



## **Clerks Report to the Full Council meeting on 9<sup>th</sup> September 2025**

### **6. Planning**

#### **Assets of Community Value**

The Neighbourhood Plan sets out an Aim to progress nominations of assets in the Parish as Assets of Community value. The designation provides community organisations with time to put together the funding necessary to bid to buy the asset on the open market, when the current owner seeks to sell.

If an owner of Registered (as an Asset of Community Value) land or property wants to sell, they must tell the local authority. If the nominating body is keen to develop a bid, they can call for the local authority to trigger a moratorium, during which the owner cannot sell the Asset.

There are two moratorium periods: the first is an interim period of six weeks during which community organisations can decide if they want to be a potential bidder. If none do the owner is free to sell and the Registration is removed. The full moratorium lasts for six months, during which a community organisation (having declared they wish to bid) can develop their proposal and raise the money required to buy the asset.

Regulations list some situations where the moratorium will not be applied, even when an Asset is on the Register; for example, the sale of assets from one partner to another (in divorce proceedings).

Currently Plaistow Stores is an asset of Community Value for the Parish and this nomination requires reinstating as there is an expiry to the nomination.

#### **Consideration as to the nominations of Community Asset:**

Requirements:

1. A description of the Asset including its proposed boundaries.
2. Information the nominator has regarding freeholders, leaseholders and current occupants of the site.
3. The reasons for nominating the Asset for inclusion on the Register, including how it meets the definition.
4. Evidence that the nominator is eligible to make a nomination

CDC Definition:

A building (or other land) could be considered an Asset of Community Value if its main use furthers social wellbeing or social interests of the community and could do so in the future. The Localism Act says "social interests" include cultural, recreational and sporting interests.

However, there are some types of land or buildings that are considered exempt from being listed on the register - the prime example being residential property.

### **Foxfields**

The football field used by the LSA Children's teams on Dunsfold Rd Loxwood has recently been sold. The field is still available for the Parish Council to purchase from the need owner.

To enable the Parish Council to do this to keep the field for community use as Parish Land a loan would need to be obtained. The process for obtaining a loan from the Public Works Loan Board has been investigated.

The process being

- Council identifies a capital project
- Resolves at a full Council to apply for borrowing approval
- Amount borrowed must be greater than the product of S137
- Carries out full public consultation
  1. Share your plans with the community and tell them the impact of borrowing costs on a Band D council tax.
  2. Seek to obtain a meaningful measure of support from electors and council tax payers.
  3. Experience suggests a minimum of 30% is regarded as acceptable by the Secretary of State
  4. If you can add support from other organisations, eg schools so much the better.
- Downloads application forms
- Sends application to WSALC/ESALC for submission to the Secretary of State
- Responds to questions posed by Ministry officials
- Receives Borrowing Approval letter for a defined purpose - Currently from submission to approval is taking around 3 months
- Approaches Public Works Loans Board for the funds
- Makes the required payments.

An example of cost for a £110,000.00 loan has been circulated and currently for a 5 1/2-year loan for this amount annual repayment costs are approx. £ 23,000 per annum.

## **8. Tree Works**

### **Sessile Oak Aerial Tree Survey**

The attached tree survey makes several recommendations:

Reduce Feature No.1 by c.2m

- Reduce Feature No.6 by c.2m
- Reduce Feature No.7, both sections, by c.2m
- Reassess in three years of the report's dates
- This time frame should be shortened in the event:
  - o The tree's local environment changes significantly
  - o Fruiting bodies emerge from anywhere on the tree

o After extreme weather events such as: ▪ Wind gusts in excess of Force 8 on the Beaufort Scale

- After named extreme weather events
- If the tree is located within a conservation area or subject to a tree preservation order, a formal application to the local planning authority will be required and written consent obtained prior to any work is carried out.

## **9. Playparks**

### **Kelsey Hall**

The Play Area is almost completed. The Bench and bin are due to be installed on 17<sup>th</sup> September. The picnic table was put together by the Chair of Kelsey Hall.

### **Lady Hope Play Park**

A resident reported that the picnic bench has become very wobbly, and Cllr Taylor checked this when carrying out the Play Inspection.

The invoice from Vita Play for the repair to the Play Unit platform board has been queried as to whether this was a new board or the original board put back in- no reply to date the invoice is for £376.80 which includes the fence repair.

## **10. Biodiversity Working Group**

### **Community Orchard – Dunsfold Road**

On the right-hand side of Dunsfold Rd just past Durfold Wood a wide Highways verge has been identified as a good area for a Community Orchard. WSCC have agreed for this use and the licence attached allows this.

CDC are yet to confirm if the grant for orchard tree planting is still available. If not the project will cost around £250.

### **Dead Hedge Construction**

The STEMN Tree surgeon has offered a volunteer day to help the Group build a further dead hedge at the Todhurst Field end of the Recreation Ground. He was trained at Knepp and has set aside appropriate wood from the tree works that took place over the summer. A few dates convenient to the group are to be sent to him to choose.

## **13. Correspondence**

Email 17<sup>th</sup> July 25

Quite recently the 30-mph signage was extended to reach 'Nuthurst' in Rickmans lane. We live just round the blind bends, just past Crouchlands farm. It is currently national speed limit here, and I have had numerous near misses from being hit by vehicles crossing the lane or walking the dog round the corner. I wonder if the speed limit could be reduced, or some sort of traffic slowing could be put in place around these 2 blind bends at some point? We rely on hearing the vehicles and hiding in the verge, however with the increase in almost silent electric vehicles, this is more dangerous because we can't hear them.