

List of Land Nominated by Unsuccessful Community Nominations

| Ref No. | Property and address | Nominating Body | Date nomination received | Date nomination rejected | Reason for rejection of nomination |
|---------|---|-----------------------------|--------------------------|--------------------------|---|
| N/A | Winterbourne Arms, Winterbourne, RG20 8BB | Winterbourne Parish Council | 12/12/2017 | | |
| N/A | Winterbourne Arms, Winterbourne, RG20 8BB | Winterbourne Parish Council | 14/02/2019 | 15/04/2019 | It was not demonstrated that it was realistic to think that social use of the pub could continue. It had been vacant for nearly 2 years and very little objection had been raised prior to the change of use planning application being made. It had already been up for sale previously and there wasn't any interest from the local community or otherwise at that time. This was advertised nationally. Also, although the Parish Council indicated that they had held discussions with the Public Loans Board, they had not indicated how they would run the asset going forward and why they believed that the pub could be run as a viable business. |
| 18 | The Bell Inn, Lambourn Road, Boxford, RG20 8DD | Boxford Parish Council | 09/07/2020 | 12/08/2020 | <p>Insufficient information provided to demonstrate that the community currently / had recently benefited from use of the site. No information was provided as to what would be lost if the usage ceased, nor did the nomination set out how the asset was currently meeting the social needs (or had recently met the needs) of the community.</p> <p>The statement about the pub benefiting passing traffic, cyclists and walkers was not considered relevant, since these were not members of the local community.</p> <p>While it was noted that the 2008 parish plan had stated that 56% of the village would like to see more social events it was not clear that the Bell Inn was needed to provide these, especially given its close proximity to the village hall.</p> |

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| 19 | The Bull Inn, Reading Road, Streatley, RG8 9JJ | Streatley Parish Council | 11/10/2020 | 25/11/2020 | <p>The application does not demonstrate that the hotel use is non-ancillary to the pub or other community use.</p> <p>Insufficient information was provided to demonstrate that the community currently or had recently benefited from the use of the site. No information was provided as to what would be lost if the usage ceased nor did the nomination demonstrate clearly how the asset was currently meeting the social needs (or had recently met the needs) of the community.</p> <p>The nomination provided no indication of the potential future social value of the site or its intended use. whether that be as a public house with or without additional uses, or as some other entity.</p> |
| 23 | The White Hart Inn, Hamstead Marshall, RG20 0HW | Hamstead Marshall Parish Council | 06/06/2021 | 22/07/2021 | <p>The nomination did not demonstrate that the hotel use is non-ancillary to the pub or other community use of the site.</p> <p>Insufficient information was provided to demonstrate that the local community currently, or had recently benefited from the use of the inn to any significant extent. Similarly, the nomination did not demonstrate clearly that the asset was currently meeting the social needs of the local community, or had done so in the recent past.</p> |

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| 19 | The Bull Inn, Reading Road, Streatley, RG8 9JJ | Streatley Parish Council | 15/11/2022 | 15/12/2022 | <p>The extent of the site included within the ACV nomination was not clear.</p> <p>Residential property (including private homes and hotels) cannot be listed as an ACV, except where this use can be shown to be ancillary to the main use. The nomination did not demonstrate that the current hotel use was an ancillary use.</p> <p>There was insufficient evidence that the site furthers the social wellbeing or social interests of the local community.</p> |
| 29 | The Great Shefford, Wantage Road, Great Shefford, RG17 7DS | Great Shefford Parish Council | 19/08/2024 | 09/10/2024 | <p>No supporting evidence is provided to demonstrate that events held at the pub furthered the social wellbeing or social interest of the local community. There are no letters of support from local residents or community groups, and no indication of community attendance at these events.</p> <p>While it is realistic to think that the Great Shefford could reopen as a pub, there is insufficient evidence of recent community usage, so it is difficult to discern whether there would be any in future.</p> <p>No information about the future operating model is provided, so it is difficult to gauge whether it would be a viable entity in future.</p> <p>On balance, the panel did not feel that enough evidence had been provided with this nomination to warrant an ACV listing.</p> |