



Buckinghamshire Council

Community nomination in respect of

THE CROWN PUBLIC HOUSE, AYLESBURY ROAD, CUDDINGTON, HP18 0BB

Notice under section 91 of the Localism Act 2011 ('the Act')

1. The Nomination

On 21st November 2025, Buckinghamshire Council received a nomination under section 89 of the Act to list the land as an asset of community value ("the Nomination"). The Nomination was made by Cuddington Parish Council. A copy of the Nomination is attached at Appendix 1, the plan showing the boundaries of the nominated land is attached at Appendix 2.

A summary of the nomination is set out below:

- (a) The property is located at Aylesbury Road, Cuddington, HP18 0BB.
- (b) The site currently comprises of The Crown PH, Aylesbury Road, Cuddington, HP18 0BB
- (c) The Crown PH had previously been listed as an Asset of Community Value by Buckinghamshire Council from 16th September 2020 to 15th September 2025.
- (d) The nominating group note that The Crown PH is in the centre of the village of Cuddington and is used as a community space/venue to further the social wellbeing and interests of local residents. The nomination is attached.

2. The Law and Statutory Guidance

Under section 87 of the Act the Council must maintain a list of land of community value in its area. A building or other land is of community value if in the Council's opinion an actual current use of the building or other land that is not ancillary use, furthers the social wellbeing or social interests of the local community, and 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.

Under section 89 the Council can only include land or buildings in its list of assets of community value in response to a community nomination or where permitted by regulations. A community nomination in England can only be made by either a Parish Council in respect of land or buildings within its area or by a person that is a voluntary or community body with a local connection. Where a valid community nomination is made the Council must consider it and must accept the nomination if the land or buildings is within its area and is of community value.

3. Decision and Reasons

- (i) The property comprising the Crown PH, Aylesbury Road, Cuddington, HP18 0BB lies within the administrative area of Buckinghamshire Council within the Parish of Cuddington.

- (II) Cuddington Parish Council are eligible under section 89(2) b) (i) to make a community nomination in respect of The Crown PH, Aylesbury Road, Cuddington, HP18 0BB. The community nomination made by Cuddington Parish Council includes the matters required under regulation 6 of the Assets of Community Value (England) Regulations 2012
- (III) The Property does not fall within a description of a property which may not be listed as specified in Schedule 1 of the Assets of Community Value (England) Regulations 2012 (the Regulations).
- (IV) The Council considers that the current use of the land is not an ancillary use, and that this use furthers the social wellbeing and social interests of the local community and that the land is of community value.

The Council **ACCEPTS** the nomination by Cuddington Parish Council and includes The Crown PH, Aylesbury Road, Cuddington, HP18 0BB in its list of assets of community value.

The reasons for this decision are as follows:

The Public House (1) currently being actually used to further the social wellbeing or social interests of the local community ("community benefit") and this use is not an ancillary use; and (2) it is realistic to think that there can continue to be use of the land which is not ancillary and which will further community benefit.

Where only a section of the whole title is to be listed: Only the nominated land as shown on Appendix 2 (not the whole registered title) is to be listed.

4. Next Steps

The Crown PH, Aylesbury Road, Cuddington, HP18 0BB will be included in the list of assets of community value maintained by the Council under section 87 of the Act.

In accordance with section 91 of the Act the Council will send this notice to:-

- (a) the owner of the land/property
- (b) the occupier of the land if the occupier is not also the owner
- (c) Cuddington Parish Council as the nominee body

5. Consequences of Listing

The land or buildings will remain on the list of assets of community value for a period of 5 years from the date of this notice unless removed with effect from some earlier time in accordance with the provision of the Regulations.

Inclusion of the land or buildings in the list of community assets is a local land charge under the Local Land Charges Act 1975.

The Council is required under Schedule 4 of the Regulations to apply to the Land Registry for a restriction to be added to the registered title of the land or buildings that "No transfer or lease is to be registered without a certificate signed by a conveyancer that the transfer or lease did not contravene section 95(1) of the Localism Act 2011".

Under section 95 of the Act an owner must notify the Council by writing to the Service Director of Legal and Democratic Services at Buckinghamshire Council, The Gateway, Gatehouse Road, Aylesbury, Bucks HP19 8FF if they wish to enter into a relevant disposal of the land or buildings. Relevant disposal is defined in section 96 and (subject to exemptions in section 95(5) and

Schedule 3 of the Regulations) means, a freehold disposal or the grant or assignment of a qualifying leasehold interest, with vacant possession.

A moratorium period is triggered by notification under section 95 to allow any community interest group to submit a written request to be treated as a potential bidder for the land or buildings.

Owners are advised to refer to the Part 5 Chapter 3 of the Act and the Regulations in full and to seek legal advice if they wish to dispose of the land or buildings. **A disposal of listed land or buildings which contravenes the requirements of Act and Regulations will be ineffective.**

6. Right of Review

In accordance with section 92 of the Act the owner of the land or buildings is entitled to request a review of this decision. The review will be carried out by a senior officer of the Council nominated by the Chief Executive. A request must be made in writing and received by the Council within 56 days of the date of this notice or such longer period as the Council may agree in writing. Please ensure that the request explains on what grounds the decision should be reviewed.

If a request is made the Council will complete the review within 56 days of receiving the request or such longer period as is agreed with the owner in writing. A request must be addressed to the Assistant Chief Executive, Buckinghamshire Council, The Gateway, Gatehouse Road, Aylesbury, Bucks HP19 8FF

7. Right to Compensation

In accordance with paragraph 14 of the Regulations an owner or former owner of the land or buildings is entitled to claim compensation from the Council of such amount as the Council may determine, where they have incurred loss or expense in relation to the land or buildings which would be likely not to have been incurred if the land or buildings had not been listed.

A claim for compensation must be made in writing within 91 days of the loss or expense being incurred (or as the case may be) finish being incurred; must state the amount of compensation sought for each part of the claim and be accompanied by supporting evidence for each part of the claim.

If a claim is made the Council will consider the claim as expeditiously as possible. A request must be addressed to the Director of Finance at Buckinghamshire Council, The Gateway, Gatehouse Road, Aylesbury, Bucks HP19 8FF

8. Additional Help

Further information about assets of community value is available from the website <http://mycommunityrights.org.uk/community-right-to-bid/> If you need any additional support in relation disposal of the land, the right of review or right to compensation you are advised to seek independent legal advice.

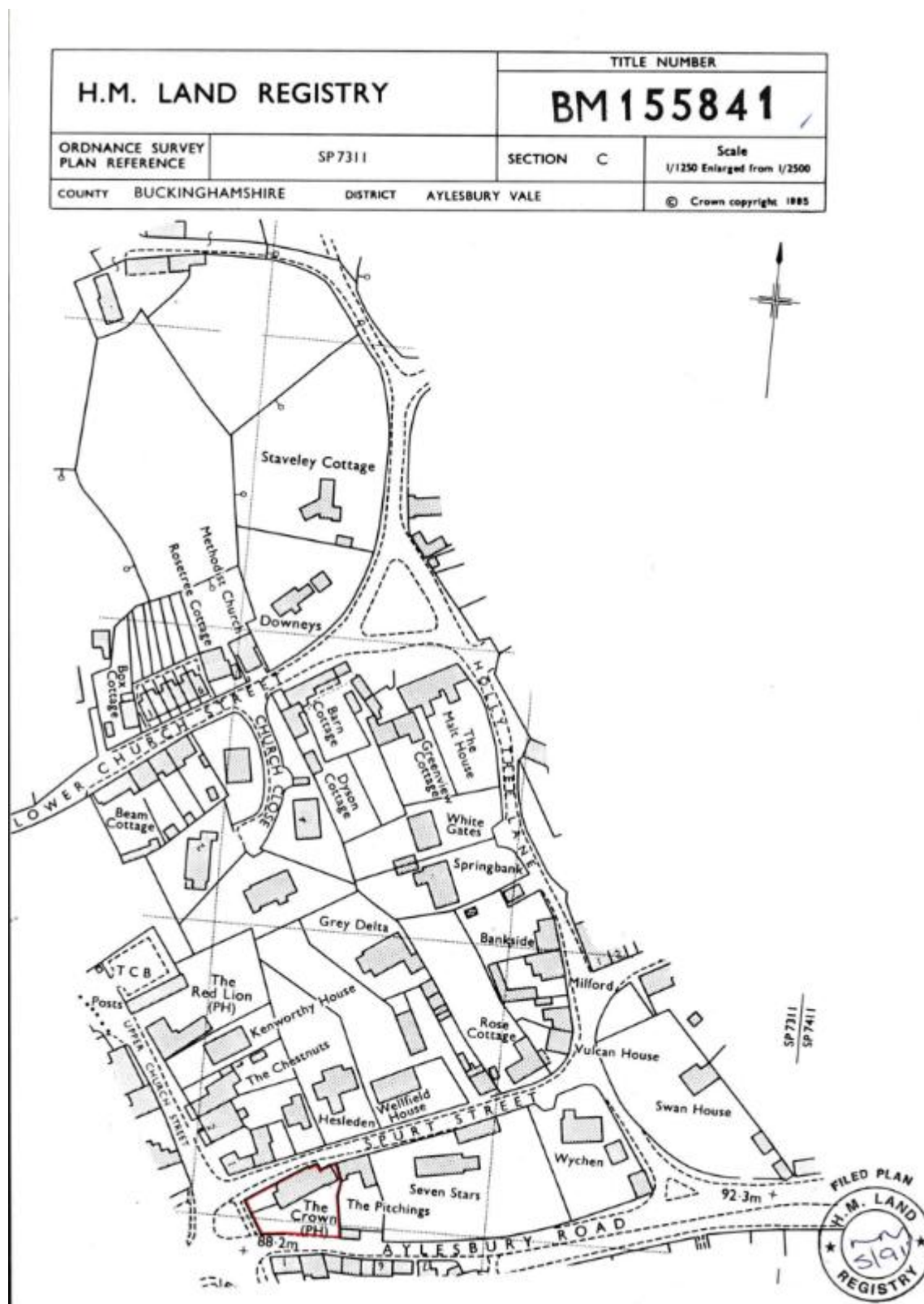
Signed



Nicola Surman

Operational Support Manager, on behalf of the Asset of Community Value Member Panel Partnerships & Communities, Communities Directorate

17th December 2025



Organisation name: Cuddington Parish Council

Organisation address: c/o Prospect Cottage, The Green, Chearsley, Aylesbury, Bucks, HP18 0DJ

Type of organisation: Parish/Town Council

Name: Venetia Davies, Clerk

Address: as above

Telephone number: Redacted

Email address: clerk@cuddington-bucks-pc.gov.uk

Name of the property you would like to nominate: The Crown Public House

Address of the property: Aylesbury Road, Cuddington, Aylesbury, Bucks, HP18 0BB

Name of property owner: Fuller Smith and Turner Plc

Address of the property owner: The Griffin Brewery, Chiswick Lane South, Chiswick, London, W4 2QB

Telephone number: Not know

Current occupier's name (if different from property owner): Aaron Swain

Is this nomination for a new listing or re-listing a property?: Re-listing a property

Why do you feel the property is an asset of community value?: Please see attached (sent under separate email)

What do you consider to be the boundary of the property? Please give as much detail as you can and include a plan if possible: Please see attached

Attach a boundary plan if you have one: 2025-10-16_title_plan_BM155841_GOV.UK - The Crown PH.pdf

Attachment checklist: Copy of organisation constitution (if applicable), Title document and plan (found on the Land Registry website), Copy of the parish/town council (if applicable) resolution/minute which proposes the nomination

I can confirm that to the best of my knowledge the information contained in this nomination form is complete and accurate: I can confirm that to the best of my knowledge the information contained in this nomination form is complete and accurate, I confirm that I have read the FAQs and guidance for making a nomination and/or have spoken to a member of staff about this application.