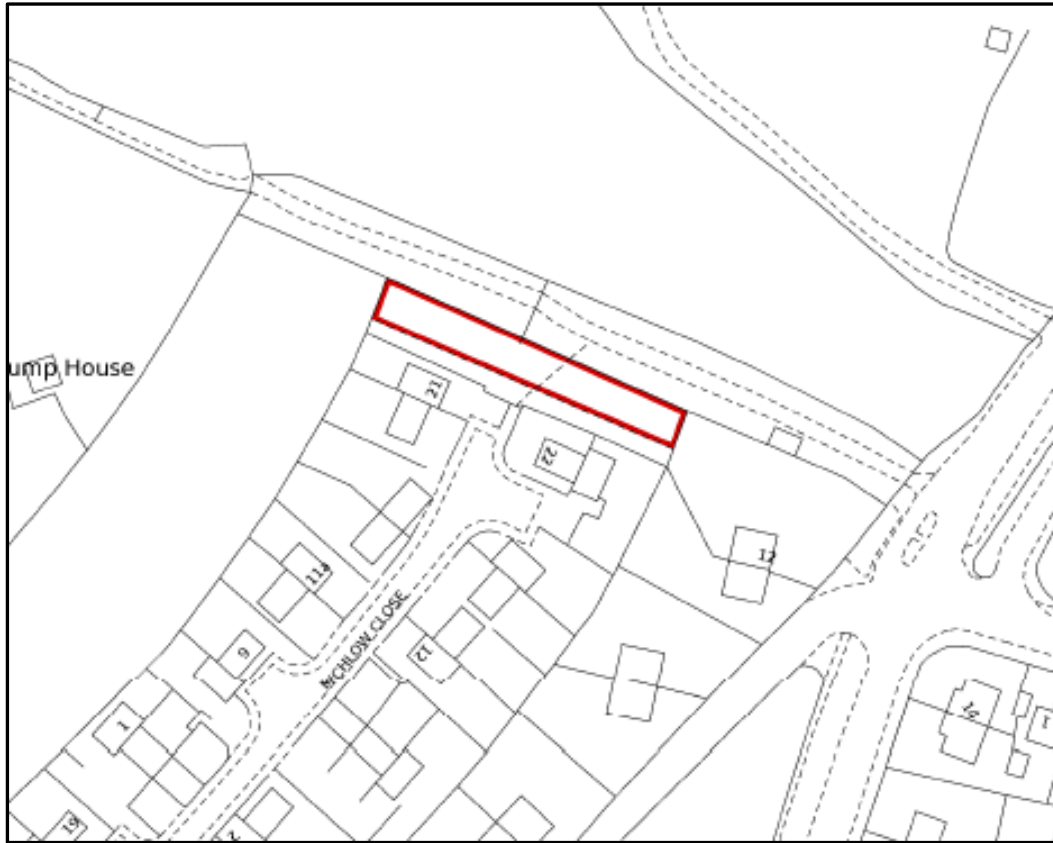


APPENDIX 1 – LAND HOLDINGS REVIEW PHASE 4 BY PROPERTY

SITE INDEX

1.	Grey Ditch, Bradwell	CAT – Freehold Transfer
2.	Knabhall Lane, Tansley	CAT – Freehold Transfer
3.	Allotments Site and adjoining land at Church Road, Darley Dale	CAT – Freehold Transfer
4.	Tennis Court and Bowling Green, Matlock Bath	CAT – Long Lease

Site 1 – Land known as Grey Ditch, Bradwell



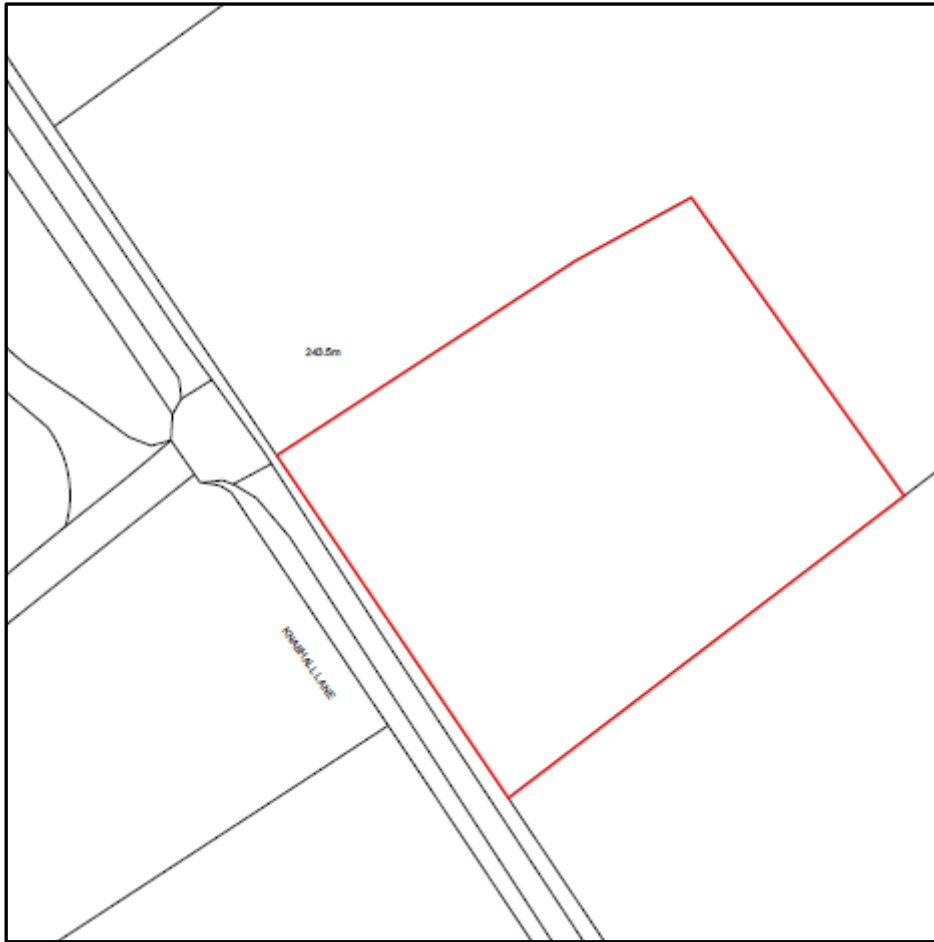
Indicative Plan for information only

LAND HOLDINGS REVIEW

SITE NO. 1

ADDRESS	Land known as Grey Ditch, Bradwell Reference
REQUEST RECEIVED	Bradwell Parish Council have requested the Community Asset Transfer (CAT) of this site for initial use as a community garden.
DESCRIPTION/LOCATION	The property is a level area of approx. 0.05 Ha (0.1 acre) located to the back of housing on Michlow Close. It is rough grassland with a number of trees. It is not known if this forms a drainage area for the adjoining development. It appears to be accessed via an unadopted rough track from the Main Road.
OWNERSHIP	Freehold owned by Derbyshire Dales District Council under titles DY537128.
LEGAL COVENANTS RESTRICTIONS	TBC
PLANNING	TBC
MAINTENANCE	TBC
HEALTH & SAFETY/RISKS	TBC
CLIMATE CHANGE	The indicative plans of BPC seek to improve the natural capital on site and may have a positive climate change impact.
OFFICER COMMENT	This site is currently not used and does not have an obvious operational use. It is believed to have been left over from a previous affordable housing development.
RECOMMENDATION	The site to be transferred at peppercorn consideration with the usual restrictions on title so it is retained as a community asset. It will be transferred in existing condition and encumbrances. As a CAT each party are to pay their own legal and surveying costs.

Site 2 – Land at Knabhall Lane, Tansley



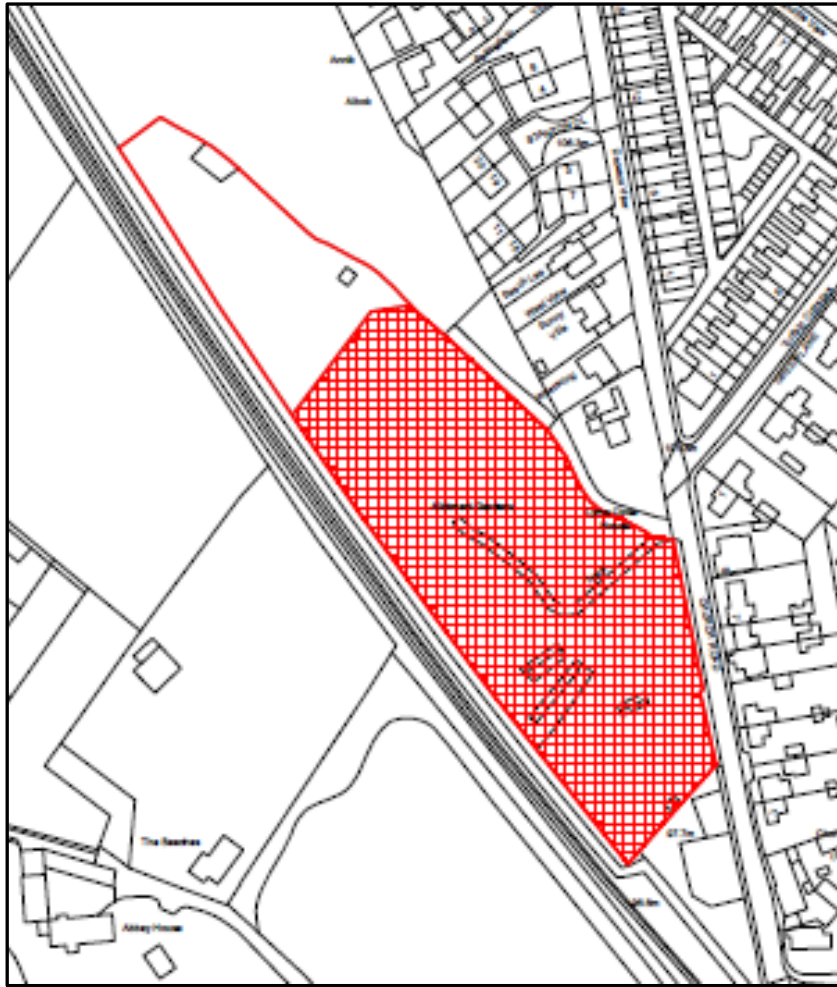
Indicative Plan for information only

LAND HOLDINGS REVIEW

SITE NO. 2

ADDRESS	Land at Knabhall Lane, Tansley Reference A/01315
REQUEST RECEIVED	Tansley Parish Council (TPC) have requested the Community Asset Transfer (CAT) of this site so it can be used as a wildlife habitat and to protect it from any form of development.
DESCRIPTION/LOCATION	The property is a level area with frontage to Knabhall Lane and is approx. 0.5 acre (0.2 Ha).
OWNERSHIP	Freehold owned by Derbyshire Dales District Council under titles DY539990. It was claimed under the Enclosure Award.
LEGAL COVENANTS RESTRICTIONS	TBC
PLANNING	TBC
MAINTENANCE	TBC
HEALTH & SAFETY/RISKS	TBC
CLIMATE CHANGE	The indicative plans of TPC seeks to retain and improve the natural capital on site and may have a positive climate change impact.
OFFICER COMMENT	This site is currently not used and does not have an obvious operational use. It has limited access to services and may be of ecological value.
RECOMMENDATION	<p>The freehold of the site to be transferred at peppercorn consideration with the usual restrictions on title and to protect so it is retained as a wildlife habitat and protected from any development.</p> <p>It will be transferred in existing condition and encumbrances.</p> <p>As a CAT each party pay for their own legal and surveying costs.</p>

Site 3 – Allotment site and adjoining land at Church Road, Darley Dale



Plan - Land outlined in red (hatched area is existing lease, remainder is adjoining land)

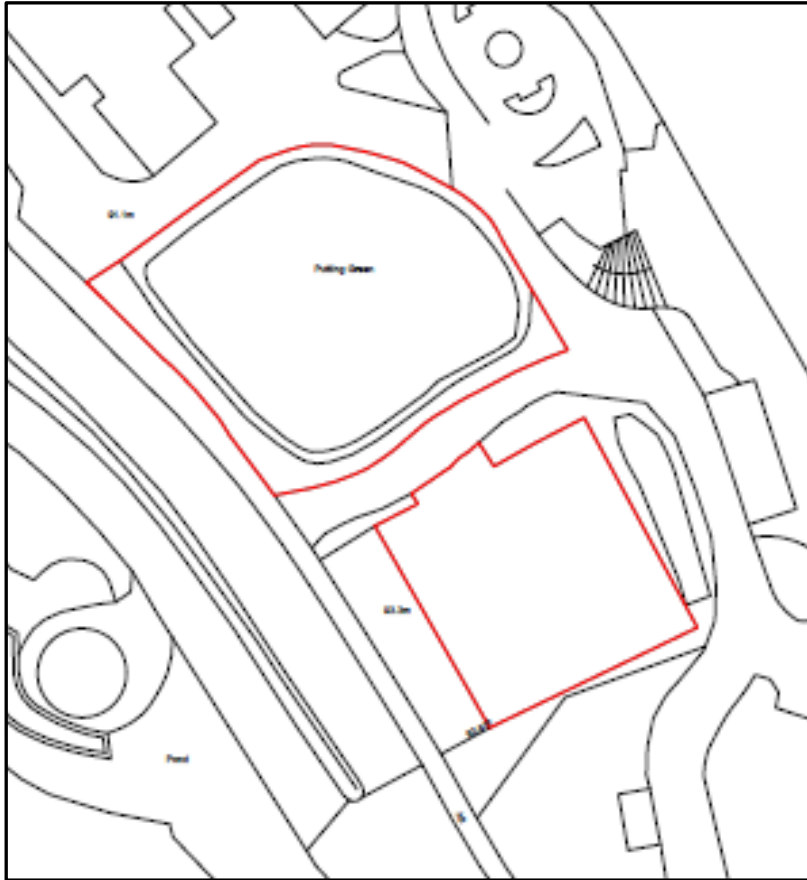
LAND HOLDINGS REVIEW

SITE NO. 3

ADDRESS	Allotment site and adjoining land at Church Road, Darley Dale Reference Nos A/00420 L/00058 05/0019– Allotment Site A/00421 05/0019 – Adjoining land
REQUEST RECEIVED	Darley Dale Town Council (DDTC) have requested the transfer of the allotment land they currently lease and the adjoining land.
DESCRIPTION/LOCATION	The properties are located on the west side of Church Road, Darley Dale. The allotment site is 2.8 acres (1.1 Ha) and the adjoining land is 0.8 acre (0.3 Ha). The site connects to the land leased to Peak Rail.
OWNERSHIP	Freehold owned by Derbyshire Dales District Council under titles DY375949.
LEGAL COVENANTS RESTRICTIONS	TBC
PLANNING	TBC
MAINTENANCE	TBC
HEALTH & SAFETY/RISKS	TBC
CLIMATE CHANGE	The indicative plans of DDTC seek to improve the natural capital on site and may have a positive climate change impact.
OFFICER COMMENT	The allotment site is currently occupied by DDTC who are holding over on a 6 year lease which expired 2 April 2014. The remaining land may have issues with unauthorised occupation which will be addressed prior to any transfer. Due to the popularity of the allotments land is required for extending this community facility and DDTC have requested the transfer.

	<p>There may need to be reserved rights for access to adjoining land.</p>
RECOMMENDATION	<p>The freehold of the site to be transferred at peppercorn consideration with the usual restrictions on title so it is retained as a community asset.</p> <p>It will be transferred with vacant possession, in existing condition and encumbrances.</p> <p>As a CAT each party pay for their own legal and surveying costs</p>

Site 4 – Tennis Court and Bowling Green, Matlock Bath



Plan - Areas outlined in red (Putting Green is area to north, Tennis court is to the south)

LAND HOLDINGS REVIEW

SITE NO. 4

ADDRESS	Land known as Tennis Court and Bowling Green, Derwent Gardens, Matlock Bath Reference Nos L/00019 A/00313 – Bowling Green L/00020 A/00314 – Tennis Court
REQUEST RECEIVED	Matlock Bath Parish Council (MBPC) have requested an extension of their existing lease to the tennis area as they have less than 10 years remaining. If agreed with MBPC we are also recommending the extension of the adjoining lease of the Bowling Green which is under similar terms to the Tennis Court.
DESCRIPTION/LOCATION	The properties are located on the east side of South Parade and form part of Derwent Gardens. The Bowling Green is 0.1 Ha (0.29 acres) and the Tennis Court is 0.1 Ha (0.24 acres).
OWNERSHIP	Freehold owned by Derbyshire Dales District Council under titles DY467081.
LEGAL COVENANTS RESTRICTIONS	TBC
PLANNING	TBC
MAINTENANCE	TBC
HEALTH & SAFETY/RISKS	TBC
CLIMATE CHANGE	There is no change in use of the site so no significant climate change impact.
OFFICER COMMENT	These sites are currently leased to Matlock Bath Parish Council and each is on a 21 year lease expiring 19 May 2031. Each area has been managed and maintained by MBPC for community use. The request for new leases

	<p>are to allow MBPC to apply for grants as the remaining term is not sufficient to qualify.</p> <p>There needs to be a right of way granted over the existing access between the two properties.</p>
RECOMMENDATION	<p>The sites to be granted new 25 year lease at peppercorn rent on both areas of land with similar terms to the existing leases and modernised to account for changes in legal requirements.</p> <p>As a CAT each party is to pay for their own legal and surveying expenses.</p>