

**Assets of Community Value  
Assessment Process Summary**

<b>Name of nominating organisation</b>	Leckhampton with Warden Hill Parish Council
<b>Name of nominated property:</b>	Lotts Meadow
<b>Address of nominated property</b>	Lotts Meadow is farmland off Kidnappers Lane Cheltenham GL53 0NP

**Stage 1 assessment – eligibility criteria**

All of the criteria must be fulfilled for the nomination to be taken to stage 2 assessment.

<b>Criteria</b>	<b>Evidence Required</b>	<b>Assessment</b>
<p><b>A. Is the nominating organisation eligible?</b></p> <p>Nomination must be received by a qualifying community organisation, as set out in government regulations:</p> <ul style="list-style-type: none"> <li>parish council, including neighbouring parish council</li> <li>unincorporated groups (Nominations can be accepted from any unincorporated group with membership of at least 21 local people who appear on the electoral roll within the local authority)</li> <li>neighbourhood forums</li> <li>community interest groups with a local connection (charity, community interest company, company limited by guarantee that is non-profit distributing, industrial and provident society that is non-profit distributing)</li> </ul>	<p>In the case of community interest groups, the constitution, memorandum and articles of association or governing document.</p> <p>In the case of an unincorporated group, evidence of the membership of at least 21 people who appear on electoral roll.</p>	<p>The nomination was made by Leckhampton with Warden Hill Parish Council which is the civil parish council for Leckhampton and Warden Hill entirely within the Borough of Cheltenham.</p> <p>The council carries out the usual activities associated with a parish council, making planning representations, managing some land, communicating with residents, making community grants and promoting community, environmental, traffic monitoring and other projects.</p>
<p><b>B. Can the nominating organisation demonstrate a local connection to the asset?</b></p> <p>The organisation must demonstrate that its activities are concerned with the local authority area where the asset is located or with a neighbouring authority.</p>	<p>Any evidence demonstrating local connection for example: website, publications, reports, maps.</p>	<p>The Lotts Meadow site lies within the boundary of Leckhampton with Warden Hill Parish Council</p>
<p><b>C. Does the nomination include the information requested on the nomination form?</b></p>	<p>Nomination form to be checked for this information.</p>	<p>Yes the nomination pack included a map of the boundaries of the site.</p>

<p>This should include:</p> <ul style="list-style-type: none"> <li>• a description of the land and proposed boundaries</li> <li>• details of any information the nominating organisation has regarding ownership, occupancy, freeholders and leaseholders</li> </ul>		<p>Plus the form included details of the current owner</p>
<p><b>D. If the asset is outside one of the categories of exempt assets, as set out in schedule 1 of the regulations?</b></p> <ul style="list-style-type: none"> <li>• A residence and land associated with a residence, except where an otherwise eligible asset contains residential quarters.</li> <li>• Licensed caravan sites.</li> <li>• Operational land of statutory undertakers as defined in section 263 of the Town and Country Planning Act 1990.</li> </ul>	<p>Evidence will be checked against known information and planning history.</p>	<p>The site is not covered by one the listed exemptions.</p>

## Stage 2 assessment – determining community value

All of the criteria must be fulfilled for the nomination to be successful.

Criteria	Evidence Required	Assessment
<p><b>E. Is there evidence of the use being described in the nomination, and that this is the main and non-ancillary use of the land or premises, or this has been its use within the last 5 years?</b></p>	<p>Any evidence of usage history including number of individuals or groups, publicity, calendar of events, bookings schedule etc.</p>	<p>Lotts Meadow is designated as local green space in the Cheltenham Plan that was adopted in July 2020.</p> <p>The nominator describes the site as  <i>“...probably the most significant part of the Leckhampton Fields Local Green Space and includes the central Viewpoints 5 and 6 in Lepus Consulting's 2022 Landscape Character Update with Evaluation of Landscape Value which now forms Annex 2 of the emerging Neighbourhood Plan.”</i></p> <p>In terms of its useage, the nominator sets out the following information:</p> <p><i>“Community Value and Usage - Lotts Meadows serves as a vital community asset that delivers significant public benefit:</i></p> <ul style="list-style-type: none"> <li><i>○ Public Rights of Way: The site contains three established footpaths that form an integral part of the local pedestrian network, connecting residents to Warden Hill, the Park footpaths, and Leckhampton Hill. These routes have been used by the public for many years, potentially establishing prescriptive rights under the Highways Act 1980.</i></li> <li><i>○ Safe School Routes: The meadows provide a safe, traffic-free route for children travelling to local schools, supporting community safety and encouraging active travel in line with government policy objectives.</i></li> <li><i>○ Recreation and Health: The space is used daily by dog walkers, families, and individuals for exercise and recreation, contributing to physical and mental wellbeing as recognised in the Public Health Act 1875 and supporting current NHS prevention strategies.</i></li> <li><i>○ Biodiversity and Environmental Value: As a natural habitat supporting local wildlife, the meadows could contribute to biodiversity net gain requirements and environmental protection objectives under the Environment Act 2021.</i></li> <li><i>○ Historic and Cultural Significance: The continued public use of these traditional pathways preserves the historic landscape character of our area and maintains important community connections to the surrounding countryside.”</i></li> </ul>

		<p>In addition, the nominator has included evidence from Lepus Consulting's 2022 Landscape Character Update with Evaluation of Landscape Value which now forms Annex 2 of the emerging Neighbourhood Plan.</p> <p>They concluded that <i>“the study area is an excellent example of multifunctional green infrastructure providing a range of services and functions for biodiversity, natural water management, carbon storage and recreation; Highly valued for informal recreation, reflected in its designation as a Local Green Space (LGS) and providing opportunities to benefit local residents’ physical health and well-being.”</i></p>
<p><b>F. Does this use further the social wellbeing and social interests of the local community?</b></p> <p>In particular:</p> <ul style="list-style-type: none"> <li>• What is the current level of use of the asset and who uses it?</li> <li>• Is it used by particular communities of interest or need?</li> <li>• What do communities gain from their use of the asset and what would be the impact if it were lost?</li> </ul>	<p>What evidence is there that the asset furthers social interests including (a) cultural interests; (b) recreational interests; (c) sporting interests.</p> <p>What evidence is there that the asset furthers social well-being in terms of promoting social interaction and engagement and generating a sense of involvement with other people and their communities.</p>	<p>To answer the question as to whether Lotts Meadow further the social wellbeing and social interests of the local community, the nominator has supplied evidence from local organisations that have a connection with Lotts Meadow.</p> <p><b>Evidence from High School Leckhampton:</b>  <i>I am writing to express how highly valued Lotts Meadow is by our pupils. The meadow plays an important role in their daily school life and wider wellbeing. Many of our students use Lotts Meadow as a safe and pleasant walking route to and from school each day. It also provides us with a valuable space for physical activity, including cross-country running, which forms part of our wider sports and wellbeing provision.</i></p> <p><b>Evidence from GCC - Principal Transport Planning Officer</b>  <i>This is a vital asset to local people, providing much needed green open space and a direct, traffic free route for people to travel to school.</i></p> <p><b>Evidence from the Parochial Church Council of St Peter’s Church, Leckhampton.</b>  <i>The meadow is also crossed with footpaths, and is popular with walkers, joggers, and dog-walkers, as well as providing a convenient walking route between different parts of Leckhampton.</i></p> <p><b>Evidence from 24th Cheltenham (Leckhampton) Scout Group</b>  <i>For these (our) groups, access to local green spaces provides an important location in which to undertake scouting activities. Lott’s meadow is frequently used for activities such as orienteering and treasure hunts. Access to this green space therefore plays an important part in the success of the Scouts groups and is significant to the wellbeing of the members.</i></p> <p><b>Evidence from Broadlands Preschool,</b></p>

*As a local charity-run preschool, we rely on the natural environment around us to provide a safe, enriching space for the children in our care. Lott's Meadow is not just an open patch of land, it is an essential part of the community. The proximity of Lott's Meadow to Broadlands Preschool is vital for our children and their families. Many of our parents and children use the space as a convenient, safe route between housing estates and Burrows Field, whether they are walking to school, the preschool, or enjoying time outdoors. The preservation of green space is crucial for both educational and recreational purposes. Children benefit from daily experiences in nature, whether it's observing birds, insects, or simply enjoying the fresh air and open space. The value of such spaces cannot be overstated, especially in times where access to nature is increasingly limited.*

**Evidence from Suicide Crisis**

*As well as the beneficial impact on the wellbeing and mental health of the local population, this field (and nearby fields) has been very important to some of the clients in crisis we support within our suicide crisis service. We have walked with clients in crisis in these fields. Although we see most of our clients at our Suicide Crisis Centre or in their own homes, some of our clients in crisis find it easier to talk when they are walking side by side with their crisis worker in a natural environment. Lott Field and the nearby fields have an important place in their recovery journey. We are extremely sad that so much of this beautiful land (which is particularly meaningful and important to us) is at risk of being handed to developers.*

From this evidence, it is therefore reasonable to conclude that the site furthers the recreational interests of the local community including walking and dog walking, physical activity, orienteering, treasure hunts and wildlife spotting.

The nominator has also included a summary of comments made from 383 emails/letter that have been received by the parish council in response to the potential sale of the land.

Comments include reference to how the site furthers the health and wellbeing of local residents, how the site is a place where people meet others and the value that the site has to the local community.

It is therefore also reasonable to conclude that the site furthers the social well-being of the local community in terms of a place where people meet, interact and engage with each other.

<p><b>G. Could the asset realistically continue to be used for this, or another qualifying community purpose (or could this be achieved within the next five years)?</b></p>	<p>Evidence that there has been no significant change to the asset, which might impact on its fitness for purpose for proposed use or any business plans available for the asset.</p> <p>Condition of the asset and likelihood of funds being raised to remedy any defects to ensure it is fit for purpose.</p> <p>Evidence of a suitable organisation in a position to take this on.</p> <p>Market intelligence to support the case for sustainable community use of the asset.</p>	<p>Yes there is reasonable evidence that the site is likely remain as green space for the foreseeable future given that the site is designated as local green space in the Cheltenham Plan that was adopted in July 2020, though this is subject to review as part of the consultation on the Cheltenham, Gloucester and Tewkesbury Strategic and Local Plan</p>
<p><b>H. Is there any evidence that the local community feel strongly that the asset should be retained as a community asset?</b></p>	<p>Any evidence of surveys, petitions, awareness raising, publicity, evidence from parish plans, neighbourhood plan or other local document to support the case.</p>	<p>The nominator has sourced local opinion about the site via social media and has included a summary document of comments made.</p> <p><i>“As of today, the Parish Council has received 383 emails/letter from residents supporting the need for the community to own this land so it is protected forever. There is a concern that if anyone other than the community purchase the land, it will be sat on in the hope that planning law changes in the future and also restrictions may be imposed”</i></p>

**Recommendation**

To be designated an Asset of Community Value (ACV), a building or land must demonstrate that its current or recent primary use furthers the social wellbeing or social interests of the local community, and it is realistic to think this use can continue.

The local authority assesses this by considering the asset's purpose, whether it's currently meeting community needs, and whether it's likely to continue to do so in the future.

Based upon the evidence to date presented in both the nomination form and supporting evidence, I consider that Lotts Meadow has met the definition of an Asset of Community Value and is added to Cheltenham Borough Council's list of Assets of Community Value.

**Made by:**

Tracey Birkinshaw

Director of Community & Economic Development  
Cheltenham Borough Council  
Date 2<sup>nd</sup> October 2025