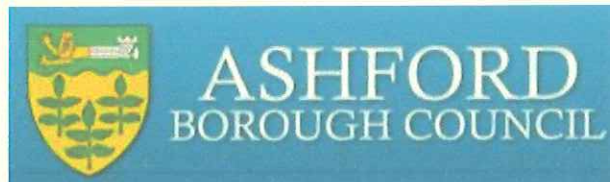


Community Nomination Form

FOR OFFICE USE ONLY

Reference Number	
Date of Validation	



ASSETS OF COMMUNITY VALUE COMMUNITY NOMINATION FORM

Section A: About your organisation

A1 Organisation's name and address

Name of organisation	Wye with Hinxhill Parish Council
Registered, main or head office address including postcode	2B Briar Close Bramble Lane Wye Ashford TN25 5HB

A2 Contact details

Name	Mrs V A McLean
Position in organisation	Clerk to the Parish Council
Address including postcode	As above
Daytime telephone no.	01233 812459
Email address	clerk@wyeparish.info www.wyeparish.info

A3 Type of organisation

Description (pursuant to Regulation 5)	Put a tick against that which applies	Registration number (if applicable)
(a) Designated Neighbourhood Forum pursuant to s.61F of the Town and Country Planning Act 1990		
(b) Parish Council	✓	
(c) Unincorporated body with at least 21 members which does not distribute any surplus it makes to its members		
(d) Charity		
(e) Company limited by guarantee which does not distribute any surplus it makes to its members		
(f) Industrial and Provident Society which does not distribute any surplus it makes to its members		
(g) Community Interest Company		

A4 Local Connection (pursuant of Regulation 4)

Unless you are a Parish Council (see below), your organisation must have a local connection, which means that its activities re wholly or partly concerned with the administrative are of Ashford Borough Council or a neighbouring local authority (Reg 4(1)(a)). Please explain what your association's local connection is.

Please note the following in relation to Community Nominations from Parish Councils (Reg 5(b)) –

A Parish Council making a Community Nomination in respect of land in its parish does not need to show a local connection (s.89(2)(b)(i)).

A Parish Council making a Community Nomination in relation to land in another parish has a local connection if the two parishes share a common boundary at any point. (Reg 4(2)(a)).

A Parish Council making a Community Nomination in relation to land which is not within a parish has a local connection if the parish is in the borough of Ashford or (if the parish council is outside the borough, it shares a common boundary with the borough of Ashford) (Reg 4(2)(b)).

(If you ticked (c) at Q.A3 please fill out the next question)

A5 Membership of Unincorporated Bodies (Reg 5 (c) (pursuant to Regulation 4(1)(c) and Reg 4(3))

In the case of an unincorporated body at least 21 of its members must be registered to vote in local government elections in the borough of Ashford or in a neighbouring authority's area. Please include a list of the current members of the body and their addresses. If they are registered to vote in the area of a neighbouring local authority, rather than in Ashford, please confirm which area this is.

n/a

(if you ticked (c), (e) or (f) in Q.A3 please answer the question below)

A6 Distribution of surplus funds (Unincorporated Bodies (Reg 5(1)(c)), companies limited by guarantee (Reg 5(1)(e)) and Industrial and Provident Societies (IReg 5(1)(f) (pursuant to Reg 4(b))

If your organisation is an Unincorporated Body, a Company Limited by Guarantee, or an Industrial and Provident Society then any surplus that it makes must be wholly or partly applied for the benefit of the administrative area of Ashford or a neighbouring local authority. Please confirm this and provide evidence by referring to the relevant part of the document provided pursuant to part A7.

n/a

A7 Required Documentation for your organisation (not required if a Parish Council)

Please provide us with an up-to-date copy of the following as relevant to your organisation	Please put a tick against the document provided
Memorandum and Articles of Association	n/a
Trust Deed	n/a
Constitution	n/a
Interest Statement if a Community Interest Company	n/a
Companies House Return	n/a
List of Members	n/a
Minute / authority authorising your organisation to make this Community Nomination	n/a

Part B: Information concerning the land / building(s) which is subject to the Community Nomination

B1 Description and address

Name of land / building(s)

Wolfson Lecture Theatre (also known as the *Wolfson Lecture Room and Wolfson Lecture Hall*) and the adjacent **Car Park** to the south and west.

Address including postcode

High Street, Wye, Ashford, Kent TN25 5AL

NB. The **Wolfson Lecture Theatre (and its adjacent Car Park)** are in postcode polygon TN25 5AL. However, the building is not registered as a postal address as it was part of the former Wye College campus. Where 'Car Park' is capitalised it refers to the nomination site.

B2 Detailed plan

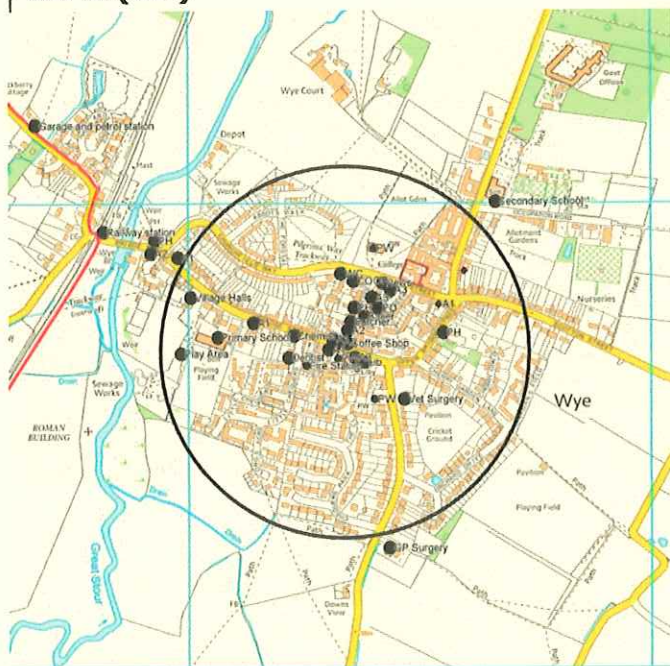
Plan 1.

Ordnance Survey map 1/1250 at A3. The 'red line' site boundary shows the Wolfson Lecture Theatre and adjacent Car Park site as one entity for this ACV nomination. **(Attached)***

Plan 2.

Ordnance Survey map 1/500 at A3. For context the blue lines define the boundaries of two listed ACVs PR86-019 (Latin School) and PR86-020 (The Green). This shows the close spatial relationship between these registered ACVs and the Wolfson Lecture Theatre. Being only some 50m apart their close proximity enables these ACVs to function together. Prior to closure in August 2016 the Car Park also supported community activities and social engagement and wellbeing on all three sites. **(Attached)***

Plan 3. (left)



For context, the site within the village of Wye, with its destinations (community facilities, shops and public services) all shown as black dots. The black circle shows [Objective 1](#) Wye Neighbourhood Plan, 400m radius walkable village.

Plan 4

Context: background notes and images

See attached maps*

Please note that by submitting the plan, you authorise us to copy and publish as may be necessary

B3 Owners and others with an interest in the land / building(s) (Reg 8)
 Please provide the following information to the best that you are able. If any information is not known to you, please say so.

	Name(s)	Address(es)
Names of all current occupants of the land / building(s) (if there are different occupiers for different parts please provide details)	Tele-Property Investments Ltd	Head Office 140 London Wall London EC2Y 5DN
Names and current or last known addresses of all those owning a freehold interest in the land / buildings (s)	Tele-Property Investments Ltd	Head Office 140 London Wall London EC2Y 5DN
Names and current or last known addresses of all those owning a leasehold interest in the land / building(s)	n/a	

Please answer either B4 or B5 below -

B4 For Land / building(s) currently in use for community benefit – why you think the land / building(s) is of community value

<p>1. What is the current main use of the land / building(s)</p> <p>n/a</p> <p>Please see B5. for the case for the nomination of the Wolfson Lecture Theatre and adjacent Car Park as an ACV, (and Plan 4 attached for background information and images).</p> <p>2. How does that current main use of the land / building(s) further the social wellbeing or social interests of the local community (defined in s.88(6) of the Act)</p> <p>n/a</p> <p>3. Why do you consider that this, or some other main use to which the land / building(s) will be put which will further the social wellbeing or social interests of the local community, will continue and over what period (defined in s.88(6) of the Act)</p> <p>n/a</p>
--

B5 For Land / building(s) not currently in use for community benefit (s.88 (2) of the act)

Please answer the questions below

1. If the land / building(s) main use in the recent past furthered the social wellbeing or social interests of the local community please confirm that use and explain how it did that (including dates for when this was) (defined in s.88(6) of the Act)

1989 - June 2009

The educational use of the Wolfson Lecture Theatre (WLT) and associated Car Park (CP) ended in June 2009, with the graduation of the final cohort of students and the [formal closure](#) of Imperial College at Wye (Wye College) as an higher educational campus in October 2009.

Prior to its closure the WLT and the CP had also been used by Wye with Hinxhill Parish Council and a wide range of local charities, youth and community groups. Community use took place at weekends in term time, and long student vacations, and during term time when Imperial College did not need the facilities. As a matter of record, WLT provided a good facility for community use for some 20 years prior to 2009, and exclusively for a further six years until October 2016.

In summary, the WLT provides: a very effective independent heating system; electrically controlled full blackout curtains; good sound and heat insulation; double glazing; ceiling mounted air conditioning, a ceiling projector mount; electric screen; moveable furniture; a lectern, and a tiled floor that is easy to clean.

The main entrance lobby off the High Street, though small, provides some circulation and storage space, and wall space for notice boards.

WLT's good size, good acoustic, central location and the self-contained nature of the building, with its own level lobby access, WCs and adjacent Car Park, made the WLT a very practical and flexible building. WLT proved to be an attractive and adaptable venue, suitable for many community uses.

The WLT was built to a high specification for a Fire Regulations capacity of 90 people. This space is a very practical size for community events in Wye.

Furthermore, although it was built in 1989, WLT's main entrance ramp and double width doorway meet present Equalities Act 2010 requirements for wheelchair access.

The fire escape door has level access to the adjacent Car Park. This door is also convenient for the movement of bulky items eg book fair exhibitors and caterers. This rear access also improves highway safety, as vans parked at the front on double yellow lines for loading and unloading would block sightlines and create an avoidable highway safety hazard.

All these features ensured that WLT was a popular venue, and also a very comfortable, airy building that community groups liked to use all year round, whenever it was not in use by Wye College students.

July 2009 - October 2015

When Imperial College closed the Wye College campus in 2009 it meant the end of any competing educational use on the site. Community use filled the vacuum with regard to WLT and the Car Park. Community social activities became de facto, the sole use of the WLT building, and these increased in range and frequency. Therefore from July 2009 onwards, the WLT functioned as a generic 'village hall' and community use also ceased to be ancillary. This is significant in terms of question 3 below.

The Wye Campus Manager acted as site caretaker (for the previous owner Imperial College) and permitted community groups to use the WLT and the adjacent Car Park. In this sense WLT was functionally unlike a generic village hall in that Imperial College only allowed the Wye community to use it post 2009. The Parish Council and a range of community groups (see below) continued to use the WLT until its sale in October 2015 to Telereal Trillium (Tele-Property Investments Ltd).

Without doubt, allowing the Parish Council and wide a range of local community groups to use the WLT and Car Park, established a point of contact and frequent opportunities for dialogue on other community matters and areas of mutual interest. This helped to repair the deeply fractured relationship and rebuild some trust between Imperial College London and the Wye community. The context for this breakdown is important. (The Wye Park Vision, in 2006, the letting of the College Farm in 2007, and the final winding down and closure of Wye College resulted in about 300 hundred redundancies. Particularly distressing were the redundant farm staff members who also lost their tied housing. Some of whom had lived and worked in Wye for decades and were very much part of the community).

Recent community activities and social uses in WLT include:

Statutory Annual Parish Meetings (the most recent being held 1st June 2015); ordinary and extraordinary Parish Council meetings; statutory Annual Parish Council Meetings; AGMs; 'Our Place Wye meetings'; Wye Book Fairs; workshops; exhibitions; Zumba dance classes; martial arts classes; Weightwatchers; Pilates exercise classes; youth club film shows; and similar community group meetings and fundraising activities. As an example:

Wye Heritage 21 October 2014 <https://www.facebook.com/WyeHeritage>

WYE HERITAGE CENTRE AGM - THURSDAY

We look forward to welcoming you to the AGM on Thursday 23rd October in the Woolfson [sic] Lecture Room - Wye College. Join us for a glass of wine at 7.30. The AGM will be followed by an illustrated talk by Ian Coulson on 'Wye in the Great War'

This particular event illustrates three significant points:

1. Although Wye Heritage had use of the Latin School, (Listed ACV PR86-019), it needed to hold the AGM in the WLT some 50m away as the Latin School was too small and impractical a venue for this event.
2. The reference above to 'a glass of wine' indicates the important community development role of food and drink in community gatherings of all types. Typically there are opportunities for informal socialising before and after the formal part of the meetings. However, the Wye Methodist Hall rules forbid the consumption of alcohol under any circumstances, so this venue is not an option for the organisers who want to offer more than tea and biscuits at the many social events held in Wye. Again, the absence of any constraint on alcohol in WLT is significant regarding question 3 below.
3. The Latin School has no dedicated car park and much of the High Street has double yellow lines on both sides. Habitually, some residents attending the AGM, who lived beyond walking distance to the WLT would have used the adjacent Car Park. Similarly, as the twice-monthly Wye Farmers' Market relies on a Traffic Order to close The Green to all traffic and parked cars, in order for it to function as a market place, the WLT Car Park played a key role in supporting these events from 1999, until the owner closed the Car Park in August in 2016.

Whereas the WLT and Car Park provided a venue that furthered social wellbeing or social interests directly, it also supported community events which enabled these interests to continue in the future. For example:

The Wye Neighbourhood Plan Working Group held a series of workshops followed by two-day community public engagement exhibitions in the WLT, between 2012 and 2015. In contrast, these were very much open to residents, and the Parish Council provided sandwiches, soft drinks and biscuits. Simon Cole (Ashford Borough Council) attended one of the early Neighbourhood Plan exhibitions in WLT to monitor the effectiveness of the community consultation process.

In parallel, there were also briefings and social meetings in the WLT for the team of some 54 volunteer Patchworkers and their spouses, and 'thank you' parties with wine and finger buffets to mark project milestones, and at the end of the five year project. Please see attached Plan 4 Background.

To encourage attendance, the Parish Council always timed the series of Wye Neighbourhood Plan exhibitions to coincide with Wye Farmers' Market days on The Green. Other events in the WLT eg [Wye Book Fairs](#) also booked their dates to take advantage of market days. For related details of community and social wellbeing please see The Green, a registered Asset of Community Value [PR86-020](#).

There is always a strong social element to community-led planning events. Where hundreds of neighbours meet informally in the course of workshops, two-day exhibitions and drop-ins, inevitably these occasions are also opportunities for social conversations and catching-up.

Community workshops are not just for work, in the same way that the Wye Farmers' Market is not just about shopping: they are also social occasions.

A second example is Our Place Wye (OPW). This is a Parish Council initiated community health, wellbeing and quality of life project. Its first aim is to promote individual wellbeing and raise the quality of life for older residents of Wye and to organise social events to reinforce community cohesion and encourage wellbeing.

The main beneficiaries of OPW are those of working age with disabilities, their carers and families, the socially isolated, and single elderly residents, all these groups tend to lack social networks, and not to take part in community life. Two of the direct outcomes of the OPW project is a [weekly community lunch](#) which started in June 2016, and a Community Connector. This event brings isolated people together every Wednesday in the Village Hall, and from January 2018 the Community Connector has increased the number of roast meals provided from 20 to 25.

Our Place Wye originated from the Wye Neighbourhood Plan process, and its initial public consultations and workshops. In short, the analysis of some 10,400 pages of responses to the 2012 household survey showed overwhelmingly that Wye functioned well as a tight-knit community of place, which provided many social activities. However, the comments also showed that a significant minority of mainly elderly Wye residents were isolated and not participating in village social life.

Our Place Wye makes the connection between its role of enabling more residents to participate in social activities and contribute to social wellbeing, and the positive impact that participation will have on their individual health and personal wellbeing and quality of life. Our Place Wye exists to further social wellbeing.

*"The healthiest people, physically and mentally, are those who manage their own activity levels, eating and drinking and **social activities** most fully." (emphasis added)*

[A route map to an Enabling State](#), (2014) Sir John Elvidge, Carnegie Trust

"Our Place Wye aims to implement a range of preventative measures that will benefit individuals' health and wellbeing. These will enable people to live independently and remain active for longer, maintain their social networks and enjoy a better quality of life for as long as possible." [Our Place Wye: preventative approach](#)

"Older people are particularly vulnerable to social isolation and loneliness owing to loss of friends and family, mobility or income."

"As the UK's population rapidly ages, the issue of acute loneliness and social isolation is one of the biggest challenges facing our society." Source: Social Care Institute for Excellence, Briefing 60, 2012

Our Place Wye used the WLT as one of the venues for a series of lunchtime meetings for groups of around 30 active residents during 2013 - 2015.

"The broad vision of the Our Place Wye programme is to develop a complementary, asset-based approach that promotes community health and wellbeing.

"More specifically, to integrate local projects that enhance healthy, active lifestyles, support independent living, increase personal and community resilience, and provide a good quality of life for residents of all ages. [Our Place Wye: the broad vision](#)

"For example, isolated and lonely people have an increased risk of suffering from depression, and hardening of the arteries, leading to higher blood pressure and risk of stroke and heart attack. They also suffer from higher all-cause mortality, and have higher rates of cancer and heart disease."

Access to the WLT enabled Wye community members and health care professionals to meet and learn from each other over buffet lunches. This community-led project would have been difficult to start without the WLT as a central venue, as the village halls were usually fully booked on weekdays by regular users. (Please see [NALC Devo+ Case Study 2](#), p. 15).

1989 - June 2009

The variety of social and community use of WLT and its Car Park reflects a continuity of community use of these related facilities that long predates the closure of Wye College in 2009. For example:

Wye Historical Society was established in 1948. The records show that this membership society held its series of six monthly [winter meetings](#) in the WLT every year for about 20 years, but moved to Wye Primary School after Wye College closed in 2009. As the school caretaker has to be present this venue is prohibitively expensive for most groups. Wye Book Fair also expanded and moved the Large Village Hall, as this is twice the size of WLT.

Wye Parish Council initiated a series of British Sign Language (BSL) courses in WLT. This was in response to a consultation and a specific request from young people in 2001. At the time there was a family of profoundly deaf children in the village who used BSL to communicate with each other. The courses in WLT enabled other children to learn the basics and interact with the deaf children. They also enabled adults to learn with the children and this helped to break down inter-generational barriers. The good acoustic in WLT meant that it was a particularly good venue for small group learning.

October 2015 to date

Until 2015 the WLT complemented the Wye Village Halls as a community venue. WLT offered the unique flexibility to enable functions that required block bookings over a period of days, or even weeks and one-off and short notice events that the Village Halls could not accommodate because of regular bookings. However, all community use of the WLT ceased abruptly when the present owner Telereal Trillium (TT) acquired the whole of the former Wye College campus in mid-October 2015.

Ashford Borough Council was affected by one of the first impacts of this closure when it tried to organise the Public Examination of the Wye Neighbourhood Plan in the village. The Independent Examiner scheduled the examination for 8th December 2015 but there was no venue available in Wye. On ABC's behalf the Parish Council approached TT with a simple request to use WLT for this important event. However, the email reply dated 11th November 2015 from TT's Agent was revealing:

"Re venue, I have checked with clients, Wolfson is not possible as mothballed, power off etc, may be possible to use another room in main building, but will be rather a 'camping out' set up, is it possible to use the village hall instead?"

In the absence of a heated room in the College, or any other available venue in Wye, Ashford Borough Council had no option but to hold the public examination in the Julie Rose Stadium, some 3 miles away from the village. This is not considered good practice as it creates an obstacle to public attendance and transparency. Despite the inconvenience of this remote venue some 70 members of the public attended, and the Examiner even remarked on the high level of community interest in the Wye Neighbourhood Plan.

Whereas Imperial College allowed extensive community use of the WLT and Car Park during its ownership 2000-2015, TT have refused all similar requests from the outset and decommissioned the heating systems throughout Wye College. However, residents continued to use the Car Park for off-road parking with the new landowner's tacit permission until 15th August 2016, when Telereal Trillium wrote to neighbours as follows on 29th July 2016, and then fenced off most of the Car Park.

"Dear Neighbour,

Wolfson Lecture Theatre Car Park

As you know, we are currently preparing proposals to redevelop the former Wolfson Lecture Theatre site, in line with the draft Neighbourhood Plan. As part of this, we need to undertake ground and archaeological investigations across the site and in the Theatre's car park area. We will therefore be closing the area to all access from Monday 15th August. We anticipate this work will take several months, following which, if we have planning permission, the area will need to remain closed for construction.

We are aware that some properties that neighbour the site use it and would request that if you do, you make alternative arrangements...."

However, access on foot across the WLT Car Park site continues to date, and the fenced off part of the Car Park is still in use as an informal play space eg the tarmac provides a safe off-road area eg for BMX bikes and young children playing and learning to ride.

3. How do you anticipate that the land / building(s) will be returned to that use or put to some other main use which will further the social wellbeing or social interests of the local community and when do you consider this will happen

Evidence and policy

The Parish Council produced the 'Wye Village Public Accommodation and Leisure Facilities Audit'. In summary, this working draft (June 2017) shows a current 'deficit' of community facilities (partly as the result of TT's closure of WLT), and identifies the need for a third hall. This nomination is a response to the audit. Please see Paper 5 attached Executive Summary.

Prior to 2015 the WLT provided a venue on occasions for Parish Council liaison meetings with Imperial College staff and its agents. The WYE3 Steering Group met regularly during the first WYE3 masterplan process 2012-2014. Although these were not public meetings, the Parish Council represented residents on matters of public interest, including the provision of community facilities.

These meetings established the case for additional community facilities, which informed the Community and Wellbeing chapter in the Wye Neighbourhood Plan and specifically [Policy WNP7 - Community Support](#)

Policy WNP7 - Community Support

Where new housing development takes place developer contributions through CIL, and where appropriate, Section 106, will be directed towards;

*improvements to the village hall complex,
the provision of a day care facility for elderly residents in Wye.*

Policy WNP7 responds to the fact that Wye has a "growing ageing population" but "there is no day care facility for elderly residents" and that Wye also has a "recent influx of families". Clearly both groups have different needs for social activities, and both groups need facilities.

[Source of summary: Ashford Borough Council website](#)

Social wellbeing or social interests of the local community:

The two elements to this ACV nomination for the Wolfson Lecture Theatre and the adjacent Car Park form a single physical asset within one land boundary.

For clarity, the elements are considered separately below, in regard to their potential to 'further the social wellbeing or social interests of the local community,' and their relationships with other registered ACVs:

a) Car park

The potential use of both the Wolfson Lecture Theatre and the adjacent Car Park relate closely to the cases already accepted for the registration of the Latin School (PR86-019) and The Green (PR86-020) as [Assets of Community Value](#) both of which ACVs are in current use.

Consequently, this nomination describes the Car Park as a complementary asset, which in its own right will further the social wellbeing or social interests of the Wye community in support of WLT, and will also enhance the functionality and social interest of the two registered ACVs named above.

First, regarding the current need for parking spaces, these two listed ACVs already attract hundreds of residents, as do non-religious events in Wye Church, eg concerts and films.

As WLT and the three other community facilities above are in the Conservation Area and the mediaeval core of Wye, there is little parking space nearby to support these established centres of community activity. Although many people do and will continue to walk to events, for some, particularly the elderly and less mobile, walking is not an option.

It is significant that a third of Wye's population of 2,380 is aged over 60, and 130 residents aged over 85. [Facts and Figures about Wye](#).

To reiterate, some of the social wellbeing points made in 2017 for the Latin School ACV nominations (PR86-019), and The Green (PR86-020) have a direct functional relationship with the WLT Car Park, as access to parking is essential to enable participation, and support the social activities based at these ACVs. The following quotes are relevant to this nomination:

The Latin School (PR86-019)

"Wye Heritage opens the Latin School to the public, and at other times it provides a quiet space for small group lectures, historical research, exhibitions, secure storage of valuable archives and the display of books and artefacts, on behalf of local organisations." (PR86-019)

"The Latin School opens to the public regularly on the 1st and 3rd Saturdays of every month, and has done so since 2011. Opening hours are timed to coincide with the well-established Wye Farmers' Market held on The Green opposite the Latin School, and Wye Book Fairs [now in the Village Hall]. Both events attract residents as well as many visitors to Wye." (PR86-019)

"Wye Farmers' Market started in 1999 and is the oldest such market in Kent. Consequently, the Latin School operates all year round as an informal social hub and an all-weather drop-in. The exhibitions are a further attraction and are always free to view, Wye Heritage only asks visitors to sign in. These attendance records are available." (PR86-019)

"This regular drop-in attracts residents from Wye and surrounding parishes, and there is always a lively buzz of conversation." At other times the Latin School is open for bookings for community use." (PR86-019)

"The Parish Council uses the Latin School for small meetings, informal discussions, and exhibition preparations, as have other bodies eg the Wye Neighbourhood Plan Steering Group, Our Place Wye, Wye Village Design Group and Kent Archaeological Society." (PR86-019)

"The central location and ease of access of the Latin School ensures its relevance today as a centre for community life and its ability to support a wide range of activities." (PR86-019)

The Green (PR86-020)

'Currently, The Green is only used as a public open space, although the land is not in public ownership. In short, it functions as a pocket park as it is open all year round, free to enter and used for play, informal sport, socialising, recreation, and quiet reflection. Twice each month The Green hosts the Wye Farmers' Market...' (PR86-020)

'The central location of The Green and its proximity to other village facilities, eg the Post Office, Wye Newsagency and the Coop, makes it a natural focal point and feature of community life. This space supports many informal social and recreational activities for both residents and visitors to Wye. (PR86-020)

'The social value of Wye Farmers' Market cannot be overstated. People like to meet and to stop and talk in a way that does not happen in other settings. Social exchanges are most evident in the summer months when The Green is a very attractive space that enables people to spend time socialising informally with their friends and neighbours.' (PR86-020)

b) Wolfson Lecture Theatre

Wye Village Hall is turning away bookings as it does not have the capacity to meet demand from the existing population. As an example the recent formation of the 2nd Wye Scouts, Beavers and Cubs packs is a great success and the packs are oversubscribed. However, these packs together with the established Brownie Guides, which is also oversubscribed, now need hall space on four separate evenings a week. In short, Wye needs a third village hall.

The points made above regarding the needs for parking space to support community events and activities apply equally to the use of the WLT as a facility for community use. The entrance meets Equality Act specifications for disabled access, but the WC needs some work to meet access standards. The close proximity of these three venues adds to their usefulness. WLT is some 50m from the Latin School door-to-door, and 90m to the High Street bus stop.

In 2017 the Parish Council, as part of the evaluation work needed to inform the WYE3 Masterplan process with quantified evidence of community needs, prepared the Wye Village Public Accommodation and Leisure Facilities Audit. The executive summary of this document (attached) states that:

"...there is a clear need for further public accommodation in Wye, despite the probable future availability of shared access to new space in Wye School and some smaller facilities."

The Audit identifies the following needs: (emphasis added)

1. **A third village hall or community centre to meet unsatisfied demand from leisure groups.** This would be easier and cheaper to manage as part of the existing village hall complex, but could be situated in WYE3 if other factors were compelling. (Part 3.1)
2. **A drop-in facility for community use** especially for the Our Place Wye project.
3. **A Heritage Centre with a village archive.** This is currently being addressed under discussions with Telereal Trillium.
4. **A Wye 'Shed' workshop facility** to counter male isolation and provide new skills.

Conclusion:

The Wolfson Lecture Theatre has the potential to meet points one, two and possibly four above. To function effectively, each of these facilities needs a car park nearby, as does point three above.

WLT would enhance the functionality of the Wye Heritage Centre and The Green. Both the WLT and Car Park are structurally sound, and ideally located. Consequently, they could further the social wellbeing or social interests of the local community, for minimal capital and revenue costs.

Clearly, there is a present need for additional facilities in the centre of Wye, and strong policy support. The planned development of approximately 150 dwellings in Wye will only increase the need for more community facilities and parking spaces to serve them.

Conversely, failure to provide for identified and growing needs will be contrary to the social interests of the local community.

Timescale

In physical terms, the Car Park could be available immediately, if the landowner removed the temporary fence. Whereas to bring WLT back into community use is more complex, as it will need preparatory work eg some minor internal refurbishment, and a separate electricity meter.

Given the relatively minor nature of the works, and the advanced state of the draft WYE3 Masterplan, WLT could be operational during 2018. This practical timescale is of course subject to the landowner's support and a legal agreement.

The current WYE3 Masterplan process is overseen by Ashford Borough Council. The WYE3 Steering Group involves all parties and it provides the obvious mechanism for a negotiated outcome.

Section C: Submitting this nomination

C1 Signature

By signing your name here you are confirming that the contents of this form and the documents enclosed are correct, to the best of your knowledge and belief.

I am duly authorised to sign on behalf of the nominating organisation – Signature



C2 Where to send this form

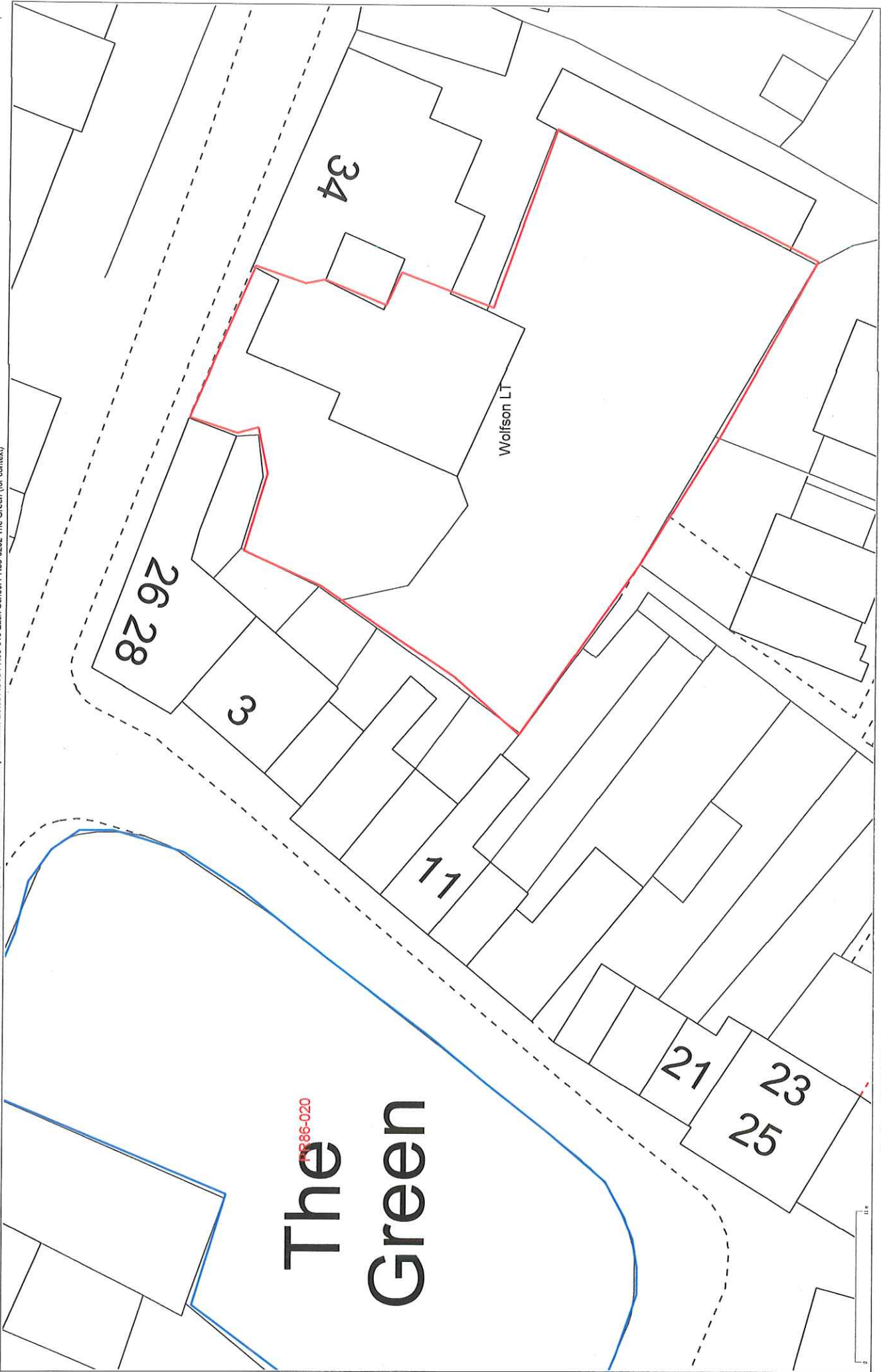
You can submit this Community Nomination Form:

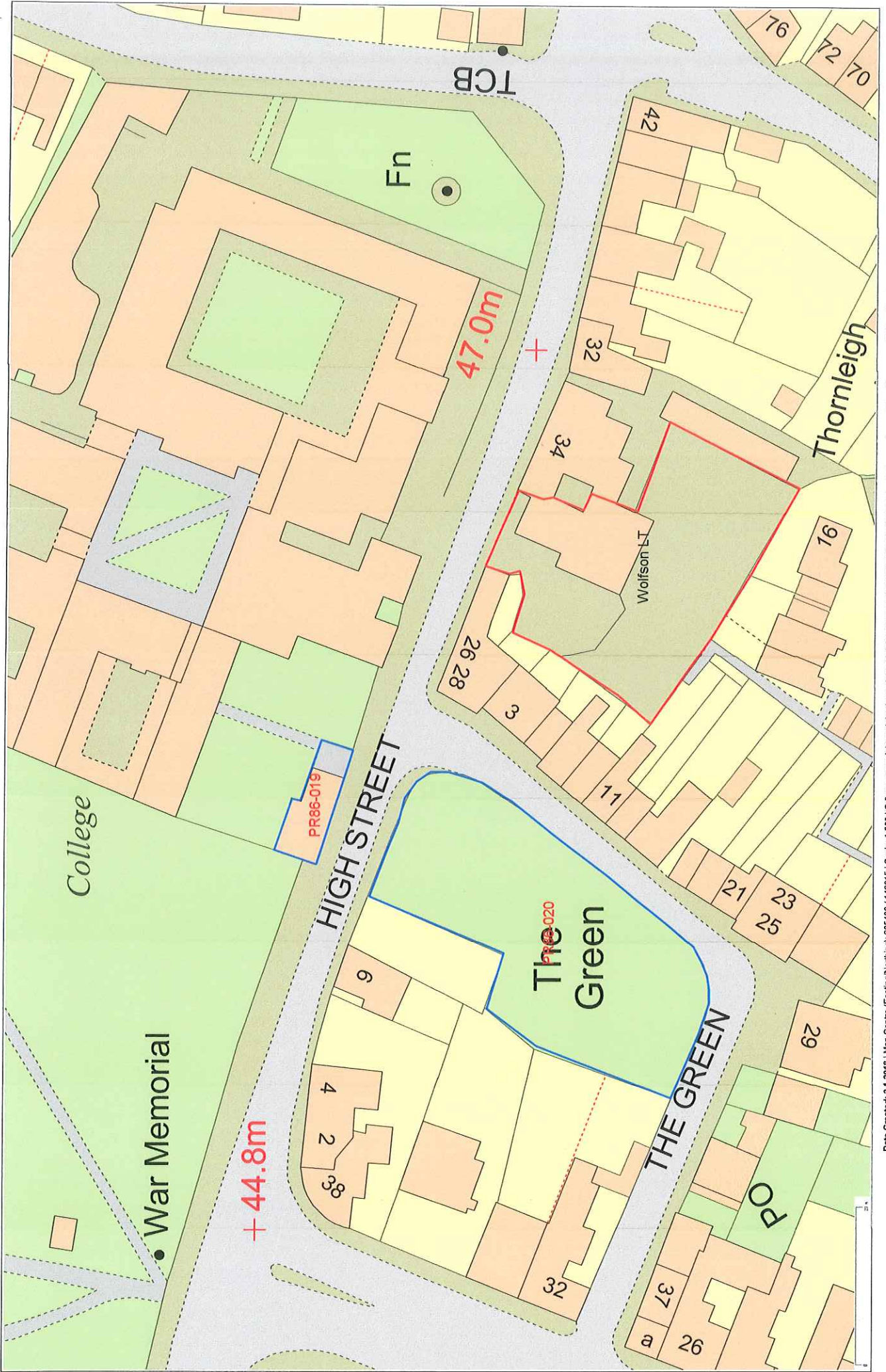
By post to:

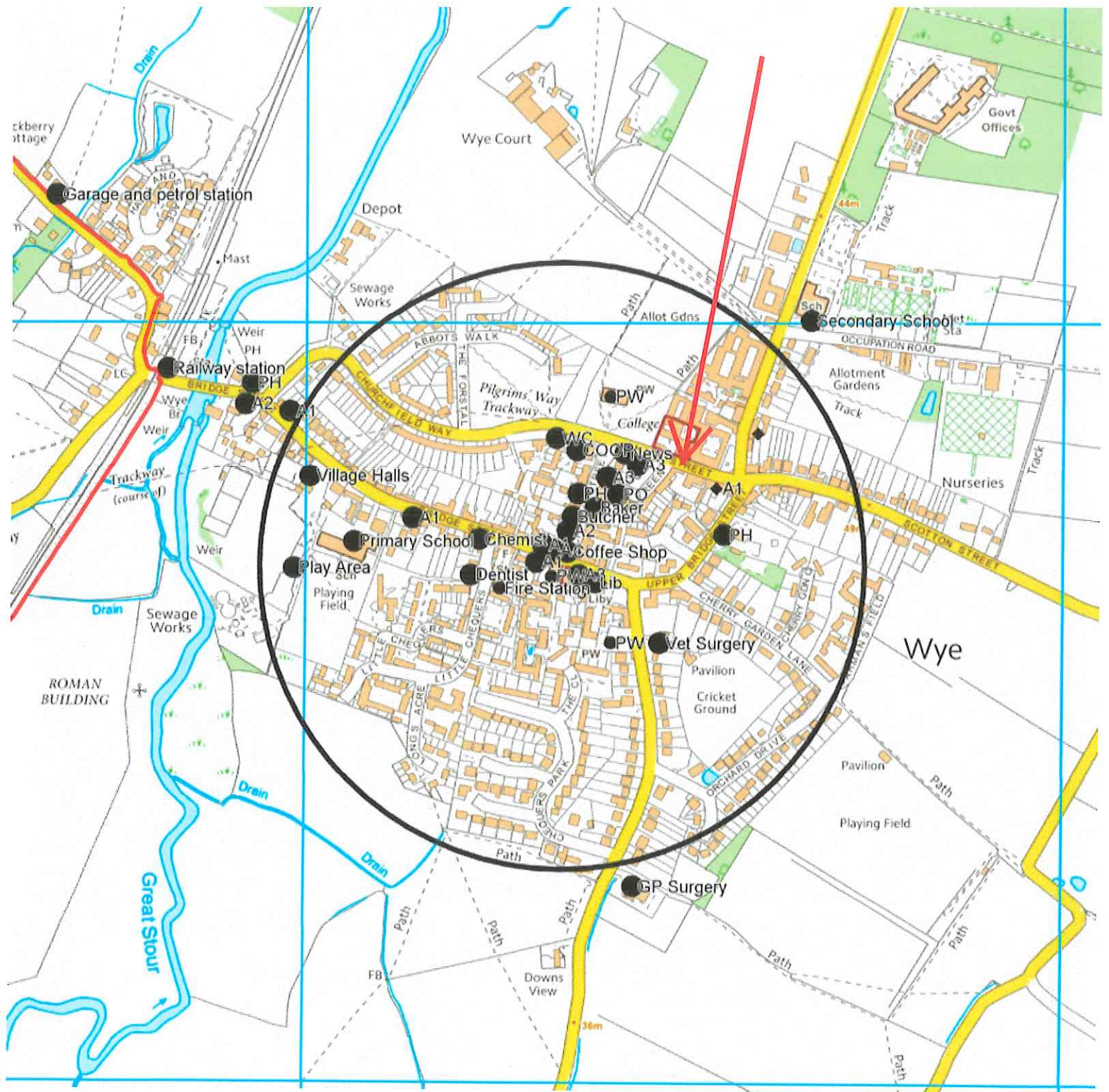
Legal and Democratic Services
Ashford Borough Council
Civic Centre
Tannery Lane
Ashford
TN23 1PL

If any further information is required the Council will contact you by writing to you or emailing you at the contact details you have provided in the Nomination Form

Any Reference to "Regulation" or "Reg" is to the Assets of Community Value (England) Regulations 2012 and any reference to the "Act" is to the Localism Act 2011







Wolfson Lecture Theatre, Wye, and car park - ACV Nomination

Plan 4. Background images for context

The Wolfson Lecture Theatre (WLT) building is currently empty and disused.



The adjacent car park wraps around the WLT, but it was divided by a temporary Heras site fence by the owner Telereal Trillium (TT) in August 2016.



The area of car park nearest the High Street entrance (left) is still in use by residents for parking, bin storage and direct access to back gates, but the rest of the car park is now inaccessible to vehicles (see fence above). However, it still functions as an informal play space and provides pedestrian access between the High Street and Upper Bridge Street.

Wolfson Lecture Theatre (below right) and adjacent car park in public use. Photograph taken 25th June 2016, a month prior to its partial closure by the landowner.



Currently, all Wye residents still retain access across the site on foot between the High Street and Upper Bridge Street, via Old Vicarage Gardens. This access has been established for well over 20 years and it is well used. This access route is not registered as a formal right of way.

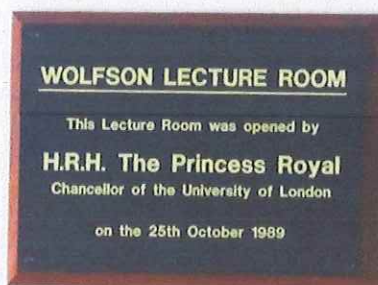


Currently the south part of the car park has only two public uses: a) a safe off-road, informal play space e.g. for BMX riders and learner cyclists (image above) and b) as a well-used and lit pedestrian access to the High Street (image below).



Building

The Wolfson Lecture Theatre is a self-contained, high specification building, funded with a substantial grant from the Wolfson Foundation, and local subscriptions. The WLT is one of a series of lecture theatres at other universities, which share the same funder and name. The Minister of Agriculture laid the foundation stone 12th April 1989. HRH the Princess Royal opened the building in October 1989 her capacity as Chancellor of the University of London.



The WLT is a traditional brick and tile construction, with level access from the High Street, and a Fire Regulations capacity of 90. WLT also has a good acoustic, good sound and heat insulation, double glazing, air conditioning, a ceiling projector mount, an electric screen and electric curtains.

Wolfson Lecture Theatre, front entrance on the High Street, showing dropped kerb, ramp and double width doorway that meets Equalities Act requirements for wheelchair access.



Planning

The land and buildings are subject to a planning application 16/01140/AS, and a parallel listed building application 16/01141/AS. In 2017 Ashford Borough Council refused application 16/01140/AS and it is now subject to an appeal, but approved the listed building application 16/01141/AS.

Example of community use

The Wolfson Lecture Theatre was a public exhibition space for the Wye Neighbourhood Plan project. Each of the series of two-day exhibitions and public consultations attracted around two hundred residents. The Parish Council led this project 2011-2016, and used WLT as a central venue for workshops, exhibitions, social gatherings and briefings for a team of 54 residents who acted as volunteer patchworkers. These patchworkers supported the project throughout and acted as the liaison team, sounding board and conduit between the Parish Council and residents across the parish. Each patchworker looked after about 25 households. The preparatory household survey in 2012 achieved a 76% response rate, thanks largely to the personal contact with patchworkers, who encouraged and maintained public engagement and achieved a high level of participation.



Wye Neighbourhood Plan exhibition: the Wye Ward Member (above) studying a 'vox pop' display of resident's comments from the previous exhibition, and residents reading the displays. (below)

Wye Neighbourhood Plan exhibitions aided public engagement with community workshop options.



Residents studying displays of site assessments, and development opportunities and constraints.



The exhibitions engaged residents from a wide range of ages, backgrounds and viewpoints.



Volunteer patchworkers' social event (below), following a Neighbourhood Plan exhibition



Aerial view of the WLT and car park, off High Street with two registered ACVs (The Latin School and The Green) only 50m from the WLT car park entrance.



Wye Heritage Centre (the Latin School) celebrates Civic Day Saturday 17th June 2017



WYE VILLAGE PUBLIC ACCOMMODATION AND LEISURE FACILITIES AUDIT JUNE 2017

Executive Summary

1. **Background** The Wye Accommodation and Leisure Facilities Audit follows on from needs identified in the Wye Neighbourhood Plan. It has been carried out in preparation for the MasterPlan for WYE3 which is now being prepared collaboratively between Telereal Trillium (TT), the owner of the WYE3 land, Ashford Borough Council and Wye with Hinxhill Parish Council. WYE3 is a 44 acre site which includes the listed buildings of the former Wye College, laboratories, squash courts, Student Union, Kempe Centre, ADAS buildings and arboretum all of which front Wye High Street or Olantigh Road, and an extensive area of grade 2 agricultural land on either side of Occupation Road.
2. **Designations** The whole of WYE3 (and all of Wye east of Harville Road and Bramble Lane) is in the North Downs AONB. The medieval buildings of the former Wye College are Listed either Grade 1 (Old Hall, Latin School, Cloisters, Parlour, and Solar, or Grade 2* (Wheel Room) and the ground below them is a Scheduled Monument. The Edwardian quadrangles are Listed Grade II. All these listed buildings are within the Wye Conservation Area. The former ADAS buildings (north end of WYE3) adjoin Olantigh Park, which is listed as Grade II on the Historic England Register of Historic Parks and Gardens. The listed buildings of the former Wye College also affects the setting of Wye Church, which is Listed Grade 1, The Old Flying Horse Listed Grade 2* and other Grade 2 Listed buildings in the High Street and The Green, and Grade 2 Listed monuments in Wye churchyard.
3. **Scope** The Audit identifies public accommodation which has a) been lost to the village in recent years, (mainly since the former Wye College closed in 2009), b) that which is currently available, and c) those spaces which may, with conditions, be available in future. It also examines the provision and access to public open spaces in the village. The Audit then lists objectives which may be linked to developer contributions, from Section 106 and/or the Community Infrastructure Levy (CIL).

4. Population Growth The Audit has to be set in the context that the population of the village, now over 2,400, will rise by at least an estimated 15% by 2030. Current planning, therefore, needs to take account of this significant future expansion in village requirements. This increase is based on approved and projected housing developments identified in the Wye Neighbourhood Plan.
5. Conclusions In summary, the audit concludes that there is a clear need for further public accommodation in Wye. This is in addition to the planned addition of a small meeting room in the Village Hall, and the possible future availability of shared access to new space in Wye School and some smaller facilities. These needs include:
 - A third village hall or community centre (or equivalent space) to provide more meeting rooms and meet unsatisfied demand from leisure groups. The overall size of the current Small Hall (20mx8m), with a main room (11mx8m) is a useful guideline. (Page 9)
 - A drop-in facility with a kitchen for community use, social eating, and a Community 'Hub' for Information and Information Technology for the Our Place Wye project. (Page 11)
 - A Heritage Centre with a village archive. This is currently being addressed under discussions with TT. (Page 13)
 - A Wye 'Shed' workshop facility to counter male isolation and provide new skills. (Page 13)
6. Outdoor Amenities The study also highlights objectives to improve outdoor amenities. These identify the need to:
 - make better use of the amenity offered by the Stour river which runs through Wye (Page 14)
 - upgrade the village-owned allotments; (Page 14)
 - secure access to public green spaces and footpaths, including permissive paths; (Page 15)
 - maintain and enhance public green spaces and footpaths; (Page 15)
 - improve the connections between designated wildlife and conservation sites, and corridors across farmland; (Page 15)
 - provide additional burial space adjacent to the churchyard. (Page 15)
 - consider a replacement swimming pool as part of a community complex in the area of the former Students' Union for combined school and public use. (Page 13)

Only the Village Hall plan to refurbish the large hall and improve the rear areas has received planning permission. A planning application to add a new entrance and small meeting room is in progress. Other plans are so far uncostered and unprioritised.