MEETING	Stretton Parish Council Meeting
DATE	14 September 2026
REPORT BY	Parish Clerk
TITLE	Temperance Hill Land, Woolley Moor

Decision required: whether to continue exploring a lease, develop a credible community purpose for the land and authorise the next stage of discussion with Northeast Derbyshire District Council (NEDDC).

1. Purpose of report

To consider the next steps arising from the Parish Council's initial enquiry about land at Temperance Hill, Woolley Moor, and to enable the Council to determine whether and on what basis it wishes to continue exploring an arrangement.

2. Background

At its meeting in May 2026, the Council resolved (Minute FC/0526/15(6)):

> *To explore the possibility of securing a lease of the land at Temperance Hill, Woolley Moor to support its ongoing protection from future development proposals.*

The Clerk subsequently wrote to NEDDC to establish whether it would, in principle, be willing to discuss a lease and the form such an arrangement might take. The letter explained that the Parish Council wished to safeguard the land's amenity, environmental and community value while the land remained in NEDDC's ownership.

3. Current position

Initial enquiries have been made, and further information has been received to assist the Council's consideration. Relevant correspondence has been provided separately to Members as confidential supporting information and is not reproduced or summarised in this public report.

No lease, sale or other arrangement has been agreed or formally offered. Any proposal would remain subject to further discussion, due diligence, agreement of terms and the formal decision-making arrangements of both councils. This report therefore concentrates on the decisions Stretton Parish Council can properly take at this preliminary stage.

4. Points requiring clarification

4.1 Extent of the land

The Parish Council should confirm the precise boundary and extent of the land to which any proposal would relate before a scheme is developed or negotiations progress.

4.2 Nature of the arrangement

The Council should decide whether its preferred route is a lease or the purchase of the land. At this early stage, a lease appears to be the more proportionate option because it may cost less and could allow the parties to define responsibility for existing and future land issues. A medium-term lease, potentially around 25 years, could provide a starting point for discussion, but no term has been agreed. The actual position would depend entirely on the negotiated provisions, including use, rent or other consideration, repair and maintenance duties, reviews, break clauses and termination.

4.3 Purpose of the proposal

The original resolution referred to protecting the land from future development. However, a stronger and more sustainable public-interest case would identify a genuine, positive and deliverable community use rather than relying only on restricting what might happen to the land in future.

A possible working concept is to maintain and enhance the land as a wildlife and community garden, potentially incorporating interpretation of Temperance Hill and Woolley Moor's local history. Stretton Handley Primary School's Woolley Trail records that the Temperance Hill cottages are among the oldest remaining dwellings in Woolley Moor and refers to the former stocking factory, nearby orchard and local horticultural traditions. This could support a heritage element, although the Council would need to agree to the concept and establish what is feasible on the land.

A lease would still not guarantee that the land could never be developed. Any protection would depend on the term and conditions, including permitted use, landlord break or redevelopment clauses, termination and renewal. Planning control would remain a separate statutory process.

4.4 Community benefit and deliverability

The Council should identify what residents would be able to do or experience on the site, how biodiversity and amenities would be improved, how local history might be recognised, and who would manage activities and maintenance. Accessibility, neighbouring land, site constraints, community support and the capacity of the Council and volunteers would all need consideration. The suggested wildlife/community garden is a starting concept and should not be presented as an agreed scheme before Members have considered it and appropriate engagement and feasibility work have taken place.

4.5 Liabilities and site information

Before taking on a lease, the Council would require sufficient information about boundaries, trees, drainage, services and infrastructure, public access, insurance, inspection and health and safety requirements, environmental management, contamination and other constraints. Responsibility for pre-existing conditions, latent defects and future problems would need to be expressly addressed between the parties. The title, rights, restrictions and proposed obligations would require legal review before any lease was agreed.

4.6 Financial consideration and long-term capacity

No financial terms are known. A lease or purchase could involve rent or other considerations, valuation and legal fees, project development costs, insurance, management, maintenance and capital works. Before entering any commitment, the Council should be satisfied that the project can be funded and managed over the proposed term and should identify the statutory power on which the arrangement and expenditure would rely.

5. Options

Option 1 - Take no further action

This would avoid cost and additional work but would not advance the Council's May 2026 resolution or provide the Parish Council with any greater influence over the future management of the land.

Option 2 - Pursue a community-use lease in principle

The Council would identify a medium-term lease as its preferred route; agree to a community working purpose and authorise further discussion with NEDDC. The Clerk would seek the site, liability, cost and lease information needed before a formal proposal or professional expenditure was authorised. This is the recommended option.

Option 3 - Explore purchasing the land

Purchase could give the Council greater long-term control but is likely to involve substantially greater acquisition costs and potentially greater exposure to existing and future land liabilities. There is currently insufficient information to recommend this option.

6. Financial implications

No lease cost, purchase price, project budget or professional budget has yet been established. A lease would normally be expected to involve a lower initial commitment than purchasing the land, but no valuation or indicative rent is available. Initial discussion and preparation of a working community-use concept can be undertaken through officer and Member time. A future report should identify the likely rent or other considerations, legal and valuation costs, insurance, project development, management, maintenance and any capital work before the Council commits to a formal proposal. No external professional expenditure should be incurred without further Council approval and an identified budget.

7. Risk assessment

Risk	Potential effect	Proposed control
Public purpose is weak or undeliverable	A proposal without credible community use may not demonstrate sufficient public benefit.	Base the proposal on defined community, wildlife, amenity, management and heritage outcomes.
Lease does not provide lasting control	Break, redevelopment or termination provisions could limit the benefit.	Seek clarification of possible lease parameters and obtain legal advice on any draft terms.
Unplanned financial liability	Rent, professional fees, maintenance or infrastructure costs may exceed available resources.	Use staged approvals; obtain site information and cost estimates before commitment.
Unknown site liability	Pre-existing conditions, infrastructure or contamination could create significant cost or responsibility.	Request site and title information and ensure responsibilities are expressly allocated in the lease.
Long-term management burden	Future councils may inherit obligations they cannot readily fund or discharge.	Prepare a fully costed management plan before agreeing a lease term.
Public expectations	Residents may understand a lease as guaranteeing permanent protection.	Use accurate communication explaining the limits of any lease and the separate planning process.

8. Environmental and community implications

A suitably structured wildlife and community-use project could improve the land's amenity, landscape and biodiversity value while providing a local space for residents. A heritage element could help recognise the history of Temperance Hill cottages and Woolley Moor's former stocking, orchard and horticultural activity. These are potential benefits only: the intended use, site design, accessibility, management standards, community demand and arrangements for engagement would need to be defined and evidenced before a formal proposal was made.

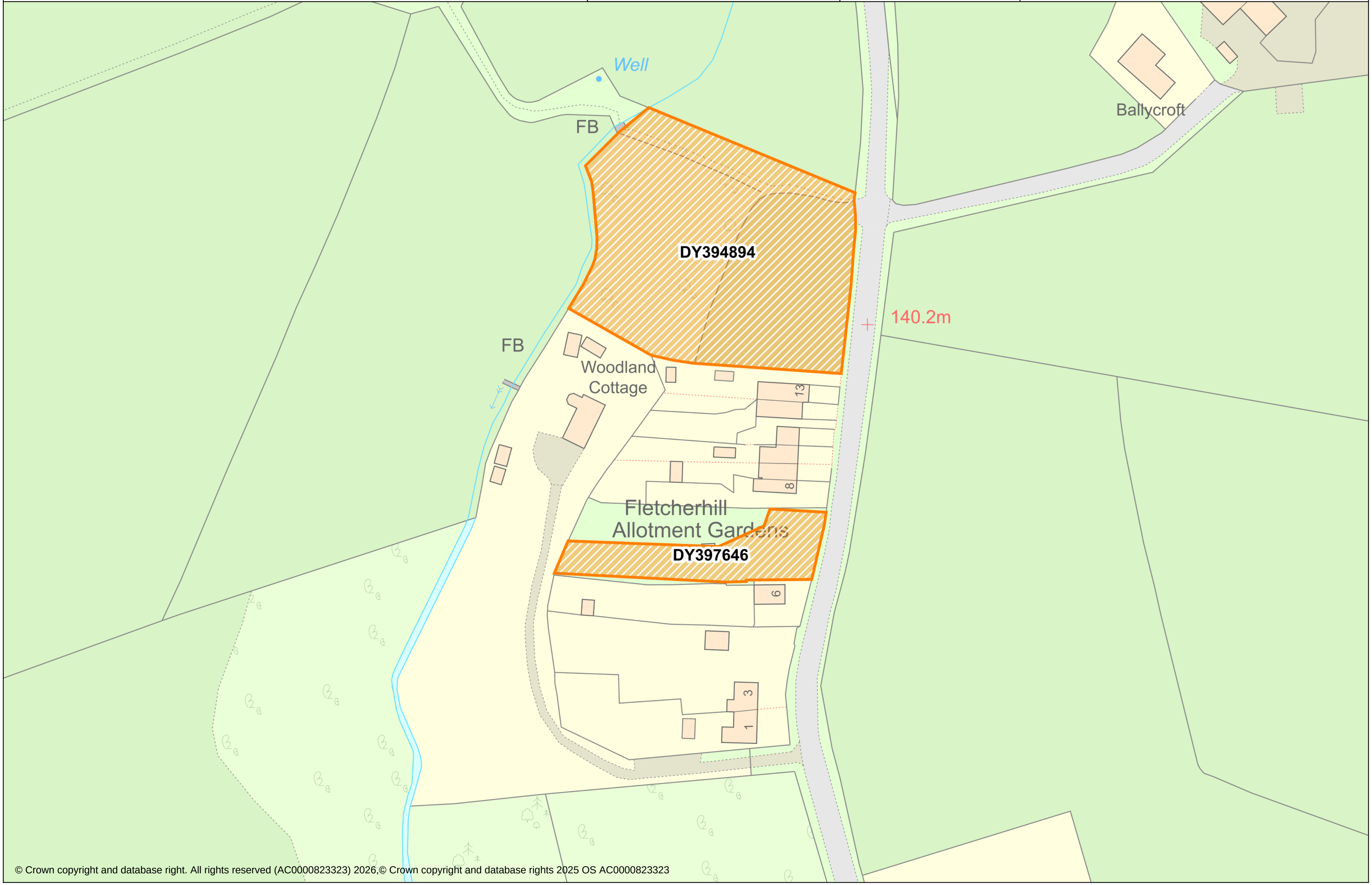
9. Recommendations

1. confirms the precise extent of land in which the Council is interested;
2. agrees whether to pursue a lease rather than purchase and, if so, whether a medium-term lease of around 25 years should be used as the Council's initial negotiating position;
3. agrees that any proposal should be based on maintaining and enhancing the land for community use, with a wildlife/community garden and local heritage interpretation used as the initial working concept;
4. authorises the Clerk and an allocated Councillor (s) to continue preliminary discussions and seek information on possible lease terms and costs, title and site condition, existing and future liabilities, infrastructure and the allocation of responsibilities;
5. agrees that the working community-use concept and further information obtained be reported to a future Council meeting before a formal proposal, public consultation, valuation, legal instruction or other professional work is authorised; and
6. agrees that no external expenditure be incurred at this preliminary stage without further Council approval and an identified budget.

10. Reasons for Recommendations

The Council has sufficient information to decide whether it wishes to continue exploring an arrangement, but not to commit to a transaction. A medium-term lease is a sensible initial position because it may offer useful control at lower cost and with more clearly limited responsibilities than purchase, depending entirely on the terms agreed. The immediate task is for Members to agree whether they support that route and a broad community purpose, after which the Clerk can seek the information needed for a properly costed and risk-assessed proposal.

Temperance Hill - Woolley Moor	MyMaps - NEDDC and BDC	
	Author: M. Broughton	0 10 20 30 40m
	Date: 28/07/2026	**Scale:** 1:1250 @ A4



Stretton Parish Council (NE Derbyshire dist)

02 September 2026 (2026-2027)

PAYMENTS LIST

Date	Payment Ref.	Supplier			
07/07/2026	Administration	Royal Mail	0.91		0.91
07/07/2026	Administration	HP Ink Services	8.66		8.66
07/07/2026	Salaries	Kath Gruber	4.40		4.40
07/07/2026	Administration	Adobe	13.32		13.32
07/07/2026	Salaries	Kath Gruber	26.00		26.00
10/07/2026	Salaries	Kath Gruber	309.70		309.70
13/07/2026	Landlord	British Gas HomeCare	59.53		59.53
15/07/2026	Playground Project	Ash Wood UK	120.00		120.00
15/07/2026	Playground Project	Ash Wood UK	940.00		940.00
15/07/2026	Playground Project	Walker Equipment Hi	28.62	5.72	34.34
15/07/2026	Playground Project	Walker Equipment Hi	509.48	101.90	611.38
15/07/2026	Playground Project	Walker Equipment Hi	34.75	6.95	41.70
15/07/2026	Playground Project	Walker Equipment Hi	4.60	0.92	5.52
23/07/2026	Salaries	HMRC	664.36		664.36
27/07/2026	Environment	Civic Pride	273.00	54.60	327.60
29/07/2026	Contractor	cLARKE'S cEMETERY	600.00		600.00
29/07/2026	Environment	Defib4Life	705.00	141.00	846.00
31/07/2026	Administration	Unity Trust Bank	7.00		7.00
07/08/2026	Salaries	Kath Gruber	325.70		325.70
07/08/2026	Salaries	Kath Gruber	26.00		26.00
13/08/2026	Landlord	British Gas HomeCare	59.53		59.53
24/08/2026	Playground Project	Ash Wood UK	191.00		191.00
31/08/2026	Administration	Unity Trust Bank	7.00		7.00
		Total	**4,918.56**	**311.09**	**5,229.65**

Stretton Parish Council (NE Derbyshire dist)

02 September 2026 (2026-2027)

RECEIPTS LIST

Code	Date	Customer		
Cemetery Fees - Memorials	03/07/2026	Baileys Memorials	200.00	200.00
Rental Income	28/07/2026	Tenant	650.00	650.00
Section 106	14/08/2026	NEDDC	7,150.00	7,150.00
Rental Income	28/08/2026	Tenant	650.00	650.00
		Total	**8,650.00**	**8,650.00**

Stretton Parish Council (NE Derbyshire dist)

Prepared by: ______________________________ Date: ____________

Name and Role (Clerk/RFO etc)

Approved by: ______________________________ Date: ____________

Name and Role (RFO/Chair of Finance etc)

	Bank Reconciliation at 31/08/2026			
	Cash in Hand 01/04/2026			83,525.89
	ADD Receipts 01/04/2026 - 31/08/2026			41,646.14
				125,172.03
	SUBTRACT Payments 01/04/2026 - 31/08/2026			60,986.72
A	**Cash in Hand 31/08/2026** (per Cash Book)			**64,185.31**
	Cash in hand per Bank Statements			
	Petty Cash	16/12/2022	0.00	
	Unity Trust Current Account	31/08/2026	39,435.15	
	Unity Trust Savings Account	31/08/2026	24,751.98	
				64,187.13
	Less unpresented payments			1.82
				64,185.31
	Plus unpresented receipts			
B	**Adjusted Bank Balance**			**64,185.31**
	A = B Checks out OK			

Stretton Parish Council (NE Derbyshire dist)

Prepared by: ____________________ Date: __________

Name and Role (Clerk/RFO etc)

Approved by: ____________________ Date: __________

Name and Role (RFO/Chair of Finance etc)

	Bank Reconciliation at 31/07/2026			
	Cash in Hand 01/04/2026			83,525.89
	ADD Receipts 01/04/2026 - 31/07/2026			33,846.14
				117,372.03
	SUBTRACT Payments 01/04/2026 - 31/07/2026			60,377.49
A	**Cash in Hand 31/07/2026** (per Cash Book)			**56,994.54**
	Cash in hand per Bank Statements			
	Petty Cash	16/12/2022	0.00	
	Unity Trust Current Account	31/07/2026	32,244.38	
	Unity Trust Savings Account	31/07/2026	24,751.98	
				56,996.36
	Less unpresented payments			1.82
				56,994.54
	Plus unpresented receipts			
B	**Adjusted Bank Balance**			**56,994.54**
	A = B Checks out OK			

Stretton Parish Council (NE Derbyshire dist)

Summary of Receipts and Payments

All Cost Centres and Codes

Expenditure

Code	Title	Receipts Budgeted	Receipts Actual	Receipts Variance	Payments Budgeted	Payments Actual	Payments Variance	Net Position +/- Under/over spend	
7	Grounds Maintenance								(N/A)
8	Staff Costs					1,617.30	-1,617.30	-1,617.30	(N/A)
9	Mileage					16.80	-16.80	-16.80	(N/A)
10	Christmas Lighting								(N/A)
11	Trees								(N/A)
12	Subscription Costs					69.14	-69.14	-69.14	(N/A)
13	Playing Field Ground Maintenar								(N/A)
14	PAYE					1,328.72	-1,328.72	-1,328.72	(N/A)
15	Bank Charges					35.00	-35.00	-35.00	(N/A)
16	Trade Waste					189.67	-189.67	-189.67	(N/A)
17	Playing Field Inspections /Repai					400.00	-400.00	-400.00	(N/A)
18	Postage					1.82	-1.82	-1.82	(N/A)
19	Office Supplies					4.33	-4.33	-4.33	(N/A)
20	Dog Bins								(N/A)
21	Utilities					53.04	-53.04	-53.04	(N/A)
23	Grants								(N/A)
24	PWLB								(N/A)
29	Hanging Baskets								(N/A)
30	Lamppost Testing					273.00	-273.00	-273.00	(N/A)
31	Audit Fees					135.00	-135.00	-135.00	(N/A)
32	Insurance					838.84	-838.84	-838.84	(N/A)
35	BG HomeCare					297.65	-297.65	-297.65	(N/A)
37	Cemetery Grounds Maintenance					2,400.00	-2,400.00	-2,400.00	(N/A)
38	Training								(N/A)
39	Venue Hire								(N/A)
41	Cemetery Alarm								(N/A)
42	Lodge Maintenance					502.05	-502.05	-502.05	(N/A)
43	HP Printer Cartridge					12.99	-12.99	-12.99	(N/A)
45	street cleansing								(N/A)
46	Stationary								(N/A)
47	Cemetery Stationery								(N/A)
48	Defib costs					705.00	-705.00	-705.00	(N/A)
51	Consultation Printing								(N/A)
52	Remembrance								(N/A)
53	Bench Work								(N/A)
55	Website & IT					315.00	-315.00	-315.00	(N/A)
57	Election								(N/A)
58	hall hire								(N/A)
59	cemetery signage					46.75	-46.75	-46.75	(N/A)
60	Planning & Licensing Fees								(N/A)
61	new playground costs					39,222.35	-39,222.35	-39,222.35	(N/A)
62	Home Working Allowance					78.00	-78.00	-78.00	(N/A)
63	SIDS					4,140.00	-4,140.00	-4,140.00	(N/A)
64	Laptop Contribution					81.19	-81.19	-81.19	(N/A)
	SUB TOTAL					**52,763.64**	**-52,763.64**	**-52,763.64**	**(N/A)**

Stretton Parish Council (NE Derbyshire dist)

Summary of Receipts and Payments

All Cost Centres and Codes

Income

Code	Title	Receipts Budgeted	Receipts Actual	Receipts Variance	Payments Budgeted	Payments Actual	Payments Variance	Net Position +/- Under/over spend	
1	Precept		19,330.50	19,330.50				19,330.50	(N/A)
2	Bank Interest		119.75	119.75				119.75	(N/A)
3	Cemetery Fees - Internment								(N/A)
4	Cemetery Fees - Memorials		200.00	200.00				200.00	(N/A)
27	Rental Income		3,250.00	3,250.00				3,250.00	(N/A)
28	Grants		2,500.00	2,500.00				2,500.00	(N/A)
40	Cemetery Fee - Search								(N/A)
44	Vat Refund								(N/A)
49	Parish Maintenance								(N/A)
50	Cemetery Fee EROB								(N/A)
56	Donation		5,000.00	5,000.00				5,000.00	(N/A)
65	Section 106		7,150.00	7,150.00				7,150.00	(N/A)
	SUB TOTAL		**37,550.25**	**37,550.25**				**37,550.25**	**(N/A)**

Summary

	Receipts Budgeted	Receipts Actual	Receipts Variance	Payments Budgeted	Payments Actual	Payments Variance	Net Position
NET TOTAL		**37,550.25**	**37,550.25**		**52,763.64**	**-52,763.64**	**-15,213.39**
V.A.T.		4,095.89			8,223.08		
GROSS TOTAL		**41,646.14**			**60,986.72**		

Broom Close Developments
69 Birkinstyle Lane
Shirland Derbyshire
De556bs
07932448858
756076021
roger7932@aol.com

ESTIMATE

ESTIMATE # 98
DATE 09/08/2026

PREPARED FOR:
Stretton Parish Council

DESCRIPTION	QUANTITY	RATE (£)	TOTAL (£)
Stretton Cemetery Quotation for drainage work and old toilet Tacking up old drainage and replacing with new plastic Work on inspection Chambers Now door and lock on toilet Price £4200 +vat	1	4,200.00	**4,200.00** **+Vat**

SUBTOTAL	£4,200.00
VAT (20.00%)	£840.00
GRAND TOTAL	**£5,040.00**

Chairsoffice < Chairsoffice@ne-derbyshire.gov.uk >
Wed, 22 Jul 2026 11:58:34 AM +0100

To "Parish Councils NEDDC"<ParishCouncilsNEDDC@ne-derbyshire.gov.uk>

Dear Clerk & Members of the Parish & Town Council

NORTH EAST DERBYSHIRE DISTRICT COUNCIL – CHAIR'S CHARITY APPEAL

I am writing to you as the newly elected Chair of the North East Derbyshire District Council, as part of this undertaking I have chosen to support Autism East Midlands as my official charity
during my term in office.

I have chosen Autism East Midlands as my Chair's Charity because of the direct support they provide to autistic individuals and their families across North East Derbyshire and the wider Derbyshire area. Their work helps children, young people and adults live with dignity, choice and independence through a range of services including family support, community activities, education, employment guidance and support for carers. Through these services, Autism East Midlands makes a real and lasting difference to the lives of many residents within our district.

Whilst financial support is greatly appreciated, I would also welcome opportunities to promote Autism East Midlands through local civic and community events taking place within your parish or town. If your Council is organising a community event, celebration, fundraiser or other public gathering during the coming year, I would be delighted to hear from you and, where possible, attend in my capacity as Chair of North East Derbyshire District Council.

I would also be pleased to attend a meeting of your Parish or Town Council, or a suitable community event, to speak about my Chair's Charity Appeal, the work of Autism East Midlands and the positive impact it has on residents across North East Derbyshire.

I understand that resources are limited, but any donation your Council & Councillors can make - no matter the amount - would be very gratefully received & will contribute directly to the essential
services Autism East Midlands provides within our communities.

If your Council is able to support this cause, donations can be made payable to:

Cheques should be made payable to North East Derbyshire District Council and returned to the address below. Alternatively, you can make your donation through BACS
(Account name: North East Derbyshire District Council; Bank: Lloyds Bank; Sort Code: 30-80-12; Account Number: 10736668).

From myself & all those who will benefit from your generosity, thank you for considering this request.

Should you require any additional information please do not hesitate to get in touch - Chairsoffice@ne-derbyshire.gov.uk

Kind Regards

Michael
Chair of North East Derbyshire District Council

Tina Bamford
Governance Civic Administration Assistant
North East Derbyshire District Council
District Council Offices
Mill Lane
Wingerworth
Chesterfield
S42 6NG

Ext : 01246 217396
Int : 7396

My working pattern is – Tuesday, Wednesday & Thursday.

Tina.bamford@ne-derbyshire.gov.uk
www.ne-derbyshire.gov.uk

North East Derbyshire District Council

Social media and online links:
https://linktr.ee/neddc

BSL Interpretation Service

Section 3 – External Auditor's Report and Certificate 2025/26

In respect of **Stretton Parish Council – DE0212**

1 Respective responsibilities of the auditor and the authority

Our responsibility as auditors to complete a **limited assurance review** is set out by the National Audit Office (NAO). A limited assurance review is **not a full statutory audit**, it does not constitute an audit carried out in accordance with International Standards on Auditing (UK & Ireland) and hence it **does not** provide the same level of assurance that such an audit would. The UK Government has determined that a lower level of assurance than that provided by a full statutory audit is appropriate for those local public bodies with the lowest levels of spending.

Under a limited assurance review, the auditor is responsible for reviewing Sections 1 and 2 of the Annual Governance and Accountability Return in accordance with NAO Auditor Guidance Note 02 (AGN 02) as issued by the NAO on behalf of the Comptroller and Auditor General. AGN 02 is available from the NAO website – https://www.nao.org.uk/code-audit-practice/guidance-and-information-for-auditors/

This authority is responsible for ensuring that its financial management is adequate and effective and that it has a sound system of internal control. The authority prepares an Annual Governance and Accountability Return in accordance with *Proper Practices* which:

• summarises the accounting records for the year ended 31 March 2026; and
• confirms and provides assurance on those matters that are relevant to our duties and responsibilities as external auditors.

2 External auditor's limited assurance opinion 2025/26

On the basis of our review of Sections 1 and 2 of the Annual Governance and Accountability Return (AGAR), in our opinion the information in Sections 1 and 2 of the AGAR is in accordance with Proper Practices and no other matters have come to our attention giving cause for concern that relevant legislation and regulatory requirements have not been met.

Other matters not affecting our opinion which we draw to the attention of the authority:

The AGAR was not accurately completed before submission for review. The AGAR has been amended.

3 External auditor certificate 2025/26

We certify that we have completed our review of Sections 1 and 2 of the Annual Governance and Accountability Return, and discharged our responsibilities under the Local Audit and Accountability Act 2014, for the year ended 31 March 2026.

External Auditor Name

PKF LITTLEJOHN LLP

External Auditor Signature	PKF Littlejohn LLP (SIGNATURE REQUIRED)	Date	20/08/2026