

## HIGH PEAK BOROUGH COUNCIL

<h3 style="margin: 0;">ASSETS OF COMMUNITY VALUE ASSESSMENT FORM</h3>
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Application reference number	Received date	Has all the relevant detail been provided by the applicant?	Listing recommended?
10	7/12/2017	YES	NO

Details	
<b>Nominating organisation</b>	Serpentine Community Farm CIC
<b>Nominated Land/buildings</b>  Brief description and location of land/buildings nominated	High Peak Borough Council Plant Nursery Serpentine Walks off-Burlington Road Post Code N/A - nearest is SK17 9AR
<b>Is the applicant authorised to act?</b> (Evidence)	<b>YES</b> (The nomination was submitted by the Project Director and minutes provided of a meeting which approved the nomination)


Organisational eligibility assessment	
<p><b>Type of Organisation</b></p> <p>Eligible organisations are:</p> <ul style="list-style-type: none"> <li>• Neighbourhood Forums (section 61F of the Town &amp; Country Planning Act 1990 – added by the Localism Act 2011)</li> <li>• Parish Councils in respect of land in the parish council's area</li> <li>• Unincorporated bodies (that has at least 21 individual members of 21 who are on the local electoral register)</li> <li>• A Charity</li> <li>• Company Limited by Guarantee (where profits are not distributed to members)</li> <li>• Industrial or Provident Society</li> <li>• Community Interest Company</li> </ul>	<p>The organisation is a registered CIC</p> <p style="text-align: right;"><b>Eligible YES</b></p>
<p><b>Local Connection</b></p> <p>The organisation is based in Buxton and has been utilising the land (nominated as an ACV) to achieve its objectives.</p> <p style="text-align: right;"><b>Eligible YES</b></p>	

Is the organisation eligible to nominate?	YES
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Exemption	
Is the land or building exempt from listing?	Exempt NO

Community Value Assessment	
<p><b>Does the current use (or its use in the past 5 years) of the building or land further the social well-being or social interests of the local community?</b></p> <p>The Localism Act 2011 'social interest' includes (in particular) each of the following: cultural interests, recreational interests, sporting interests.</p>	<p>The Serpentine Farm CIC occupies part of the property under temporary licence from the Council. This area is used by volunteers, members of the local community including children, young people and people with learning disabilities to grow vegetables, herbs and fruit with the aim of providing health benefits, skill development and furthering the social wellbeing and interests of the local community.</p> <p>Stone out-buildings and an undercroft which have not been occupied by the Serpentine Farm CIC have been included in the nomination and this portion of the nominated property does not meet the test of furthering social well-being or interests of the local community.</p> <p><b>NO – A portion of the nominated site has been used to further social well-being and the social interests of the local community. However a significant portion of the site (a set of buildings) has been included in the nomination which has not been used to further the social well-being or interests of the local community.</b></p>
<p><b>The use above is the main one and not ancillary?</b></p>	<p>The area occupied by the Serpentine Farm CIC is a nursery and therefore is not ancillary use.</p>
<p><b>Is it realistic to think that the building or land will continue to be used in a way which will further the social well-being and social interests of the community within the next 5 years?</b></p>	<p><b>NO</b></p> <p>The part used under a temporary licence by the Serpentine Farm CIC is a portion of a larger site. The owner is considering disposal of the whole site and in the context of the whole site disposal the current division of the site appears arbitrary. It is considered not realistic to think that the owner will</p>

	<b>dispose of the site in lots based on the current internal site boundary lines and so not realistic to think that the land will continue to be used in a way which furthers the social interests or social well-being of the community.</b>
<b>Are the Criteria met?</b>  (Summary)	<b>NO</b> A significant part of the nominated property has not been used to further the social interests or well being of the local community. It is unrealistic to think that the owner will allow disposal of the property on the basis of the site division proposed by the Serpentine Community Farm.

<b>Assessment undertaken by:</b>	<b>Signed</b>	<b>Date</b>
<b>Mark Forrester</b>		<b>23<sup>rd</sup> January 2018</b>