

## Appendix 1 – Community Right to Bid Assessment – Combe Wood Recreational Field

<b>Name of Property/Land</b>	Combe Wood Recreational Field, Combe Wood Lane, Combe St Nicholas,TA20 3NH		<b>Date of decision</b>	5 <sup>th</sup> April 2014
			<b>Area Development Manager</b>	Andrew Gillespie
	<b>Detail</b>	<b>Community Right to Bid Criteria</b>	<b>Fits Criteria Y/N</b>	
<b>Nominating Body</b>	Combe St Nicholas Parish Council	Does the nominating body fit the definition of a 'Community Interest Group?'	Yes. A parish council is an expressly named eligible group.	
<b>Area of interest</b>	Combe St Nicholas and surrounding area	Does the nominating body have a 'local connection'? IE: Are its activities wholly or partly concerned with the South Somerset area or with a neighbouring authority (which shares a boundary) and Is any surplus it makes wholly or partly applied for the benefit of the South Somerset area or a neighbouring authority's area?	Yes. Combe St Nicholas parish is within South Somerset.	
<b>Use in recent past</b>	Combe Wood Recreational Field	Does the current use of the property or its use in the 'recent past' (i.e. the past 5 years) further the social wellbeing and interests of the local community?	Yes. Its use in the recent past as a recreational field fulfils the criteria of social value. The field is used for an open play area for the community; i.e. football, etc. The Village School use it for matches in conjunction with the adjacent school playing field. Village Fairs are also held there.	
<b>Proposed Future Use</b>	To continue as a recreational area for community use.	Does the proposed continued use (or in the next 5 years) further the social wellbeing and interests of the local community?	Yes. Recreational Fields are established for the express purpose of supporting local social and educational well-being.	
<b>Conclusion</b>	Combe St Nicholas Parish Council is an eligible body to make this nomination, and the property history and proposed future use appear to fit the criteria established by the Localism Act and its associated guidance. Further advice was sought from Locality (the Government's appointed advisory body) which confirmed this assessment. The ward member and Area Chairman have been consulted and support this assessment.			
<b>Decision</b>	Combe Wood Recreational Field is to be added to the SSDC Register of Assets of Community Value.			