

SGB/PCLG

9 Aug 18

See Distribution

**POINTS ARISING FROM A MEETING OF A PARISH COUNCILS' LIAISON GROUP
(PCLG)
HELD AT EDITH WESTON ON WED 8th AUG 18**

Attendance:

Norman Milne – EWPC – Chair
Ed Jarron - EWPC
Cliff Bacon – RCC Parish Forum / CPRE / Clerk Clipsham Parish Meeting
Vic Pheasant – Empingham PC
Neil Newton – Empingham PC
Christopher Renner – Normanton Parish Meeting
Simon Aley – Manton Parish Council
Egremont Gilman – Pilton Parish Meeting
Victor Bacon - South Luffenham PC
Paul Cummings – North Luffenham PC

1. Following introductions, it was clear that within the group there were many of the skills that had been identified as being needed. All agreed that a forum such as this Liaison Group, was essential in ensuring that each Parish Council was kept informed of the work being undertaken elsewhere to avoid duplication and to provide a clear focus of the most important issues that would need to be addressed by those Parish Councils most affected by the proposed development at St George's Barracks. Additionally the Group would provide a forum to identify matters that should be put to the Advisory Board and nominate individuals to lead on specific issues.

2. The group reviewed a number of the key issues that would need to be considered by PCLG as it evolved and the Chair indicated that these might include:

- Advisory Board
- Publicity
- Governance
- Job Creation
- Scale of development
- Phasing of the development
- Infrastructure needed to sustain the development
- Green Gap between the development and existing villages
- Quarrying
- Environment

3. The Chair advised that he had developed a central location for the holding of data and information regarding the SGB development. This could be found at:
<https://r4r.mediafiler.net>

All of the data collected and published by RCC following the “Masterplan” consultation had been downloaded onto the site, enabling data search and manipulation. All were invited to use this facility, which had open public access.

4. Mr Gilman expressed concern that not all of the data collected through the SGB consultation process had been properly included on RCC’s website.

5. **Scale.** The Group considered the scale of the project and what might be appropriate for the site. Whilst there was not universal agreement, it was broadly felt that initially a village of 500 new homes, well designed and in keeping with the local area would be appropriate. It was accepted that this might struggle to pass the Treasury’s “best value return for the tax-payer” test. Mr Jarron advised that the proposal put forward by Edith Weston was for a village of 500 to be built in each decade - 20’s, 30’s, 40’s, allowing time for ‘lessons to be learnt’ to be implemented into the following phase of the development.

6. **Housing Need.** Mr Cliff Bacon put a strong case forward for the need for future housing in the County to be based on the Government’s Objectively Assessed Need (OAN) criteria, which identified what housing development was needed over a set period. He opined that RCC needed to be convinced to adjust their position, which was that the OAN remained a minimum housing requirement not a total need. This was a challenge that needed to be addressed by all Parish Councils in the forthcoming consultation on the “implications of potential development of St George’s Barracks within the Local Plan” which was to be published on 15th October.

The SKDC proposals for the development of The Quarry Farm site near Stamford includes 600 Homes that are within the Rutland boundary. Though CIL and Council Tax were to be allocated to RCC – the current proposal places these 600 new homes within SKDC’s OAN. This should be challenged by all during the consultation process. Mr Bacon indicated that his analysis of the Local plan statistics suggested that having deducted the Quarry Farm houses, a total of 593 new planning consents were required in the County in the period to 2036.

Mr Bacon indicated that funding for legal representation may be required to challenge the assumption that the OAN was a minimum figure rather than an appropriate figure for development. Also to challenge other possible grey areas which might include:

- The Quarry Farm development of 600 homes should be included in Rutland’s OAN figure.
- The interpretation of the words “sustainable development” in relation to Rutland.

7. **Publicity.** The Group discussed publicity and how our concerns might be put to the local press. All agreed that a short article should be prepared for next week’s Mercury (which was likely to herald the consultation proposals being put forward by RCC). The article should highlight and challenge RCC on the OAN and encourage residents to read

the consultation document and write to RCC to express their concerns. **(Action: Cummings/Milne with advice from Cliff Bacon)** The Group agreed that appropriate publicity at the right time would be an essential tool in keeping the issue in the public eye. It was agreed that at a future meeting, consideration should be given to establishing a PR oversight/editorial group to ensure that the message stayed on track.

8. **Employment.** The Group felt disappointed that the RCC proposals were weighed so heavily in respect of housing and that finding appropriate employment remained the key to the development of a sustainable community. This was a workstream that needed to be actively pursued.

9. **Timescale for Consultation.** The consultation document for the inclusion of SGB within the local plan was due to be published on 15th August. The consultation period concludes on 24 Sep. It was anticipated that the Local Plan consultation document would be published in Nov/Dec. It was the collective view of the Group that this timetable should be challenged and that RCC should be formally asked to stand back and take time to rethink their proposals.

10. **Advisory Board – Thu 30th Aug 18.** The group agreed that the following points should be put forward for the Agenda for the Advisory Board Meeting on 30th Aug 18:

- Housing Need (OAN) – Lead – Mr Neil Newton (Empingham) – additional advice from Cliff Bacon
- Employment – Lead – Simon Aley (Manton)
- Timetable – Lead – tbc

11. It was agreed that the Group should aim to meet at least 2 weeks prior to the Advisory Board. Norman Milne agreed to host the next meeting. **Date/Time: 29 Aug 18 at 7.30pm at The Limes, Church Road, Edith Weston.** Ketton should be asked to nominate a representative.

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