

Summary of Consultation Responses

Local Plan Review

**Specific consultation considering
the implications of potential
development of St George's within
the Local Plan**

August-September 2018

Summary of consultation responses

Local Plan Review – Incorporating St George’s into the Plan August-September 2018

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Introduction

Purpose of this document

The purpose of this document is to summarise the responses to the specific consultation considering the implications of potential development of St Georges within the Local Plan.

The consultation

Consultation took place over an 8-week period from 13 August-24 September 2018.

The document was subject to extensive consultation and publicity in accordance with the Council’s Statement of Community Involvement. This included:

- documents made available on the Council’s website with a printed and an on-line response form for submitting comments to the Council.
- a press release sent to local newspapers and media;
- email notifications sent to people who had asked to be updated on progress of the local plan and people on the Council’s consultation database;
- a press release was sent to local newspapers and media;
- a public exhibition held at public libraries in Ketton, Oakham, Ryhall and Uppingham and at Rutland County Council Offices in Oakham;
- Meetings were held with groups and stakeholders including the Rutland Parish Councils Forum;
- Documents and response forms were available for inspection at public libraries in Rutland and at the Council offices in Oakham.

Further details can be viewed on the Council’s website:

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

A total of 802 responses to the consultation were received. A list of the respondents is included at the end of this document.

A separate opinion poll/petition comprising 772 responses was submitted to the Council, the main findings of which are also referred to and taken into account in the summary below, where appropriate.

Format of this document

The headings below follow the order of the consultation document and the questions asked in the response form. It does not list every comment received but highlights the main areas of comment and key issues that have been raised.

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Section 1 – Implications for the Spatial Portrait, Vision and Objectives

Q1. Can you suggest any amendments to the Vision?

Government and agencies

- Natural England welcome the provision regarding the best use of land, particularly brownfield land, and suggests this should also include the enhancement of green infrastructure and a net gain in biodiversity;

Landowners, developers, agents and businesses

- Burghley House Preservation Trust considers that the vision is uncontroversial but requests the supporting text be amended to refer to the provision of community facilities;
- Grace Machin Planning and Property for clients suggests that point 5 should be amended to identify that a range of sites sizes will be included;
- Greenlight Developments Ltd. objects to the proposed addition at bullet point 6 which should be supplemented with an additional, more general reference to also supporting development on underutilised land (wording suggested);
- Hereward Homes (Greetham) agrees with bullet points 2 and 6 but raises concerns about the delivery of St George's that need to be considered in further detail and that the implications for meeting the needs of the County as a whole need to be given full weight;
- Langton Developments Ltd considers that suppressing the scale of development at the market towns by diverting it to the barracks is not in accordance with the vision as explained at paragraph 2.3;
- Marrons Planning for Jeakins Weir Ltd consider that significant changes to the spatial vision should not be consulted upon independently and should be considered in the context of the whole plan and the evidence base to date;
- Pegasus Group for Davidsons Development comment that the plan should be clear that the NPPF does not stipulate a ‘brownfield first’ approach to development;
- Savills (UK Ltd) for Manor Oak Homes requests that the Vision be revised to incorporate reference to “building a new community at St George’s”;
- Savills for the Society of Merchant Venturers consider the ‘Vision’ should include specific reference to Oakham being the principal town within the County and the need to encourage significant growth to maintain and enhance the vitality and viability of the town;
- Strategic HR Support Ltd and the Trustees of Tommy's Close Playing Field comment that national policy has recently changed the definition of brownfield land and that it is incorrect to categorise the whole site as brownfield.
- Trustees of Tommy's Close Playing Field comment that the definition of brownfield land has changed in the NPPF and much of the land should not be included in plan for Saint George’s;

Parish/Town Councils and Meetings and Neighbourhood Planning Groups

- Ashwell Parish Council considers it is greatly misleading to label the area of the barracks and airfield as a brownfield site;
- Barrowden Parish suggests that greater emphasis is needed on the contribution made by Rutland villages to the life of the county and on their appeal to tourists, ramblers etc; concerns that the vision understates the importance of Rutland as a rural area rich in flora and fauna and offering healthy recreation;

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- Edith Weston Parish Council considers that the vision is fundamentally flawed as it lacks the underpinning research in housing, employment, infrastructure and alternatives;
- Empingham Parish Council considers that the existing vision should not be changed as any proposal such as St George’s should be measured against the vision, not built into it; that it would be better to add in that Rutland builds for the future not the past, and uses national Planning Policy Guidelines as minimum quality standards;
- Greetham Parish Council objects that the vision is imprecisely defined and a definition of sustainable growth should be included; it considers that if further expansion of Local Service Centres takes place on the scale proposed, the fourth bullet will not be true;
- Ketton Parish Council and Ketton and Tinwell Joint Neighbourhood Plan Steering Group consider that implementation of this vision will require strong leadership and management throughout the project time;
- Langham Parish Council considers it unusual for a vision to include specifics and would be better worded to “...including new communities on appropriate land that becomes available, all with...”
- Manton Parish Council is concerned about the impacts of the proposal and that the local plan is being written around St George’s; that the needs of other towns and villages are being ignored and the desirability of Rutland as a place to live will be affected;
- Normanton Parish Meeting is concerned about detrimental impacts on the surrounding villages and countryside and that references to specific developments at the site should be removed from the vision; that much of the airfield is not “brownfield” as defined in the National Planning Policy Framework;
- North Luffenham Parish Council considers that all references to a new community at St George’s should be deleted as the needs for new housing are not proven; that the site is only “relatively sustainable” and there are difficulties of dealing with the challenges facing this location;
- Pilton Parish Meeting considers that all reference to St George’s should be deleted;
- Uppingham Town Council is in broad agreement with the changes but asks that a further vision is included which addresses the impact across the site and the remainder of the county in terms of road usage;
- Wing Parish Council is concerned at the potential over-development of the St. George’s Barracks site.

Public and interest groups

- CPRE Rutland considers that the vision should be revised to indicate how the county is expected to grow, how it will relate to ongoing development in adjoining regions, and how it will accommodate evolving consumer behaviour;

The main comments are:

- Many consider that it is inappropriate to include Saint George’s in the vision because it is inappropriate and unsuitable in terms of location, scale and character; it will damage the Rutland Water area and impact on the environment and character of Rutland in terms of traffic, pollution, wildlife, tourism; there is lack of evidence and justification for the proposals and it is not required to meet housing needs; there is a lack of infrastructure to support the development and alternatives have not been considered; it is incompatible with other parts of the vision and to the proposed amendments to the vision that would require providing locally accessible employment and making the best use of land; that the national

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definition of brownfield land has changed and it cannot be considered to be brownfield land.

Other issues raised are:

- following Garden Village add "consistent with and not exceeding the size of existing villages throughout Rutland";
- delete "A steady and adequate supply of minerals will be provided for" as this does not give any guidance as to how this vision will be fulfilled;
- the element of vision regarding waste should be amended to make it clearer what is the actual intention;
- "brownfield" has now been superseded by "previously-developed" land as defined in the National Planning Policy Framework;
- amend "particularly" (in the context of brownfield land) to read "including";
- it should include a statement concerning the impact of additional traffic that the St Georges site will create and what steps are envisaged to reduce its impact on residents;
- there is insufficient detail as to how the needs of the Saint George’s will be met in terms of employment, transport, leisure, etc;
- an addition is requested concerning public transport between our towns and villages and work places will be reliable, regular, frequent and daily;
- that bullet point 5 should be amended to refer to self-build and custom build homes and that a range of site sizes will be needed;
- in the 6th bullet point that "increased" should be deleted and replaced by "extensive" with the objective of making the County as a whole self-sufficient in energy terms";
- it should include reference to Rutland being a Rural Community;
- it should reflect how the proposals will enhance the qualities of the existing landscape and in so doing how this reflects garden village principles which are largely, if not completely missing from the consultation document;
- that the 6th bullet point should be amended to "having made, and continuing to make the best use of land, including, where appropriate, brownfield land but it must be expressed that this is not use for the purpose of creating a large housing estate at St George's Barracks;
- that the vision needs to emphasise the need to maintain beauty of Rutland's rural nature and to enhance this through keeping this a priority; also transport links especially buses and cycling must be promoted.

Q2. Can you suggest any amendments to Objectives 1 and 12?

Landowners, developers, agents and businesses

- Burghley House Preservation Trust requests that Objective 1 be altered to make clear that providing opportunities to access services and facilities locally relates to villages as well as to towns, and that opportunities should be taken to enhance the facilities that serve villages or networks of villages wherever they fall within the settlement hierarchy;
- Grace Machin Planning and Property for clients suggests that Objective 1 be amended to include reference to making the most previously approved sites that have stalled and Objective 12 to promote development on a range of site sizes and to support self-build and custom build;

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- Greenlight Developments Ltd request Objective 1 be amended to have greater alignment with NPPF wording and wider development opportunities by also referring to underutilised land (wording suggested);
- Linden Homes comment on Objective 12 that the plan should be clear that the NPPF does not set out a ‘brownfield first’ approach to development and that the plan will need to provide a mix of housing sites (brownfield and greenfield) in a variety of locations (towns and villages) to meet the identified housing requirement;
- Live Sound Design Ltd considers that Saint George’s should be removed from Objective 1 as it is in direct conflict with the other principles of the objectives and in Objective 2 the NPPF states that brownfield development should be infill and small field sites before large developments considered;
- Savills (UK Ltd) for Manor Oak Homes requests the vision be revised to incorporate reference to “building a new sustainable community at St George’s”;
- Strategic HR Support Ltd. consider that the proposal for St George's Barracks is in direct conflict with Objective 1 and should be stopped;
- Trustees of Tommy's Close Playing Field comment that in Objective 1 the new plans do not fulfil the objective's criteria and in Objective 12 the proposal does not support best use of land.

Parish/Town Councils and Meetings and Neighbourhood Planning Groups

- Barrowden Parish Council supports the development of brownfield sites if they are accurately classified as such but considers much of the St George's site appears to be green field rather than brownfield;
- Braunston Parish Council comments on Objective 1 that the definition of brownfield land has recently been changed to incorporate all the greenfield land occupied by the St George's site, as well as the currently developed land, which represents a very small proportion of the whole; on Objective 12 that the reclassification of MOD sites to be totally brownfield will lead to the destruction of many natural habitats and at odds with other aims and objectives of the Plan;
- Edith Weston Parish Council comments on Objective 1 that St George’s should be removed as it is in direct conflict with the principles to protect the natural environment, heritage landscape and identity; on Objective 12 that National planning policy states that brownfield development should be on infill and small sites before large developments are considered; it should represent best use of land, not most use; that policy has not been assessed against the objectives set within the Sustainability Appraisal;
- Empingham Parish Council comments on Objective 1 that it should exclude reference to St George's as the objective is to identify suitable sites that might support delivery of the vision, whether St George's is one such site has nothing to do with the wording of the objective; on Objective 12 that the additional phrase "To promote development on suitable brownfield sites" should become an additional third bullet-point and extended to mirror the rider on re-use of mineral extraction sites, i.e. requiring that any such brownfield redevelopment should also be "to high environmental standards" and should "reflect local circumstances.";
- Greetham Parish Council comments on Objective 1 that the term ‘sustainable way’ in the first bullet point is meaningless, unless it is defined; that it agrees with the Objective 12 but it is not reflected in the policies and recommendations which flow from it and questions where is the evidence base to support the objective; it considers that either the objective should be modified to reflect the policies

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- proposed or better still the policies proposed should be changed to reflect the proposed objective;
- Ketton Parish Council and Ketton and Tinwell Joint Neighbourhood Plan Steering Group consider that there is a need to have clarity about "brownfield" sites, and to ensure there is not a blanket approach to prioritising development applied to any such site, for instance many so-called brownfield sites can have important biodiversity value. It considers that in Objective 12 the test of "suitable" should be applied to Objective 1 also;
 - Manton Parish Council: considers that redundant army barracks do not form a sustainable community and there is no evidence that this is "previously developed"; that the ecological assessment of a large proportion of the site shows that it is home to many plants and butterflies which should be preserved and which do not co-exist with development;
 - Normanton Parish Meeting considers that Objective 1 should be removed as it goes against the other principles laid down in Objective 1 and fails to meet the Council's own sustainability criteria; that Objective 12 should promote suitable development which represent best use of suitable brownfield sites and must reflect national policy that brownfield site development should be infill and small field sites and recognise that the whole of the St George's site is safeguarded for minerals extraction;
 - North Luffenham Parish Council comments on Objective 1 that "including the creation of a new sustainable community at St George's" should be deleted as the document fails to prove the need for such a development and strives to create a rationale for building a new town on an available site ex MoD site; on Objective 12 that it should include a requirement of any "Brownfield development" to protect the environment and diversity on sites of value, in terms of ecological, heritage and natural habitat, ensuring the delivery of a net gain in biodiversity, a NPPF requirement;
 - Uppingham Town Council comments on Objective 1 that it should include where there is an established or emerging Neighbourhood Plan that the allocation of locations and sites should be delegated to such plans if they include such measures; on Objective 12 that it should include to minimise negative environmental effects of development and that a coordinated vision for handling additional traffic should be established in the rest of the county.

Public and interest groups

- CPRE Rutland is concerned that the Draft Master Plan shows that the proposal will occupy three times the area of the existing barracks in breach of existing local plan policy and should be changed to make clear that development will not take place beyond the existing built up area;

The main comments are:

- specific reference to Saint George's should be removed from Objective 1 as it is unsustainable and would conflict with the principles set out Objective 1;
- the Council should use its own sustainability methodology before including the objective in the local plan;
- disagreement that in Objective 2 that the site is brownfield and is the best use of land; that national planning policy states that brownfield development should be infill and that small sites considered before large developments;
- there is no evidence that alternative uses or best sites have been considered.

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Other issues raised include:

Objective 1

- the lack of infrastructure to cope with the development, that the site is not suitable; the need to define “in a sustainable way”;
- that the phrase 'including green infrastructure and special protection for Rutland Water' should be amended by adding the words 'But not limited to' after the word 'including';
- that "making as much use as possible of previously-developed land" should be amended to "making sensitive use of previously-developed land in the context of its location including the preservation and enhancement of its current diverse and abundant wildlife.”;
- that "minimising the need to travel" should be amended to "minimising the need to travel to work"; that the objectives should be updated so that the St Georges Barracks is an option not a given; that "including the creation of a new sustainable community at St. George’s." should be and replaced with "incorporation of the MOD land near Edith Weston and North Luffenham with detailed spatial plans for those villages.”; that the word “sustainable” should be deleted as it is unachievable and people should not be misled;
- that the new wording should be deleted or amended to read "including the development of the St George's site when it is vacated by the MOD in a way that is right for Rutland.”; that "making as much use as possible of previously developed or ‘brownfield’ land” should be replaced with "finding appropriate use for the ex MOD sites that are sensitive to the aspirations of local communities and deliver environmental, economic and social benefits;"

Objective 12

- delete “To promote development on suitable brownfield sites.” and replace with “to find sympathetic uses for brownfield sites that compliments the environment and supports adjacent communities; updated to state that brownfield sites in existing population areas will be favoured;
- that in a) the first bullet point as set out in the July 2017 draft Local Plan should be retained; that in b) a second bullet point should be added to read "Where development takes place on brownfield sites, to ensure that that development meets the objectives set out in the first bullet point. In particular that green sites (largely grass) that have lain undisturbed for an extended period or have been developed as outdoor leisure facilities should not be treated as "previously developed land" as defined in the July 2018 NPPF." ; that in c) the current second bullet point (concerning mineral extraction sites) should be retained as the third bullet point;
- that "to promote development on suitable brown field sites” should be replaced with “To make appropriate and sensitive use of previously-developed land in the context of its location and environment."

Q3. Can you suggest any amendments to proposed Objective 2a?

Government and agencies

- the Defence Infrastructure Organisation for the MOD suggest the words ‘will be created’ are inserted in the fourth sentence between the words ‘settlement’ and ‘which’ to complete the wording of the sentence;
- Highways England comments that it would expect the site to be subject to a Transport Assessment in order to better understand potential impacts on the strategic road network and the cumulative impacts of development growth to be considered as part of the development management process.;

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- Natural England generally support the new objective and welcomes the phrase – “makes the most of local heritage, landscape and biodiversity assets.”;
- Landowners, developers, agents and businesses
- DLP Planning Ltd for Bowbridge Land Ltd urges the Council to revisit the delivery of the site having regard to the distribution of development that is needed to demonstrate sustainability across the County whilst meeting housing needs;
 - Hereward Homes (Greetham) Ltd considers that the issues surrounding delivery of such scheme should be carefully considered as there is no clear evidence to support the need for this many dwellings in this single location, nor the strength of the market to absorb the dwellings of such a rate;
 - Marrons Planning for clients comment that the proposals for St Georges are not supported by an appropriate evidence base and that the Council has produced no evidence to justify replacing the strategy previously outlined in the Consultation Draft Local Plan;
 - Strategic HR Support Ltd consider that Saint George’s should not be included in the plan as the Council has given no evidence that it meets objectives with sustainability appraisal;
 - The Trustees of Tommy's Close Playing Field consider that the consultation is flawed on several grounds and the proposal should not be adopted as it does not have children’s interests represented and without further research should not go ahead;

Parish/Town Councils and Meetings and Neighbourhood Planning Groups

- Barrowden Parish Council is concerned that there is little specific mention of starter homes or social housing at St George's; that the new village should aim to attract a wide demographic mix of residents in all age groups; that the business zone seems small if it is to provide employment for up to 3,000 households; that greatly improved access will be needed from the site to other areas of employment including Oakham, Peterborough, Corby;
- Braunston Parish Council comments that development of the site should complete the removal of minerals before construction starts on providing a residential community;
- Edith Weston Parish Council considers that the objective is completely flawed and Saint Georges should not be included in the local plan;
- Empingham Parish Council considers that the objective should be deleted and replaced with a simple objective that "RCC will seek to define and deliver a secure and sustainable future use for the soon to be vacated North Luffenham Airfield/St George's Barracks”;
- Ketton Parish Council and Ketton and Tinwell Joint Neighbourhood Plan Steering Group consider that the whole range of employment opportunities should be provided, from unskilled through to technical, in order to create a more balanced age and social profile;
- Langham Parish Council comments that it would benefit from emphasis being placed on health and education and to state that infrastructure will be in place before the houses are built;
- Normanton Parish Meeting considers that the objective should be completely removed as there is no evidence that the proposal is appropriate or sustainable nor is there a need for the quantity of houses proposed at this site;
- Seaton Parish Council requests that the first sentence be amended to read “To create a new settlement of up to 500 houses on the brownfield site of St. George's Barracks restricted to the existing building footprint”;

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- Uppingham Town Council asks that suitable policies be introduced to mitigate the effect of additional traffic on the rest of Rutland and an emphasis on affordable homes to rent for the people of Rutland;

Public and interest groups

- CPRE Rutland comments that there is no evidence that reasonable alternative uses for the site have been seriously considered and the Council should not pursue any development proposals at St George’s without prior demonstrable evidence that it has done everything possible to examine and assess alternative uses for St George’s site.

The main comments are:

- St George’s should be removed from the plan as it is not properly defined, it is not sustainable and a sustainability appraisal has not been carried out, there have been no studies of its impact; there is no evidence that the housing is needed; disagreement with the term “garden village” and concerns about its environmental impact;

Other issues raised are that:

- “but in keeping with the size of other villages in Rutland” should be added after “developed to meet Garden Village principles”;
- “the brownfield site of St George’s should be replaced by “the brownfield areas within St George’s; that reference to “Garden Village principles” should be deleted; that infrastructure to support the development should be specified, such as schools, GP services etc. and a requirement on the developer to provide road infrastructure for the estate and areas beyond (e.g. widening the congested turning to the beach from A606);
- new residential developments at St George’s should be developed in a manner that shows some care to the appearance of the new homes created;
- the policy has not been properly considered against the objectives set in the Sustainability Appraisal;
- the objective should limit the total number of dwellings for the development to less than 500;
- the meaning of “high quality houses” should be clarified as it implies no low cost housing; that “all to be approved by council inspectors independent of the developers” should be inserted as developers should not be allowed to self-approve;
- public transport needs to be considered;
- evidence and legal opinion is needed that it is a brownfield site;
- that the objective should be removed as the information appears to be part of RLP3 and it is not an Objective; the points made are details that need to be assessed against the objectives set within the Sustainability Appraisal;
- there is no way in which a large modern development can complement the villages mentioned;
- the focus is build homes and not to build communities, which is irresponsible planning and inconsistent with planning policy and garden village principles as published by the TCPA;
- there is a need to engage with service providers in order that services are available for residents at the point of moving in; that road infrastructure should be provided to accommodate development including existing ‘hotspots’;

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Q4. Can you suggest any amendments to the statement about Delivering Sustainable Growth to 2036?

Landowners, developers, agents and businesses

- Burghley House Preservation Trust requests addition of a further bullet point “to enable villages to grow and thrive through encouraging proposals that support or enhance local services”;
- DLP Planning Ltd for Bowbridge Land Ltd considers that at the starting point for housing provision should be 178 dwellings per annum and that the provision in Rutland should not fall below this figure;
- Grace Machin Planning and Property for clients considers it is essential to identify that the NPPF requires a minimum of 10% of sites allocated to be on sites under 1ha which should be on sites within smaller service centres;
- Greenlight Developments Ltd. supports the statement but considers that the Council needs to ensure it allocates sufficient varied supply of sites of different types and scales;
- Langton Developments Ltd considers that the amendment is superfluous given that it is provided for in the settlement hierarchy;
- Marrons Planning comments that the St. George’s Barracks site should not be considered deliverable and the Council should not rely it to deliver 1,500 in the plan period;
- Savills (UK Ltd) for Manor Oak Homes does not consider it necessary to include specific reference to St George’s Barracks and requests that reference to it is deleted;
- Savills for the Society of Merchant Venturers consider that specific reference should be made to Oakham as the most sustainable settlement within the County and the need to encourage significant growth to help maintain and enhance its status as the principal town within the County;
- Trustees of Tommy's Close Playing comment that the proposal will split very lean resources and no evidence has been put forward to show how employment opportunities will be attracted to the site.

Parish/Town Councils and Meetings and Neighbourhood Planning Groups

- Barrowden Parish Council comments that tourism is a vital aspect of Rutland's economy that needs to include the attractiveness of Rutland landscape and villages, camping and caravan sites, also cycling and rambling provision;
- Braunston Parish Council cannot yet see a valid incorporation of the St George's site into the Plan, as the previous proposal delivers the required growth, and there is no pressure on this plan to rely on a development at St George's site;
- Edith Weston Parish Council considers that Saint George’s should not be included within the Local Plan, as it should be a separate development project and not presented until all evidence is produced to prove it is needed and can be sustainable;
- Greetham Parish Council comments that the term Sustainable Growth is not defined;
- Ketton and Tinwell Joint Neighbourhood Plan Steering Group comments that the growth being planned in the proposals is unlikely ultimately to serve the people of Rutland;
- Ketton Parish Council comments that "Sustainable Growth" should not be at the expense of existing local amenities and the natural environment;

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- Langham Parish Council comments that it would benefit from a statement recognizing that any settlement will not impinge on neighbouring small and that Garden Village principles will be followed so that design and layout recognize the character of Rutland;
- Normanton Parish Meeting considers that the plan should not include St George's as the current plan addresses Rutland's needs and it would weaken and undermine the character and sustainability of Oakham, Uppingham and the other local service centres and go against the national policy of safeguarding mineral reserves for future use;
- North Luffenham Parish Council considers that the sentence has no substantiation and should be deleted;
- Seaton Parish Council suggests wording to state “In addition the plan promotes the development of up to 500 houses on the former St. George's Barracks.”;
- Uppingham Town Council considers that in order for Uppingham to benefit from the Local Plan the additional economic footfall will require the Council to provide and fund suitable additional town centre parking and public transport links.

Public and interest groups

- Uppingham First considers there must be an authoritative and competent study of the whole county's infrastructure needs including a masterplan for the further development of the A6003 in the south of the county and the line of a possible relief road to the west of Uppingham and around Caldecott.

The main comments are that:

- St George's should not be included as the existing local plan covers Rutland's existing needs; it should not be included in the plan until evidence is produced to prove it is needed and is sustainable;
- the added sentence is not necessary; St George's should be a separate project from the local plan and if it meets the criteria of sustainability it can be considered as a new community;
- it is in conflict with the existing local plan and will negatively impact on the economies of Oakham and Uppingham and the villages;
- there are concerns about the suitability of the site and scale of development, the limited resources and infrastructure, the impact on tourism, traffic the environment; that by-passes are needed for Uppingham and Caldecott;
- the proposal should be limited to 500 dwellings;
- the plan must acknowledge that at Edith Weston there is a large stock of MOD housing of which some are lying vacant and could be released on to the market;

Section 2 – Implications for the Spatial Strategy and Settlement Hierarchy

Q5. Can you suggest any amendments to the Settlement Hierarchy?

Government and agencies

- the Defence Infrastructure Organisation for the MOD suggest that further clarification is required of the statement in paragraph 3.2 that ‘The new settlement proposed at St. George's will only fulfil its place within the settlement hierarchy once there is an appropriate provision of services and facilities at this location’ and what ‘an appropriate provision of services and facilities’ actually comprises;

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Landowners, developers, agents and businesses

- Barton Willmore LLP for De Merke Estates supports the hierarchical approach to housing delivery but considers that Barleythorpe should be included as part of Oakham;
- Bidwells for Taylor Wimpey Strategic Land supports the inclusion of St George’s Barracks in the settlement hierarchy but has concerns about its deliverability and overreliance on it as part of the spatial strategy;
- CMYK (Planning & Design) Ltd for Abbey Developments asks that the need for development to sustain Local Service Centres is not overlooked;
- DLP Planning Ltd for Larkfleet Homes Lt. questions the role of St. George’s in the hierarchy, its ability to deliver the number of new homes suggested and the suitability of relying on a single location to meet the majority of the County’s future housing need;
- Grace Machin Planning and Property for clients considers that Barleythorpe and Manton could be identified as local service centres;
- Langton Developments considers that rather than being a fundamental part of the Local Plan, that St George’s should be addressed by SPD alongside it, as the Local Plan itself originally envisaged;
- Linden Homes considers that the introduction of St George’s as a third-tier location in the settlement hierarchy is inappropriate and should be removed; that when the site is developed, and the supporting facilities provided it could then be included in the hierarchy as a new Local Service Centre;
- Marrons Planning for clients considers that it is not clear how the inclusion of this change to the settlement hierarchy and proposed redistribution of growth is more sustainable than that previously proposed in the Consultation Draft Plan, and in the absence of an evidence base and the proposed change not being developed in the context of the wider plan, the consultation exercise is significantly flawed;
- Pegasus Group for clients considers that St George’s should be removed from settlement hierarchy as further work is needed to establish the sustainability credentials of the site and instead refer to the potential for it to provide a new Local Service Centre;
- Savills (UK Ltd) for Manor Oak Homes states that due to uncertainty about the site the Council should consider whether St George’s is justified as a third tier settlement within the revised Settlement Hierarchy;
- Strategic HR Support Ltd comment that pushing Uppingham into 3rd largest town will upset the existing economic and cultural dynamics and that organic natural growth should be allowed to continue in all and not blocked to make way for St George’s;
- Trustees of Tommy’s Close Playing Field considers that the plan risks putting the local culture and economy of Oakham and Uppingham into a downward spiral;
- William Davis Homes Ltd considers that as Cottesmore acts as the only service centre with key facilities in the north of the County and that residential development should be directed towards the village, which acts as the hub for the north of Rutland.

Parish/Town Councils and Meetings and Neighbourhood Planning Groups

- Barleythorpe Parish Council considers that Barleythorpe cannot be described as a 'Smaller Service Centre' with no facilities; that the plan should state clearly how much housing is proposed for the original village, and how much for the remainder of the Parish; that the lack of a Primary School, Community Facilities, and Medical/Health facilities within Barleythorpe remains to be addressed;

Summary of consultation responses

Local Plan Review – Incorporating St George’s into the Plan August-September 2018

- Barrowden Parish Council questions why areas other than St George's, especially Oakham and Uppingham are having their housing allocation reduced when elsewhere in the Plan the need to develop these two market towns is emphasised;
- Braunston Parish Council does not yet agree with the insertion of the St George's development into the hierarchy as a viable proposal for the development must first be made and accepted;
- Edith Weston Parish Council opposes inclusion of St George’s in the settlement hierarchy as inadequate consideration has been given to the need for further growth of Oakham and Uppingham; it will block increases to the smaller villages and local service centres and conflicts with the revised Policy RLP3 that says Oakham will be a key focus for new development in Rutland; it will make Uppingham the 3rd town;
- Empingham Parish Council considers that if it is to be specifically included, the St George's site should be shown either as a second small town in the making, or as an additional Local Service Centre; that the existing Settlement Hierarchy headings are sufficient; that St George's will compromise the growth of Oakham, Uppingham and the larger villages unless there is piecemeal residential development around these communities, in which case Rutland would be massively over providing housing;
- Greetham Parish Council believe that Greetham should not be classified as a Local Service Centre as it does not meet all the criteria set out by the Government for this classification;
- Ketton and Tinwell Joint Neighbourhood Plan Steering Group considers that St George's should be classed as a medium-sized town and questions whether the house numbers quoted should be 1,200 to reflect the fact that this local plan goes to 2036 only;
- Ketton Parish Council considers that the housing numbers for the St George's should reflect those quoted in 1.5 table 1 p.19 i.e. 1,200, as circumstances may change in the future;
- Langham Parish Council questions Langham’s designation as a Local Service Centre and suggests that becomes a Smaller Service Centre;
- Normanton Parish Meeting considers that St George's should not be included in the Settlement Hierarchy as Oakham and Uppingham both have a need for natural growth, as do other local service centres; that the proposed amendment is misleading as to the scale of the proposed development, which is 2,700 homes and would sit above Uppingham which is unsound;
- North Luffenham Parish Council considers that St George's should not be included in the settlement hierarchy as it is not proven in respect of need, suitability or sustainability; it is not a suitable site for a major new development and is contrary to the strategy that the majority of development should take place in Oakham, Uppingham and the larger villages (spatial strategy); that no consideration has been taken to identifying any practical alternative sites;
- Seaton Parish Council suggests rewording paragraph 3.2 to state “This has been revised to take account of a proposal to develop up to 500 houses at St. George's”; that Figure 3 'New housing Development - St George's should refer to “a new housing development of up to 500 houses, together with appropriate employment land and service and social provision as well as public open space and improved transport links.”;
- Uppingham Town Council considers it unclear whether the new settlement will be designated as a 'smaller town' or 'local service centre' in the lifetime of the plan and would like to see evidence of a contingency plan if the scale of development

Summary of consultation responses

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as St Georges does not proceed as envisaged; would prefer to see Oakham and Uppingham referred to as Market Towns.

Public and interest groups

- CPRE Rutland raises a number of concerns about the scale of the development and its potential impact and questions whether the proposed new settlement is a town or a village;

The main comments are that:

- it goes against the existing settlement hierarchy in the Local Plan and will hinder or block the natural growth of Oakham and Uppingham and the villages and divert resources away from regeneration of the two towns;
- it conflicts with revised RLP3 that says Oakham will be a key focus for new development in Rutland;
- putting Saint George’s above Uppingham in the settlement hierarchy will make Uppingham the third town and that prioritising new development over growing historical towns is wrong;
- St Georges should be classed as a medium sized town;
- there is lack of evidence and justification of need for St George’s and for the change to the settlement hierarchy;
- there is a lack of local facilities, resources and infrastructure to support the proposed development; that is will impact on surrounding villages and tourism, traffic; there will be impacts of quarrying;

Other issues raised are:

- Manton should become a local service centre;
- the wording should be amended to read “Sympathetic and sustainable expansion of Edith Weston to make use of the brownfield land released by the MOD; that it should incorporate an appropriate number of dwellings to preserve a rural village character (500 to 750) develop a detailed and long-term spatial plan that includes school provision social and community facilities, public open space, improved public transport links and employment”;

Q6. Can you suggest any amendments to Policy RLP3?

Landowners, developers, agents and businesses

- Bidwells for Taylor Wimpey Strategic Land questions the over-reliance on St George’s Barracks due to uncertainties about its deliverability and that the focus of development should remain on the most sustainable settlements of Oakham and Uppingham with no more than 900 homes on St George’s Barracks;
- DLP Planning Ltd on behalf of Larkfleet Homes Ltd questions the ability of St. George’s to contribute to meeting housing need due to the concerns raised elsewhere in their representations;
- The Burghley House Preservation Trust considers that part 7 of the Policy should be positively framed to read: "The small villages are considered sustainable locations to accommodate development where it is limited to infill within the settlement, development of previously developed land, or where development which has been the subject of a community consultation exercise would demonstrably support or enhance local services.";
- CMYK (Planning & Design) Ltd for Abbey Developments supports clause 5 and requests that the need for development to sustain Local Service Centres is not overlooked;

Summary of consultation responses

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- Grace Machin Planning and Property for clients considers that point 6 could be amended to say that growth can be delivered on small scale allocated sites in smaller service centres;
- Langton Developments Ltd questions the appropriateness of including part 3 of the policy and that reducing the amount of allocated development at Uppingham as a result of St George’s being introduced does not accord with the aspiration of increased development in the emerging Neighbourhood Plan;
- Marrons Planning for Jeakins Weir Ltd. consider that the proposed amendment is flawed as it is not supported by an appropriate and proportionate evidence base and that no reference is made to an update sustainability appraisal;
- Pegasus Group for Davidsons Development considers that the Spatial Strategy should promote the potential for a new settlement at St George’s Barrack only as additional growth towards the end of the plan period;
- Savills (UK Ltd) for Manor Oak Homes considers that the scale of development at St George’s should be reduced to avoid an over-reliance upon delivery at one site and under point 5 that reference to “small scale growth” should be changed to “medium scale growth” as some draft allocation sites already identified in the 2017 Draft Local Plan have a capacity of approximately 100 dwellings;
- Savills for the Society of Merchant Venturers considers that the policy should re-instate the directions of sustainable growth at Oakham where significant levels of growth can be accommodated;
- Strategic HR Support Ltd consider that the policy needs redrafting as it is misleading and inconsistent;
- Trustees of Tommy’s Close Playing Field consider the policy needs rewording as point 3 is in direct conflict with point 8 and the housing numbers in the consultation documents vary from document to document.

Parish/Town Councils and Meetings and Neighbourhood Planning Groups

- Barrowden Parish Council comments that all development must be matched by improved transport, employment, health, education, leisure and community facing Edith Weston Parish Council;
- Braunston Parish Council suggests using more conditional language (“would” not “will”) rather than the definitive terms used;
- Edith Weston Parish Council considers that the policy is misleading as bold text is used for emphasis and not for policy changes as previously stated; that point 1 states that Oakham will be the key focus for new development in Rutland which is false and misleading; that point 3 needs to be rewritten as Saint George’s is in direct conflict with point 8, where development of the countryside will be strictly limited; it proposes between 1,500-3,000 houses at Saint George’s when the rest of the document talks about 1,200 houses. that paragraph 4 should be prefixed with the word “Greenfield”;
- Empingham Parish Council comments that Paragraph 3 should be at the end of the list, not inserted into it; that Paragraph 4 should be prefixed with the word “Greenfield”; that if it is appropriate to claim that St George’s is ‘brownfield’, then it is equally fair that the land that forms Rutland’s part in the larger Quarry Farm development in north Stamford is similarly referenced;
- Greetham Parish Council objects to point 4 as any development on this land should be counted as a contribution to Rutland’s housing need as defined in the OAN. Object to clause 5 as ‘Small-scale growth’ is not defined and any proposed growth should take account of growth in the immediately preceding period;

Summary of consultation responses

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- Ketton and Tinwell Joint Neighbourhood Plan Steering Group comments affordable housing is a type of development, not a type of site and it falls to be considered as a use for any of the other potential types of site mentioned, but not as a separate type of potential site itself; concerns about its classification as brownfield;
- Ketton Parish Council comments that "Affordable" in the countryside would require the use of a car and question how this can work;
- Langham Parish Council is unclear why a development in Stamford, which extends into Rutland, is in a Policy will be counted again in South Kesteven numbers; that it would be preferable for the location of housing in the towns to be put back in; that item 4 needs to be firmly upheld; that in item 3 the numbers need to be rethought through as have not been considered;
- Manton Parish Council considers that it is vital that need is established and questions why development previously identified by Rutland on the border with Stamford for South Kesteven is for use by a neighbouring authority when RCC have a need for suitable land;
- Normanton Parish Meeting considers that the amendments are misleading to the public as it does not follow the same formatting as the rest of the document that point 1 is incompatible with point 3 as St George's Barracks site would be the focus of new development; that point 8 is inconsistent with point 3 as no essential need for St George's has been identified;
- North Luffenham Parish Council considers that it is irrelevant to predict development beyond 2036 and that the proposal should be to build up to 1,200 new homes with development beyond this subject to review in future plans; that no case has been made to create a huge modern housing estate (settlement) in such an isolated and unsuitable position;
- Uppingham Town Council would like to see the policy go further and formally delegate the allocation of sites in Uppingham to neighbourhood plans; that the wording 'Uppingham is a thriving small town' should be changed to 'Uppingham is a thriving market town'; that it should acknowledge the development immediately adjacent to the county boundaries, for example at Corby

Public and interest groups

- NFU East Midlands Region supports paragraph 9 on the conversion of rural buildings, although given the size of Rutland it is pleased to see that there will be few locations that are not closely related to the towns, local service centres and smaller service centres;
- Uppingham First considers that increasing the number of homes in Rutland by building at St George’s could benefit the Uppingham economy if the new Local Plan identified a site for an additional long stay car park in the town;

The main comments are that:

- it is misleading and inconsistent as bold text is used for emphasis and not for change of policy as previously stated;
- it is false and misleading to state in clause 1 that Oakham will be the key focus for new development in Rutland;
- the inclusion of Saint George’s in clause 3 is in direct conflict with clause 8 where development in the countryside will be strictly limited and should be removed;
- there are various concerns are raised about lack of justification, impact of quarrying, lack of employment, traffic;

Other issues raised are that:

Summary of consultation responses

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- to allow a new development of up to 3,000 houses in a remote area and in an area for tourism in Rutland would be of no benefit at all to Rutlanders and serve only to satisfy the housing needs of Peterborough, Leicester and Lincolnshire;
- the inclusion of St George's Barracks goes against the Council's own vision of creating sustainable development in the country and should be removed from the policy until a sustainability assessment has been carried out;
- there are concerns about lack of infrastructure and impact on the environment;
- there is disagreement with the statement in point 1 that Oakham has an “excellent range of services”;
- there needs to be more provision for elderly people;
- there are inaccuracies and confusion in the plan over how many houses proposed, whether it is 1200, 1500, 2500, 3000, and the development should be limited to 500 dwellings;
- the Woolfox depot could be used instead;
- the site is not brownfield as defined in the National Planning Policy Framework;
- that smaller service centres should have allocations;
- the policy should focus on policy not place;
- Paragraph 3 should be abridged to read "St George's Barracks (planned closure 2020/21) provides an opportunity to reuse a major brownfield site." as no final agreement on precisely how the site will be developed has yet been made and it is inappropriate to provide details of development that is anticipated to take place in later years;
- there is a need to define "development will be strictly limited" and substantiate with finite limits;
- paragraph 3 should read ""the previously-developed land at St George's barracks will be developed to provide residential accommodation which integrates with and complements, but does not dwarf, the existing villages of Edith Weston, North Luffenham and Ketton together with leisure and agricultural facilities which support Rutland's strategically important rural and tourism economy. "

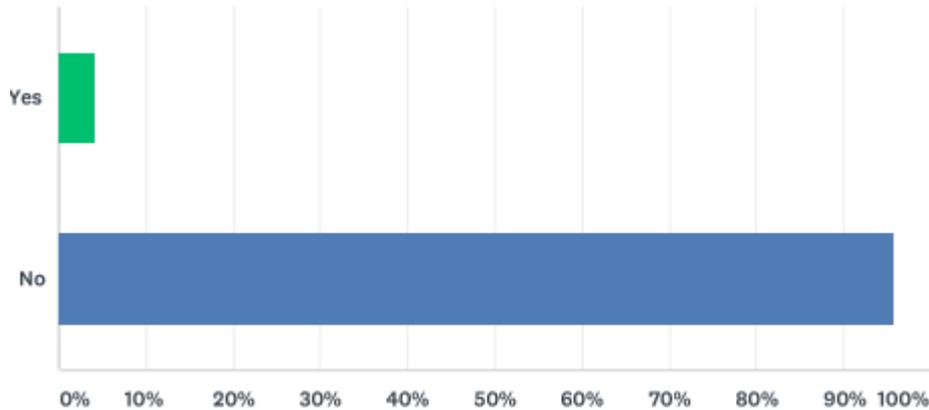
Section 3 – Implications for Housing Requirements across Rutland

Q7. Do you support the proposed changes to the distribution of housing development set out in Table 1?

Yes	29	(4%)	No	634	(96%)
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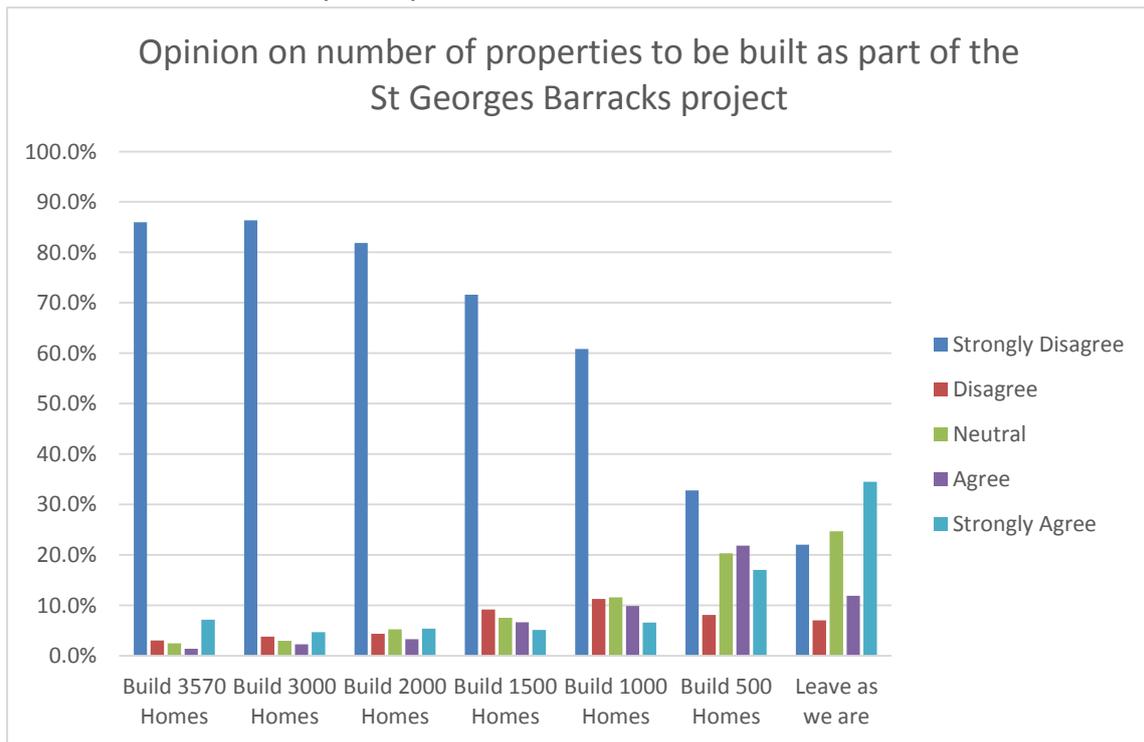
Summary of consultation responses

Local Plan Review – Incorporating St George’s into the Plan August-September 2018



- The opinion poll submitted to the Council showed the highest levels of agreement for “Leave as we are” with increasing levels of disagreement for larger developments of 500 homes or more (see diagram below):

Results from opinion poll submitted to the Council:



Q8. Can you suggest any amendments to the distribution of housing development?

Government and agencies

- Highways England is concerned about the potential impacts of development at St Georges Barracks on the operation of the A1 and would expect the site to be

Summary of consultation responses

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subject to a Transport Assessment and cumulative impacts of development growth to be considered;

Landowners, developers, agents and businesses

- Bidwells for Taylor Wimpey Strategic Land Based suggests reducing the level of development at St George’s to 900 dwellings and redistributing the 300 dwellings proportionately across the Settlement Hierarchy (figures suggested);
- Burghley House Preservation Trust considers that there should be an allowance for development to take place at villages to help maintain and enhance their sustainability and the Council must accommodate at least 10% of its requirement through small sites unless there are strong reasons not to do so;
- CMYK (Planning & Design) Ltd for Abbey Developments considers that the reduction in the proportion of houses allocated to Local Service Centres is unreasonable given the need to sustain these centres; it supports the use of the phrase ‘Remaining Requirement as a Minimum for the Local Plan’ as this enables appropriate opportunities to come forward to be objectively addressed by The LPA;
- DLP Planning Ltd for Larkfleet Homes Ltd. questions the soundness of an approach that redistributes development to less sustainable locations and considers the trajectory of 100 dwellings per annum for St. George’s Barracks to be unrealistic and unachievable;
- DLP Planning Ltd for clients questions whether the lead-in time to first housing completions has been properly considered and that it is highly unlikely to deliver first completions until 2025/26;
- Grace Machin Planning and Property considers that there is an omission of smaller service centres as a group which should stand alone with small scale allocations;
- Hereward Homes (Greetham) Ltd considers that the anticipated delivery and trajectory of St George's Barracks is not capable of meeting the County's housing and employment needs within the first 7-10 years of the emerging Local Plan and it is therefore essential that adequate provisions are made in the emerging plan to meet current and short/medium term needs;
- The House Builders Federation considers that the Council should have some flexibility in its Housing Land Supply by allocating more sites with a cumulative capacity greater than the minimum housing requirement and suggests as large a contingency as possible (at least 20%) because as any proposed contingency becomes smaller so any in built flexibility reduces;
- Langton Developments Ltd considers that Table 1 should be amended to either retain the 2017 draft Plan's allocation of dwellings to the market towns, or increase them to provide a contingency; in the latter scenario, the allocation to Uppingham would increase from 300 to 390 dwellings, and the residual requirement from 184 dwellings to 274 dwellings;
- Linden Homes considers that the proposed approach contradicts with the 70/30 split currently set out in the adopted Core Strategy and the 2017 Consultation Draft;
- Marrons Planning for clients considers that the presentation of this information is inaccurate and misleading and represents a significant departure from the proposed strategy set out in the Consultation Draft Local Plan; that distributing such a large proportion of growth to one single untested allocation is disproportionate and represents an extremely high risk strategy;
- Pegasus Group for clients considers that the housing requirement should be distributed to existing sustainable settlements, as previously planned, with a

Summary of consultation responses

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- majority of new housing over the plan period directed to Oakham and appropriate provision for further growth in the sustainable Local Service Centres;
- Savills (UK Ltd) for Manor Oak Homes suggests that due to uncertainty about the proposal that the scale of development at St George’s is reduced over this plan period;
 - Strategic HR Support Ltd considers that one huge development at Saint George’s at the expense of smaller more natural infills in all the County’s villages is neither appropriate nor consistent with RCC’s policies to protect and enhance the character of Rutland;
 - Trustees of Tommy’s Close Playing Field comment that government guidelines stipulate housing increases of 130pa not 160pa and the council has not substantiated the need for any increase in housing over and above the numbers in the 2017 Local Plan;
 - William Davis Homes considers that the projected figures and delivery rates suggested by RCC are extremely ambitious and at least 200 units would need to be located elsewhere to achieve the necessary homes required for the period;

Parish/Town Councils and Meetings and Neighbourhood Planning Groups

- Ashwell Parish Council considers that the planned number of 3,000 houses is far too much causing severe disruption and damage to the infrastructure;
- Barleythorpe Parish Council suggest clarification is needed as to whether Barleythorpe is included as part of the Oakham requirement; and if so there is an application in for 161 houses that would meet nearly half the residual figure for Oakham and avoid difficult decisions elsewhere;
- Barrowden Parish Council comments that St George’s will dominate the county unless other areas, including villages, are allowed to develop a range of dwellings and other facilities;
- Braunston Parish Council does not agree with the inclusion of St George’s until such a development has been clearly detailed and accepted;
- Edith Weston Parish Council disagrees with the proposal to transfer the building of 1,200 new homes from alternative sites to one large development as it would be common sense to spread a county’s natural development throughout all of the towns and villages;
- Cottesmore Parish Council does not accept that Rutland’s land should be used to contribute to South Kesteven’s assessed requirement;
- Edith Weston Parish Council disagrees with the proposal to transfer the building of 1,200 new homes from alternative sites across Rutland to Saint George’s and that one large development is neither appropriate nor consistent with the policy to protect and enhance the character of Rutland;
- Empingham Parish Council disputes the overall total of 3,200 and that it should also show the 600 homes in Rutland, planned for north Stamford; if the figures for St George’s and Quarry farm are included, then Table 1 should read Oakham, Uppingham, St George’s, Local Service Centres and Other Villages, and North Stamford, and each should show under Column 2 their numerical 'allocation' and their percentage of the 3,800 whole - i.e. 1,200 (31.6%), 300 (7.9%), 1,200 (31.6%), and 500 (13.1%) and 600 (15.8%).
- Great Casterton Parish Council is concerned about road structure and the public transport strategy;
- Greetham Parish Council considers that the plan should reflect the views of local communities, that the site appraisal process is flawed and that Neighbourhood Plans should be taken into account in allocating houses;

Summary of consultation responses

Local Plan Review – Incorporating St George’s into the Plan August-September 2018

- The Ketton and Tinwell Joint Neighbourhood Plan Steering Group considers that more information is needed about the infrastructure proposals before a judgement can be made;
- Langham Parish Council welcomes the reduction of development for Local Service Centres but considers that St Georges should be removed and figures returned for Oakham and Uppingham; that 1,200 houses has been calculated as a proportion of 3,000, which is not acceptable; it may be 1,000 would support it, in which case, fewer houses in St George’s and the excess shared amongst the other towns and Local Service Centres would be more acceptable;
- Normanton Parish Meeting considers that St George's should not be used to transfer new homes away from other areas of the county; the need for housing is easily met by organic development of current local settlements so the proposed amendments are not needed; that a redevelopment of the built-on parts of the St George's site would allow for a sensible number of new homes to be built;
- North Luffenham Parish Council considers that Table 1 is flawed and the correct figures for the table should read: OAN 2011-2036 (Table at para 5.19, July 2017) 3,320; Less completions 2011-2018 (833+499) (1,332); Less commitments as at 2018 (795); Total deductions (2127); therefore the requirement for new planning consents to 2036 is 1,193; if the 600 homes planned for Quarry Farm is taken into account (reduction of 600), and the OAN is reduced to 130 homes per annum (20 years at 30 fewer = reduction of 600) there is no need for any further planning consents at all;
- Seaton Parish Council considers that the St George's previously built-upon brownfield site should be 500 houses maximum with the balance of the requirement for the period distributed as in the previous Local Plan;
- Uppingham Town Council supports the proposal but notes that 300 properties for Uppingham is a minimum and should not preclude the Neighbourhood Plan from allocating land for more properties should it so choose; it would like to see a contingency plan if the scale of development at St. Georges is less; that Tables 1 and 2 should more clearly reflect that the numbers are minimum requirements, possibly being stated in the table heading/title.

Public and interest groups

- CPRE Rutland considers that the Council has tried to justify the proposed St George's development by “adjusting” housing figures and that the figures currently presented do not establish any credible need for the development; it is concerned that the 600 houses proposed to be built at Quarry Farm are not being properly accounted for in the housing figures;

The main comments are that:

- development should be spread across the county and Saint Georges should not be used as an opportunity to transfer the building of new homes from other areas in the county;
- focussing development in one location is unsustainable and contrary to policies protecting and enhancing the unique character of Rutland; that no explanation has been given as to why 1,200 houses are switched from Oakham, Uppingham and the Local Service Centres;
- there are concerns as to why the development is needed and that the council should stick with the previous version of the local plan which provided for enough

Summary of consultation responses

Local Plan Review – Incorporating St George’s into the Plan August-September 2018

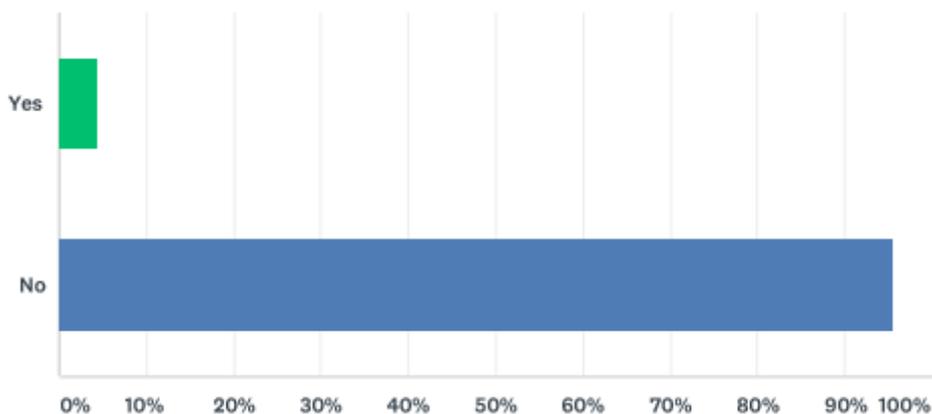
- development to meet the county’s needs; that the development contradicts the previous policy of protecting and enhancing the character of Rutland;
- that the development is out of scale with the county and surrounding villages, it should be limited to 500 dwellings;
 - there are concerns about the figure shown for St George’s, whether it should be 1,200, 1,500 or 3,000 and inconsistencies in the document;
 - government figures show the OAN should be 130 not 160; the table should take account of windfall sites;
 - concerns about the ability of infrastructure to cope with the development;
 - concerns about why a %age figure not given for St George’s and that information in the table is flawed and misleading.

Other issues raised are that:

- the ONS has recently revised downwards the household projections and that the policy fails to incorporate this;
- Table 1 should be updated to align with data in the Consultation Draft Plan (July 2017) and figures regarded as a maximum not a minimum;
- the site is unsuitable for starter homes;
- the proportions should be Oakham 55% and Uppingham 20% of non-St George’s total;
- it does not provide a true and accurate prediction in relation to housing numbers as it excludes the proposal for up to 600 houses at Quarry Farm; that there is no allowance for windfall sites; that development should not be permitted on the Quarry Farm site.

Q9. Do you support the proposed changes to the housing requirements set out in Table 2?

Yes	31	(5%)	No	624	(95%)
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Q10. Please tell us your views about these changes

Landowners, developers, agents and businesses

- Barton Willmore LLP for De Merke Estates considers that the housing requirement for Rutland should be increased to 179 dpa to reflect recently released household projections;

Summary of consultation responses

Local Plan Review – Incorporating St George’s into the Plan August-September 2018

- Bidwells for Taylor Wimpey Strategic Land support the housing requirement of 160 dwellings per year (which should be presented as a minimum figure) but suggest a 10% buffer in land supply is needed;
- CMYK (Planning & Design) Ltd for Abbey Developments disagree with the disproportionate loss of housing numbers to Local Services Centres which has potential to detrimentally affect their sustainability by channelling residents into St George’s Garden Village only;
- DLP Planning Ltd for Larkfleet Homes Ltd. has significant concerns over the delivery rates proposed for St. George’s Barracks which it considers to be overly-optimistic and not supported by market evidence;
- DLP Planning Ltd for Bowbridge Land Ltd question the number of units that could be delivered at St. George’s Barracks and considers it essential that it at least meets the new standardised housing requirement figure;
- Grace Machin Planning and Property considers that the smaller service centres such as Barleythorpe should have a small scale allocation to meet the 10% small scale target;
- Hereward Homes (Greetham) Ltd is concerned about the deliverability of the site and considers that there is no evidence to support the expectation that there is a need for this many dwellings in a single location or that the market is strong enough to absorb the dwellings at such a rate;
- The House Builders Federation believes that the Council should consider the allocation of developable reserve sites which would provide extra resilience and flexibility to the Local Plan if the St. George’s Barracks site starts later or delivers less dwellings per annum than anticipated;
- Langton Developments Ltd refers to its comments on Table 1 in which case the allocation to Uppingham would increase from 300 to 390 dwellings, and the residual requirement from 184 dwellings to 274 dwellings;
- Linden Homes considers that the strategy is over-reliant on the delivery of a single large new community and that instead the housing requirement should be distributed on the basis of the well-established and independently tested distribution across the existing settlement hierarchy, with 70% of the 3,200 dwellings directed to Oakham/Uppingham and 30% to the Local Service Centres, equating to some 647 dwellings after taking account of completions and commitments;
- Savills (UK Ltd) for Manor Oak Homes considers that there is a lack of evidence to justify such a significant change in figures and that it would place an over-reliance on the delivery of a single site;
- Savills for the Society of Merchant Venturers considers that the plan needs to provide a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs and provides a realistic rate of delivery for St George’s;
- Strategic HR Support Ltd considers that insufficient justification has been given as to why the latest government advice on 130 houses per annum has been ignored and a much higher figure of 160 proposed.

Parish/Town Councils and Meetings and Neighbourhood Planning Groups

- Ashwell Parish Council considers that the planned number of 3,000 houses is far too heavy for the area, causing severe disruption and damage to the infrastructure;
- Barrowden Parish Council considers that St George’s will dominate the county unless other areas, including villages, are allowed to develop a range of dwellings

Summary of consultation responses

Local Plan Review – Incorporating St George’s into the Plan August-September 2018

- and other facilities; smaller service centres or small villages may stagnate without new development;
- Braunston Parish Council does not agree with the allocation of 1,200 houses to St George's until such a development has been clearly detailed and accepted;
 - Edith Weston Parish Council considers that the latest government advice recommends as assessment method supporting a lower figure of 130 new houses per annum, which reduces the requirement for the county by 600 new homes; it disagrees with the proposal to build up to 3,000 homes at Saint George's which is substantially more than is actually needed; that the table is faulty and misleading as it does not take into consideration the applications since July 2017; it is incorrect to make a "no allowance" for continuing windfall sites;
 - Empingham Parish Council considers that the calculation methodology has changed and runs counter to the established practice of allowing for, and even encouraging, organic growth and renewal in the existing settlements of all sizes across the County;
 - Greetham Parish Council believes the housing allocation numbers should take account of windfall sites and include housing on the Quarry Farm site; there is insufficient evidence base to justify the 75% to 25% split in housing allocation between the towns and villages and further consultation should take place on this aspect;
 - Ketton and Tinwell Joint Neighbourhood Plan Steering Group gives qualified support to proposed changes but considers it is not possible to make a meaningful comment about the new housing allocations to Local Service Centres as the precise allocation to each community has not been given;
 - Langham Parish Council considers that Oakham and Uppingham need to develop with time and not be stifled by inappropriate overdevelopment at St George's; that 'Other Villages' need some minimum figures, otherwise they will slowly die;
 - Manton Parish Council does not support the reductions for development for Oakham, Uppingham and Rutland villages which places a demand on the use of St George's;
 - Normanton Parish Meeting considers that the proposed changes bear no relation to the facts and the proposed numbers have been distorted with the sole purpose of attempting to show there is a need the proposed St George's Barracks development, when in fact there is no demonstrable need;
 - North Luffenham Parish Council considers that Table 2 offers no useful further information, and at best confusing; that it is unclear why, when both papers assume a need for 160 new houses/annum over the period of the plan, that an additional 230 are now required;
 - Oakham Town Council recognises reductions at Oakham and it is important that all areas should receive the development and support they need and that Oakham as the county town should not be ignored;
 - Seaton Parish Council supports some development at St. George's but strongly objects to the current proposals because they are far too extensive; that development on the site should be restricted to the existing building footprint, and not exceed a maximum of 500 dwellings;
 - Uppingham Town Council supports the proposal but note that 300 properties for Uppingham is a minimum and should not preclude the Neighbourhood Plan from allocating land for more properties if it so chooses; that Tables 1 & 2 should more clearly reflect that the numbers are minimum requirements, possibly being stated in the table heading/title;

Summary of consultation responses

Local Plan Review – Incorporating St George’s into the Plan August-September 2018

Public and interest groups

- CPRE Rutland considers that the Council should not promote a scale of development at St George’s that is in excess of the current OAN in order to render themselves eligible for Government development grants; or elsewhere in Rutland without first presenting demonstrable evidence of additional need, which must be supported by realistic evidence of employment growth within the County.

The main comments are that:

- the table is faulty and misleading and does not represent the actual figures; that 3,000 homes is more than needed and has not taken into consideration applications since July 2017 and an allowance for windfall developments;
- it has ignored the latest government advice on calculating housing needs which would result in a lower fig of 130 new houses per annum not 160 per annum;
- it deprives Oakham and Uppingham and other settlements of natural growth;
- there are concerns about limited resources, traffic, quarrying and impact on the environment;
- development should be limited to 400 or 500 dwellings.

Other comments are that:

- the draft policy erroneously relies on the cited NLP research on the delivery of large strategic housing sites, none of which concerned rural villages with 1,400 population and only 17% concerned sites with 3,000 or more units; that allocating a new site to 'spread the pressure' is not appropriate for such a rural and poorly connected location;
- the figures should read Oakham - 400, Uppingham - 100 and St Georges + 500;
- Other Villages category should be split into Smaller Service Villages with housing allocations attributed to them to be compliant with Para 68 of the NPPF;
- an increase of 230 houses overall is too large for a county the size of Rutland and may result in new houses standing empty; that if Local Service Centres and other villages were given a proportion of the allocations then growth would be spread more evenly across the county and reflect a more natural and sustainable growth;
- all 1,906 units should be built at St George's as this allows facilities to be provided and gives the best chance of getting a developer(s) to build affordable homes.

Section 4 – Implications for minerals and waste issues

Q11. Please use this space to tell us your views about these proposed changes

Landowners, developers, agents and businesses

- Live Sound Design Ltd comments that Rutland Water has no further capacity for additional sewage disposal and the risk to Wetland habitat in SSSI and RAMSAR sites should be a priority and dictate an extensive review before proceeding;
- Marrons Planning for clients considers that minerals issues need to be investigated thoroughly; that a Geological Site Investigation Report prepared in January 2018 showed evidence of Lincolnshire Limestone deposits and it would need to be demonstrated that it is not of economic value, that the proposed development would not sterilise the minerals resource or hinder future extraction and that prior extraction can occur where practicable, environmentally feasible

Summary of consultation responses

Local Plan Review – Incorporating St George’s into the Plan August-September 2018

and within a reasonable timescale, or there is an overriding need for the new settlement or Garden;

- Strategic HR Support Ltd considers that the minerals survey was limited and insufficient and risks sterilising land over precious mineral resource to the north of the site and goes against government policy;
- Trustees of Tommy's Close Playing Field comment that there is no research evidence of how sewerage will be dealt with from Saint George’s development; that local resources are at full capacity and threaten the RAMSAR and SSSI sites.

Village.Parish/Town Councils and Meetings and Neighbourhood Planning Groups

- Ashwell Parish Council considers that Rutland could be better protected if it could be made a National Park;
- Barrowden Parish Council comments that if quarrying is expected to begin in ten or so years, it is misleading to designate the large area with minerals as 'Country Park' on the Plan; quarrying will severely detract from the appeal of the site for residents;
- Braunston Parish Council considers that any community development should await completion of mineral extraction and any additional waste management generated should be treated in the planning exercise;
- Edith Weston Parish Council comments Rutland Water has no further capacity for additional sewerage disposal and the risk to wetland habitat in SSSI and RAMSAR sites should be a priority and dictate an extensive review before proceeding; that no evidence is provided to consider the implications for minerals and waste; that evidence from HSE should be included to consider the building of new homes so close to a quarry;
- Ketton and Tinwell Joint Neighbourhood Plan Steering Group consider that there will need to be careful management in terms of phasing and location of house building and quarrying in order to minimise the effects of noise, dust, vibrations, alteration in land height, landscape and other visual aspects that inevitably result from limestone etc. extraction; that restoration of former quarried land should include making new habitats e.g. more limestone grassland, to replace any losses in biodiversity;
- Ketton Parish Council considers that there is a need to overcome timing issues regarding quarrying, with all its associated noise, dust, ground movement issues, and house building and residential occupancy;
- Langham Parish Council welcomes any improvement to waste management which would be an advantage in the early planning for St George’s; that all new homes should have solar panels and be environmentally sound;
- Manton Parish Council considers that quarrying and building houses is not a good mix and that increased traffic brought about by this development would be catastrophic;
- Normanton Parish Meeting considers that proposed changes are unsound and go against the national policy of safeguarding minerals deposits and the Minerals Core Strategy document;
- North Luffenham Parish Council considers that mineral extraction will have a significant environmental impact and needs to be carefully assessed; that the issue of "buffer zones" does not seem to have been adequately addressed nor the health implications for residents; that evidence is needed that the contractor responsible for the extraction of minerals can deliver the restoration of the quarry site and the phasing of the Country Park; that detail regarding waste management is shallow and needs much further development;

Summary of consultation responses

Local Plan Review – Incorporating St George’s into the Plan August-September 2018

- Seaton Parish Council objects to the development of any new quarry as this would seriously reduce the attractiveness not only of the St George’s site, but also the wider area in the vicinity of Rutland Water by increasing the number of large commercial vehicles on local roads; this would increase pollution and put unreasonable pressure on roads and highways;
- Uppingham Town Council considers that the key issue for Uppingham is that adequate measures are taken to manage any additional traffic that changes to the Mineral Safeguarding Area may cause.

Public and interest groups

- CPRE Rutland considers that the area of the golf course should be retained as open space as a barrier between the new dwelling houses and future mineral extraction excavations; the reserved minerals extraction area should be retained as a public park in the interim before extraction of minerals, noting that, under the proposals, new homes will have to accept future quarrying operations right up to their doorsteps; after working, covenants should be applied to ensure the area is reinstated as a country park and nature reserve.

The main comments are that:

- Rutland Water has no further capacity for sewage disposal, as confirmed by Natural England and the risk to wetland habitat in SSSI and RAMSAR sites should be a priority and dictate an extensive review before proceeding;
- there is a lack of detailed evidence or information in the document to comment on and no indication of the proposed changes to the plan; that the council and MOD have failed to investigate the full nature of the minerals reserves on the site;
- the recent mineral study doesn’t concur with the British Geological Survey map for Leicestershire and Rutland; that there is a need for a proper investigation of limestone minerals reserves across the whole site;
- it is wrong to have quarrying near to planned homes and local inhabitants;
- there are concerns about the impacts on health and the environment; tourism, traffic, natural wildlife, the countryside and historic villages;
- there is no need for more cement in Rutland and the site could be blighted for 100 years;
- the whole site should be put forward for minerals extraction and no building should be permitted on the site until further evaluation of the economic viability of ruining the whole site has been properly considered;
- there will need to be careful management in terms of phasing and location of house building and quarrying in order to minimise the effects; that restoration of formerly quarried land should include making new habitats to replace any losses in biodiversity;
- it must be accompanied by a plan for dealing with the waste management issues;

Section 5 – Proposed new policy for St George’s

Q12. Can you suggest any amendments to the proposed new policy for St George’s

Government and agencies

Summary of consultation responses

Local Plan Review – Incorporating St George’s into the Plan August-September 2018

- The Defence Infrastructure Organisation for the MOD considers the policy is reasonably worded and acceptable in planning terms but suggests amendments to make clear that the developer is responsible for preparing the masterplan; that the wording in relation to the installation of superfast broadband is too prescriptive;
- East Northamptonshire Council and North Northamptonshire JPDU do not have any concerns;
- Highways England would expect the site to be subject to a Transport Assessment and cumulative impacts of development growth should be considered as part of the development management process;
- Historic England objects to the lack of reference to heritage assets and their settings in the policy and suggests an additional criteria in the policy and text (wording suggested);
- Natural England welcomes various aspects of the policy and suggests improving the policy including the concept of biodiversity net gain and access to the countryside and walking opportunities (wording suggested); that any proposed masterplan should cover details of foul sewage; that it is important that details of recreational opportunities should be provided; that it should refer to functional land and water table impacts; protected species, best and most versatile agricultural (BMV) land and soils.
- Severn Trent Water Ltd. refers to its previous response setting out details of the existing water supply network and further work that might be needed.

Landowners, developers, agents and businesses

- Andrew Granger & Co for clients is concerned about the lack of evidence and justification for the proposal and its viability and that it will render work undertaken on neighbourhood plans obsolete; that the consultation process has been legally flawed and the consultation document should be withdrawn; it submits an alternative proposal for a Garden Town community on land at Woolfox;
- Barton Willmore LLP for De Merke Estates considers that without evidence of the issues affecting deliverability of the proposal the plan is unsound;
- Bidwells for Taylor Wimpey Strategic Land comments on the lack of technical evidence on deliverability and marketability and that St Georges Barracks will not deliver more than a maximum 1,000 homes in the Plan period;
- Burghley House Preservation Trust suggests an amendment to paragraph 2.3 to refer to the County's villages also enhancing their diversity and vitality;
- DLP Planning Ltd for clients considers that the wording “Planning permission will be granted...” is inappropriate and is concerned about whether the 14 hectare employment allocation is in addition to the existing proposals and that the number of units to be delivered within the Plan period should be revisited to reflect current build out rates;.
- Hereward Homes (Greetham) Ltd disagrees with the wording of the policy that states that "planning permission will be granted" and considers that the proposal must ensure that the development funds the delivery of appropriate services and facilities; that further evidence on viability deliverability is required; that the following wording is removed from the policy "planning permission will be granted for the creation of a new Garden Village between 1,500 and 3,000 dwellings at St George's";
- The House Builders Federation considers that a reserve site policy would provide extra resilience and flexibility to the Local Plan if the St. George’s Barracks site started later or delivered less dwellings per annum than anticipated;

Summary of consultation responses

Local Plan Review – Incorporating St George’s into the Plan August-September 2018

- Linden Homes considers that there should be a more cautious approach with the site identified as potentially delivering a boost to housing supply towards the end of the plan period if the necessary technical assessments demonstrate that it represents an appropriately sustainable solution;
- Live Sound Design Ltd and Strategic HR Support Ltd. is concerned about how the policy can state that “planning permission WILL be granted” when there has been no planning application;
- Marrons Planning for clients considers that there is no evidence of demand or need; that it is an unsustainable location on the edge of a small settlement in close proximity to Rutland Water St Georges site, it is not deliverable and that proposals must be grounded in evidence of viability; it submits further evidence in support of a site east of Uppingham Road, Oakham;
- Pegasus Group for clients considers that there is insufficient evidence to support a robust policy and that it should provide a clear strategy for bringing the site forward and would subject to the necessary technical assessments;
- Savills (UK Ltd) for Manor Oak Homes requests that due to uncertainty about the proposal the scale of development at St George’s during this plan period should be reduced;
- Strategic HR Support is concerned at the statement that “planning permission WILL be granted” which is presumptuous and misleading and that the process should be stopped and reviewed;

Parish/Town Councils and Meetings and Neighbourhood Planning Groups

- Ashwell Parish Council is concerned that the inclusion of the St Georges in the Local Plan infers that it is a foregone conclusion;
- Barleythorpe Parish Council considers that infrastructure and facilities must more than match the proposed housing and that the Council must insist that any housing has sufficient off-road parking spaces to avoid a repetition of Oakham Heights where cars are parked on all the main roads of the development;
- Barrowden Parish Council is concerned that there is little specific mention of starter homes or social housing and the new village should aim to attract a wide demographic mix of residents in all age groups; that the business zone seems small if it is to provide employment for up to 3,000 households; that greatly improved access will be needed from the site to other areas of employment including Oakham, Peterborough, Corby;
- Braunston Parish Council consider that a full and detailed proposal must comprehensively deal with all aspects of the creation of a new garden village and that no such development should occur before the extraction of the adjacent minerals and the reconditioning/landscaping of the site;
- Cottesmore Parish Council is concerned that the impacts of the St. George’s proposals should be properly considered and would be keen to work with other Parish Councils and RCC to ensure that potential negative impacts are mitigated and to ensure that the Masterplan does deliver real benefits for Rutland.
- Edith Weston Parish Council considers that the new policy is unsound and that the statement that “planning permission WILL be granted” is untrue as the proposal has not been subjected to Rutland’s planning policy; that no evidence has been provided to date to test the viability of this project; that the amendments go against the Council’s own policy;
- Empingham Parish Council is concerned about the statement that “Planning permission will be granted..” which is written as if large scale housing is already a given and should never be used by a planning authority;

Summary of consultation responses

Local Plan Review – Incorporating St George’s into the Plan August-September 2018

- Great Casterton Parish Council considers that the increase in traffic on the roads and the absence of a bus service outside peak hours is an issue that needs highlighting in the Plan, not only around Great Casterton but also across the whole County;
- Greetham Parish Council agrees with the objectives in point 6 regarding design principles but believes this is incompatible with a housing density of 30 houses per hectare and is out of character with rural areas;
- Ketton Parish Council questions under point (e) whether treated waste water will empty into the River Chatern which could affect river water levels and flooding risk in Ketton; and under point 11 whether enhanced public transport would include a new railway station with adequate low cost parking;
- Ketton and Tinwell Joint Neighbourhood Plan Steering Group is concerned at the lack of detail and the lack of mention of matters such as measures for sustainability, the encouragement of biodiversity into buildings and sustainable drainage, water treatment etc;
- Langham Parish Council considers that the principles are good, but points 1-11 fail to take account of any integration of climate change in the design and development; that “Garden Village Principles” need to be specified as there is no clarity as to what they are; that infrastructure must come first, then houses; that gardens should be in proportion to dwellings; that buildings should use sustainable materials; that there must be improved parking facilities; that there should be a ‘green gap’ between the site and adjacent villages which needs to increase in order to provide suitable separation;
- Morcott Parish Council is opposed to the Draft Local Plan review in the way it defines the St. Georges Barracks development;
- Normanton Parish Meeting considers that the policy is unsound and should not form part of the Local Plan; that it should not state that planning permission will be granted when no detailed proposals have been put forward; that the development is very unlikely to be appropriate for Rutland; that the council has ignored its own policies and failed to listen to the views of Rutland residents;
- North Luffenham Parish Council considers that the proposal is unacceptable and should be withdrawn and replaced with a policy which that returns control to the existing strategic Local Plan Policies; that the scale of the development should be held within the current OAN figure for the whole of Rutland, which should then be taken as a maximum level of development within the County;
- Seaton Parish Council considers that the policy should be amended to read “The finalised and agreed masterplan must demonstrate how it will deliver a sustainable community and surrounding area based on the following principles.”
- Uppingham Town Council recommends that any development over 25 units should be subject to an independent design review and a contingency plan should be established in case housing numbers on this proposed site are not delivered; that more clarification and information is needed on community governance of the new location; that a community owned eco-friendly power generation scheme should be considered for this site to benefit the whole community; that 'as far as possible' should be deleted in item 11;
- Wing Parish Council is concerned about the potential overdevelopment of St. George's which would exclude opportunities for the organic growth of other settlements within the county and could adversely affect the local infrastructure, local services and the wellbeing of existing local residents.

Public and interest groups

Summary of consultation responses

Local Plan Review – Incorporating St George’s into the Plan August-September 2018

- CPRE raises a number of concerns including that the proposal contradicts policies of the adopted and draft local plan, that such significant changes would clearly require further consultation; that the Policy should be withdrawn and replaced with a policy which confirms that any future development will be controlled within the existing adopted Local Plan Policies and the scale of development held within the current OAN figure for the whole of Rutland, which will be taken as a maximum level of development within the County; that the policy should allow for consideration of, and consultation on, alternative uses for the site;
- Manton Action Group has a number of objections including the development being described as previously developed land, its suitability for development and that it does not comply with garden village principles; that it could not be claimed that it would reflect a typical Rutland settlement; that there is no explanation as to how it would achieve the objective of increasing the proportion of young people in the county or of secondary school requirements; that there has been no thought as to how employment opportunities would be created; that warehousing and industry would create unacceptable traffic flows on the surrounding minor road network; that no account taken of the high environmental value of the site; that no infrastructure delivery plan has been produced;
- Uppingham First is concerned about the impact of the St George’s proposals on the strategy in the Uppingham Neighbourhood Plan; that alternative uses have not been given serious consideration; that the protective principals and policies in the current Local Plan are being sacrificed to meet the commercial aspirations of the Ministry of Defence for St George’s; that growth of Corby has not figured in the master planning infrastructure; that the council is trying to attract LEP resources in support of the project, at the expense of the county’s two market towns; that the Uppingham community supports a small new garden village being created at St George’s only if it is accompanied by substantial support to address the implications for Uppingham; that it would be attractive if accompanied by a beneficial transport strategy and an eco-friendly new power plant.

The main comments are that:

General points:

- the Council has acted recklessly and irresponsibly and ignored the views of the local community; that the consultation is biased, misleading, full of errors and focusses only on predetermined topics which goes against the requirement to consult on a wider vision;
- the policy should not state “planning permission WILL be granted” when there has been no planning application has been made or granted;
- it goes against existing local plan policies including Core Strategy Policy CS6 that built development is minimised on undeveloped airfield land and to not accept unacceptable traffic;
- there is a lack of an adequate evidence base to inform the plan that makes the consultation meaningless;
- disagreement that the masterplan which should be incorporated into the Local Plan;
- there is no detail about how the money for such a large development in a rural environment is to be raised and it would be irresponsible of the Council to consider borrowing the money for such an investment; that the finances of the MOD are not relevant to the local plan;

Summary of consultation responses

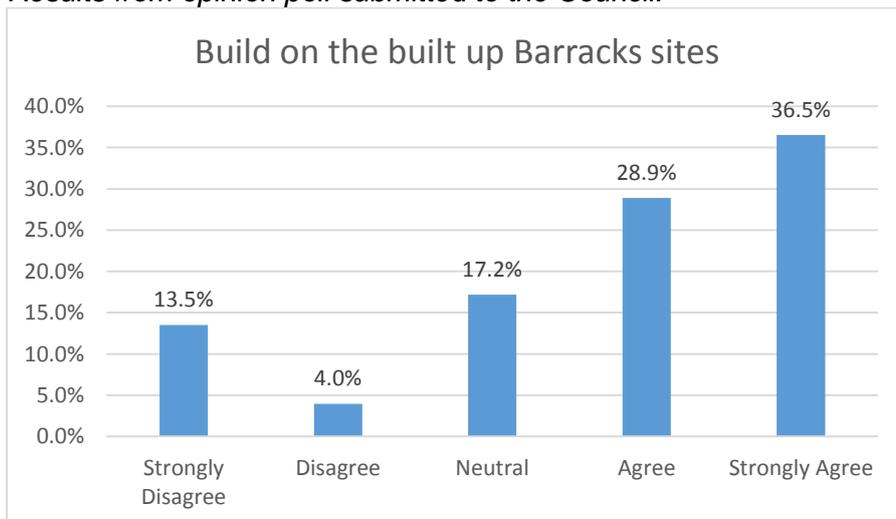
Local Plan Review – Incorporating St George’s into the Plan August-September 2018

- it should be treated as a standalone site and not included in the local plan or dealt with in a separate development plan document when all the relevant information is available;
- it contradicts the vision that the attractiveness of each town and village and the countryside will have been maintained and that the quality of life for residents improved;
- it will restrict the development of housing in other parts of the county, particularly Oakham and Uppingham;
- there is disagreement with use of the term “garden village” to describe the proposal which goes against the TCPA guidance for garden villages; that there should be sufficient employment and community facilities provided within the development and there should be affordable and easily accessible public transport system linking the new garden village with its “parent town” and avoid unsustainable commuting patterns;
- insufficient imagination and thought has been given to using the space to enhance tourism and leisure activities, which should be a priority in this location so close to Rutland Water;

Scale and location

- the scale of the development is too large and there is a lack of evidence of need for a development of this scale;
- the isolated location of the site is unsuitable and is contrary to Rutland’s long established and successful strategy that the majority of development will take place in Oakham, Uppingham and the larger villages;
- the number of dwellings should be limited to 500, 1,100, 1,200 or a village or small community of a similar size to those already existing in Rutland;
- the opinion poll submitted to the Council showed the highest levels of support for build on the built-up Barracks and strong disagreement with building on the wartime grass airfield (see diagram below):

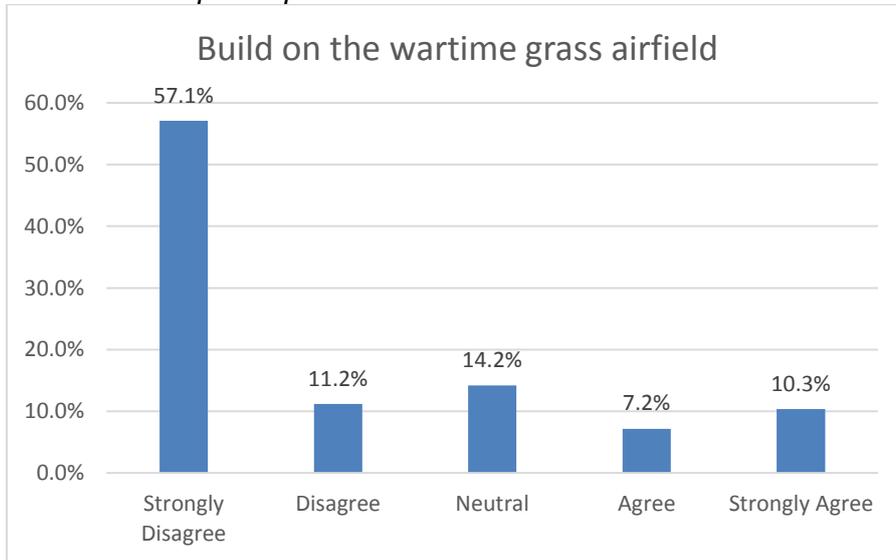
Results from opinion poll submitted to the Council:



Summary of consultation responses

Local Plan Review – Incorporating St George’s into the Plan August-September 2018

Results from opinion poll submitted to the Council:



Impact of the development

- it will impact on residents, built environment and landscape setting, agriculture, tourism and traffic flow; it requires an impact assessment of the impact on roads and a funded road improvement plan; that existing roads are inadequate and could not cope with the additional traffic;
- it will impact on wildlife and species at Rutland Water and should be designed and managed to protect and enhance wildlife;
- it is not sympathetic to local character and history and will destroy the character, charm and uniqueness that makes Rutland the special county it is;
- quarrying will impact in terms of pollution, noise and dust and traffic on with impacts on new housing, neighbouring villages, wildlife and habitats;
- it will have a major visual impact and become a “blot on the landscape”;
- the plan does recognise the value of the existing limestone heathland on the airfield, which is a complex habitat and there is no indication how it will be safeguarded during the construction and quarrying phases;
- it should be as sustainable as possible, generating all its own electricity, recycling grey water and dealing on site with its own sewage.
- development should be restricted, where possible, to the existing barracks site and no quarrying should be permitted;
- only part of the site is brownfield; a significant part of the site is of outstanding environmental interest;
- that former airfields are part of the heritage and should be kept as such;
- there are concerns as to whether the new village will be self-sufficient in terms of waste and recycling e.g. with a recycling facility and a reed bed water treatment system;

Infrastructure and facilities

- there are concerns about whether developers will fund appropriate services and facilities and who will be responsible for the upkeep of the whole site;
- there needs to be a time-scale for some service developments to be available before the housing and business e.g. adequate roads, that businesses will want superfast broadband and transport facilities and housing needs shops, surgeries;

Summary of consultation responses

Local Plan Review – Incorporating St George’s into the Plan August-September 2018

- there is a need for affordable housing and/or social housing; that ‘affordable’ housing should firstly be for Rutland people, that anything for renting should be under the control of a housing association, not for profit; that dwellings must be ring fenced so that they can never be sold; that holiday homes or buy to let should not be part of St George’s;
- greater emphasis is needed on the need for social/health infrastructure ahead of completion of housing and early engagement of all relevant departments in council and partner organisations eg GPs/health authority/children’s services/adult social care/ public health and additional resources in those areas to manage additional services;
- there should be mix of housing association, affordable and larger properties, with concerns about what types of properties will be built, the type of people they will attract and the sort of price and income range they be aimed at;
- the development should include a doctor’s surgery/medical centre, places of worship, entrepreneurial/innovation hub and light industry/offices in keeping with the local environment; that no thought has been given as to how employment opportunities would be created;
- the idea of a single 3 class a year primary school seems inappropriate in a rural location; there is no mention of secondary school requirements; the current sixth form provision does not cater for all levels of ability;
- there is no detail as to how additional education and healthcare needs would be addressed;
- there is a lack of public transport provision; it must consider safe cycling links to surrounding areas; the dangerous hilltop junction of the A6003 at Manton will need significant redesign; there is a need for weekend and evening bus services to support a rural development;
- emergency services are overstretched;

Viability and need

- the proposal is not viable, it is not needed and is unlikely to come forward in the plan period; reality will be that only commercially viable facilities will be provided and the residents of St Georges will use existing facilities;
- there has been no evaluation of alternatives; there is a need for proper research on mineral extraction;
- there are doubts that St Georges is a suitable or viable location for business or industry; to promote a mix of B1, B2 and B8 on the site takes no account of sequential tests and locates significant traffic generating uses away from public transport hubs and highway infrastructure;
- provision of the local centre will not be viable to build unless the initial phase of development is substantially more than 160 houses;
- the policy lacks targets which should be included and supported by evidence to ensure likelihood of delivery; it is vague as to what is meant by to sustainability;
- the policy frontloads expenditure which will make the whole proposal unviable unless there is the ability to secure substantial investment which is based on only long term return; this assumption needs to be made explicit in the Policy or else the Policy amended to reflect typical investment requirements appeal;
- the proposed “employment area” is made without any research as to the likelihood of development for significant employment.

Alternative uses

Summary of consultation responses

Local Plan Review – Incorporating St George’s into the Plan August-September 2018

- alternative uses are suggested including a holiday resort, site for microlights, caravan and camping site; site for music festivals or classic car events ;a solar farm and safari park; a country park with a visitors’ centre or nature reserve; a hotel and/or leisure complex; holiday caravans, scout and armed forces cadet camps; a swimming pool and water complex; a university campus; a small science park, return to agricultural use; an old people’s village or a supported scheme for the elderly, small workshops and business premises; craft industries and recreational facilities; a centre for excellence and employment training; inclusion of self-driving buses and a rail connection; the site should be reinstated to farmland; relocate the Royal Army Veterinary Corps here;; warehousing; a forest;
- Disagreement with the Council acquiring the officers’ mess site at a time of rebalancing the public budget and cuts are being proposed.

Comments on the wording of the policy:

- all enabling works, such as road improvements, should be completed before any construction commences and all construction traffic should be restricted from passing through local villages; all new access roads, to the site, should be created from the east and south;
- there is a need to define “future proof” in point 8;
- there is a need to work with Peterborough diocese over providing Church of England services in the local centre;
- it should include a requirement that the design/development brief should be subject to the Council's approval and incorporated in a S106 Agreement;
- it should state that a S106 Agreement will be required and list its principal Heads of Terms; that these should include the requirement that once a phase is started it should be completed in full rather than key elements conveniently forgotten/not provided at a later date;
- it should state that the Council should retain the right to approve the delivery mechanism;
- need to specify requirements for green spaces, pavement widths;
- it should state that employment needs to be of a character befitting this rural location and the local road network so no or only minor ancillary warehousing (B8);
- it should spell out that some homes should be designed specifically to facilitate people working from home e.g. with offices above garages or work pods cluster; it should specifically mention of the quantity of such housing to be required, which should be well above the quantity that would normally be sought; say 50%; houses should be in stone, not brick; existing accommodation should be adapted for new housing, not demolished and replaced;
- it must ensure a comprehensive and consistent form of high quality, well designed development is delivered with all the required social and physical infrastructure provided this happens;
- planning permission should only be granted when all the elements of the masterplan have been agreed including the provision of employment;
- more details are needed about how transport links and roads to the new development will be improved; access to the site should be from a main trunk road and not through village roads;
- the concept of affordability should be defined and elaborated, specifying the range of options available;

Summary of consultation responses

Local Plan Review – Incorporating St George’s into the Plan August-September 2018

- in f) add National footpaths and in g) add “and to enhance the existing attractions and amenities of Rutland as a whole”;
- that the present golf course should be retained as open space and the reserved minerals extraction area as a public park.

List of respondents

Local Plan Review – Incorporating St George’s into the Plan August-September 2018

1) Government and agencies

Defence Infrastructure Organisation
East Northamptonshire Council
Highways England
Historic England
Natural England
North Northamptonshire JPDU
Severn Trent Water Ltd.

2) Landowners, developers, agents, businesses

Andrew Granger for Mahal Land Investments Ltd.
Armstrong Rigg Planning for Manor Oak Homes
Barton Willmore LLP for De Merke Estates
Bidwells for Taylor Wimpey Strategic Land
Burghley House Preservation Trust
CMYK (Planning & Design) Ltd for Abbey Developments
DLP Planning Ltd for Bowbridge Land Ltd
DLP Planning Ltd for Larkfleet Homes Ltd.
Grace Machin Planning and Property for clients
Greenlight Developments Ltd.
Hereward Homes (Greetham) Ltd
House Builders Federation
Langton Developments Ltd
Live Sound Design Ltd
Marrons Planning for Burley Estate Partnership
Marrons Planning for Davidsons Developments Ltd
Marrons Planning for Jeakins Weir Ltd
Pegasus Group for Davidsons Development Ltd
Pegasus Group for Linden Homes
Rosconn Strategic Land for landowner
Savills (UK Ltd) for Manor Oak Homes
Savills for the Society of Merchant Venturers
Strategic HR Support Ltd
Trustees of Tommy's Close Playing Field
William Davis Homes

3) Parish councils and meetings and neighbourhood planning groups

Ashwell Parish Council
Barleythorpe Parish Council
Barrowden Parish Council
Braunston Parish Council
Caldecott Parish Council
Cottesmore Parish Council
Edith Weston Parish Council
Empingham Parish Council
Great Casterton Parish Council
Greetham Parish Council
Ketton and Tinwell Joint Neighbourhood Plan Steering Group
Ketton Parish Council
Langham Parish Council

List of respondents

Local Plan Review – Incorporating St George’s into the Plan August-September 2018

Manton Parish Council
Morcott Parish Council
Normanton Parish Meeting
North Luffenham Parish Council
Oakham Town Council
Pilton Parish Meeting
Seaton Parish Council
Uppingham Town Council
Wing Parish Council

4) Public and interest groups

741 responses from individuals

CPRE Rutland
Manton Action Group
NFU East Midlands Region
Shakespeare Martineau for concerned residents of Edith Weston
Uppingham First

Opinion Poll/Petition including responses from 772 individuals