

To receive a report on the purchase of land at Pillmere and consider any actions and associated expenditure.

Report to:

Services Committee

Date of Report:

10 September 2026

Officer Writing the Report:

Office Manager / Assistant to the Town Clerk

Pursuant to:

Services held on 30.4.26 minute nr. 13/26/27

Purpose of Report:

To provide Members with an update on discussions with Taylor Wimpey regarding the proposed transfer of land at Pillmere and to seek a decision on how the Town Council wishes to proceed.

Officers Recommendations

Members are requested to consider whether they wish to proceed with the transfer of the entire land title from Taylor Wimpey and, if so, to delegate authority to the Town Clerk to work with the relevant stakeholders to progress the transfer of the land to Saltash Town Council.

Please note that the following question has been raised with Taylor Wimpey; a response is currently awaited.

Should the Town Council not agree to pursue with the entire transfer of the entire land, is there an alternative arrangement that could be considered whereby the Town Council, on behalf of Taylor Wimpey and at no cost to TW, maintains both green spaces to an acceptable standard? This would enable the sites to be incorporated into the Town Council's routine maintenance programme and inspected regularly throughout the year by written agreement without taking full responsibility of the sites.

Report Summary

Earlier this summer, the Service Delivery Team carried out works at Campion Close to clear and tidy the overgrown former play area, with the agreement of the current landowner, Taylor Wimpey. The improvements were very well received by local residents, who expressed their appreciation for the work undertaken.

Taylor Wimpey has confirmed that it is not willing to contribute towards the future maintenance of either parcel of land, as it does not consider this to be an ongoing responsibility.

Members will recall that the Town Council previously resolved not to proceed with the transfer of the entire land title offered by Taylor Wimpey, instead expressing a preference to acquire only the identified green spaces. This decision necessitated the preparation of a revised transfer proposal and would have required additional legal work and associated costs to separate the land titles.

Following further discussions, Taylor Wimpey has advised that it is unwilling to undertake the legal and technical processes required to split the title. The developer has stated that the process would be both complex and costly and, consequently, it is only prepared to transfer the land as a single title.

Members should therefore note that the option of acquiring only part of the land is no longer available. The Town Council must now determine whether it wishes to:

1. Proceed with the acquisition of the entire land title from Taylor Wimpey; or
2. Withdraw from the proposed transfer.

In reaching a decision, Members are asked to consider:

- The benefits that both sites provide to the residents of Pillmere;

- The future use and management of the land once transferred to the Town Council;
- Any potential costs associated with bringing the land up to an acceptable standard; and
- The ongoing maintenance and liabilities arising from ownership of the land.

Please refer to **Appendices A and B**, which contain the original associated plans.

Please refer to **Appendix C**, which contains the whole of title CL179737 to Saltash Town Council.

Signature of Officer:

Town Clerk