

The Charity has submitted an application* to build 4 terraced houses on the site of the former Scout Hut (this is located on the west side of the railway bridge in Lapworth). The rationale for this proposal is as follows:

1. The site of the former Scout Hut has been vacant for many years
2. In the absence of a suitable alternative charitable use, this land forms part of the investment land and property holdings of the Charity
3. The Trustees have a duty to ensure that the assets of the Charity are used in the best interests of the Charity
4. With this in mind the trustees have for over 10 years now been looking at the development possibilities for this site
5. In 2012 a scheme was proposed for 3 properties on the site. This proposal necessitated re-routing of the adjacent access track which is in the ownership of the Charity. Several of those who had a legal right of way declined to consent to the re-routing.
6. The Lapworth Parish Plan of 2014 identified this site as one of the 7 preferred options for housing development in Kingswood. The plan indicates the site to have a 5 dwelling capacity (this probably includes a smaller portion of land outside the Charity's ownership)
7. In 2016 a further request to the holders of the rights of way was made and once again rejected
8. In 2019 the Charity received an unsolicited approach from a developer proposing a scheme for two executive style detached homes.
9. The Charity declined this approach but then appointed Planning Consultants to re-assess the possibilities for this site.
10. In November 2019 as part of a pre-application enquiry Warwickshire County Highways Engineer stated "I have considered the information submitted and agree that the location of the proposed access, level of visibility proposed and the amount of Car Parking provision is acceptable to the Highway Authority, ...
11. In February 2020 the Charity commissioned an assessment and report from an independent transport and highways consultant the conclusion being: "...This Transport Statement has demonstrated that the development is fully in accordance with both national and local policy and in particular confirms that the impact of the development is not severe. On this basis it is concluded that there are no reasonable grounds for refusal on highway grounds..."
12. The Lapworth Parish Plan of 2014 states in its Action Plan that a significant proportion of affordable housing should be reserved for people with local roots, especially the more vulnerable and elderly residents and young families. This is consistent with the objects of the Charity and a something that the Charity would like to facilitate.

Whilst the Charity would like to do so, because of the complexity of funding and development issues, it is not able to give an undertaking, at this time, that it will provide affordable housing on this site. It may be that the funds arising from this development will have to be used to fund affordable housing elsewhere in Lapworth rather than on this site itself.

*Warwick District Council Planning Reference: W/20/1799