

# Community Right to Bid

## NOMINATION FORM



Please use this form to nominate an asset of community value.

The form is split into three sections to enable you to give details about: (a) who you are; (b) the asset you wish to nominate and (c) what community value you believe the asset has. We ask for this specific information to help assess whether your nomination meets the requirements of the legislation relating to this community right.

**Guidance notes are provided at the end of the form to explain in more detail what is required and we encourage you to read these either before or as you work through this submission.**

**Note:** This form will be published on the Council's website. Personal contact details will be removed.

Your nomination will be considered and responded to 8 weeks from the date that it is received and acknowledged.

Please submit your completed nomination form to the following address:

**Assistant Director Planning and Building Control  
Uttlesford District Council  
London Road  
Saffron Walden  
Essex  
CB10 1PH**

or alternatively email it to:

**[planning@uttlesford.gov.uk](mailto:planning@uttlesford.gov.uk)**

## Section 1 ABOUT YOUR COMMUNITY ORGANISATION



### Q1 Name and address of your organisation

<b>Organisation name:</b>	Hatfield Heath Parish Council
<b>Address and postcode:</b>	c/o Parish Clerk, 2, Lea Hall, Dunmow Road, Hatfield Heath CM22 7BL
<b>Registration number</b> (if you are a charity, company, CIC or social enterprise)	

### Q2 Please specify what type of organisation you are

Category	Tick ✓
<b>Parish/Town Council</b>	<input checked="" type="checkbox"/>
<b>Unconstituted / unincorporated Community Group</b> whose members include at least 21 individuals who appear on the electoral roll	<input checked="" type="checkbox"/>
<b>Neighbourhood Forum</b> designated as pursuant to section 61F of the Town & Country Planning Act 1990	<input type="checkbox"/>
<b>Industrial &amp; Provident Society</b> which does not distribute any surplus it makes to its members	<input type="checkbox"/>
<b>Company Limited by Guarantee</b> which does not distribute any surplus it makes to its members	<input type="checkbox"/>
<b>Community Interest Company</b> which satisfies the requirements of Part 2 of the Companies (Audit, Investigations and Community Enterprise) Act 2004	<input type="checkbox"/>
<b>Charity</b>	<input type="checkbox"/>

### Q3 Who should we contact to discuss this nomination?

<b>Name:</b>	Cllr Mark Lemon
<b>Address and postcode:</b>	Amber Cottage, The Heath, Hatfield Heath, Herts CM22 7D?
<b>Telephone number</b>	
<b>Email address</b>	

## Section 2 ABOUT THE PROPERTY TO BE NOMINATED

### Q4 Which asset do you wish to nominate?

<b>Name of property:</b>	The WW2 P.O.W. Camp, Mill Lane, Hatfield Heath
<b>Address and postcode:</b>	1. Camp Farm, Mill Lane, Hatfield Heath, CM22 7AA 2. Land formerly part of Little Heath Farm, Mill Lane, CM22 7AA
<b>Name of property owner</b>	1. Simon James Leonard Fish 2. David Richard Sargeant
<b>Address and postcode:</b>	1. [REDACTED] 2. [REDACTED]
<b>Telephone number</b>	1. [REDACTED] 2. [REDACTED]
<b>Email address (if known)</b>	1. Not Known 2. [REDACTED]
<b>Current occupier's name</b> (if different from property owner)	1. Greenways Eggs 2. No occupation
<b>Details of occupier's interest in property</b>	A joint application has been submitted to UDC to demolish the P.O.W. Camp and erect an estate of houses.

## **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.

This asset (WW2 P.O.W. Camp No. 116) is unique to Essex and as far as we have been able to establish, the South of England, with the nearest other example being near York.

The Northern half, containing huts previously occupied by prisoners, is presently owned by Greenways Eggs and the Southern half, containing huts previously occupied by the guard contingent is presently owned by Mr D Sargeant.

The southern part of the site was acquired by Mr Sargeant in 2009 out of the estate left by Mr R Denes.

Prior to the acquisition there had been regular visits to the P.O.W. Camp by various schools, the History Society, villagers and other members of the general public. Since then access has been practically impossible. In partial response, recognising the camp had been part of the Regis Heritage since 1941 when it was built to initially house Italian and shortly thereafter a mixture of Italian and German prisoners, a book was researched, written and published in 2013. This history of the camp has been reprinted twice, selling over 230 copies and demonstrating a high level of public interest.

In 2016 Hatfield Regis History Society staged a 4 day exhibition, supported by the Heritage Lottery Fund to showcase modern rural history for local schools, villagers and the wider county. A substantial part of the exhibition centred around the P.O.W 116 Camp, using photographs taken when access was available to bind together all the various aspects of country living during WW2 for inhabitants and prisoners alike. The exhibition also formed the focus for an essay competition with the local school and highlighted its importance as a feature of the Regis Heritage.

The event was supported by the Royal British Legion, Herts at War, Village Magazine, Volunteers and Friends of the History Society and its success demonstrated the feasibility of establishing a Museum Camp along the lines of the Eden Camp located on the outskirts of Malton near York. Indeed as members of the Recorders of Uttlesford which represents over 100 villages, we believe we could derive even greater education benefit from such a project.

We believe resurrection of the camp effectively as a modern history museum, would provide an almost unique opportunity to the community at large and preserve an important social element to help educate younger generations in the realities of both WW1 and WW2 within rural communities, an aspect that is very rarely covered.

#### History

The camp was established by the MoD in 1941 on land owned by Mr Robarts (Northern end) and Mr Staines (Southern end), initially housing Italian and later both Italian and German prisoners of war. After the war the land was returned to the original owners. Mr Robarts sold his part to Mr David Fish in 1968, who used the buildings as an egg farm and the land for pigs until the early 1990's when Mr Simon Fish took over and received and packed eggs rather than house chickens.

The southern part was run as a farm (Little Heath) by Mr Staines, then his housekeeper Mrs Denes and in turn her son Mr Richard Denes. The huts were used as farm buildings until Mr Denes gave up farming and the land was not used. Mr Denes died in 2008 and the inheritors sold the land to Mr Sargeant. The farmhouse was sold separately.

Village visits to the site took place on a regular basis prior to this, generating a request for a book about the camp (attached). During its research there were major responses from both employers who used the prisoner labour and villagers who worked at the camp. Year 6 of Hatfield Heath Community School also included it as part of their school curriculum. For the past six years the school and the local history society has held a 'Camp/WW2 competition', with visits and presentations by the society and input from the pupils leading to enrichment and enhancement of their understanding of modern history in a rural landscape.

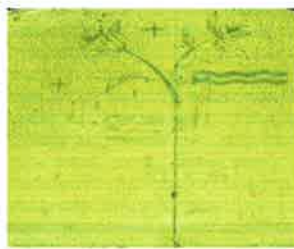
## Q5b How could the building or land be acquired and used in future?

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.

In the event that the P.O.W. camp is listed as an asset of community value and HHPC had the opportunity to bid for the site, we would apply for Heritage Lottery funding, for which we believe we have a very strong case in view of the uniqueness of the site. We would supplement this if necessary from Public appeal and Debenture capital from interested parishioners.

We would reinforce our bid with evidence of wider area support such as the approach in December 2017 by Mr Stuart Leithes of ITV News Anglia, asking permission to do a feature on the history of the site. We have had to refer him to the owners to gain this.

The camp already contains many original examples of 1941 buildings, that have a number of unique features, such as a mural of historical and aesthetic value (below) painted by an Italian prisoner of war. Our intent would be initially to build on the theme of a rural prison camp using two or three of the buildings with examples of how lived and how the prisoners in fact aided the war effort through farm work etc.



Using revenues generated, we would renovate more and more of the buildings and expand the horizon to include tableaus, photographs and scenes from events demonstrating life on the home front compared to the front line.

We would work with local schools to plant and maintain typical wartime crops and open up the surroundings to accommodate a return to the wildlife that it used to support as a further attraction. This would also reinforce the registered wildlife area already run by the Parish Council.

We would eventually renovate the canteen to support the serving of food and hot drinks to visitors.

HHPC would fund the initial running of the enterprise from the precept and provide stewardship over the venture, which would be manned by local volunteers. Once it had reached breakeven we would run it along the same lines as the National Trust, but as a village asset.

The museum would also provide a permanent 'home' for the History Society to organise special events on the wider history of the region.

**Q6 What do you consider to be the boundary of the property?**

Please give as much detail as you can, including an Ordnance Survey plan outlining the site.

Please find attached a copy of the property boundary as attached to UTT/17/2499/FUL, which is the application by the two owners for the demolition of the camp buildings and erection of 35 houses. The division between what is owned by Mr Fish and what is owned by Mr Sargeant is unfortunately not completely clear to us.

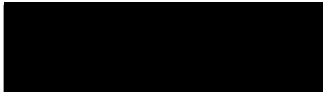
Also please find attached a copy of the original boundaries of the camp itself which sits within these limits.

**Attachment checklist**

- Copy of group constitution (if applicable) (NOT APPLICABLE)
- Names and home addresses of 21 members registered to vote in nomination area (if group is not constituted)
- Site boundary plan (if possible)
- Evidence of current community use e.g. activity programmes, website links etc

**Declaration**

I can confirm that to the best of my knowledge the information contained in this nomination form is complete and accurate

Signed:  .....

Print Name: ... Mark Lemon ... REGINALD MARK LEMON .....

Position in Organisation: Chairman HATFIELD HEATH PARISH COUNCIL .....

Date: ... 14/3/2018 .....

**FOR OFFICE USE ONLY**

**Date received:**

**Decision deadline:**

# GUIDANCE NOTES

These guidance notes are provided to help you complete your Community Right to Bid nomination form.

The guidance is set out question-by-question for ease of use.

## **Section 1 ABOUT YOUR COMMUNITY ORGANISATION**

### **Q1 Your organisation**

Enter the name and address of your organisation in this section.

### **Q2 Type of organisation**

It is important you state which organisation type you are as only those shown here are currently eligible to nominate and all but unconstituted community groups are able to bid. Unfortunately any nomination received from any other body will not be accepted.

- Parish/Town Council
- Neighbourhood Forum – designated as pursuant to section 61F of the Town & Country Planning Act 1990
- Industrial & Provident Society which does not distribute any surplus it makes to its members
- Company Limited by Guarantee which does not distribute any surplus it makes to its members
- Unconstituted/unincorporated Community Group whose members include at least 21 local people who appear on the electoral roll within the local authority, or a neighbouring authority.
- Community Interest Company which satisfies the requirements of Part 2 of the Companies (Audit, Investigations and Community Enterprise) Act 2004
- Charity

If you are a charitable organisation or company you must provide your charity number.

### **Q3 Who to contact about the nomination**

#### **Contact details**

The contact name must be the same as the person signing the declaration overleaf. Ideally, this will be a member of the management team (chairperson, secretary or treasurer).

## **Section 2 ABOUT THE PROPERTY TO BE NOMINATED**

### **Q4 Which asset do you wish to nominate?**

Enter the full name and postal and address of the property you wish to nominate.

**Owner** It is very important that you include the details of the owner of the freehold interest in the property as the Council will need to contact the owner to inform them of the nomination and allow them to comment.



#### **Q4 Which asset do you wish to nominate?**

**Current occupier** The current occupier may not be the same as the property owner so it is important we advise all affected should the property be registered. You should therefore provide details of all tenants/occupants at the property.

It is particularly important that this question is completed as correctly and accurately as possible as this could delay the assessment of your nomination.

### **Section 3 DEMONSTRATING THE COMMUNITY VALUE OF THE ASSET**

#### **Q5 Why do you feel the property is an asset of community value?**

In here you need to put why you feel the property currently boosts the social interest and social wellbeing of the local community or if it had in the past why it is realistic to think that it could in the future. If the property is listed as an asset of community value, please set out how you think a community interest group could fund the purchase of the building or land and how they could run it for the benefit of the community.

Definition of an asset of community value

A building or land is deemed to be of community value if, in the opinion of the council:

- 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
- that use is not an ancillary one; and
- 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
- it does not fall within one of the exemptions e.g. residential premises and land held with them.

Social interests include (a) cultural interests; (b) recreational interests; (c) sporting interests.

Social well-being relates to social interaction and engagement. It is a sense of involvement with other people and their communities.

#### **Q6 What do you consider to be the boundary of the property?**

We need to know the extent of the property you are nominating; this may include the car park area as an example. However, it should be noted that any area which is in the ownership of a statutory undertaker (i.e. electricity substation) cannot be registered.

If possible please include a plan with the boundary marked on it.

#### **Checklist**

##### **What is a constitution?**

A constitution sets out what the main aims of the organisation are and how the group will be governed. It details the structure of the group and how members will work together to achieve its aims (including how the management team are elected and how new members can join the group). It should detail the frequency and level of meetings i.e. every quarter and a yearly AGM and how finances will be dealt with. Examples of a constitution can be searched on the internet.

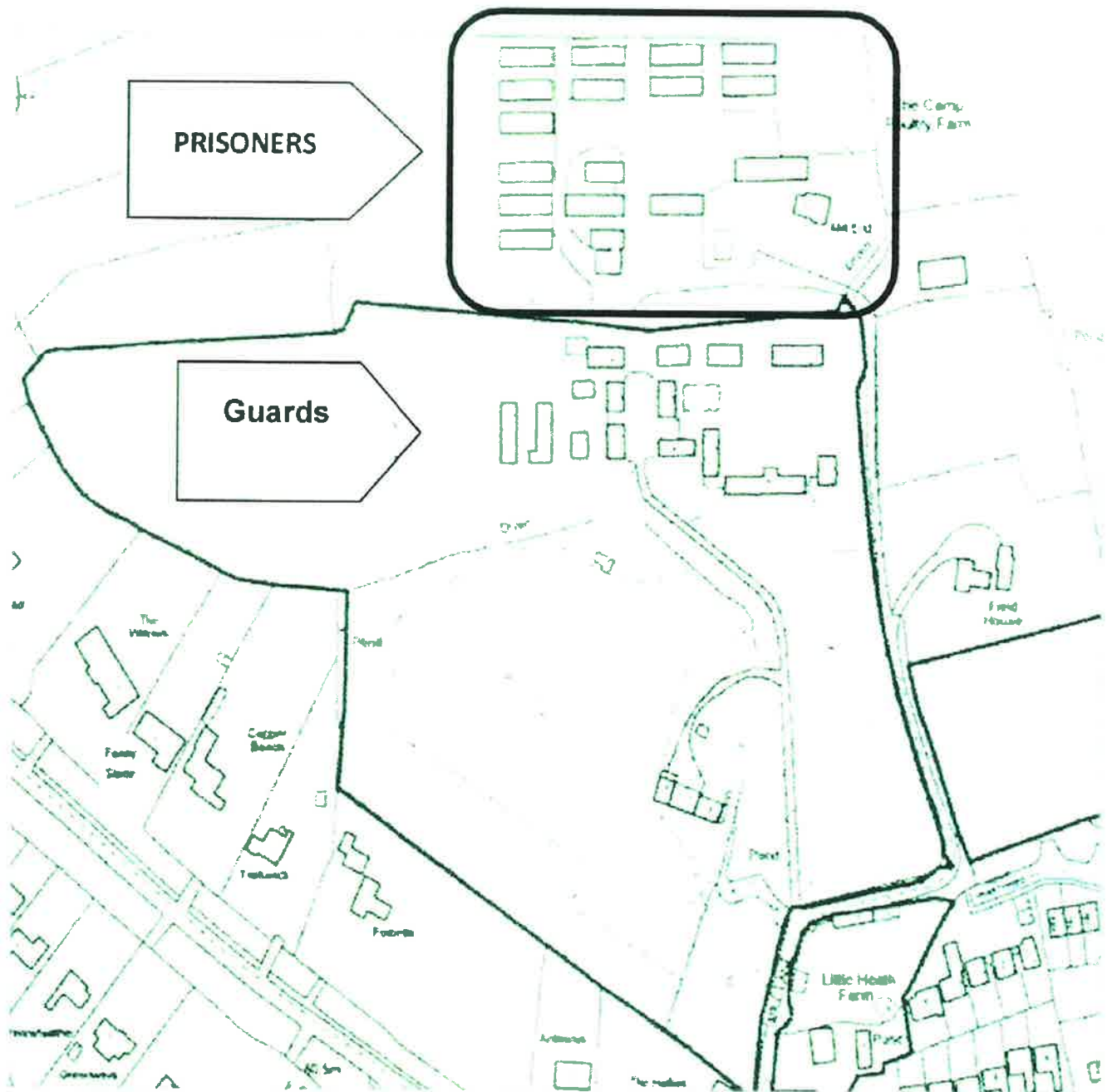



1:1250 Block Plan



1:2500 Site Location

DATE	
SCALE	
PROJECT	
DRAWN BY	
CHECKED BY	
APPROVED BY	



Line drawing illustrating the extent of the Camp showing the guards area and inset at top of drawing  (now Greenways) the prisoners huts.