

# RECOMMENDATIONS FOR MASTERPLAN DEVELOPMENT

At the conclusion of the initial concept stage, the following form recommendations for the next stage of the evolving masterplanning process for the main barracks site, taking into account concerns raised through both public and stakeholder consultation.

## GOVERNANCE

- Further work to be undertaken on defining if the new community is a separate settlement or falls within an existing parish and the potential for a community governance review
- Work to be undertaken to determine the preferred stewardship model - Parish Council or a Community Land Trust
- Articulation of proposals for the delivery of the development and subsequent governance arrangements.

## SIZE & SCALE OF DEVELOPMENT

- Removal of the 500-unit satellite settlement
- A reduction in the number of dwellings to between 1,500 and 2,700 (excluding the Officers' Mess), depending on viability, with a linked reduction in density
- The provision of a larger buffer between Edith Weston and the new community
- The relocation of the proposed local centre into the heart of the new community
- Articulation of anticipated development phasing and timescales

## IMPORTANCE OF INFRASTRUCTURE

- Further work on the Transport Assessment to ensure all existing roads have been assessed, including the A1, A47, A606, A6003, A6121, including roundabouts. New roads to the A1 and A606 to be explored and improvements to the railway crossing at South Luffenham
- Access from the site to Wytchley Warren Lane to be provided in two locations, closer to the new community. One access is to provide access to the business zone, with the other providing access for residents, providing an alternative access away from Edith Weston
- Proposals to be outlined for a constructors logistics plan for construction traffic

- Proposals for traffic calming and improvement measures in the surrounding villages
- Clarification that high-speed broadband FTTP and 4/5G will be in place from the start and will be future-proofed.

## EMPLOYMENT & JOB CREATION

- The identification of all commercial areas within the masterplan, including dispersed throughout the settlement
- Further articulation of types of jobs and means of creation, including home working units
- Explanation of how jobs will be brought forward alongside new homes
- Potential provision of a business or science park for industries such as technology, creative, services & emerging industries
- Potential provision for local vehicle servicing.

## LOCAL TRANSPORT PROVISION

- Provision of a holistic sustainable transport package, including exploration of express bus links, new routes and additional services. Bus links to be provided to local service centres and transport hubs
- Provision of a cycle plan which shows how routes within the site link with the wider area and areas for improvement outside of the new community
- Provision for electric vehicles and alternative modes of transport to be more clearly articulated
- Explore the provision of a park and 'ride' facility for cyclists visiting Rutland Water next to the business zone, which can also be used as overflow parking for businesses during quieter periods. This also has the potential to be a bus terminal serving the wider area
- Demonstration of how parking provision is to be catered for throughout the development.

## HOUSING

- Further information on housing types and tenures. Articulation of building types and styles through both the illustrative masterplan and design guide, as well as how the local character will be reflected in the proposals
- Definition of affordability, including starter homes, to be provided by RCC and carried through proposals

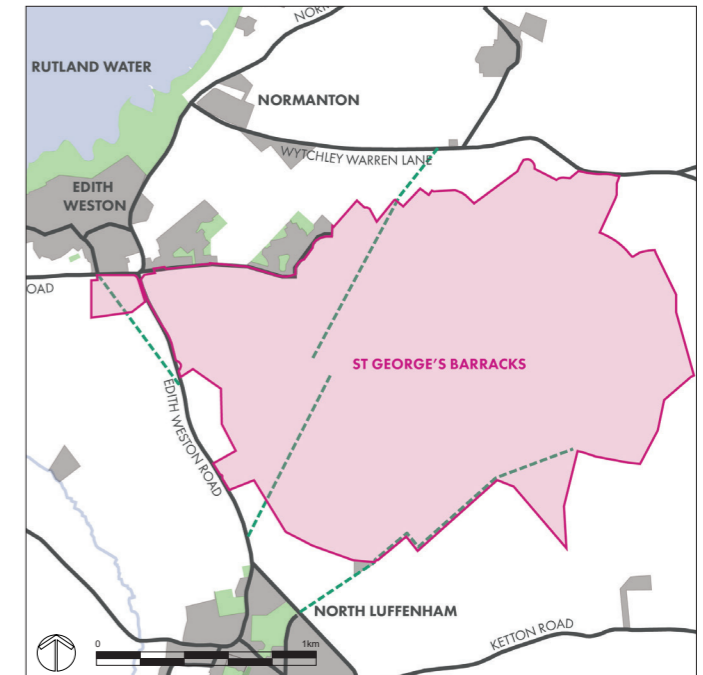
- Articulation of building heights - predominately 2 storey with some 2.5-3 storey dwellings at key locations such as the local centre
- Affordable and market housing to be pepper-potted in small clusters and to be tenure blind so as to be indistinguishable
- Orientation of dwellings to maximise solar gain and PV generation where appropriate.

## ENVIRONMENT

- Provision of allotments within open space
- Further information to be provided regarding potential contamination and associated remediation
- Further articulation of sustainability measures, such as grey water recycling, electricity generation, energy efficiency, reed beds etc. Potential for a solar farm and wind generation to be explored further, including mapping solar provision on the masterplan
- Masterplan to indicate extent of quarrying, taking into account the required buffer
- Clearly demonstrate how a biodiversity net gain will be achieved
- Air, noise and light pollution analysis
- Articulation of how any impacts on Rutland Water will be avoided and/or mitigated and explanation of the ecology strategy
- Removal or reduction of playing fields within the green gap
- Explanation of drainage strategy
- Offer protection against future development around Edith Weston and North Luffenham as part of the new community coming forward, with no extension to villages beyond the planned limits of development in the direction of St George's Barracks. This is in line with Lord Matthew Taylor's recommendations in his 2016 report and the original Green Belt/new towns deal.

## HEALTH & EDUCATION

- Further information to be provided regarding proposed health and well-being facilities, which subject to viability will include a GP surgery
- Primary school size to be determined by the scale of the new community. Consultation with education providers has confirmed that the provision of one larger school opposed to two smaller one is the most viable option



### UNRECORDED PUBLIC RIGHTS OF WAY

- Provision of early years facilities associated with the primary school

### HERITAGE TOURISM & LEISURE

- See above regarding provision of a park and 'cycle ride' for visitor parking to both Rutland Water and the new country park
- Potential provision for a hotel within the new community, as well as lodges / camping
- Reconnection of unrecorded public rights of way where possible, which have been identified by the Local Access Forum & Ramblers as passing through the site prior to its use as a military base (see plan above)
- Investigate the creation of a museum/visitor facility associated with the Thor missile area and consider the retention of the Bloodhound buildings and associated structures
- Investigation into the provision of other leisure facilities and their impact on existing facilities.