

WIGBOROUGH VILLAGE HALL MANAGEMENT COMMITTEE

COMMUNITY CONSULTATION DOCUMENT

The Trustees want to explain the current situation about potential investment projects and once again ask for your feedback to help guide their decision-making.

About half the residents responded to our 2014 questionnaire with clear and equal support for two projects – developing the church Nave and merging with the Peldon Village Hall Charity to develop a co-owned community centre. At the AGM in November a group of residents felt that all the money should stay in the Wigboroughs possibly to provide a community facility the site of which was unclear. Since then we have been approached by Mr Cave who owns land at the bottom of School Lane at Drake's Corner. He is seeking to have the land admitted to the village envelope so that he can eventually submit a planning application for residential development. As part of that application he would be prepared to offer concessions in the form of a community centre if this would be welcomed. Details would have to be agreed and would depend on the number of houses approved on the site.

Each of these possible projects has complications and there are inter-dependencies between some of them.

Selling the School Lane Site. We think that the site could currently sell for between £200,000 and £300,000 although we cannot guarantee this. If this is correct it may be possible to invest in more than one project if it makes sense to do so.

Developing the Church Nave. We are still discussing with the PCC possibilities of developing the nave of St Stephen's for greater community use. Our Governing Document defines the types of things which can be funded by Charity money and we are seeking advice from the Charity Commission to clarify some detail.

Merging with the Peldon Village Hall Charity. PVHMC are in process of cutting back their project and now hope to have their hall built by the end of 2015. The original option discussed was for us to make a minimum investment of £150,000 for a 50% share of the facility. A merger on an undisclosed financial basis is still possible.

Mr Cave's Proposal. We are investigating whether a Community Centre would be sustainable. The timescale of progress on this project is outside our control. Final approval for Mr Cave's land to be accepted as available for development will not be before the new Local Plan is finalised. This is currently scheduled for the summer of 2017. But the land may be rejected at earlier stages of the process. It is the Committee's view that if this option as adopted then both of the other options will be discontinued.

If you have questions please contact any of the Trustees or come to drop-in sessions to be held at St Stephen's Church from 14:00 – 16:00 and 19:00 – 21:00 on 30th April 2015. Trustees will be on hand to deal with your queries.

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Please read the information overleaf before completing this table.

Please note that this is an expression of opinions to assist the Committee. It is NOT A VOTE, NOT A MANDATE and the Committee are NOT BOUND TO ACT ON THE RESULTS.

In the absence of any major new development the Committee does not expect to consult the community on preferred options again.

Please rank the projects below from 1 to 5 where 1 is your favourite, 2 is your next favourite etc.

PROJECT	RANK FROM 1 TO 5
Develop St Stephen's Nave to make it more suitable for community use	
Merge with PVHMC to develop a co-owned Community Centre	
Develop the Nave AND merge with PVHMC	
The Mr Cave option	
Other project (please specify)	

PERSONAL DATA

We need this information to ensure that nobody returns more than one set of opinions. The personal details will be detached as soon as the form has been checked for validity.

Any form without name and address completed will be ignored.

Name:
Address:
Age: Please confirm that you are 18 or over
E-mail address:
Telephone:

Return this form to Melanie Newton, Seaborough House, Maldon Road, Great Wigborough, Colchester, CO5 7RE or e-mail Melanie at m.newton4@btinternet.com BY (DATE)