



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Officer Delegated Decision

30th June 2026

Richard Wyles – Deputy Chief
Executive & S151 Officer

Transfer of Millenium Woods public open space contained within Title Number LL165305, Spalding Road, Deeping St James PE6 8SD.

Contact

Gareth Dawkins – Corporate Property Team



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Decision made by:	Richard Wyles – Deputy Chief Executive & S151 Officer
Decision:	To approve the transfer of Millenium Woods, Spalding Road, Deeping St James, PE6 8SD subject to any responses received from the Section 123 Notice.
Key or Non-Key? (A Key Decision has a value of 200k or over, or is a significant impact on two or more wards)	Non-Key
For call-in (only applies to Key Decisions)	N/A
Public or Exempt:	This report is not exempt from publication; however, Appendices Two and Three are exempt from publication
Reasons for exemption:	In accordance with Section 100A(4) of the Local Government Act 1972 on the basis that, having regard to all the circumstances, the public interest in maintaining the exemption outweighed the public interest in disclosing the information, as defined in Paragraph 3 of Part 1 of Schedule 12A to the Act.
Conflicts of interest:	No
Policy compliant:	Yes
Details of delegation:	Part 3(c) of the Constitution, Paragraph 26 – Property (including land) Disposal of General Fund Assets

	To dispose of General Fund Assets up to a value of £2 million, exclusive of any applicable VAT, subject to legal and valuation advice.
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1. Implications

Taking into consideration implications relating to finance and procurement, legal and governance, risk and mitigation, health and safety, diversity and inclusion, safeguarding, staffing, community safety, mental health and wellbeing and the impact on the Council's declaration of a climate change emergency, the following implications have been identified:

Finance

- 1.1 There are no specific financial implications arising from this report.

Completed by: *Richard Wyles – Deputy Chief Executive and s151 Officer*

Legal and Governance

- 1.2 The Deputy Chief Executive can take this decision provided that he has consulted with the Cabinet Members responsible for finance and property.

Completed by: *James Welbourn, Democratic Services Manager*

2. The Purpose of the Report

- 2.1 The purpose of the report is to approve the transfer of public open space at Millenium Woods, Spalding Road, Deeping St. James, PE6 8SD, contained within Title Deed LL165305. **APPENDIX ONE – SITE PLAN.**

3. Available Options Considered

- 3.1 To give approval to the transfer of Millenium Woods, Spalding Road, Deeping St. James, PE6 8SD, contained within Title Deed LL165305.
- 3.2 To retain Millenium Woods within Council ownership.

4. Preferred Option

- 4.1 To approve Option One and transfer Millenium Woods, Spalding Road, Deeping St. James in line with the attached Heads of Terms. **EXEMPT APPENDIX TWO – HEADS OF TERMS.**

5. Reasons for the Decision(s)

- 5.1 Millenium Woods is leased to Deeping St. James Parish Council by way of a fifty year lease from 15th January 1999. **APPENDIX THREE – EXISTING LEASE.**
- 5.2 The land was leased to the Parish Council for the creation of a new wooded area to be open to the public at all times.
- 5.3 The Parish Council recently approached the Council asking if it would be willing to transfer the freehold of Millenium Woods.
- 5.4 Following discussions with the Parish Council, terms have been reached for the proposed transfer of the land. **EXEMPT APPENDIX TWO – HEADS OF TERMS.**
- 5.5 The transfer will contain provisions that ensure the land remains in its current use, including a pre-emption in favour of SKDC in the event of any future sale of the land.
- 5.6 A transfer of the land will allow the Parish Council to continue to manage and potentially enhance the woods moving forwards.
- 5.7 The proposed transfer is currently being advertised in the local press in accordance with the requirements of Section 123 of the Local Government Act 1972 and any comments received will be fully considered.

6. Appendices

- 6.1 APPENDIX ONE – SITE PLAN
- 6.2 EXEMPT APPENDIX TWO – HEADS OF TERMS
- 6.3 EXEMPT APPENDIX THREE – EXISTING LEASE

Signed by: **Richard Wyles**

Dated: **30 June 2026**