



## **APPLICATION TO DEREGISTER, OR TO DEREGISTER AND EXCHANGE, COMMON LAND OR TOWN OR VILLAGE GREENS**

Commons Act 2006: Section 16

Return completed application to:

E-mail: [commonlandcasework@planninginspectorate.gov.uk](mailto:commonlandcasework@planninginspectorate.gov.uk)

Where possible, please send in your application by e-mail. If you are unable to submit your application by email and require a postal address please telephone: 0303 444 5625 or 5177.

Please ensure you refer to the current Notes for making an application when completing this form and advertising your proposals. Failure to do so may delay your application and you may be asked to re-advertise if you do not follow the current guidance in full.

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**PLEASE READ THE FOLLOWING CAREFULLY BEFORE COMPLETING THIS FORM:-**

- Section 16(9) of the Commons Act 2006 requires that an application to deregister and exchange common land or town or village greens may only be made with the consent of any relevant leaseholder of, and the proprietor of any relevant charge over, the release land and any replacement land. When completing this form you will be asked to confirm that such consent has been obtained and that you have consulted any relevant leaseholder of, and the proprietor of any relevant charge over, the release land/any replacement land about the application.
  - Answer all the questions on this form in full and only use a separate sheet where there is insufficient space for your answer.
  - Refer to "*Notes on completing an application to deregister, or to deregister and exchange, common land or town or village greens*" (the "Notes") when completing this form.
  - References throughout this form to 'common land' apply equally to 'town or village green'.
  - A non-refundable fee of £4,900 is payable for all applications under section 16 to deregister/exchange common land and must accompany every application. To pay by BACS the Planning Inspectorate's bank details are available on request.
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**SECTION A – The common land to be deregistered (i.e. the release land)**

**Section A1 – The Common**

- |                                    |   |
|------------------------------------|---|
| 1. Name and full address of common | Stithians Playing Field<br>Church Road<br>Stithians<br>Truro<br>TR3 7DH |
| CL no or VG no                     | VG696   |
| Commons Registration Authority     | Cornwall Council  |

## Section A2 – The owner of the release land

2. Forename Stithians Parish Council
- Surname
- Organisation (if appropriate) Stithians Parish Council
- Title (Mr/Mrs/Miss/Dr)
- Full Postal Address Pentreath  
Carnmenellis  
Redruth
- Postcode TR16 6PJ
- Telephone No/Mobile 0737 5062804
- E-mail address clerk@stithiansparishcouncil.org.uk
3. Do you prefer to be contacted by E-mail ☒
4. Please note that unless you tick the box below we will send all correspondence to the person named above and not to the owner of the replacement land shown in Section B1.

Please send all correspondence to the owner of the replacement land named in section B1

## Section A2a – The agent (where applicable)

- 4a. Forename
- Surname
- Organisation (if appropriate)
- Title (Mr/Mrs/Miss/Dr)
- Full Postal Address
- Postcode
- Telephone No/Mobile

E-mail address

Do you prefer to be contacted by 1. Post 2. E-mail ☒

### Section A3 – Area of common and common rights

5. What is the total area of common land as registered? **1.696ha**

What common rights, if any, are registered? (e.g. number and type) If the land is a town or village green, what kind of recreation is it used for?

The village green is used for Sport and Recreational purposes

6. If there are common rights registered are they exercised? Yes No ☒

If yes, please give details e.g. which commoners are active, which rights are exercised and how often.

If no, what steps have you taken to ensure/ascertain that no rights of common are being exercised over the application land? (see Section I of the Notes for making an application before answering this question).

All checks carried out including: Cornwall Council, MAGIC and Land Registry. Land is owned by Stithians Parish Council.

## Section A4 – Description of the release land

7. Area of release land in m<sup>2</sup>. 614.43m<sup>2</sup>

Description (including location) of the release land

Stithians Playing Field is located on Church Road, Stithians, it is an area of approximately 16960m<sup>2</sup>, it was registered as a Village Green in 2013 by Stithians Parish Council, VG 696. The Parish Council are applying to deregister an area of approximately 614.43m<sup>2</sup>, 3.6% of the total area. The release land consists of an area of field to the northern edge of the field.

## **SECTION B – The land to be given in exchange (i.e. the replacement land)**

8. Are you proposing to provide replacement land in exchange for the release land? You must propose replacement land if the area of the release land is more than 200m<sup>2</sup>. Yes✓ No
- If **Yes**, go to Question 9. If **No**, please explain below why you are not providing replacement land and then go to Question 14.

### **Section B1 – The owner of the replacement land**

9. Forename Stithians Parish Council
- Surname
- Organisation (if appropriate) Stithians Parish Council
- Title (Mr/Mrs/Miss/Dr)
- Full Postal Address Pentreath  
Carnmenellis  
Redruth
- Postcode TR16 6PJ
- Telephone No/Mobile 07375062804
- E-mail address clerk@stithiansparishcouncil.org.uk

**Only complete Question 10 if Question 4 has been ticked.**

10. Do you prefer to be contacted by                      Post                      E-mail✓

**Section B2 – Description of the replacement land**

11. Name of replacement land (if any) Registered as Land lying to North West of Foundry Lane, Stithians, known locally as Crellow Fields Amenity Area.

Area of proposed replacement land (in m<sup>2</sup>)  
4504.6166m<sup>2</sup>

Description (including location) of the replacement land.

The replacement land is located on Crellow Fields, it is an open, green space, bordered to the southern edge by private residences, the northern boundary is bordered by a stream. The area is accessed at 2 points.

12. Please confirm that the proposed replacement land is not already registered as common land or town or village green.

I  
confirm✓

## Section B3 – Rights over the replacement land

13. Give details of any relevant leaseholders, other occupiers, rights of access and easements, those holding any relevant charges over the replacement land, or any other rights or easements. Explain why such rights will not materially interfere with the public's right to use the land (should the application be successful). (**see Note 8**).

The replacement land is held in Freehold by Stithians Parish Council, the land is subject to rights of drainage and in rights in respect of electricity, gas and water supply. If the rights were exercised the public would not be restricted from using the land for recreational purposes.

## SECTION C - Access arrangements and current features of the lands

### Section C1 – Access to the lands:

14. To what extent is there **existing** public access over the land(s) e.g. public rights of access under Section 193 of the Law of Property Act 1925?
- ( ) The release land has no public rights of access.
  - ( ) There is one footpath which will not be affected by the release of the existing land.

(b) The replacement land (including any existing informal public access)  
The replacement land has no public rights of access

15. What are the intended access arrangements for the replacement land?

The current access arrangements will continue as stands

## Section C2 - Current condition of the lands

16. Describe the current condition and use of the lands, including any biodiversity, landscape, archaeological, agricultural and recreational interests:

(a) The release land

The release land consists of one building – the Pavilion, the remainder of the area is laid to grass, a Cornish hedge and trees border the release land, these will remain in place. The release land is not used for a specific purpose but forms part of the village green.

(b) The replacement land

The replacement land is an open area, laid mainly to grass, trees and hedges border 3 sides, a stream runs to the northern boundary, the area is used for recreational purposes.

17. What structures (e.g. buildings, roads, bridleways, footpaths, walls, fences) are currently on the land?

(a) The release land

The release land has one building, known as The Pavilion, the building is no longer fit for purpose and as it does not meet current safety standards is not able to be used

The area for release has a very small length of footpath (not a designated PRow), this will not be impacted by the release of the land and will remain in place..

There is a granite wall & hedge to the North East border, and a chain link fence to the Northern edge, all other borders are open to the field.

There are no designated PRow on the release land.

(b) The replacement land

There are no buildings or structures on the replacement land. The area to the South East is bordered by private residences and gardens, these have wooden fences. A stream runs along the northern edge.



18. What boundary features e.g. fences, hedges, walls (and access points such as stiles and gates) are currently on the perimeter of (or on land immediately adjoining) the land?

- ( ) The release land There are 5 access points to the playing field, the area of land for release has one access point, there are no gates or stiles to this area of the field. The field has 2 gates, there are no stiles.
- ( ) The adjoining field has 1 gate and 1 stile at the South eastern edge.

(b) The replacement land

The replacement land has 2 access points there are no gates or stiles.

19. What, if any, boundary or other features are proposed to be removed from or erected on the replacement land as part of the exchange?

There will be no changes to the replacement land, no boundary will be altered and no other features will be erected.

20. What, if any, works are to be carried out on the replacement land as part of the exchange?

No works are to be carried out.



## SECTION D – Details of the exchange or deregistration

### 21. What are the reasons for the exchange or deregistration?

The deregistration is for a very small part of the village green (3.63%) to facilitate the removal and replacement of the existing pavilion.

The existing Pavilion is no longer fit for purpose and is in a very poor condition. There are a number of structural issues. There is a need for a replacement pavilion to support the many varied recreational & sporting activities which currently take place on the playing fields. Public consultation was completed over a period of 12 months, the replacement pavilion was supported.

As a result of the public consultation, planning application was submitted for the construction of a new pavilion, this was granted in July 2025.

The remainder of the Playing Field will remain registered and protected as a Village Green. The area on which the existing pavilion stands within the deregistration land will return to recreational use to compensate for the new building.

## SECTION E – Designations

### 22 Are any of the lands subject of this application in or near a Site of Special Scientific Interest (SSSI), National Nature Reserve, a Special Area of Conservation (SAC), a Special Protection Area (SPA), or Wetland listed in accordance with the Ramsar Convention?

(a) the release land	Yes	No✓
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If **Yes**, please give details and identify the location on the map

(b) the replacement land	Yes	No✓
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If **Yes**, please give details and identify the location on the map.

23 Do any of the lands contain a Scheduled Ancient Monument?

(a) the release land

Yes

No✓

If **Yes**, give details and identify the location on the map.

(b) the replacement land

Yes

No✓

If **Yes**, give details and identify the location on the map

24 Are any of the lands in a National Park or National Landscape (formerly known as Areas of Outstanding Natural Beauty -AONB).

(a) the release land

Yes

No✓

If **Yes**, please give details.

(b) the replacement land

Yes

No✓

If **Yes**, please give details.

25. Are any of the lands subject of this application covered by any local designations, e.g. local nature reserve, area of special landscape value, heritage coast, conservation area or public open space?

(a) the release land

Yes

No✓

If **Yes**, please give details.

(b) the replacement land

Yes

No✓

If **Yes**, please give details.

## **SECTION F – Adjacent common land**

26. Does any area of common land with a different registration number adjoin the common land subject of this application?

Yes

No✓

If **Yes**, give details and identify them on the map

## **SECTION G – Public access**

27. Do the public have a right of access to the common for air and exercise under section 193 of the Law of Property Act 1925?

Yes

No✓

## **SECTION H – Procedure**

28. Most applications are determined by the written representation procedure. This involves an exchange of written evidence and a site inspection by an Inspector.

Do you wish to be present or be represented at the site inspection?  
If yes, please suggest a suitable meeting point.

Yes

The Stithians Centre, Church Road, Stithians. TR3 7DH

## SECTION I – Advertisement and Consultation

29. **You must advertise your proposal** in one main local newspaper and at the main points of entry to the common (or, if there are none, at a conspicuous place on the boundary of the common). Please advertise your proposal at the same time as you make your application. Use the draft notice at **Annex B** of the **Notes**.

A notice has been prepared following the format at Annex B. ✓

30. You **must** also send a copy of the notice (using the letter at **Annex C** of the **Notes**) to the following:

	the commons council or commoners' association (if there is one)
	all active commoners
	others with a legal interest e.g. tenants, those with easements, or other rights over the land and any other person occupying the land
	those parties informally consulted before the application was submitted
✓	the relevant Commons Registration Authority (usually the county council or unitary authority)
	Parish Council (where known) and the District or Borough Council, where applicable
✓	Natural England (Please send the application form, map and notice to <a href="mailto:commonland@naturalengland.org.uk">commonland@naturalengland.org.uk</a> )
	Historic England
	National Park Authority (if the proposal is in a National Park)
	National Landscape Conservation Board or Joint Advisory Committee (if the proposal is in a National Landscape)
✓	Open Spaces Society (Please send only to <a href="mailto:office2@oss.org.uk">office2@oss.org.uk</a> )
	British Horse Society (only where the common is subject to public rights of access under the Law of Property Act 1925)
	The local authority archaeological service

Even if you have consulted any of these bodies before making this application you still need to send them a copy of the notice.

31. Which newspaper has the advertisement appeared in?  
On what date?

**The West Briton**

**Thursday 29<sup>th</sup> January 2026**

On what date will the representation period end?

**Thursday 26<sup>th</sup> February 2026**

**This date must be at least 28 days from the date the application is advertised. Incorrect notices are a common problem and may result in you having to re-advertise, so please read Section I of the Notes carefully.**

## SECTION J – Maps

32. Please enclose a copy of the map that meets the requirements set out in **Section J**

A copy of the map is enclosed. ✓

## Section K – Checklist (tick to confirm)

33. I have read the **Notes** in full. ✓

34. I have answered all the questions (where appropriate) on this form in full. ✓

I have enclosed a copy of the map that meets the requirements of Section J. ✓

I have enclosed a copy of the commons register or register of town and village greens. This should include details of the land, rights, ownership and the register map. ✓

I have obtained the consent to this application of any relevant leaseholder of, and the proprietor of any relevant charge over, the release land and any replacement land.

I have enclosed a copy of any document mentioned in answering the questions on this form. ✓

I have completed and enclosed a copy of the health and safety questionnaire

I understand that any of the application papers may be copied to interested parties on request and have informed people as necessary. ✓

I have enclosed my application fee of £4,900. **PAID VIA BACS ON 26/01/2026**

35. I have:

advertised the proposal in one main local newspaper ✓

posted a copy of the notice at the main entry points to the lands ✓

sent a copy of the notice to all those listed at Section I ✓

placed a copy of the notice, map and application at the inspection point ✓

enclosed the letter based on the example at Annex D of the Notes confirming that the advertising requirements have been met. ✓



## SECTION L – Declaration

I/We hereby declare that:

All the owner(s) of the land(s) to be deregistered or deregistered and exchanged subject of this application have completed this Section.

No person is a relevant leaseholder, or holds a relevant charge, over any of the land(s) to be deregistered/exchanged.

The contents of this application are true and complete to the best of our knowledge and belief.

### Release Land:

Signature of owner



Proper Officer for Stithians  
Parish Council

Name  
Jane E Richards

Date  
17<sup>th</sup> January 2026

Position and name of  
organisation (where  
appropriate).  
Clerk / Responsible Finance Officer  
Stithians Parish Council

Signature of co-owner  
(where applicable)

Name

Date

Position and name of  
organisation (where  
appropriate).

**Replacement Land:**

Signature of owner



Proper Officer for Stithians Parish Council

Name

Jane E Richards

Date

17<sup>th</sup> January 2026Position and name of  
organisation (where  
appropriate).Clerk / Responsible Finance Officer  
Stithians Parish CouncilSignature of co-owner  
(where applicable)

Name

Date

Position and name of  
organisation (where  
appropriate).**You should keep a copy of the completed form**

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**General Data Protection Regulation**

Your application will be in the public domain. Therefore all documents (both paper and electronic) associated with it may be disclosed during the application process to others, including other Central Government Departments, public bodies, local authorities, other organisations and members of the public.

**How we use your information**

The Planning Inspectorate takes its data protection responsibilities for the information you provide us with very seriously. To find out more about how we use and manage your personal data, please go to our [privacy notice](#).