

# Scrutiny 11<sup>th</sup> October 2018



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# 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

- 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

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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.

- 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

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- Provided early ideas for what development on St. George's Barracks may be possible when the site becomes vacant in 2020/21
- County-wide consultation held from 11<sup>th</sup> May – 15<sup>th</sup> 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

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

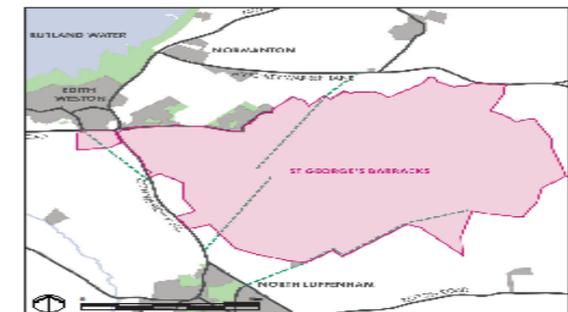
- Articulation of building heights - predominately 2 storey with some 2.5-3 storey dwellings at key locations such as the local centre
- Affordable and market housing to be pepper-potted in small clusters and to be tenure blind so as to be indistinguishable
- Orientation of dwellings to maximise solar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

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# 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

<p>You were concerned by the size and scale of the development</p>	<ol style="list-style-type: none"><li>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</li><li>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.</li></ol> <p>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.</p>
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## Issue Raised – Size & Scale contd.

<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

<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"><li>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.</li><li>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.</li></ol>
<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"><li>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</li><li>2) There is the potential for the provision of vehicle servicing on-site</li></ol>
<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"> <li>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.</li> <li>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.</li> <li>3) Provisions are being made for electric vehicles and alternative modes of transport.</li> </ol>
<p>Parking, particularly at Rutland Water, was a concern</p>	<ol style="list-style-type: none"> <li>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.</li> <li>2) We will more clearly demonstrate how parking will be catered for throughout the development.</li> </ol>

## Issue Raised – Housing

<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"> <li>1) Further information on housing types and tenures will be provided.</li> <li>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.</li> <li>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</li> </ol>
<p>Wanted a clearer definition of ‘affordable homes’ and ensure they were situated widely across the development</p>	<ol style="list-style-type: none"> <li>1) We are preparing a definition of affordability, including starter homes, and ensure it is carried through proposals</li> <li>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.</li> </ol>
<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	<ol style="list-style-type: none"> <li>1) Greater detail will be provided on sustainability measures, such as grey water recycling, electricity generation, energy efficiency, reed beds etc.</li> <li>2) We are investigating the potential for a solar farm and wind generation, including mapping provision on the Masterplan.</li> </ol>
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

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## 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

<p>Wanted assurances that health and wellbeing services would be provided for within the community</p>	<p>Further information is provided regarding proposed health and well-being facilities, which, subject to viability, include a GP surgery</p>
<p>Wanted greater clarification around the primary school development</p>	<p>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.</p>
<p>It would be beneficial to have early-years facilities</p>	<p>Early years facilities are provided in association with the primary school.</p>

## 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
<b>One Public Estate – Cabinet Office, LGA and MHCLG Wave 6</b>	£187k	Received	Feasibility, Project management and Master planning
<b>One Public Estate – Cabinet Office, LGA and MHCLG Wave 7</b>	£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
<b>Garden Communities - MHCLG</b>	£TBC	Bid being prepared to be submitted by 09/11/18	A focus on Stewardship and Governance
<b>Housing Infrastructure Fund (HIF) Homes England &amp; MHCLG</b>	£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
<b>Housing Infrastructure Fund (HIF) Homes England &amp; MHCLG</b>	£130k	Submitted pending approval by Homes England	Preparation of HIF Business Case
<b>Local Enterprise Partnership Growth Fund</b>	£TBC	Expression of Interest being prepared	Support for the Employment and Business Park

# Next Steps

## CIr Hemsley

# Next Steps

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- 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