

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 WOODCHURCH PARISH COUNCIL
THE HUB Front Road Woodchurch TN26 3PA

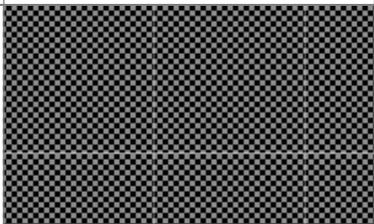
A2 Contact details

IAN PHILO
PARISH COUNCIL MANAGER
AS A1 above

07793807863

clerk@woodchurch-pc.gov.uk

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	Yes	
(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 are wholly or partly concerned with the administrative area of Ashford Borough Council or a neighbouring local authority (Reg 4(1)(a)). Please explain what your association's local connection is.

N/A

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.

(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.

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	
Trust Deed	
Constitution	
Interest Statement if a Community Interest Company	
Companies House Return	
List of Members	
Minute / authority authorising your organisation to make this Community Nomination	

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

B1 Description and address

Land lying to the South East of Bethersden Road, Woodchurch known as Woodchurch Windmill
--

Woodchurch Windmill, Bethersden Road Woodchurch Kent TN26 3Qj
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*please note that we can only accept nominations for land within the borough of Ashford. If the land you wish to nominate is partly in and partly outside of the borough, then you should nominate that part which is outside of the borough to the appropriate local council in whose are it falls

B2 Detailed plan

Please include (here or on a separate sheet) a detailed plan of the land.

The plan must:

- be drawn to scale
- be a copy of an extract from the Ordnance Survey map on the largest scale published (generally 1/1250 for urban properties and 1/2500 for rural properties), showing the land to which the application relates
- indicate the scale and orientation
- show the precise extent of the property by suitable edging (0.4mm max), and
- show the position of the land in relation to nearby roads and other relevant features.

*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)	The building and land it sits on, has never been occupied save for the times it was opened for visitors and the Woodchurch community in line with its community commitments	
Names and current or last known addresses of all those owning a freehold interest in the land / buildings (s)	Ashford Borough Council	
Names and current or last known addresses of all those owning a leasehold interest in the land / building(s)	There is no lease per se, merely a set of agreements between ABC and what became The Society of Friends of Woodchurch Windmill (charity)	

Please answer wither 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

1. What is the current main use of the land / building(s)

The current main use of the building was established by agreement between the Woodchurch community and ABC on 23/6/1979 (Common Seal of ABC affixed). It signalled the start of a Public/Third sector partnership to maintain and manage the building for the benefit of Woodchurch residents and others. The subsequent conversion from unincorporated community body to a charity (The **Society of Friends of Woodchurch** Windmill), also in 1979, aptly describes the community-led governance which still exists today whilst the Charity's stated objective demonstrates the added value, ie **"TO PROMOTE THE PERMANENT PRESERVATION FOR THE BENEFIT OF THE PUBLIC GENERALLY AND ESPECIALLY THE INHABITANTS OF THE PARISH OF WOODCHURCH IN THE COUNTY OF KENT OF THE WOODCHURCH WINDMILL (OR IF IT SHOULD BE DESTROYED, OF OTHER BUILDINGS OF HISTORIC INTEREST OR BEAUTY OR LANDS OF ECOLOGICAL VALUE OR OTHER SCIENTIFIC IMPORTANCE WITHIN THE SAID PARISH) AND GENERALLY TO PROTECT AND PRESERVE THE CHARACTER AND AMENITIES OF THE SAID PARISH"**

In the 1979 agreement, the owner (ABC) allowed the Woodchurch community to rebuild the Windmill which it did by local effort and fundraising. A later agreement (7/9/97) between the Trustees of the Charity and ABC (signed by the then Borough Secretary/Solicitor and the Mayor) conveyed the management responsibilities of both parties. Due to the financial constraints and pressures on public spending, ABC turned its back on the partnership 5 years ago with the effect that the Charity can now only make the exterior of the structure accessible.

Up to that point 5 years ago

a) the partnership between ABC and the Friends' charity ensured a fully operational, safe, well interpreted and accessible heritage asset which supported the Windmill's inclusion as a dedicated Heritage Asset in ABC's Heritage Strategy.

b) The mill not only represented a successful model of community spanning 40 years but also at a practical level, provided a valuable educational facility for groups of local children, young adults, U3A students etc and tourists to learn about traditional rural Kent industries and the importance of environmental issues.

2. How does that current main use of the land / building(s) further the social wellbeing or social interests of the local community

The Windmill is seen by residents (Ref: Village Survey 2023) as an integral element in Woodchurch's cultural offer and a key component in the character of the place. It plays its part along with other village assets in generating footfall in order to sustain the village business core (2 pubs, Post Office, General stores, Butcher, 2 Garages, Cafe etc) which has been lost in other villages and, by extension sustains and creates local employment. It assists and complements the Borough Council's ambition of ensuring visitors spend more time and money in the Borough.

As described in 1) above, it is an amenity that all age groups, income levels and sexes in the village, can enjoy and learn about.

Recreationally, it sits above the village. It offers visitors, dog walkers, joggers and ramblers a milestone with panoramic views over the village and the Romney Marsh beyond in a peaceful and contemplative setting.

Given Woodchurch's high elderly and retired demographic, walks to the Windmill with family and friends are not only commonplace but an appropriate form of activity for that age group with the associated health and social integration benefits.

When operating, the Windmill encourages increased volunteer capacity, especially those who have an interest in heritage and education. This sits happily with ABC's stated ambition of promoting the value of volunteer work as a step towards employment

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

Woodchurch Parish Council believes in empowering communities and would fully support and encourage the merger of the Windmill Charity with 2 other heritage/recreational -related charities to form a new community-led "Woodchurch Heritage Trust".

This will further the social well being and interest through coordinated promotion and marketing, increased community ownership and engagement, improved local decision-making due to the deep local knowledge that exists in the village, stronger social connections, capacity building within the community and a greater sense of responsibility for the Windmill's future success, leading to a more sustainable outcome than exists now.

For added social value, the Woodchurch Hub, an established volunteer-led social enterprise would assist the new Trust by providing information and outsourced services to it (eg website, newsletter, copying, sales space)

Woodchurch Parish Council sees a new partnership between the Council itself, The Heritage Trust and the Woodchurch Hub in a project to maintain the Mill as a key asset to the village and re-open it to the public in perpetuity.

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)

NB Even though the the interior of building is inaccessible the exterior is still accessible to residents and visitors as described in 2) above.

2. 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

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 -

Ian Philo 

C2 Where to send this form

You can submit this Community Nomination Form:-

By post to:

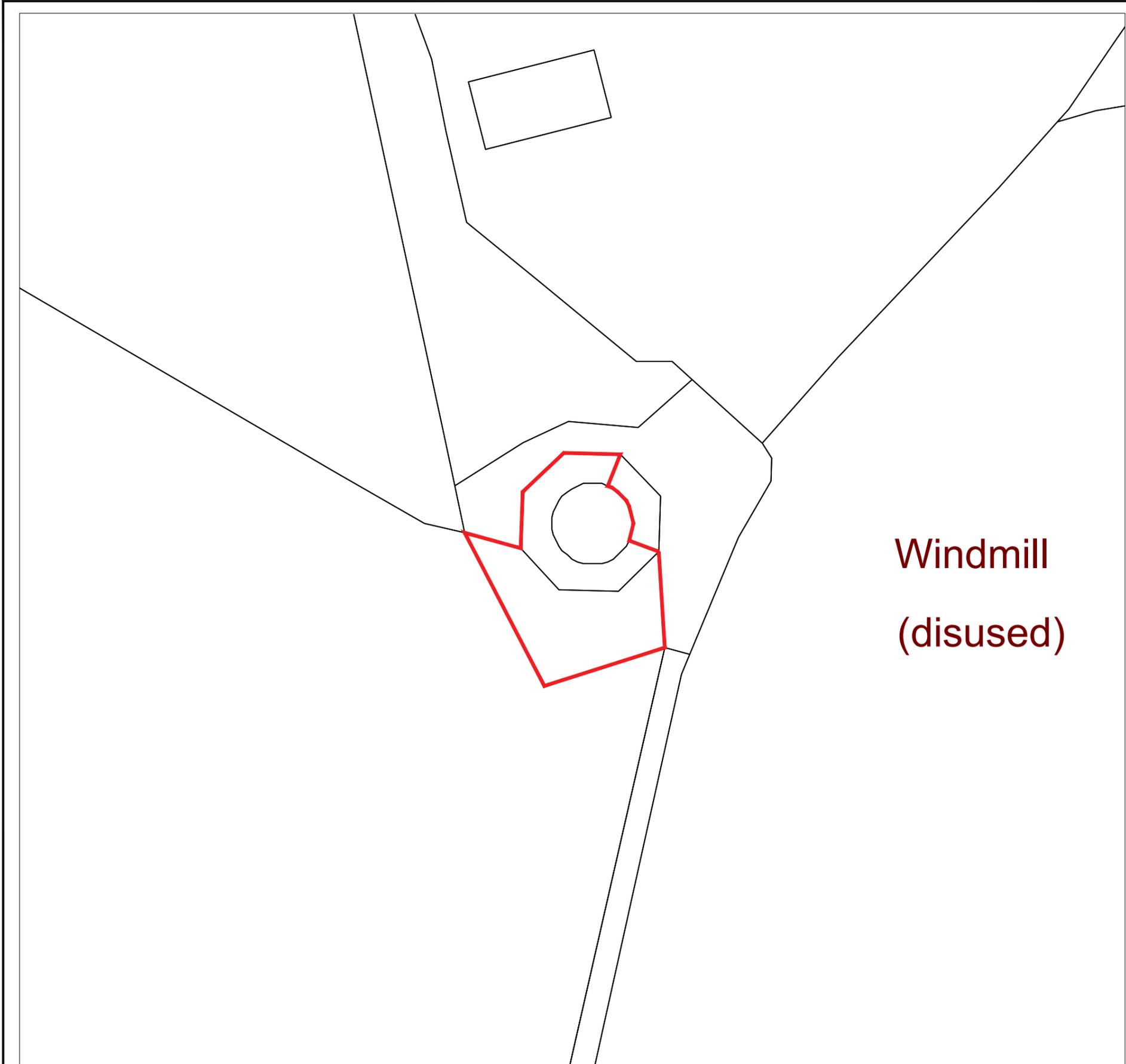
Legal and Democratic Services
Ashford Borough Council
Civic Centre
Tannery Lane
Ashford
TN23 1PL

By email to:

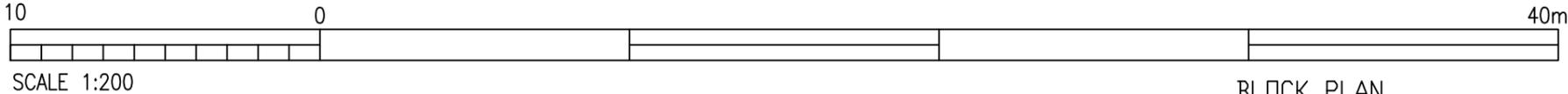
Legal.support@ashford.gov.uk

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

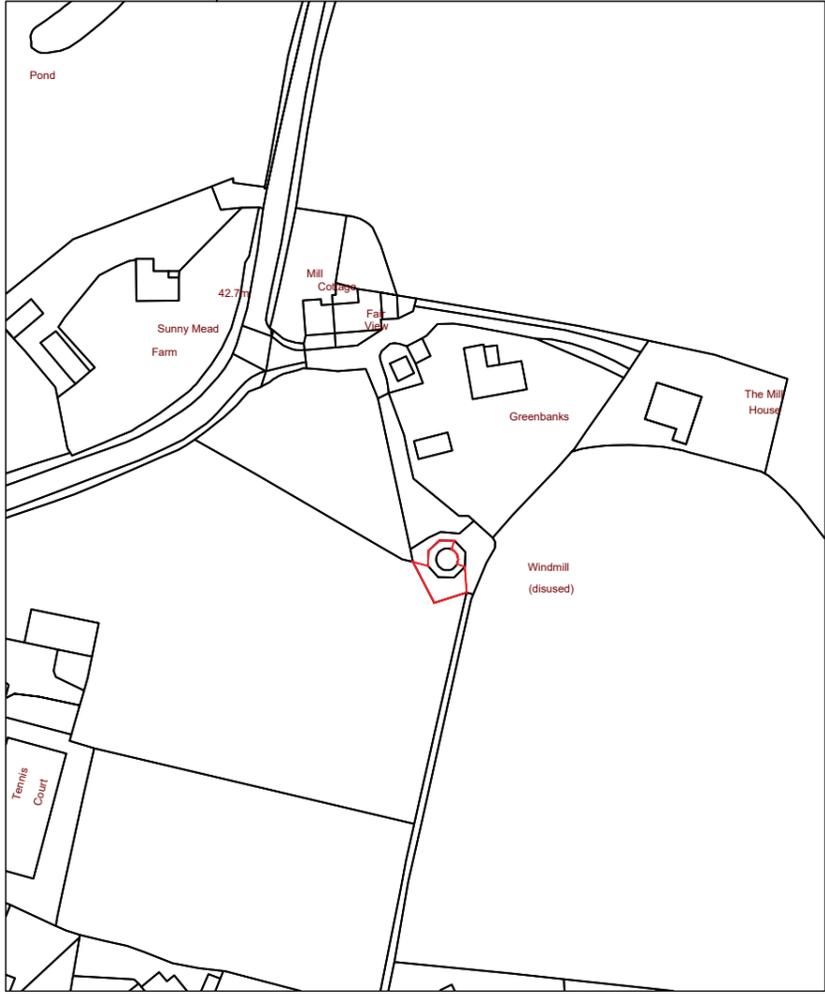
Any Reference to "Regulation" or "Reg" is to the Assets of Community Value (England) Regulations 2012 and any reference to the "Act" is to the Localism Act 2011



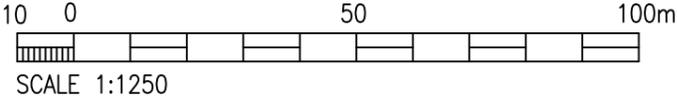
Windmill
(disused)



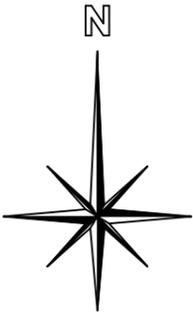
BLOCK PLAN



LOCATION PLAN



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ASHFORD BOROUGH COUNCIL

CUSTOMERS HOMES & PROPERTY
Civic Centre, Tannery Lane, Ashford, Kent, TN23 1PL
tel : 01233 331111

PROJECT
WOODCHURCH WINDMILL

DRG. TITLE
WOODCHURCH WINDMILL, BETHERSDEN ROAD
WOODCHURCH, ASHFORD, KENT, TN26 3QJ

SCALE(S) AS SHOWN	PAPER SIZE A3
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