Our Ref: ACV/2023/00014
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Decision not to list Corsham Family Health Centre, Beechfield Road, Corsham, SN13 9DN as an Asset of Community Value

Having considered all the information and submissions provided, following the nomination of the above asset to be listed as an Asset of Community Value, Wiltshire Council has decided not to enter the property onto the list of Assets of Community Value.

The asset has been entered into a list of unsuccessful nominations, maintained online at http://www.wiltshire.gov.uk/planninganddevelopment/planningcommunityrighttobid.htm#relateddocuments. Documents in relation to this nomination can be viewed at https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z00001BJB6p.

This decision has been taken for the following reasons:-

Under the terms of the Localism Act 2011, if a local authority receives a valid nomination, it must determine whether the land or building nominated meets the definition of an asset of community value as set out in section 88(1) of the Act. A building or other land in a local authority's area is land of community value if in the opinion of the authority —

(a) an actual current use of the building or other land that is not an ancillary use furthers the social wellbeing or social interests of the local community, **and**;

(b) 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.

Section 88(2) of the Act extends this definition to land which has furthered the social wellbeing or social interests of the local community in the recent past, and the time which it is realistic to consider it might do so again to within the next five years.

Whilst there is no statutory definition of the term "recent past" I would generally consider recent past to be within a term of five years. This site has not been in use since 2016.

Further, the ACV Legislation was intended to capture facilities that genuinely contribute to the cultural, recreational or sporting interests of the community (e.g. facilities such as village halls, local shops and post offices, public houses, sports grounds, local parks and libraries). I would consider classification of a healthcare facility as an Asset of Community Value to be out of keeping with the inherently social characteristics of other types of ACV.

Social interests and social wellbeing are limited to the interaction of people and relationships with each other within a community. The Site's primary purpose was to provide healthcare functions, and accordingly limited social interaction takes place. To the extent that any social interaction can be evidenced, this is ancillary to the primary healthcare use of the Site.

It is therefore considered that the current use of the building or other land (or use of the building or other land in the recent past), that is not an ancillary use, does not further the social wellbeing or social interests of the local community and it is not realistic to think that now or in the next 5 years there could be non-ancillary use of the building or other land which will further the social wellbeing or social interests of the local community.

Signed
Simon Day
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