

Hart District Council

Register of Assets of Community Value



Updated 28 September 2020

| Name and address of Property | Nominator | Date Listed | Date of statutory removal from List (after 5 years) | Date of Notice of Intention to Sell | End of Initial Moratorium (6 weeks after date of notice to sell) | End of Full Moratorium (6 months after date of notice to sell) | End of Protected Period (18 months after date of notice to sell) |
|------------------------------------------------------------------------------|-----------------------------------|------------------|-----------------------------------------------------|-------------------------------------|------------------------------------------------------------------|----------------------------------------------------------------|------------------------------------------------------------------|
| Crookham Street Social Club, The Street, Crookham Village, Fleet, GU51 5SJ | Crookham Village Parish Council | 24 November 2015 | | | | | |
| The Fox and Hounds Public House, 71 Crookham Road, Church Crookham, GU51 3NP | Fleet and Church Crookham Society | 24 February 2016 | | | | | |

| | | | | | | | |
|--------------------------------------------------------------------------------------|--------------------------------------------|----------------------|--|--|--|--|--|
| The Oatsheaf, 2 Crookham Road, Fleet, GU51 5DR | Fleet and Church Crookham Society | 24 February 2016 | | | | | |
| The Old Emporium, 271 Fleet Road, Fleet, GU51 3QW | Fleet and Church Crookham Society | 24 February 2016 | | | | | |
| The WI Hall, The Street, Crookham Village, GU51 5SJ | Crookham Village Parish Council | 9 August 2016 | | | | | |
| The Prince of Wales Public House, 77 Reading Road South, Fleet, GU52 7SY | Fleet and Church Crookham Society | 19 December 2016 | | | | | |
| The Black Horse Public House, The Street, Crookham Village, GU51 5SJ | Crookham Village Parish Council | 10 February 2017 | | | | | |
| The Falkners Arms Public House, Falkners Close, Fleet, GU51 2XF | Fleet and Church Crookham Society | 3 April 2017 | | | | | |
| The Cross Barn, Palace Gate Farm, Odiham, RG29 1JX | Odiham Parish Council | 14 September 2018 | | | | | |

| | | | | | | | |
|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|------------------|--|----------|---------|---------------|-----------|
| North Warnborough Village Hall, Priors Corner, Dunleys Hill, Odiham, RG29 1EA | Odiham Parish Council | 6 November 2018 | | | | | |
| The Baker Hall, Odiham, Hampshire, RG29 1NE | Odiham Parish Council | 26 November 2018 | | | | | |
| The Bridewell, The Bury, Odiham, RG29 1NB | Odiham Parish Council | 10 June 2019 | | | | | |
| Crookham Village Stores Ravenscross The Street Crookham Village Fleet GU51 5SG | Crookham Village Parish Council | 15 August 2019 | | 28/08/19 | 9/10/19 | Not triggered | 28/2/2021 |
| The Windmill Inn, Church Lane, Ewshot, GU10 5BJ ¹ | Ewshot Parish Council | 19 November 2019 | | | | | |
| Land on the north-west side of Fleet Road (incorporating Gurkha Square and the War Memorial), Fleet GU51 4BX | Ms Ruth Hill as a representative of an unincorporated local group (Save Gurkha Square). | 30 December 2019 | | | | | |

¹ Previously listed 10 September 2014, and re-listed following an application after the 5 year expiry period.

| | | | | | | | |
|-------------------------------------------------------------------|---------------------------|-----------------------------|--|--|--|--|--|
| The Barley Mow Public House, The Hurst Winchfield, RG27 8DE | Winchfield Parish Council | 12 May 2020 ² | | | | | |
| The 'Cricket Green' , The Hurst, Winchfield, RG28 8DE | Winchfield Parish Council | 12 May 2020 ^{3,4} | | | | | |
| The Fox and Goose Public House, The Street, Greywell, RG29 1BY | Greywell Parish Council | 14 May 2020 ⁵ | | | | | |
| Shoulder of Mutton Hazeley Heath, Hartley Wintney, Hook RG27 8NB. | Mattingley Parish Council | 8 June 2020 | | | | | |
| The Waggon and Horses, High Street, Hartley Wintney RG27 8NY | | 9 October 2020 ⁶ | | | | | |
| | | | | | | | |

² Previously listed in April 2015 – relisted following an application after the 5 year expiry period

³ Previously listed in April 2015 – relisted following an application after the 5 year expiry period

⁴ Following an interval review it was concluded that the Cricket Green no longer meets the ACV tests and should be removed from the register.

⁵ Previously listed in September 2014 – relisted following an application after the 5 year expiry period

⁶ Previously listed in 2015 – relisting following an application after the 5 year expiry period

Notes

| Name of Asset | Number of Expressions of Interest received | Community Groups that have submitted an expression of interest and will be treated as a potential bidder |
|----------------------|---------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| | | |
| | | |
| | | |
| | | |

List of unsuccessful nominations

| Name and address of Property | Nominator | Date Decision made | Reason for not including within list |
|--------------------------------------------------------------------|-------------------------------------------------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The Highwayman Inn, Monteagle Lane, Yateley, GU46 6LU | Surrey and Hampshire Pub Protection Group | 6 January 2015 | Following notification of the application to the owner of the premises evidence was submitted to the local authority on behalf of the owner of the premises by an expert witness. This showed that it is not realistic to think that the building can continue in a way so as to further (whether or not in the same way) the social wellbeing or social interests of the local community in the longer term. |
| Winchfield Parish Council via Neighbourhood Plan Group | | 1 April 2015 | <p>'Church Meadow' is located to the south west of the Church in Winchfield. It consists of a flat, open field. The application asserts that it is of community value in that it is the site of the Winchfield Festival for a week every two years.</p> <p>The definition of an ACV is that is the "actual current use ... that is not ancillary". This logically means that the community use must be the primary use of the land. Here the primary use of the land is as an agricultural field with the community use being at one week every two years ancillary to that use.</p> <p>While in that ancillary use it provides a 'social function' this is considered as a matter of fact and degree not to comply with the requirements in the Act and consequently should not be included within the list of Assets of Community Value.</p> |

| Name and address of Property | Nominator | Date Decision made | Reason for not including within list |
|-----------------------------------------------------------------------|---------------------------------|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Part of CL131 Zephon Common Zephon Common Lane Crookham Village | Crookham Village Parish Council | 31 August 2016 | <p>The site forms a part of Zephon Common. The applicants identified that the land had been fenced and cultivated as part of the grounds of the curtilage of the current landowner at Riverside Cottage.</p> <p>The Assets of Community Regulations exclude some categories from listing. This includes residential property.</p> <p><i>“There are some categories of assets that are excluded from listing. The principal one is residential property. This includes gardens, outbuildings and other associated land, including land that it is reasonable to consider as part of the land with the residence where it is separated from it only by a road, railway line, river or canal where they are in the same ownership as the associated residence.”</i></p> <p>The land that is nominated, forms part of the curtilage of Riverside Cottage and is in a single ownership. The relevant Land Charge titles have confirmed this ownership.</p> <p>The land is therefore excluded under Schedule 1 to the Regulations.</p> |

| Name and address of Property | Nominator | Date Decision made | Reason for not including within list |
|------------------------------------------|-----------------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Part of the Deer Park, Odiham, Hampshire | Odiham Parish Council | 13 May 2019 | <p>The Deer Park is located in Odiham and is farmland that adjoins both the boundaries of Odiham and North Warnborough. The application indicated that it was accessible to the community via a number of gated entrances, with a network of footpaths that cross and circumnavigate the land with recreational value to walkers and that walkers, and especially those with dogs had been able to walk freely over much of the area.</p> <p>The applicant stated in the application that they had ‘no empirical evidence to support usage levels for the land referred to as the Deer Park in their submission but recognised that the land was identified as having particular significance to members of the community’. The applicant further indicated that the Deer park ‘fosters social wellbeing and social and cultural interests’ but no evidence was provided to support this. The definition of an Asset of Community Value is that the ‘actual current usethat is not ancillary’. The primary use of the land is considered to be farmland. Whether the community use is ‘ancillary’ or not will depend on a number of factors relating to, for example levels and frequency of usage, and the nature of the connection with the local community.</p> <p>From the information submitted it is not clear that the community use is a significant use in its own right in this context, and not subsidiary to the use as grazing land.</p> <p>There is currently insufficient evidence provided to demonstrate this.</p> |

| Name and address of Property | Nominator | Date Decision made | Reason for not including within list |
|---------------------------------------------------|------------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Galleon Marine Boatyard, Colt Hill, Odiham</p> | <p>Odiham Parish Council</p> | <p>24 September 2020</p> | <p>The application applied to the land occupied by Galleon Marine boatyard on the basis that this furthered the social wellbeing of its numerous visitors and the local community.</p> <p>The definition of an ACV is that is the “actual current use ... that is not ancillary”. This logically means that the community use must be the primary use of the land. Here the primary use of the land is as a commercial boatyard, providing various services to those using its facilities - boat hire, repairs etc.</p> <p>The land and its use therefore does not comply with the requirements in the Act and consequently should not be included within the list of Assets of Community Value.</p> |