

Appendix 6 – HIF Project Summary

As part of the Government's Better Defence Estate programme the closure of St George's was announced in 2016 with the MOD due to vacate in 2021. In 2017 Rutland County Council and the MOD entered into a Memorandum of Understanding to jointly bring forward plans for redevelopment of the base.

The proposals are for a new Garden Community providing up to 2,245 new homes, 14 Ha of employment land and local community facilities on the site. The partners are intent on driving innovation in the construction process and further the strategic aims of Homes England through using the opportunity to:

- Diversify the housing market through the use of SMEs
- Use of Modern Methods of Construction (MMC)
- Include Self-and Custom build

The joint project covers 3 sites The HIF submission is seeking funding support for 2 of those sites - the main site 300 Ha and a current school site (Sites 1 & 2 only).

SITE 1 - the Main Barracks site (300 ha) - A 'high level' masterplan for the site was produced in spring 2018. Extensive engagement and consultation followed with the neighbouring villages of Edith Weston and North Luffenham and across the rest of the county of Rutland. An updated 'Evolving Masterplan' was finalised in November 2018 responding to feedback from consultation. This plan will form part of the evidence base for the revised Local Plan due to be published in May 2019 for regulation 19 Consultation. The site will be brought forward using a Land Sale Delivery Partner (LSDP) with accelerated delivery applying high quality of design and eco standards. The Evolving Masterplan is for a new sustainable community to be developed based on 'Garden Village' principles. It will include up to 2,215 homes on the main barracks site; 14 hectares of employment space (capable of generating at least 1 job for each home); a replacement 3-form entry Primary School; a new local centre with shops, health and well-being and community facilities; a heritage zone around the site of the Grade II* listed Thor Missile site; extensive landscaped buffer areas; and significant infrastructure enhancements and improvements including highways, public transport, walking and cycling and utilities. Proposals for potential 'community ownership' of some assets have also been made. An area of the site may also be safeguarded for minerals extraction.

SITE 2 - the site of the existing primary school which will be re-located into the main development (SITE1). It has potential capacity for 30 homes lending itself to custom build or a small developer of larger higher value housing due to its ideal location close to Rutland Water.

SITE 3 - the Officers Mess with capacity for 70 homes to be brought forward by RCC in 2020. It will allow an SME Developer to deliver a good mix of size and type of houses. This will include starter homes, self-build and may include off-site modular build. It does not form part of the HIF Business Case.

For the main site (SITE 1) supporting infrastructure will be put in place and other site preparation works undertaken in advance of development de-risking the development, making it more attractive to developers and potential house buyers and helping to secure local community support.

HIF will be used as a contribution towards the costs of off-site access and utilities reinforcements, remediation and demolition of redundant structures within the base and on site access and landscaping. It will also be used to fund the new primary school.

It is also intended that the Employment Zone is also brought forward in advance of the main housing development potentially by RCC.

The early provision of school places and local jobs are key priorities to attract residents and businesses to the new development whilst minimising trips on the local transport networks.

All 3 sites will benefit from investment in off-site infrastructure, utilities, school, health centre & public transport – as will all the surrounding communities.