

A circular to some Parish Councils has been issued on behalf of the PCLG and this has been brought to my attention. I feel that it is appropriate that all Parish Councils are aware of the facts relating to the questions that have been posed.

The St George's Advisory Group was established in the middle of 2018 with representatives of Parish Councils/Meetings adjacent to St George's (which makes up the PCLG), along with Uppingham and Oakham as well the relevant County Councillors and the MOD in order to discuss the plans put forward by the MOD.

Most of the questions asked in the PCLG circular have already been answered in the St George's Advisory Group meetings but for the sake of completeness you might find the following information useful.

Have RCC mitigated all risks involved in accepting the Housing Infrastructure Fund (HIF) grant funding?

The award of £29m by government to Rutland County Council is part of the "Infrastructure First" programme of Home England. The purpose of this money is to ensure that infrastructure, e.g., road improvements, school, shops, public transport improvements, GP services are provided at the earliest opportunity during the first phase of development.

With traditional new housing developments, infrastructure is typically not provided until about from half to two thirds of the way through the house building programme, but with the HIF Infrastructure First" money this work will happen both before and during the first phase of development.

A major advantage of RCC being the accountable body to government for the HIF money means that we can directly influence the timing of infrastructure as well as ensuring that the development is built in line with the evolving Masterplan.

RCC have received the outline terms and conditions of the grant which has already been discussed by the Growth Infrastructure and Resources (GIR) Scrutiny Panel of the Council in December and their view was the process of negotiation with Homes England should continue.

The decision to be taken by full Council on Monday 20th January will be to agree to continue to negotiate with Homes England and the MOD to minimise any risks to RCC and for Cabinet to approve the final terms and conditions prior to which the GIR Scrutiny Panel will have a further opportunity to review the final proposals.

As far as risks are concerned, you can be assured that we expect the risks to lie with the MOD and their developer and that the only aspect of work which RCC may take on board will be the improvements to local roads prior to the developer going on site, but this is no more than the normal multi-million pound road contracts which the County carries out every year.

Has your (County) Councillor seen and had enough time to make an informed decision of their own?

It was clearly demonstrated by the quality and depth of questioning by County Councillors at the GIR Scrutiny Panel on 16th January that they do understand the breadth of the evidence and the

implications of the Local Plan. Apart from the change to the distribution of development within Rutland much of the document is similar to Draft Local Plan which Councillors approved in July 2017.

Councillors have also taken advantage of a number of briefings on the Local Plan and the opportunity to question officers and myself especially on the St George's development over the last 18 months.

What improvements will there be to rural roads to cope with the extra traffic?

Improvements to local roads was identified by the MOD's consultants in 2018 and the details of these can be found in the report on the St George's website <https://www.stgeorgesrutland.co.uk/wp-content/uploads/2019/07/Item-27-Transport-Assessment.pdf>. Further work is being carried out on both traffic and public transport by a Sub Group of the Advisory Group. Sadly the PCLG has decided not to be involved with these Sub Groups which will influence the evolving Masterplan on the following topics

Traffic and Transport

Employment

Home Designs and Layout

Health and wellbeing

Education

When will any improvement happen?

As previously stated it is planned that road works will take place before houses are built on the main site. As soon as a planning application is approved and the MOD and their developer have entered into legally binding agreements to deliver the infrastructure and affordable homes (Section 106 agreement), work can commence on the roads.

When will the promised new school be built?

It is planned that the new school will be started in the first phase of development. The existing school is currently under-utilised

What extra strain will be put on local public services and your doctor's surgery?

RCC recognise that additional services will be required and are planning for these. In particular the GP facilities are already under strain in Rutland. RCC is working with the Clinical Commissioning Group to improve the physical facilities at Uppingham, Oakham as well as a new facility at St George's. This will be funded by the Clinical Commissioning Group and RCC through the Community Infrastructure Levy and other sources.

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