree – to be reviewed when in leaf.

June 2025

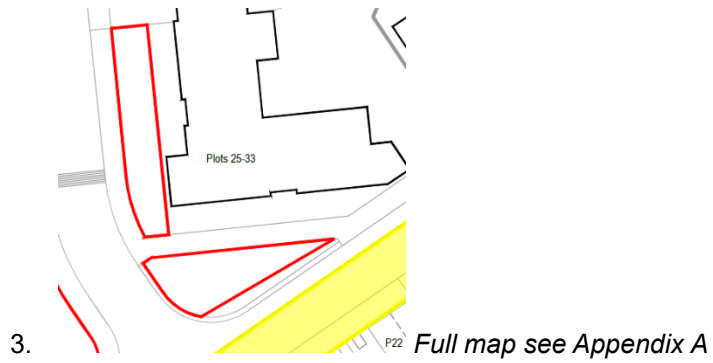
1. EH1 grass seed confirmed – cut as required (leave end June to end July for flowering).
2. Hedge reviewed as suitable.
3. Tree reviewed as acceptable.

September 2026

- Bulbs noted.

Hopkins – Land Review

Update September 2026



Report

March 2025

1. Grass quality low – suggest reseeding, weeding as required.
2. Hedge – assume hedging is not part of transfer – confirmation required.
3. Tree x 4 – to be reviewed when in leaf.

June 2025

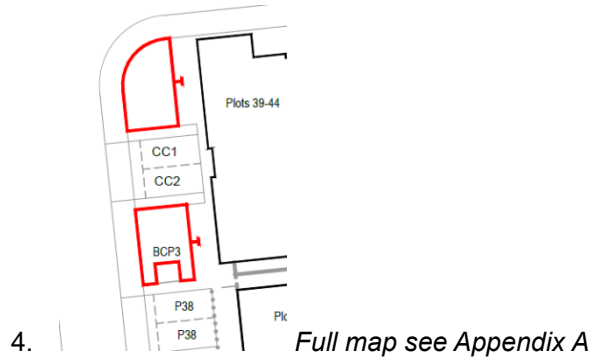
1. EH1 grass seed confirmed – cut as required (leave end June to end July for flowering).
2. Hedge – confirmation of transfer from plans required.
3. Tree reviewed as acceptable.

September 2026

- Confirmed tend to hedge line.

Hopkins – Land Review

Update September 2026



Report

March 2025

1. Grass quality low – suggest reseeding, weeding as required.
2. Hedge – assume hedging is not part of transfer.
3. Raised ironworks within hedge border.
4. Tree x 2 – to be reviewed when in leaf.

June 2025

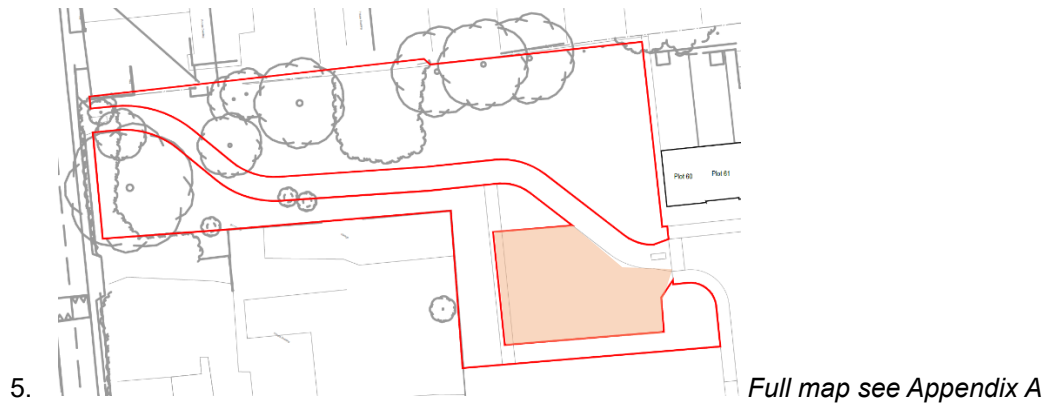
1. EH1 grass seed confirmed – cut as required (leave end June to end July for flowering).
2. Hedge – confirmation of transfer from plans required.
3. Raised ironworks not to be changed – not considered an issue.
4. Tree reviewed as acceptable.

September 2026

- Confirmed tend to hedge line.

Hopkins – Land Review

Update September 2026



Report

March 2025

1. Grass quality low – suggest reseeding, weeding as required.
2. Hedge / shrubbery – to be reviewed when in leaf.
3. Trees – to be reviewed by arborist.
4. Raised ironwork within mowing area – to be lowered to allow for safe mowing.
5. Fenceline overgrown and weedy – to be tidied.

June 2025

1. EH1 grass seed confirmed – cut as required (leave end June to end July for flowering).
2. Hedge reviewed as suitable.
3. Tree report received – concern over ivy cutting at base. To be confirmed. 2 trees to be replaced (dead).
4. Raised ironwork not considered an issue.
5. Fenceline to be tidied as agreed.

Note: contains area under highways control – shown above in orange. .

September 2026

- Fenceline tidied.
- Base of tree to be cleared after Robin nesting season.
- Ivy on trees severed.

Note: contains substantial area to be assigned to Highways.

Hopkins – Land Review

Update September 2026



Report

March 2025

1. Grass quality low – suggest reseeding, weeding as required.
2. Hedge – confirmation needed as to what parts of vegetation are included – plan looks like not strip that runs in front of property but does include strip to side of property.
3. Confirmation that strip of land opposite on plan is not included.

June 2025

1. EH1 grass seed confirmed – cut as required (leave end June to end July for flowering).
2. Hedge maintained by homeowner.
3. Confirmed strip opposite maintained by homeowner.

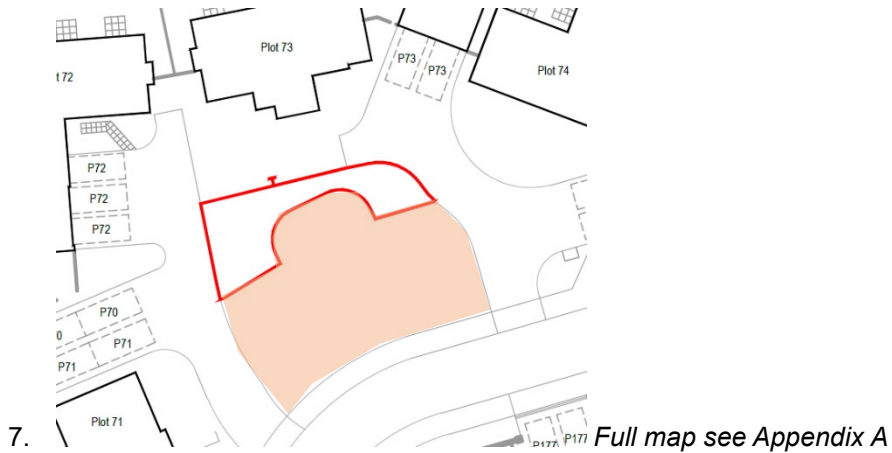
September 2026

- Due cut.
- Shrubs resident responsibility.

Note: only tend to red line area – opposite strip owned by resident.

Hopkins – Land Review

Update September 2026



Report

March 2025

1. Grass quality low – suggest reseeding, weeding as required.
2. Restricted cuts during bulb flowering season.
3. Tree x 3 – to be reviewed when in leaf.
4. Shape of land highlighted on plan not reflective of area – confirmation required.

June 2025

1. EH1 grass seed confirmed – cut as required (leave end June to end July for flowering).
2. Bulbs noted.
3. 2 trees in transfer – to be confirmed.
4. Area contains highways land.

Note: contains area under highways control – shown above in orange.

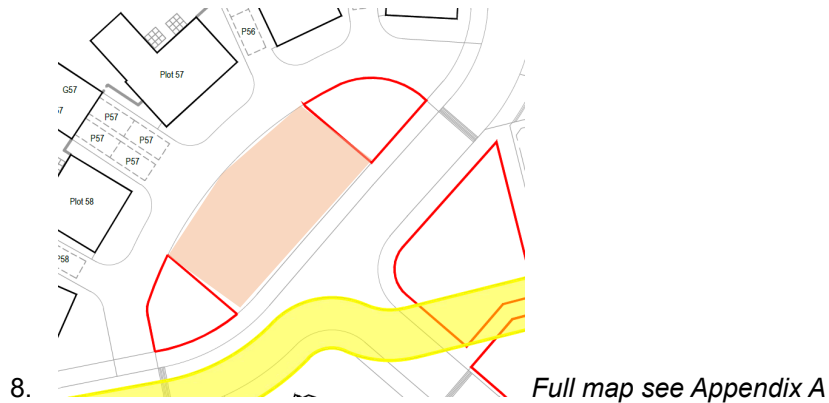
September 2026

- Two trees to be replaced.

Note: contains substantial area to be assigned to Highways.

Hopkins – Land Review

Update September 2026



Report

March 2025

1. Grass quality low – suggest reseeding, weeding as required.
2. Shrubs – 2 areas of shrubs at either end of green area seem to be the only parts included in the transfer – confirmation of area needed.
3. Shape of land highlighted on plan not reflective of area – confirmation required.
4. Tree x 6 – to be reviewed when in leaf.

June 2025

1. EH1 grass seed confirmed – cut as required (leave end June to end July for flowering).
2. Shrubs reviewed as acceptable.
3. 'Missing' area confirmed as highways.
4. Trees reviewed as acceptable.

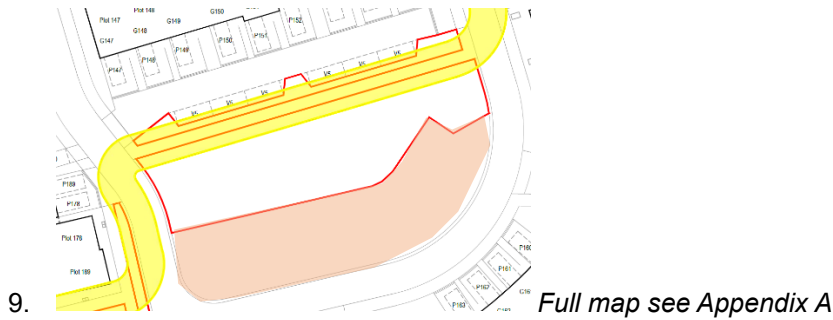
Note: contains area under highways control – shown above in orange.

September 2026

Note: contains substantial area to be assigned to Highways.

Hopkins – Land Review

Update September 2026



Report

March 2025

1. Grass quality low – suggest reseeding, weeding as required.
2. Raised iron works in mowing area.
3. LEAP - Confirmation of up-to-date RoSPA inspections required.
4. LEAP - Confirmation of warranty on play equipment required.
5. LEAP – fix swing (noted this has been booked by Hopkins).
6. LEAP - Fix to gate in play area required.
7. Hedge/shrubbery between path and parking area in need of attention.

June 2025

1. EH1 grass seed confirmed – cut as required (leave end June to end July for flowering).
2. Raised ironworks considered acceptable.
3. ROSPA received – due April 2026
4. Warranty of play equipment required.
5. Swing fixed.
6. Gate fixed.
7. Shrubs reviewed as acceptable.

Note: contains area under highways control – shown above in orange.

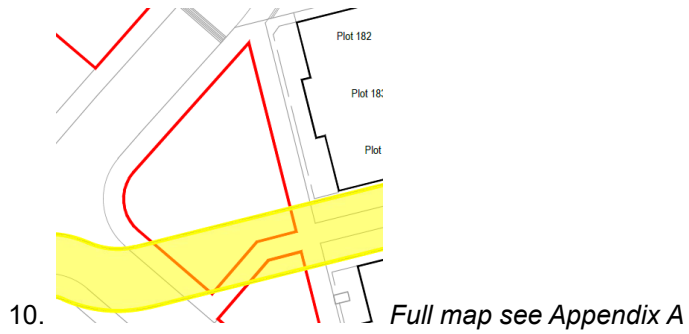
September 2026

- Copy of April 2026 RoSPA required.
- Confirm area to run from edge of shrub bed as shown on red line.
- Check gate suitability on RoSPA report.
- Note two bins on LEAP.

Note: contains substantial area to be assigned to Highways.

Hopkins – Land Review

Update September 2026



Report

March 2025

1. Grass quality low – suggest reseeding, weeding as required.
2. Shrubs – to be reviewed when in leaf.
3. Tree x 6? – to be reviewed when in leaf.

June 2025

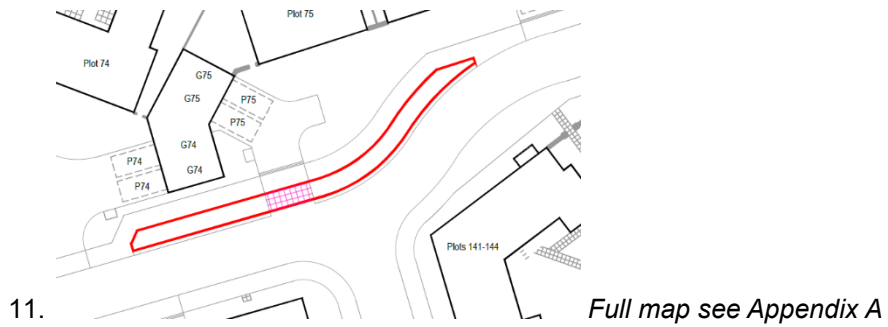
1. EH1 grass seed confirmed – cut as required (leave end June to end July for flowering).
2. Shrubs reviewed as acceptable.
3. Trees reviewed as acceptable.

September 2026

- No comment.

Hopkins – Land Review

Update September 2026



Report

March 2025

1. Grass quality low – suggest reseeding, weeding as required.

June 2025

1. EH1 grass seed confirmed – cut as required (leave end June to end July for flowering).

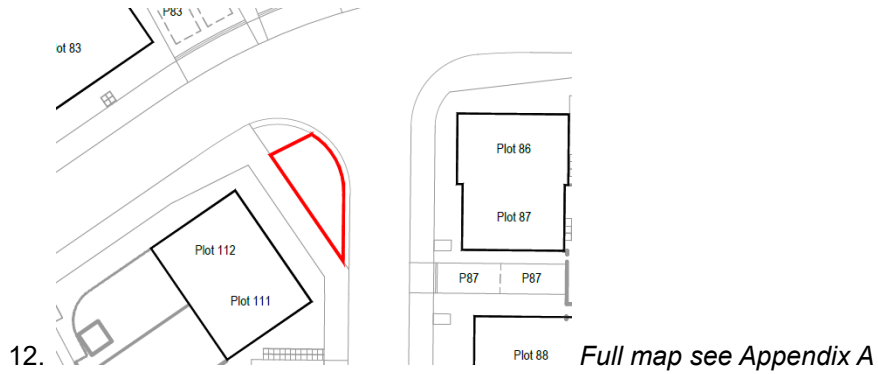
September 2026

- Require confirmation of area – may not be as red line above. Sharon to confirm if additional area, shown in solid red below, is included.



Hopkins – Land Review

Update September 2026



Report

March 2025

- Grass quality low – suggest reseeding, weeding as required.
- Tree x 1 – may need replacing as seems to be dead – to be reviewed when in leaf.

June 2025

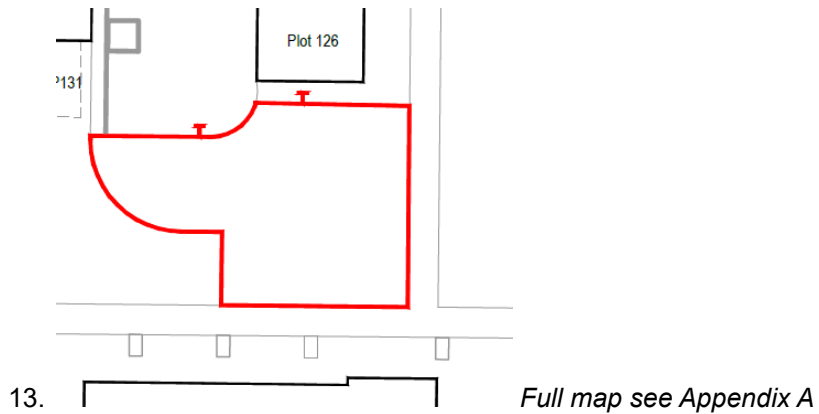
1. EH1 grass seed confirmed – cut as required (leave end June to end July for flowering).
2. Tree to be replaced (dead).

September 2026

- Tree to be replaced.

Hopkins – Land Review

Update September 2026



Report

March 2025

1. Grass quality low – suggest reseeding, weeding as required.
2. Tree x 3 – to be reviewed when in leaf.
3. Are shrubs planted along fence line of properties included – confirmation required.

June 2025

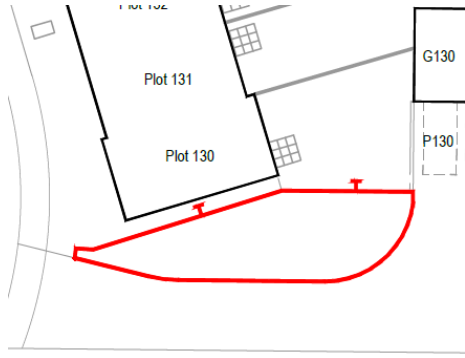
1. EH1 grass seed confirmed – cut as required (leave end June to end July for flowering).
2. Trees reviewed as acceptable.
3. Confirmed shrubs along fence line as homeowners.

September 2026

- No comment.

Hopkins – Land Review

Update September 2026



14.  Full map see Appendix A



Report

March 2025

1. Grass quality low – suggest reseeding, weeding as required.
2. Tree x 1 – to be reviewed when in leaf.
3. Are shrubs planted along fence line of properties included – confirmation required.

June 2025

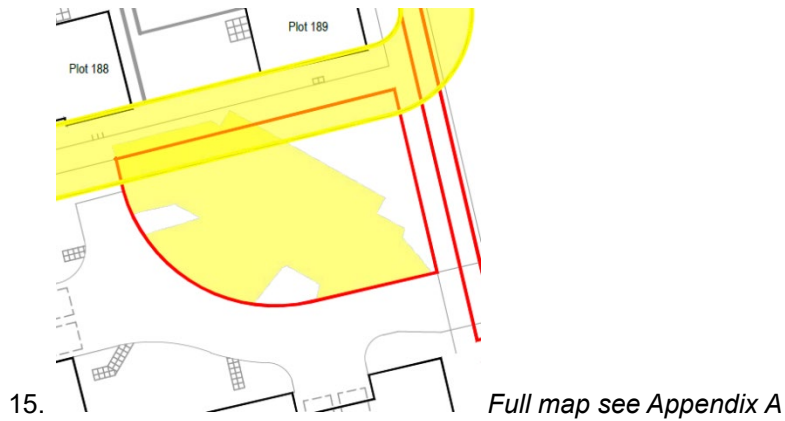
1. EH1 grass seed confirmed – cut as required (leave end June to end July for flowering).
2. Tree reviewed as acceptable.
3. Confirmed shrubs along fence line as homeowners.

September 2026

- No comment.

Hopkins – Land Review

Update September 2026



Report

March 2025

1. Grass quality low – suggest reseeding, weeding as required.
2. Shrubs – to be reviewed when in leaf.
3. Tree x 3 – to be reviewed when in leaf.

June 2025

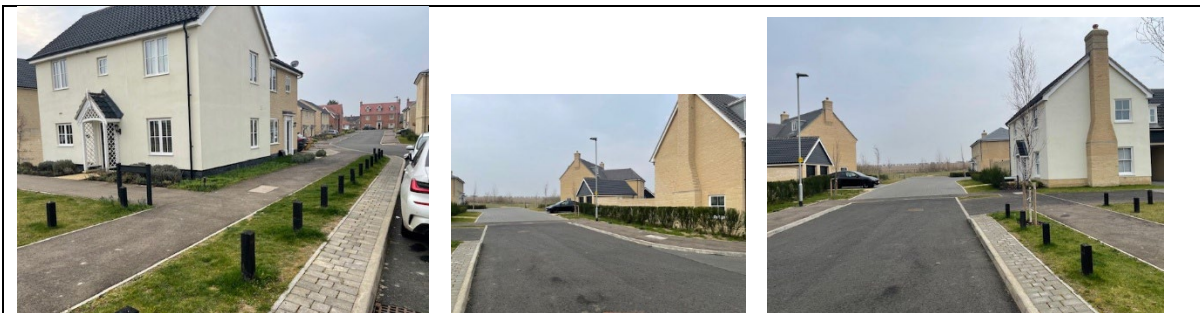
1. EH1 grass seed confirmed – cut as required (leave end June to end July for flowering).
2. Shrubs reviewed as acceptable.
3. 1 tree to be replaced (dead).

September 2026

- One tree to be replaced.



16. *Full map see Appendix A*



Report

March 2025

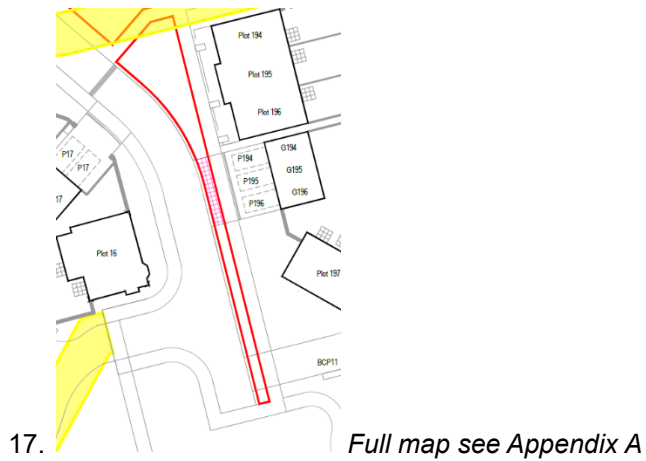
1. Grass quality low – suggest reseeding, weeding as required.
2. Hedge – assume hedging is not part of transfer – confirmation required.

June 2025

1. EH1 grass seed confirmed – cut as required (leave end June to end July for flowering).
2. Confirmed hedge to belong to homeowners.

September 2026

- No comment.



Report

March 2025

1. Grass quality low – suggest reseeding, weeding as required.
2. Damage to bollard – to be replaced.

June 2025

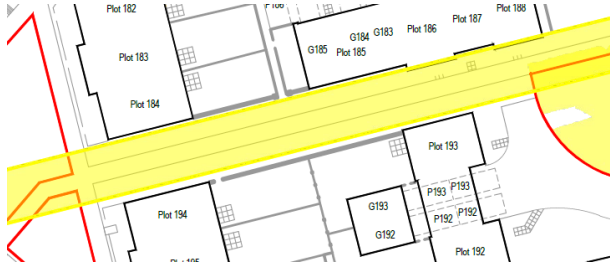
1. EH1 grass seed confirmed – cut as required (leave end June to end July for flowering).
2. 2 bollards to be replaced due to damage.
3. 1 tree to be replaced (dead).

September 2026

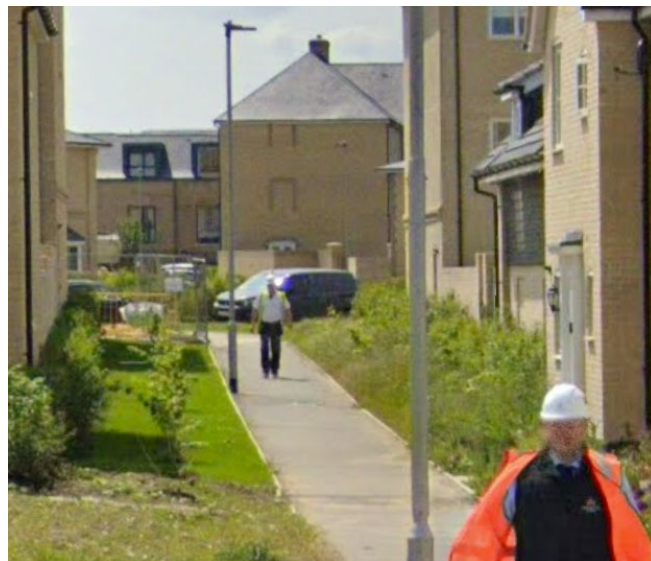
- Three trees to be replaced.
- Two bollards to be replaced.

Additional comments

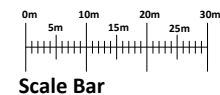
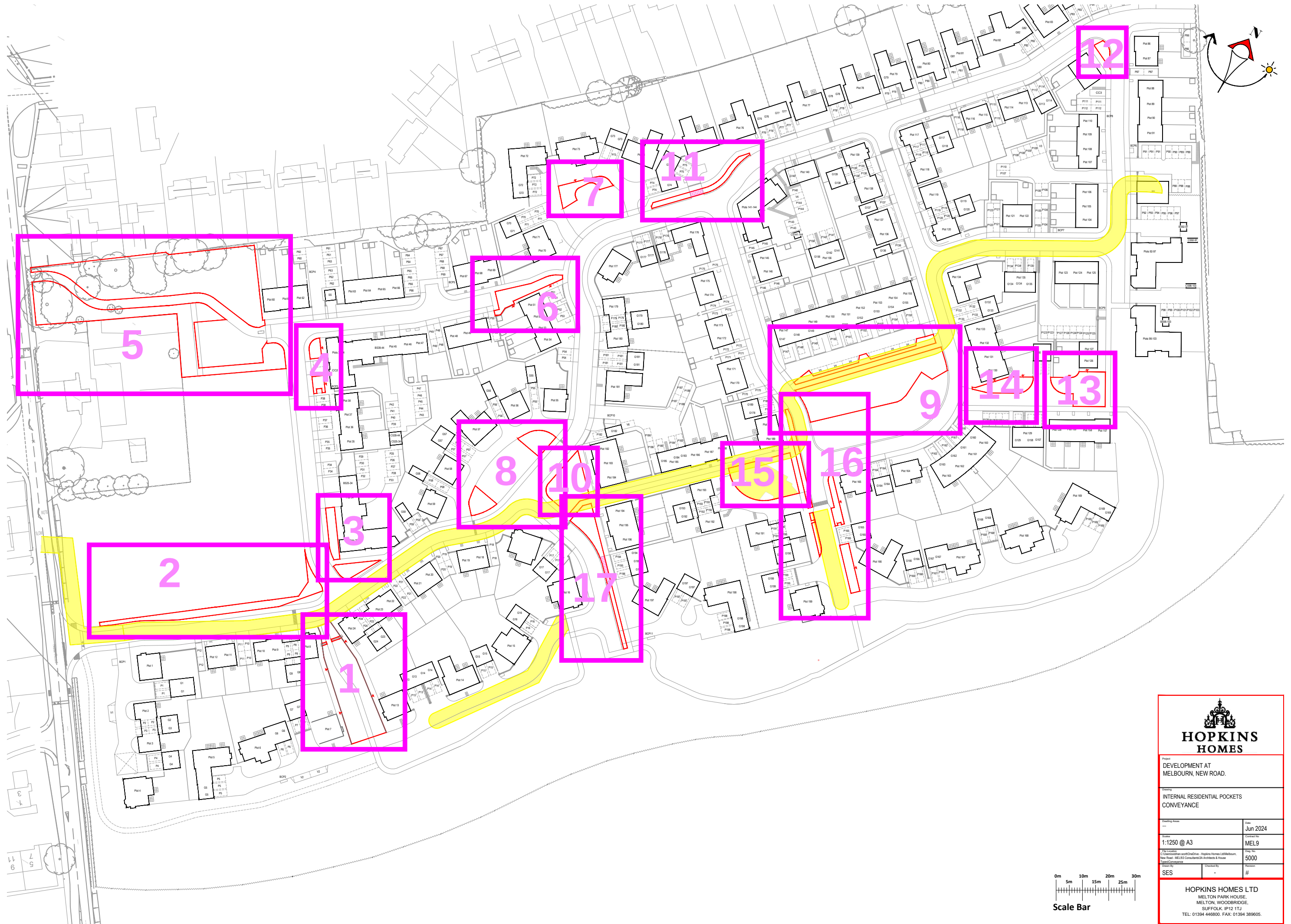
- Confirmation of walkway area between Poppy Crescent and Lavendar Lane – are these two strips of land maintained by homeowners as they do not appear on the plans for handover.
- June 25 – confirmed responsibility of highways / homeowner (street lights included).



Full map see Appendix A



- Grass quality is poor throughout the estate – this would need addressing before handover.
 - June 25 - Addressed as EH1 grass seed throughout – cut as required (leave end June to end July for flowering).
 - Suggested care as above.
- Review of trees
 - June 25 – trees in need of replacement noted (to be completed in winter 25).
 - September 26 – trees in need of replacement noted as 9 (to be completed late 26).
- SGB (wildflower)
 - Suggested annual cut at Poppy Crescent end (tussock grass).
 - Cut and collect with mown paths for other areas.





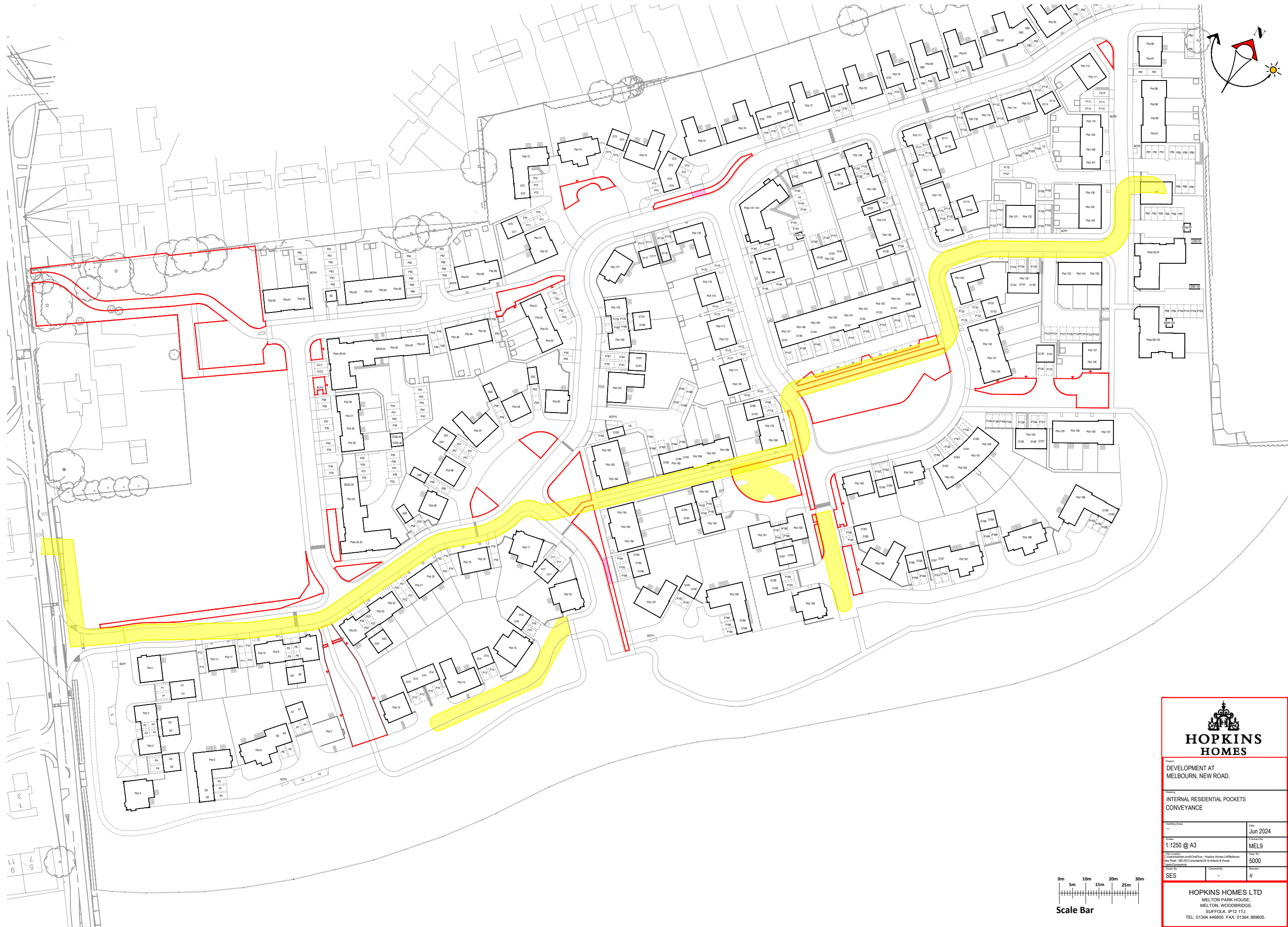
**HOPKINS
HOMES**

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

Property
**INTERNAL RESIDENTIAL POCKETS
CONVEYANCE**

Plotting Area	Date
1:1250 @ A3	Jun 2024
Contract No.	MEL9
Drawn By SES	Check No. 5000
Checked By	Revision #

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MELTON PARK HOUSE,
MELTON, WOODBRIDGE,
SUFFOLK. IP12 1TJ
TEL: 01394 446800. FAX: 01394 389605.





**HOPKINS
HOMES**

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

Document
**INTERNAL RESIDENTIAL POCKETS
CONVEYANCE**

Drawing Area	Date
1:1250 @ A3	Jun 2024
Contract No.	MEL9
Drawn By SES	Check No. 5000
Checked By	Revision #

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