

Plans for Plough Lane?

LSPN February 2021

At their November meeting, the Leavenheath Parish Council passed the following minute:
“The question of the Lady Anne Windsor Charity proposals were then addressed. Following discussion, the Parish Council unanimously resolved that they are happy for the Lady Anne Windsor Charity to consult residents regarding the potential development.”

So what is this proposed development? And what is the Lady Anne Windsor Charity? And how are residents to be consulted?

As to consultation, the present situation makes it very difficult. So, for now, we are taking advantage of the LSPN to tell Leavenheath residents about us and our aspirations, and to invite anyone who wants to know more to contact us.

And what is the Lady Anne Windsor Charity?

We’re a local almshouse charity. “Almshouse charity” means we exist to provide homes for people who can’t afford open market housing.

“Local” means the homes we provide are for inhabitants of Leavenheath, Nayland-with-Wissington and Stoke by Nayland. No one else. It also means that we, the Trustees who run the charity, are all local people (and in practice the maintenance of the properties is by local tradespeople).

Being a charity means that all its resources must be devoted to its charitable purpose. Nothing can be taken out of it for other purposes or to benefit other than its beneficiaries. And there is no right-to-buy: almshouses remain available for local people in perpetuity. This is supervised by the Charity Commission, to which we report each year. You can look us up on their website: our registration number is 1031819.

For more details about us, see our webpage at <https://stokebynayland.onesuffolk.net/parish-organisations/lady-anne-windsor-charity/>.

And what is this proposed development?

We own a field in Leavenheath, on Plough Lane and just behind the houses on the A134. See the map: Our field is bordered in red.



We want to build almshouses there. We believe we could provide low-cost housing for people in Leavenheath better than anyone else. Whatever the local need is. Almshouses are often for older people. But they don't have to be. Not all of our almshouses in Stoke are. We suspect there are younger people in Leavenheath, who would like to continue to live in Leavenheath, but who can't afford to buy. Or who could buy after living for a few years in a low-cost almshouse which would enable them to save.

We don't know just what the need is, and we need to find out. Because residents in our almshouses must be from the three parishes, we daren't over-build and be landed with empty properties.

That's a crucial reason for consulting residents. Normally we would hold public consultations, but that's out of the question at present. We can't expect people to chat on the doorstep. We can put stuff on the web but how are people to know to look for it?

We intend to give more detail, about the story of how we come to own the Plough Lane field, about the planning issues, about the possible size and shape of a development, in future LSPNs. In the meantime, if you have any questions, do contact us, preferably by e-mail to our Clerk, at LAWCclerk@gmail.com.

The Trustees of the LAWC