



Uttlesford District Council

Chief Executive: Dawn French

Assets of Community Value and Local Heritage List Committee

Date: Tuesday, 14th July, 2020

Time: 11.00 am

Venue: Zoom - <https://zoom.us/>

Chairman: Councillor C Day

Members: Councillors D Eke, P Lees and L Pepper

Public Participation

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.

Public speakers will be offered the opportunity for an officer to read out their questions or statement at the meeting, or to attend the meeting over Zoom to read out their questions or statement themselves.

Members of the public who would like to listen to the meeting live can do so [here](#)

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 - 4

To consider the minutes of the previous meeting.

3 Nomination of 5 Assets of Community Value in Felsted 5 - 27

To consider the nomination of 5 Assets of Community Value in Felsted.

MEETINGS AND THE PUBLIC

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Website: www.uttlesford.gov.uk

Agenda Item 2

ASSETS OF COMMUNITY VALUE AND LOCAL HERITAGE LIST COMMITTEE held at ZOOM on THURSDAY, 18 JUNE 2020 at 11.00 am

Present: Councillor C Day (Chair)
Councillors D Eke and P Lees

Officers in attendance: B Ferguson (Democratic Services Manager), C Gibson (Democratic Services Officer), J Hill (Planning Policy Officer), S Miles (Planning Policy Team Leader) and S Pugh (Assistant Director - Governance and Legal)

Public Speakers: Councillors J Evans and S Merifield.

ACV5 ELECTION OF A CHAIR - CONSIDERED ON 10 JUNE 2020

Councillor Day had previously been elected Chair at the meeting on 10 June 2020.

ACV6 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

There were no apologies for absence or declarations of interest.

ACV7 MINUTES OF THE PREVIOUS MEETING - CONSIDERED ON 10 JUNE 2020

The minutes of the previous meeting had previously been agreed at the meeting on 10 June 2020.

ACV8 NOMINATION OF ANDREWSFIELD AIRFIELD INCLUDING RUNWAY, STEBBING, AS AN ASSET OF COMMUNITY VALUE

The Planning Policy Officer presented a report asking Members to consider the nomination of Andrewsfield Airfield, Stebbing, as an Asset of Community Value (AoCV). The nomination had been made by Stebbing Parish Council. In addition to the nomination and associated information submitted by the Parish Council, the Committee had before it representations in favour of the listing from :

- :
- Councillors Evans and Merifield for Felsted and Stebbing
- Michael Derrett, a part owner of an aircraft using the airfield
- John Gilder (Vice Chair of the General Aviation Awareness Council)

The majority of the Site falls within the Uttlesford district; land on the eastward side of the site falls within Braintree District.

In 2018, the Clubhouse and Millibar Cafe, ancillary buildings and car park at Andrewsfield Airfield had been listed as an AoCV.

Members considered whether there was a current use of the land that furthered the social wellbeing or social interests of the local community; and whether it was realistic to think that community use could continue.

Members concluded that the current recreational flying use of the airfield furthers the social wellbeing and social interests of the local community and is a principal use. Members identified the “local community” as being made up of residents of Uttlesford and Braintree Districts.

The Committee noted that the eastern end of the runway and triangular open area where the aeroplanes are parked was not included in the nomination, yet was integral to the working of the airfield. Ideally these would have been included in the nomination. This part of the land lies in the Braintree district. Any nomination in relation to this part of the site would need to be made to Braintree District Council.

The Committee then considered whether it was realistic to think that community use of the airfield land could continue to further the social wellbeing or social interests of the local community. It concluded that it was realistic.

The Committee considered whether the whole of the site nominated should be listed. A large part of the nominated site consists of two private agricultural fields, without public access or footpath. The Committee’s view was that these should not be listed as they did not meet the statutory criteria.

The Assistant Director, Governance and Legal, said he would capture the discussion in a decision notice, which would be circulated to members to check for accuracy before publication.

On the proposal of Cllr Lees, seconded by Cllr Eke, the Committee.

Resolved:

1. To list the nominated area of Andrewsfield Airfield falling within Uttlesford District Council, as shown in the plan, as an asset of community value.
2. Not to list as an asset of community value the agricultural fields falling within the nomination and shown on the plan.

Meeting Closed 12:10pm

Agenda Item 3

Committee:	Asset of Community Value Committee	Date:	14 July 2020
Title:	Nomination to re-list five Asset of Community Value in Felsted		
Portfolio Holder:	Cllr Day, Portfolio Holder for Communities, Youth, Public Safety and the Police and Fire Service Liaison		
Report Author:	Joanna Hill, Planning Policy Officer jhill@uttlesford.gov.uk	Key decision:	No

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. Five Assets of Community Value (ACV), in Felsted, expired on 18 June 2020. Felsted Parish Council has nominated the five sites to be re-listed as Assets of Community Value.
3. The purpose of this report is to enable members to determine:
 - a) Whether this is a valid nomination;
 - b) Whether the use of the building (current or recent past) furthers the social wellbeing or interests of the local 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.
 - d) Whether the use is non-ancillary, i.e. a significant use, rather than an ancillary or supporting uses of the building or site;
 - e) If members conclude that the answers to these questions are "yes", the building or land should be included in the list of Assets of Community Value.

Recommendations

4. That members determine whether to re-list the following five Assets of Community Value:
 - Allotments Field, Station Road, Felsted
 - Felsted Village Playing Field, Braintree Road
 - Ravens Crescent Play Area, Watch House Green
 - Willows Green Play Area, Evelyn Road
 - Bannister Green

5. On the basis that all five sites meet the first two criteria in paragraph 11, the recommendation is to re-list the five sites as assets of Community Value.

Financial Implications

6. 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.
7. 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

8. The following paper was referred to by the author in the preparation of this report and is available for inspection from the author of the report: Cabinet Assets of Community Value 18 June 2015.
9. Key sections of the nomination form and maps are in the Appendices of this report. The full nomination forms can be viewed on the website under [currently nominated assets](#).

Impact

10.

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	Felsted
Workforce/Workplace	No impact

Situation

11. 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.

12. Assets of Community Value (ACV) 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.

13. If a valid nomination is submitted and the land or buildings meet the criteria set out in paragraph 11, the land/buildings must be included in the list of Assets of Community Value. If the answer to any question is “no”, the land/buildings cannot be listed as an Asset of Community Value.

14. In determining the nominations, considerations include the following:

- a. Use which is ‘not ancillary’ – there is no definition or guidance as to what “ancillary” and “non-ancillary” means and so it is left to each local authority to decide what constitutes significant use of the Asset and what is a supporting use;
- b. ‘Local community’ – there is no statutory definition. It is for Members to consider what comprises local community in any particular case. There is nothing in the 2011 Act which suggests the facility has to be

equally valuable or equally accessible to all sectors of the community;

- c. 'Social wellbeing and social interest' – there is no statutory definition, other than the 2011 Act stating that "social interest" "includes (in particular) each of the following – (a) cultural interest, (b) recreation interest and (c) sporting interests. It is for Members to consider what falls within this phrase, in the local context
- d. 'Furthers' and 'furthered' – It is for Members to consider what 'furthers' and 'furthered' mean in relation to each nomination. These words have been the basis for argument that a nominated asset must add something to the wellbeing of the local community which is not provided by any other asset in the locality. Should there be something special about the asset to warrant it being listed? If there are a number of such assets which provide similar facilities, should the nomination be listed or not?

About the sites

15. Four of the nominated sites are owned by Felsted Parish Council. Ravens Crescent Play Area is owned by Uttlesford District Council and leased to Felsted Parish Council.
16. The recreational and play facilities are recognised as important in the Felsted Neighbourhood Plan, as important amenities which form an integral part of the Green Infrastructure of the Parish. 'They contribute to the health and well-being of the community and were considered as valuable community assets during the consultations on the preparation of the Plan'. Neighbourhood Plan policy FEL/VA5 – Recreational and Play Areas, protects the recreational and play facilities.

Assessment of the five sites

Allotments Field:

17. The nomination and correspondence with the Parish Council, outlines that the Allotments Field:
 - were gifted to the Parish Council by the Ridley Family for use as Felsted Parish Council;
 - consists of 66 plots, all currently occupied;
 - has a waiting list of 5 people; and
 - is the only allotment site in the parish
18. Extracts from the nomination form, the plan and boundary shown on google map, submitted, can be found in Appendix 1.

19. The Allotments Field provides a space for the local community to grow fruit, vegetables and flowers, and meet other allotment holders, which can be considered a recreational interest. The tending of allotment gardens represents a non-ancillary use of the site.
20. The Field also includes a wildlife conservation area, which is accessible to all residents.
21. The nomination meets the first two tests set out in paragraph 11. It is therefore recommended that it is re-listed as an Assets of Community Value.

Felsted Village Playing Field:

22. The nomination outlines that the Playing Field is a recreational space which includes a multi-use games area and children's play area. It is the principal public play area in the village and is used weekly by two football clubs.
23. Felsted Village Playing Field is used as a recreational space and is considered to further the social wellbeing of the local community. The nomination meets the first two tests set out in paragraph 11. It is therefore recommended that it is re-listed as an Assets of Community Value.
24. Extracts from the nomination form, the plan and boundary shown on google map, submitted, can be found in Appendix 2. The space is illustrated below, showing the play and sports areas:



Source: Google maps

Willows Green Play Area:

25. The nomination form outlines that Willows Green Play Area is recreational open space, including a small group of play equipment, used by children living in the hamlet.
26. The nearest comparable play area is Bannister Green 2.3 miles away.
27. Extracts from the nomination form, the plan and boundary shown on google map, submitted, can be found in Appendix 3.
28. Willows Green Play Area is used as a recreational space and is considered to further the social wellbeing of the local community. The nomination meets the first two tests set out in paragraph 11. It is therefore recommended that it is re-listed as an Assets of Community Value.

Bannister Green:

29. The nomination form outlines that Bannister Green is 'public open space serving as the village green in the heart of the hamlet'. It consists of 5 pieces of open space. All are unfenced apart from one with a small play area with some play equipment.
30. Extracts from the nomination form, the plan and boundary shown on google map, submitted, can be found in Appendix 4.
31. Bannister Green is used as a recreational space and is considered to further the social wellbeing of the local community. The nomination meets the first two tests set out in paragraph 11. It is therefore recommended that it is re-listed as an Assets of Community Value.

Ravens Crescent Play Area:

32. The nomination form outlines that Ravens Crescent Play Area (also known as Watch House Green) includes a small group of play equipment, which is used by children living in the hamlet.
33. The site is owned by Uttlesford District Council and leased by Felsted Parish Council, who maintain the site.
34. The nearest alternative play area is the Village Centre Playing Field, just under a mile away.
35. Extracts from the nomination form, the plan and boundary shown on google map, submitted, can be found in Appendix 5.

36. The triangular field of Ravens Crescent Play Area is illustrated here:



Source: Google maps

37. Ravens Crescent Play Area is used as a recreational space and is considered to further the social wellbeing of the local community. The nomination meets the first two tests set out in paragraph 11. It is therefore recommended that it is re-listed as an Assets of Community Value.

Future Use of the Sites

38. All the uses described are current uses. If members are satisfied that they are qualifying community uses, members need to consider whether:

it is realistic to think that there can continue to be non-ancillary use of the sites which will further (whether or not in the same way) the social wellbeing or social interests of the local community.

39. Four of the sites are in the ownership of the Parish Council and one is leased to the Parish Council by Uttlesford District Council. There is nothing to suggest that the current uses will not continue in future.

40. Should the land be put up for sale, the nominations outline that villagers would be likely to come together to purchase the allotments for the continuing benefit of the community. It could be funded by social co-operative ownership and grant applications.

Conclusion

41. Uttlesford Council has received valid nominations to re-list the five Assets of Community Value. The recommendation is to re-list.

Risk Analysis

42.

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.	The owner has rights of internal review and appeal and can claim for compensation. The nominating body does not have rights of review or appeal. A new nomination can be made with additional information. If it felt the Council had acted unlawfully, it could seek to challenge by way of judicial review.	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.

Nomination Form – Section 3

Section 3 DEMONSTRATING THE COMMUNITY VALUE OF THE ASSET

Q5a Why do you feel the property is an asset of community value?

Please give as much information as possible about the current use of the asset i.e. what activities take place, what groups use the facility currently or in the recent past etc. Continue on a separate sheet if necessary. Definition of an asset of community value can be found in the guidance notes.

The field was gifted to the Parish Council by the Ridley family for use as allotment gardens. All 66 plots are currently occupied and there is a waiting list of local residents requesting plots.

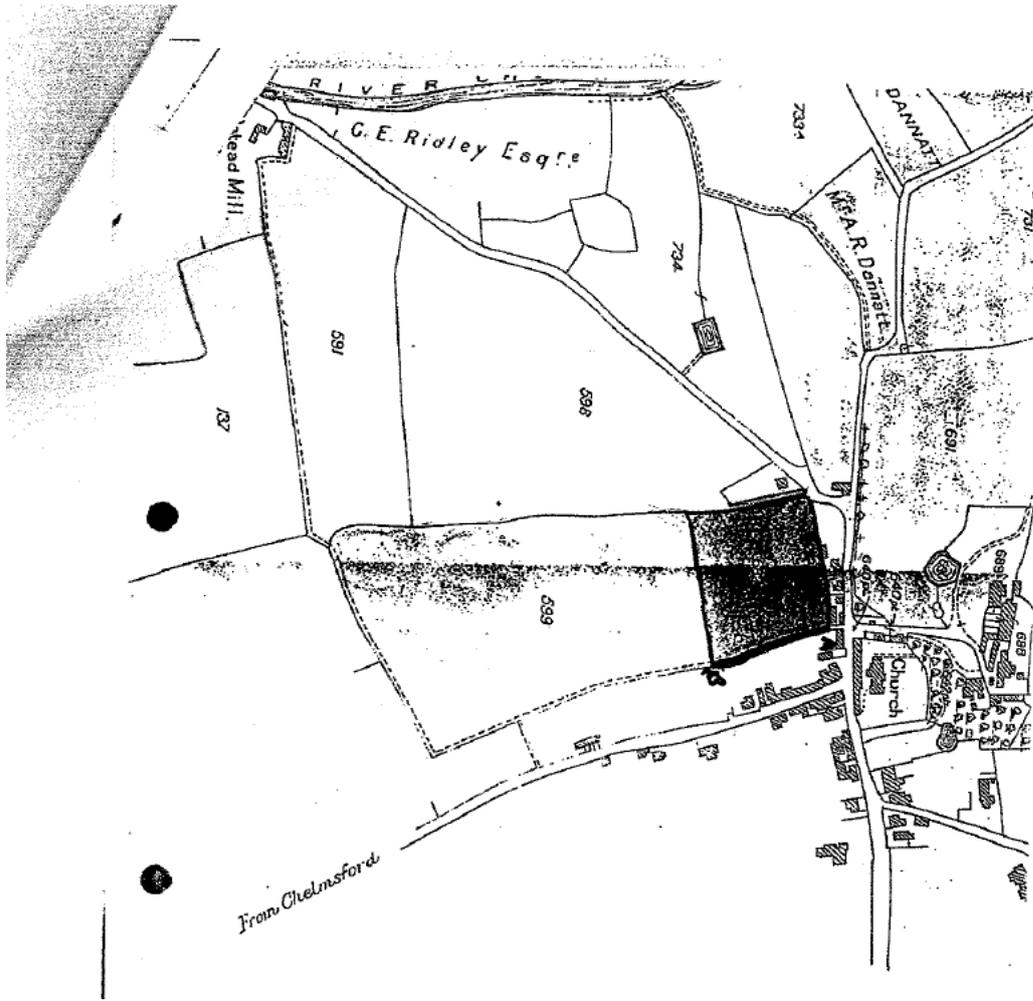
The allotments include a wildlife conservation area accessible to all residents.

Q5b How could the building or land be acquired and used in future?

If it is listed as an asset of community value, community interest groups (not limited to your organisation) will get the opportunity to bid for it if it comes up for sale. Please set out how you think such a group could fund the purchase of the building or land, and how they could run it for the benefit of the community. Continue on a separate sheet if necessary.

It is highly likely that villagers would wish to come together and purchase the allotments for the continuing benefit of the community. Various ways to do this include social co-operative ownership and applying for various grants.

Allotment Field – Plans submitted



Imagery ©2020 Bluesky, Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies, Map data ©2020 20 m

Nomination Form – Section 3

Q5b How could the building or land be acquired and used in future?

If it is listed as an asset of community value, community interest groups (not limited to your organisation) will get the opportunity to bid for it if it comes up for sale. Please set out how you think such a group could fund the purchase of the building or land, and how they could run it for the benefit of the community. Continue on a separate sheet if necessary.

It is highly likely that villagers would wish to come together and purchase the land for the continuing recreational benefit of the community. Various ways to do this include social co-operative ownership and applying for various grants.

Section 3 DEMONSTRATING THE COMMUNITY VALUE OF THE ASSET

Q5a Why do you feel the property is an asset of community value?

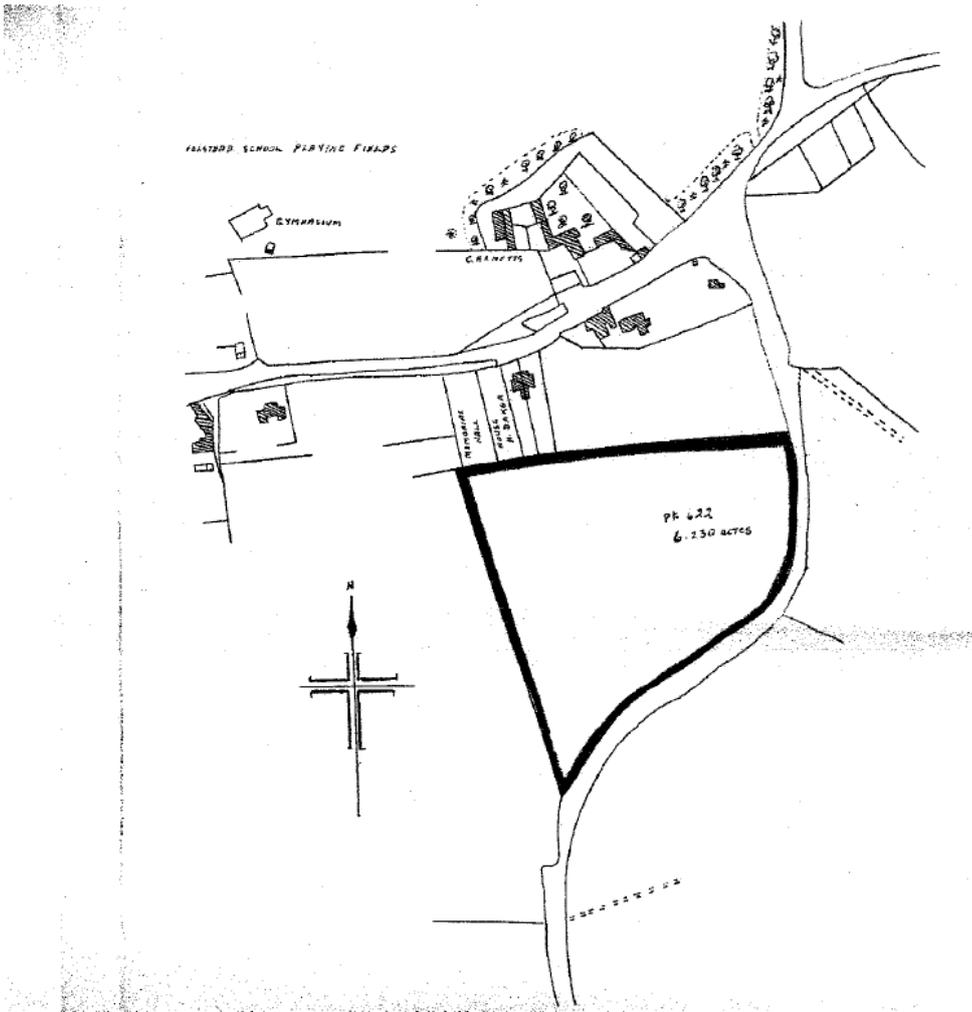
Please give as much information as possible about the current use of the asset i.e. what activities take place, what groups use the facility currently or in the recent past etc. Continue on a separate sheet if necessary. Definition of an asset of community value can be found in the guidance notes.

The land is the principle public play area in the village and is used weekly by two football clubs.

It includes a Multi-Use Games Area and a Children's Play Area, both of which were funded by National Lottery Grants which were subject to undertakings that the land would be maintained for public use for an extended period.

The land is equipped with a small pavilion building and a public car park.

Felsted Village Playing Field – Plans submitted



Imagery ©2020 Bluesky, Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies, Map data ©2020 50 m

Nomination Form – Section 3

Section 3 DEMONSTRATING THE COMMUNITY VALUE OF THE ASSET

Q5a Why do you feel the property is an asset of community value?

Please give as much information as possible about the current use of the asset i.e. what activities take place, what groups use the facility currently or in the recent past etc. Continue on a separate sheet if necessary. Definition of an asset of community value can be found in the guidance notes.

The land is a recreational open space including a small group of play equipment for the use of children in the hamlet. The nearest comparable play area is at Bannister Green (2.3 miles).

Q5b How could the building or land be acquired and used in future?

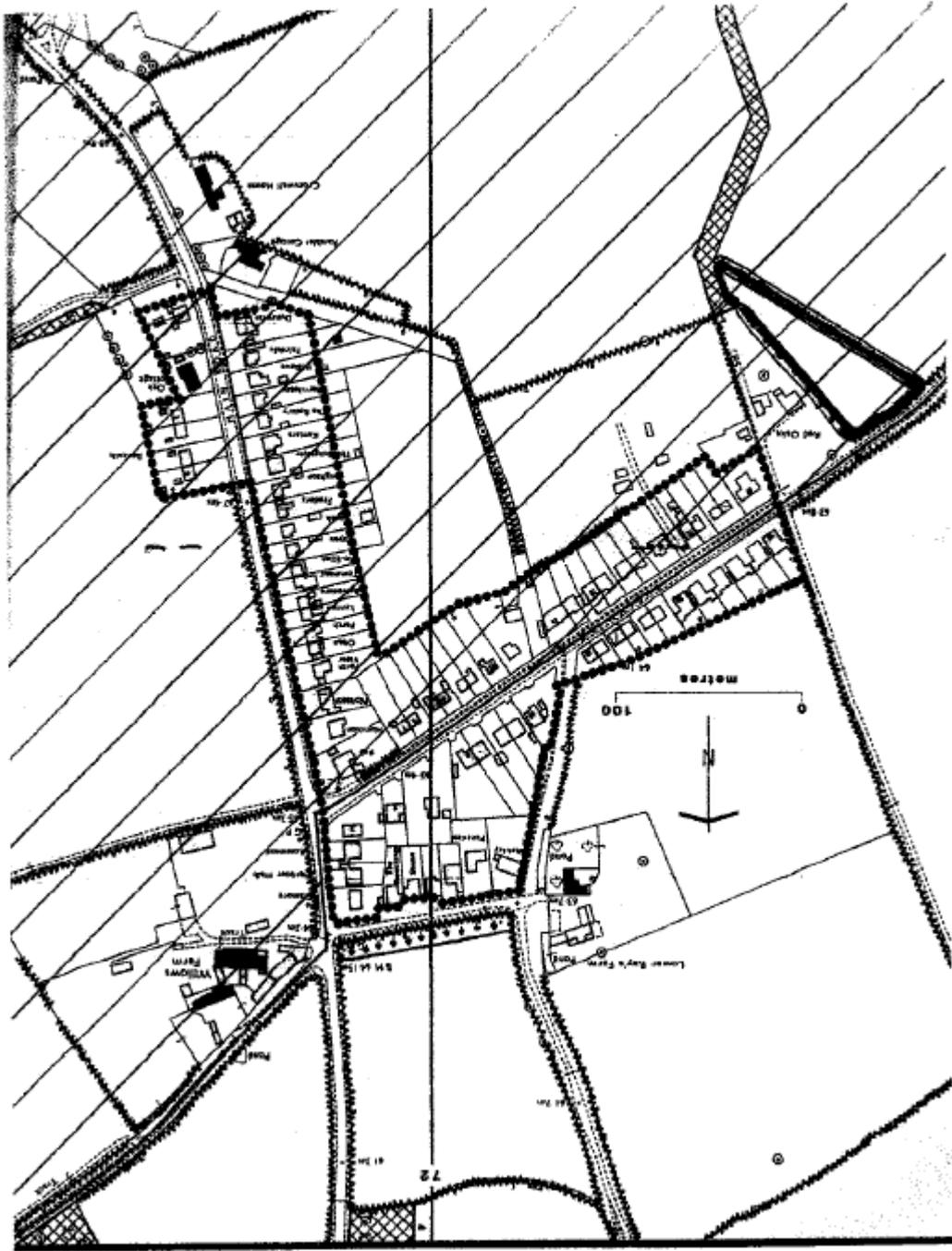
If it is listed as an asset of community value, community interest groups (not limited to your organisation) will get the opportunity to bid for it if it comes up for sale. Please set out how you think such a group could fund the purchase of the building or land, and how they could run it for the benefit of the community. Continue on a separate sheet if necessary.

It is highly likely that villagers would wish to come together and purchase the land for the continuing recreational benefit of the community. Various ways to do this include social co-operative ownership and applying for various grants.

Willows Green Play Area – Plans submitted



Imagery ©2020 Bluesky, Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies, Map data ©2020 20 m



Nomination Form – Section 3

Section 3 DEMONSTRATING THE COMMUNITY VALUE OF THE ASSET

Q5a Why do you feel the property is an asset of community value?

Please give as much information as possible about the current use of the asset i.e. what activities take place, what groups use the facility currently or in the recent past etc. Continue on a separate sheet if necessary. Definition of an asset of community value can be found in the guidance notes.

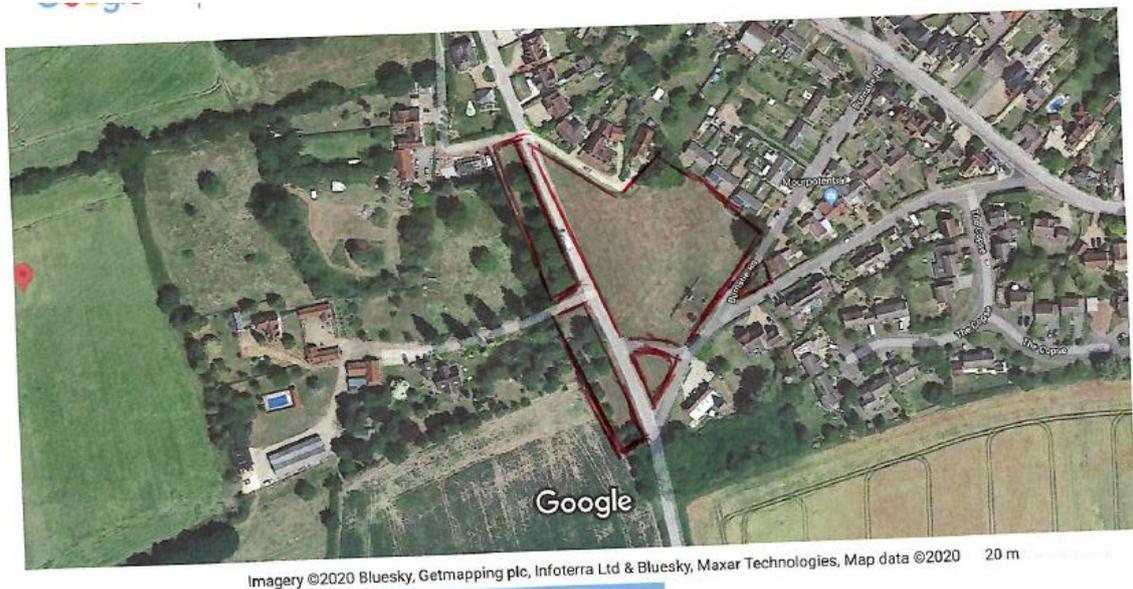
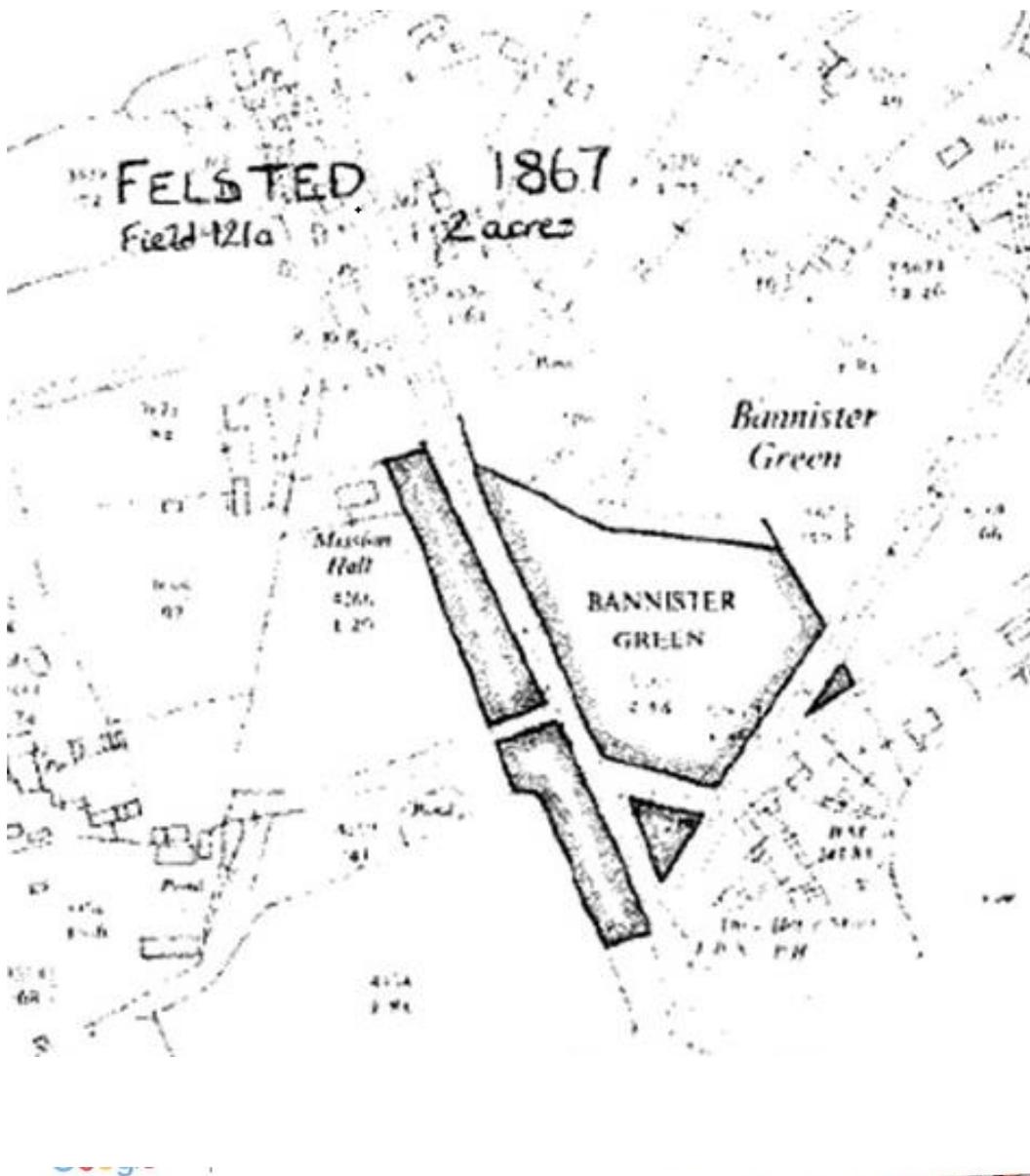
The land is a public open space serving as the village green in the heart of the hamlet of Bannister Green. It consists of five pieces of open space. They are all unfenced apart from one with a small play area with some play equipment.

Q5b How could the building or land be acquired and used in future?

If it is listed as an asset of community value, community interest groups (not limited to your organisation) will get the opportunity to bid for it if it comes up for sale. Please set out how you think such a group could fund the purchase of the building or land, and how they could run it for the benefit of the community. Continue on a separate sheet if necessary.

It is highly likely that villagers would wish to come together and purchase the land for the continuing recreational benefit of the community. Various ways to do this include social co-operative ownership and applying for various grants.

Bannister Green – plans submitted



Appendix 5: Ravens Crecent Play Area, Felsted, CM3 3EH

Nomination Form – Section 3

Q5b How could the building or land be acquired and used in future?

If it is listed as an asset of community value, community interest groups (not limited to your organisation) will get the opportunity to bid for it if it comes up for sale. Please set out how you think such a group could fund the purchase of the building or land, and how they could run it for the benefit of the community. Continue on a separate sheet if necessary.

It is highly likely that villagers would wish to come together and purchase the land for the continuing recreational benefit of the community. Various ways to do this include social co-operative ownership and applying for various grants.

Section 3 DEMONSTRATING THE COMMUNITY VALUE OF THE ASSET

Q5a Why do you feel the property is an asset of community value?

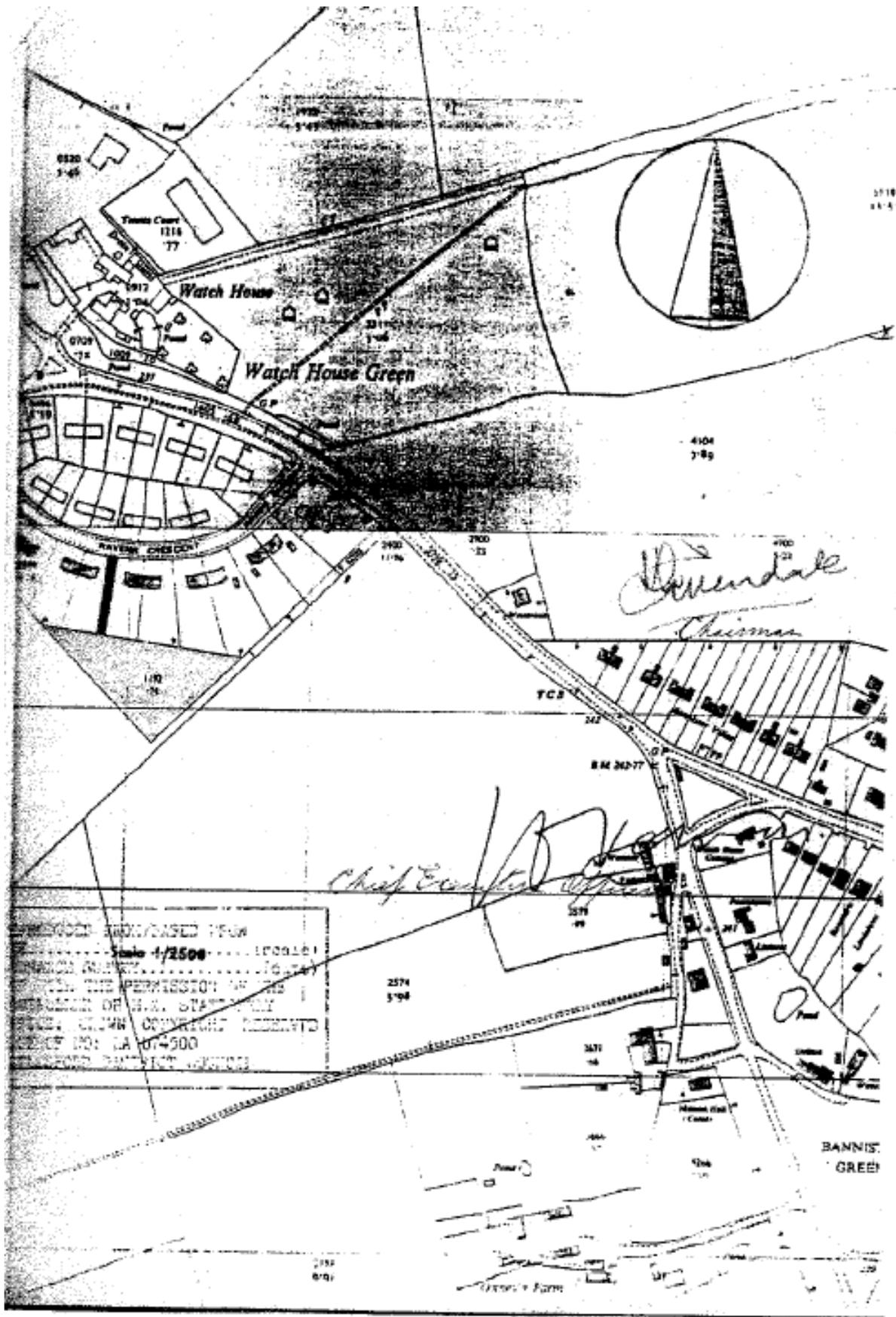
Please give as much information as possible about the current use of the asset i.e. what activities take place, what groups use the facility currently or in the recent past etc. Continue on a separate sheet if necessary. Definition of an asset of community value can be found in the guidance notes.

The land is a recreational public open space which includes a small group of play equipment for the use of children in the hamlet. The nearest alternative is the Village Centre Playing Field almost a mile away.

Ravens Crecent Play Area – Plans submitted



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Committee:	Cabinet	Agenda Item
Date:	31 July 2014	[?]
Title:	Assets of Community Value	
Portfolio Holder:	Cllr Barker and Rolfe	Key decision: No

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. Officers have requested submission from Parish and Town Councils and this report reports the most recent response.

Recommendations

3. To agree to include the following on the Assets of Community Value list:
 - Felsted Allotments, Station Road
 - Felsted village Playing Field, Braintree Road
 - Ravens Crescent Play Area, Watch House Green
 - Willows Green Play Area, Evelyn Road
 - Banister Green

Financial Implications

4. 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.
5. There is also an unquantifiable financial risk to the Council. 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.

Background Papers

6. Submissions for consideration as Assets of Community Value

Impact

- 7.

Communication/Consultation	Notice to the owner is required.
Community Safety	No impact.
Equalities	The duty will effect 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. If, contrary to the recommendation, the land is included on the list of Community Assets it will form a Land Charge.
Sustainability	No impact.
Ward-specific impacts	Felsted
Workforce/Workplace	Work will be coordinated within the Planning and Housing Policy, Land Charges and Legal Teams.

Situation

8. 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'.
9. Section 87 states as follows *"s. 87 of the Act requires local authorities to maintain a list of land and buildings in their areas which are of community value. Entry of an asset on the list lasts for 5 years although it may be able to be removed earlier in certain circumstances which may be specified in secondary legislation. Subject to the Act and any regulations made under it the form of the list is in the local authority's discretion."*
10. An Asset is of community value if (in the opinion of the local authority) either:
 - The current use furthers the social wellbeing or interests of the local community; and
 - it is realistic to think that at some time in the next five years the Asset will further the social wellbeing or social interests of the community or
 - there was a time in the recent past when a use of building or land had furthered the social wellbeing or interests of the community; and
 - it is realistic to think that in the next five years the building/land could further the social wellbeing or interests of the community.

11. Although it is for the local authority to determine whether an Asset falls within the criteria to be included in the list s. 89 provides that Assets may only be included in the list in response to a community nomination (a parish council or a voluntary or community body with a local connection) or in circumstances contained in secondary legislation. In addition to the List of Assets of Community Value the council must also maintain a list of land which has been the subject of unsuccessful community nominations.
12. The Act defines social interest as: cultural interest, recreation interest and sporting interests which is a fairly wide definition.

Assessment

Allotments, Felsted

13. Felsted Parish Council have submitted a request to the Council to consider the listing of the Allotments on Station Road Felsted. It is currently occupied by 67 tenants who are residents of Felsted and surrounding parishes. The Allotments meet all the four tests set out in paragraph 10 above. It is therefore recommended that it is added to the 'Assets of Community Value list'.

Felsted Village Playing Fields

14. Felsted Parish Council have submitted a request to the Council to consider the listing of the Village Playing Fields. This recreational space is the principle public paly area in the village and is used on a regular basis by clubs and residents. The Playing Field meets all the four tests set out in paragraph 10 above. It is therefore recommended that it is added to the 'Assets of Community Value list'.

Willows Green Play Area, Felsted

15. Felsted Parish Council have submitted a request to the Council to consider the listing of Willows Green Play Area. This is an equipped area of play in the hamlet of Willows Green. It meets all the four tests set out in paragraph 10 above. It is therefore recommended that it is added to the 'Assets of Community Value list'.

Banister Green, Felsted

16. Felsted Parish Council have submitted a request to the Council to consider the listing of Banister Green. This is a large area of open space, including a play area situated in the heart of Banister Green. It meets all the four tests set out in paragraph 10 above. It is therefore recommended that it is added to the 'Assets of Community Value list.'

Ravens Crescent, Felsted

17. This is an area of green space off Ravens Crescent. The land is owned by Uttlesford District Council and is leased to the Parish Council. It is currently used by the community for recreational purposes. It meets all the four tests set out in paragraph 10 above. It is therefore recommended that it is added to the 'Assets of Community Value list'.

18. 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 relevant Parish Council, owner of the land, freeholder and occupant. This has taken the form of letters and site notices.

Conclusion

1. The Council has received a valid request for consideration and the recommendation is set out in paragraph 3.

Risk Analysis

2.

Risk	Likelihood	Impact	Mitigating actions
The nominating body is unhappy with the decision reached.	1 – If the property comes onto the market the nominating body can always bid.	2 – While there might be some cost exposure this would be minimal	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.