

## **St George's High Level Masterplan – Summary of Informal Consultation**

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### **Background**

St George's Barracks was announced for intended disposal by the MOD in November 2016 through its Better Defence Estate announcement, which is part of the MOD's strategy to rationalise the Defence Estate.

As a large brownfield site, St George's Barracks is expected to be redeveloped in line with national policies around the creation of new homes and the use of redundant MOD land once the army leaves. The UK government has a target to release enough public land for a potential 160,000 new homes by 2020. The intention is that MOD sites will be utilised for housing and other development, with money from land sales invested back into the Armed Forces. The partnership between Rutland County Council and the MOD aims to make sure that any future development on the site is controlled, sustainable and meets local needs.

The MOD and Rutland County Council are in the process of developing Masterplan for St George's. In its current form, this provides illustrative zoning for the St George's Barracks site and indicates the order in which various plots might be brought forward. It also highlights key access and road layouts, infrastructure requirements and describes the site – what it might look and feel like in broad terms. This includes preferences for density of housing and housing types.

### **Consultation overview**

Informal consultation on High-Level Masterplan for St George's Barracks took place from 11 May to 15 June 2018. The purpose of the consultation was to present local communities and key stakeholder groups with initial proposals indicating how St George's site could be developed once vacated by the army (2020/21). Feedback gathered in response to vision for the site will be used to develop a more detailed master planning document while also feeding into Rutland's Local Plan, the review process for which is currently ongoing and must take into consideration St George's Barracks.

Feedback has been sought in relation to the earliest version of the Masterplan for St George's (the High-Level Masterplan). This will be used to help produce a more detailed version. Once complete, the Detailed Masterplan will be translated into a planning application(s) to take the redevelopment forward and help meet our aspirations for the future of the site.

### **Areas of focus**

Feedback was sought in relation to following:

- Overall visions for the site
- Public services and local infrastructure
- Importance of affordable housing
- Local facilities
- Use of open space and minerals extraction area
- Public transport links

## Consultation Methods

Method	Description	Outputs
Stakeholder launch	Presentation and workshop introducing key stakeholders and community groups to the High-Level Masterplan	Event attended by representatives from: Local Enterprise Partnership, East Leicestershire and Rutland CCG, Homes England, Primary and Secondary Education, Hanson Cement, Primary Care, Anglian Water, Environment Agency, Western Power, Western Power, Severn Trent, BT, AECOM, Wildlife Trust, Historic England, Openreach, Cadent Gas, Housing associations. Citizens Advice, Healthwatch Rutland, CPRE
Public events	10 public events held in locations around the county with display information, copies of the High-Level Masterplan and printed questionnaires: <ul style="list-style-type: none"> <li>• Oakham, 11 May</li> <li>• Oakham, 12 May</li> <li>• North Luffenham, 16 May</li> <li>• Uppingham, 17 May</li> <li>• Edith Weston, 23 May</li> <li>• Empingham, 24 May</li> <li>• Oakham, 30 May</li> <li>• Ketton, 30 May</li> <li>• Manton, 4 June</li> <li>• Ketton, 5 June</li> </ul>	37 hours of face-to-face consultation at seven public venues, attended by circa 800 people.
Exhibition	Static display in place at Oakham Library for the duration of the informal consultation with copies of the High-Level Masterplan and printed questionnaires.	St George's High-Level Masterplan and supporting materials on display for 30 days – total of 219 hours viewing time.
Website	Standalone St George's Barracks website with Masterplan information.	3,854 visits to the site (2,622 unique visitors) over the consultation period, totalling 15,274 page views.
Printed questionnaire	Printed questionnaires available at all public events, Oakham Library display and on request.	259 responses
Online survey	Online survey accessible via the St George's website, with signposting via printed consultation materials and social media.	365 responses

## Other

Other response to the St George's High-Level Masterplan were received via the following means:

Feedback	Description	Details
Emails	Emails referencing St George's Barracks and/or High-Level Masterplan sent direct to <a href="mailto:stgeorges@rutland.gov.uk">stgeorges@rutland.gov.uk</a> or forwarded to the project team from other areas of the council.	73 emails received during consultation period
Petition	"In response to Rutland County Council's request for comment on their Masterplan for the development of St George's Barracks, we the undersigned categorically disagree with the number of houses proposed by the Rutland County Council and the Ministry of Defence. We strongly urge you to reconsider the proposal you have put forward in respect of the 3000 houses master plan. This would increase the population of the county by over 20% which will destroy the rural character of the County and cause major infrastructure problems. This proposal is unacceptable to the residents and communities of Rutland."	429 signatures
Edith Weston Residents Survey	Survey conducted locally among residents of Edith Weston.	126 responses

## Consultation responses

Breakdown of consultation responses provided below. This is separated into statistical data generated by closed questions and key themes identified within responses to open comment/text questions.

### Key themes

Four open text questions sought feedback on: the overall vision put forward within the High-Level Masterplan, priorities for infrastructure and public services, any other provisions that respondents thought were needed as part of any future development.

The following key themes/issues are clearly identifiable within the consultation responses that were received:

- Size and scale of development
- Importance of infrastructure
- Employment of job creation
- Local transport provision
- Housing
- Environment
- Healthcare and education
- Tourism and leisure

## **1. Size and scale of development**

Too big - too many houses/homes

Density too high

Need to look at the wider impact

Consider needs and aspirations of local communities

Area needs to be developed and some development welcome

County needs growth

Recognition of the need for homes locally and nationally

Return to agriculture or farming

Not in keeping with the local/rural character - inappropriate

Exceeds local housing needs and does not fit with current Local Plan

Impact on nearby villages – Edith Weston, North Luffenham, South Luffenham, Manton

Building should take place on areas already developed

Careful management/ development and good design are needed

Development is a town, not a village or garden village

Buffer zones too small and should be bigger – greater separation between existing settlements

Phased/staged development is needed

Smaller development/developments more suitable – 500-800 homes – max 1500

Not clear on benefits

More detail needed around timescales

## **2. Importance of infrastructure**

Investment in infrastructure and public services are vital

Infrastructure must come first

Roads, access points, connections and junctions require improvement

Access routes currently inadequate

Concern regarding rural roads

Improvements to existing roads and wider road network needed:

- A1
- A47
- A606
- A6003
- A6121 including roundabout
- New roads to A1 and A606
- A1 – Empingham road link
- A6003 junction Lyndon lane

Concern over increased traffic/vehicle movements and congestion

Appropriate access for quarry and construction traffic

Traffic calming measures in villages

Improved railway crossing in e.g. tunnel or bridge

Access away from Edith Weston

More work needed on traffic assessment

### **3. Employment of job creation**

Importance of jobs and employment

Employment opportunities needed

Business growth needed

Concern over whether job numbers are achievable – where will they come from?

More detail needed on business zone

Jobs must be varied

Employment provisions currently insufficient

Local employment needed

Employment proposals unrealistic

Higher paid employment needed

### **4. Local transport provision**

Importance of bus services and public transport

Bus routes and services need improvement

Concerns over transport provisions

Greater transport connectivity needed

Railway station

Adequate parking needed

Park and ride provision

Provisions for electric vehicles

Public transport improvements

Free green public transport

Cycling provisions

Cycle path along A6003

Cycle lanes and routes

Development must be suited to car drivers

Regular buses to Stamford, Oakham and Uppingham

Parking issues

Parking at Rutland Water

Extra parking in towns and at Oakham train station would be needed

Bus services to cover rural areas

Consideration should be given to cycling along south shore of Rutland Water

Bridleways

Integrated cycle plan

Utilise space for visitor parking

## **5. Housing**

Too many houses/homes

Low cost housing for younger generation

Housing should take account of needs of a range of people

Affordable housing

Good for younger families

Quality of design important and right design needed

Range of building styles needed

Sheltered housing for older people

County needs housing and affordable housing

Retirement village

Officers Mess affordable homes

Affordable housing allocation should be larger than county provision

Quality social housing

Concern over housing type

Concern about flats

Design should be similar to homes in villages

Housing caters for other areas

Zero carbon homes

## **6. Environment**

Concern about minerals extraction/quarrying – needs manage carefully

Concern over the environment

Parks and green space

Allotments

Recycling and composting

Should be eco-friendly

Impact on Rutland Water

Parkland

Impact on wildlife – further assessment needed

Concern over possible contamination

Quarry traffic

More attention to nature and wildlife

Green space/forest

Mixed views on solar and wind generation

Green areas in the pan are positive

Should acknowledge countryside more

## **7. Health and education**

Schools and health provisions are key

Doctor's surgery

Community hub/centre

Dentist and opticians

Further/higher education – post 16 provision

Secondary and not just primary schooling

Health and education important

School and local centre should be located at the centre of the development

New primary school

Two small primary schools rather than one

Increased health facilities

Children's centre

Childcare/nursery facilities

## **8. Tourism and leisure**

Concern about tourism

Utilise space for visitor parking

Site should enhance county's tourism offer

Impact on Rutland Water

Turn into hotel  
 Golf course  
 Showground for events  
 Sports provision  
 Children's area  
 Younger facilities  
 Multicultural activities  
 Senior citizens activities  
 Arts space  
 Outdoor cinema  
 Museum  
 Leisure centre

Data

Results tabled below show the percentage of respondents who selected a given option when responding to closed or multiple choice questions.

**Q3. How important to you is the provision of housing that is affordable to young families?**

*Answered: 600*

Not important	12.67%
Quite important	29.67%
Very important	43.17%
Unsure	14.50%

**Q4. In your view, what facilities are most important for a local centre that would sit at the heart of any future development?**

*Answered: 586*

Shops	42.54%
Hairdresser	5.25%
Bank	13.39%
Supermarket	20.51%
Community Centre	42.20%
Events space	15.93%
Market	6.44%
Dry cleaners	0.51%
Doctors surgery	58.47%
Dentist	20.51%
Hotel	8.14%
Gym	7.46%
Place of worship	6.44%
Care home	15.42%
Other	60.17%

Other suggestions:

- Police station
- Car parking
- Cafes and eateries
- Electric car charging
- Click and collect facilities
- Green space
- Open space
- Library

**Q5. How would you like to see the minerals extraction area utilised until the point that access to the minerals is required?**

*Answered: 583*

Grazing	57.92%
Camping	11.24%
Sports provision	18.40%
Walking/cycling routes	43.61%
Other	35.78%

Other suggestions:

- Community woodland or orchard
- Adventure playground
- Picnic area
- Solar farm/ renewable energy
- Car parking
- Animal sanctuary
- Golf course
- Wildlife

**Q6. A country park is proposed as part of any future development. How would you like to see this used?**

*Answered: 582*

Sports provision	27.65%
Hiking trails	45.05%
Cycling routes	46.08%
Play space	40.27%
Recreational lake	24.40%
Livestock grazing	42.32%
Other	39.42%

Other suggestions:

- Nature reserve
- Woodland area
- Golf course

- Community gardens/allotments
- Park office
- Outdoor cinema/theatre
- Outdoor pursuits
- Eco lodges
- Green gym
- Horse riding
- Solar farm
- Wildflower meadow

**Q7 With a new development would come an opportunity to provide new and/or improved bus services in the local area. Where do you think improved bus services should link to?**

*Answered: 581*

Oakham	68.55%
Uppingham	51.79%
Ketton	21.71%
Peterborough	46.15%
Corby	26.50%
Stamford	42.34%
Other	77.61%

Other suggestions:

- Empingham
- Grantham
- Kettering
- Leicester
- Melton
- Nottingham
- Cottesmore
- Market Harborough

**Demographic information**

Only age demographics and postcode were requested from respondents upon completion of consultation questionnaire. Respondents were also invited to provide their email address if they wished to be contacted about the St George's project in future.

**Age range**

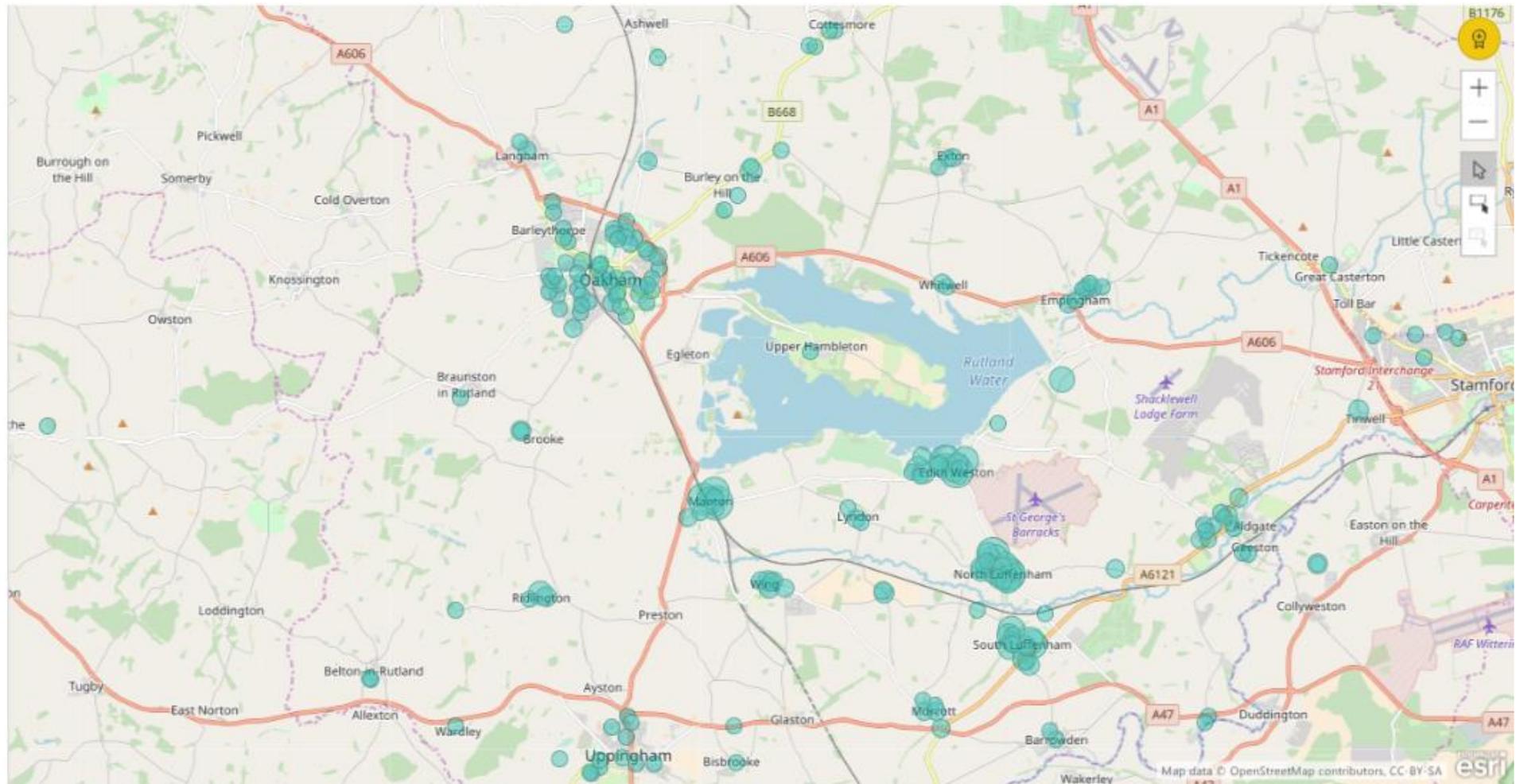
*Answered: 575*

Under 18	2.76%
18-24	1.55%
25-34	5.53%
35-44	10.71%
45-54	16.41%
55-64	24.18%
65 and over	38.86%

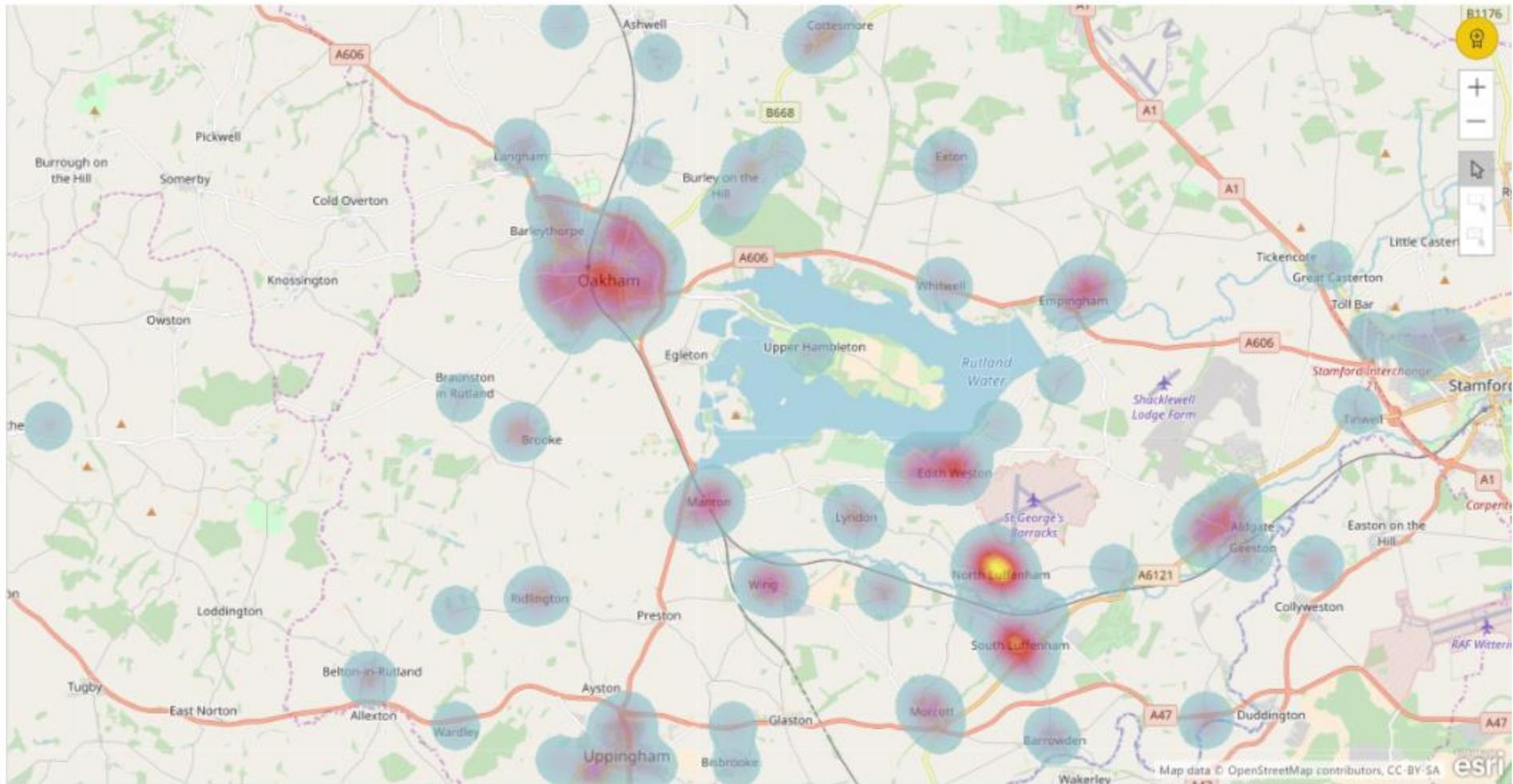
Responses by Parish (of those who provided postcode information):

	<b>responses</b>	<b>% of total</b>
<b>North Luffenham</b>	104	21.36%
<b>Edith Weston</b>	66	13.55%
<b>Oakham</b>	57	11.70%
<b>South Luffenham</b>	58	11.91%
<b>Manton</b>	52	10.68%
<b>Empingham</b>	19	3.90%
<b>Ketton</b>	16	3.29%
<b>Wing</b>	16	3.29%
<b>Burley</b>	12	2.46%
<b>Uppingham</b>	11	2.26%
<b>Ridlington</b>	10	2.05%
<b>Morcott</b>	8	1.64%
<b>Pilton</b>	5	1.03%
<b>Cottesmore</b>	4	0.82%
<b>Exton</b>	4	0.82%
<b>Lyndon</b>	4	0.82%
<b>Barleythorpe</b>	3	0.62%
<b>Greetham</b>	3	0.62%
<b>Langham</b>	3	0.62%
<b>Tinwell</b>	3	0.62%
<b>Whitwell</b>	3	0.62%
<b>Ashwell</b>	2	0.41%
<b>Barrowden</b>	2	0.41%
<b>Belton in Rutland</b>	2	0.41%
<b>Bisbrooke</b>	2	0.41%
<b>Lyddington</b>	2	0.41%
<b>Market Overton</b>	2	0.41%
<b>Ryhall</b>	2	0.41%
<b>Tixover</b>	2	0.41%
<b>Whissendine</b>	2	0.41%
<b>Braunston in Rutland</b>	1	0.21%
<b>Great Casterton</b>	1	0.21%
<b>Hambleton</b>	1	0.21%
<b>Normanton</b>	1	0.21%
<b>Seaton</b>	1	0.21%
<b>Stretton</b>	1	0.21%
<b>Thorpe by Water</b>	1	0.21%
<b>Wardley</b>	1	0.21%
<b>total</b>	<b>487</b>	<b>100%</b>

## St Georges Consultation Responses – Spot Map



## St Georges Consultation Responses – Heat Map



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