

St George's Advisory Group Meeting Actions

**27 February 2019
St George's
Advisory Group Meeting Actions**

St George's Advisory Group Meeting Actions

ATTENDANCE

Cllr Oliver Hemsley	-	Leader, Rutland County Council - AP
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
Rob Harbour	-	Deputy Director Places, Rutland County Council
Holly Bremner	-	Rutland County Council
Nelson Carr	-	Defence Infrastructure Organisation
Norman Milne	-	Edith Weston Parish Council - AP
Ed Jarron	-	Edith Weston Parish Council
Peter Coe	-	Edith Weston Parish Council
Andrew Johnson	-	Morcott Parish Council
Simon Aley	-	Manton Parish Council – AP
Richard Camp	-	Manton Parish Council
Daniel Bottomley	-	Oakham Town Council - AP
Neil Newton	-	Empingham Parish Council
Paul Cummings	-	North Luffenham Parish Council
Tim Smith	-	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
Brian Spooner	-	Wing Parish Council - AP

ACTIONS CAPTURED

Ref	Action	By Whom	Date Raised	Date Due	Comments
SGAG – AP21	SP to provide the link to the BGS plus website within the minutes.	SP	27/02/19	ASAP	Completed
SGAG – AP22	SP to include the viability slide within the minutes	SP	27/02/19	ASAP	Completed
SGAG – AP23	Parish Councillors to discuss with the Parish Liaison Group in regards to the Sub Groups	SP	27/02/19	ASAP	
SGAG – AP24	RCC to provide the Parish Councillors with a document outlining the	HB/GB	27/02/19	ASAP	

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Ref	Action	By Whom	Date Raised	Date Due	Comments
	purpose of each sub group.				

DECISIONS CAPTURED

Ref	Action	By Whom
	N/A	

Key Points

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 Waller asked if the MOD would use the Master Plan once the LSDP were appointed. Mr Carr stated that this would be used as the guide by the LSDP. Cllr Brown stated that this would be picked up under item 7 of the agenda.
- Mr Newton stated that there had been an announcement in the news in regards to a new partnership having been created between Homes England and the Ministry of Defence (MOD). Cllr Brown assisted by projecting the announcement for the group. The announcement stated that Homes England and the MOD had signed a Memorandum of Understanding which would help secure funding and encourage work with local communities. There were 7 sites being developed for the scheme including :-
 - Claro and Deverell Barracks in Ripon;
 - RAF Henlow;
 - MOD Site 4 in Stafford;
 - MDPGA Wethersfield in Braintree;
 - Swynnerton Training Camp in Stone;
 - Prince William of Gloucester Barracks in Grantham;
 - Lincolnshire and Chetwynd Barracks in Chilwell.
- Mr Carr explained that Homes England would be used as the LSDP partner for the above sites. The sites chosen were a test bed for the project. Mrs Briggs stated that a conversation took place with Henlow and they had raised concerns about the arrangement as they would have less influence in terms of the housing numbers.

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- Cllr Brown stated that RCC had been in discussions with the Local Authority in Ripon in regards to the Claro and Deverell development. The original number of houses was around 400/500, after discussions with the MOD this had risen to a larger number. Once Homes England were involved the number had risen to over 1000 homes. Cllr Brown explained that this indicated the need for a maximum number of houses on these sites by Homes England.
- Cllr Baines noted the section within the announcement stating where homes were needed and asked if this was an argument that could be used in terms of Rutland. Cllr Brown explained that Homes England believed that homes were needed all throughout England. Mrs Briggs stated that this was also in regards to Public Sector land.
- Mr Camp asked if there was any other proposed income separate to housing on the St George's site and asked how much income was proposed from the quarry which he thought was important. Cllr Brown stated that the quarry was not important and that the MOD would look at each element separately. Mr Camp asked that the income that would come from the quarry be made clearer. Cllr Brown stated that this had already been discussed at previous Group meetings. A discussion took place in regards to the minerals.
- Cllr Brown stated that the Treasury demanded maximum value from St George's. Mr Cummings requested that this be made clear in the next version of the Master Plan. Ms Cade stated that living next to a quarry did not reduce house prices.

Local Plan

- Cllr Brown explained that work was still underway for submission in the summer of 2019. This would not be ready for adoption until 2020.
- Mr Cummings stated that the primary concerns of the Parish Councils was the significant changes to the spatial strategy. Cllr Brown explained that the spatial strategy may change and this was inevitable in any review. Mr Cummings asked if there were any other brownfield sites. Cllr Brown stated that there were no obvious sites.
- Mr Coe asked if a requirement of the HIF business case was to look at the disbenefits of previously allocated sites that were no longer being developed due to the housing being placed elsewhere. Had this been incorporated within the HIF business case. Mrs Briggs stated that this had been done and included.
- 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.
- Cllr Waller asked where RCC were in terms of the Woolfox development. Cllr Brown explained that 2 documents had been received so far and these were extremely lightweight. RCC were working with them to obtain more thorough information.
- Cllr Brown explained that the issues with Woolfox were that it was a Greenfield site and an area of significant limestone. On the BGS plus website it showed the amount of limestone around the A1 area. The website can be found here <http://mapapps.bgs.ac.uk/GeoRecords/GeoRecords.html>

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- Mr Newton asked if any conversations had been undertaken with RCC's sub regional partners to discuss St George's and other local developments. Cllr Brown stated that RCC had held a meeting with other surrounding Local Authorities recently. Mr Newton asked if RCC had a Statement of Common Ground. Cllr Brown explained that this was currently being worked on and would possibly be taken to Cabinet/Full Council in the summer.
- Mr Newton expressed his concerns of the amount of houses proposed around the local area and the implications of these all being built at once. Cllr Brown stated that this had previously been discussed. There is a clear limit on the volume that could be built on any one site. This had been identified within the Local Plan document that was published last summer. A discussion took place in regards to the amount of homes proposed and the Local Plan numbers.

St George's Evolving Masterplan

Viability

- Cllr Brown provided the Group with a PowerPoint slide that showed the deficit percentage on a number of housing number options for the St George's site. The slide also showed the total costs to be recovered for each number.

Number of houses	Total Costs to be recovered	Deficit %
Up to 250	£16.7 for site remediation including holding costs	-57%
Up to 400	As above plus additional water supplies	-35%
Up to 1000	As above plus electricity and gas supplies plus requirement for village hall/facility, a shop, employment plus local road improvements	-19%
Up to 1500	All as above plus relocation of school, additional shops, etc to make SGB a self-sustaining community	-17%
At 2215	No significant additional costs only pro-rata to number of homes	0

Deficit is a % of total development costs

- Cllr Waller asked if the costs for the site remediation was just for the built up area of the site. Cllr Brown confirmed this.

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- Mr Camp asked Cllr Brown what would happen at a Judicial Review in regards to this analysis and the income from the quarrying not being factored in. Cllr Brown explained that the MOD were exempt from Judicial Review and that this would only happen in relation to the process by the Local Authority.
- Cllr Baines asked if the additional shops and amenities were removed when would the percentages break even. Cllr Brown stated that this would not happen because the costs of the amenities were minimal.

Heritage

- Mrs Briggs explained to the Group that a site visit of St George's was currently being planned for Historic England. This was due to them having received a request to look at the Officers Mess site to see if it was relevant for listing. The Group would be kept updated on this.
- Cllr Brown stated that Historic England were on site in 2014 and had not considered the Officers Mess site for listing. The only part of the site that was put forward for listing was the Thor Missile site.
- Mrs Briggs stated that RCC would like to engage with members of the Advisory Group in regards to how the Thor Missile section of the site could be brought forward.

Sub-Groups

Highways/Transport

Employment

Design/Layout

- Cllr Brown explained to the Group that RCC wanted to engage with the local communities in regards to the direction of travel for highways and transport. Cllr Brown stated that it would be useful to understand how the local community travels around Rutland and the routes that are being taken.
- There had also been comments made around the table that outlined doubts in regards to the employment on the St George's site. Cllr Brown stated that the King Centre had just celebrated its 1 year birthday and had generated 100 jobs by letting out offices to private businesses.
- Mr Jarron explained that the Science Park in Cambridge that was created in the 1990's was now bursting at the seams due to its successfulness. There were concerns that there was not enough room on the site to look at something similar and the lack of engagement with other businesses. Mrs Briggs stated that there was 14 hectares allocated and that discussions had taken place with other businesses including Leicester University around the possibilities of the site. Engagement was also taking place with the local LEP.

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- A discussion took place where concerns were raised about the balance of the community in regards to housing and employment. Cllr Brown stated that if more employment was included the viability would reduce.
- Cllr Waller asked if the satellite settlement that was previously included on the masterplan (now omitted) came forward at an appropriate time post extraction of the minerals, would this have an effect on the viability. Mr Carr stated that this would have a detrimental effect and we do not know if or when the minerals would be extracted.
- Cllr Brown stated that RCC would also like to engage on the design and layout of the houses which would be added into the evolving masterplan.
- This would be small groups of around 8 people including Officers working on each sub group. Cllr Brown asked the Group to take this away and have a discussion at the next meeting. Mrs Briggs stated that the work would not take place until after the Election.
- Mr Cummings stated that this was what the Advisory Group should be doing but said that within their communities the general perception was that they should not be engaging at all. This was due to the project still being considered as unacceptable in terms of housing numbers. This placed the Parish Councillors in a difficult position. Cllr Brown said that if the project was not moved forward there was a serious risk that the MOD would pass the site over to Homes England. Mr Coe said that the planning application would have to comply with RCC policies. Mr Harbour stated that applications would need to be assessed in terms of policy and the benefits of harm of the proposals. It would not allow the local community to influence as RCC would only be involved as the planning authority and nothing more. Mr Harbour said that there are occasions where applications can be approved that are not policy compliant if they can be justified.
- Mr Newton said that if RCC's Local Plan changes and the planning application was approved then this was the time for the sub groups to be formed. Mr Newton said that he was speaking on behalf of the Parish Liaison Group but Ms Cade stated that this was not Ketton Parish's view. Mr Cummings said that a lot of work was required to convince the local communities that there was a benefit to the development.
- Cllr Waller asked if the sub groups were time critical and stated that after the Elections in May there may be different members of the Group. Mrs Briggs agreed that this was the case in terms of membership and said the Group had previously outlined their preferences for the infrastructure to go in first. For this to take place work would need to be undertaken to establish the right infrastructure. Cllr Brown expressed his view that it was critical further work be done to the evolving masterplan so that the LSDP would have the most up to date and detailed plan.
- The Parish Councils would now take this away and discuss at the Parish Liaison Group.
- Cllr Waller asked if a document could be provided to the Parish Councils outlining the purpose for each sub group.

St George's Advisory Group Meeting Actions

Funding Updates

Garden Communities Programme

- RCC were still awaiting the outcome of the submission that had been made.

Housing Infrastructure Fund

- Following the decision made at the January Council meeting, the submission of the business case was imminent.

Growth Fund

- A meeting was planned in the next two weeks with the Local Enterprise Partnership to discuss the next stage following on from the expression of interest that had been made.

Site Visit - Feedback

- Mr Cummings thanked RCC for arranging the site visit.

Officers Mess

- The Officers Mess Project Board met recently. At this point the risk of breaking even against the reward was too high although Cllr Brown stressed that this did not mean the site was not viable. RCC would be meeting the MOD to discuss.

Next Meeting

- Cllr Brown stated that as Purdah was approaching the next meeting would not take place until the end of May 2019.

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OPEN ACTIONS FROM PREVIOUS MEETINGS

Ref	Action	By Whom	Date Raised	Date Due	Comments

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	
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	Spotter	27/09/18	ASAP	

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Ref	Action	By Whom	Date Raised	Due Date	Update
	minutes.				
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 required in relation to St George's and the Local Plan.	HB/SP	07/11/18	29/11/18	To be included in the Cabinet Report 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	

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Ref	Action	By Whom	Date Raised	Due Date	Update
SGAG – AP20	Cllr Brown/Planning Policy to prepare a paper outlining the different options in regards to affordable housing.	GB	09/01/19	Next Meeting	