



Rutland County Council

Rutland County Council

Catmose

Oakham

Rutland

LE15 6HP

telephone: 01572 722 577

fax: 01572 758 307

email: FOI@rutland.gov.uk

web: www.rutland.gov.uk

DX: 28340 Oakham

15 June 2018

FREEDOM OF INFORMATION REQUEST – 683/18

Dear Sir/Madam

Thank you for your email below. Please be advised that some of the questions below that you have asked do not fall within the Freedom of Information Act legislation. The Information Commissioners Office provides guidance on what is covered by the Freedom of Information Act., which can be found at the following link:

<https://ico.org.uk/for-organisations/guide-to-freedom-of-information/what-is-the-foi-act/>

The Act covers any recorded information only and not information that is in someone's head (recorded information includes printed documents, computer files, letters, emails, photographs, and sound or video recordings).

The Council takes its transparency responsibilities seriously, to that end, we have responded to all of your questions below.

Regards

Your request for information has now been considered and the information requested is provided below.

Request/Response:

1. The calculations behind and social, environmental & infrastructure justification for, 'Effectively c70 homes' on land in such proximity to Edith Weston that should the proposed be developed would see an over 23% increase in housing in the immediate area - without even considering the so called 'garden village'

RCC answer: Calculations and social, environmental and infrastructure justification can be found in the Rutland Core Strategy Development Plan Document, Chapter/Section 3: Creating Sustainable Communities

- <https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/local-plan/>

- This will be augmented in the Master plan and in the Local Plan submission.

Follow up question:

- Oxford Dictionary: Augmented- make or become greater; increase



Please supply Master Plan detail, showing the calculations as requested originally.

Answer: The Masterplan is yet to be completed. When completed it will be made available on the Council Website

2. Who in RCC made the decision to appoint RegenCo?

RCC answer: The Project Board supported the decision that was authorised in line with our procedures by The Monitoring Officer.

Follow up question:

If the Monitoring Officer authorised the decision, once again, WHO made the decision?

Answer: The Monitoring Officer officially took the decision

3. What funds are allocated for the completion of Oakham Town Task & Finish Working Group?

RCC answer: No funds are allocated for the Oakham Town Task and Finish Group. Costs will be incurred but there is no specific budget.

Follow up question:

a) What was the budget for the one-way system project prior to it being suspended?

Answer: No budget had been approved. The Cabinet report of 10th October 2017 made clear that approval of funding for construction of the Oakham Town Centre Scheme would not be sought until detailed design was complete and the costs were finalised. Work on the project stopped before the Council allocated any funding for construction.

b) Has this budget been ring fenced?

Answer: See answer above. No budget was set.

c) If there was no budget how was it to be financed?

Answer: The Cabinet report of October 2017 identified a number of possible sources of capital funding, such as capital grants for highways and transport, the National Productivity Investment fund (NPIF), section 106 funds, the Community Infrastructure Levy (CIL) and other capital receipts.

d) The project seems to be stagnating, what if any time scale has been set for delivery?

Answer: This will be dependent upon the outcome of the 'Task and finish' group.

4. Prior to the appointment of RegenCo, what if any due diligence was undertaken? Please supply written evidence.

Answer: Regenco were highlighted to Rutland County Council and the MOD through the One Public Estate team. A joint visit to one of their projects was undertaken. Regenco were required to submit a detailed proposal which was

reviewed by the partners and the project board. Included within their proposal were testimonials and details of projects worked on – these were reviewed.

Their submission is commercially sensitive and cannot be released, therefore, In accordance with the Freedom of Information Act 2000 this email message acts as a Refusal Notice.

Under Section 43 of the Act - commercial interests: that disclosure of the information may prejudice the commercial interests of another person as the information could provide the recipient with an unfair advantage. This is because the Council believes that disclosure of this information would prejudice the commercial interests of the provider, as it would harm the provider's ability to compete in the market. The public interest test has been applied and in all the circumstances of the case, the Council considers that the public interest in maintaining the exemption is greater than the public interest in disclosure.

5. What consultations were undertaken with North Luffenham Golf Club prior to the release of the Masterplan? Please supply written evidence.

Answer: Representatives of North Luffenham Golf Club were invited to and attended St George's focus group sessions in January 2018.

6. When was the infrastructure survey undertaken, what scope was issued to RegenCo? Please supply written evidence.

Answer: Currently the only surveys completed in line with infrastructure is the Transport Assessment which can be found at the below link. Rutland County Council, Aecom and RegenCo have worked very closely on this survey since October 2017.

<https://www.stgeorgesrutland.co.uk/the-masterplan/transport/>

7. Masterplan extract: 'The proposed population of the new community needs to reflect the Government's objective of making the best possible use of available land. The population needs a critical mass to enable the provision of'

a) This simply states a political message, that of government of the day. How does this message sit with any change of government and shift in possible priorities? Please supply written evidence and assessments

Answer: Rutland County Council does not hold this information.
Rutland County Council notes your view.

b) Given the predicted duration of any development build phase, how will the 'critical mass' align with rising costs in an unknown world and potential the for escalating out of control i.e. new technology raw materials and unstable economies in rising markets? Please supply written evidence and assessments

Answer: Rutland County Council does not hold this information.

If you are dissatisfied with the handling of your request please contact the Data Protection Officer, Rutland County Council, Catmose, Oakham, Rutland LE15 6HP
You can also complain to the Information Commissioner at:

The Information Commissioner's Office
Wycliffe House, Water lane

Wilmslow, Cheshire
SK9 5AF
Tel: 01625 545700

Yours faithfully

FOI Administrator
Business Support Team
Rutland County Council