

St George's Parish Briefing

October / November 2017



Ministry of
Defence



Rutland
County Council



St George's Barracks

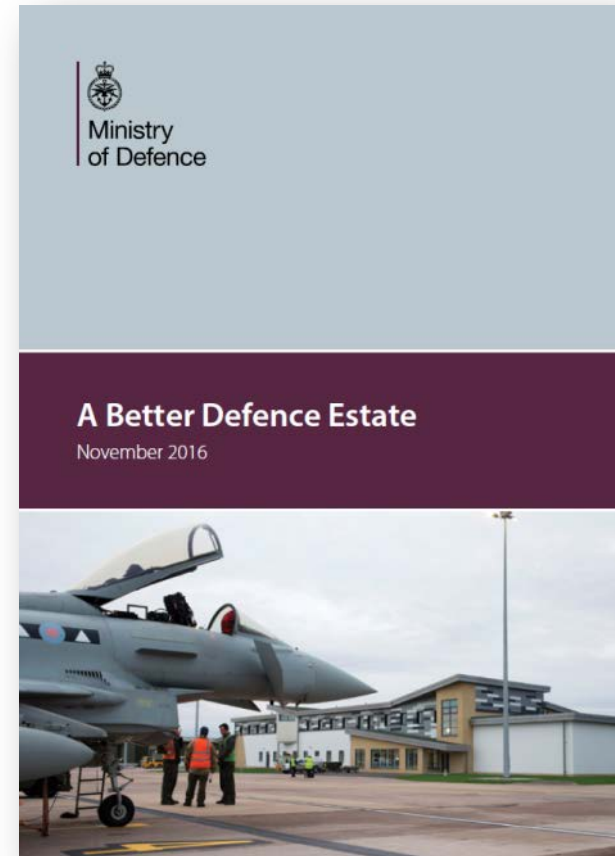


- Ministry of Defence (MOD) decision taken (Dec. 2016) to close St Georges Barracks by 2021
The army will not leave St George's until **2020/21**
- 300 Hectare **Brownfield** site
- Between Dec. 2016 and Sept. 2017 the MOD and Rutland County Council have been working on how best to take forward the future of the site
- The understanding we have reached is innovative and the first of its kind in the Country
- It avoids a situation where the site is sold to a developer in its entirety or left vacant and allowed to fall into disrepair – it means that we are part of the future



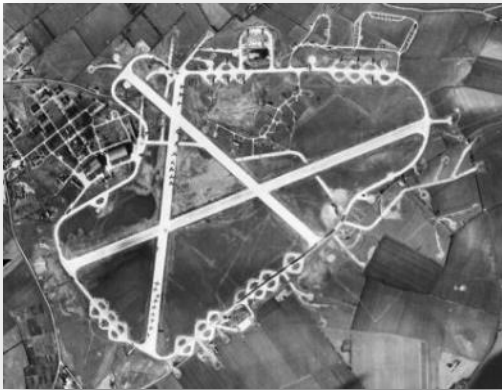
MOD Estate Optimisation

- Supporting UK military capability and operational effectiveness
- £1 billion target for land sales set in Spending Review 2015
- Contributes to government target of 160,000 new homes by 2020
- St George's Barracks identified for closure in 2020/21 at the earliest, after which the site will be vacant



History

- RAF North Luffenham 1940–1998
- 1959–1963 base for PGM-17 Thor missiles
- St George's Barracks 1998 - Present



Options for the Future

- St George's Barracks site left partly or wholly vacant
- MoD sell direct to a developer
- Partnership approach between MoD and Local Authority – this is the route we are following under a Memorandum of Understanding (MoU) – the **first of its kind** and it builds on previous experience and will ensure we can have a significant influence on the future of the site



RAF Upwood



Oakington/Northstowe

Public/Public Partnership

- MOD and RCC working together in public/public partnership to:
 - Maximise capital receipts for MOD
 - Add value to the capital receipts
 - Ensure appropriate/sustainable development for Rutland

- A joint project MOD / RCC for the whole life of the project – 15/20 Years

- A shared vision



Memorandum of Understanding (MOU)

- Unique approach built around comprehensive MOU between the Council and MOD
- Recognises impact of St George's Barracks and why the site is so important to Rutland
- Clearly sets out how our partnership will work and what we aim to achieve together
- Means the MOD can capitalise on the value of the site as required under HM Treasury rules – but in a way that meets our requirements
- Ensures Council can influence & deliver genuinely sustainable development for what is a highly desirable location
- Secures the best possible outcome for St George's site, local communities and the wider county

Member support

- Support from Council Leadership and Ward Members for the area



Cllr Tony Mathias
Leader, Chair
of ROPE Board



Cllr Oliver Hemsley
Deputy Leader,
Vice Chair of St
George's Board



Cllr Kenneth Bool
Chairman,
Member for
Normanton

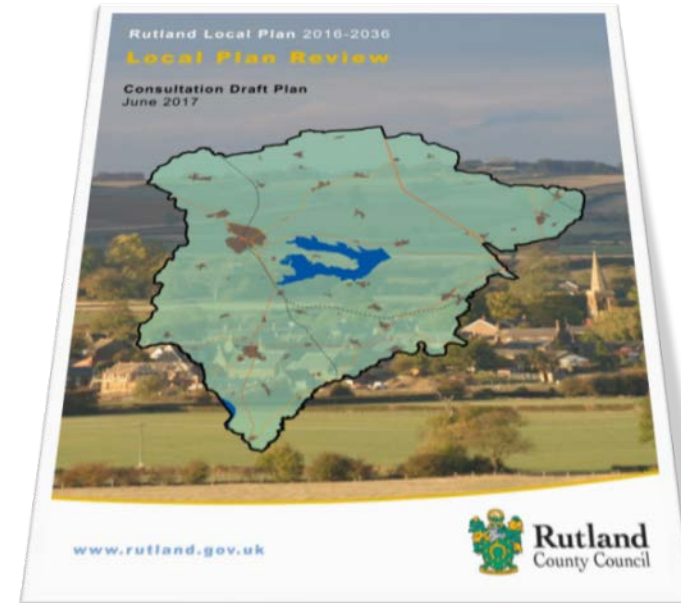


Cllr Gale Waller
Member for
Normanton

Local Plan



- Not yet possible to make allowances for St George's in Consultative Draft Local Plan
- Insufficient detail around scale, nature and timing of development proposals
- Current Core Strategy policy for redundant MOD bases has rolled forward in latest Consultative Draft Local Plan
- As detail emerges during 2018 we will firm up references to St George's
- Housing numbers are a minimum not a maximum and Rutland towns and villages need growth to remain sustainable and provide choice



Minerals Issue

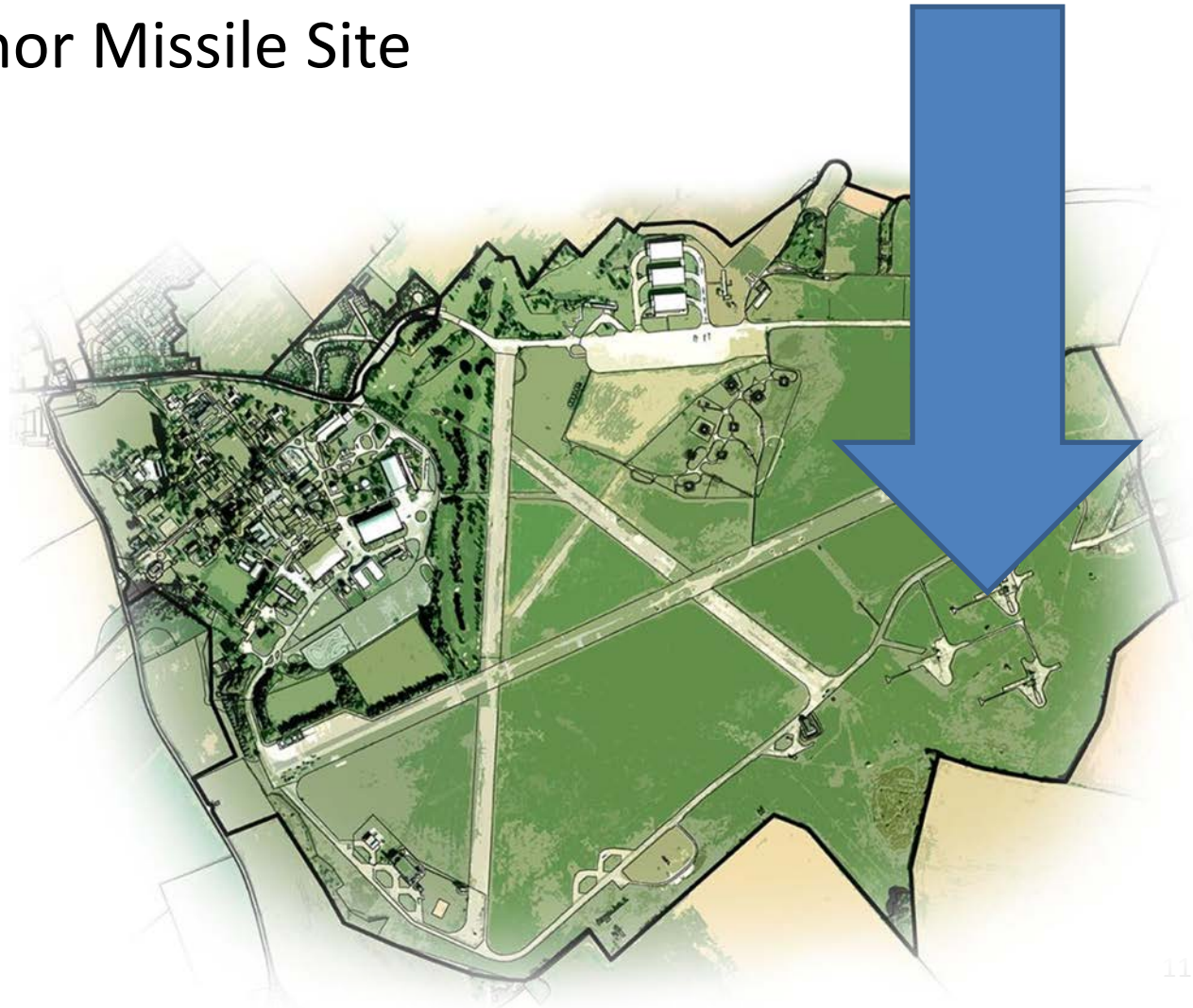


- Full scale of St George's project as yet unspecified
- Unknown quantity of minerals below the site, extraction of which takes priority
- Could limit proportion of the site for development, although land would be made available again in future years
- Minerals survey planned to understand full impact
- Answers anticipated by end of 2017 & will inform the master planning



Listed Part of the Site

- Grade 2* Thor Missile Site
- Protected



What we Don't Know Yet

- The extent of the area of the site that will be safeguarded for minerals extraction
- We don't know what there will be on the site. Nothing ruled in or out but.....



What we don't know yet

- The site is 300 Hectares and our MoU refers to
 - Housing – **Live**
 - Education and other Facilities – **Learn**
 - Commercial – **Work**
 - Leisure and Recreation – **Play**
 - Supporting tourism - **Visit**



What we Don't Know Yet

- The number of houses that will be built
- Infrastructure first – Quality not Quantity

■ But....

Reality..... Supported by our MoU

Area	HCA Density 40	RCC average Density 20	Garden Village Size Range
300 Hectares	12,000	6,000	1,500 – 3,000
100 Hectares	4,000	2,000	1,500 – 3,000

Over 10 – 15 years starting in 2021

Garden Village

- Means different things to different people...

Recent Garden Village - proposals	Homes
Deenethorpe / Tresham (Northamptonshire)	1,500 in 240 Hectares Density 6.25 Former airfield
West Oxfordshire	2,200 in 320 Hectares Density 6.88 Green field site

What we Mean by Garden Village



“Designed to replicate a Rutland village community. The homes we will create will be at a density appropriate for the location and a mix of sizes to suit all needs.

There will be a range of affordable and quality homes and a range of tenures. The community will include affordable housing, social housing, retirement living, custom build and starter homes.

As appropriate the homes will aim to provide a non-estate environment and will include gardens, garages and sufficient off-street parking provision.

The design will aim to feature all aspects of a rural village such as a community hub, a pub, a post office, a village shop, a village green.

It will be supported by sustainable public transport, schools, superfast broadband, appropriate road infrastructure, leisure facilities and access to employment.”

What Happens Next

By the end of 2017

- Results of the Minerals Survey
- Some initial assessments
 - highways
 - Contamination etc.
- Highest level master planning
- What parts of the site might be used for what?
 - Safeguarded for minerals
 - Housing
 - Other uses
- Begin a discussion about new settlement or how the development will work with existing communities
- Engagement with PC's and Focus Groups

What Happens Next

By the end of 2018

- Detailed Master planning – Whole site, Whole life
- MoD and RCC begin the process of jointly procuring a partner to develop the main site
- We will start to plan for the infrastructure
- We will bring forward a plan for the Officers' Mess Site -
Based on average density for Rutland on a 4 hectare site this **could** be 70/80 homes
- We will continue to support 1MWD Regiment in their ongoing occupation/transition(?)

Next Steps

- **This will be no different to any development**
 - Masterplan required in accordance with our Planning Policy on redundant MoD Sites
 - Supplementary Planning Document
 - Inclusion in the Local Plan
 - A planning application
 - Statutory Consultation
- **Community Governance**
 - A review is likely to be required
 - The site is bisected by Edith Weston and North Luffenham Parish Boundaries
- **Your involvement in this process will be key**
- **We will work with your Parish Council's on an on-going basis**
- **Role of your Ward Members**

Infrastructure requirements

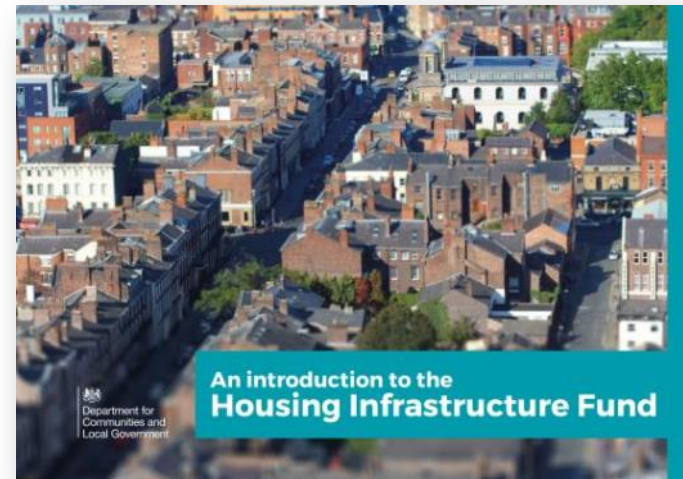
- Project frontloaded so infrastructure requirements need identified and met before site is occupied
- Opportunities for existing communities to benefit
- Includes highways, transport, utilities, fibre broadband
- Social infrastructure also foremost in our planning:
 - ✓ Community facilities
 - ✓ Conveniences
 - ✓ Health provision
 - ✓ Education
 - ✓ Environment/green space



Where will the money come from

- Housing Infrastructure Fund

- Council and MOD looking to make use of the Housing Infrastructure Fund (HIF) to support project
- £2.3billion to deliver new physical infrastructure to support new and existing communities
- Grant funding awarded on a highly competitive basis
- Support ambitious planning for growth and delivering new homes in the future



Department for
Communities and
Local Government

Engagement and Consultation

- Regular contact with you as key stakeholders from this point onwards:
 - ✓ Members of the community
 - ✓ Businesses
 - ✓ Schools
 - ✓ Parish representatives
- Direct regular communication to provide updates
- Option to join a dedicated focus group – complete feedback form and indicated if you wish to be involved
- Statutory consultation to take place at a future date

Next Steps

- MOD finalising plans for the relocation of units currently based at St George's Barracks – MOD on site until 2020/21
- Still in the very early stages of what is possible
- Feasibility, minerals survey and other assessments to follow
- Standard MoD processes and practical steps to follow around disposing of a military site
- High level (initial) master planning with your input during 2018
- Regular contact with local stakeholders leading up to statutory consultation

Key Points

- RCC and MOD working together on best option for St George's Barracks
- Site will be used for development to meet government targets
- Site will be developed responsibly
- Right mix of housing, enterprise, leisure, recreation to meet local and regional needs
- Focus on quality, not quantity, and putting infrastructure in place early
- The right kind of development and best possible solution for the site
- Staying in control
- Your involvement central to our plans



Questions?



Highway network

