NLPC/SGBWG

8 August 2018

Parish Council

Parish Clerk

NLPC SGB Working Group

Cllr Gale Waller

Cllr Ken Boole

Village Web Site

Chair EWPC

**NORTH LUFFENHAM PARISH COUNCIL**

**ST GEORGE’S BARRACKS WORKING GROUP**

**UPDATE – 8th AUGUST 2018**

**1. RUTLAND LOCAL PLAN ADDITIONAL CONSULTATION**

a. On 31 Jul 18, Norman Milne (Chair EWPC) and I attended a meeting of RCC’s Cabinet to the discussion on a proposal regarding specific consultation with respect to considering the implications of potential development of St George’s within the Local Plan. A copy of the relevant paper is attached. In this, RCC propose to incorporate the St George’s Barracks (SGB) proposals into the Local Plan. RCC is seeking views on the implications of of potential development of SGB site for the new Rutland Local Plan. It is proposed that the proposals will be open to consultation commencing on 15th Aug 18.

Para 2.11 of the paper states *“Whilst the proposal as set out in the initial masterplan is for a new settlement of between 1,500 and 3,000 dwellings to be built on this brownfield site, the consultation paper assumes that approximately 1,200 dwellings will be built on this site in the period 2024-36 (based on 100 completions per annum for 12 years following industry standards for rate of development on major sites) the remaining development area is expected to be delivered beyond this plan period.”* Which is something of a ‘fudge’ as it gives us no greater clarity on what is actually proposed to be built on the site.

b. The revised spatial distribution across the County is shown at Para 2.13. The proposal is to justify a build of 1,200 homes in SGB within the period to 2036 by reducing allocations from the previous 2017 Draft Local Plan as follows:

Oakham -422

Uppingham -181

Local Service Centres -367

However it is clear that Oakham and Uppingham and many of the Local Service Centres will be allowed to increase their allocations through the implementation of local neighbourhood plans. In addition a number of additional sites for further development have been identified and are shown at Appx 2 of the consultation document. I fear that the revised Spatial Distribution proposal which ‘justifies’ the development of 1,200 new homes at SGB will very quickly be undermined by applications to restore the original numbers of new homes in Oakham and Uppingham and applications for development on ‘windfall’ sites in the smaller villages. I have raised my concerns and sought clarification from Cllr Gordon Brown and he has intimated that these are all minimum requirements and that through Neighbourhood Plans communities are able to increase their allocations. He would not anticipate any future increases in Oakham, Uppingham and the smaller Service Centres impacting upon the proposed building requirements in SGB of 1,200 new homes by 2036. (with more to follow post 2036)

2. **NATIONAL PLANNING POLICY FRAMEWORK (NPPF)**

Last week the new National Planning Policy Framework was published by the Ministry of Housing, Communities and Local Government. This is an important document because it will provide the basis against which any proposal by RCC will be measured by an Inspector. The document is worth reading in full - I hope to prepare a brief on the paper to inform the Parish Council. However one key element is the “Presumption in favour of sustainable development” in particular in respect of Brown Field development. A copy of the paper is attached. The new Local Plan for Rutland will be examined against this revised and updated NPPF.

**3. CONSULTATION**

Consultation and communication remain critical factors in the way in which we might influence RCC’s proposals for SGB development. Current consultations include:

a. Advisory Board. The Advisory Board established after the intervention by Sir Alan Duncan on 22 Jun met for the first time on 23 Jul 18. The next meeting will be on 30 Aug. I would hope that the working group will frame some key questions to be put to RCC in advance of the next meeting.

a. On Tue 7th Aug, I accompanied Cllr Gale Waller and Norman Milne to meet Cllr Ben Callaghan – Chair RCC Scrutiny Committee, to discuss our concerns about consultation, governance and process. This was a very positive meeting and gave us an opportunity to have a wide-ranging discussion over some of the many concerns raised by the Steering Group.

b. On Wed 8th Aug, Norman Milne and I are hosting a meeting with fellow local PC Chairs to discuss our strategy and ideas for influencing RCC’s proposals for SGB.

c. On Wed 8th Aug, Norman Milne and I are meeting the Manton equivalent of our Working Group to look at ways in which we might coordinate the efforts of all the local villages and ensure that we are not duplicating activities.

**FUTURE MEETINGS**

7. NLPC SGB Working Group. The Working Group will meet at 11 Digby drive on Thu 16th Aug at 8pm. Edith Weston ‘Action Group’ have requested to attend as observers. NLPC meet at the Community Centre on 28th Aug at 7pm.

PBG CUMMINGS

Chair NLPC

Encl:

Rutland Local Plan – Additional Consultation

National Planning Policy Framework