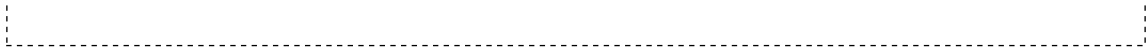


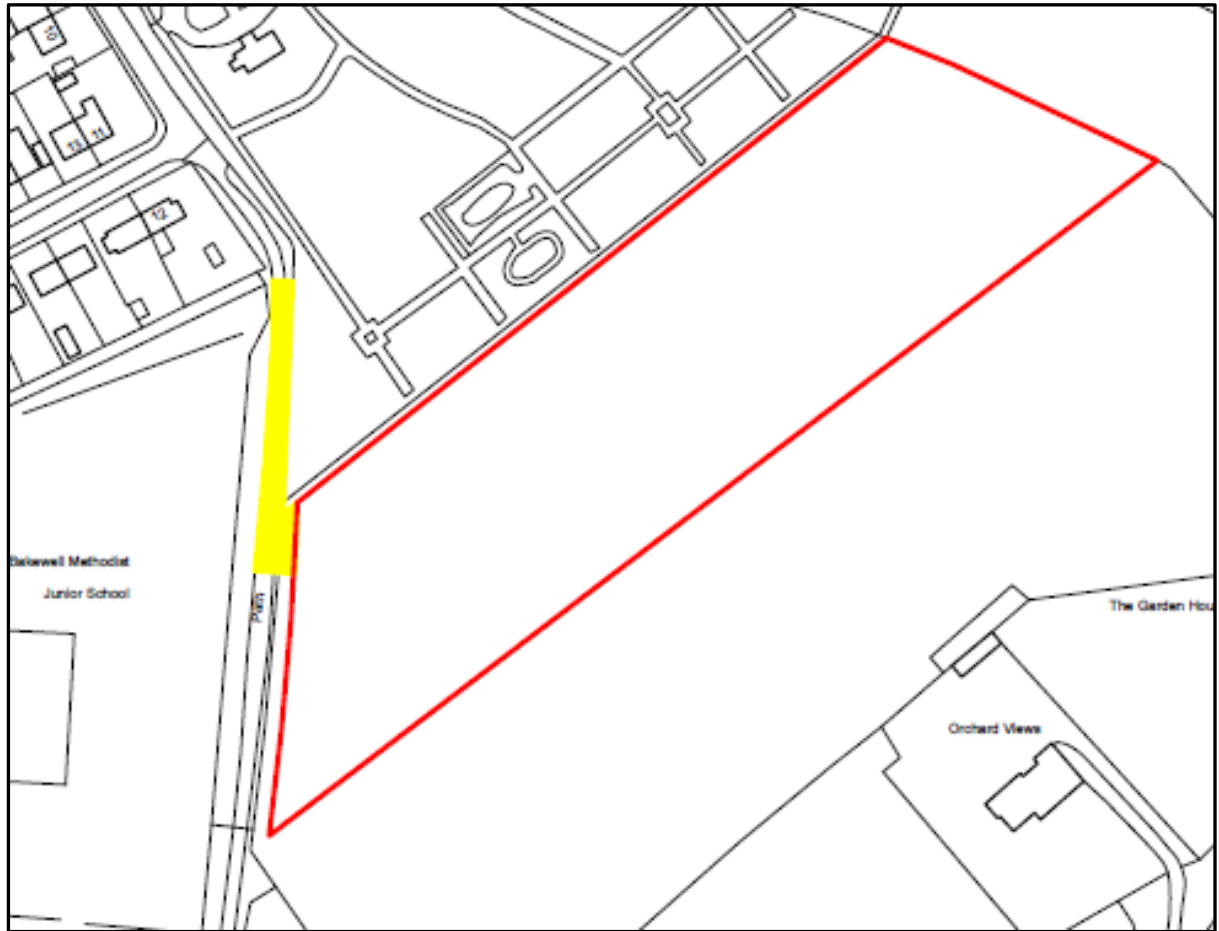
APPENDIX 1 – LAND HOLDINGS REVIEW PHASE 7 BY PROPERTY

SITE INDEX

1.	Land to south of Bakewell Cemetery	Acquisition
2.	Fishing Pond, Fishpond Meadow Ashbourne	Long Lease



Site 1 – Land to south of Bakewell Cemetery



Indicative Plan only

Red outline – area for acquisition 1.21 hectares (3 acres).
Yellow shading – Right of access required from DCC.

LAND HOLDINGS REVIEW

SITE NO. 1

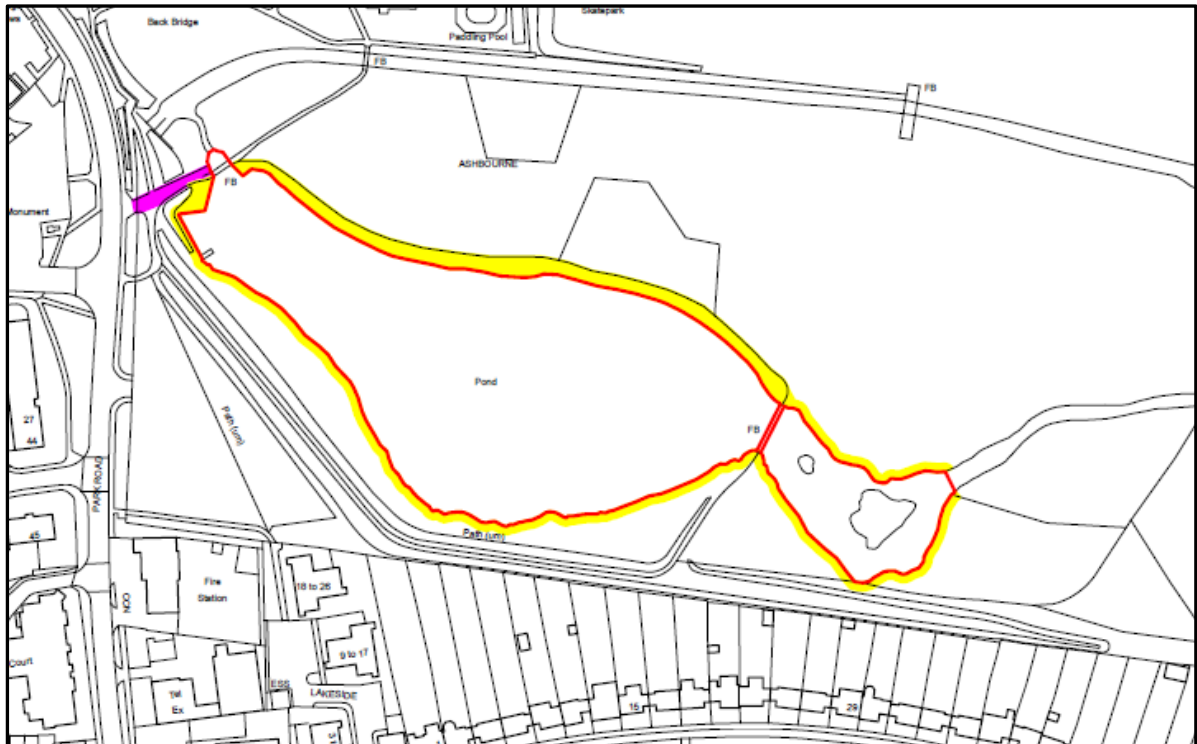
ADDRESS	<p>Land to south of Bakewell Cemetery Yeld Road Bakewell</p> <p>DE45 1FJ</p> <p>Reference: N/A</p>
REQUEST RECEIVED	<p>Bakewell Cemetery is nearing capacity and an extension is required</p>
DESCRIPTION/LOCATION	<p>The site of interest for the extension comprises 1.21 hectares (3 acres) adjoining the south boundary of Bakewell Cemetery. It is located close to residential properties and a primary school's grounds and on the fringe of Bakewell. The site is relatively flat but slopes gently from the north to south.</p> <p>Access to the site is from a rough track which is fenced on both sides with a school's playing field on the west. The track is subject to a wayleave for the electricity board and is a well used public footpath. Access rights require further investigation but are likely to be limited.</p> <p>The land is classified by DEFRA tables as Grade 3 (good to moderate) and part being 4 (poor) and Soilscape data (sponsored by DEFRA) as 'slightly acidic, loamy and clay soils with impeded drainage'.</p>
OWNERSHIP	<p>Freehold of the 3 acres is owned privately and registered under DY513926. This title extends to other agricultural land to the south.</p> <p>The access track is partly adopted highway and the remainder (highlighted yellow) is owned by Derbyshire County Council (DCC) under title DY387669.</p>
LEGAL COVENANTS RESTRICTIONS	<p>Subject to title check</p>

PLANNING	Comes under Peak Park Joint Planning Board (PPJPB) who are currently preparing a replacement Local Plan.
MAINTENANCE	N/A -site and track currently privately owned.
HEALTH & SAFETY/RISKS	None noted.
CLIMATE CHANGE	<p>The site is currently grassland, most recently used for grazing. The land will store carbon in the soil. The amount is difficult to estimate, as it will depend on climate, soil type and management history. There will be a limited amount of storage above ground due to the absence of woody matter.</p> <p>The change of use of the site to accommodate the cemetery extension will not significantly impact the ability of the land to store carbon. In some areas the soil will clearly be disturbed on a temporary basis while graves are dug, but this will be short term. The use of the land as a cemetery will ultimately protect it from further significant future disturbance.</p> <p>There will be some additional vehicle emissions associated with servicing the extended cemetery, in terms of digging the graves themselves and associated maintenance. These emissions will be reported as part of the Council's carbon footprint. The Council is working towards reducing emissions from fleet vehicles as part of fleet replacement.</p> <p>The change of use of the site could represent an opportunity to improve biodiversity depending on health and safety requirements and then adopted management regime. This will be explored as part of the Councils developing biodiversity action plan.</p>
OFFICER COMMENT	This is the preferred site for the extension of the cemetery and to date preliminary discussions have been held with the landowner through their representative. A joint valuation was undertaken in November 2022 and the values suggested were £70,000 for two acres with a £10,000 option to purchase a third acre. Rather than proceed with this option it is preferred to look for the outright

	<p>purchase of 3 acres which may be in the order of £100,000.</p> <p>No discussions have been held with DCC to extend a right of way or PPJPB to make allowance for the cemetery extension in their revised Local Plan.</p> <p>Capital works will be required for the development of the land for cemetery use (estimated at £75,000) and determining initial costs of acquisition of the site is an important first step in taking the project forward. It is requested that an amount of £125,000 is allocated in the Capital Programme 2024/25 and £75,000 in 2025/26 to cover the land purchase costs and access rights and enabling infrastructure works to form a cemetery extension.</p> <p>It is intended to carry out the necessary landscaping and other associated works in three sections/phases. Once we have purchased the land and had the extension designed and obtained planning permission, a more detailed design will be commissioned, and costs obtained.</p>
<p>RECOMMENDATION</p>	<p>That negotiations are undertaken with the current owner for the 3 acres and DCC are approached for them to grant access rights to the land for cemetery use along the track. Discussions should also be opened with PPJPB.</p> <p>It is proposed that the Estates and Facilities Manager be delegated to proceed with the following actions -</p> <ol style="list-style-type: none"> 1. negotiate and agree (subject to contract/Council approval) a suitable commercial arrangement for the purchase of up to 3 acres of land. 2. negotiate and agree a suitable arrangement with DCC (subject to contract/Council approval) for the granting of a right of way along the track. 3. Discuss planning requirements for change of use with PPJPB.

	<ol style="list-style-type: none">4. Develop the costings for the scheme based on the above to inform any capital funding requirement.5. When a project plan is developed that the acquisition come back to the G&R Committee for final approval.
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Site 2 – Fishing Pond, Fishpond Meadows. Ashbourne



Indicative plan only

- Red outline - Leased area 1.36 hectares (3.36 acres)
- Yellow shading – access and maintenance strip
- Pink – access from highway

LAND HOLDINGS REVIEW

SITE NO. 2

ADDRESS	Fishing Pond, Fishpond Meadows. Ashbourne Reference: A/00458
REQUEST RECEIVED	Various requests have been received from individuals and via the Friends of the Park Group
DESCRIPTION/LOCATION	Fishing pond comprising two ponds fed by Henmore Brook on the Park Road side of Ashbourne Park and to the south of the Memorial Gardens.
OWNERSHIP	Freehold part title DY401340
LEGAL COVENANTS RESTRICTIONS	Subject to title check.
PLANNING	No planning consent is required for use of the ponds for fishing but further advice will be required for any new physical features proposed e.g. boardwalks.
MAINTENANCE	Although the curtilage of the ponds is maintained by the Council, maintenance of the ponds themselves and the features within such as reed beds and fishing pegs will be the responsibility of the lessee under the terms of the proposed lease.
HEALTH & SAFETY/RISKS	The usual risks of deep water are present and the Council will work with the lessee to ensure these risks are minimised.
CLIMATE CHANGE	<p>The recommendation proposes no major change in use of the site so no significant climate change impact applies. The amount of carbon sequestered on site may increase if the management regime changes.</p> <p>Ponds are among the most biodiverse and ecologically important freshwater habitats globally. They can sustain many rare and endangered aquatic species. Alongside aquatic species, many terrestrial species, including insect pollinators, birds, bats, and</p>

	<p>other mammals rely on ponds for water, food, and habitat.</p> <p>The site is currently unmanaged, and fishing is unregulated. The proposal will allow Dove Valley Angling Club to manage fishing on the site in accordance with the national rod fishing byelaws for England – the rules and regulations explaining who can fish, where, when and what fish you can take. The byelaws protect and improve freshwater fish and their habitats.</p> <p>As part of taking over the site, the Committee will undertake to make improvements to the biodiversity of the site including a new management plan.</p>
OFFICER COMMENT	<p>The site was originally transferred to DDDC from Nestle and from 1972 the Nestle employee fishing club was licensed to use this site. Over the years the club changed their name and focus from the Wine Tavern Angling Club to Ashbourne Angling Club. This licence was terminated in September 2019.</p> <p>Since this time the site has been unregulated for any fishing activity and the pegs and small boardwalk have deteriorated with access restricted to maintain safety. All built features need capital expenditure to make them safe for continued use for fishing.</p> <p>After a number of enquiries about reinstating fishing as an activity Bagshaws (Agricultural) were commissioned to promote an Expression of Interest to ensure any parties who may be interested had an opportunity to submit an application. This process closed on 22nd September with three parties responding. The agent has recommended that the expression of interest received from the Ashbourne Royal Shrovetide Football Committee with a sub-lease to Dove Valley Angling Club represents the most favourable proposal. This is due to their established local involvement and the expertise of an established fishing club.</p>
RECOMMENDATION	<p>That, subject to appropriate Public Open Space consultation, that the Estates and Facilities Manager be delegated to proceed with the disposal of the site to agree a suitable</p>

	<p>arrangement with the Trustees of Ashbourne Royal Football Committee and Dove Valley Angling club to achieve: -</p> <ul style="list-style-type: none">- a lease of 10 -15 years term- a rent of £1,000pa with 2 years rent free with an index linked (CPI or RPI review after/each 5 years of the term.- terms to promote community involvement, biodiversity and conservation.- right to have underlease or licence to Dove Valley Angling Club- ARFC to pay DDDC legal and surveying costs