

(Description/evidence)	Exempt NO
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Community Value Assessment	
Is there an actual current use of the building or land?	YES
<p>Does the current use of the building or land, or its use in the recent past, further the social well-being or social interests of the local community?</p> <p>The Localism Act 2011 'social interest' includes (in particular) each of the following: cultural interests, recreational interests, sporting interests.</p>	<p>This is a 4.7 ha greenfield site that adjoins existing housing development at Hadfield.</p> <p>Part of the site is currently used as a playing field and play area.</p> <p>The application indicates that the land is currently used by walkers, runners footballers, and families.</p> <p>The local community has also recently purchased three picnic benches for the site.</p> <p>The application highlight that the full-size football pitch on the site was used regularly in the past with a league of local Sunday clubs, but this usage is no longer supported because of the lack of changing rooms and other facilities at the site.</p> <p>The application refers to school sports days being held on the fields but the evidence supplied dates back to 1985.</p>
The use above is the main one and not ancillary?	The above uses represent ancillary usage of an open greenfield site.
Is it realistic to think that the building or land will continue to be used, or could be used, in a way which will further the social well-being and social interests of the community within the next 5 years?	<p>The site is:</p> <ul style="list-style-type: none"> • allocated in the High Peak Local Plan: Policy DS 6 Roughfields Glossop (Land amounting to 4.7 hectares is allocated for residential development of approximately 102 dwellings). • included in the Council's published five year land supply statement which states that housing is anticipated to be delivered on the site from 2026 onwards. • part of the Accelerated Housing Delivery Programme which was originally approved back in 2016. CBRE have been commissioned to market the site for disposal for residential development. • included in the Medium Term Financial Plan for disposal in 24/25 or 25/26. <p>However, development of the site has not commenced and under the proposals the current use could continue until circa 2026 or beyond.</p>
Should the land/buildings be listed?	

(Summary)	<p>The application meets the criteria. Although it has been allocated for alternative use since 2016, it is a realistic possibility that the land will continue to be used as currently.</p> <p style="text-align: center;">Yes</p>
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Assessment undertaken by:	Signed	Date
Dave Longbone		18.01.23
David Smith		15.03.2023

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