

Parish Council Meetings

April 2018

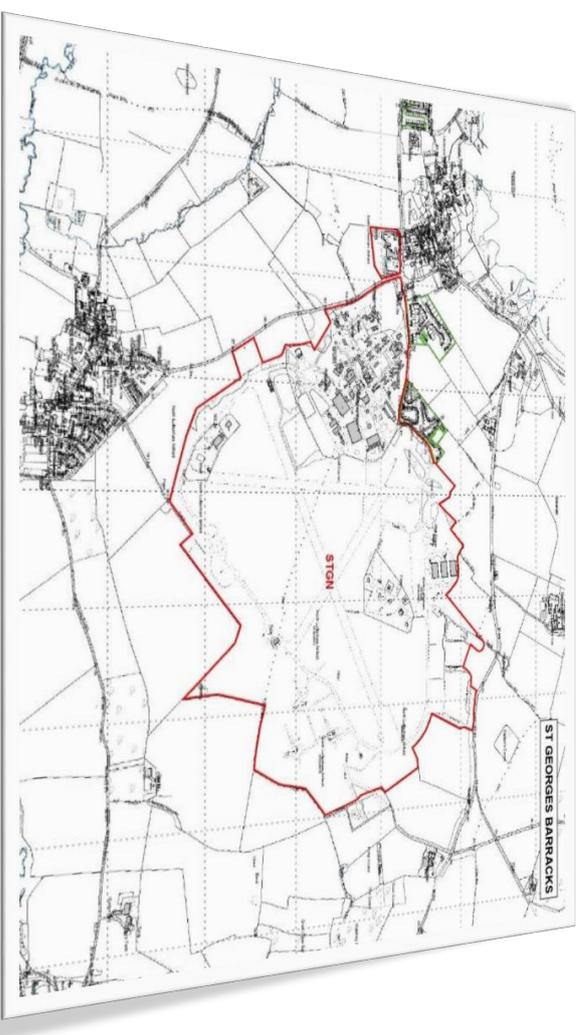
Councillor Oliver Hemsley – Leader, Rutland County Council
Helen Briggs – Chief Executive, Rutland County Council



Agenda

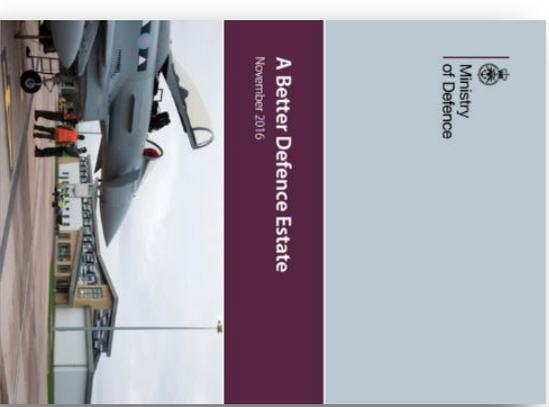


- St George's partnership
 - Ministry of Defence statement
- Answering your key questions:
 - Development: scale and need
 - Consultation
 - Officers' Mess
 - Infrastructure
 - Environment
 - Crichel Down
 - Buffer zones



Ministry of Defence Statement

- Hard copies available this evening
- On our web site
- Under-pins the rationale for the project and the partnership



**Ministry of
Defence**



Development: Scale and need – The National Picture

Scale: Why up to 3,000 new homes?

Need: Why is this needed in addition to allocations in the Draft Local Plan?

- There is a national housing crisis – too few houses are being built to keep pace with population growth and household formation rates
- The MOD has a target to produce 55,000 homes in this Parliament
- The Council within NPPF para 17 is required to
 - Support the redevelopment of brownfield land
 - Respond positively to wider opportunities for growth
- At the 2017 General Election – all major parties had manifesto commitments to build between 200,000 - 300,000 homes per annum – the recent average has been 160,000 per annum

Development: Scale and need – The Regional Picture

Scale: Why up to 3,000 new homes?

Need: Why is this needed in addition to allocations in the Draft Local Plan?

- There is increasing pressure for additional housing and in particular affordable housing from within our Housing sub region (Peterborough, South Kesteven and South Holland)
 - South Kesteven – uncertainty in the provision of housing numbers (potential shortfall estimated at 600 – 700)
- The same is true in the wider Leicestershire area where the availability of suitable sites is a real issue – currently an estimated shortfall of 15,000 dwellings to 2031
- The issue of under provision is particularly acute in the Cambridge sub region housing area – significant and Peterborough bound by a duty to co-operate

Development: Scale and need – The Local Picture

Scale: Why up to 3,000 new homes?

Need: Why is this needed in addition to allocations in the Draft Local Plan?

- In order to be sustainable Rutland needs to grow :
 - this includes growth across the County to ensure our Villages & Market Towns are sustainable e.g. Schools and GP Surgeries
 - and** at St George's to meet increasing demand for housing within Rutland and surrounding areas. We want to significantly enhance the availability of affordable housing – at least 35% on the St George's site
- We want to provide opportunities for young families to settle in Rutland and opportunities for your children and grandchildren to live in Rutland
- Local employers tell us they struggle to get staff
 - one factor is the cost and availability of housing in Rutland

Development: Scale and need – The Local Picture

Scale: Why up to 3,000 new homes?

Need: Why is this needed in addition to allocations in the Draft Local Plan?

- Affordability of housing in Rutland is a key issue and this has been worsening since 2009

Year	2009	2010	2011	2012	2013	2014	2015	2016
Rutland	7.74	9.27	9.13	9.27	9.26	9.19	10.34	9.59
East Midlands	5.42	5.80	5.76	5.56	5.62	5.94	6.28	6.47
England	6.39	6.85	6.80	6.77	6.76	7.09	7.52	7.72

House prices to median earnings

- All areas within the sub region are failing to deliver the required amount of affordable housing

Development: Scale and need

Scale: Why up to 3,000 new homes?

Need: Why is this needed in addition to allocations in the Draft Local Plan?

- The **whole** site is a brownfield site that will come forward for development
- Based on an average density 40 per hectare the total number of housing could be significantly higher than the 1,500 – 3,000 being considered
- The growth will be over a long time period circa 10 years in order to support sustainable growth in communities
- The master plan is likely to show housing located on the site of existing buildings – it is worth noting that the St George's site whilst large in comparison to the existing villages comprises only 0.8% Rutland

Scale and need

Scale: Why up to 3,000 new homes?

Need: Why is this needed in addition to allocations in the Draft Local Plan?

- RCC Cabinet is considering a report on the Local Plan – Tomorrow at a public Cabinet Meeting
- The Local Plan process will test whether there is an evidential base to support the number of dwellings proposed and the supporting infrastructure. As part of this process those who have alternative views will have an opportunity to voice them through consultation and before the Planning Inspector
- The assessed housing need sets out a minimum requirement for the Local Plan to deliver
- We are encouraged to provide for additional growth in appropriate locations to support **national objectives for housing delivery**

Scale and need

Scale: Why up to 3,000 new homes?

Need: Why is this needed in addition to allocations in the Draft Local Plan?

- We are also encouraged to work with neighboring authorities to ensure wider sub-regional housing objectives are met through the duty to co-operate. This forms part of the Local Plan making process and is ongoing
- Evidence for the proposed capacity of the site will form part of the masterplan and will cover:
 - Housing land supply in a sub-regional context
 - Market indicators for housing demand and supply
 - Affordable housing delivery
 - Optimum site capacity to deliver a “sustainable” development

- Paragraph 46 of the recent Government consultation on putting the right homes in the right places sets out:

“Plan makers may put forward proposals that lead to a local housing need above that given by our proposed approach. This could be as a result of a strategic infrastructure project, or through increased employment (and hence housing) ambition as a result of a Local Economic Partnership investment strategy, a bespoke housing deal with Government or through delivering the modern Industrial Strategy. We want to make sure that we give proper support to those ambitious authorities who want to deliver more homes. To facilitate this we propose to amend planning guidance so that where a plan is based on an assessment of local housing need in excess of that which the standard method would provide, Planning Inspectors are advised to work on the assumption that the approach adopted is sound unless there are compelling reasons to indicate otherwise. We will also look to use the Housing Infrastructure Fund to support local planning authorities to step up their plans for growth, releasing more land for housing and getting homes built at pace and scale.”

Consultation

Consultation: How will villages be consulted as the proposals are developed?

Masterplan: When and how will this be published?

- The masterplan will be launched on 11 and 12 May at Victoria Hall, Oakham

- This will be supported by a range of events in neighbouring villages:
 - A Parish Meeting
 - Drop-in events
 - Mailings signposting to online consultation

Parish Council	Meeting Date	Time	Venue
North Luffenham Parish Annual Meeting	16 th April 2018	19:00pm	North Luffenham School Hall
South Luffenham Open Meeting	29 th April 2018	14:30pm	Village Hall, South Luffenham
North Luffenham Presentation and Drop In Session	16 th May 2018	18:00pm	North Luffenham School Hall – TBC
Uppingham Town Council Drop In Session	17 th May 2018	14:00pm	Uppingham Town Hall
Edith Weston Presentation and Drop In Session	23 rd April 2018	18:30pm	Edith Weston Village Hall
Ketton Parish Drop In Session	30 th May 2018	14:00pm	Ketton Library

Consultation

Consultation: How will villages be consulted as the proposals are developed?

Masterplan: When and how will this be published?

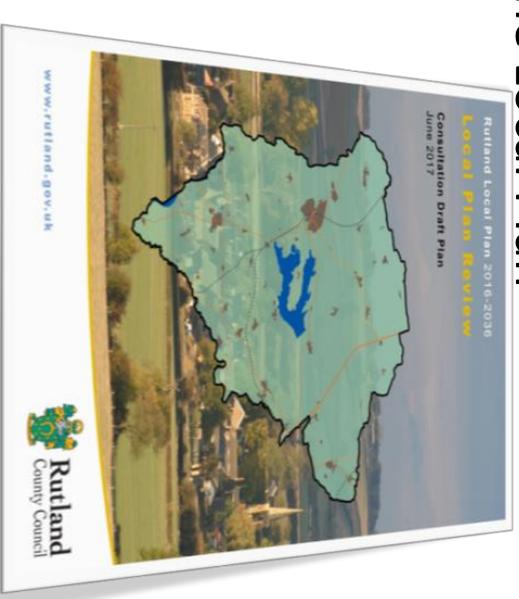
- County wide leaflet drop – highlighting the launch of the Master Plan
- Targeted leaflet drop to surrounding villages
- New stand alone web site launched in May
- Parish Council Forum – 29th May
- We will continue to meet with Parish Council representatives
- Following the consultation about the masterplan we will review and refine the masterplan

Consultation

Consultation: How will villages be consulted as the proposals are developed?

Masterplan: When and how will this be published?

- **Consultation about the Local Plan** – will follow the statutory process & if approved tomorrow:
 - Public consultation June / July 2018 (Reg 18 consultation – 6 weeks)
 - This will include a specific paper on including St George's into the Local Plan
 - Publish the Plan – Reg 10 Consultation a further 6 weeks
 - Plan submitted
 - Examination in Public by Independent Planning Inspector



Officers' Mess

Acquisition: Why are we intending to develop plans and purchase the site?

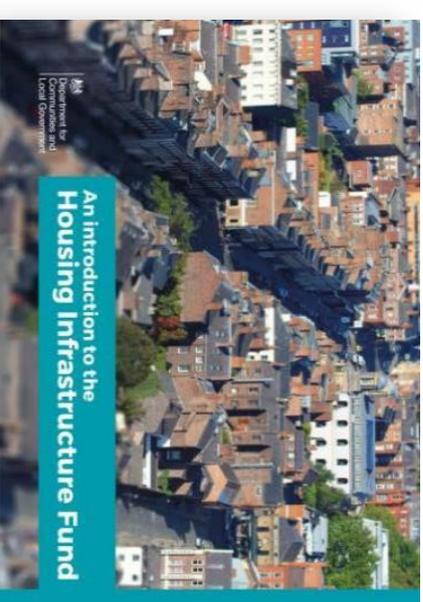
- We feel this is the most effective route to get the best outcome for the site
- An opportunity for us to influence what is delivered there
- To maximise the potential for the delivery of affordable housing
- To generate investment income for Rutland – profit which the Public Sector can reinvest in the County
- To act as a demonstrator for the process, design, standards etc. for the main St George's site



Infrastructure

Funding: What funding is being applied for?

- As we've said from the outset, our policy is 'Infrastructure First'
- The costs of infrastructure can be met from a combination of the following:
 - Paid for by the Developer as part of the construction costs
 - Community Infrastructure Levy (CIL) payable by the Developer to RCC and the Parish Council
 - Housing Infrastructure Fund
 - In-kind contributions e.g. land provided on which to build a school



Infrastructure

Priorities: What are the key priorities for infrastructure developments?

- Our priorities for Infrastructure are:

- Highways and transportation



- School places

- Health and well-being facilities

- Community facilities



- Land assembly (where this will facilitate highways and access to the site.

Not to make the site bigger)



The Environment

Environmental impact: How will this be assessed and addressed?

- Environmental protection will be a key element of the Masterplan and the Master planning process
- It will be a requirement for any planning application and for the Local Plan
- We want to work with those who have concerns - workshops with key stakeholders taking place to inform the masterplan and to consult on it when it is launched

Crichel Down

- MOD is the landowner and is required to consider if Crichel Down rules are applicable when disposing of land
- DIO have taken legal advice and have concluded that it is appropriate to follow the rules in this instance and that an exception can be applied (Rule 10 - material change of the whole site)
- Former owners are duly notified of this decision and have an opportunity to respond to MOD within two months
- This process is underway and DIO will respond directly to any contact from former owners or eligible successors

Crichel Down

- Worth noting that Crichel Down rules allow MOD to seek planning consent for the subject land before it is sold, whether to a former owner or on the open market (if no exceptions are applicable)
- In this instance, land would be offered at the current market value at the time of sale. For example, after planning consent has been achieved and land carries an enhanced market value for residential use
- If land owners have queried the position they have been connected to a named MOD contact. It is for those querying the position to take advice and/or seek legal opinion

 **highways england**

CRICHEL DOWN RULES - RULE 22
DISPOSAL OF SURPLUS PROPERTY AT:
WINDMILL HOUSE, HASTINGS ROAD, TONBRIDGE TN12 7HF
(HAL 9400/9867)

Highways England Company Limited has declared the above surplus to requirements and under the Crichel Down Rules is seeking the contact details of the former owner(s) or his/her or their successor(s).

If anyone knows the contact details of:
Jeanette Mary Ashuch, Mr Gary Rogerson (HAL 9400/9867)
Please contact: Highways England Company Limited quoting HAL reference within two months of the date of this notice.

Highways England Company Limited
Property Management and Disposal Team
Ash House, Falcon Road, Sowton Industrial Estate,
Exeter Devon, EX2 7LB
Telephone: 0300 470 4354
E-mail: nationalPM@highwaysengland.co.uk

Claire Channing, Highways England Company Limited.

Example of Public advertisement for
Crichel Down

Buffer Zones

Concerns: Are concerns about the importance of buffer zones understood?

- We have listened closely and taken on board all of the feedback with have received regarding buffer zones
- Clear from the outset that any new community will be separate and distinct from Edith Weston and North Luffenham and that green space/buffer zones would play an important role in helping to achieve this
- These will be a key feature within the Masterplan with the opportunity to develop the proposals further

Questions



The presentation will be on our web site here:

<https://www.rutland.gov.uk/my-council/st-georges/>

