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Haverhill Town Council,  
Haverhill Arts Centre,  
High Street,  
Haverhill,  
Suffolk,  
CB9 8AR.

06 March 2025

Dear Sir/Madam

**PROPOSAL TO DEREGISTER PART OF VILLAGE GREEN INFORMAL  
CONSULTATION**

**COMMONS ACT 2006 – SECTION 16**

We are applying to the Secretary of State for Environment, Food and Rural Affairs (Defra) under section 16 of the Commons Act 2006 to deregister an area of Woodlands Greens Village Green VG52 and to provide replacement land in exchange for the land to be deregistered. The Planning Inspectorate will decide the application on behalf of the Secretary of State.

We are required to you give notice of our proposals and are sending you a copy of the attached notice in order to comply with that requirement.

Section 16 of the Commons Act 2006 enables the owner of land registered as common land or a town or village green to apply to Defra for the land or part of the land to be released from registration. If the "release land" is more than 200 square metres in area, an application must be made at the same time to register "replacement land" as common land or a green in its place. If the release land is smaller than 200 square metres, a proposal for replacement land may (but need not) be included.

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The decision will be based on the merits of the proposal, and will balance all the interests in the common, taking account of all views expressed. Regard must be given to the criteria set out in section 16 of the Act. These are:

- (a) the interests of persons having rights in relation to, or occupying, the release land (and in particular persons exercising rights of common over it);
- (b) the interests of the neighbourhood;
- (c) the public interest, which includes the public interest in:
  - nature conservation
  - the conservation of the landscape
  - the protection of public rights of access to any area of land, and
  - the protection of archaeological remains and features of historic interest;
- (d) any other matter considered relevant.

These criteria will be viewed in the light of the overriding objective of protecting, maintaining or improving the common, and of ensuring that the overall stock of common land is not diminished. This will enable the diversity, variety, and overall extent, of common land to be safeguarded.

The land that is proposed to be deregistered is shown edged red on the enclosed plan and relates to, primarily, an existing access. It is below 200sqm but it is proposed to replace the area deregistered with replacement land which would then become part of the registered Village Green. The replacement land is shown hatched green on the plan.

Any objections or representations about the proposal should be sent to The Planning Inspectorate by the closing date specified in the notice.

Yours faithfully  
Freeths LLP

## Section 16 of the Commons Act 2006

### Proposed deregistration of village green at:

#### VILLAGE GREEN VG52

Sturmer Parish Council have applied to the Secretary of State for Environment, Food and Rural Affairs under section 16 of the Commons Act 2006 for land forming part of the above-mentioned registered village green (the “release land”) to cease to be so registered. The Planning Inspectorate will decide the application on behalf of the Secretary of State.

The purpose of this application is to enable development pursuant to planning application 23/01994/FUL being a 64 bed care home with access, car parking, landscaping and associated works.

It is proposed that land (the “replacement land”) be registered as village green in place of the release land.

The release land is edged red on the plan in the First Schedule to this notice, and relates, primarily, to an existing access. It is below 200sqm but it is proposed to replace the area deregistered with the replacement land which would then become part of the registered Village Green. The replacement land is edged green on the plan in the First Schedule.

The Village Green is in the ownership of Sturmer Parish Council.

A copy of the application form and accompanying documents can be inspected at **Haverhill Library, Camps Road, Haverhill, CB9 8HB** between the hours of 9am-4pm (except on Mondays when hours will be between 9am-1pm) until 07 April 2025. A copy of the application may be obtained by writing to Lauren Sturgess at [Lauren.Sturgess@freeths.co.uk](mailto:Lauren.Sturgess@freeths.co.uk) Freeths LLP 80 Cumberland Place, Mount Street, Nottingham, NG1 6HH.

Any representations in respect of the proposed deregistration and exchange should be sent in writing ON or BEFORE that date to: Common Land Team, The Planning Inspectorate, 3A Temple Quay House, Temple Quay, Bristol BS1 6PN or [commonlandcasework@planninginspectorate.gov.uk](mailto:commonlandcasework@planninginspectorate.gov.uk).

If you use artificial intelligence (AI) to create or alter any part of documents, information or data submitted with a representation, you should tell The Planning Inspectorate that you have done so when you submit it. See the detailed use of artificial intelligence in casework evidence guidance for further information.

Representations sent to The Planning Inspectorate **cannot be treated as confidential**. They will be copied to the applicant and possible to other interested parties. To find out more about how the Planning Inspectorate uses and manages personal data, please go to the [privacy notice](#).

## FIRST SCHEDULE

### Plan



Sturmer Parish Council

Sturmer Village Hall

5 Rowley Hill

Sturmer

Haverhill

CB9 7XF

[clerk@sturmer-pc.gov.uk](mailto:clerk@sturmer-pc.gov.uk)

06 March 2025



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