

Our Ref: ACV/2025/00017
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Decision not to list Postern Campsite, Marlborough, SN8 4ND 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 [Right to bid for assets of community value - Wiltshire Council](#). Documents in relation to this nomination can be viewed at <https://development.wiltshire.gov.uk/pr/s/planning-application/a0iQ300000IP9NV>.

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.

The campsite (which is currently vacant) has been used in the recent past but the use was as a commercial campsite by paying parties and not the public at large. No evidence has been provided to demonstrate that a significant proportion of the customers of the campsite were members of the local community (either as individuals or groups) rather than visitors from further away. The campsite therefore appears to have catered primarily for tourists rather than the local community. This use does not therefore demonstrate a principal, non-ancillary community function that furthers the broader social wellbeing or interests of the local community, as required under Section 88 of the Localism Act 2011.

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

Jenny Rowe

Community Asset Officer