

What is the St George's Project?

The St George's project is a joint initiative between Rutland County Council, the Ministry of Defence (MOD) and other local partners to look at possible options for the future of St George's Barracks after the base closes in 2020/21.

Why is the Army leaving St George's Barracks?

St George's Barracks was announced for intended disposal by the MOD through its Better Defence Estate announcement, which is part of the MOD's strategy to rationalise the Defence Estate. The strategy is a long-term approach to transforming the Defence Estate from one built for previous generations of war-fighting into one for the future needs of the Armed Forces.

The UK government has also given the MOD a target for land sales which contributes to a cross-government target to release enough land for a potential 160,000 new homes by 2020. The intention is that MOD sites will be used for housing and other development, with money from land sales invested back into the Armed Forces.

What will the closure mean for the local area?

The closure of St George's Barracks will not come into effect until 2020/21 at the earliest, after which the site will be vacant.

The Army will continue to be an important part of the local community and options for the relocation of units currently occupying St George's Barracks remain subject to assessment. These include potential relocation to the Defence Animal Centre at Melton Mowbray and Kendrew Barracks, Cottesmore.

In the long-term, St George's Barracks is a brownfield site and is likely to be re-developed. The focus of our partnership is on making sure any future development is sensible, sustainable and meets local needs.

Who is involved?

Rutland County Council and the MOD are leading the St George's project by way of a unique public/public partnership. We also have the support of several other organisations, including: Greater Cambridgeshire Greater Peterborough Local Enterprise Partnership (GCGP LEP), East Leicestershire and Rutland Clinical Commissioning Group (ELRCCG), One Public Estate and the Department for Communities and Local Government. Moreover, we are actively engaged with a range of wider stakeholders, such as utility companies.



What is the Council/MOD proposing?

Our shared vision for the St George's site is a successful mixed-use, sustainable community with four zones: a new 'garden village', a business /enterprise zone, leisure and recreation and minerals extraction.

This would be a long-term project with phased development of the site over a period of 10-15 years. Our plans focus on the quality of development, rather than quantity, with appropriate housing density, detailed plans for each phase/area of the site and ensuring the right infrastructure is put in place well before the site is occupied.

What are the alternatives?

We believe that the partnership approach between Rutland County Council and the MOD is the preferable model to ensure that the site is taken forward to development taking into account in its very early stages the needs of existing local communities, the environment and the UK Government's housing agenda.

How does this fit in with the Local Plan?

It has not been possible to make any allowances for St George's in the Consultative Draft Local Plan, because we don't yet have enough detail as to the scale, nature and timing of any development proposals and how they might contribute to the assessed needs of Rutland.

Our current Core Strategy policy for redundant MOD bases has been rolled forward in the Consultative Draft Local Plan, while policies will be reviewed in time for the next version of the draft Local Plan.

How can members of the community get involved?

Having shared details of our proposals with the local community, we plan to keep in close contact with all key stakeholders. This includes members of the community, businesses, schools, Parish representatives and anyone else who has an interest in the project.

We will hold regular meetings to provide updates on our progress and seek your input, as well as making information openly available online. Individuals will have the option to join a dedicated focus group and statutory consultation will take place at a future dates, as required.



What will be developed on the site?

The MOD and Rutland County Council will lead on master planning for St George's, with input from local groups and organisations that have an interest in the site.

Our goal is the creation of a new 'Garden Village' with the right mix of housing, enterprise, leisure and recreation. Our partnership agrees that any development will be built to a high quality, meet local needs and have the right infrastructure put in place well in advance.

How many new homes will be provided?

This has not been decided and will be determined following the outcome of master planning, a minerals assessment and a market assessment.

Why is a minerals assessment needed?

The full scale of the St George's project is currently unspecified due to an unknown quantity of minerals below the site, the extraction of which takes priority over any future development opportunities.

This could limit proportion of the site for development, although land would be made available again in future years, once extraction is complete. A survey is planned to understand full impact of the minerals issue – results are expected before the end of this calendar year.

When will the development start and finish?

We do not want the St George's site to be left vacant for any significant period of time as this can create problems for the local community. We therefore hope to begin development as soon as the site is disposed of, this is currently scheduled for 2020/2021.

The development of St George's will be a long-term project and is expected to take place over 10-15 years, following the closure.



Will there be new health and education facilities to support the growth in population?

Our partnership has agreed that putting appropriate infrastructure in place early is a top priority.

As a result, the St George's project will be frontloaded to ensure infrastructure needs are identified and met prior to the site being occupied. This includes physical infrastructure like roads, public transport and utilities – all of which have already been engaged. It also includes social infrastructure such as healthcare, education, conveniences and community facilities.

As part of this process, the Council and MOD will seek to utilise the government's Housing Infrastructure Fund (HIF), which offers £2.3billion to deliver new physical infrastructure that supports new and existing communities.

Will the development be part of Edith Weston or North Luffenham?

St George's will be a new settlement and not an extension of any existing community. With this in mind, the Council has already begun to consider what new provisions may be needed in relation to community governance.

How can I find out more?

If you have further questions about the St George's project or would like any additional information, please contact us by emailing: stgeorges@rutland.gov.uk

