

**To receive a report from Cornwall Council relating to property assets in
Saltash and consider any actions and associated expenditure:**

1 Chichester Crescent and Badgers Walk

Report to: Services Committee

Date of Report: 8th October 2026

Officer Writing the Report: Lynn Clarke Acting Services Manager

Purpose of the Report:

To inform Members of the notification from Cornwall Council to consider taking full responsibility of two areas of land in Saltash:

Land adjacent to 1 Chichester Close

Land at Badgers Walk Saltash.

Officers Recommendations

That Saltash Town Council declines the transfer of the two parcels of land from Cornwall Council.

Having considered the implications of ownership, it is considered that the transfer would place additional maintenance, management and liability responsibilities upon the Town Council without delivering a clear operational, strategic or community benefit. As such, accepting the transfer would apply uncomfortable pressures to the Service Department.

Please note; the Town Council have now engaged in devolution of Longstone Depot, Jubilee Green and Waterside Green.

Report Summary

This report considers Cornwall Council's proposal to transfer ownership of two parcels of land, located at Chichester Close and Badgers Walk, to Saltash Town Council.

Both sites have been inspected and assessed from an operational, financial and asset management perspective. Whilst the transfer may initially appear to increase the Council's land holdings, ownership would also transfer responsibility for the ongoing maintenance, management, inspection and associated liabilities of each site.

Land adjacent to 1 Chichester Crescent, Saltash, PL12 4PN

The parcel of land at Chichester Close comprises a steep bank adjoining a residential property, with a public footpath located to the rear. The site presents a number of practical challenges in relation to maintenance and management.

The steep gradient of the bank would make routine grass cutting more difficult and increase the risks associated with grounds maintenance operations. Due to the nature of the site, specialist equipment would be more suitable for maintaining the area; however, the Town Council does not currently possess such equipment, and the size of the site would not justify additional investment.

The site is further complicated by the absence of clearly defined boundaries between the parcel of land and the adjoining residential garden. This has the potential to create uncertainty regarding maintenance responsibilities and could give rise to future boundary-related enquiries or disputes.

In addition, the proximity of the land to the neighbouring property may result in complaints relating to maintenance activities, including grass cuttings, noise disturbance and access requirements. As the site is isolated from other Town Council land holdings, maintenance visits would need to be undertaken as a standalone operation, resulting in operational inefficiencies and additional staff time.

Land at Badgers Walk, Saltash

The parcel of land at Badgers Walk is located within the Pillmere Estate, where the Town Council already maintains a number of open spaces. Whilst the site would therefore be easier to incorporate into existing maintenance schedules, there remain significant concerns regarding its long-term management and value to the Town Council.

The site is affected by substantial bamboo growth along the boundary adjacent to the public pavement. The species appears invasive in nature and may require specialist treatment and removal. There is evidence elsewhere within the estate of similar unmanaged bamboo growth affecting Cornwall Council-owned land, demonstrating the potential for ongoing management issues and future costs.

The site also contains Trees and shrubs that would become the responsibility of the Town Council, including trees requiring ongoing inspection, monitoring and maintenance, together with boundary fencing that is showing signs of deterioration and is likely to require future replacement.

Furthermore, a dead tree is located beyond the existing fence line, and any future works would require liaison and agreement with Cornwall Council Highways and other relevant parties before remedial action could be undertaken.

Consideration must also be given to the cumulative impact of additional land transfers. Should the Council proceed with other proposed land transfers, including areas such as Jubilee Green, the ongoing maintenance burden on the current workforce would increase significantly. Accepting ownership of further small parcels of land that offer limited community, environmental or operational benefit would place additional pressure on Town Council resources and budgets.

Conclusion: Whilst the Town Council is committed to maintaining and enhancing public open spaces where there is a clear benefit to the community, neither parcel of land offers sufficient strategic, operational or community value to justify the additional liabilities, maintenance responsibilities and future costs associated with ownership.

For these reasons, the recommendation is that Saltash Town Council does not accept the transfer of either parcel of land from Cornwall Council.

Report Images

Please refer to Appendix A for further information:

How Does This Meet the Business Plan?

The officer does not consider that the acquisition of these parcels of land would make a meaningful contribution to the objectives of the Council's Business Plan.

Signature of Officer:

Lynn Clarke

Acting Services Manager

Appendix A

Chichester Close:



Badgers Walk:

