

REPORT PC26114 Land Transfers at Longhedge

Author: Jon Sloan - Clerk

Date: 5th August 2026

Subject: Longhedge Open Space and Play Area Transfers (TP1 Documents)

1. Summary

To seek Council approval to execute updated TP1 Transfer Documents for various open space and play area land parcels at Longhedge. Standing Orders state that any two Councillors may sign on behalf of the Council, any deed required by law, and the Proper Officer shall witness their signatures. This includes transfer deeds of land and property.

2. Background

Over several years, the Council has considered and approved the transfer of various public open spaces and play areas within the Longhedge development from the developer to the Parish Council.

The principle of accepting these land transfers and entering into the associated TP1 agreements has previously been approved by Council for each area listed below. Since those decisions were taken, the transfers have progressed through the legal process and revised TP1 documents have now been issued by the developer's solicitors.

The revisions are largely administrative and legal in nature and arise from the passage of time since the original approvals were granted. The principal amendments relate to:

- execution clauses;
- attorney provisions and powers of attorney;
- updates required by the developer's solicitors and mortgage arrangements; and
- other minor legal drafting amendments.

The extent and location of the land to be transferred remains substantially unchanged from that previously approved by Council.

Due to the volume and size of the legal documentation, copies of the TP1 documents will not be circulated with this report. The documents are available for inspection at the Parish Office prior to the meeting.

3. Areas Covered by this Resolution

AREA	Description	Type	Road / Location	Previous Minute Ref
C	Play area and surrounding land	LEAP	Trigg Green	24.008
D	Play area and surrounding land	LAP	Middleton Green	21.137

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G	Play area and surrounding land	LAP	Hannah Way	19.110
I	Central Open Space including Play Area and surrounding land	NEAP and LAP	McCudden Grove and Liddell Gardens	24.008
J	Play area and surrounding land	LAP	Mannock Field	21.137
L	Play area and surrounding land	LAP	McLeod Green	24.008
M	Play area	LAP	Palmer Green	21.137

4. Financial Implications

The Council has previously considered and accepted the future maintenance liabilities associated with these areas as part of the original transfer approvals and has received the monies due. There are no additional financial implications arising directly from the updated TP1 documentation.

5. Legal Implications

The Council's solicitors have reviewed the documentation as part of the transfer process. The revisions contained within the updated TP1 documents are primarily legal and procedural amendments reflecting changes required since the original approvals were granted.

Execution of the TP1 documents will enable completion of the transfers and formal registration of the land in the Council's ownership.

6. Recommendation

It is recommended that Council resolves:

To approve the execution of the updated TP1 Transfer Documents relating to Longhedge Areas C, D, G, I, J, L and M as detailed in this report, noting that the principle of these transfers has previously been approved by the Council and that the revisions contained within the latest TP1 documents are primarily administrative and legal updates arising from the passage of time since the original resolutions. Council members (2) are authorised to sign and complete all associated TP1 documentation, deeds and ancillary documents required to give effect to the transfers, in accordance with Standing Order 23.