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For the attention of: Mr G Glenday  
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**Our ref:** RDT/HLR/L/QD 8.1

7<sup>th</sup> November 2017

**BY EMAIL TO: [SNICHOLAS@UTTLESFORD.GOV.UK](mailto:SNICHOLAS@UTTLESFORD.GOV.UK)**

Dear Sirs

**Localism Act 2011 and Assets of Community Value Regulations 2012 – Quendon Hall & Parkland**

Thank you for your letter dated 13<sup>th</sup> October 2017 relating to the application you have received from Quendon & Rickling Parish Council (Mr. P Wilsher) to nominate Quendon Hall and Deer Park as Assets of Community Value.

Please accept this letter as a formal objection to the application. This challenge is being submitted following instructions received by Pegasi Management Company Limited (“Pegasi”), the freehold owner of Quendon Hall and the Parkland.

**Basis of Objection:**

We set out below the basis of Pegasi's objection.

We refer to the definition of an Asset of Community Value taken from page 8 of Uttlesford District Council's Nomination Form (which we understand is derived from Section 88(1) of the Localism Act 2011):

***‘A building or land is deemed to be of community value if:***

- 1. Its actual current use furthers the social wellbeing and interests of the local community, or a use in the recent past has done so; and***
- 2. That is not an ancillary one; and***
- 3. For land in current community use it is realistic to think that there will continue to be a use which furthers social wellbeing and interests, or for land in community use in the recent past it is realistic to think that there will be community use within the next 5 years (in either case, whether or not that use is exactly the same as the present or past) and***
- 4. It does not fall within one of the exemptions’.***



After considering the criteria for Assets of Community Value, it is strongly considered that neither Quendon Hall nor the Parkland meet any of the above.

Quendon Hall is a privately owned property, let on commercial terms to host private weddings and other events. The Hall is not available for the local community to use, unless hired for a private event on commercial terms. Given the nature of this business, we do not agree that the current use of the Hall furthers the social wellbeing or social interests of the local community, nor do we agree that there has been any such usage in the recent past. It cannot, therefore, be said that the Hall is of community value. There are also no permitted public rights of way to Quendon Hall or the ancillary buildings. The only permitted access is private for personnel associated with Quendon Hall and the surrounding buildings via written commercial agreements.

The same principle applies to the Parkland at Quendon Hall. The Deer Park is not open to the public and is managed solely by the landowner. Similarly there are no permitted forms of public access through the Parkland. It is therefore clear that the Parkland cannot be said to be of community value.

To clarify, Quendon Hall, associated properties and the Deer Park have never been used for recreational, sporting or cultural interests which benefit the local community.

It is also noted that the boundary shown on the application plan included with the Nomination Form submitted by the Parish Council incorporates private residential property that is not owned by Pegasi. As such, it may be that there are other landowners whose property interests would be affected by the nomination who have not been appropriately notified.

For the following reasons:

1. Quendon Hall and the Parkland are privately maintained and managed by Pegasi;
2. Quendon Hall is not available for the local community to use, unless hired for a private wedding event on commercial terms. Given the nature of this business, we do not agree that the current use of the Hall furthers the social wellbeing or social interests of the local community, nor do we agree that there has been any such usage in the recent past;;
3. neither Quendon Hall nor the Parkland are used in a manner which furthers the social wellbeing or social interests of the local community, and there has been no such usage in the recent past; and
4. there is no permitted public access to Quendon Hall or the Parkland,

we are of the opinion that Quendon Hall and the Parkland do not qualify as Assets of Community Value. Accordingly, we request that Uttlesford District Council does not include them on its list of Assets of Community Value.

Yours faithfully

**Robert Timmins**  
**Associate**  
**For and on behalf of Strutt & Parker**