

Dear Susan,

The Inspector has responded as follows:

**"The Council has referred to the issue of the ACV designation in their hearing statement and has indicated they still wish to pursue the proposed allocation. The hearing session on the site will therefore proceed as planned and will provide an opportunity to discuss the matter."**

Kind regards  
Miny

**From:** [assistanttownclerk@todmorden-tc.gov.uk](mailto:assistanttownclerk@todmorden-tc.gov.uk) [<mailto:assistanttownclerk@todmorden-tc.gov.uk>]  
**Sent:** 10 September 2020 09:20  
**To:** Miny Schofield  
**Cc:** Lee Wigley; [townclerk@todmorden-tc.gov.uk](mailto:townclerk@todmorden-tc.gov.uk)  
**Subject:** RE: Nomination to list property as an Asset of Community Value - Denis' Field, Woodlands Avenue, Todmorden

Hi Miny,

One of the sites listed as a site for development in Todmorden in the draft Local Plan is Denis' Field. Please see the email below from Lee who is confirming that Denis' Field has been designated by Calderdale MBC as an Asset of Community Value.

I should be grateful if you could please confirm that Denis' Field will now be removed from the Local Plan as a site designated for building.

Thank you,  
Susan

Susan Miles  
Assistant Town Clerk  
Todmorden Town Council  
Todmorden Community College  
Burnley Rd  
Todmorden

Office Opening Hours: Monday-Thursday 9.00am-4pm

**From:** Lee Wigley <[Lee.Wigley@calderdale.gov.uk](mailto:Lee.Wigley@calderdale.gov.uk)>  
**Sent:** 09 July 2020 10:57  
**To:** [assistanttownclerk@todmorden-tc.gov.uk](mailto:assistanttownclerk@todmorden-tc.gov.uk)  
**Subject:** RE: Nomination to list property as an Asset of Community Value - Denis' Field, Woodlands Avenue, Todmorden

Hi Susan

Sorry for the delay in responding to you.

I can confirm that the process has been completed, the site has been added to the list and published on our website as an Asset of Community Value for a 5 year period from 18 June 2020, please see below extract:

Address of property	Land known as Denis' Field, West side of Woodlands Avenue, Todmorden, OL14 5LT
Area / Town	Todmorden
Organisation	Save Denis' Field Group
Date Listed	18 June 2020
Date Disposal Notification Received	
End of Initial Moratorium (6 weeks from notification)	
Intention to Bid Received	
End of Full Moratorium (6 months from notification)	
End of Protected Period (18 months from notification)	
Listing Expiry Date (5 years after listing)	18 June 2025

We have also added a restriction against our registered title to this effect and placed the asset on the local land charges register in accordance with our procedures.

The benefits of a nomination is that now the asset has been placed on the List, the owner is not entitled to make a relevant disposal (unless it is an exempt disposal or to a community interest group) during a 6 week interim moratorium period. This period starts from the date we receive notification of the owners intention to dispose of the asset. A relevant disposal means the transfer of the freehold or the grant or assignment of a qualifying lease. The definition of what is an exempt disposal is contained within s 95(5) of the Act and Schedule 3 of the Regulations.

During the interim moratorium period a community interest group may express an interest to bid for the asset. If they do so they will have a full six months to put a bid together – known as the full moratorium period. The full moratorium period starts from the same date as the interim moratorium period. An exempt disposal or a disposal to a community interest group can be made within the interim moratorium period.

At the end of the six month period if no bid has been received from a community interest group then the owner is able to dispose of the property.

However, if there is no disposal of the freehold or grant a lease of 25 years or more within 18 months of the date we were informed of an intention to dispose, and the asset is still listed, then the process must start again.

I hope this is of assistance.

Thanks,

Lee

Lee Wigley BSc (Hons) MRICS (RICS Registered Valuer)  
Estates Manager  
Corporate Asset and Facilities Management (CAFM)  
Regeneration & Strategy  
Calderdale Metropolitan Borough Council  
3<sup>rd</sup> Floor Princess Buildings  
Princess Street  
Halifax  
HX1 1TP

Direct Line: 01422 392129  
Estates Team: 01422 392004  
Mobile: 07770 746760



**CORONAVIRUS IN CALDERDALE**

FOR ADVICE AND SUPPORT VISIT **CALDERDALE.GOV.UK/CORONAVIRUS**  
OR FOLLOW US ON **TWITTER** AND **FACEBOOK** FOR REGULAR UPDATES

[calderdale.gov.uk/Coronavirus](https://calderdale.gov.uk/Coronavirus) | #kindness | #resilience



**From:** [assistanttownclerk@todmorden-tc.gov.uk](mailto:assistanttownclerk@todmorden-tc.gov.uk) [<mailto:assistanttownclerk@todmorden-tc.gov.uk>]

**Sent:** 22 June 2020 12:27

**To:** Lee Wigley

**Subject:** FW: Nomination to list property as an Asset of Community Value - Denis' Field, Woodlands Avenue, Todmorden

Hi Lee,

I understand that Denis' Field has been nominated as an Asset of Community Value and that the report was signed off by the Interim Director of Regeneration and Strategy last week.

I should be very grateful if you could please let me know:

- What the ongoing process is to complete this nomination?
- What benefits will the designation confer on Denis' Field?

Kind regards,  
Susan

Susan Miles  
Assistant Town Clerk  
Todmorden Town Council  
Todmorden Community College  
Burnley Rd  
Todmorden

