



Uttlesford District Council

Chief Executive: Dawn French

Assets of Community Value Committee

Date: Friday, 16th February, 2018

Time: 2.00 pm

Venue: Committee Room, Saffron Walden Town Hall, Market Place, Saffron Walden, CB10 1HR

Chairman: Councillor S Barker

Members: Councillors V Ranger and H Rolfe

Public Speaking

At the start of the meeting there will be an opportunity of up to 15 minutes for members of the public to ask questions and make statements subject to having given notice by 12 noon two working days before the meeting.

AGENDA PART 1

Open to Public and Press

1 Apologies for Absence and Declarations of Interest

To receive apologies for absence and declarations of interest.

2 Minutes of the Previous Meeting

3 - 6

To consider the minutes of the meeting held on 24 January 2018.

3 Nominations for Assets of Community Value

7 - 34

To consider the nominations to be Assets of Community Value.

MEETINGS AND THE PUBLIC

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The agenda is split into two parts. Most of the business is dealt with in Part I which is open to the public. Part II includes items which may be discussed in the absence of the press or public, as they deal with information which is personal or sensitive for some other reason. You will be asked to leave the meeting before Part II items are discussed.

Agenda and Minutes are available in alternative formats and/or languages. For more information please call 01799 510510.

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Council Offices, London Road, Saffron Walden, CB11 4ER

Telephone: 01799 510510

Fax: 01799 510550

Email: uconnect@uttlesford.gov.uk

Website: www.uttlesford.gov.uk

**ASSET OF COMMUNITY VALUE SUB-COMMITTEE held in the COUNCIL
OFFICES LONDON ROAD SAFFRON WALDEN at 10.00am on 24 JANUARY
2018**

Present: Councillor S Barker (Chairman)
Councillors V Ranger and H Rolfe

Officers present: B Ferguson (Democratic Services Officer)
and S Pugh (Head of Legal Services)

ACV5 **MINUTES**

The minutes of the previous meetings held on the 7 August and 14 December 2017 were approved as a correct record.

ACV6 **NOMINATION OF ANDREWSFIELD AIRFIELD TO BE LISTED AS AN
ASSET OF COMMUNITY VALUE**

The Head of Legal Services explained the concept of an Asset of Community Value, as defined by the Localism Act 2011. He said the application was complex and identified three uses of the Airfield as set out in the nomination application:

- Airfield
- Clubhouse (or “Milibar”); and
- Open Space

The Head of Legal Services asked Members to consider:

- Whether an actual current use of the nominated land and buildings that is not an ancillary use furthers the social wellbeing or social interests of the local community, and
- Whether it is realistic to think that there can continue to be non-ancillary use of the building or other land which will further (whether or not in the same way) the social wellbeing or social interests of the local community.

Members asked whether the land was excluded from listing as “operational land”. The Head of Legal Services said that “operational land” had a technical meaning and, in this context, meant an airport licensed under Part V of the Airports Act 1986. He understood that the airfield held a licence under Part III of the Act but that this did not bring the land within the definition of “operational”.

The Chairman said she had concluded from the evidence presented that the clubhouse use met the test for an asset of community value, as it was open to the community in its own right and hosted community meetings and

events. This was a significant use in its own right and was not subsidiary to another major use.

Members were of the view that, on the basis of the nomination, there was insufficient information for them to conclude that the airfield and open space uses passed the test for listing.

Members were also of the view that the clubhouse use met the second limb of the test. The clubhouse was a going concern and it was realistic to think that it could continue to be used in a similar manner in future. Members discussed the planning position regarding the site and, given the early stage which the local plan process had reached, did not believe that this made continuing use unrealistic.

Members were mindful that the clubhouse use related only to a part of the nominated land, which included the whole of the airfield. The community clubhouse use did not relate to the wider airfield and members considered whether it was appropriate to list the whole of the land nominated.

The Head of Legal Services advised that the legal position was uncertain. There was limited authority to suggest that it might be possible to list a wider parcel of land even if use of only part of it furthered the social wellbeing or social interests of the local community. He referred to a decision of the First Tier Tribunal. (Uptin House -v- Newcastle City Council.)

Members concluded that the circumstances in that case, which related to a single building in multiple use, differed from the current nomination, given the lack of relationship between the community clubhouse use and the airfield.

The report to members advised that, if members were unclear as to the extent of the land which should be listed, they could reject the nomination and invite the nominating body to submit a further application accompanied by a plan showing the clubhouse and land (e.g. parking) that related to the community use.

Members reviewed carefully the representations made on behalf of the owners and operators of the land and were advised on their merits by the Head of Legal Services. In particular, he advised that the private ownership of the land did not preclude listing – it was in the nature of the statutory scheme that land and buildings in private ownership would qualify for listing. It was also not open to members to consider the relative merits of current use of the land and potential future uses.

The Chairman recommended that the nomination should be rejected but said that it would be open to the parish council to submit a new application based on the clubhouse use, identifying the extent of the clubhouse, along with land that related to that community use; e.g. car parking. It would also be open to the Parish Council to produce additional evidence in a further nomination regarding community use of the airfield and community open space use. Members concurred with this suggestion.

RESOLVED: to reject the nomination of Andrewsfield Airfield to be listed as an Asset of Community Value.

The meeting ended at 10.30am.

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Committee:	Assets of Community Value	Date:	
Title:	Nominations for Assets of Community Value		16 February 2018
Portfolio Holder:	Councillor S Barker		
Report Author	Sarah Nicholas, Senior Planning Officer	Key decision:	Yes

Summary

1. The Localism Act 2011 introduces a concept of an 'Asset of Community Value'. Section 87 of the Localism Act places a duty of Local Authorities to 'maintain a list of land in its area that is land of community value'.
2. An Asset is of community value if (in the opinion of the local authority) either:
 - an actual current use of the building or other land that is not an ancillary use furthers the social wellbeing or social interests of the local community, and
 - it is realistic to think that there can continue to be non-ancillary use of the building or other land which will further (whether or not in the same way) the social wellbeing or social interests of the local community.or
 - there is a time in the recent past when an actual use of the building or other land that was not an ancillary use furthered the social wellbeing or interests of the local community, and
 - it is realistic to think that there is a time in the next five years when there could be non-ancillary use of the building or other land that would further (whether or not in the same way as before) the social wellbeing or social interests of the local community.
3. The Act states that "social interest" "includes (in particular) each of the following – (a) cultural interest, (b) recreation interest and (c) sporting interests.
4. Assets of community value are buildings or land which involve the physical use by the community and include for example a village shop, pub, community centre, allotment or recreation ground.
5. In February 2013 the District Council listed 83 assets of community value which remain on the list for five years. These assets will therefore be removed from the list on 19 February 2018. Town and Parish Councils were invited to re-nominate these assets.
6. 27 sites have been re-nominated and 5 new sites nominated.
7. The purpose of this report is to enable members to determine in each instance:

- a. Whether each is a valid nomination;
- b. Whether the use of the building (current or recent past) furthers the social welling or interests of the community;
- c. Whether it is realistic to think that in the next 5 years the building could be used to further the social wellbeing or interests of the community.

In considering these questions, members need to consider principal, rather than ancillary, uses of the building.

If members conclude that the answers to these questions are “yes”, the building should be included in the list of assets of community value.

Recommendations

8. Recommended for Listing

Appendix 1 to this report sets out the details for each of the nominations which officers recommend for listing as an asset of community value. These are

- a) Little Hallingbury Mill, Little Hallingbury
- b) Allotments Crocus Fields, Saffron Walden
- c) Allotments Radwinter Road, Saffron Walden
- d) Allotments Windmill Hill, Saffron Walden
- e) Car Park Little Hallingbury
- f) Common Car park, Saffron Walden
- g) Rose and Crown Walk Car Park, Saffron Walden
- h) Swan Meadow Car Park, Saffron Walden
- i) Day Centre, Jubilee Gardens, Saffron Walden (*new nomination*)
- j) Fairycroft House, Audley Road, Saffron Walden
- k) Birchanger Village Hall, Birchanger
- l) Saffron Walden County High School
- m) RA Butler Infant and Junior Academy School, South Road
- n) St Mary’s School, Saffron Walden
- o) Katherine Semar Infant and Junior Schools, Saffron Walden
- p) St Thomas More School, Saffron Walden
- q) Dame Bradbury’s School, Saffron Walden
- r) Walden School, Saffron Walden
- s) Library, Market Square, Saffron Walden
- t) Museum and grounds, Saffron Walden
- u) Castle and grounds, Saffron Walden
- v) Pond area Freshwell Street, Saffron Walden (recommended that part of the site is listed and part of the site is not listed – see map at Appendix 3)
- w) Pond area Walden Place, Saffron Walden (*new nomination*)
- x) Tennis Courts John Dane Player Court, Saffron Walden

- y) Tennis Courts, Museum Street, Saffron Walden
- z) Lord Butler Leisure Centre, Saffron Walden
- aa) Golf course and club house, Saffron Walden
- bb) Birchanger Recreation Ground and Allotments, Birchanger

9. Not recommended for listing

Appendix 2 sets out the details for those nominations which officers are not recommending for listing as an asset of community value.

- cc) Gaston Green Chapel Little Hallingbury
- dd) Friends Meeting House, High Street, Saffron Walden
- ee) St Mary's Church Birchanger
- ff) Civic Amenity Site, Thaxted Road, Saffron Walden (*new nomination*)
- gg) Council depot, Shire Hill, Saffron Walden (*new nomination*)
- hh) Fire Station, Hill Street, Saffron Walden
- ii) Site of former tip and depot, Thaxted Road, Saffron Walden (*new nomination*)

and

- v) Pond area Freshwell Street, Saffron Walden (recommended that part of the site is listed and part of the site is not listed)

10. The nomination forms in full and maps can be viewed on the website under [currently nominated assets](#).

Financial Implications

- 11. There are direct financial implications arising at this stage which relate to the formal process of identifying and contacting asset owners and, if relevant, registering an asset as a Land Charge. These costs can be met from existing budget and staff resources.
- 12. There is also an unquantifiable financial risk to the Council, if there was a claim for compensation. This needs to be kept under review and at an appropriate time consideration should be given to establishing a contingency reserve to mitigate the risk to the Council's budget. However, the potential liability should not be taken into account in deciding whether or not this is an asset of community value.

Background Papers

- 13. The following papers were referred to by the author in the preparation of this report and are available for inspection from the author of the report.

14. Submission for consideration as Assets of Community Value and any representations available on the website at under [currently nominated assets](#).

Impact

15.

Communication/Consultation	In line with paragraph 8 of The Assets of Community Value (England) Regulations 2012 the Council have taken all practicable steps to give information that it is considering listing the land to the owner of the land, freeholder and occupant. This has taken the form of letters.
Community Safety	No impact.
Equalities	The duty will affect all equally.
Health and Safety	No impact.
Human Rights/Legal Implications	Pursuant to s.19 Human Rights Act 1998 the Secretary of State has certified that in his opinion the Localism Act is compatible with the Convention rights.
Sustainability	If the land is included on the list of Community Assets it will form a Land Charge.
Ward-specific impacts	Broad Oak and the Hallingburys; Saffron Walden; Stansted South and Birchanger
Workforce/Workplace	No impact

Situation

a. Is this a valid nomination?

16. S89 of the Act states that land in a local authority area which is of community value may be included in its list of assets of community value only in response to a “community nomination”, or where permitted by regulation made by the Secretary of State. A community nomination means a nomination by a parish council in respect of land in the parish council’s area or “by a person that is a voluntary or community body with a local connection”.

17. All the nominations have been made by Town or Parish Councils falling within the definition of a parish council for these purposes and the nominated properties are within their respective areas.

18. A nomination must also include:

- i. A description of the nominated land including its proposed boundaries.
- ii. Any information the nominator has about the freeholders, leaseholders and current occupants of the site.
- iii. The reasons for nominating the asset, explaining why the nominator believes the asset meets the definition in the Act.
- iv. The nominator's eligibility to make the nomination.

19. If it meets these requirements it is a valid nomination under S89(2)(i).

b. Does the use of the building (current or recent past) further the social wellbeing or interests of the community?

20. Appendices 1 and 2 set out the evidence submitted by each of the Town and Parish Councils in their nomination form of why it believes that the building or land furthers the social wellbeing or interests of the community.

c. Is it realistic to think that in the next 5 years the use of the building could further the social wellbeing or interests of the community.

21. In considering this question, the test is whether it is "realistic" to think that the use of the building could further the social wellbeing or interests of the community. It is not a balance of probabilities test – realistic means "more than fanciful". The use does not have to be the same as that which took place within the recent past.

22. Appendices 1 and 2 set out the evidence submitted by each of the Town and Parish Councils in their nomination form as to how the property could be acquired and used.

Representations

23. The Council has not received any representations regarding the proposed assets of community value. Any representations received after publication of the report will be reported to Members at the meeting.

Conclusion

24. Valid nominations have been made to the Council.

25. Members need to consider whether the evidence provided shows that the property, current or in the recent past, furthers the social wellbeing or interests of the community.

26. Members need to consider whether it is realistic to think that the property can continue to be used in a manner that furthers the social wellbeing and interests of the local community.

27. Consideration of these issues will lead the Cabinet to determine whether the properties listed in Appendix 1 should be included in the list of assets of community value and those in Appendix 2 should not be listed.

Risk Analysis

28.

Risk	Likelihood	Impact	Mitigating actions
The nominating body or the owner is unhappy with the decision reached.	High risk that one of the bodies will be unhappy with the decision.	<p>The owner has rights of internal review and appeal and can claim for compensation.</p> <p>The nominating body does not have rights of review or appeal. A new nomination can be made with additional information.</p> <p>If it felt the Council had acted unlawfully, it could seek to challenge by way of judicial review.</p>	Carefully scrutinise submissions for inclusion on the Asset List so as to ensure only those which comply with the criteria are included.

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.

Appendix 1: Qualifying Nominations which officers consider meet the tests of the Act and are recommended for listing as an Asset of Community Value.

Details of Nomination and background information	Evidence submitted by the nominating body in their nomination form as to why it believes that the property furthers the social wellbeing or interests of the community.	Information submitted by the nominating body in their nomination form as to how the building or land could be acquired and used in the future.	Officer Advice
RESTAURANTS/PUBS			
<p>a) Little Hallingbury Mill, Little Hallingbury</p> <p>Owner: private ownership</p> <p>Nominated by Little Hallingbury Parish council</p> <p>Current nomination expires 19/2/18</p>	<p>Current use: Restaurant</p> <p>Hallingbury Mill is a local landmark. Situated by the river and a prime walking area it is, along with the Marina, a much appreciated beauty spot.</p> <p>The Mill is part of the history of Little Hallingbury and still houses the mill workings.</p> <p>The Mill operates as a restaurant, patronised by many local residents as well as holiday makers, visitors to the area and people from surrounding areas looking for a pleasant place to eat. Bed & Breakfast is available in the adjacent house. Special events are catered for including wedding receptions.</p> <p>The Marina is busy for most of the year.</p>	<p>The purchase will be funded by seeking grants and public engagement such as shared ownership or issued shares.</p> <p>Should the Little Hallingbury Mill become community owned, it would be run much as it is today: a restaurant to serve the food including the possibility to host special events. In that way the village heritage building will be preserved and used for special occasions and as a pleasant place to eat.</p>	<p>The property furthers the social wellbeing and interests of the community as a meeting place for individuals and groups who use the property as a place to meet and socialise to further their cultural, recreational or sporting interests.</p> <p>It is realistic to think that the property can contribute to be used in a manner that furthers the social wellbeing and interests of the local community.</p>

ALLOTMENTS			
<p>b) Allotments Crocus Fields, Saffron Walden</p> <p>Owner: Audley End Estate</p> <p>Nominated by Saffron Walden Town Council</p> <p>Current nomination expires 19/02/18</p>	<p>At present this area is being used as allotments, it is very popular with all of the allotments being rented. There is a high demand for these spaces in Saffron Walden.</p>	<p>Town Council are legally obliged to provide an appropriate area for the local community for use as allotments. Crocus Fields is currently such a location and its loss would impact hugely on those folk fortunate enough to have a plot.</p> <p>The Council currently has a waiting list of over 70 and is very keen to ensure that allotments are provided.</p>	<p>The property furthers the social wellbeing and interests of the community as a meeting place for individuals and groups who use the property as a place to meet and socialise to further their cultural, recreational or sporting interests.</p> <p>It is realistic to think that the property can contribute to be used in a manner that furthers the social wellbeing and interests of the local community.</p>
<p>c) Allotments Radwinter Road, Saffron Walden</p> <p>Owner: UDC</p> <p>Nominated by Saffron Walden Town Council</p> <p>Current nomination expires 19/02/18</p>	<p>This site is currently used for allotments, it is a popular site and the allotments within town are of a high demand.</p>	<p>Town Councils are legally obliged to provide an appropriate area for local community for use as allotments. The allotment site at Radwinter Road is currently such a location and its loss would impact hugely on these folk fortunate enough to have a plot.</p> <p>The Council currently has a waiting list of over 70 people and is keen to ensure that allotments are provided either by the Town Council or the District Council.</p>	<p>The property furthers the social wellbeing and interests of the community as a meeting place for individuals and groups who use the property as a place to meet and socialise to further their cultural, recreational or sporting interests.</p> <p>It is realistic to think that the property can contribute to be used in a manner that furthers the social wellbeing and interests of the local community.</p>
<p>d) Allotments Windmill Hill, Saffron Walden</p>	<p>The area is currently being used by the Town Council as allotments that people rent and grow vegetable, fruit and tend to on a</p>	<p>Town Councils are legally obliged to provide an appropriate area for local community for use as allotments. The allotment site at</p>	<p>The property furthers the social wellbeing and interests of the community as a meeting place for individuals and groups who use</p>

<p>Owner: Fry Family Trust</p> <p>Nominated by Saffron Walden Town Council</p> <p>Current nomination expires 19/02/18</p>	<p>regular basis. Checks are undertaken on the allotments and awards are given yearly on the best kept allotments. It is a community area.</p>	<p>Windmill Hill is currently such a location and its loss would impact hugely on these folk fortunate enough to have a plot.</p> <p>The Council currently has a waiting list of over 70 people and is keen to ensure that allotments are provided.</p>	<p>the property as a place to meet and socialise to further their cultural, recreational or sporting interests.</p> <p>It is realistic to think that the property can contribute to be used in a manner that furthers the social wellbeing and interests of the local community.</p>
CAR PARKS			
<p>e) Car Park Little Hallingbury</p> <p>Owner: private ownership leased to parish council</p> <p>Nominated by Little Hallingbury Parish Council</p> <p>Current nomination expires 19/2/18</p>	<p>Current use: Car Park</p> <p>Our car park is indeed a much used and needed asset to our village. Situated opposite the village hall it is used for all events and meetings as the parking at the hall is limited. The car park is often used by customers of our post office and community shop which are also situated at the hall.</p> <p>The car park is adjacent to the church yard and very close to the school. It is therefore used by people attending all church services, and used daily by parents of children at the school.</p> <p>We have many attractive walks around our village and walkers also park here before setting off.</p> <p>There is a map of all walks in the car park.</p>	<p>The purchase will be funded by seeking grants and public engagement such as shared ownership or issued shares.</p> <p>In the case of obtaining the land, it would be continued to be used as a car park. The car park proves to be a very useful asset for the community as the numbers of cars are increasing. It is very well used by residents and visitors.</p> <p>It is currently rented to Parish Council at peppercorn rent and is maintained and managed by the Parish Council.</p>	<p>The property furthers the social wellbeing and interests of the community as a convenient parking place for individuals and groups to use to further their cultural, recreational or sporting interests.</p> <p>It is realistic to think that the property can contribute to be used in a manner that furthers the social wellbeing and interests of the local community.</p>

<p>f) Common Car park, Saffron Walden</p> <p>Owner: UDC</p> <p>Nominated by Saffron Walden Town Council</p> <p>Current nomination expires 19/02/18</p>	<p>Presently used as a car park, this area is seen by many as the short stay parking in the Town. It is opposite the common and right behind the shops so a popular place for visitors to park that do not want to or cannot walk too far.</p>	<p>Car Parking Is at an absolute premium within Saffron Walden and the Town Council feel it is key to promote the interests of the town and , therefore car parking is a critical ingredient to ensuring we encourage as many people to the town as possible</p> <p>If the car park were to be sold off you would lose a lot of trade in the town</p>	<p>The property furthers the social wellbeing and interests of the community as a convenient parking place for individuals and groups to use to further their cultural, recreational or sporting interests.</p> <p>It is realistic to think that the property can contribute to be used in a manner that furthers the social wellbeing and interests of the local community.</p>
<p>g) Rose and Crown Walk Car Park, Saffron Walden</p> <p>Owner: Private ownership</p> <p>Nominated by Saffron Walden Town Council</p> <p>Current nomination expires 19/02/18</p>	<p>This area is used for car parking, with close vicinity to the town it is used by local and visitors to Saffron Walden for parking. It is the closest car park to the shops so is frequented by people who cannot walk too far.</p>	<p>Car parking is at an absolute premium within Saffron Walden and the Town Council feel it is key to promote the interests of the Town and, therefore car parking is a critical ingredient to ensuring we encourage as many people to the town as possible. If parking places were to diminish it would have the knock on effect to businesses.</p>	<p>The property furthers the social wellbeing and interests of the community as a convenient parking place for individuals and groups to use to further their cultural, recreational or sporting interests.</p> <p>It is realistic to think that the property can contribute to be used in a manner that furthers the social wellbeing and interests of the local community.</p>
<p>h) Swan Meadow Car Park, Saffron Walden</p> <p>Owner: UDC</p>	<p>At present the site is used as a car park and also a parking facility for buses that bring coach loads of people to the Town every year.</p>	<p>Car Parking Is at an absolute premium within Saffron Walden and the Town Council feel it is key to promote the interests of the town and , therefore car parking is a critical ingredient to ensuring we</p>	<p>The property furthers the social wellbeing and interests of the community as a convenient parking place for individuals and groups to use to further their cultural, recreational or sporting</p>

<p>Nominated by Saffron Walden Town Council</p> <p>Current nomination expires 19/02/18</p>		<p>encourage as many people to the town as possible</p> <p>If the car park were to be sold off you would lose a lot of trade in the town and a lot of the businesses would not have any parking facilities as the owners and staff use this car park daily.</p>	<p>interests.</p> <p>It is realistic to think that the property can contribute to be used in a manner that furthers the social wellbeing and interests of the local community.</p>
MEETING PLACES			
<p>i) Day Centre, Jubilee Gardens, Saffron Walden</p> <p>Owner: UDC</p> <p>Nominated by Saffron Walden Town Council</p> <p>New nomination</p>	<p>The Day Centre is currently used by the local community for old people to have somewhere to go for a coffee or for a hot meal. Different Community groups hire the centre out for events to provide tea & coffee to guests who come along. Some of the events take place in the Day Centre some take place in the Band stand outside but the centre is used by a lot of people in the community</p>	<p>Jubilee Gardens is very much a part of Saffron Walden's heritage and the Town Council deem it highly appropriate that the site be retained from prosperity perspective. It is felt any development on this site would not be in keeping with the heritage of the site. The Town Council would not look to sell off this land.</p>	<p>The property furthers the social wellbeing and interests of the community as a meeting place for individuals and groups who use the property as a place to meet and socialise to further their cultural, recreational or sporting interests.</p> <p>It is realistic to think that the property can contribute to be used in a manner that furthers the social wellbeing and interests of the local community.</p>
<p>j) Fairycroft House, Audley Road, Saffron Walden</p> <p>Owner: Fairycroft House Community Interest Company</p> <p>Nominated by Saffron Walden Town Council</p>	<p>At present the buildings are being used as an office premises, adult learning centre and a youth centre. These facilities are vital to the local community.</p>	<p>Whilst it is currently being used as an office premises, adult learning centre and a youth centre, the Town Council feel that the building could be used for volunteers, youth groups or in a heritage capacity and, therefore furthers the social wellbeing and interests of the local community, particularly people who live in Saffron Walden area.</p>	<p>The property furthers the social wellbeing and interests of the community as a meeting place for individuals and groups who use the property as a place to meet and socialise to further their cultural, recreational or sporting interests.</p> <p>It is realistic to think that the property can contribute to be</p>

<p>Previously listed but removed from the register following a relevant disposal in the protected period</p>		<p>Facilities for the young and old are in decline in the area so an opportunity to improve this state would be of huge benefit to the community.</p> <p>The Town Council would like the building to continue to be used by the community with the different types of classes and events that are put on in the building but however if the building were sold a community project or local council could buy the building and continue to offer local adult learning classes and community events for people living in & around Saffron Walden.</p>	<p>used in a manner that furthers the social wellbeing and interests of the local community.</p>
<p>k) Birchanger Village Hall, Birchanger</p> <p>Owner: Diocese of Chelmsford</p> <p>Nominated by Birchanger Parish Council</p> <p>Current nomination expires 19/02/18</p>	<p>Current usage highlights how it furthers the social wellbeing and/or interests of the whole of the community. It creates social cohesion and promotes social wellbeing through both social and physical activity across a diverse range of groups. It is realistic to think in the next five years these interests will be served – bookings are available and open to all in the community.</p>	<p>The parish council could ask residents if they are happy for the council to use some of its reserves to purchase the building. In addition, donations could be sought. The building would not be developed and would continue to serve as an amenity for the village residents.</p>	<p>The property furthers the social wellbeing and interests of the community as a meeting place for individuals and groups who use the property as a place to meet and socialise to further their cultural, recreational or sporting interests.</p> <p>It is realistic to think that the property can contribute to be used in a manner that furthers the social wellbeing and interests of the local community.</p>

SCHOOLS			
<p>l) Saffron Walden County High School, Saffron Walden</p> <p>Owner: Saffron Academy Trust</p> <p>Nominated by Saffron Walden Town Council</p> <p>Current nomination expires 19/02/18</p>	<p>Currently used as a site for education the school covers a large area of Uttlesford and had a high volume of children attending.</p> <p>It also houses Saffron Hall the concert hall which has lots of events spread throughout the year and is now a highly acclaimed concert hall.</p> <p>The gym is used by many outside clubs such as karate and the fields have been used for many years by the local churches who hold the summer camp VBS during the summer holidays</p>	<p>Whilst it is currently being used as an educational establishment and concert hall, the Town Council feel that the buildings contained within the school, should they become available could be used to further the social wellbeing and interests of local community in a variety of different ways.</p> <p>A youth organisation or an organisation for older people could buy the building or have a community project for the whole community to buy shares in the building to keep it for the local community to use. With so many different buildings on the site there would be plenty of room for a lot of community projects as well as offering sports facilities for the wider community. Facilities for the young are on the decline in the area so any opportunities to improve this state would be of huge benefit to the community.</p>	<p>The property furthers the social wellbeing and interests of the community as a meeting place for individuals and groups who use the property as a place to meet and socialise to further their cultural, recreational or sporting interests.</p> <p>It is realistic to think that the property can contribute to be used in a manner that furthers the social wellbeing and interests of the local community.</p>
<p>m) RA Butler Infant and Junior Academy, Saffron Walden</p> <p>Owner: Saffron Academy Trust</p>	<p>Whilst it is currently being used as an educational establishment, there are fitness clubs and other sports clubs from the community that use the school facilities after school hours and at the weekend.</p>	<p>Whilst it is currently being used as an educational establishment, the Town Council feel that the buildings contained within the school, should they become available could be used to further</p>	<p>The property furthers the social wellbeing and interests of the community as a meeting place for individuals and groups who use the property as a place to meet and socialise to further their</p>

<p>Nominated by Saffron Walden Town Council</p> <p>Current nomination expires 19/02/18</p>	<p>There have been clubs such as Jazzercise fitness classes that use the school hall in the evenings.</p>	<p>the social wellbeing and interests of local community in a variety of different ways.</p> <p>Facilities for the young are on the decline in the area so any opportunities to improve this state would be of huge benefit to the community.</p>	<p>cultural, recreational or sporting interests.</p> <p>It is realistic to think that the property can contribute to be used in a manner that furthers the social wellbeing and interests of the local community.</p>
<p>n) St Mary's School, Saffron Walden</p> <p>Owner: Diocese of Chelmsford</p> <p>Nominated by Saffron Walden Town Council</p> <p>Current nomination expires 19/02/18</p>	<p>Whilst the premises are currently being used as an educational establishment, there are other clubs that come into the school to use the hall and offers extra sports activities for the community. The site also offers after school facilities for parents who work with the play club open daily from 3pm-6pm.</p>	<p>Whilst it is currently being used as an educational establishment, the Town Council feel that the buildings contained within the school, should they become available could be used to further the social wellbeing and interests of local community in a variety of different ways.</p> <p>Facilities for the young are on the decline in the area so any opportunities to improve this state would be of huge benefit to the community.</p>	<p>The property furthers the social wellbeing and interests of the community as a meeting place for individuals and groups who use the property as a place to meet and socialise to further their cultural, recreational or sporting interests.</p> <p>It is realistic to think that the property can contribute to be used in a manner that furthers the social wellbeing and interests of the local community.</p>
<p>o) Katherine Semar Infant and Junior Schools, Saffron Walden</p> <p>Owner: Saffron Academy Trust</p> <p>Nominated by Saffron Walden</p>	<p>Currently used as an educational establishment it has over 400 pupils, it also has extra sporting activities that are open to the community and also has classes for the community going on at weekends and during evenings.</p> <p>There are also outside clubs who</p>	<p>Whilst it is currently being used as an educational establishment, the Town Council feel that the buildings contained within the school, should they become available could be used to further the social wellbeing and interests of local community in a variety of</p>	<p>The property furthers the social wellbeing and interests of the community as a meeting place for individuals and groups who use the property as a place to meet and socialise to further their cultural, recreational or sporting interests.</p>

<p>Town Council</p> <p>Current nomination expires 19/02/18</p>	<p>come into the school, there are dance clubs, football clubs and language teachers come into the school to old extra activities. The school hall is also used as a polling station during elections.</p> <p>The school site also offers after school and holiday clubs for parents who work, not just for children who go to the school but for any children in the area.</p>	<p>different ways.</p> <p>A youth organisation or an organisation for older people could buy the building or have a community project for the whole community to buy shares in the building to keep it for the local community to use. With so many different buildings on the site there would be plenty of room for a lot of community projects as well as offering sports facilities for the wider community.</p> <p>Facilities for the young are on the decline in the area so any opportunities to improve this state would be of huge benefit to the community.</p>	<p>It is realistic to think that the property can contribute to be used in a manner that furthers the social wellbeing and interests of the local community.</p>
<p>p) St Thomas More School, Saffron Walden</p> <p>Owner: The Brentwood Roman Catholic Diocese Trust</p> <p>Nominated by Saffron Walden Town Council</p> <p>Current nomination expires 19/02/18</p>	<p>The premises are currently being used as a school and facilities to the local community.</p> <p>Clubs from outside come in to offer other activities for the children who attend the school.</p>	<p>Whilst it is currently being used as an educational establishment, the Town Council feel that the buildings contained within the school, should they become available could be used to further the social wellbeing and interests of local community in a variety of different ways.</p> <p>Facilities for the young are on the decline in the area so any opportunities to improve this state would be of huge benefit to the community.</p>	<p>The property furthers the social wellbeing and interests of the community as a meeting place for individuals and groups who use the property as a place to meet and socialise to further their cultural, recreational or sporting interests.</p> <p>It is realistic to think that the property can contribute to be used in a manner that furthers the social wellbeing and interests of the local community.</p>

<p>q) Dame Bradbury's School, Saffron Walden</p> <p>Owner: Stephen Perse Foundation</p> <p>Nominated by Saffron Walden Town Council</p> <p>Current nomination expires 19/02/18</p>	<p>Whilst being used as a premises for education the site also offers clubs for children living in the wider community. Sports clubs use the fields for football and rugby, whilst the hall has been used for dance clubs at weekends and after school.</p>	<p>Whilst it is currently being used as an educational establishment, the Town Council feel that the buildings contained within the school, should they become available could be used to further the social wellbeing and interests of local community in a variety of different ways.</p> <p>A youth organisation or an organisation for older people could buy the building or have a community project for the whole community to buy shares in the building to keep it for the local community to use. With so many different buildings on the site there would be plenty of room for a lot of community projects as well as offering sports facilities for the wider community. Facilities for the young are on the decline in the area so any opportunities to improve this state would be of huge benefit to the community.</p>	<p>The property furthers the social wellbeing and interests of the community as a meeting place for individuals and groups who use the property as a place to meet and socialise to further their cultural, recreational or sporting interests.</p> <p>It is realistic to think that the property can contribute to be used in a manner that furthers the social wellbeing and interests of the local community.</p>
<p>r) Walden School, Saffron Walden</p> <p>Owner: c/o Administrators</p>	<p>Whilst at present the school is not being used it has been used as a place for educational use and it again proposes to be. It has been a school with lots of other community activities taking place within the</p>	<p>Whilst in the past it has been used as an educational establishment, the Town Council feel that the buildings contained within the school, should they become available could be used</p>	<p>This property is currently vacant but was operating as a school within the last five years and therefore has furthered the social wellbeing of the community in the recent past.</p>

<p>Nominated by Saffron Walden Town Council</p> <p>Current nomination expires 19/02/18</p> <p><i>Note: The current disposal of this asset pursuant to insolvency proceedings is an exempt disposal and notification has not been required.</i></p>	<p>grounds, swimming clubs have used the pool, sports clubs have used the fields and dance classes such as Tempos performing arts have used the halls for their clubs that take place after school and at weekends.</p>	<p>to further the social wellbeing and interests of local community in a variety of different ways but would like to see the building continue to be a centre for education.</p> <p>A youth organisation or another organisation could buy the building or have a community project for the whole community to buy shares in the building to keep it for the local community to use. With so many different buildings on the site there would be plenty of room for a lot of community projects as well as offering sports facilities for the wider community. Sports facilities are in demand in the area so any opportunities to improve this state would be of huge benefit to the community and as there are already sports facilities built within this building it would make it ideal for the community to use.</p>	<p>The property has been placed on the market but is exempt from notifying the Council and entering the moratorium period. It is understood that a number of bids were made to the Administrators.</p> <p>The Council has been informed by selling agents that a bid has been accepted and is being processed. The Council understands that it is realistic to consider that the property will return to a school and community uses in a manner that furthers the social wellbeing and interests of the local community</p>
CULTURAL			
<p>s) Library, Market Square, Saffron Walden</p> <p>Owner: ECC</p> <p>Nominated by Saffron Walden Town Council</p>	<p>The facility is being used as a library for the local community allowing a quiet place for people to go to read, carry out research. It is also used for local art exhibitions, book signings and other community based activities.</p>	<p>Whilst it is currently being used as a Library, the Town Council feel that the building could be used for volunteers, youth groups, groups for older people or in a heritage capacity and, therefore furthers the social wellbeing and interests of the local community, particularly people who live in</p>	<p>The property furthers the social wellbeing and interests of the community as a meeting place for individuals and groups who use the property as a place to meet and socialise to further their cultural, recreational or sporting interests.</p>

<p>Current nomination expires 19/02/18</p>		<p>Saffron Walden area.</p> <p>Facilities for the young and old are in decline in the area so an opportunity to improve this state would be of huge benefit to the community.</p>	<p>It is realistic to think that the property can contribute to be used in a manner that furthers the social wellbeing and interests of the local community.</p>
<p>t) Museum and grounds, Saffron Walden</p> <p>Owner: Museum Society / UDC</p> <p>Nominated by Saffron Walden Town Council</p> <p>Current nomination expires 19/02/18</p>	<p>The Museum is being used by the local community and visitors to the area. Schools have educational visits and during the school holidays there is a vast array of activities on offer to the community. Visitors come to the site to see the museum and the grounds with the castle remains in.</p>	<p>Whilst it is currently being used as a Museum, the Town Council feel that the building could be used for volunteers, youth groups or in a heritage capacity and, therefore furthers the social wellbeing and interests of the local community, particularly people who live in Saffron Walden area.</p> <p>Facilities for the young and old are in decline in the area so an opportunity to improve this state would be of huge benefit to the community. This, combined with the use of the ground, would make it an extremely attractive proposition.</p> <p>It is hoped that Uttlesford District Council would not sell this building or the land around it due to the heritage of the Castle being sited there.</p>	<p>The property furthers the social wellbeing and interests of the community as a meeting place for individuals and groups who use the property as a place to meet and socialise to further their cultural, recreational or sporting interests.</p> <p>It is realistic to think that the property can contribute to be used in a manner that furthers the social wellbeing and interests of the local community.</p>
<p>u) Castle and grounds, Saffron Walden</p>	<p>The Castle area has had extensive work undertaken to make it safe for visitors to come and look around</p>	<p>The Castle is very much a part of the Towns heritage and the Town Council deem it highly appropriate</p>	<p>The property furthers the social wellbeing and interests of the community as a meeting place for</p>

<p>Owner: UDC</p> <p>Nominated by Saffron Walden Town Council</p> <p>Current nomination expires 19/02/18</p>	<p>the site. The Castle is visited by local residents, schools and visitors from outside the area.</p>	<p>that the site should be retained from a posterity perspective.</p> <p>The Town Council would hope that Uttlesford District Council would not sell off the Castle or the land around it as it is part of the Towns heritage.</p>	<p>individuals and groups who use the property as a place to meet and socialise to further their cultural, recreational or sporting interests.</p> <p>It is realistic to think that the property can contribute to be used in a manner that furthers the social wellbeing and interests of the local community.</p>
RECREATIONAL / SPORTING			
<p>v) Pond area Freshwell Street, Saffron Walden</p> <p>Owner: UDC and private owners</p> <p>Nominated by Saffron Walden Town Council</p> <p>Current nomination expires 19/02/18</p>	<p>At present this land consists of a pond and open land which is currently somewhat over grown, bounded by continuous open drain from the new pond, underground springs, by the mature pollarded Willow Trees and vegetation planted in association with the nearby Swan Meadow Carpark. It is important to understand that this area lies within a floodplain, which would limit any prospect of a new development or more formal use. Whilst not advocating that access to this area is improved, the land might be developed into a wildlife site. It has also been recommended as an area designated to `Protected Open Space` for environmental value.</p> <p>The pond and surrounding area is used daily by families going out for walks and to see the wildlife within</p>	<p>It is important to understand that the area lies which would limit any prospect of a new development or more formal use. Whilst not advocating that access to this area is improved, the land could be developed into a wildlife site which would be of great environmental use to people in the town, families can visit it for wildlife spotting and educational visits.</p> <p>Every town should have facilities where young & old can integrate with wildlife, this pond provides that and the loss of this type of facility would impact the lives of young families and older people who visit this area regularly.</p>	<p>Please see map at Appendix 3</p> <p>The pond area (shown with red cross hatching on map) is considered to further the social wellbeing and interests of the community as a meeting place for individuals and groups who use the property as a place to meet and socialise to further their cultural, recreational or sporting interests.</p> <p>It is realistic to think that this property can contribute to be used in a manner that furthers the social wellbeing and interests of the local community.</p> <p>However:-</p> <p>It is considered that the overgrown land to the south of Freshwell Gardens, (shown by red stipple on the map) which is in private ownership, has not been</p>

	<p>this area, older people walk down and sit on the benches and watch the world go by.</p>		<p>demonstrated to be in current use as a community asset as there is no public access/use currently occurring and no community use has occurred within the last 5 years. This part of the proposal fails to meet the requirements of the Act.</p>
<p>w) Pond area Walden Place, Saffron Walden</p> <p>Owner: UDC</p> <p>Nominated by Saffron Walden Town Council</p> <p>New nomination</p>	<p>At present the pond and surrounding area are used daily by people living in the area, going out for walks and to see the wildlife within this area, older people walk down and sit looking out onto the pond as somewhere to go for a stroll that is away from town.</p>	<p>Every town should have facilities where young & old can integrate with wildlife, this pond provides that and the loss of this type of facility would impact the lives of young families and older people who visit this area regularly. People living nearby who have small gardens or no gardens at all for those that are in flats use this area as a quiet space to come, it is far enough away from the main town it is quieter and the loss of this space would be detrimental to them.</p>	<p>The property furthers the social wellbeing and interests of the community as a meeting place for individuals and groups who use the property as a place to meet and socialise to further their cultural, recreational or sporting interests.</p> <p>It is realistic to think that the property can contribute to be used in a manner that furthers the social wellbeing and interests of the local community.</p>
<p>x) Tennis Courts John Dane Player Court, Saffron Walden</p> <p>Owner: Private ownership</p> <p>Nominated by Saffron Walden</p>	<p>Currently used as Tennis Courts for the members of the Tennis Club, it is a recreation area that is highly used in the town by public and also used as 1 to 1 for classes.</p>	<p>It is extremely important to retain as many recreational facilities as we can to enhance the interests of the local community</p> <p>Local tennis clubs and organisations could raise funds through local grants to take over these courts and keep them as a community facility. There is a lack</p>	<p>The property furthers the social wellbeing and interests of the community as a meeting place for individuals and groups who use the property as a place to meet and socialise to further their cultural, recreational or sporting interests.</p> <p>It is realistic to think that the</p>

<p>Town Council</p> <p>Current nomination expires 19/02/18</p>		<p>of recreational activities in the area so to keep as a tennis court.</p>	<p>property can contribute to be used in a manner that furthers the social wellbeing and interests of the local community.</p>
<p>y) Tennis Courts, Museum Street, Saffron Walden</p> <p>Owner: Castle Hill Tennis Club</p> <p>Nominated by Saffron Walden Town Council</p> <p>Current nomination expires 19/02/18</p>	<p>Currently being used as tennis courts with local clubs and the community using the area and courts.</p>	<p>It is important to retain as many recreational facilities as we can to enhance the interests of the local community</p> <p>As forming part of the site at the Museum, grounds & Castle and being a recreational area the Town Council, feels it is important that Uttlesford District Council would not see this site on.</p>	<p>The property furthers the social wellbeing and interests of the community as a meeting place for individuals and groups who use the property as a place to meet and socialise to further their cultural, recreational or sporting interests.</p> <p>It is realistic to think that the property can contribute to be used in a manner that furthers the social wellbeing and interests of the local community.</p>
<p>z) Lord Butler Leisure Centre, Saffron Walden</p> <p>Owner: UDC</p> <p>Nominated by Saffron Walden Town Council</p> <p>Current nomination expires 19/02/18</p>	<p>This site is used as a sports facility serving the local community with a wide variety of activities on offer to everyone.</p>	<p>Whilst the Town Council would not want the site sold off for development. The site should be kept as a local sports centre for Sports & recreational; activities that are needed in this area.</p>	<p>The property furthers the social wellbeing and interests of the community as a meeting place for individuals and groups who use the property as a place to meet and socialise to further their cultural, recreational or sporting interests.</p> <p>It is realistic to think that the property can contribute to be used in a manner that furthers the social wellbeing and interests of the local community.</p>
<p>aa) Golf course and club</p>	<p>The site is currently used as a golf</p>	<p>It is extremely important to retain</p>	<p>The property furthers the social</p>

<p>house, Saffron Walden</p> <p>Owner: Audley End Estate</p> <p>Nominated by Saffron Walden Town Council</p> <p>Current nomination expires 19/02/18</p>	<p>course with club house, the club house can also be hired out for private functions.</p>	<p>as many recreational facilities as we can to enhance the interests of the local community. The Town Council are concerned that if the land was sold off much needed and used recreational facilities would be lost.</p>	<p>wellbeing and interests of the community as a meeting place for individuals and groups who use the property as a place to meet and socialise to further their cultural, recreational or sporting interests.</p> <p>It is realistic to think that the property can contribute to be used in a manner that furthers the social wellbeing and interests of the local community.</p>
<p>bb) Birchanger Recreation Ground and Allotments</p> <p>Owner: Diocese of Chelmsford</p> <p>Nominated by Birchanger Parish Council</p> <p>Current nomination expires 19/02/18</p>	<p>The recreation ground is an open space facility with play equipment and sports facilities.</p> <p>It promotes a healthy lifestyle and provides exercise opportunities.</p> <p>The allotments to the side of the recreation ground also create community and social wellbeing. They provide the means to grow own vegetables for those who do not have large gardens.</p>	<p>The parish council could ask residents if they are happy for the council to use some of its reserves to purchase the land. In addition, donations could be sought. The land would not be developed and would continue to serve as a green amenity in a heavily congested area.</p>	<p>The property furthers the social wellbeing and interests of the community as a meeting place for individuals and groups who use the property as a place to meet and socialise to further their cultural, recreational or sporting interests.</p> <p>It is realistic to think that the property can contribute to be used in a manner that furthers the social wellbeing and interests of the local community.</p>

Appendix 2: Non-Qualifying Nominations which officers consider do not meet the tests of the Act and are not recommended for listing as an Asset of Community Value.

Details of Nomination and background information	Evidence submitted by the nominating body in their nomination form as to why it believes that the property furthers the social wellbeing or interests of the community.	Information submitted by the nominating body in their nomination form as to how the building or land could be acquired and used in the future.	Officer Advice
<p>cc) Gaston Green Chapel Little Hallingbury</p> <p>Owner: Trustees c/o Bishop's Stortford Baptist Church</p> <p>Nominated by Little Hallingbury Parish Council</p> <p>Current nomination expires 19/2/18</p>	<p>Current use: Church services, meeting place</p> <p>This small chapel, usually known as the Free Church, had in the past been attached to the Church of England and held services in addition to those at St. Mary's Little Hallingbury. Now owned by the Trustees of Little Hallingbury Free Church it is still used regularly for services. It is a meeting place for clubs and occasional activities and still very much a part of the well being and interests of our village community.</p>	<p>The purchase will be funded by seeking grants and public engagement e.g. shared ownership or issued shares.</p> <p>If owned by the community it would be used as an amenity hall, a museum, a place for meetings as well as continuing to be used for services by the current users should they wish to continue.</p>	<p>That the nomination be rejected on the basis that there is a legal authority that religious observance is not a use that qualifies a building for listing as an asset of community value and that there is no clear evidence of another use that is not ancillary that would qualify.</p> <p>Members will recall that this decision was made in relation to Churches in Great and Little Hallingbury, Quendon and Rickling.</p>
<p>dd) Friends Meeting House, High Street, Saffron Walden</p> <p>Owner: Friends Trust Ltd</p> <p>Nominated by Saffron Walden Town Council</p>	<p>Currently the premises are currently used for religious purposes but also community activities. Local toddler groups, fitness groups, dance groups use the building weekly for classes.</p>	<p>Whilst it is currently being used as a religious premises with community activities taking place, the Town Council feel that the building, could be used for volunteers or groups for the young and old, therefore, further the social wellbeing and interests of the local community, particularly people who live in</p>	<p>That the nomination be rejected on the basis that there is a legal authority that religious observance is not a use that qualifies a building for listing as an asset of community value and that there is no clear evidence of another use that is not ancillary that would qualify.</p>

<p>Current nomination expires 19/02/18</p>		<p>Saffron Walden.</p> <p>Facilities for the young are on the decline in the area so any opportunities to improve this state would be of huge benefit to the community.</p> <p>The local council or other organisations such as youth organisations or an organisation for older people could buy the building or have a community project for the whole community to buy shares in the building to keep it for the local community to use.</p>	<p>Members will recall that this decision was made in relation to Churches in Great and Little Hallingbury, Quendon and Rickling.</p>
<p>ee) St Mary's Church Birchanger</p> <p>Owner: Diocese of Chelmsford</p> <p>Nominated by Birchanger Parish Council</p> <p>Current nomination expires 19/02/18</p>	<p>The Church is one of the central facilities in the village and provides a place of worship and congregation. It is a listed building with Norman origins and is therefore of great architectural interest.</p>	<p>It is extremely unlikely that the building would ever be the subject of purchase or development but in the event that the Diocese/Church of England did contemplate a sale, the parish council could ask residents if they are happy for the council to use some of its reserves to purchase the building. In addition, donations could be sought. The building would not be developed and would continue to serve as an amenity for the village residents.</p>	<p>That the nomination be rejected on the basis that there is a legal authority that religious observance is not a use that qualifies a building for listing as an asset of community value and that there is no clear evidence of another use that is not ancillary that would qualify.</p> <p>Members will recall that this decision was made in relation to Churches in Great and Little Hallingbury, Quendon and Rickling.</p>
<p>ff) Civic Amenity Site,</p>	<p>This site is currently used as a recycling centre to take all waste to that is not collected by the</p>	<p>The Town Council would only realistically be interested in this site should UDC go into</p>	<p>The Civic Amenity Site is a municipal facility for the benefit of local residents. The use does not</p>

<p>Thaxted Road, Saffron Walden</p> <p>Owner: ECC</p> <p>Nominated by Saffron Walden Town Council</p> <p>New nomination</p>	<p>street collections for Saffron Walden and the surrounding villages. It is a very busy site on a daily basis.</p>	<p>suspended animation and relocate! (in which case we would be interested in taking over the site)</p>	<p>satisfy the tests of furthering the social welling or social interests of the local community.</p> <p>The proposal therefore fails to meet the requirements of the Act.</p>
<p>gg) Council depot, Shire Hill, Saffron Walden</p> <p>Owner: UDC</p> <p>Nominated by Saffron Walden Town Council</p> <p>New nomination</p>	<p>The depot is currently used by UDC for storing vehicles, offices and as a works area, this has been used by UDC for these purposes for many years.</p>	<p>The Town Council would only realistically be interested in this site should UDC go into suspended animation or relocate! (in which case we would be interested in taking over the site)</p> <p>The site could also be sold off as units in an industrial area or as a depot for a company to buy.</p>	<p>The Depot has not been demonstrated to be in current use as a community asset as there is no public access/use currently occurring and no community use has occurred within the last 5 years.</p> <p>The proposal therefore fails to meet the requirements of the Act</p>
<p>hh) Fire Station, Hill Street, Saffron Walden</p> <p>Owner: Essex County Fire and Rescue Service</p> <p>Nominated by Saffron Walden Town Council</p> <p>Current nomination expires</p>	<p>This site is currently being used as the local fire station for Saffron Walden</p>	<p>Whilst it is currently being used as a Fire Station, the Town Council feel that the building could be used for volunteers or youth groups and, therefore further the social wellbeing and interests of the local community, particularly people living in Saffron Walden and the Hill Street area.</p> <p>Facilities for the young and old are in decline in the area so an opportunity to improve this state</p>	<p>The fire station has not been demonstrated to be in current use as a community asset as there is no public access/use currently occurring and no community use has occurred within the last 5 years.</p> <p>The proposal therefore fails to meet the requirements of the Act</p>

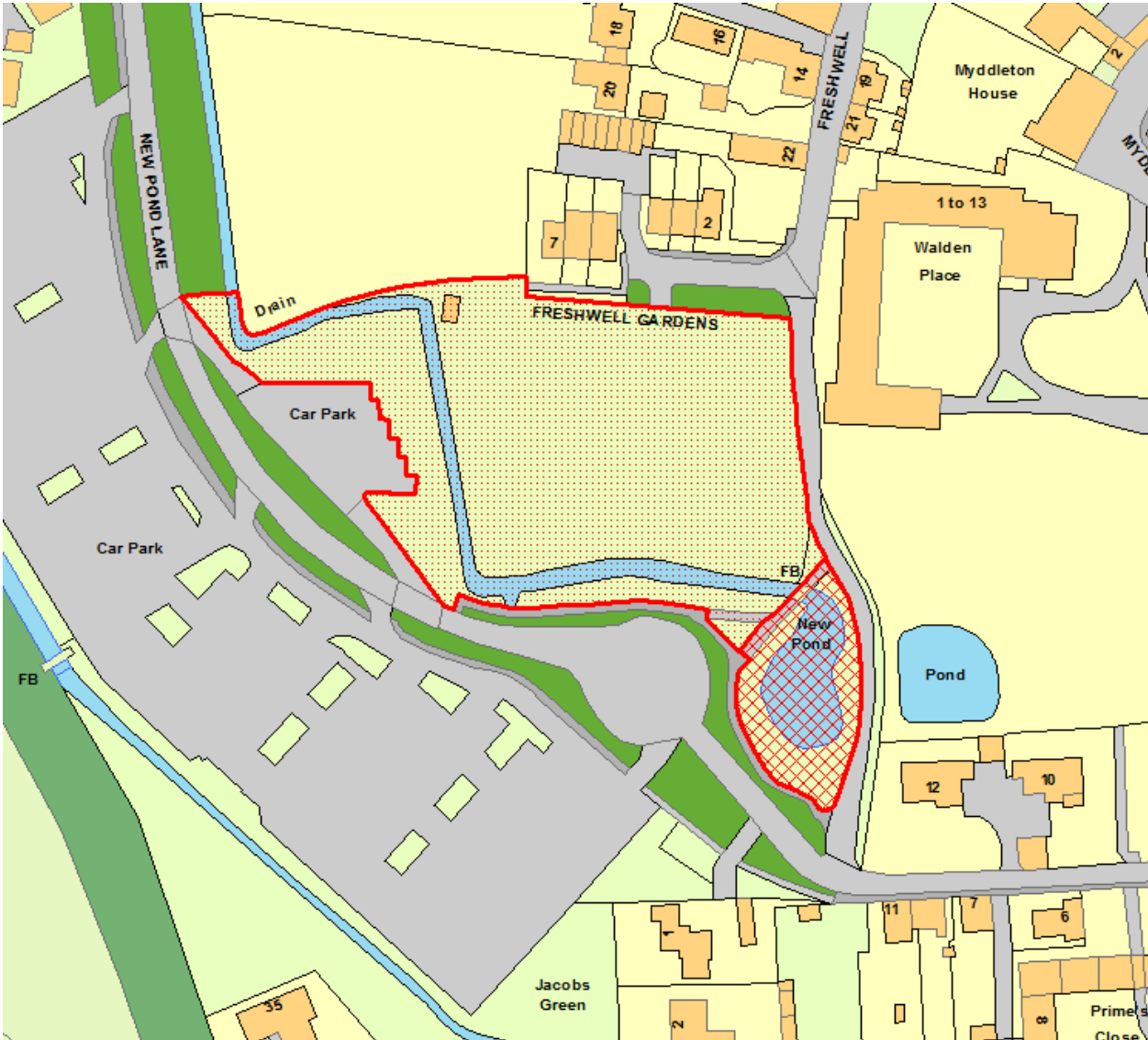
19/02/18		<p>would be of huge benefit to the community.</p> <p>Local groups or organisations could buy the building as a group venture for their groups to take over the building and keep as a community interest.</p>	
<p>ii) Site of former tip and depot, Thaxted Road, Saffron Walden</p> <p>Owner: UDC</p> <p>Nominated by Saffron Walden Town Council</p> <p>New nomination</p>	<p>The land used to be used as a refuse site for the local community.</p>	<p>The Town Council feel that the site could be used for volunteers or youth groups and, therefore further the social wellbeing and interests of the local community, particularly people living in Saffron Walden, the area used for recreational facilities for people living in the Town.</p> <p>Facilities for the young and old are in decline in the area so an opportunity to improve this state would be of huge benefit to the community. The Town Council, local groups and organisations could buy the land as a group venture for their groups take on building facilities for the young and old, especially sports facilities</p>	<p>The property has not been demonstrated to be in current use as a community asset as there is no public access/use currently occurring and no community use has occurred within the last 5 years.</p> <p>The proposal therefore fails to meet the requirements of the Act</p>

Please also note that for nomination v) Pond Area Freshwell Street, Saffron Walden, considered in Appendix 1, it is recommended that the land to the south of Freshwell Gardens, excluding the pond is not listed as an asset of community Value as set out below.

<p>v) Pond area Freshwell Street, Saffron Walden</p> <p>Owner: UDC and private owners</p> <p>Nominated by Saffron Walden Town Council</p> <p>Current nomination expires 19/02/18</p>	<p>At present this land consists of a pond and open land which is currently somewhat over grown, bounded by continuous open drain from the new pond, underground springs, by the mature pollarded Willow Trees and vegetation planted In association with the nearby Swan Meadow Carpark. It is important to understand that this area lies within a floodplain, which would limit any prospect of a new development or more formal use. Whilst not advocating that access to this area is improved, the land might be developed into a wildlife site. It has also been recommended as an area designated to `Protected Open Space` for environmental value.</p> <p>The pond and surrounding area is used daily by families going out for walks and to see the wildlife within this area, older people walk down and sit on the benches and watch the world go by.</p>	<p>It is important to understand that the area lies which would limit any prospect of a new development or more formal use. Whilst not advocating that access to this area is improved, the land could be developed into a wildlife site which would be of great environmental use to people in the town, families can visit it for wildlife spotting and educational visits.</p> <p>Every town should have facilities where young & old can integrate with wildlife, this pond provides that and the loss of this type of facility would impact the lives of young families and older people who visit this area regularly.</p>	<p>Please see map at Appendix 3.</p> <p>The pond area (shown with red cross hatching on map) is considered to further the social wellbeing and interests of the community as a meeting place for individuals and groups who use the property as a place to meet and socialise to further their cultural, recreational or sporting interests.</p> <p>It is realistic to think that this property can contribute to be used in a manner that furthers the social wellbeing and interests of the local community.</p> <p>However:- It is considered that the overgrown land to the south of Freshwell Gardens, (shown by red stipple on the map) which is in private ownership, has not been demonstrated to be in current use as a community asset as there is no public access/use currently occurring and no community use has occurred within the last 5 years. This part of the proposal fails to meet the requirements of the Act.</p>
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APPENDIX 3

Pond area Freshwell Street, Saffron Walden



 Area recommended to be listed

 Area recommended not to be listed