PBGC/St George’s Barracks/ Briefing

30 November 2017

Parish Councillors / Working Group Members

Parish Clerk

Cllr Gale Waller

Cllr Ken Bool

**ST GEORGE’S BARRACKS DEVELOPMENT**

**NOTES OF A MEETING WITH HELEN BRIGGS – CE RCC**

**THU 30 NOV 17**

1. At Helen Briggs’ suggestion Norman Milne, Chair Edith Weston PC and I met Helen this afternoon in Cllr Milne’s Home Office in Edith Weston. I was accompanied by Cllr Smith and Norman was accompanied by Cllr Jarron. We explained that PC were more comfortable if Chair was accompanied by at least one other PC member on such meetings.

2. The key points arising from our discussion were:

**a. Visits**: As part of the fact finding process, RCC had hosted a number of senior visitors to the site, including Lord Mathew Taylor, a Government Champion on Garden Village Projects. He had visited recently to see the site and discuss proposals with RCC. (Note: <http://www.telegraph.co.uk/news/earth/hands-off-our-land/10149339/Planning-reforms-peer-to-profit-personally-from-10000-strong-housing-scheme.html> ) Issues that had been discussed with him included:

* Creation of Small Holdings within the development
* Community Shopping facilities rather than Out of Town Shopping Facilities
* Development of Work/Live communities with work being created on site.

**b. Grant Funding**: Helen confirmed that the One Public Estate Project (<https://www.local.gov.uk/topics/housing-and-planning/one-public-estate/about-one-public-estate> ) had made a £25k Grant towards the cost of the Feasibility Report and that a further bid for £500k was under consideration (Announcement due on 8 Dec). A bid through the Housing Infrastructure Fund to support a 5 year Infrastructure Development Programme had been submitted and an announcement was due by Christmas. The proposal would include provision for Roads, Schools etc.

c. **Scope of Development**: The infrastructure bid proposals were based on a development of 1,500 to 3,000 new homes (3,000 being the top estimate if the whole site was available for development). The planning density was to be no more than 20 Homes/Hectare. It was anticipated that Infrastructure funding would also be ‘recyclable funding’ recovered from the Developer/s. RCC anticipated that maximum capacity for building was no more than 200 homes/year, with the project likely to run over a 10 year timeframe. Consideration would be given to partial construction of homes ‘off-site’.

d. **Consultancy**. ReGenCo (<http://www.easthants.gov.uk/regenco> ) had been contracted to start work on the development of the High Level Master Plan. Working together with RCC it was intended that their initial report would be available to the Project Board by the end of March. The report would consider what development opportunities might exist on the site including Housing, Business and Commercial and Leisure opportunities.

e. **Crichel Down Rules** (<https://www.gov.uk/guidance/crichel-down-rules-on-land-ownership> ). Helen advised that James Riley of Defence Infrastructure Organisation was following up queries from landowners regarding the application of Crichel Down Rules (Ability of original landowners to buy back land sold pre-WW2 under Compulsory Purchase arrangements)

f. **Historic England**. A brief was to be developed by Historic England on the protection of the Grade 2\* Listed Thor Missile site and its potential development as a visitor’s site. They had also expressed interest in the former Bloodhound Control site.

g. **Local Plan**. Helen conformed that the next iteration of the Local Plan would include more detail about the development of the site.

h. **Minerals Survey**. Work had started this week on the Minerals Survey by an independent organization. This had been delayed but it was anticipated that the Mineral Survey Report would be delivered early in the New Year. It was assumed that due to built up nature of the Edith Weston end of the site, it would be unlikely for there to be any extraction of minerals West of the main North / South runway.

i. **Transport and Highways**. Work was ongoing with consultants to identify the potential impact of the development upon local roads. A detailed transport assessment was being conducted.

j. **Officers’ Mess Site**. It was confirmed that the current Officers’ Mess Site in Edith Weston remained a target for a quick win, with RCC potentially acquiring the site in 2020/21. It was intended that up to 70 homes might be built on the site.

k. **Buffer Zone**. I was assured that consideration would be given to excluding any development of Non-MoD land in the ‘buffer zone’, that currently exists on the land to the North of Edith Weston Road.

l. **Focus Groups**. RCC will hold a consultation event for local residents keen to participate in focus groups on 29th Jan in the Officers Mess. Capacity would be 200 or so. There would be 2 x sessions one in the afternoon and one in the evening. PCs and Clerks will be invited to attend. I agreed to ‘leaflet’ the village to seek individuals willing to join the focus groups to help to inform the process.

m. **Holistic Approach**. We were advised that it was intended to take a whole Site / Whole Life approach which would consider every aspect of the development over the foreseeable future.

n. **Nature of the Development**. RCC intend that the development should be diverse, and similar in nature to a Rutland village with different sizes, types and layout of homes and the inclusion of green spaces. We agreed that Rosewood provided an excellent example of how a good development might look.

o. **Impact Assessment**. Detailed impact assessment would be conducted embracing Open Spaces, Archeology, Wildlife, Woodland and Ecology.

p. **Links to Rutland Water**. We were advised that the intent was to ensure that there was a mechanism incorporated to enable access to Rutland Water from the site.

q. **Butt Lane**. We discussed the opening up of the pathway across the Airfield site from Butt Lane and were advised that this would remain an important aspiration.

3. We agreed to arrange a further meeting in the New Year.

PBG CUMMINGS

Chair NLPC

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