

**Community Right To Bid Determination Form  
Localism Act 2011  
The Assets of Community Value (England) Regulations 2012  
Determination by Head of Planning & Transport**

Nomination Reference: BL/2014/ENQ/05944	
Date of Nomination: 20 <sup>th</sup> May 2014	
Site Address:	Land on North East Side of Preston New Road/Beardwood, Blackburn
Land/Property Description	Land - Green environmental space

Asset Owners:

Name & Address of Asset Owner	Connection to the asset
Blackburn With Darwen Borough Council, Town Hall, Blackburn BB1 7DY	Freeholder

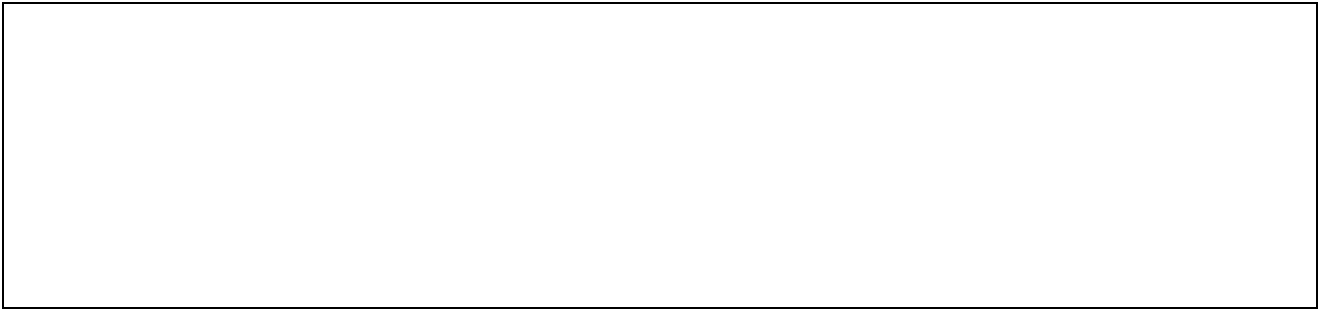
Nominating Organisation:

<b>Name of Organisation:</b> Beardwood Residents Group	<b>Proof of eligibility to make a community nomination:</b>
<b>Type of Organisation:</b> Unincorporated Group	At least 21 locally registered voters signed petition

Summary of Reasons given by Nomination Organisation as to why the asset should be identified to qualify as an asset of community value:

An extract from the submission is below.

<p>AS THE ONLY GREEN, ENVIRONMENTAL SPACE FOR THE WHOLE ESTATE OF BEARDWOOD, THE RESIDENTS WANT TO PRESERVE IT FOR FUTURE GENERATIONS TO ENJOY. LIVING STREETS CHARITY RECENTLY IMPLEMENTED A LOCAL WALK FROM THE SITE TO ENCOURAGE THE HEALTH AND WELL-BEING OF THE RESIDENTS. THERE HAVE BEEN 3 COMMUNITY VOLUNTEER CLEAN UPS IN THE WOODS WITH UP TO 40 RESIDENTS INVOLVED EACH TIME. THE EXISTING WILDLIFE HAVEN/CORRIDOR WAS FURTHER DEVELOPED BY LOCAL LOCAL CUB SCOUTS AND LAMMACK YOUTH CLUB IN VARIOUS PROJECTS. DOG WALKERS AND FAMILIES FROM CULTURALLY DIVERSE BACKGROUNDS USE THIS AREA OF NATURAL BEAUTY FOR LEISURE.</p>
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Response to the Consultation:

There are no restrictive covenants but notwithstanding that, the Head of Property's advice is that, on the relatively safe assumption that the land will remain in landscaping use for the foreseeable future (apart from perhaps the narrow strip adjacent to the car park), listing this land will have little detrimental effect on the Council's land portfolio.

Assessment:

The Beardwood Residents Group are eligible to make a nomination as an unincorporated group with a membership of at least 21 local people. The Council must consider whether the Land at Beardwood/Preston New Road, Blackburn meets the definition of an Assets of Community Value as set out in Section 88 of the Localism Act 2011 i.e in this case that it is currently is use that furthers the social well-being and interests of the local community, or a use in the recent past has done so, and also that it is realistic to think that there can continue to be non-ancillary use of the building or other land which will further the social well-being or social interests of the local community (whether or not in the same way).

*Whether the current use furthers the social well-being and interests of the local community?*

Yes the current use does further the social well being of the local community as set out on the nomination form, and through discussions with officers in the legal and property sections.

*Whether it is realistic to think that there can continue to be non-ancillary use of the building or other land which will further (whether or not in the same way) the social wellbeing or social interests of the local community.?*

The Head of Property has confirmed there are no plans to dispose of the land and it will remain landscaping.

## Decision

### I confirm that:

**Nominated Asset:** Land on North East Side of Preston New Road/Beardwood, Blackburn

**Should** be an Asset of Community Value and included on the City Council's Local Assets of Community Value Register and placed on the Local Land Charge Register.

A handwritten signature in black ink, appearing to read 'David Proctor'.

David Proctor  
Head of Regeneration (Planning & Transport)

Date: 16<sup>th</sup> July 2014

Background Papers: Nomination application, letter from the owners.

Contact Officer: Gavin Prescott, Development Manager

Telephone: (01254) 585694

Date: 16<sup>th</sup> July 2014