

Mrs Samantha Paulley
Clerk
Piddle Valley Parish Council
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DT2 9RS

Date: 18 June 2021
Ref: DC/CR2B/03/2021
Officer: Anne Goldsmith
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Dear Mrs Paulley

Community Right to Bid – The Piddle Inn, Piddletrenthide, DT2 7QF

I write to notify Piddle Valley Parish Council, as the nominating body, that Dorset Council has considered the nomination of the above property as an asset of community value under Part 5, Chapter 3 of the Localism Act 2011 and the Assets of Community Value (England) Regulations 2012.

The council has decided to list The Piddle Inn as an asset of community value having considered the various tests required under the relevant legislation. Comments submitted by the owner in response to the nomination were considered in making the decision.

Our decision is as follows:

- i. The asset is within the council's administrative area. This satisfies the legal requirement under section 88 of the Localism Act 2011 (the Act).
- ii. The Piddle Inn is not an asset that is exempt from listing as an asset of community value as set out in The Assets of Community Value (England) Regulations 2012 (the Regulations), Schedule 1.
- iii. The nomination is validly made by Piddle Valley Parish Council under section 89 of the Act and regulation 4 of the Regulations.
- iv. The council considers that The Piddle Inn satisfies the requirements of section 88(2)(a) of the Act because there is a time in the recent past when the non-ancillary use furthered the social wellbeing or social interests of the local community.

Evidence provided in the nomination:

- Many local residents who live alone would go to the 'Piddle' because of its welcoming atmosphere and company, preventing isolation and loneliness. When the village was snowed in the pub provided meals to the local elderly residents.
- The Piddle Inn, prior to the COVID 19 pandemic, was regularly used for live music, live sports events being shown, quizzes, wedding receptions, christenings, funeral wakes and birthday parties as recently as the 29th of February 2020.

- Local community groups and charities, such as the local cricket club, the tennis club, and the school PTA, would hold committee meetings at the Piddle Inn. The Piddle Valley Players would use the pub for a drink after rehearsals. The darts, crib, pool and the bridge club teams regularly held competitions in the Piddle Inn.
 - The Piddle Inn was involved in events such as the local football club's Easter duck race which started at the pub. The pub sold 'ducks' prior to the race and put on live music for the remainder of the afternoon. The Piddle Inn also opened to provide refreshments for spectators of the Ironman competition's cycle race when it passed through the village and put on live music afterwards.
 - Policy 4 of the Piddle Valley Neighbourhood Plan 2018 – 2033, prepared and approved by the local community and forming part of the adopted development plan for Dorset, identifies the Piddle Inn as an important community facility that the parish council would be minded to nominate under the Community Right to Bid, if it is likely to come under threat of closure.
- v. The council also considers that section 88(2)(b) of the Act has been satisfied as it is realistic to think that there is a time in the next five years when there could be non-ancillary use of the building or other land that would further (whether or not in the same way as before) the social wellbeing or social interests of the local community. This is because the authorised planning use of the Piddle Inn is that of a public house. At the same time the nominating body suggests that the community use of a re-opened Piddle Inn could be maintained and developed further by, for example, being a venue for a book exchange/club, University of the Third Age, etc.

Please be aware that under section 92 of the Localism Act the owner has a right to request Dorset Council review its decision within eight weeks of being notified of the decision.

Should you have any queries please contact Anne Goldsmith.

Yours sincerely



Hilary Jordan
Service Manager for Spatial Planning