

St George's Focus Group Sessions – 29th January 2018

14:00pm – 15:30pm

Table 1 – Key Points

- Access to housing – Residents/Commercial/Construction Traffic
- Affordable housing
- Assisted/supported living
- Buy and rental properties
- Tourist accommodation
- Junction improvements
- Sewage requirements
- Leisure sympathetic to Rutland Water
- Similar to Fineshade wood – caravans
- Safeguarding new housing for locals
- Finance opportunities for housing
- Tennis/swimming pool
- Safeguarding wildlife
- No warehouses – small units and light industrial instead
- Solar panel farm
- Provision for small businesses
- Extend current education and health provision
- Community Centre
- Cycle routes and walking
- Museum/visitor centre to protect heritage

Table 2 – Key Points

- Nature reserve/Eden project
- Cold war centre for heritage area
- Visitor centre – farming
- Care village

Table 3 – Key Points

- Before mineral extraction – tree planting as a noise buffer/micro railway
- Access during extraction should be on the North side
- After extraction – lake or nature reserve/eco power
- Affordable housing
- Electric car parking
- Eco power
- Similar density to other villages

- GP Surgery
- Retirement dwellings
- Allotments
- Small supermarkets
- Home working
- Better mobile signal
- Respect rural economy
- Thor Site feature
- Protect golf course
- Cinema
- Cycle paths
- Hotel
- Leisure Centre
- Additional primary/secondary school
- Drone friendly

Table 4 – Key Points

- CHP Unit
- Community hub
- Enhancing good community retail
- Hotel
- Another enterprise park or Science park
- Affordable homes
- Fire/police enhancements
- Range of housing
- Plots of houses released on a scheduled basis
- Medical centre/surgery
- Leisure facilities

Table 5 – Key Points

- Upgrade road network
- Traffic calming
- Superfast broadband
- New schools and pre-school
- Upgrade A1 junctions
- Minerals access from East
- Make Grade 2 listed area an attraction
- Sports facilities
- Railway crossing – what will be done
- Phased delivery
- Village hall/ Parish

- Two storey housing
- Health facilities
- Village feel
- Needs to be separated from Edith Weston
- Appropriate facilities for older generation
- Electric charging for cars
- Outdoor leisure/cycling/woodland
- Zero emission development

Table 6 – Key Points

- Wireless Hill junction needs improving
- Increased traffic at level crossing
- Essential to engage with Network Rail
- Importance of in-keeping with existing Rutland villages.
- Concerns around density
- Impact on Local Plan
- Essential sewerage/electricity/gas
- May need own school
- Sports facilities/Improved pool
- Golf Course
- Hotel
- Consider blasting impacts
- Explain the use of the site – Cold War/Anglo-Saxon
- Road access for Commercial but not through Edith Weston
- Medical facilities – GP/dentist/opticians
- Nature reserve
- Land could have amenity use
- Cycle use
- Facilities for older generation
- Good mix of housing
- Housing that provides care support
- Off-road car parking
- Water hydrant
- Caravan park
- Affordable housing

Table 7 – Key Points

- Go Wild/Centre Parks/Eden Project
- Swimming Pool/Camp Site/Glamping
- Hotel

- Linking cycle routes
- Military museum
- Science Park
- Temporary Airport – Helicopter rides
- Walking/Cycling
- Solar Farm
- Retirement Village
- Medical services centre
- Broadband/phone signals/power/water
- Village Shop
- Mini supermarket
- Pub/post office/hairdresser/café/parcel drop off

Table 8 – Key Points

- Pub
- Utilities
- Public Transport
- Minerals area – Wildlife site/wind farm/walking/re-establish old rights of way
- Museum on listed area
- Vineyard
- No motorsport activities
- Better infrastructure
- Leisure Park
- 30% affordable housing
- Shops/retail
- Care homes
- Community and religious facilities
- Medical facilities
- New school provision
- Adequate parking and trees

St George's Focus Group Sessions – 29th January 2018

19:00pm – 20:30pm

Table 1 – Key Points

- Housing to be constructed in local materials
- What will the name of the new development be? Will it be joined with North Luffenham/Edith Weston
- Maximise green space and minimise development
- Create jobs for younger generation
- Cinema/Restaurants/Canal Network/Swimming Pool/leisure centre/community hall
- Can the small airfield be kept for light aircraft/trade shows/car boots/caravan sites
- Public transport improvement
- Youth Services to support the growth of residents
- Road safety
- Infrastructure must be in place first
- Self-sustaining energy
- Maximum 500 houses/20 per hectare
- Doctors/Blue Light services and better coverage
- Possibility of a County Hospital
- Maintain Primary Schools
- Work from home properties/faster broadband
- What will happen to the golf course
- Memorial to mark 50 years of RAF/Army

Table 3 – Key Points

- Cycling provision
- Phased development
- Extension to Peterborough Hospital
- New bypass road
- Affordable housing/housing association
- Ecology surveys as site very important for local wildlife
- New footpaths
- Hotel
- Green belt between development and North Luffenham
- Care Home
- Woodland area to screen development
- Wildlife site/nature reservoir

- Attach conditions to quarry permissions
- Bus service direct to Oakham
- Wider buffer around Thor Missile site
- Further focus groups
- High street with shops
- Crichel Down rules

Table 4 – Key Points

- Housing realistically limited to western area to avoid minerals extraction zone
- New hotel complex – linked to local suppliers
- Would generate good local employment
- Community orchards, wildlife and nature areas
- Artisan business units/technology hub
- Variety of small business units
- Strong need for social housing
- Retirement living opportunities
- Site not suitable for large distribution centres
- Energy farm – PV
- Green housing
- Cycle paths
- Buffer zones
- Glamping/Yurts
- Need to ensure new development does not put existing businesses at risk
- Reopening North Luffenham/Ketton railway line – possible tourist attraction
- Concern of a possible rat run through North Luffenham
- New pub – micro brewery
- Large village green to north/west of site
- Expand existing roads – keen to preserve existing roads as country lanes
- Concern of new traffic generation in Ketton
- Would prefer 1500 homes

Table 5 – Key Points

- Hotel in the area in keeping with the local area
- Retain golf course/cricket field and fields
- Minerals survey to be placed on the website once available
- Allotments/orchards/vineyards
- Wood clad building and usage of Rutland stone
- Possible solar farm
- Aquaponics in unused area
- Commercial/industrial in north of the site
- Retain and use green space

- Centre parks
- Different name and physically separate from other villages
- Concern around environment impacts from mining
- Balance of the settlements in the County
- Need for a risk register
- Affordable housing/shared ownership and reduce price
- Comparison to Eden Project
- Science Park/Higher Education
- Separate access for employment areas
- Higher value jobs
- Linkage to Oakham Public Transport
- Concerns over impact to Uppingham and Oakham
- Dutch cycle village
- Extension of cycle paths from Rutland Water
- Bird and wildlife research centre
- Planned woodland – coppicing
- Automotive industry

Table 8 – Key Points

- Retain sports centre and facilities on site
- Affordable homes
- Retain buildings that are in good condition
- Hi-Tech industry similar to Cambridge Science Park
- More walking routes
- Sewage waste to existing sewage works
- Access to site i.e. HGV's must be via alternative route and not through villages
- Infrastructure first
- Schools/Surgeries/Roads/Parking/Shops/Telecoms/Hospitals
- Phased development
- Incremental growth
- Maintain the character of the area
- Farming before extraction then again after
- No houses next to or near Thor Missiles
- Memorial site
- Could the MOD come to another meeting with examples of what they have achieved on other sites

Table 9 – Key Points

- Wooded area
- Outdoor pursuits/cycle paths

- Adequate playground
- Walking
- Car park
- Museum on listed area
- Protection of listed area
- Traffic management and access to site during development
- Green buffer separation
- Would there be a new road
- Access for emergency vehicles
- 6th Form college
- Public transport
- Doctors surgery/dentist
- Two storey homes and bungalows
- Places of worship
- Affordable housing
- Mixed employment – no more than two storey
- Not like OEP
- Leisure centre
- No skate park