

**13 September 2018  
St George's  
Advisory Group Meeting Actions**

# St George's Advisory Group Meeting Actions

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## ATTENDANCE

Cllr Oliver Hemsley	-	Leader, Rutland County Council
Cllr Gordon Brown	-	Deputy Leader and Portfolio Holder, Rutland County Council
Cllr Gale Waller	-	County Councillor, Rutland County Council
Cllr Gary Conde	-	County Councillor, Rutland County Council - Apologies
Cllr Kenneth Bool	-	County Councillor, Rutland County Council
Cllr Edward Baines	-	County Councillor, Rutland County Council
Helen Briggs	-	Chief Executive, Rutland County Council
Holly Bremner	-	Rutland County Council
Steve Pearce	-	RegenCo
Becky Sanders	-	RegenCo
Nick Appleby	-	Edith Weston Parish Council
Ed Jarron	-	Edith Weston Parish Council
Neil Harding	-	Morcott Parish Council
Darren Bottomley	-	Oakham Town Council
Neil Newton	-	Empingham Parish Council
Norman Plummer	-	Barleythorpe Parish Council
Paul Cummings	-	North Luffenham Parish Council
Tim Smith	-	North Luffenham Parish Council
Susan Seed	-	South Luffenham Parish Council
Miranda Jones	-	Uppingham Town Council - Apologies
Mary Cade	-	Ketton Parish Council
Christopher Renner	-	Normanton Parish Meeting

## Key items for the record (minutes)

### Recommendations for Masterplan Development

#### Governance

- The Community Land Trust would potentially be created for the stewardship of the open space and would be managed on behalf of the public.
- It was felt that there was too few lines for such a big topic.

#### Size and Scale of Development

- Density not impacted by the reduction of 300.
- More work to be done on the number of houses.
- 1500 homes still too many.
- Discussions took place in regards to the larger buffer and how this would create Parish separation and would retain the identity of the surrounding villages.
- It was suggested that the Officers Mess site was an expansion of Edith Weston by some. Others stated that the Officers Mess should be phase 1 of the St George's development and not an extension of Edith Weston.

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- The Garden Communities programme was explained to the group and how this would assist with the governance of the sites.

### **Importance of Infrastructure**

- It was explained that the HIF bid would address the various concerns in regards to the transport networks.
- A number of transport assessments were now underway.
- Rutland County Council (RCC) expressed to Homes England the importance of the infrastructure during the inception meeting. Highways England and the Department of Transport were also in attendance.
- If the HIF bid was successful there would be a potential for the highways to be complete in advance of the development.
- Concerns were raised about the infrastructure as these would be dependent on the number of houses within the development.
- It was said that the Corby development would have additional impact on Rutland roads.
- It was acknowledged that the South Luffenham rail crossing needed improvements.
- The additional access point from Wytchley Warren would be done via a CPO if necessary.
- Road networks for the development would evolve with the masterplan.
- The bridge being constructed via Hanson would need to be future proofed or adjusted prior to the development. It was noted that this would be expensive.
- The road network would evolve alongside the evolving masterplan.

### **Employment and Job Creation**

- Initial meetings had taken place with local businesses to discuss the development.
- RCC should not rely on home working and it would be better to see more employment than houses. Could we get more out of the site by getting commuters who commute out of the County to work at St Georges?
- More higher skilled tech job opportunities and more opportunities for graduates.
- RCC need to be more specific on what types of jobs there will be.

### **Local Transport Provision**

- RCC needed to look at how public transport would be procured in the future which was a vast piece of work. There would be an opportunity within the evolving masterplan to create the right environment for the use of public transport.
- A discussion took place in regards to the sustainable living and public transport in Frieberg, Germany.
- Good to see the plan reflecting cycle paths.

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## Housing

- The opening paragraph needs to state the usage of local materials.
- Could the housing predominately be 2 storey?
- A discussion took place in regards to the definition of affordable housing and what this was.
- A discussion took place in regards to 3 storey housing and the height of the land.

## Environment

- The protection of the environment was important.
- The evolving masterplan was a whole life plan and the land would be used for different uses at different points.
- Delighted satellite village was omitted.
- The impact to housing and warrantees in regards to the minerals extraction would be minimised due to new and improved quarrying technology.
- Solar farming would restrict land use but wind farms would not.

## Health & Education

- Consensus is to have redevelopment of Edith Weston Primary on site. Gill Curtis, Head of Lifelong Learning at RCC had spoken to the Regional Schools Commissioner and there was support within the HIF bid. The school would possibly be required in advance of the development. The primary school would be built to enable future expansion.
- Brook Hill Academy owned the land in which Edith Weston Primary currently sits. It was proposed that the receipt form the land would be put towards the cost of the new build.
- A new GP surgery could be delivered but this would depend on the size of the site and whether it would be viable and sustainable.

## Heritage, Tourism and Leisure

- The heritage needed to be wider than just the Thor Missile site. This could include the Saxon or agricultural element.

## OPEN ACTIONS FROM PREVIOUS MEETINGS

Ref	Action	By Whom	Date Raised	Date Due	Comments

## St George's Advisory Group Meeting Actions

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### CLOSED ACTIONS

Ref	Action	By Whom	Date Raised	Due Date	Update
SGAG – AP1	Helen Briggs to make the changes to the TOR as discussed.	HB	23/07/18	ASAP	
SGAG – AP2	Stacey Potter to make the Officers Mess a standing agenda item	SP	23/07/18	Next Meeting	
SGAG – AP3	Stacey Potter to add the NPPF to the next agenda	SP	23/07/18	Next Meeting	
SGAG – AP4	RCC to investigate the potential of the Group attending a tour of St George's.	RCC	23/07/18	Next Meeting	
SGAG – AP5	Stacey Potter to populate diaries with the next St George's Advisory Group meetings	SP	23/07/18	ASAP	