
Assets of Community Value

The Neighbourhood Plan proposes the following buildings are assessed by the local planning authority for designation as Assets of Community Value, as a result of their acknowledged importance to the life and enjoyment of the community:

- Eastergate Village Hall
- Barnham Community Hall
- Elm Tree Stores
- The Murrell Arms
- The Wilkes Head

Proposals that will enhance the viability and/or community value of the assets will be supported. Otherwise, proposals that result in either the loss of the asset or in significant harm to the community value of an asset will be resisted, unless it can be clearly demonstrated that the operation of the asset, or the ongoing delivery of the community value of the asset, is no longer financially viable. (Conformity Reference: NPPF para 70)



This policy proposes that new Assets of Community Value are designated by the local planning authority in line with the Community Right to Bid provisions of the Localism Act 2011. The Council is a qualifying body to make such a proposal to the District Council.

The assets listed in the policy are all considered to meet the definition of the Act, i.e. that “a community asset is a local building or piece of land which the community considers to be of particular value to the local community. Each community

is free to decide for itself what it values.” All the assets selected are considered to be buildings and uses of some considerable longstanding in the local community and with which local people have a strong affinity.

If designated, the policy supports proposals that will continue the viable use of the community asset but requires proposals to that will result in the loss of an asset to clearly demonstrate that all reasonable steps have been taken to retain its present use and its community value as a viable concern.

In addition, the inclusion of these sites on the local planning authority’s register of Assets of Community Value will provide the Council or other community organisations within the parish with an opportunity to bid to acquire on behalf of the local community the asset once placed of sale on the open market.
