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Rutland County Council

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Minutes of the **SPECIAL MEETING of the GROWTH, INFRASTRUCTURE AND RESOURCES SCRUTINY PANEL** held in the Council Chamber, Catmose, Oakham on Thursday, 11th October, 2018 at 7.00 pm

PRESENT: Mr B Callaghan (Chair)
Mr O Bird
Mr W Cross
Mr J Dale
Mrs J Fox
Mr A Mann
Mr G Brown

**OFFICERS
PRESENT:**

Mrs H Briggs	Chief Executive (RCC)
Mr P Horsfield	Deputy Director – Corporate Governance
Mr K Silcock	Governance Officer
Mrs N Taylor	Governance Manager

**IN
ATTENDANCE:**

Mr M Bennett	Defence Infrastructure Organisation
Mr P Cummings	Representative of St George's Barracks Advisory Group
Mr S Pearce	RegenCo
Ms B Saunders	RegenCo
Mr G Brown	Deputy Leader and Portfolio Holder for Regulatory Services, Waste Management, Planning Policy & Operations, Property Services, Finance including Revenues & Benefits and Internal Audit
Mr O Hemsley	Leader and Portfolio Holder for Rutland One Public Estate & Growth, Tourism & Economic Development, Resources (other than Finance)
Mr J Lammie	Ward Member for Lyddington
Miss G Waller	Ward Member for Normanton
Mr A Walters	Ward Member for Oakham North East

330 APOLOGIES

Apologies had been received from Mr Baines.

331 DECLARATIONS OF INTEREST

No declarations of interest had been received.

332 PETITIONS, DEPUTATIONS AND QUESTIONS

6 questions had been received from Members of the public. Members had received the full text prior to the meeting:

1. Mr Neil Newton

“The Memorandum of Understanding, with its reference to a preference for a housing development of between 1500 and 3000 houses, was signed before the wider public, or indeed some councillors became aware of it. I can find no public record of Cabinet or Council discussion, which could have allowed wider debate or indeed a call in by this panel. Given that a modern housing estate with a population twice the size of Uppingham would likely cause some public disquiet to put it mildly, why such secrecy and what advice was taken and from whom about the possible range of alternative responses to the closure of the Barracks?”

Answer

The Chair invited the Leader of the Council Mr O Hemsley to respond to the question. The response is shown below.

“The MOU was signed by RCC (CEO) and MOD in September 2017. The MOU is a non-legally binding document and the RCC constitution allows for this to be signed by the CEO.

Prior to the MOU being signed the following had happened working back from November 2016:

Meeting / Event	Public / Not Public
<i>7/12/16 Meeting RCC CEO and EWPC and NLPC – advised of RCC working with MOD on base closure</i>	<i>Not Public</i>
<i>30/3/17 Meeting RCC CEO and EWPC and NLPC – advised of continued RCC working with MOD on base closure</i>	<i>Not Public</i>
<i>10/4/17 RCC All member briefing on St George’s Members advised RCC in “active</i>	<i>Not Public</i>

<i>discussions with MOD about a Public/Public Partnership and that a Draft MOU being prepared</i>	
<i>18/4/17 Cabinet approved OPE report – advised of the on-going dialog with MOD about the future of St George’s</i>	<i>Public</i>
<i>22/5/17 meeting with EWPC and NL PC advising of continuing progress</i>	<i>Not Public</i>
<i>17/7/17 Parish Council Forum – Presentation by RCC all advised active discussions with MOD about a Public/Public Partnership and that a Draft MOU being prepared EW 3 Representatives NL Not represented Manton and Empingham not represented</i>	<i>Minutes available</i>

Post signing of the MOU

It is available on our web site and has been since February 2018. Initially elements were redacted. This included:

- The ‘working name for the potential new community’ – since dropped*
- The MOD model for the Land Sale Delivery Partner*

Both have since been un-redacted and the MOU has been for some months been freely available on our web site.

So no secrecy – we made it clear that we were working with MOD, made it clear we were developing a MOU and we made it publicly available on our web site in February 2018.

The St George’s project Board including Leader, Deputy and Cllr Waller as Ward Member signed off the MOU and commented at its meeting in August 2017 “a job well done”.

Alternative uses

- Previous to the closure announcement the Council’s position was clear a preference for on-going MOD use*
- Post closure the MOD position was clear - to maximise the value from the site and contribute to an MOD target to deliver 55,000 homes”*

Supplementary Question

“Why was it not for the wider Council and public to discuss whether it was in the interest of Rutland?”

Mr Hemsley responded:

“The Council tried to be transparent and keep everyone informed”

2. Mr Richard Camp

“Given the public pronouncements by the Leader that the St George’s Infrastructure will be in place before development begins, can he clarify exactly what this infrastructure will be?”

Answer

The Chair invited the Leader of the Council Mr O Hemsley to respond to the question.

“As with any major development infrastructure will be required to support and mitigate against the impact of growth. This will include for example:

- *Highways improvements*
- *Health provision*
- *Schools*
- *Utility (electricity, gas, water, telecoms and data) upgrades and reinforcement*

As part of the evolving master plan the specific infrastructure will emerge in more detail over the next few weeks and months.

One of the advantages of the public / public partnership is that we are working with MOD to develop within the master plan an infrastructure delivery plan. In addition it means that we are able to bid to the Housing Infrastructure Fund for funding to support the delivery of infrastructure and in advance of the housing development. It is this that gives me confidence to say that we are working hard to ensure that the infrastructure does come first.

We have encouraged through the Advisory Board PC’s to support the emerging picture of what infrastructure will be including a workshops on Community Facilities and at the stakeholder launch as far back as February and May 2017. In relation to comments made about infrastructure during consultation I believe we have responded to these as you are about to hear.

If we do not get HIF – in common with any development of this scale as Planning Authority a robust infrastructure delivery plan will remain a requirement.”

Supplementary Question

“The Government stipulates that the Housing Infrastructure Fund must have support from the public and all bids must be committed by 2021, how can a bid for housing fund be succeeded if submitted by end of the year?”

Mr Hemsley responded:

“It would need the support of the surrounding area not just the parish council. The commitment date had now moved to 2023.”

3. Mr Steve Reynolds

“I have been on the project teams for three company relocations at a senior level, including Project Leader and Managing Director of a relocating company so I am well aware of the difficulties and what it take to attract jobs to an area. Therefore can I ask if any analysis has been undertaken to substantiate the claim that up to 2700 jobs ie one job per household, as stated in the consultation document, can be provided on the St George's site?”

Answer

The Chair invited Mr Steve Pearce from RegenCo to respond to the question.

“Yes, the following analysis has been undertaken:

1. Trends in working patterns – presently approximately 16% of the workforce work from home or ‘remotely’ (i.e. not from a permanent physical base). This percentage is expected to grow significantly over future decades. We will install high-speed fibre broadband to all homes and facilitate the development of serviced workspaces to respond to this trend.

2. Needs of existing Rutland employers – RCC has met with major local employers and discussed with them their needs (affordable housing to enable them to attract local employees; additional floor space) and will endeavour to meet these within the development.

3. Public sector employment – on average 10% of employees in any location work within the public sector – schools, health, council, etc.

4. Rutland trends – RCC has had great success with its own employment zones in Oakham and elsewhere. The Council is keen to take the lead with respect to the employment zone at St George’s, including a potential ‘Science Park’ and/or other hi-tech/digital industries.

5. Service sector – employment in the UK is increasingly focused on the service sector – finance, insurance, associated industries. Many of these employers are locating their ‘back office functions’ to more affordable locations away from major population centres. St George’s shares many of the characteristics sort.

6. Construction jobs – for a development that will continue over 10 years or more a job in construction-related activities can become, in effect, a career. Evidence from our project at Whitehill & Bordon is showing that in liaison with local training providers it is possible to secure work opportunities (in construction and construction-related professional trades) for large numbers of local residents.

7. It is too early in the development process to identify specific employers, but I believe this illustrates the analysis that has been undertaken to give us confidence that we will be able to provide 1 job for each new household over the course of the development.”

4. Mr Vic Pheasant

“What is the 2017/2018 budget provision, and expenditure to date, in respect of the proposed redevelopment at St George’s Barracks?”

Answer

The Chair invited Mrs Helen Briggs to answer the question.

“There is no budget provision for this project within RCC.

For the whole One Public Estate Programme the CEO has delegated access to £100k of funding to support bids for funding. To date £25k of this has been spent leveraging in £186k OPE funding.

Nil expenditure – other than officer time all expenditure to date has been met from Government Funding (One Public Estate) and MOD.

Work associated with the Local Plan has been met from within the Local Plan Budget.

Supplementary Question

“Was there a transparent bidding process for the MOD funded consultants?”

Mrs Briggs responded:

“RegenCo are a Local Authority company and legislation allows us to contract with another Local Authority in the way we have with RegenCo. The MOD and the One Public Estate (OPE) funding has paid them to date. OPE have been satisfied with the work that has been done so far.

5. Mr Christopher Renner

“What analysis has been done by the MOD and RCC as to alternative uses for the site? For example, what receipts might be likely from housing and / or mineral extraction, warehousing, Science Park, solar farm, relocation of the MOD equine centre?”

Answer

The Chair invited Mr Mark Bennett from the Defence Infrastructure Organisation to answer the question.

“Alternative uses have been considered but very early in the discussions it was clear that housing was and remains a key driver for MOD.

The MOD have a national target to deliver 55,000 new homes – there is an expectation that the St George’s site will contribute towards this.

Relocation of the Equine Centre was considered by MOD and rejected.

There is likely to be mineral extraction as the site covers an area of nationally safeguarded minerals. This area have been identified and features in the emerging master plan.

Equally 14 hectares of employment land could include a science park. The emerging master plan indicates a preference not for warehousing.

The MOD clear preference is for housing to deliver against their national target this would certainly outweigh MOD support for a solar farm.

In relation to receipts – this will feature in the viability work which is on-going.”

Supplementary Question

“How could value for money be demonstrated?”

Mr Bennett responded:

“RegenCo had looked into the viability of the project and early indications suggested that housing development would be the best option.”

6. Mr Les Allen

“RCC have a duty to ensure that they do not change the culture, nature and rural character of the county by their proposals at SGB. Can you advise whether they have followed their own procedure in proposing the Master Plan proposal?”

Answer

The Chair invited the Leader of the Council Mr O Hemsley to respond to the question.

“The consultation process is non statutory indeed most developers would not have undertaken such consultation. A good example of how our partnership has ensured that the project has gone beyond the usual requirements. We believe the consultation process was fair and this is supported by the overwhelming response received. I think you will see this evening that we have listened and will continue to listen.”

Supplementary Question

“In both the draft Master Plan and draft provisions for the local plan it was stated that it was Council’s policy that culture was preserved within the county, why is there a proposal that will dramatically change that?”

Mr Hemsley responded:

“There is a lot of work to do regarding the heritage of the site and it is too early to give a detailed answer but, we don’t want to change what makes Rutland great”

333 QUESTIONS WITH NOTICE FROM MEMBERS

No questions with notice from Members had been received.

334 ST GEORGE'S BARRACKS DRAFT MASTER PLAN

A representation and presentation was received from Mr Paul Cummings, representative of the St George's Barracks Advisory Group. Both of which would be attached to the minutes.

A presentation was received from Rutland County Council, the Ministry of Defence, and RegenCo. The presentation would be attached to the minutes.

During discussion, the following points were noted:

- i. The criteria for the minimum of 1500 houses was established by the Government, it was accepted as the minimum number that could support the sustainability of a community. Before a decision could be made on the exact number of houses further studies needed to be undertaken, including viability assessments (the cost of sales had to exceed the cost of development) and sustainability assessments a combination of all factors would be taken into account before a decision was made.
- ii. The Crichel Down Rules were being considered by the MOD and that process was almost complete.
- iii. The design of houses to be developed would come later down the line, the project was still in the early stages and it would be some time before a detailed planning application would come forward.
- iv. Any Community Infrastructure Levy would be calculated in accordance with the rules and an estimated figure would be included within viability assessments.
- v. One of the requirements to bid for the Housing Infrastructure Fund (HIF) was an explanation regarding what would be done if the bid was unsuccessful or if less funding was received. If the bid was unsuccessful it would slow down development.
- vi. The development of a new GP surgery was questioned in light of problems in relation to a national shortage of GP's. Mr Pearce responded that work was being done with the Clinical Commissioning Group (CCG) and representatives from the health sector to look for ways to get optimum provision of health professionals working in the sector, this could include a variety of practitioners not just GPs. Mrs Briggs noted that social care professionals were being considered as well as health and GPs.
- vii. It was noted that the jump from a minimum of 1500 houses to 2700 was almost a 100% increase, there was not enough detail to criticise or praise the master plan. More facts and figures were needed to know exactly where the Council was in terms of the development and to enable Council to make an informed decision. Mrs Briggs confirmed that the detail would come towards the end of the year, the Master Plan was evolving and therefore details became available in stages as work on each part of the project progressed and completed.
- viii. Mr Bennett noted that if the Council had not engaged and there was not a Memorandum of Understanding between RCC and the MOD, the MOD would have sought allocation in the local plan and taken forward a master plan of their own. By working with the Council, a sustainable development could be created.

- ix. Miss Waller noted that whilst she was on the board that made the decision to agree the MoU, she had only just joined the board and did not feel in a position to challenge.
- x. Regarding bus transport, conversations had been had with bus companies and it was noted that buses were most viable when running from one main terminal to another, passing through areas where users would be travelling in either direction. It was key to get buses moving between two large populations via the St George's development.

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Chairman closed the meeting at 9.08 pm.

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Scrutiny 11th October 2018



Issue to Cover

- Introductions – **Cllr Hemsley**
- Update from MOD – **Mark Bennett** Defence Infrastructure Organisation
- What has changed since the May 2018 High Level Master plan RegenCo **Steve Pearce and Beck Sanders**
- An overview of external Funding – **Helen Briggs**
- Next steps – **Cllr Hemsley and Cllr Brown**

Introductions

- 13 • Mark Bennett MOD Defence Infrastructure Organisation
- Steve Pearce, Becky Sanders RegenCo

Mark Bennett

- MOD Defence Infrastructure Organisation

- The Ministry of Defence (MoD) is one of the largest landowners in the UK and remains committed to making the defence estate more efficient and better suited to modern needs
- Throughout 2016 the MoD announced a total of 91 sites to be released across the estate by 2040 through the Better Defence Estates Strategy
- Over the next 10 years the plans will deliver savings of over £140 million of running costs, rising to almost £3 billion by 2040
- **MOD must:**
Maximise Value in line with Treasury requirements
Deliver 55,000 Homes
- Objective to deliver public sector land for housing
- Disposal receipts very important and will be reinvested back into retained Estate

- **St George's**
 - Secretary of State Announcement Nov. 2016
 - Doing nothing is not an option
 - The site would come forward even if the MOD was not working under the MOU with the Council
 - The MoU facilitates influence for the Council and Stakeholders
 - MOD, MHCLG and Treasury expectation that the site will come forward for housing
- Opportunity for innovative approach in developing the site
- Working in close collaboration throughout to determine the best options for the site with a appreciation of local community needs and views
- Engagement & Consultation - Going further than a Private Developer would

Our shared vision is that St George's site will be transformed into a successful mixed use, sustainable community comprising Four distinct but inter-connected zones - A new 'Garden Village', a Business Park, Leisure and Recreation zone and an area of the site that dependent on surveys may be safeguarded for minerals extraction.

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- Creating a 'real' new community
- Place making is important – Right for Rutland
- Maximising receipts and by working in partnership accelerating delivery
- Not always about housing numbers
 - The MOD has never set a target number for houses this will be based on the outcome of the evolving masterplan and the viability work

What has changed since the May 2018 High Level Master plan?

RegenCo – Steve Pearce, Becky Sanders

The Draft High-Level Masterplan – May 2018

- Provided early ideas for what development on St. George's Barracks may be possible when the site becomes vacant in 2020/21
- ¹⁹▪ County-wide consultation held from 11th May – 15th June 2018
- 624 official responses from:
 - 10 public events
 - An exhibition
 - An online survey



The Draft Recommendations discussed at:

- Special meeting of the Advisory Board
- Cabinet
- St George's Project Board

7.0 RECOMMENDATIONS FOR MASTERPLAN DEVELOPMENT

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At the conclusion of the initial concept stage, the following form recommendations for the next stage of the evolving masterplanning process for the main barracks site, taking into account concerns raised through both public and stakeholder consultation.

GOVERNANCE

- Further work to be undertaken on defining if the new community is a separate settlement or falls within an existing parish and the potential for a community governance review
- Work to be undertaken to determine the preferred stewardship model - Parish Council or a Community Land Trust
- Articulation of proposals for the delivery of the development and subsequent governance arrangements.

SIZE & SCALE OF DEVELOPMENT

- Removal of the 500-unit satellite settlement
- A reduction in the number of dwellings to between 1,500 and 2,700 (excluding the Officers' Mess), depending on viability, with a linked reduction in density
- The provision of a larger buffer between Edith Weston and the new community
- The relocation of the proposed local centre into the heart of the new community
- Articulation of anticipated development phasing and timescales

IMPORTANCE OF INFRASTRUCTURE

- Further work on the Transport Assessment to ensure all existing roads have been assessed, including the A1, A47, A606, A6003, A6121, including roundabouts. New roads to the A1 and A606 to be explored and improvements to the railway crossing at South Luffenham
- Access from the site to Wytchley Warren Lane to be provided in two locations, closer to the new community. One access is to provide access to the business zone, with the other providing access for residents, providing an alternative access away from Edith Weston
- Proposals to be outlined for a constructors logistics plan for construction traffic

- Proposals for traffic calming and improvement measures in the surrounding villages
- Clarification that high-speed broadband FTTP and 4/5G will be in place from the start and will be future-proofed.

EMPLOYMENT & JOB CREATION

- The identification of all commercial areas within the masterplan, including dispersed throughout the settlement
- Further articulation of types of jobs and means of creation, including home working units
- Explanation of how jobs will be brought forward alongside new homes
- Potential provision of a business or science park for industries such as technology, creative, services & emerging industries
- Potential provision for local vehicle servicing.

LOCAL TRANSPORT PROVISION

- Provision of a holistic sustainable transport package, including exploration of express bus links, new routes and additional services. Bus links to be provided to local service centres and transport hubs
- Provision of a cycle plan which shows how routes within the site link with the wider area and areas for improvement outside of the new community
- Provision for electric vehicles and alternative modes of transport to be more clearly articulated
- Explore the provision of a park and 'ride' facility for cyclists visiting Rutland Water next to the business zone, which can also be used as overflow parking for businesses during quieter periods. This also has the potential to be a bus terminal serving the wider area
- Demonstration of how parking provision is to be catered for throughout the development.

HOUSING

- Further information on housing types and tenures. Articulation of building types and styles through both the illustrative masterplan and design guide, as well as how the local character will be reflected in the proposals
- Definition of affordability, including starter homes, to be provided by RCC and carried through proposals

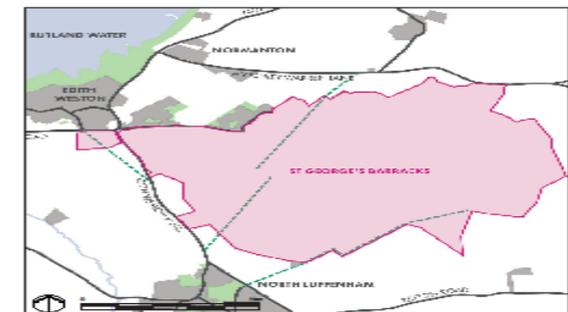
- Articulation of building heights - predominately 2 storey with some 2.5-3 storey dwellings at key locations such as the local centre
- Affordable and market housing to be pepper-potted in small clusters and to be tenure blind so as to be indistinguishable
- Orientation of dwellings to maximise solar gain and PV generation where appropriate.

ENVIRONMENT

- Provision of allotments within open space
- Further information to be provided regarding potential contamination and associated remediation
- Further articulation of sustainability measures, such as grey water recycling, electricity generation, energy efficiency, reed beds etc. Potential for a solar farm and wind generation to be explored further, including mapping solar provision on the masterplan
- Masterplan to indicate extent of quarrying, taking into account the required buffer
- Clearly demonstrate how a biodiversity net gain will be achieved
- Air, noise and light pollution analysis
- Articulation of how any impacts on Rutland Water will be avoided and/or mitigated and explanation of the ecology strategy
- Removal or reduction of playing fields within the green gap
- Explanation of drainage strategy
- Offer protection against future development around Edith Weston and North Luffenham as part of the new community coming forward, with no extension to villages beyond the planned limits of development in the direction of St George's Barracks. This is in line with Lord Matthew Taylor's recommendations in his 2016 report and the original Green Belt/new towns deal.

HEALTH & EDUCATION

- Further information to be provided regarding proposed health and well-being facilities, which subject to viability will include a GP surgery
- Primary school size to be determined by the scale of the new community. Consultation with education providers has confirmed that the provision of one larger school opposed to two smaller one is the most viable option



UNRECORDED PUBLIC RIGHTS OF WAY

- Provision of early years facilities associated with the primary school

HERITAGE TOURISM & LEISURE

- See above regarding provision of a park and 'cycle ride' for visitor parking to both Rutland Water and the new country park
- Potential provision for a hotel within the new community, as well as lodges / camping
- Reconnection of unrecorded public rights of way where possible, which have been identified by the Local Access Forum & Ramblers as passing through the site prior to its use as a military base (see plan above)
- Investigate the creation of a museum/visitor facility associated with the Thor missile area and consider the retention of the Bloodhound buildings and associated structures
- Investigation into the provision of other leisure facilities and their impact on existing facilities.

Key Recommendations

- **Reduce the suggested number of houses on the site from the initial range of 1,500-3,500 put forward in spring, to between 1,500-2,700, which will in turn lower the density of the houses on the site**
- **Increase the size of buffer zones and green space around the development, the land identified for minerals extraction and the surrounding villages of Edith Weston and North Luffenham**
- **Carry out further, more detailed, transport assessments to plan improvements to local infrastructure, looking at more of the County's roads and junctions**
- **Detail the specific types of employment to be encouraged on the site's 14-hectare business zone and how these jobs will be brought forward alongside new homes**

Issue Raised – Governance

Governance

You wanted more clarity over governance arrangements for the site

- 1) Further work is being undertaken to define whether the new community is a separate settlement, or falls within an existing parish
- 2) A stewardship model for the community is being determined – Parish Council or Land Trust
- 3) Information on proposals for delivering the development and its subsequent governance arrangements will be provided

Issue Raised – Size & Scale

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You were concerned by the size and scale of the development

- 1) The satellite settlement, which was planned to the east of the development, has been removed. This equates to a reduction of approximately 500 units from the plan
 - 2) The range of dwellings we are working with has been reduced to between 1,500 and 2,700 from 1,500 to 3,500 initially proposed in the draft high-level Masterplan. This figure will be refined further within this range as the Masterplan evolves.
- Through reducing the number of homes, this will automatically reduce the density of the development. This figure excludes the development of the former Officer's Mess site.

Issue Raised – Size & Scale contd.

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<p>You were not happy with the proposed location of the local centre, and that it should be within the centre of the new community</p>	<p>The local centre has been relocated to the centre of the new community.</p>
<p>Wanted more clarity as to the phasing of the development and the timescales in which it is proposed to happen</p>	<p>The phasing and timescales in the updated evolving Masterplan document will be better articulated.</p>

Issue Raised – Infrastructure

25

<p>That infrastructure was important to you and that there was good investment in public services, including improvements to roads and junctions.</p>	<ol style="list-style-type: none"> 1) Further work on a more detailed Transport Assessment is being undertaken to ensure all existing roads have been assessed. Further surveys have already been undertaken. 2) Access to Wytchley Warren Lane will be provided in two locations, closer to the new community. One access will provide access to the business zone, and one will provide an access for residents and an alternative access away from Edith Weston.
<p>Wanted to ensure there was good broadband availability and it would be future-proofed</p>	<p>There will be clarification that high-speed broadband FTTP and 4/5G will be in place from the start, and will be future proofed.</p>
<p>You are worried about construction traffic.</p>	<p>We are developing proposals for a constructors' logistics plan for construction traffic.</p>

Issue Raised – Employment & job Creation

<p>You wanted to ensure that the development brings about realistic employment opportunities and business growth and that you wanted greater detail on the business zone.</p>	<ol style="list-style-type: none"> 1) Work is being undertaken to create a plan for how jobs will be brought about alongside new homes, this will detail the types of jobs will include home-working units 2) There is the potential for the provision of vehicle servicing on-site
<p>That a business or science park would be a good addition to the site</p>	<p>Provision of a business or science park on the site for industries such as technology, creative, services and emerging industries, is being investigated.</p>
<p>You wanted greater clarification as to where the commercial areas would be</p>	<p>Commercial areas within the Masterplan, including those disperse throughout the settlement, will be identified on the revised plan.</p>

Issue Raised – Local Transport Provision

<p>You wanted improvements to local bus routes, cycle routes and provisions for electric cars.</p>	<ol style="list-style-type: none"> 1) Provisions for a sustainable transport package, including express bus links, new routes and additional services are being made. Bus links will be provided to local service centres and transport hubs. 2) Provisions are being made for a cycle plan, which shows how routes within the site link with the wider area and areas for improvement outside of the new community. 3) Provisions are being made for electric vehicles and alternative modes of transport.
<p>Parking, particularly at Rutland Water, was a concern</p>	<ol style="list-style-type: none"> 1) The provision of a park and ‘cycle ride’ facility for cyclists visiting Rutland Water is being explored. This could also be used as overflow parking for businesses during quieter periods and also has the potential to be a bus terminal for the wider area. 2) We will more clearly demonstrate how parking will be catered for throughout the development.

Issue Raised – Housing

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<p>You wanted more information on the type of housing to be provided on the site and that apartments and flats would not be in keeping with the character of Rutland</p>	<ol style="list-style-type: none"> 1) Further information on housing types and tenures will be provided. 2) The type and style of dwellings will be communicated through the evolving Masterplan and a future design guide, including information on how the local character will be reflected in the proposals. 3) Building heights will be clearly communicated – predominately two storey dwellings, with some 2.5 and 3 storey houses at key locations, such as the local centre
<p>Wanted a clearer definition of ‘affordable homes’ and ensure they were situated widely across the development</p>	<ol style="list-style-type: none"> 1) We are preparing a definition of affordability, including starter homes, and ensure it is carried through proposals 2) Affordable homes will be provided in small clusters and spread evenly throughout the development. It will be in keeping with the design quality of other properties.
<p>Homes are sustainable</p>	<p>The orientation of the dwellings will be designed to maximise solar gain where appropriate</p>

Issue Raised – Environment

You wanted allotments in the open space	Allotments will be provided for within the open space
Concerned about the contamination of the land	Provide further information on the land contamination and associated remediation will be provided
You wanted ensure the site was fully sustainable 29	<ol style="list-style-type: none"> 1) Greater detail will be provided on sustainability measures, such as grey water recycling, electricity generation, energy efficiency, reed beds etc. 2) We are investigating the potential for a solar farm and wind generation, including mapping provision on the Masterplan.
Wanted to understand the extent of quarrying on the site	The Masterplan will indicate the extent of quarrying, taking into account the required buffer.
Concerned about the loss of biodiversity through the development of the site	The gains in biodiversity through focussing on the environment will be clearly communicated and demonstrated.
Pollution was a concern	Air, noise and pollution analysis will be undertaken
You were worried about the impact of the development on Rutland Water	Any impact on Rutland Water will be avoided/mitigated against and clearly communicated through the evolving Masterplan. An ecology strategy is being developed.
You were not happy with the inclusion of playing fields in the open space/green gap	The playing fields have been relocated

Issue Raised – Environment

Wanted to understand how we would be approaching drainage	We will provide an explanation of the drainage strategy.
You wanted assurances that Edith Weston and North Luffenham would be protected from any future development	We propose to offer protection against future development around Edith Weston and North Luffenham as part of the new community coming forward, with no extension to villages beyond the planned limits of development in the direction of St. George's Barracks.

Issue Raised - Health & Education

Wanted assurances that health and wellbeing services would be provided for within the community	Further information is provided regarding proposed health and well-being facilities, which, subject to viability, include a GP surgery
Wanted greater clarification around the primary school development	The primary school size is determined by the scale of the new community. Consultation with education providers has confirmed that the provision of one larger school would be more viable, as opposed to two smaller ones.
It would be beneficial to have early-years facilities	Early years facilities are provided in association with the primary school.

Issue Raised – Heritage Tourism & Leisure

You were concerned about the impact of the development on the County's tourism offer.

- 1) The recommended 'park and cycle ride' would provide visitor parking for both Rutland Water and the new country park
- 2) There is potential provision for a hotel within the new community, as well as a lodges/camping
- 3) There is a reconnection of unrecorded public rights of way where possible, which have been identified by the Local Access Forum & Ramblers passing through the site prior to its use as a military base
- 4) The creation of a museum/visitor facility associated with the Thor Missile area is investigated and the retention of the Bloodhound buildings and associated structures are considered
- 5) Other leisure facilities are considered and their impact on existing facilities is investigated

Overview of External Funding Helen Briggs

External Funding



Funding Source	Value of Funding	Status	What the funding has / will be used for
One Public Estate – Cabinet Office, LGA and MHCLG Wave 6	£187k	Received	Feasibility, Project management and Master planning
One Public Estate – Cabinet Office, LGA and MHCLG Wave 7	£TBC	Bid being prepared to be submitted by 30/11/18	Continuing support for the master planning process A focus on Modern Methods of Construction and Off Site Development
Garden Communities - MHCLG	£TBC	Bid being prepared to be submitted by 09/11/18	A focus on Stewardship and Governance
Housing Infrastructure Fund (HIF) Homes England & MHCLG	£EXEMPT	Expression of Interest supported Full business case now being prepared Due to be submitted 03/12/18 but a second opportunity to submit March 2019	Infrastructure including: Highways, School, Health & Well Being, Community Facilities Site preparation Utilities
Housing Infrastructure Fund (HIF) Homes England & MHCLG	£130k	Submitted pending approval by Homes England	Preparation of HIF Business Case
Local Enterprise Partnership Growth Fund	£TBC	Expression of Interest being prepared	Support for the Employment and Business Park

Next Steps

CIr Hemsley

- On-going work
 - Viability
 - Evolving Master plan
 - Surveys and studies
 - Funding bids being progressed
- Monthly progress reports to Cabinet
- Cabinet report 30/11/18
- All Member briefings
 - 8/10/18
 - 12/11/18
- Council 26/11/18
 - Local Plan
 - HIF
 - Master Plan

SLIDE

PRESENTATION TO SPECIAL GROWTH, INFRASTRUCTURE AND RESOURCES SCRUTINY PANEL

Firstly Chairman, thank you for the opportunity to address the Scrutiny Panel on behalf of the St George's Barracks Advisory Group.

Recent surveys, public meetings and consultation shows that for those most affected, there is a very real concern that the County Council are embarking upon a folly of monumental magnitude, which will have a very real and very serious impact upon the community of Rutland for some 30 to 40 years. The anger felt in each of these villages is palpable, and the prospect of the development is already adversely affecting people locally. What I would like to do is to address some of the key issues and concerns of the local communities. Let us start with Consultation

CONSULTATION

It is difficult to achieve any consensus, when the proposal remains so broad and ill-defined with precious little detail. Even now, barely a month away from the full Council being asked to sign up to a Housing Infrastructure Fund bid, the range of housing lies somewhere between 1,500 and 2,770. Even the bottom end of that scale is unprecedented in this county, where our villages average somewhere in the region of 400 homes

(Ketton – 848) (Cottesmore- 511 outside the wire) (Uppingham – 1897).

At the end of last year and earlier this year the Chief Executive and her team made presentations to our villages. Unfortunately, in many cases these became ill-tempered and angry because most villagers felt that what was being presented was a fait accompli with no room for

manoeuvre, and no wish to take on board any ideas that the communities might have. Residents felt that the RCC line was “we know best” – any ideas put forward for more imaginative uses of the site were dismissed. From the outset, this whole project has been about how many homes the site can accommodate. On 24th April, Norman Milne and I wrote to the Executive and to every County Councillor expressing our concern about the way this project was being managed. 6 months on nothing has not changed.

There has been plenty of ‘tick box’ consultation, by which I mean that a process has been followed, however the reality is there has been precious little dialogue and no real impact. Most within the Community feel that their voices are entirely insignificant. In sum, the community feel totally rail-roaded by RCC, RegenCo and MoD. The Advisory Board has been a step in the right direction but it lacks teeth and is in danger of becoming solely an ineffectual talking shop.

You would think that at the very least, in putting together the Masterplan, the authors might have met with the respective Parish Councils to discuss their ideas and to seek input to the plan prior to any version being written. But No. We still have had no real consultation on what facilities are needed, what road improvements are needed, what is the environmental impact, how we can reduce the impact on the local communities etc. There simply was no need, because ‘We know best’ and ‘Children should be seen and not heard’. Indeed, even the full County Council has not been informed in any depth of the proposals. The perception is that there has been little attempt by the County Council to meet the aspirations of those most affected, whilst the wish of a largely hidden and silent MoD, is perceived to be paramount over the

needs of Rutland. People are really angry that RCC do not seem able to stand up to the avaricious demands of the MoD. Remember that the land now owned by MoD was compulsorily purchased from local farmers at a time of national emergency with a commitment made at the time that once no longer needed, it could be returned to farmland for sale to the original owners. There are people in our communities who remember this happening.

Memorandum of Understanding

The Memorandum of Understanding is an area of real concern – we have had to fight hard through the Information Commissioner’s office to gain access to the full document. I am afraid that it is viewed by many as a ‘Secret’ document that RCC and MoD have hidden behind. We are aware of the need for the MoD to achieve ‘best value’ for the taxpayer however the MoU was signed off without due governance considerations (EG not signed off by Cabinet) It doesn’t appear to be offering real partnership but is a way of delivering housing more quickly – compared to the traditional approach which often leads to lengthy delays.

COMMUNICATION

There has been little pan-Rutland communication and it is amazing how many people from far flung places such as Cottesmore, Exton and Langham say they know nothing about RCC’s plans to build a new town in the County. Unfortunately, many people do have a parochial view of life, however RCC should be working hard to ensure that the County knows what is actually being planned for St George’s Barracks. This project will significantly affect and potentially damage the nature of the whole County.

CONSULTANTS

Let me now move on to the choice of Consultants for this project. One can fully appreciate that this is a new challenge for RCC and that they do not have the internal resources to prepare a Masterplan for a development of this size. East Hampshire District Council's experience of working with MoD at Whitehill and Bordon is clearly relevant and useful, and it is understood why their expertise should have been called upon to draw up the initial masterplan. However, when we ask the professional planners, lawyers, builders and architects working in our villages, the universal view is that the Masterplan is inept and not suited for purpose. Most importantly the Masterplan lacks imagination and appears to solely seek the maximum build within the limited space available. Indeed speaking of the Masterplan in June, Sir Alan Duncan commented:

“What the Council has called a Master Plan has been clumsily published and unhelpfully labelled. Calling it a Master Plan sounds like a fait accompli but this is a draft concept and no more than that. The confusion has allowed talk of three and a half thousand houses to gain currency and to become an assumed number.

There is insufficient explanation of the pace and staging of any future building and a plan which just has a single artist's impression on one side of paper has been utterly inadequate for going into the detail people are entitled to.”

The recently published outline proposals for Woolfox, illustrate the lack of detail contained in the St George's Barracks Masterplan.

As we move forward to the publication of the full Masterplan, we are concerned that RegenCo have been engaged to complete the work without a tendering process. No invitation was made to invite designs

that might have made imaginative use of the site. What we have instead is a huge modern housing estate. This is a public sector solution to what is a commercial business opportunity.

RCC speak of quality not quantity, but also of building up to 40% of homes as being 'affordable homes' – as experience in Uppingham and Oakham has shown, the reality is that affordable homes are simply not cost effective to a developer and are unlikely to be built to the scale sought by RCC. It is entirely laudable that the Council should seek to address the shortage of affordable accommodation in Rutland, however market economics will inevitably have a significant impact upon how many affordable homes are built.

SCALE

The biggest issue for the local communities is the scale of this development – 1,500 to 2,770 homes to be built in the heart of the County. This simply does not make sense and in the Government's terms is **NOT building the right homes in the right places**.

Much is made of the 'advantage', that such a development would make to the County. We are aware that Oakham and Uppingham Town Councils believe that a Development would increase the financial viability of their High Streets, however, St George's Barracks stands almost equidistant from Uppingham, Oakham and Stamford. For those of us that live on that side of the County, the natural commercial centre is Stamford. Therefore this estate will benefit Stamford but not the existing Rutland towns.

SUSTAINABILITY

Housing built in St George's Barracks is unlikely to be sustainable, particularly in terms of employment in this isolated site with little

employment infrastructure. The current lack of high technology employment and industrial capacity and capability within the County would suggest that attracting sufficient employment to this remote site will require vision and dedicated effort. Positive, imaginative suggestions for employment opportunities that would be appropriate for the specific location have been ignored by RCC. It is of interest to note that the local employment forum suggests that current industry does not seek new employment sites, solely inexpensive accommodation for their staff based in Oakham and Uppingham. The recent sale of land in Oakham for housing, that had previously been set aside for industrial development, illustrates that industry is not demanding more space for expansion.

There are real concerns that the site can never meet the criteria that need to be applied for it to be a sustainable community. As a result, there is real potential to create a dormitory town which would add little or no value to the County as a whole.

Let me give you an anecdote that illustrates the problem of building affordable homes in the wrong place:

A couple rented a new 'affordable' home on North Luffenham's Rosewood development – they loved the house, they loved the area, they loved the village school and they loved the community. However, with huge regret they have had to move – the reason being that they simply could not afford the cost of daily commuting for 2 x earners, which meant 2 x cars and increased child-care costs. Is this the model we wish to emulate.

TOURISM

Tourism is the key driver in the Rutland economy bringing in excess of £100m directly and indirectly into the county each year, largely driven by our rural nature and recreational pursuits in the county. The Masterplan lacks any imaginative proposals to enhance tourism, the lifeblood of this small County.

MINERAL EXTRACTION

We talk much of housing development at St George's but we must not lose sight of the massive quarry, probably at least 100 Hectares or 250 Acres in size. This is a priority habitat type within the current Leicestershire and Rutland Biodiversity Action Plan, and therefore appropriate weighting needs to be given to its importance. The health implications for residents living cheek by jowl with a developing quarry and housing development of enormous scale for a period of up to 40+ years needs careful review. We are concerned that there is no evidence that a contractor can deliver on the phasing of the quarry and complete restoration of the site and its habitat within reasonable time constraints.

CONCLUSION

I could go on ...

Please excuse me if I have re-iterated some of the concerns already raised this evening but I hope it illustrates some of the key issues felt by your constituents. I would hope that in reviewing the process you will take heed of the reality of the current situation, which is that the County Council have isolated themselves and lost the confidence of those most affected. Finally, we believe RCC has an obligation to hear, diligently listen to and act upon the views, hopes and aspirations of its communities.

If the current proposal is the only one on the table, it deserves to be rejected out of hand. If a genuine root and branch alternative is considered possible, we trust you will take our views into account from the outset we stand ready to work together to find a solution that is Right for Rutland.



St Georges Project
RUTLAND

Special Growth,
Infrastructure and Resources
Scrutiny Panel
11th October 2018

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Representation by
St George's Barracks Advisory Group

Paul Cummings
Chair North Luffenham Parish Council

St George's Barracks Development



Key Concerns

- Consultation

Consultation



Key Concerns

- Consultation
- Memorandum of Understanding

Memorandum of Understanding



Key Concerns

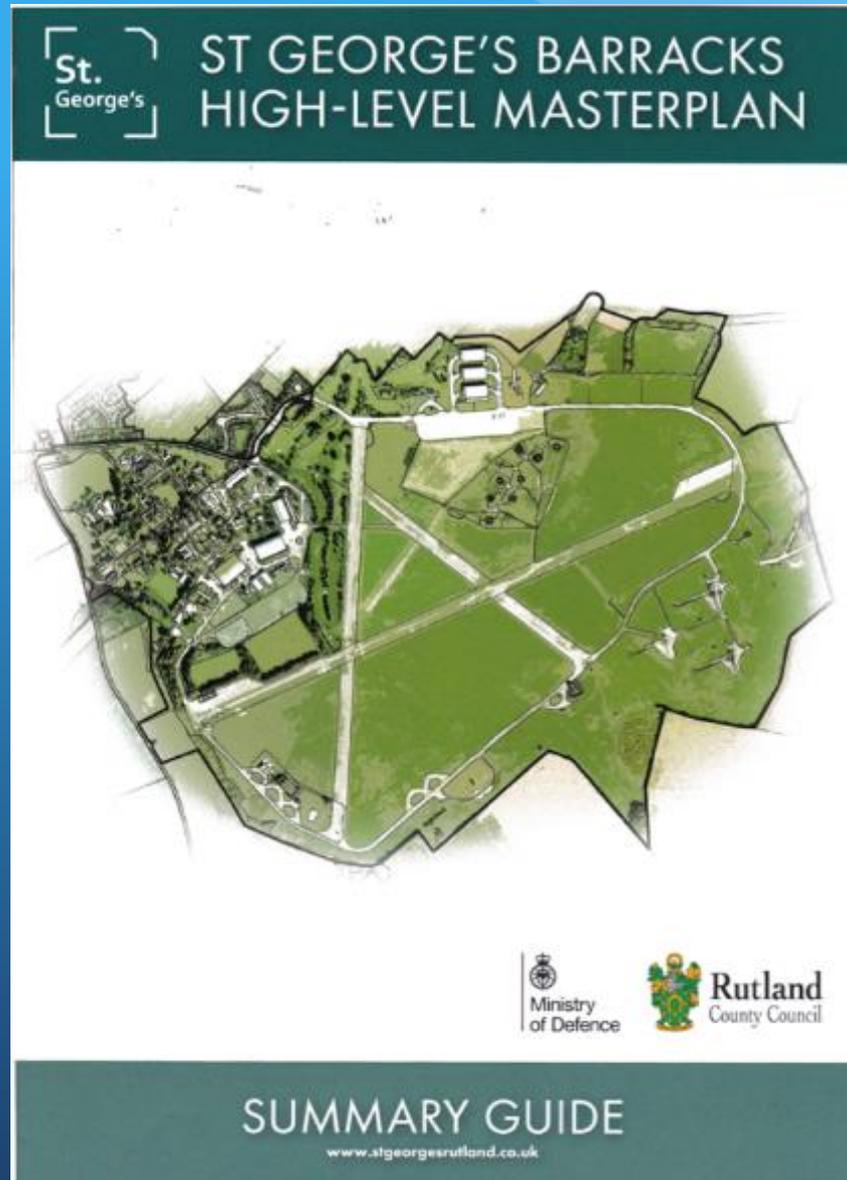
- Consultation
- Memorandum of Understanding
- Communication

Communication



Key Concerns

- Consultation
- Memorandum of Understanding
- Communication
- Consultants



Key Concerns

- Consultation
- Memorandum of Understanding
- Communication
- Consultants
- Scale

Key Concerns (2)

- Sustainability

Key Concerns (2)

- Sustainability
- Tourism

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Key Concerns (2)

- Sustainability
- Tourism
- Mineral Extraction / Quarry

Mineral Extraction



Mineral Extraction



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Key Concerns (2)

- Sustainability
- Tourism
- Mineral Extraction / Quarry
- Conclusion

A solution that is



Right for Rutland