

**9 January 2019
St George's
Advisory Group Meeting Actions**

St George's Advisory Group Meeting Actions

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 - AP
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
Nelson Carr	-	Defence Infrastructure Organisation
Norman Milne	-	Edith Weston Parish Council
Ed Jarron	-	Edith Weston Parish Council
Andrew Johnson	-	Morcott Parish Council
Simon Aley	-	Manton Parish Council - AP
Daniel Bottomley	-	Oakham Town Council
Neil Newton	-	Empingham Parish Council
Paul Cummings	-	North Luffenham Parish Council
Susan Seed	-	South Luffenham Parish Council - AP
Miranda Jones	-	Uppingham Town Council - AP
Mary Cade	-	Ketton Parish Council
Christopher Renner	-	Normanton Parish Meeting

ACTIONS CAPTURED

Ref	Action	By Whom	Date Raised	Date Due	Comments
SGAG – AP20	Cllr Brown/Planning Policy to prepare a paper outlining the different options in regards to affordable housing.	GB	09/01/2019	Next Meeting	

DECISIONS CAPTURED

Ref	Action	By Whom

Key Points

Actions

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SGAG – AP14

- Nelson Carr confirmed that correspondence had been received by one Legal Representative.
- The final decision was made on 22nd November 2018 and the Judicial Review process would run for 3 months from this date.

SGAG – AP16

- Cllr Gordon Brown confirmed that the report going to Council on 21st January would contain more detailed information. The report was due to be published on 11th January.
- Meeting advised that a 4 page summary is being prepared.
- At the request of the meeting an additional SGAG will be held 2pm 9th January 2019 – S Potter will send out appointment. This meeting will discuss further the Master Plan and the Cabinet / Council report.

Partner Updates

Ministry of Defence (MOD)

- Mr Nelson Carr explained that the next key stage for the MOD was to appoint a Consultant to assist with the procurement of the Land Sale Delivery Partner (LSDP).
- Cllr Gale Waller asked if a final date had been agreed in regards to the vacation of the site. Nelson advised that the MOD were still working towards 2021.
- Mr Neil Newton stated that one of the justifications for moving forward with the proposed density for the site was because of affordability factors. Due to the land being in public ownership the values could be transferred into the Local Authority to enable affordability. Mrs Briggs explained that the LSDP would need to bring forth viable proposals for the site and the project. The MOD would specify the delivery requirements to the LSDP and one of these proposals would be that it was policy compliant in regards to 30%. Within the planning application would be the mix and the justification on how they would deliver affordable housing at the 30% policy requirement and also market value housing. Cllr Gordon Brown explained that there would be conditions with the planning application/approval and one of these would be a Section 106 agreement. This would outline the requirement for affordable homes, numbers, size and Registered Provider for the social/shared ownership housing.
- A discussion took place in regards to how the houses would be made affordable for local people and in particular the younger generation. Mr Steve Pearce explained that this would be down to the size and design of the properties. It was proposed within the evolving masterplan to have a high percentage of smaller properties which would be affordable to local young people of Rutland.
- Mr Daniel Bottomley asked if there was any criteria for the affordable housing. Mrs Briggs stated that the Local Authorities Allocation Policy would be used.

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- Mr Andrew Johnson asked for what was intended for Rutland and what the MOD would allow and support. Mrs Briggs stated that the Cabinet report which was presented at the Cabinet meeting on 18th December clearly stated that the MOD supported the policy compliant 30% for the development. Mr Robert Stone from the MOD was also in attendance at the Cabinet meeting.
- Cllr Kenneth Bool asked what the understanding of affordable was and would it be looked at in terms of Rutland young people. Cllr Bool asked for a few examples of house prices, mortgage prices and salaries in Rutland. Cllr Oliver Hemsley stated that this was relative to Rutland. Cllr Brown explained that this was being looked at by Rutland's Policy team.
- Mr Bottomley stressed the need for the houses to be aimed to a certain demographic. Cllr Brown agreed and explained why he was pushing for starter homes on the site as these were a fundamental building block for younger people moving in. Cllr Brown also explained that starter homes were for the under 40's only and this was Government policy. Cllr Brown suggested preparing a paper that outlines the different options in regards to affordable housing and how they worked.

St George's Evolving Masterplan / Council and Cabinet Report

- Mr Paul Cummings stated that he had written a paper outlining North Luffenham Parish Council's views in regards to the St George's Evolving Masterplan. Mr Cummings explained that the A3 format was very difficult to read on a computer and in future could the documents be prepared in A4 and some consideration be given to the graphics.
- Mr Ed Jarron asked Cllr Brown about the scale and pace of the development and how this would be addressed. Cllr Brown explained that this was down to the viability and this would be explained in the Council paper for 21st January 2019. Mr Jarron stated his concerns and stated that it was not acceptable for anyone living within 20 miles of the development. Cllr Brown did not agree with the comment in regards to 20 miles as Oakham and Uppingham had not expressed the same view. Cllr Brown did accept the impact locally and explained that the Authority had to meet National Policy Framework (NPPF), had to deliver viability and deliverability.
- Mr Andrew Johnson asked if a density of housing had to be used in terms of the NPPF defining the viability. Mr Steve Pearce explained that it was not a density of housing but a scheme that needed to be viable financially in terms of the cost of the scheme balancing the receipts that would be generated by it. Mr Johnson expressed that 2215 could not be the only viable development on the site. Mr Pearce stated that this was the lowest optimum number for the site. Mrs Briggs stated that the development needed to meet viability requirements in regards to the NPPF, meet the MOD requirements in terms of a return on the land and it also needs to make a contribution to their housing target. Mr Robert Stone did state at the Cabinet meeting on 18th December that the MOD were comfortable with the 2215 figure and that it would meet their targets. Mr Johnson stated that he believed that the way the project was being presented as a fait accompli was very unattractive to a lot of the local population. Mr Bottomley stated that the Chilwell

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development was a similar size to St George's and that they were proposing 4,500 homes on that site.

- Mrs Briggs explained that the further options that had been looked at in regards to the development would be included within the Council report for 21st January 2019 in a more detailed format. Some of the detail would be exempt but would be available the Council Members and a presentation would be given to Members on 21st to provide further detail and understanding.
- Mr Cummings expressed his concerns over the proposed density of the development.
- Mr Jarron expressed his concerns over the phasing of the development and asked if this could be developed in 3 phases over 30 years. Cllr Brown and Mrs Briggs explained that this would create uncertainty within the Local Plan process. Mrs Briggs also stated that the infrastructure investment required up front for the development was a significant cost. A vast improvement to the infrastructure was required once 350 homes had been built which would include electricity resulting in multi millions of investment.
- Cllr Bool asked if the MOD knew what the financial return would be on the minerals based on today's value. Mr Carr said that this was not yet known and that the MOD were not at the stage where they could say that the extraction of the minerals was viable. Mrs Briggs explained that the survey's had shown mineral deposits there and that they were of national interest. That was why the site was nationally safeguarded for minerals. As a Local Authority regardless of what the MOD decided to do with the land they would not be able to develop on that section as it was nationally safeguarded.
- Cllr Edward Baines asked if the phasing and build rate of the project could match what was stated in the Local Plan. Cllr Hemsley confirmed that this was a minimum of 1200 houses by 2036.
- Mr Norman Milne asked if the decision for 2215 in regards to the Housing Infrastructure Fund (HIF) had to be made so soon and could it not be delayed due to a shortage of information. Cllr Brown stated that the information RCC had was sufficient but not in a format that was understandable. RegenCo were currently working on this. In regards to the HIF funding the March submission was the last submission and that there would be no more funding from the Government after this round.
- Mr Johnson asked if the total clean-up cost of the site was in the public domain. Mrs Briggs explained that this was not. What would be in the public domain was the viability information required of any development site, some financial information would be available to Members but would be exempt due to commercial sensitivity. This information would include decontamination costs. Mrs Briggs explained that this information would not be made public by any developer for those reasons and could also give an unfair advantage to a developer when submitting a tender for the LSDP.
- Mr Newton on behalf of Mr Richard Camp asked about Homes England and the critical criteria outlined for the HIF submissions. One of these being local support. Mr Camp had been in touch with Homes England and they had confirmed that Parish Councils were included within that bracket. Mr Newton stated that the responses received via the Local Plan consultation had not been included within

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the HIF business case. Cllr Brown explained that at the 18th December Cabinet meeting he summarised the responses received through that process. This would also be included as evidence in the Council report for 21st January 2019 and additionally a summary of the opinion poll received from Mr Gilman. Mrs Briggs explained that RCC had made very clear to Homes England that there was a lack of support from the surrounding communities and the issues that had been raised. RCC had also explained to them what had been done since 2016 to date in terms of engagement and consultation and what the future proposals were. Homes England said that this would all be taken into account and whether this would have an impact on deliverability of the scheme. Homes England have not at this stage said to RCC that the lack of support would prohibit the submission of the business case.

- Mr Christopher Renner asked what the plans were in regards to the two access routes and how the access to Normanton Park Road would be made safely. Mr Pearce would look at this.

Site Visit – 30th January 2019

- Mrs Stacey Potter had arranged a site visit to St George's for interested members of the Advisory Group. Mrs Potter was awaiting confirmation from the Regiment that this date was convenient.
- Mr Milne asked if some participants who live locally to the site could meet at The Wheatsheaf in Edith Weston to save travelling. Participants would let Mrs Potter know prior to the visit.
- Mrs Potter explained that there would be limitations to the Officers Mess.

Next Meeting

- Mrs Potter would arrange the next meeting for 2pm on Wednesday 27th February 2019.

OPEN ACTIONS FROM PREVIOUS MEETINGS

Ref	Action	By Whom	Date Raised	Date Due	Comments

CLOSED ACTIONS

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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	
SGAG – AP6	SP to investigate South Luffenham email addresses for the distribution of the minutes.	SP	30/08/18	ASAP	
SGAG – AP7	Holly Bremner to ensure the St Georges website link is on the front page of the RCC website	HBR	30/08/18	ASAP	
SGAG – AP7	RCC would circulate the paper tabled at the 30th August meeting with the revised minutes	Spotter	27/09/18	ASAP	
SGAG – AP8	RCC to circulate the South Luffenham statement that was presented with the minutes.	Spotter	27/09/18	ASAP	
SGAG – AP9	RCC to have a discussion with the MOD in regards to the attendance at the Advisory Group meetings.	RCC	27/09/18	25/10/18	
SGAG – AP10	RegenCo to look at the high level masterplan and the hectares shown.	RegenCo	27/09/18	25/10/18	
SGAG – AP11	JR to report back to the Group the timeline for legal action in regards to Crichel Downs.	JR	07/11/18	29/11/18	
SGAG – AP12	HB/SP to provide a timeline outlining the decisions	HB/SP	07/11/18	29/11/18	To be included in the Cabinet Report

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Ref	Action	By Whom	Date Raised	Due Date	Update
	required in relation to St George's and the Local Plan.				due to be published by 10 th December 2018.
SGAG – AP13	Steve Pearce to send Mr Richard Camp the explanation in regards to Density and Hectares.	SPe	07/11/18	ASAP	
SGAG – AP14	MOD to update on if discussions took place Legal representatives.	MB/JR	29/11/18	9/1/19	During the consultation stage MOD were approached by one firm of solicitors to which the MOD have responded.
SGAG – AP15	SP to set up next SGAG meeting as agreed	SP	29/11/18	ASAP	
SGAG – AP16	The Chair, Cllr Brown noted the concerns in regards to scale and phasing of the project and agreed to consider how this might be addressed.	GB	29/11/18	9/1/19	
SGAG – AP17	HB would provide contact details for Homes England Board Representatives.	HB	29/11/18	ASAP	
SGAG – AP18	PCLG to co-ordinate future queries.	PCLG	29/11/18	N/A	
SGAG – AP19	SP and MB to liaise over a date for a site visit.	SP/MB	29/11/18	ASAP	