

Rutland
County Council

Rutland Local Plan 2016-2036

Focussed Consultations –
presentation to Parish Forum





What is the purpose of this specific consultation?

- In July 2017 the Council published a Consultation Draft Local Plan. At that time, although the announcement had been made by the Ministry of Defence (MoD) that St. George's would close in 2021, there was insufficient evidence available at the time to enable detailed consideration of St. George's within the Local Plan.
- As this matter has progressed significantly since the 2017 Consultation, and in response to a number of consultation responses received, the Council has decided to consider the redevelopment potential of St. George's through the Local Plan.
- A further round of public consultation is therefore being undertaken through which the Council is seeking views specifically on the implications of potential development of St. George's Barracks site (St. George's) for the Rutland Local Plan.



National Planning Policy context

- The site at St.George's is defined as brownfield (previously developed land) covering its curtilage
- Local Plan needs to be in conformity with the new National Planning Policy Framework, published in July
- Para. 117 – “Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or ‘brownfield’ land”
- Para. 72 sets out the context for new settlements
- Plans to be reviewed on a regular 5 year basis



Proposals for the St George's site

- The masterplan proposes the creation of a new sustainable settlement on the site of St. George's based on the concept of a Garden Village capable of accommodating between 1,500 and 3,000 new homes of mixed tenures, with appropriate employment, local service, retail and community uses, as well as extensive open space provision.
- Based on principles for Garden Villages as set out by the Town and Country Planning Association
- Strong emphasis on local employment opportunities to encourage self-containment and reduce the need for out-commuting



Elements of the focussed consultation

The key issues set out in this consultation document related to the implications of the potential development of St Georges for the Local Plan relate to:

- The vision and strategic objectives for the Local Plan;
- The spatial strategy and settlement hierarchy for the Local Plan;
- The housing and employment requirements for the Local Plan;
- The minerals and waste policies and proposals for the Local Plan;
- Consideration of a specific policy for the potential development on this site.



Local Plan housing requirement 2016-36

	Requirement based on 160 dpa	Proposed Spatial distribution**	Completions (2016-18)	Commitments (as at 2017/18)	Remaining requirement as a minimum
St. George's brownfield site**		1,200	0	0	1,200
Oakham		60%	1,200	366	499
Uppingham		15%	300	4	112
Local Service Centres		25%	500	53	90
Other Villages				76	94
County Total	3,200		3,200	499	795
					1,906



Comparison to 2017 Consultation

	Remaining minimum requirement 2018-36 as set out in the consultation paper	Provisional allocations as previously set out in the Consultation Draft Local Plan issued in July 2017 (2016-36)	Difference
Oakham	335	757	- 422
Uppingham	184	365	- 181
St. George's	1,200	0	+ 1,200
Local Service Centres	187	554	- 367
Other Villages	0	0	0
County Total	1,906	1,676	+230



Additional sites promoted for development

- Additional sites have been submitted to the Council since it published the Consultation Draft Rutland Local Plan in July 2017. The sites are in addition to those considered in the Site Appraisals Report which was published alongside the Consultation Draft Local Plan.
- The Council will assess these additional sites for their suitability and deliverability for development and allocation in the new Local Plan alongside the previously submitted sites. It is important to note the following:
- **Not all the sites identified are needed, nor will they be considered suitable or deliverable.**
- **The identification of additional sites does not imply that they are suitable for development or that they will be included as an allocation in the Local Plan**



Make your views known

- We are keen to hear your views on the specific consultation and additional sites as we want to make sure that it reflects the needs, expectations and viewpoints of everyone in the community.
- The 6 week consultation runs from 13th August 2018. Comments should be sent to us to arrive by **4.45pm 24th September 2018**
- Comments may be submitted via the survey on the Council's website www.rutland.gov.uk/localplanreview or sent by e-mail to localplan@rutland.gov.uk

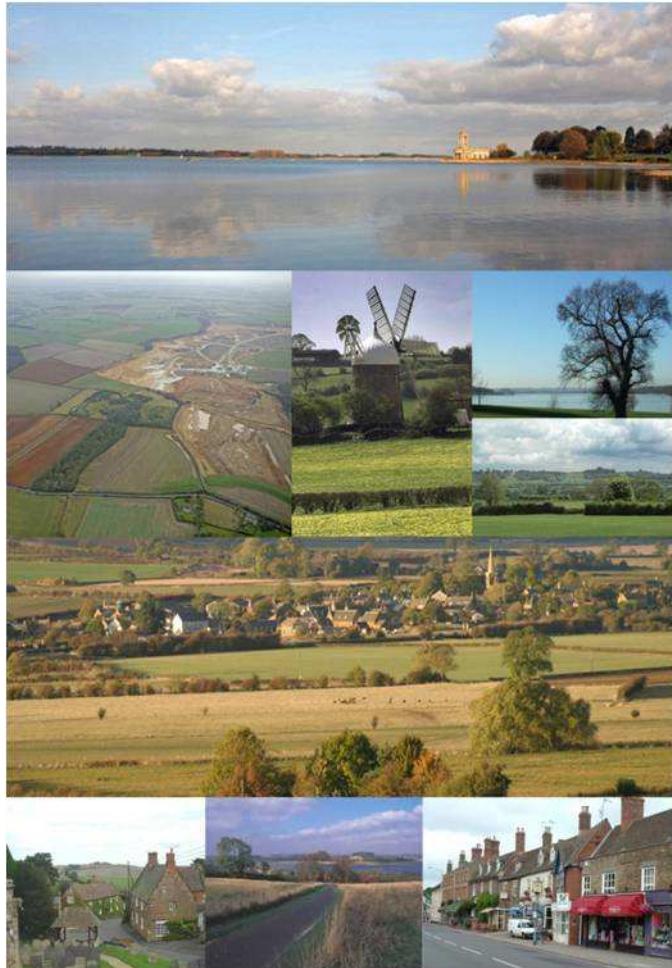


Next steps

- The Council will consider all responses received through both this consultation and last year, from the 2017 Consultation Draft Local Plan before preparing the Pre-Submission Local Plan for consultation.
- When adopted, the Local Plan will form part of the planning policy framework for Rutland replacing the Core Strategy, Site Allocations and Policies Development Plan Document and the Minerals Core Strategy and will provide a basis for the consideration of planning applications and the preparation of other planning documents.



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Any questions?

**Roger Ranson
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3rd September 2019