



Rutland County Council
Parish Council Forum
23rd August 2021

Special Council Meeting -

1st September 2021

- **Council needs to decide how to proceed with its submitted Local Plan** given the significance Council's decision not to accept the HIF grant and the impact on the delivery of the Local Plan development strategy.
- **The Planning Inspector has paused the process of Examination In Public** until the Council can confirm its intentions regarding the Submitted Local Plan.
- Discussions with MHCLG, Homes England, MoD and RCC have concluded that there is **currently no alternative solution to funding the £29.4m gap** for St George's scheme.



Recommendations to Special Council:

That Council:

- **Withdraw the Local Plan** from Examination in Public.
- **Commit to preparing a new Local Plan** from the beginning of the process eg: evidence gathering and review and identification of Issues and Options.
- **Agree budget provision of £1.395m** for preparation of a new local plan and additional staff resource due to the implications of operating without a plan.
- **Establish a cross party working group** to oversee the process of making a new Local Plan.



Implications of Withdrawing the Plan:

- **A new Local Plan will need to be prepared**
 - estimated to take about 4 years at an additional cost of £1.395 million.
- **The Council will not have a five-year housing land supply** - development proposals will have to be determined in accordance with the presumption in favour of sustainable development.
- **Anticipate additional speculative planning applications** - increase in pressure on services already experiencing high-demand e.g. Development Management, Highways.
- **Difficult for other services to plan** e.g. Health, education, public transport and to proactively plan for infrastructure investment.



Implications of Withdrawing the Plan:

- **Potential impact on Rutland's Housing Delivery Test (HDT)** - may result in penalties and the need to identify additional housing supply.
- **St. George's Barracks remains in the Ministry of Defence's disposal programme** – landowner considering all options for what will be a 'brownfield' site in 2024.
- **Quarry Farm (Stamford North) site will have no policy basis for development in Rutland** - an integral part of the Stamford North urban extension for the South Kesteven Local Plan and could impact delivery assumptions.



Alternative Options:

- **Proceed with the Local Plan examination at risk** - in the anticipation that the MoD as landowner (MoD) could demonstrate viability and deliverability of the St. George's site at that time.
- **Revisit the HIF decision** (Council decisions can be revisited after six months has passed). Homes England have indicated that an option remains for the Council to enter a tripartite grant agreement for HIF with an extended deadline for the grant to March 2025.
- **Both options are considered to carry significant risks**



How do Parish Councils feed into the Council Decision-Making process?

- Review Special Council Report that has now been published (23rd August).
- Discuss within local communities/parish meetings.
- Discuss views with local Ward Councillor(s).
- Option to submit questions in advance. in advance Friday 27th August at 4:30pm (owing to Bank Holiday)
- Option to present a Deputation to Council.
- Option to attend meeting in person [Limited attendance due to Covid] or listen to the meeting online.



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Opportunity for questions and clarifications from Parish and Town Councils (5 minutes per Council)