

# Former Wye College – Wolfson sites

## Summary of pre-application public consultation

July 2016

### Introduction

The preparation of the applications for the two Wolfson sites (the Former Wolfson Lecture Theatre site on the High Street and the Wolfson House site on Upper Bridge Street in Wye), was conducted within the wider planning for Telereal Trillium's land holdings in the village. The communications and consultation with residents and businesses followed the same principle; following the team's attendance at an initial public meeting organised by the parish council on 2<sup>nd</sup> November 2015, a newsletter was sent to all residents and businesses within the village later that month (see Appendix ?) which included reference to the forthcoming neighbour workshop as follows:

*"The Wolfson Lecture Theatre site and the Wolfson House site*

*The Neighbourhood Plan acknowledges that it is appropriate for applications for these sites to be brought forward in advance of the masterplan.*

*We will be undertaking a neighbour workshop on these sites to discuss the detail of what will be coming forward in the near future. Invitations to the workshop will be sent separately."*

### Promotion

Following distribution of the village wide newsletter, a letter was sent to 129 homes and businesses around the two Wolfson sites (see **Appendix A** for scope) inviting them to a workshop to discuss the two sites and asking them to register.

Following promotion of the event on Wyeweb by the parish council it was also decided to produce display boards for residents and businesses who wanted to attend but lived further afield.

### Engagement

On 15<sup>th</sup> December 2015 the Telereal Trillium hosted an informal workshop with members of the immediate community to discuss issues specifically relating to the Wolfson sites. In total approximately 25 individuals attended the event, with the majority taking part in the whole of the workshop discussion (1 or 2 chose to visit the static display of the plans only).

#### 1. Workshop structure

The event was an informal workshop where attendees were encouraged to sit in tables of 10 with members of the project team allocated to each table to help guide discussion. The agenda was:

- **Introduction**
- **The Wolfson Lecture Theatre site** – *discussion on existing site and initial plans*  
Concluding remarks for the Wolfson Lecture Theatre site
- **The Wolfson House site** – *discussion on existing site and initial plans*  
Concluding remarks for the Wolfson House site
- **General Q&A and concluding remarks**

## 2. Notes

### a. The Wolfson Lecture Theatre site

Overall, the designs of the proposed properties for the Wolfson Lecture Theatre site were positively received, with a comment made by one attendee “at last something is happening”. There were a number of key issues discussed on both the detail of the plans for this site as well as general points, these included:

- **Principle of development**
- **Parking provision**
- **Number of units/density**
- **Unit 6 removal (replace with parking)**
- **Accesses to existing properties**
- **Rubbish disposal**
- **Garden sizes**
- **Unit mix**

### b. The Wolfson House site

The designs for the Wolfson House site were generally welcomed and the replacement of the existing building was appropriate. A number of issues were raised including:

- **Parking provision**
- **Existing ground level / proposed ridge line**
- **Visibility at Vicarage Gardens exit**
- **Relationship to existing buildings**

## 3. General discussion

There was an opportunity for general discussion towards the end of the workshop and a number of general points were raised, which have been set out below:

- **Village wide parking provision**
- **Large vehicles**
- **Appropriateness of approach to engagement**

4. Response to issues raised:

KEY THEMES	TEAM RESPONSE	
	Wolfson Lecture Theatre	Wolfson House
<b>Parking provision</b>	We have reduced the number of units from 9 down to 7 (three conversion and 4 new build), but have retained 9 spaces, providing a better overall parking offer.  The parking area outside the three converted units on the High Street has recently been de-designated.	We have allocated additional land in our ownership for further resident and visitor parking.
<b>Displacement of current parking on Wolfson Lecture Theatre site</b>	The land is private and there is no public right to park there. Those people currently using it will have to find alternative arrangements and our surveys suggest there is space on the High Street.	n/a
<b>Impact on parking on Old Vicarage Gardens</b>	n/a	We have provided additional parking for the new homes and do not envisage having any impact on parking on Old Vicarage Gardens.
<b>No. 34 High Street has access rights through the site.</b>	There are no access rights but Telereal Trillium would be happy to consider this during the planning process.	n/a
<b>A number of addresses on The Green have some form of access over the site</b>	There are no access rights but Telereal Trillium would be happy to consider this during the planning process.	n/a
<b>Number of units proposed</b>	We have reduced the number of proposed homes by two to respond to this.	There is already permission to convert the building into six flats; the houses being proposed are more in keeping with the special nature of the area, but no more are proposed than have already been permitted.