

20/08/18

Parish Council
EW Parish Clerk
Cllr Gale Waller
Cllr Ken Boole

UPDATE FROM EWPC ST GEORGE'S BARRACKS WORKING GROUP DEVELOPMENT OF ST GEORGE'S BARRACKS

This report was written for consideration at the EWPC Meeting on 20th Aug 18. It was advised that this would be published so that the community were aware as soon as possible

1. **Draft Masterplan.** The draft "Masterplan" document was published in May 18 and NLPC/EWPC made a detailed response in which we highlighted our principle concerns as being:

- Proposed size of the development
- Housing density
- Infrastructure
- Green Gap
- Quarrying Proposals
- Environment
- Job Creation / Employment

2. **Advisory Board.** Following meetings and representations by both EWPC and NLPC with our MP, Sir Alan Duncan, it was agreed to a round table meeting with RCC on 22 Jun 18. Sir Alan hosted the meeting. The aim of the meeting was to discuss our concerns, in particular relating to consultation, arising from the draft Masterplan Plan proposals. One outcome of this was the creation of an Advisory Board to be attended by a number of Parish Council representatives, RCC and MoD. A was posted on the Village Web Site. The Advisory Board held its first meeting under the Chairmanship of Leader RCC on 23 Jul – the Minutes have been circulated. Whilst this initial meeting made little immediate progress a door was opened allowing PCs to express concerns and to open a formal dialogue with RCC. The next meeting is scheduled for Thu 30 Aug 18.

3. **Parish Council Liaison Group.** To ensure that we avoid duplication of effort and are able to present a consolidated front, the Chairs of EWPC/NLPC called a meeting of Chairmen of local Parish Councils on Wed 8th Aug 18. The following attended:

Norman Milne – EWPC – Chair
Ed Jarron - EWPC
Cliff Bacon – RCC Parish Forum / CPRE / Clerk Clipsham Parish Meeting
Vic Pheasant – Empingham PC

Neil Newton – Empingham PC
Christopher Renner – Normanton Parish Meeting
Simon Aley – Manton Parish Council
Egerton Gilman – Pilton Parish Meeting
Victor Bacon - South Luffenham PC
Paul Cummings – North Luffenham PC

Apologies: Ketton (Will attend future meetings)

4. The Minutes of this meeting can be provided on request. The next meeting is scheduled for 29 Aug and will be chaired by Paul Cummings. The Group have identified a number of issues that they wish to put to the Advisory Board on 30 Aug 18. PC has written to RCC (16 Aug) to ask that the following points be included in the Agenda:

- Housing Need (OAN) – Lead – Mr Neil Newton (Empingham)
- Consultation – Future Housing Need in Uppingham and Oakham and Windfall developments - Paul Cummings (North Luffenham) As discussed with Cllr G Brown
- Employment – Simon Aley (Manton)
- Timing of the full Heritage, Environmental and Ecological Surveys to inform the Masterplan - Paul Cummings (North Luffenham)
- Timetable for Masterplan – Paul Cummings (North Luffenham)

5. **EW SGB Working Groups.** – Ongoing Discussion

Ed Jarron EWPC
Norman Milne EWPC
Hugh Palmer
Nick Appleby EWPC

In Edith Weston we have added additional people:
Paul Boggust EWPC (SGB Advisory Committee)
Helen Wood EWPC (Officers Mess Committee)
Peter Coe EWPC (Officers Mess Committee)

There are others that have been invited to join the group.

We are looking for additional members with particular expertise in the areas of Secretarial, Fund Raising, Legal and Planning.

6. **Future work streams.** The NL Working Group has already identified a number of questions that need to be addressed following publication of the draft Masterplan these are:

- a. Governance - not even discussed by cabinet, size means this an issue for full council and public debate across Rutland? How do we follow up on this?
- b. Need for Heritage and Environmental Surveys now in order to determine the best way to build in the opportunities their effective

conservation and management presents. This information should have been available to inform the Masterplanning process. Current approach of Masterplan and then survey risks seeing environmental and heritage features as constraints to development rather than opportunities.

- c. Geology - the analysis of the geological resource is incomplete. Also need to clearly understand what would constitute an economic resource. Do RCC really understand this themselves? Potential FOI request to find out what they have done as follow up to the earlier report.
- d. Infrastructure planning and timing, would access road at eastern end of site (EW to Ketton Road) only be done post quarrying?
- e. Employment opportunities on site, do an FOI on this as evidence in MP to support this claim was so poor etc
- f. Building in WWII heritage, wide tree lined avenues etc. This fits with garden village / town best practice. Follow up on RTPI best practice guidance
- g. Failure to share information that is pertinent to the Masterplanning process, especially advice from Historic England. Does not give trust in process to local communities.
- h. Environment - actual impact, blight, carbon emissions
- i. Wider landscape impacts across Rutland
- j. What the new town will look like? Would lots of 3 storey houses would be out of character? To what extent do we wish to influence this?
- k. Ideas for a National Cold War visitor centre, including what features to conserve.
- l. Country Park Development, link to Cold War heritage, visitor access to bloodhound tower as viewing platform.
- m. Country Park and access opportunities for the public
- n. Should we ask Natural England to make it a SSSI for butterflies?
- o. Grassland restoration, what is best practice? How much rock to retain to make it a success? DAS contract with NE on best practice?
- p. Need for Allotments, and other green space.
- q. Questions posed in the NL parish response warrant a follow up letter to get answers

7. The Working Group provided updates on SGB development, which will be published on both village Village Websites once circulated to the Parish Council in August.

8. **Publicity.** Paul Cummings and Mike Wyattt continue to send letters to the Editor of Rutland Times / Rutland Mercury, with some success. Members of all PC's PC are encouraged to express their views in this way. We will continue to seek ways of getting our message across the wider county.

9. **Liaison with NLPC.** The Chair of EWPC and NLPC meet at least 2 or 3 times per week and try to ensure that we are in a position to adopt a clear

consolidated line on any points rose. We are being strongly supported by both Cllr Gale Waller and Cllr Ken Bool.

10. **Village Action Groups.** Edith Weston and Manton villages have created “Action Groups” which operate separately from the Parish Council. Note the Bordon Town Council visit/experience, which was that a failure to work together with the District Council resulted solely in isolation. Members of the EW Action Group attended NL Working Group meeting on 16th Aug as observers.

11. **RCC Scrutiny Committee.** At the invitation of Cllr Waller we met Cllr Ben Callaghan the Chair of RCC Scrutiny Committee and raised a number of issues regarding governance and process with him. He is now better aware of the concerns of the local community and will work with Cllr Waller to ensure that our concerns are addressed.

12. **Officers’ Mess Site.** We are working hard to ensure that the Officers’ Mess development is not hived off as a separate project but remains as Phase One of the SGB development. This must include counting any agreed housing within the project number. RCC are trying to establish a date for an early meeting but we are struggling to achieve this due to leave and other commitments on both sides. This is an issue that has far greater impact upon EWPC than NL but NL wish to be fully involved in support of Edith Weston.

13. **Consultation** – RCC have published 2 x Additional Consultation documents relating to the Local Plan. One directly relates to including SGB within the Local Plan and the other identifies a number of new sites. The Consultation period runs from **13 Aug – 24 Sep 18**. The relevant documents will be made available on the Village Web Site and we need to identify the key issues contained within these documents. Chairs of each PC will seek the advice of the Working Group and identify all the issues that need to be highlighted to both PC’s and Villagers. We then need to translate this into simple language and ensure that the village responds in significant numbers. This may be the subject of a letter to every home in the village, which PC will write with support from the Working Groups. EWPC may wish to consider their response at an Extraordinary Meeting. **(Action – Parish Council)**

14. **Legal Representation.** It is clear that as the process evolves complex planning law issues are arising that will require professional advice. This includes the proposed changes to the spatial strategy and the definition of the OAN (Objectively Assessed Need) in terms of the Housing needs of the County and whether this should be considered as a minimum, a requirement or a target. Should legal opinion be sought, it will require funding through voluntary contributions or collective PC funding. This will be a complex issue in deciding who should fund what, however the new Parish Council Liaison Group may be a means of taking this forward.

15. **Future Work.** EW SGB sought and received the endorsement of the Parish Council for their on-going work and any direction regarding the issues and line to take that should be addressed in future.

16 Absence of NM and EJ – Both will be away on vacation during a key part of the response period to RCC. EW Parish councilors will be attending the appropriate meetings during that period

Edited by NM to reflect EW position on matters 200818.

Originator PBG CUMMINGS