



ST. GEORGE'S BARRACKS  
OFFICERS'  
MESS

ENQUIRY BY DESIGN

22-23 NOVEMBER 2022





The Prince's Foundation. Registered in Scotland. Charity number SC038770  
Registered Office: Dumfries House near Cumnock, East Ayrshire, KA18 2NJ  
T +44(0)12 9042 9916 | F +44(0)12 9042 5464 | W [princes-foundation.org](http://princes-foundation.org)



# CONTENTS

---

1.0	INTRODUCTION
2.0	STAKEHOLDER STATEMENTS
3.0	TECHNICAL BRIEFINGS
4.0	SITE TOUR
5.0	WORKSHOP I
6.0	PUBLIC DROP-IN
7.0	WORKSHOP II
8.0	CONSOLIDATED PLAN
9.0	CONCLUSION

## APPENDICES

A.	Q&A
B.	Essential Qualities of Place Exercise
C.	Architectural Character Exercise
D.	Workshop Sketches Comments
E.	Online Feedback

## LIST OF ABBREVIATIONS/ACRONYMS

CIL	community infrastructure levy
DIO	Defence Infrastructure Organisation
EbD	Enquiry by Design
HIF	Housing Infrastructure Fund
LA	Local Authority
MoD	Ministry of Defence
NPPF	National Planning Policy Framework
OM	Officers' Mess
PF	The Prince's Foundation
RCC	Rutland County Council



The main Officers' Mess block



# 1.0 INTRODUCTION

The Officers' Mess is a distinct part of St. George's Barracks which sits on the edge of Edith Weston in Rutland. The Army is due to vacate the barracks by 2026 as a part of a wider restructuring of the Ministry of Defence (MoD) estate. At this point the Defence Infrastructure Organisation (DIO), who manages the estate, will look to dispose of the then redundant site.

The Prince's Foundation (PF) - a charity with a department dedicated to promoting walkable, mixed-used, mixed-income, attractive communities - has been commissioned by the DIO to run one of their Enquiry by Design (EbD) workshops and produce a design guide for the Officers' Mess site. This report summarises the EbD process and outputs.

## THE OFFICERS' MESS SITE

The Officers' Mess is an approximately 3.94-hectare (9.7-acre) site containing existing buildings, roads, and landscaping. It is located on the south west corner of Manton and Edith Weston Roads and is fenced separately and being treated as distinct from the larger barracks site to the east. The DIO plan is to submit a planning application for the Officer's Mess site in the first half of 2023 and are putting in representations in the Local Plan for the larger site. At the time of this report, the DIO sees development of the Officers' Mess site as residential-led.



Officers' Mess existing site

# 1.0 INTRODUCTION CONT.

The engagement and work covered by this report deals only with the Officers' Mess site, with the DIO looking to develop it as the first phase of the wider site and also use it as a benchmark for design.

The Prince's Foundation was appointed to:

- Run a two-day EdD engagement workshop
- Produce a design code for submission with the DIO's Outline Planning Permission
- Advise on a series of 'developer conditions' and the procurement of a developer to ensure compliance with the design code aspirations

## ENQUIRY BY DESIGN

Enquiry by Design is a methodology The Prince's Foundation uses that brings together key stakeholders to collaborate on a vision for a new or revived development. It entails a series of workshops facilitated by the PF, where a complex range of design requirements are assessed, with the issues and ideas tested by being drawn. The objective is to produce a vision for a site that is achievable, supported by the community, and based on enduring and sustainable design principles.

The Officers' Mess EbD was held over two days, comprising two daytime stakeholder workshops and one evening open public drop-in session.



Previous PF Enquiry by Design workshops



# WORKSHOP DETAILS & AGENDA

## DETAILS

Tuesday and Wednesday, 22 - 23 November 2022

Edith Weston Village Hall, Rectory Lane, LE15 8HE

## DAY 1

### 9:30 Welcome and Introduction

- DIO and The Prince's Foundation

### 9:40 Stakeholder Statements

- DIO - *Principal Estate Surveyor*
- Rutland County Council Local Plan - *Head of Sustainable Economy and Place*
- North Luffenham Neighbourhood Plan - *Chairman NL Parish Council*

### 10:10 Technical Briefings

*HLM, SWECO, and Montegu Evans*

- History of site; relationship to settlement & airfield
- Landscape and ecology
- Infrastructure and drainage
- Transport/movement/access
- Pre-Application and feedback
- Social infrastructure
- Character of settlements in Rutland

### 11:00 Q&A and Discussion

### 11:30 Site Tour

- Officers' Mess site and village

### 13:00 Lunch

### 14:00 Workshop

- Exploring site and context in groups, graphically, in terms of sustainable development principles and in light of information gathered via technical briefings

### 16:10 Feedback Session

### 16:40 Thank you and Next Steps

## EVENING PUBLIC DROP-IN

### 15:30 - 20:00 Engagement Exercises & Discussion

*Led by The Prince's Foundation and supported by DIO and consultant team*

- Mapping Quality of Place
- Essential Qualities of Place
- Architectural Character
- Workshop Sketches

## DAY 2

### 9:30 Review Session

*Led by Ben Bolgar, Prince's Foundation*

- Group analysis and discussion of previous day's findings and public feedback

### 11:00 Plan Refinement

Divide into specialist groups to test initial ideas and refine, through drawing and further site exploration

- Landscape
- Transport/movement
- Character

### 13:00 Lunch

### 14:00 Plan Refinement continued

### 15:10 Feedback Session

- Groups present their ideas, analysis, and photographs to the wider group

### 15:45 Final Discussion

# PARTICIPANTS

## PROJECT TEAM

Cascade (Comms) Client Director  
Cascade Client Executive  
DIO Principal Estates Surveyor  
DIO Senior Estates Surveyor  
DIO Senior Town Planner  
DIO Apprentice Surveyor  
HLM Architects, Head of Masterplanning & Urban Design  
Montegu Evans (Project Manager) Partner, Advisory  
Montegu Evans Partner, Planning & Historic Env.  
The Prince's Foundation, Executive Director - Projects Team  
The Prince's Foundation, Director - Projects Team  
The Prince's Foundation Architectural Designer  
Andrew Cameron Associates (PF transport consultant)  
*Day 2 only*  
Lavigne Lonsdale (PF landscape consultant) *Day 2 only*

## PUBLIC DROP-IN

*166 area residents*

## STAKEHOLDERS

### DAY 1 (23)

RCC Uppingham Ward Councillor  
RCC Head of Sustainable Economy and Place  
RCC Development Manager  
Edith Weston Parish Council Councillor  
Empingham Parish Council Chair  
Empingham Parish Councillor  
North Luffenham Parish Council Chair  
Normanton Parish Council Chair  
Fight 4 Rutland Leader 1  
Fight 4 Rutland Leader 2  
Edith Weston Primary School Head Teacher  
Edith Weston Village Hall Manager  
Edith Weston Village Store Co-owner  
The Old School House (residence) Co-owner  
Rutland Tourism/The Fox (pub) North Luff. Rep.  
Empingham Primary School Head Teacher  
Rutland Water Benefice Rector  
Rutland Chamber of Commerce Membership Development Executive  
Rutland Water Campsite & Sailing Club Owner  
CPRE Regional Local Chair  
Friends of Rutland County Museum Hon.

Secretary

Ketton Cement CEO

Rutland South Police, local officer 1

### DAY 2 (19)

RCC Deputy Council Leader  
RCC Liberal Democrat Leader, Normaton Ward  
RCC Portfolio Holder for Finance, Governance and Performance, Change and Transformation  
RCC Development Manager  
Edith Weston Parish Council Vice Chair  
Empingham Parish Councillor  
Ketton Parish Council Vice Chair  
North Luffenham Parish Council Chair  
Normanton Parish Council Chair  
Alicia Kearns MP Office Manager  
Alicia Kearns MP Staffer  
Fight 4 Rutland Leader 1  
Fight 4 Rutland Leader 2  
Edith Weston Village Hall Manager  
Edith Weston Village Store Co-owner  
The Old School House (residence) Co-owner  
CPRE Regional Local Chair  
Friends of Rutland County Museum Hon. Secretary  
Rutland South Police, local officer 2



## 2.0 STAKEHOLDER STATEMENTS

---

The Enquiry by Design began with statements from key stakeholders who were invited to speak for 5-10 minutes each to highlight the main issues, concerns, and opportunities relating to the Officers' Mess site from their perspective. A summary of the statements are as follows:

DIO - *James Ryley, Principal Estates Surveyor*

- DIO is looking to sell the Officers' Mess site when redundant and recycle the funds back into the Ministry of Defence
- Previously applied for HIF (housing infrastructure fund) funding (for the main barracks site) but the council decided to decline it
  - Therefore council had to restart the Local Plan and the DIO, the strategy for disposal of the site
- Introduced project team

RUTLAND COUNTY COUNCIL

- *Ingrid Hooley, Head of Sustainable Economy and Place*

- Importance of sustainability and acknowledging the reality of growth
- 65+ age group is growing in Rutland, along with a shrinking economy
  - Together, make a worrying situation
  - Want a vibrant economy and future, attractive to families and businesses
- Local Plan has to go through examination and has certain requirements e.g. for housing, employment, and biodiversity
- Rutland is a beautiful place, but expensive
  - Has many commuters as high earners reside inside the county but low earning work force must travel in
- Local Plan process has another year and a half to go before examination
  - Welcome ideas on how to engage the population
- Significant point that the Officers' Mess site is brownfield and is not attractive as existing.

NORTH LUFFENHAM

NEIGHBOURHOOD PLAN (NLNP)

- *Tim Smith, Parish Council Chairman*

- NLNP completed Regulation 14 Consultation; comments being analysed.
- Submission to Rutland County Council planned for early January 2023.
- As about a third of the St George's Barracks site - but not the Officer's Mess site - is in the parish of North Luffenham, policies within the NLNP would be relevant to any development on the Barracks site.
- Regulation 14 NLNP is posted on the North Luffenham website and can be downloaded.
- Within the document there is a link to a St George's Barracks Masterplan and Design Code document drawn up, with the help of professional advisors, between North Luffenham and Edith Weston.
- There is also a link to a Parish Analysis & Design Code for North Luffenham Parish Council.

## 3.0 TECHNICAL BRIEFINGS

Technical briefings covering various aspects of the site were delivered to ensure participants were informed of the physical and social context of the site, as well as any constraints. The essential baseline information was set out, which would be taken into the workshop sessions in the afternoon and next day.

John Richards, HLM Architects and Mark Murphy, Sweco presented, with Jon Bradburn of Montegu Evans delivering on the Planning Pre-Application.

### TOPICS

1. History of site and relationship to settlement and airfield
2. Landscape and ecology
3. Infrastructure, drainage
4. Transport, movement and access
5. Planning Pre-Application feedback
6. Social infrastructure
7. Character of settlements in Rutland





### 3.1 TECHNICAL BRIEFINGS

## HISTORY OF SITE & RELATIONSHIP TO SETTLEMENT

- Barracks built as training airfield 1940.
- Continued RAF uses until 1998.
- Transfer to British Army and renamed St George's Barracks.
- Officers' Mess forms part of the wider St George's Barracks.
- Historic environment assessment identified Officers' Mess, garages and squash court as non-designated heritage assets.
  - They do not meet criteria for designated status.
- Potential to impact Grade II Listed School House (located at north west corner of site), Grade II Listed The Grange, and the Edith Weston Conservation Area.
- Officers' Mess building Neo-Georgian design, typical of 1940's period.
- Site buildings had significant extensions and alterations during use and are considered low historical importance
- Site is fully enclosed by mesh/barbed wire security fencing.
- Green spaces and tree planting internally and at boundary.
- Extensive views to south.
- Northerly parts visible from Edith Weston village.





## 3.2 TECHNICAL BRIEFINGS

### LANDSCAPE & ECOLOGY

- Site lies within High Rutland landscape character type and Ridges and Valleys sub-area.
  - General character: large hilly plateau; geology of ironstone and clays overlain with boulder clay
  - Forms part of watershed between the Soar - Trent - Humber and the Welland river catchments.
- Rolling land form with panoramic views across countryside.
- Woodland is significant feature throughout area reflecting the old Leighfield Forest.
  - But sparse woodland around Edith Weston.
- Regularly shaped fields bounded by thorn hedges with ash and oak hedgerow trees
- Rutland water (approx. 1/2 mi from site) - important nature reserve
  - Ramsar site, European Special Protection Area, Site of Special Scientific Interest, and a Country Park
- Mature avenue trees and some boundary hedgerows in good condition
- Thus far, have done desktop assessment for Officers' Mess and wider site
- Requirement for 10% net increase in biodiversity
- Have looked at categories of trees and hedgerows - range from A-C



#### LEGEND

- St Georges Barracks
- St Georges Barracks - 200m Buffer
- Adder
- Grass Snake
- Common Lizzard
- Radiological impacts identified during previous investigations
- Areas where contamination was identified in made ground during investigation
- Other potential sources of contamination as identified in previous studies
- Areas of contamination and radiological impacts
- Archaeology and heritage - Risk register areas
- Approximate are of grassland that meets the criteria for designat Local Wildlife Site
- Waste water treatment site
- Pond with positive Great Crested Newt eDNA
- Ponds within 500m of the site - not surveyed in 2019
- Provisional LVA
- Grade I - listed building
- Grade II - listed building
- Grade II\* - listed building
- Scheduled monuments
- Historic landfill site
- Ramsar site
- Site of special scientific interest (SSSI)
- Special protection areas (SPA)
- Deciduous woodland
- Good quality semi-improved grassland
- Flood zone 3 (>1% yearly chance)
- Flood zone 2 (0.1% -1% yearly chance)
- Risk of flooding from surface water - High
- Risk of flooding from surface water - Medium
- Risk of flooding from surface water - Low

\* Scheme lies wholly within Zone III Source Protection Zone.

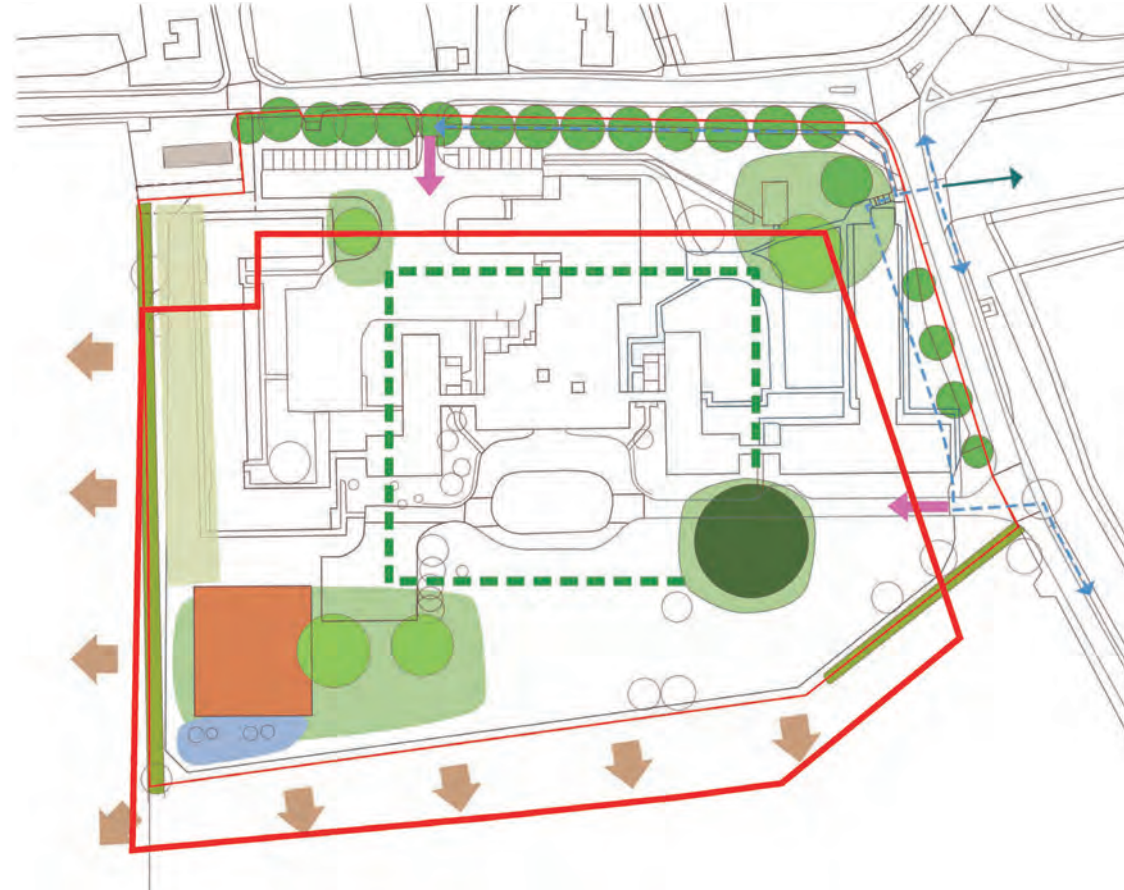
Initial environmental impact assessment (HLM)



### 3.3 TECHNICAL BRIEFINGS

## INFRASTRUCTURE & DRAINAGE

- Utilities: electrical, water, wastewater
- Have adequate provision at present
- Development of site would have no detrimental impact on utilities and drainage serving Edith Weston village
- Drainage - would look to include SuDS (Sustainable [urban] Drainage Systems) features, e.g.:
  - Rainwater attenuation ponds
  - Rain gardens along streets
  - Swales to capture water runoff

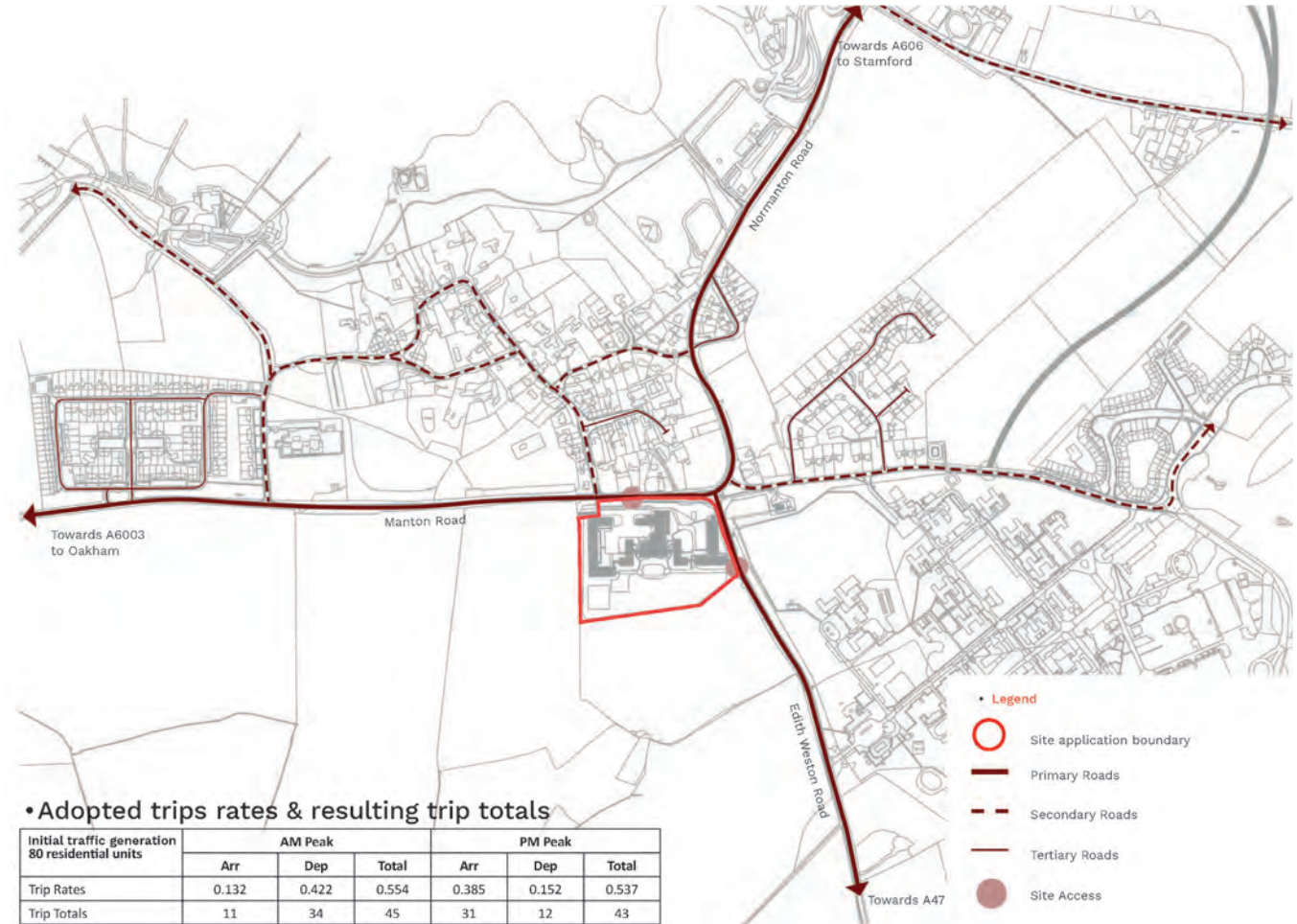


Diagrammatic study of existing site (HLM)

### 3.4 TECHNICAL BRIEFINGS

## TRANSPORT, MOVEMENT, & ACCESS

- Good existing local road network serving local areas.
- Two existing access points: Manton Road and Edith Weston Road.
- Detailed highway assessments to be undertaken.
- Access off Manton Road provides adequate capacity to cater for development.
- Likely traffic generation estimated using generic trip rates derived from the TRICS\* database.
  - Initial basic assessment of 80 units was assumed.
  - Proposed development to generate <50 vehicles two-way during peak hours.
  - Such increases unlikely to result in operational issues at the existing mini-roundabout in Edith Weston.
- E-W road links via A47 and A606 Stamford-Nottingham road.
- A1 provides good N-S links.
- Look to provide new pedestrian access on Edith Weston and Manton Roads connecting into existing village.
- Look to provide safe access to primary school.



Traffic generation study (HLM)

\* Trip Rate Information Computer System - UK database for transport planning use

## 3.5 TECHNICAL BRIEFINGS

### PLANNING & PRE-APPLICATION FEEDBACK

#### LOCAL PLAN POSITION

- Adopted plan (2011) - Considered “Out of Date” in planning terms
- Withdrawal of the new Local Plan (LP) due to government’s Housing Infrastructure Fund (HIF) rejection
- National Planning Policy Framework (NPPF) recognises housing need and has policy in favour of sustainable development
- MoD have taken the draft LP as starting point as need to use something as guide
  - o (Essex recently made a decision that a draft plan can carry some weight if developed using valid analysis)
  - o Draft LP had allocation for 70 new homes
- Existing Neighbourhood Plans and Design Guide
- Housing Supply Position
  - o No 5 Year Housing Supply
  - o Rutlan County Council (RCC) Interim Position Statement identifying key considerations for new schemes

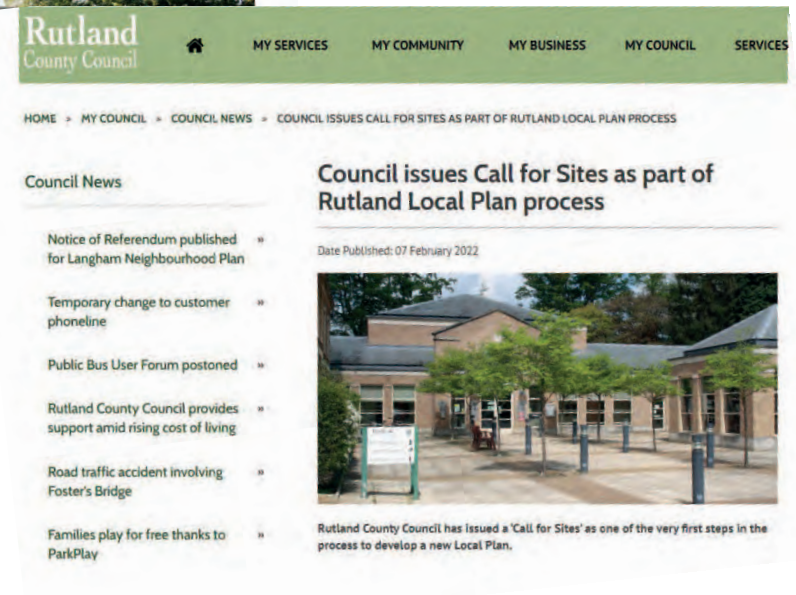
#### PRE-APPLICATION PROCESS

- Formal pre-application discussions undertaken with RCC Planning to test key principles for development:



- land use
- brownfield status
- relationship with existing village
- trees and landscaping

- Pre-App response for Officers’ Mess site stated residential development acceptable, in principle
- Next step would be Outline Planning Application





## 3.5 TECHNICAL BRIEFINGS

### SOCIAL INFRASTRUCTURE

- Public amenities in the vicinity of the site include:
  - o Rutland water and the foot and cycle paths around it
  - o St Mary the Virgin Church
  - o The Village Shop
  - o Edith Weston Primary School
  - o The Wheatsheaf Pub
  - o A few public rights of way, including through the field to the north west of the OM site
  - o Bus stops, including at the north edge of site
    - Uppingham - Stamford seven times daily
    - No direct service to Oakham



## 3.6 TECHNICAL BRIEFINGS

### CHARACTER OF SETTLEMENTS IN RUTLAND

#### EDITH WESTON

- Building typically two storeys in height.
- Unique thatched and stone tiled properties.
- Natural local buff-colour stone houses and walls.
- Cottage properties with irregular window sizes and positions.
- Hedges and stone walls defining property boundaries.
- Mature tree and hedgerows forming a leafy character alongside small pockets of green space.
- Loose and non-planned evolution with many older properties, some of which are located close to the street edge.
- Various amenities and local monuments.



**Rutland Bedrock Geology**

- BUILDING STONE SOURCES
- KELLAWAYS FORMATION AND OXFORD CLAY FORMATION (UNDIFFERENTIATED) - MUDSTONE, SILTSTONE AND SANDSTONE
- GREAT OOLITE GROUP - SANDSTONE, LIMESTONE AND ARGILLACEOUS ROCKS
- INFERIOR OOLITE GROUP - LIMESTONE, SANDSTONE, SILTSTONE AND MUDSTONE
- LIAS GROUP - MUDSTONE, SILTSTONE, LIMESTONE AND SANDSTONE

#### RUTLAND

- Villages and towns predominantly residential with a local centres that make up approximately 4% of the total settlement area.
- Two towns: Oakham pop. 11,000 and Uppingham pop. 5,000 with 14th century origins and market.
- Cream coloured stone buildings and boundary walls.
- Often weathered and including beige and grey tones.
- Two primary types of stone: ironstone (sedimentary, 50%+ iron-bearing minerals; and limestone (sedimentary, calcium carbonate).
- Pre-1850 building often coursed, or even uncoursed,

rubble and have relatively small window and door openings.

- 20th century buildings often formed of brick and clay tiles not unique to Rutland.



01



04



02



05



03



06

1. Marlestone
2. Uppingham Stone
3. Northampton Stone
4. Ketton Stone
5. Stamford & Casterton Stone
6. Clipsham Stone



# 4.0 SITE TOUR

Attendees and project team left the village hall and explored the Officers' Mess Site and village together on foot. This provided the opportunity to see first hand the size and condition of the existing site, the topography, the trees and foliage, existing access points, adjacent buildings, and views (in and out). The project urban designer was also on hand, sharing their knowledge of the site.

The core of the village itself was also walked, to understand the context of the site and how development could impact its surroundings. Attendees were able to share local insights and project team to offer observations.



Group inside Officers' Mess north entrance



NW corner of site with Old School House residence beyond



Group touring the village



Stopping to see the local shop



## 5.0 WORKSHOP I

---

The afternoon of Day 1 comprised breaking into three groups to analyse the Officers' Mess site in plan, to scale, and to explore what positive, practical development of the site could look like.

In light of the information shared during the morning sessions, the groups discussed the existing conditions and constraints of the site, local amenities and the walkable routes and distances to them, existing and potential access points, and environmental considerations. Simultaneously, they sketched what layout might provide housing is a way most beneficial to existing and future residents.

Afterwards the groups reconvened to share their work with the wider group. The sketches and key considerations of each group are shown on the following pages.



# 5.1 WORKSHOP I GROUP 1

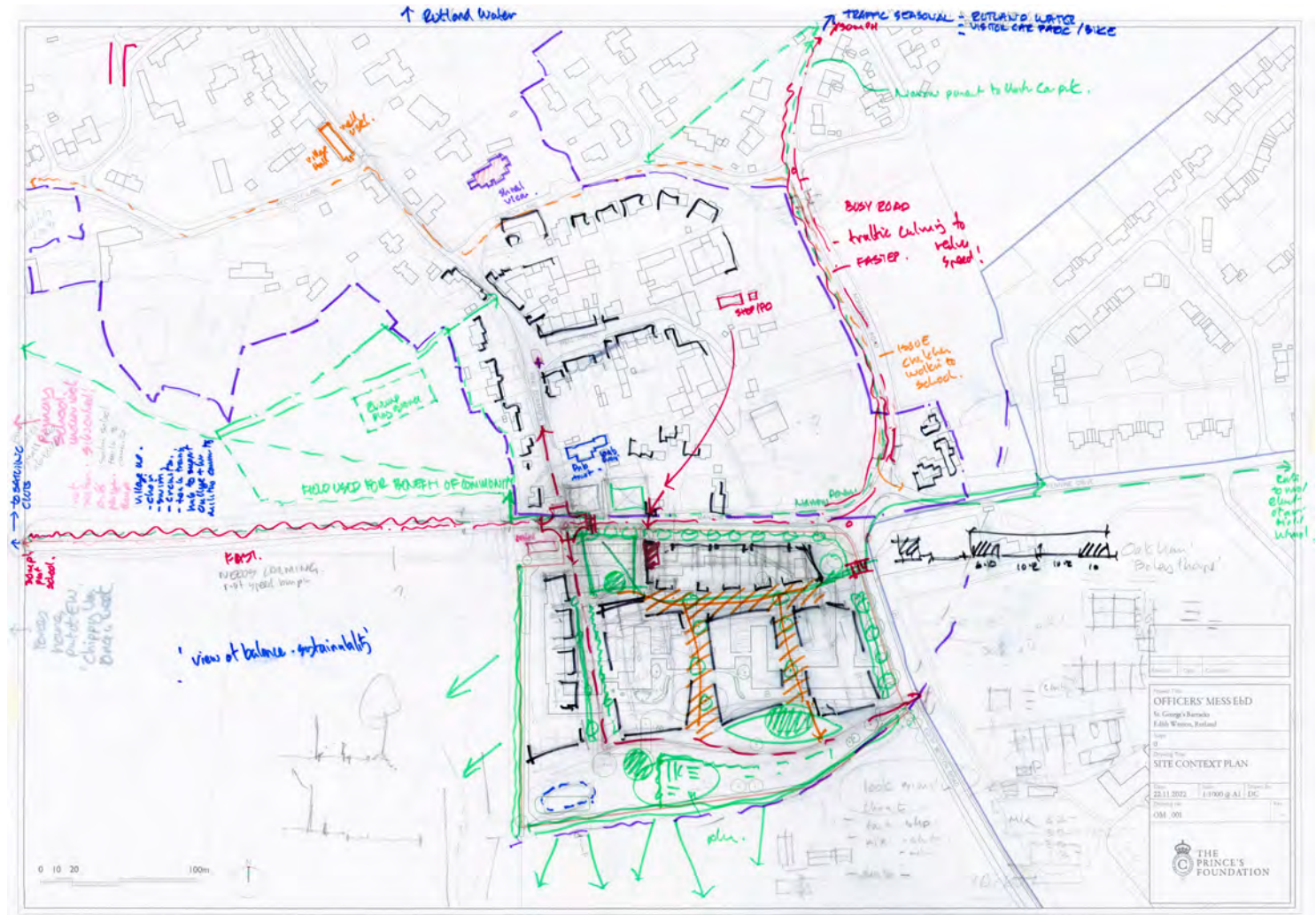
Led by Kim Hitch, PF

## Analysis of existing conditions:

- Highlighted conservation area and listed buildings
- Noted busy Manton Road, particularly seasonally
- MoD housing - east and west of historic village, lower density
- School – under-subscribed, but facilities used by non-students e.g. pool, choir
- Field north-west of site – Tommy's Close – managed by a trust for the benefit of the community

## Visioning:

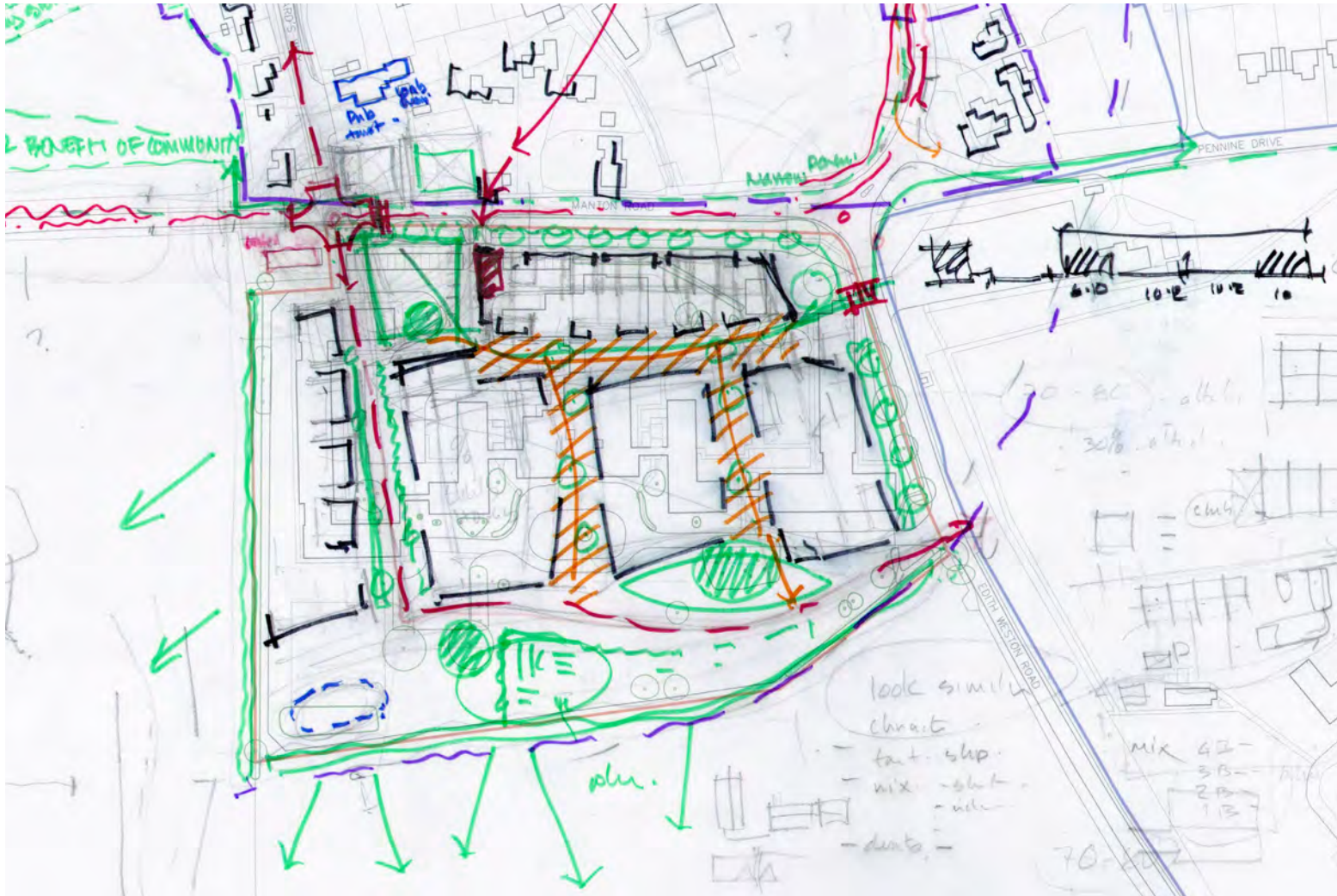
- Mini-round-about on Manton Road to provide traffic calming and create access to site across from King Edwards Way
- Traffic calming on Normanton Road
- Broken up blocks, mix of forms
- Keep southern area for community benefit
- Keep light spill to a minimum



Full group I sketch



# GROUP 1 CONT.



Detail image of site







Second sketch, refining initial ideas

- To create attractive addition to village
- Feature building at pedestrian access to east
- Community land trust management, perhaps
- Housing – variety of ridges and heights, not homogeneous
- On plot, rather than on street, parking



## 5.3 WORKSHOP I GROUP 3

Led by Ben Bolgar, PF

### Visioning:

- Felt desire lines through the site were NW-SE vehicularly and SW-NE pedestrianly
- Roads not too straight, to be more in keeping with the historic fabric
- Considered the possibility of switching the pub car park and green – as a better entrance to the village – but felt not realistic right now as not in DIO ownership
- Unify the new and the old
- Provide new shop space on corner of Manton Road and new green
- Use tactic of an ‘event’ every 70m to control speeds
  - Drawn closer to 40m here due to size of site
- Create a winding route to shop – in part to deter it becoming a rat-run
- Considered retaining façade of Officers’ Mess
- Retention pond in south west corner of site. Breedan gravel road around – for tertiary, rural character



Full group 3 sketch



Closer image of site

- Rural, informal arrangement of housing and use of boundary treatments
- Feeling that existing residents would need a reason to go to the new area
  - Positioning the shop there would provide this and aid integration



# 6.0 PUBLIC DROP-IN

An essential part of an Enquiry by Design is a session in which the wider community - all local residents or interested individuals - can feed into the process. This was done through an open public drop-in session from 5:30 to 8pm the evening of Day 1.

Basic project information was available on presentation boards, the DIO and project team members were present for discussion and to answer questions, and several exercises were held to extract, understand, and record the opinions of the community.



Public drop-in session



## OFFICERS' MESS

### ST GEORGE'S BARRACKS RUTLAND

**THE SITE**  
The Officers' Mess is a 4-hectare (10-acre) site – adjacent to St George's Barracks but separate from the main base. It is situated at the south-west corner of Marston Road and Edith Weston Road and is managed by the Defence Infrastructure Organisation (DIO).

**BACKGROUND**  
The Officers' Mess is the first phase of the long-term barracks project. The barracks has been identified as surplus to Defence requirements when the current users move to new facilities as part of wider £5.1bn investment in a more modern and sustainable Defence estate. This move is scheduled for 2026 and the intention is for the site to be sold for redevelopment at this time.

The DIO is seeking allocation in the Local Plan for the larger barracks site to the east and this will be consulted on separately.




**TIMELINE**

- 22-23 November 2022 • Prince's Foundation Enquiry by Design Workshop
- Early 2023 • Public Update Drop-in Session
- Spring 2023 • Outline Planning Application submitted to Rutland County Council
- Statutory Public Consultation
- 2023 • Planning Determination
- TBD • Developer procured and site sold
- TBD • Detailed Planning Application and Statutory Public Consultation
- 2026 • MOD vacates Officers' Mess site
- Re-development potentially begins on site








## ENQUIRY BY DESIGN

### OFFICERS' MESS ST GEORGE'S BARRACKS

The DIO is committed to working with the local community to release the Officers' Mess site for meaningful future use and make the area an integral and accessible part of the village.

The Prince's Foundation has therefore been invited to facilitate a collaborative engagement process called an Enquiry by Design (EBD) for the Officers' Mess site. An EBD brings together key stakeholders to work on a vision for a new or existing development. It results workshops with invited stakeholders and community representatives and an open public session to ensure feed-in from all interested parties.

Bringing a variety of people, skills and experiences around the same table enables important issues and concerns to be identified. Each of these issues is then discussed, and if possible, tested by being supported or drawn. Accordingly, the process develops initial ideas, designs and strategies that evolve through a process of consensus-building and participation, with the aim of achieving support of all stakeholders. It is interactive rather than sequentially reactive – as seen in conventional design and planning processes.

**OUTPUTS**

The Prince's Foundation will produce for the DIO a report containing the information shared during the EBD, the resulting design principles, and the community feedback. This will be followed by a more in-depth character study of the site and design guidelines to accompany the DIO's Outline Planning Application.




**ENQUIRY BY DESIGN**

**Two-day intensive workshop** with project team and invited stakeholders

- Information sharing
- Site and village tour
- Site analysis
- Exploring design potential via drawing

**Evening open public drop-in**

- Sharing sketches from workshop for comment
- Exercises to understand community's views and preferences

**Public update and feedback session**

**Resulting outline design guidance**

- To accompany Outline Planning Application
- To guide future developer on masterplan and architectural and landscape character




Information boards

## 6.1 PUBLIC DROP-IN SESSION MAPPING QUALITY OF PLACE

Attendees were asked to highlight, on maps of Edith Weston and the wider Rutland area, locations that embody the character of Rutland and that should serve as precedents for development of the Officers' Mess site. The Prince's Foundation will use this feedback in the characterisation stage of their work.

Dots were placed on:

### Edith Weston

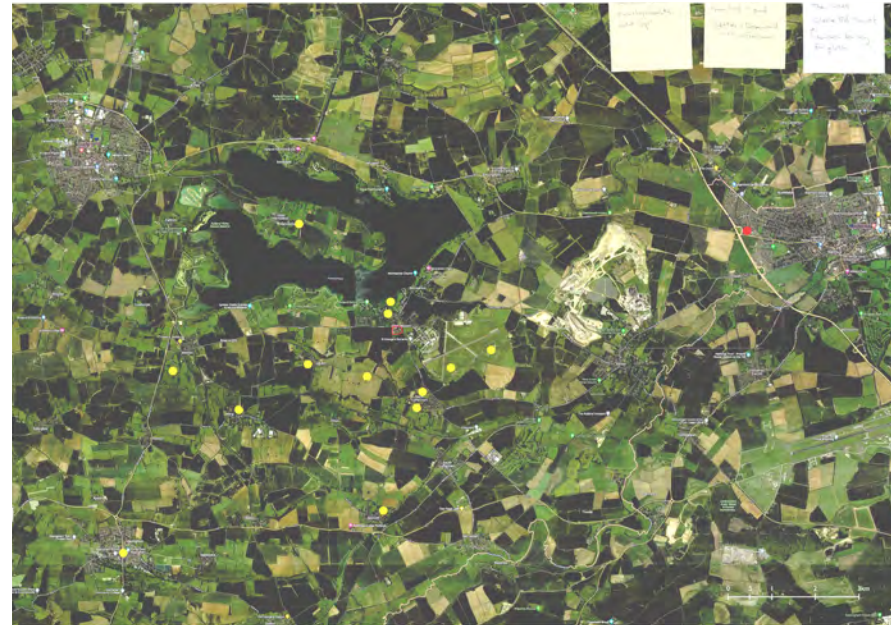
- The east end of Church Lane
- Well Cross (road)
- Edge of Rutland Water

### Rutland

- Central Uppingham
- Wing (north east)
- Area south west of Manton
- Hambleton
- Morcott (north east)
- Lyndon (south west)
- Area between Lyndon and North Luffenham
- North Luffenham
- Edith Weston

Specific comments made:

- Small Rosewood development in North Luffenham seen as a good example.
- The Limes, Glebe Rd., North Luffenham - houses too big for plots.
- Development on the west edge of Stamford - example of what is not wanted.





## 6.2 PUBLIC DROP-IN SESSION

### 5 ESSENTIAL QUALITIES OF PLACE

The Essential Qualities of Place exercise aims to distil what characteristics make a place unique and special to those who live there. These are the qualities that give a sense of local identity and are cherished by residents and visitors. The Prince's Foundation believes these things should be understood and respected by those who aim to develop in the area.

The community was asked to submit images\* that illustrate what gives Edith Weston and the surrounding area its distinct identity. Attendees were then asked, at the drop-in session, to choose (by placing a dot) the images that they most agreed with. Using the visual response, written comments, and discussions held on the evening, we determined the following 'five essential qualities' of the Officers' Mess locality.

*\* Only two community members submitted images, so The Prince's Foundation provided additional ones of Edith Weston and the surrounding area for attendees to respond to. The images and full response can be found in appendix.*

#### 1. QUIET COUNTRYSIDE

Rutland has a relatively low population, only two towns, and no cities. Edith Weston, central in the county, is a peaceful setting with Rutland Water reservoir to the north and tree-bounded fields and a golf course at its edges. It has dark skies and single carriage ways. Residents value its tranquillity.



#### 2. LOCAL MATERIALS AND RURAL DESIGN

Quintessential Rutland cottages are of local limestone or ironstone, often with Collyweston stone or thatched roofs. Most buildings in Edith Weston are one to two storeys with gardens of varying size and in informal, organic arrangement.





### 3. LONG VIEWS/GREAT ASPECT

The rolling topography of the area gives long, interesting views that change as you move throughout the landscape. There are also good, open views over Rutland Water.



### 4. STRONG LOCAL HERITAGE

A settlement for nearly 1000 years, Edith Weston has a long history which is recalled in its historic buildings (27 listed). The age and historic character of the settlement are important to residents. The military has also been part of the community and village history since WWII through presence of the neighbouring airfield and barracks.



### 5. RICH BIODIVERSITY & ECOLOGY

Rutland Water is a designated ecological site and special habitat, especially for birds. Avenues of trees (e.g. between Lyndon and North Luffenham), foliage, wildlife, and the grasslands that have developed on the disused airfield are valued locally.





## 6.3 PUBLIC DROP-IN SESSION ARCHITECTURAL CHARACTER

To get a sense of the architectural character locals would like to see should development occur, images of various regional and contemporary buildings were set out, and attendees were asked to place a dot on the images that they felt would serve as good precedents. They were also welcomed to explain their choices and/or to suggest buildings that were not shown.

The key messages received were:

1. Be in keeping with the historic parts of Edith Weston – in material, scale, and form
2. Incorporate nature into setting – bird boxes, green spaces, drainage
3. Have hidden/off-street parking

The most popular image by far featured:

- Local cream-coloured stone walls with quoins
- One and a half storeys (dormer)
- White timber casement windows (double and triple) with small lites
- Arched door and window openings
- Chimney
- Pitched roof stone entry
- Small/moderate setback/front garden
- Low stone boundary wall with timber gate



The most popular images, with number of people choosing as a preference noted. Above, 11



The other popular images featured:

- Local cream-coloured stone and render walls
- Lack of uniformity
- One and a half (dormer) to three storey
- Timber casement windows with glazing bars
- Timber bay windows
- Slate, tile, stone, and thatched roofs
- Chimneys
- No setback or moderate front garden



*The images used to elicit feedback at the drop-in session (shown here) were not only of Edith Weston. Subsequent feedback from members of community, however, expressed the desire for the character to not only reflect that of Rutland villages, but Edith Weston specifically, as there are subtle but important differences between them. This feedback will feed into future characterisation work.*

4



6



4



## 6.3 ARCHITECTURAL CHARACTER CONT.

Other chosen images:

- Reiterated the preference for local cream-coloured stone, but one red brick property was also highlighted - with stone lintels and quoins - and timber sash windows
- Tutor-style stone-framed windows featured
- As well as stone roofs and minimal set-backs



3



3



3



3

Those **not** chosen featured:

- A historic shop and a new build stone residence - though they feature many of the qualities of images that were chosen
- Contemporary three storey, gable ended, brick terrace
- Contemporary detached timber and brick two and a half storey residences
- Contemporary two storey rendered terrace
- Mid-century stone bungalow with stone boundary wall



0



0



0



0



0



0



## 6.4 PUBLIC DROP-IN SESSION SKETCH PLAN COMMENTS

The sketch plans done in the stakeholder workshop (see Section 5) were displayed to show the wider community what had been done during the day and to allow them to share any thoughts or concern they had.

The main points expressed were:

1. Feeling that housing numbers being considered is too high
2. Consider a care home
3. Provide a mix of uses – shop/post office, GP, community hub
4. Ecology and green amenity is important
5. Retain the Officers' Mess – use as hospitality/NHS facility/offices/housing
6. Concern over traffic impact of development and construction
7. Integrate walking/cycling routes
8. Concern over looking at Mess site in isolation from larger Barracks site

*Sketch plans with explanatory notes can be found in Sections 5.1-5.3. Full comment sheets responses can be found (typed for clarity) in appendix D.*



# WORKSHOP SKETCH

## COMMENTS

Provide communal green space along southern edge of whole offices. Mess site to maximise command access to the best views of Chiltern valleys

A Cape Home to be included for 40 of the proposed dwellings. Agree Shop/Post office as part of this site.

This site is proposing far too many houses. Our HNA proposed only 16-17 over a 19/20 year period.

Agree with the above. We do not need an additional 20-25 houses in the village. However, prefer idea 3 site plan of the 5 options shown.

- There are 20 trees around the perimeter of the site, plus another 10 within. They date from the establishment of the RAF Station, is 80 years old approx. Will RCC be issuing Tree Preservation Orders to ensure they are preserved, a Best Evidence approach may not define the amount when the builders come in? Where is idea 4 or 5 without property development?

Flattening the mess, for houses. It may need a new roof - a white roof - "pave" it. We can do a park for recreation for Old People - "The Garden" - put all in one building - the three together. A 20' site, strategically placed. A 20' (middle mess), A 10' (messroom) and A 10' (to lobby).

Need a hub for the community

Green space is important

If housing is built on the offices' mess site. It may help provide housing for current serving members of the Armed Forces looking to buy their own property and help keep the military families part of this village. The mess sold off many years ago, and there are not sufficient houses (apart from the mess) for families who have to be housed in wings and travel further to work / school etc.

Keep the original offices' mess, convert it to a hotel or office and build the remainder of the hotel with housing.

Need more space. It's substantially underneath - to prevent dropping wing single deck road in vicinity of buildings North of mess (to avoid access to mess).

Keep mess - make safe. Recreation / hotel + parking + museum - park.

Keep mess - baby - maybe hotel.

Village hall in new plan as old is not working, will accept with parking.

Concern about choosing the A606 as a route for all construction traffic as the obvious route. As a resident we've already had road works to both HGV's and normal traffic that ignores all the speed signs consequently we are experiencing vibrations (damage to property) lorries can't turn right on MANTON HILL so again we have more than enough traffic including DIVERSION (CONSTANT) Due to the A1 maintenance.

With as required for housing in that area (number projected < 27 residential dwellings) has sufficient thought been given to needs: eg Local council offices, NHS facility, family/education facility, leisure / hotel etc.

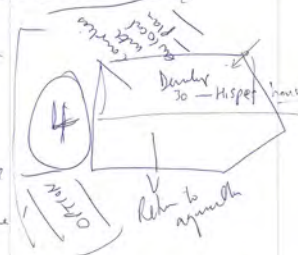
Traffic is a major issue and with the addition of more houses will only get worse. A modest number of mixed size houses a new village hall with adequate parking alongside a village shop should be a great improvement. Retain, redo the tennis courts all alongside the shop + hall so the parking would serve them all.

Why is the existing main offices mess not being retained as an important landmark? It could easily be redeveloped for flats or other purposes brought to the site.

- 1) No of house no more than 35 - disproportionate
- 2) new Village Hall required.
- 3) Adequate Car Parking
- 4) More green spaces
- 5) Village shop on site - as existing is not fit for purpose
- 6) Access via Edmiston Way only.
- 7) Retain tennis courts.

Does MOD own the mineral rights? <sup>to the office mess site</sup> Yes/No. If yes, does show proof to local Council Neighbourhood Plan Group?

Please keep outside areas + green areas (to the left of the mess entrance) for walking/cycling routes. B. Rutland has one of the best 2 of the woodland. Main road is busy and extra houses will make that worse - should be mitigated. 100 houses is 100 cars.



I am against siloed thinking in developing the site before the rest of the site plan is developed. What about infrastructure?



## 6.5 PUBLIC DROP-IN SESSION KEY FEEDBACK

In addition to the formal exercises and comment sheets, attendees were able to converse with the project team.

Key feedback given verbally entailed:

- Traffic concerns – during construction and long-term
  - Locally and on other villages in the region
- Concern over the number of homes
  - Officers' Mess site in addition to others being proposed in the area – all add up
  - Strain on public services
- Passion for preserving and promoting nature and biodiversity
  - Swifts, bats, meadows, insects
- Preserving the Mess – main building or even all
  - Reusing it for hospitality (hotel, café, etc.)
  - Preserving the WWII and Cold War heritage
  - Enhance visitor economy



## 7.0 WORKSHOP II

The second day of the Enquiry by Design served to evolve the ideas and discussions that arose on Day 1 and integrate the public feedback. Stakeholders that could not make the first day were briefed on what they missed, and a synopsis of the public feedback from the drop-in session was shared.

Discussion followed covering:

- The current low population and density of Rutland, which is seen as integral to its character
- The specific stone local to the area (e.g. different to that in places as close as Leicester)
- To refer to the Rutland design guide
- That there is some appetite for housing in the area and the number deemed acceptable could increase if it comes with community benefit
- There is a distrust in the community towards the DIO's development intentions
- That there is difference in what is appropriate for a rural brownfield site vs. an urban one
- How to ensure the principles coming out of the EbD are carried through once a developer takes hold of the site
- How CIL will be spent, and that it is up to the local authority rather than the landowner
- Importance of integrating any new development with the existing village and of the retention of trees



*Full Q&A in appendix A.*

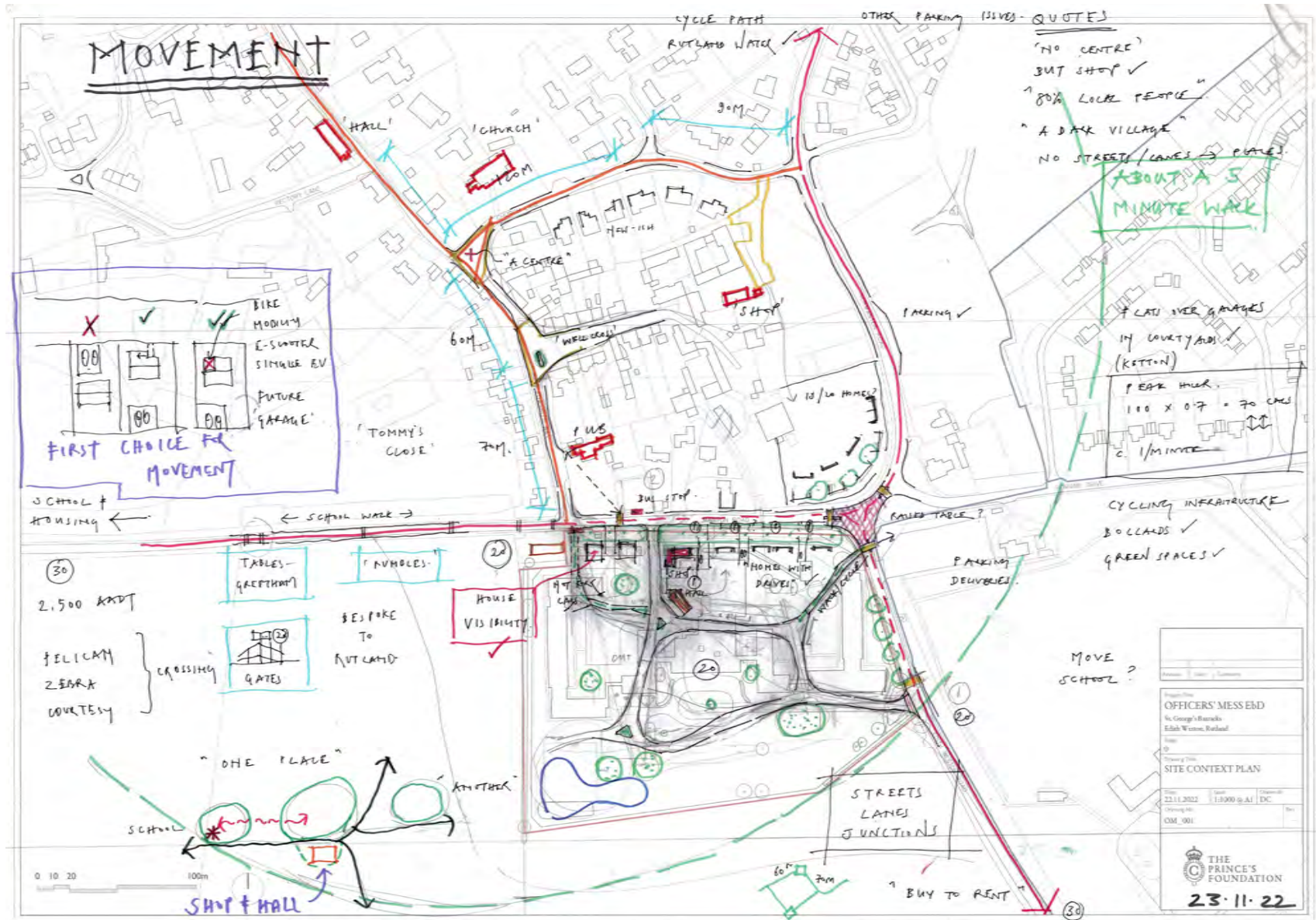
The remainder of the day involved breaking into groups to build on and refine the previous day's work, looking specifically through the lenses of landscape, movement, and character - three integral aspects of successful placemaking.

The results of these groups are presented on the following pages.



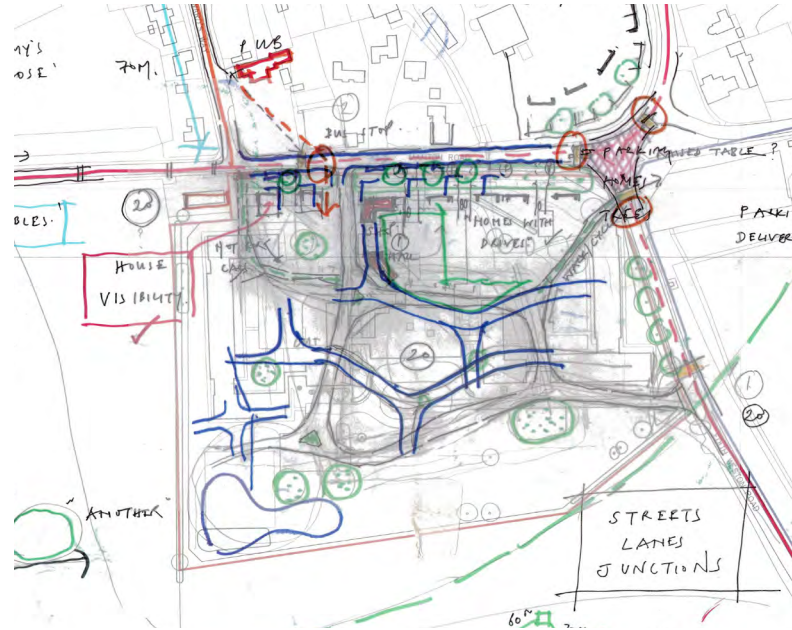
# 7.1 WORKSHOP II

## TRANSPORT AND MOVEMENT



The transport and movement group was lead by Andrew Cameron (PF consultant). Key discussion points were:

- Read village and site as one – which led to the need to calm traffic
- Existing village has no defined ‘centre’
- Existing village and site within a walkable radius
- 2,500 vehicles per day on Manton Rd (though data could be a bit out of date)
  - Not a high amount, but reports that it is fast
  - Traffic calming measures – rubble strips, etc.
- Leave bus stop where is
- Propose designated pedestrian crossing near the pub
- Existing streets have variable widths, triangular junctions
- Would look to keep speeds in the site to 20mph
- Propose new shop and village hall near junction with Manton Rd
  - Central and visible – benefit to shop
- Keep it a dark (night) sky place
- No bollards
- Consider flats over garages
- Propose houses with drives across the verge at Manton Rd, which should help slow traffic
  - In a way that preserves the trees



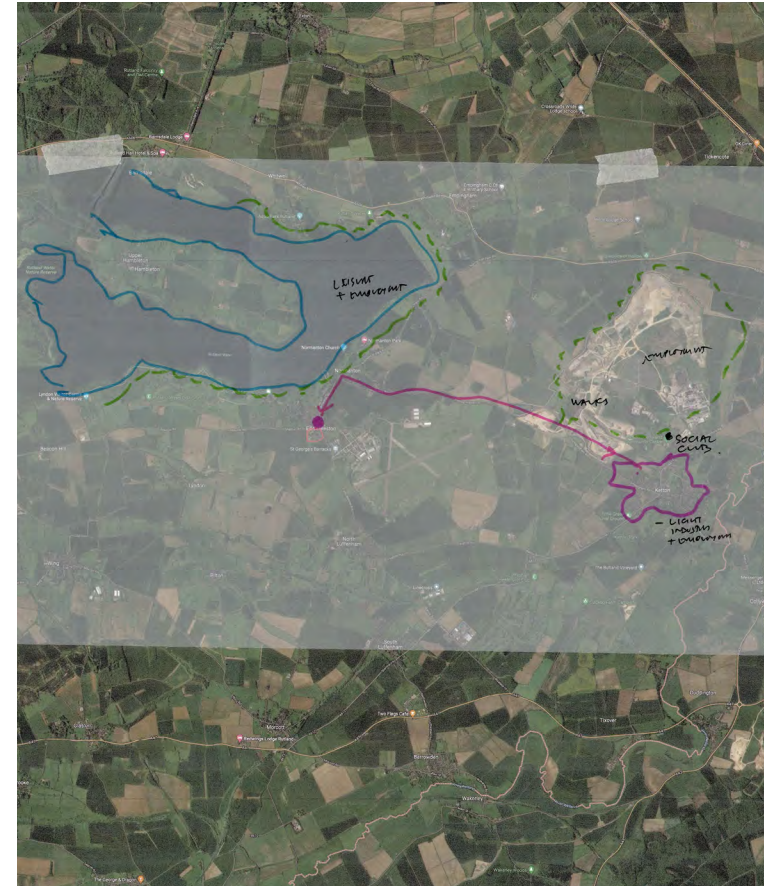
Overlay on drawing to left, exploring movement routes



# 7.2 WORKSHOP II LANDSCAPE



Understanding Edith Weston context



Looking at wider landscape context



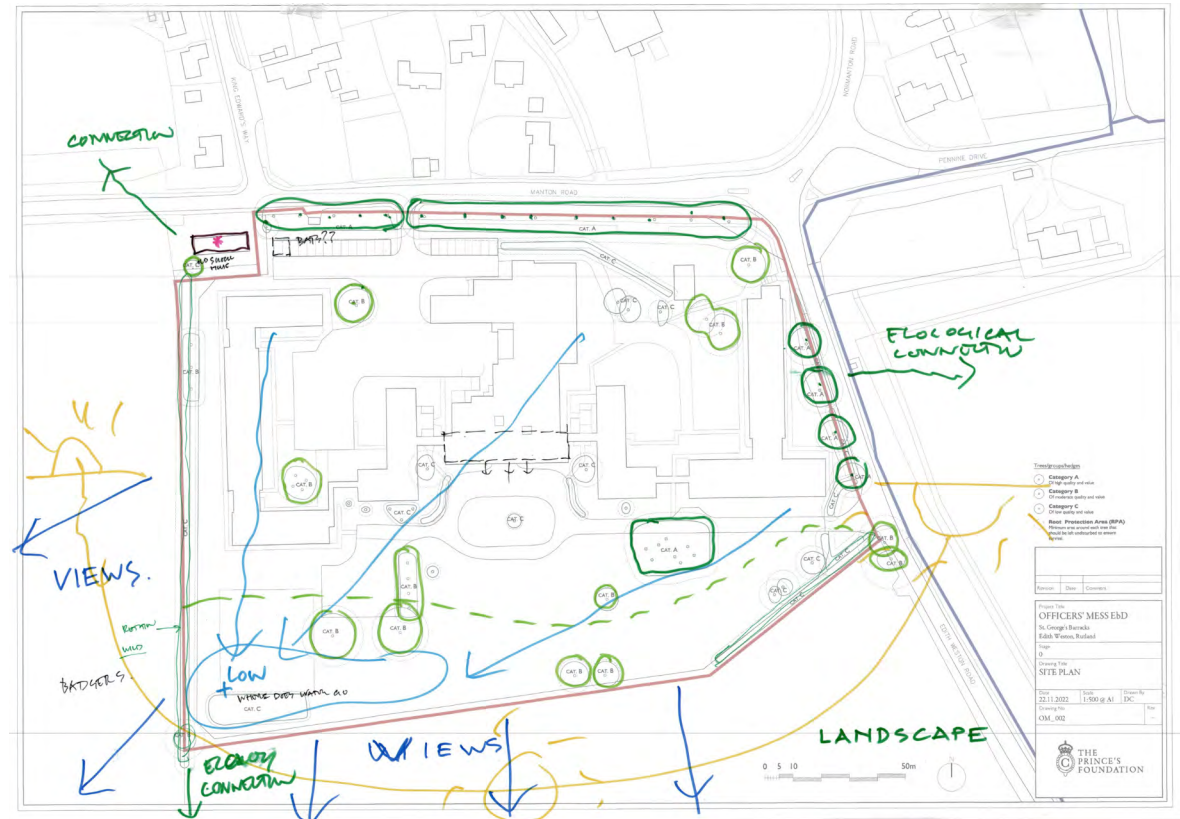
The landscape group was lead by Martyn Lonsdale (PF consultant). Key discussion points were:

### Existing

- Started with what landscape features to retain. Kept all category A trees, cat. B where could, and hedgerows.
- Will want to achieve biodiversity net gain, and hedgerows are important
- Took account of: views out, solar path, drainage, ecology movements (in and to/from the surrounds)
- Wider context – looked at what recreation and landscape feature exist
  - School, Tommy's Close, Rutland Water
  - Some good cycling and walking routes, including to North Luffenham
- Little for teenagers (say don't have the population for it)
- Some toddler play areas.

### Visioning

- Landscape and structure of development work together – so gave site form while exploring potential landscape design.
- Retain avenue of trees and create positive frontages along Manton Rd
- Look to have toddler play areas within 60m of homes
- Position shop on the corner to benefit from passing



Looking at existing site landscape conditions

- trade
- Orchard behind Old School to provide green buffer to listed building as well as growing landscape
- Position frontages along the west boundary, as having hedgerow in rear gardens can put it at risk
- Propose a centre within the site, a destination

- Drainage – controlled through the development via SuDS to a pond in the south west
- Maintenance must be considered
  - CIL through development
  - LA adoption
  - or management company





Group's landscape-led concept plan for the site (corresponding notes - preceding page)

## 7.3 WORKSHOP II CHARACTER

The character group was lead by Ben Bolgar and Kim Hitch (PF). This group held discussion around the existing character of the area - formed by its architectural style, construction methods, scale, layout, materials, boundary treatments, and planting - and what would be considered both desirable and realistic for new development.

Ideas were recorded to guide PF's upcoming character study (second stage of their work) and the group went out on foot to discuss, analyse, and photograph the village. Key points covered were:

- Analysis of street compositions
- Reference documents – e.g. North Luffenham and Rutland Design Codes
- Places with similar stone – quoins and infill
  - Also traditional render houses, painted brick, brick or brick chimneys
- Features:
  - Gables, dormers
  - Boundary treatments: low picket fences, low stone walls, and hedges
  - Window surrounds, porches
  - Forms: gable ends to street, sometimes seen from down a lane; various setbacks
  - Colours – soft, chalky, esp. cream, ochre, and blue
  - Bins, defibrillator/power to

- Verges important
- Glimpses through lanes, past homes
- Informal composition, relationship of smaller and larger buildings
- Military housing having very different feel to the rest
- Building, verge, garden walls – together creating boundary





## 7.3 CHARACTER CONT.



Images capturing the character of Edith Weston, from urban composition to detail







## 8.0 CONSOLIDATED PLAN

Following the Enquiry by Design event, The Prince's Foundation reviewed the outputs and drew a plan, shown right, which consolidates the main design principles resulting from the workshop groups. These include:

- Maintaining the existing vehicular access points - in large part to preserve the existing avenues of trees.
- Adding pedestrian crossings to the north and east to provide safe access to and from the site, slow traffic, and encourage integration of the new and existing communities.
- Provide a village green across from the pub to create a welcoming amenity at the key interface between old, new, and main route through the village, and to enhance the setting of the listed Old School property.
- Provide a village shop facing the green to give a more visible and central space to this highly valued local resource, and create a centre to the village. (Potentially mixed use, i.e. flat above.) This should also serve to integrate existing and new.
- Retain category A and some category B trees (prominent clusters) and the hedgerows (to the east and south-east).
- Implement SuDS throughout, including pond at south-west corner (low point) - for sustainable drainage and visual amenity.

- Make south-west portion public green space so that new and existing residents can enjoy the views to the south.
- Create attractive frontages along Manton and Edith Weston Roads, with vehicular parking access, to engage and enhance existing village and help slow traffic.
- Have winding and pedestrian priority routes through development to encourage walking and avoid creating rat-run.
- Reflect the form and character of the historic parts of Edith Weston in design of layout and individual elements.

*N.b. This plan represents the conversations and ideas that drew preference during the EbD. It is not the masterplan that will be submitted for planning permission, but should influence it.*

### KEY

	EXTG HEDGEROW
	EXTG TREES
	NEW 'GREEN' SPACES
	PRIVATE GREEN SPACES
	BLOCK FRONTAGE
	ACCES.
	SECONDARY CROSSEOVERS
	PEDESTRIAN ROUTE.
	
	'SHARED SURFACE' LANES'
	VIEWS.
	MIXED USE SHOP.
	SUDS RETAINING POND.



## NOTES

1. New 'village green'
2. Key frontages
3. Cross overs and parking for 'village street'
4. Surface treatment and crossings - slow traffic
5. Prominent views from site
6. Mixed use - location of shop, and potentially hall
7. Important views into site - care taken with forms, profiles, etc.
8. SuDS throughout site, potentially incl. pond



# 9.0 CONCLUSION AND NEXT STEPS

The Officers' Mess Enquiry by Design brought the landowner, stakeholders, and community together to openly discuss the DIO's intentions for the site alongside the community's concerns and aspirations. Going beyond discussion, feedback exercises, image preferencing, site and village tours, and hands-on sketching workshops helped explore the constraints and potential of the site, providing the DIO with concrete ideas of how to move forward in a way that could be beneficial to their organisation, the existing community, and potential new residents.

The Prince's Foundation will progress to Stage 2 of their work - using the community feedback and outputs of the EbD to further investigate the character of Edith Weston and Rutland and produce an outline design code to help shape and give local identity to the DIO's planning proposals. The DIO will also hold further consultation on these proposals before submitting to Rutland County Council.



## TIMELINE

22-23 Nov. 2022	●	Prince's Foundation Enquiry by Design Workshop
January 2023	●	EbD Reporting Back Drop-In
Late spring 2023	●	Outline Planning Application submitted to RCC
		Statutory Public Consultation
Early autumn 2023 (anticipated)	●	Planning Determination
TBD	●	Developer procured and site sold
TBD	●	Detailed Planning Application
2026	●	MoD vacates Officers' Mess site. Re-development potentially begins.

# APPENDICES

---



# APPENDIX A: Q&A

---

*Q = Question; A = Answer; C = Comment; R = Response*

## DAY 1

Q: Considering the Local Plan timeline, when will the Officers' Mess Outline and Detailed Planning applications be submitted?

A: Next year (i.e. 2023), therefore before the Local Plan is finished.

Q: Stated that Rutland's economy shrunk by 9% - in what areas was this?

A: Believe it is mixed across industries. Definite decline in visitors, especially to Oakham. Some areas are not back to pre-Covid levels. Education is high. Want to re-energise the economy – need more small business space. Start-ups do well but there is limited appropriate space for such business.

Q: Think rural brownfield sites should be considered differently than urban brownfield sites. Were 3,000 homes being considered for the main barracks site?

A: 450-2,000 homes was registered in the Local Plan Call for Sites.

Q: What is Ingrid's [Hooley, RCC] role here [at the EbD]? Think the former RCC-DIO relationship was a problem.

A: Listening. Not on the DIO side, but not against them either.

C: Rutland is the smallest [UK] unitary authority. All know Rutland is older and high income. Accept that Local Authority is powerless to change things. See no problem with how things currently are (lack of young and lower income residents).

R: Visitor economy is important and there is a shortage of employees.

R: Schools are also a high employer. Schools need families; without them Rutland will die.

C: Housing needs can be met by building small scale at existing bigger towns.

C: Help the community by understanding what sectors are struggling. Understand where the 9% (local economic fall) comes from. Think former MoD proposal would only damage visitor economy.

C: The high council tax - £300 per month – is more of a problem than the house prices. Believe it is the third highest in the country.

R: Rutland gets less money from central government, as the perception is that a wealthy county doesn't need it as much as others.

Q: How many vehicles per hour anticipated?

A: <1 per hour on 80 properties, meaning 43 movements (in and out)

C: Visibility from King Edwards Way on to Manton Road is poor.

C: Community finds Outline Planning Applications too vague. Feel that once they've been accepted there is basically no going back [regardless of what is proposed subsequently].

C: Character is important – both materials and how they are put together.

C: There is no sustainable to transport to Oakham [one of the nearest towns].

C: Traditional materials contradict affordability.

R: Yes, sometimes true, but can use them in key places and on key buildings [to maximise effect with less resource]. Agree must balance build cost, quality, and infrastructure.

C: On density, new Stamford development [Cecil Square] has a nice dense grain – that which would mean 180 units on the Officers' Mess site. [Far less is being proposed.]

*Q = Question; A = Answer; C = Comment; R = Response*

C: Barleythorpe development in Oakham – seen as an example of what not to do

## DAY 2 MORNING

C: Character of the villages is important.

- Rutland has a population of only around 40,000. It's towns and villages are small, are relative to this size.
- Look at the true stone of the area. E.g. even Leicestershire, though close, has distinctly different materials.
- Though can find brick in the area, it is not going to be considered 'right' for new development
- The document produced following this process needs to be realistic and also take residents with it
  - o Otherwise will get a lot of resistance

C: Refer to the Rutland design guide

C – Edith Weston Parish Council:

Did quick survey of the village

- Not NIMBYs – there is an appetite for housing and the number deemed acceptable could increase if

it comes with community benefit

- Edith Weston currently has a density of 14-19 dph
- There is a high level of distrust and a perception of the DIO not playing fair
- Currently not discussing the larger site, but feel will be using the Officers' Mess site as a precedent for the main site
- Perception that DIO is not following due process

C: The barracks is a rural brownfield site, which has a very different nature to an urban site. CPRE will be stressing that nationally.

C: There are ample grounds in the NPPF to say site not necessarily suitable for residential development; that the rural location is not sustainable.

C: Allegations of collusion on the Day 1 sketching exercise. Not so. The similarities across the plans are due to responding to constraints, views, topography, and basic design principles.

Q: What happens when developer comes in? Local authority cannot ensure what we do today will happen.

A: Yes, understand the site usually goes to the highest bidder, and it's true that the DIO must get best value. Developers and builders often pay top dollar for site then

whittle away the quality or affordable housing. PF is trying to promote the placemaking premium – that with better quality, developers can get better value long term. PF wants to work with the DIO to procure a sympathetic developer.

A: Choice of developer need not just be about money. Landowner can put in checks.

C: Sometimes councils let developers out of following Design Codes, as they need the housing.

R: Recognise the concern. A developer could come in and re-submit [planning application for different proposal]. Want to figure out together how to lock the important principles decided here [during EbD] in.

Q: How will the CIL money be spent?

A: DIO has no control over that; it is up to the local authority.

A: CIL is finite, demands are great. Will most likely be needed for healthcare, schools, roads.

C (PF): Goal – to align community, local authority, and landowner/developer along a common vision.

C: Importance of integrating existing and new. Mention putting the shop in the new development but don't forget the village hall – there is currently not enough parking.

R: Yes, came up during Day 1 workshop – looked at co-location of hall and shop in order to share parking.



## APPENDIX A: Q&A CONTINUED

Q: Retention of trees?

A: One almost always tries to keep Category A trees, but also strike a balance between preserving trees and creating the best plan.

C: Public comments seemed to be uniform no matter where people came from.

### TRANSPORT

C: Believe the existing village is just over 300 houses [small – so any development will be very impactful] and that the Officers' Mess site is outside the planned limits of development.

R: It is outside the Edith Weston development limits as the barracks is outside it. Policy allows for potential redevelopment of the barracks.

R: Believe it is 'minimal development' or to the buildings already on site.

C: Manton Road is part of the main route around Rutland Water and visitor numbers could increase. Reducing speed could increase pollution.

C: Need physical and psychological barriers to reduce traffic speed. Consider idea of a raised plane as enter the village.

C: Who would pay for road works? Would this ever be a priority? Don't want to give the impression will deliver things we can't, or RCC can't, like roads.

### LANDSCAPE

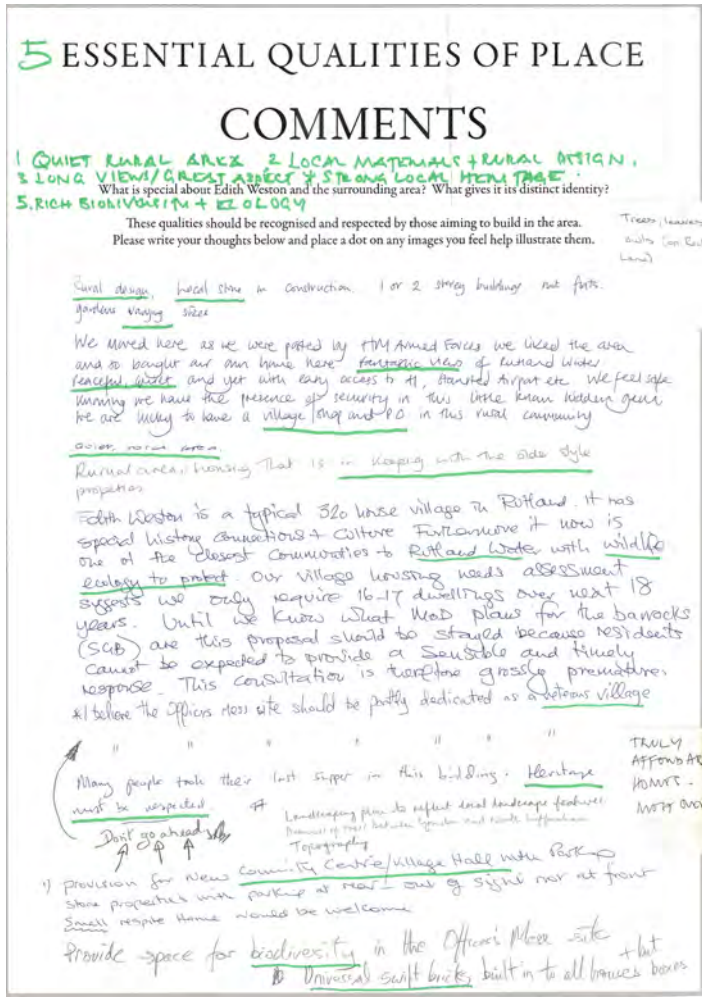
C: People may resent paying council tax and maintenance costs

C: RCC will need to adopt the public realm. Should make sure it fits the requirements for quick adoption. Set that at the outside in the Design Code.

R: Can design to the adoption standards but could make for a poor quality place. Many of the best existing roads in Edith Weston and the area would not be quickly adopted/meet the current standards.

R (RCC): Are looking into whether need to change the adoption standards. Will consider different circumstances.

# APPENDIX B: ESSENTIAL QUALITIES OF PLACE EXERCISE



Typed right for clarity

## Individual Comments – Essential Qualities

- Rural design. Local stone in construction. One or two storey buildings, not flats. Gardens varying sizes.
- We moved here as we were posted by the HM Armed Forces. We liked the area and so bought our own home here. Fantastic views of Rutland Water. Peaceful, quiet and yet with easy access to A1, Stansted Airport, etc. We feel safe knowing we have the presence of security in this little known hidden gem. We are lucky to have a village shop and P.O. (post office) in this rural community.
- Quiet rural area
- Rural area, housing that is in keeping with the old style properties
- Edith Weston is a typical 320 house village in Rutland. It has special history, connections, and culture. Furthermore it now is one of the closest communities to Rutland Water with wildlife ecology to protect.
- Many people took their last supper in this building. Heritage must be respected.
- Avenues of trees between Lyndon and North Luffenham.
- Topography
- Trees, leaves, owls (esp. on Rectory Lane) (child's comment)

## Other Comments – preferences for site, etc.

- Our village housing need assessment suggests we only require 16-17 dwellings over next 18 years. Until we know what MoD plans for the barracks (SGB) are, this proposal should be stayed because residents cannot be expected to provide a sensible and timely response. This consultation is therefore grossly premature.
- I believe the Officers' Mess site should be partly dedicated as a veterans' village.
- Landscaping plan to reflect local landscape features.
- Don't go ahead
- Provision for new community centre/village hall with parking.
- Stone properties with parking at rear – out of site not at front.
- Small respite home would be welcome.
- Provide space for biodiversity in the Officers' Mess site
- Universal swift bricks building into all houses and bat boxes
- Truly affordable homes





*Close to E. in. At Havers.*



*Havers*

*Low road (back to E. in.)*



*Close to E. in. → Link to Lincolns, Milk Experiment.*





# APPENDIX B: ESSENTIAL QUALITIES OF PLACE EXERCISE CONT.



This and preceding page: Essential Qualities of Place images, ordered by most 'votes' to least.



# APPENDIX C: ARCHITECTURAL CHARACTER EXERCISE

## ARCHITECTURAL CHARACTER COMMENTS

Place a dot on the images of buildings you think would make good precedents for development in your area.

Feel free to explain your choices or suggest buildings or places not shown.

Not too uniform in a single street development which suggests a town - agree

Not too modern - keep in character with the village

Your consultation process is flawed. Instead of asking which design characteristic we favour you should be asking whether we want or need to increase our village by up to 40%.

Needs to reflect the older part of the village

We are impressed with the development in North Luffenham which are new builds but tastefully built in stone and are in keeping with the village:

See the NORTH LUFFENHAM NEIGHBOURHOOD PLAN DESIGN CODE & MASTERPLAN DOCUMENTS

Build in swift  
baseboxes (also  
used by sparrows  
& blue tits in  
the every house)  
RIBA suggest one  
house - but can lump  
together - 4 in one  
house some in next

Mixture of material/  
eg stone/thatch/brick  
with brick exterior

Officers Mess architect + other red brick houses  
Should be considered

Traditional  
nothing modern.

Keep in character of the village.

Should be sold back to original land owner?

- Keeping in character of  
current village would  
mean size of development  
max 30  
- Village hall required  
- Large village green  
- Dog walking areas  
- Support healthy outdoor  
country living

Refer to  
N Luffenham  
Design Code  
include  
bat boxes  
(high diversity  
locally spread)

Hard landscaped driveways, need to allow percolation.  
Should have off street parking/hidden  
at back or garage  
Variety of stone + brick - must have a front garden  
& period design in keeping with village  
Keep the country character of the village/Rutland and use  
Poundbury as your inspiration.

Swift boxes  
- esp beneficial  
near Rutland  
(wing 1 per house  
as Swifts near  
reservoir have high  
breeding success)

Use traditional materials but ~~use~~ a modern design for  
at least some of the buildings so that architectural styles  
can evolve rather than being stuck forever in some  
mythical perfect past

### Individual Comments

- Not too uniform in a single street development which suggests a town. (Plus one 'agree')
- Not too modern – keep in character with the village
- Needs to reflect the older part of the village
- We are impressed with the development in North Luffenham which are new builds but tastefully built in stone and are in keeping with the village
- See the North Luffenham Neighbourhood Plan Design Codes and Masterplan Documents
- Officers' Mess architect and other (?) brick housing should be considered
- Traditional – nothing modern.
- Build swift boxes (also used by sparrows and blue tits) into every house (RIBA suggests one house but can lump together – four in one house none in next three)
- High diversity of species locally
- Swifts near Rutland Water reservoir have high breeding success
- (plus one 'agree')
- Mixture of materials, e.g. stone/thatch/? With brick and slate exterior(?)

- Keeping in character of current village would limit size of development to max 30
  - Village hall required
  - Large village green
  - Dog walking areas
  - Support healthy outdoor country living
  - No hard landscaped driveways, need to allow percolation
  - Should have off street parking/hidden at back or garage
  - Variety of stone and brick – must have a front garden and period design in keeping with village
  - Keep country character of the village/Rutland and use Poundbury as your inspiration
  - Use traditional materials but a modern design for at least some of the buildings so that architectural styles can evolve rather than being stuck forever in some mythical perfect past
- Other**
- Your consultation process is flawed. Instead of asking which design characteristic we favour you should be asking whether we want or need to increase our village by up to 40%
  - Should be sold back to original land owner?

Typed right for clarity





## APPENDIX C: ARCHITECTURAL CHARACTER EXERCISE CONT.



This and preceding page: architectural precedent images, ordered by most 'votes' to least.

# APPENDIX D: WORKSHOP SKETCHES COMMENTS

## WORKSHOP SKETCH

### COMMENTS

Provide communal green space along southern edge of whole Officers' Mess site to maximise communal access to the best views of Chater Valley

↑ Care Home to be included for 40 of the proposed dwellings. Agree Shop/Post Office as part of this site.

This site is proposing far too many houses. Our HNA proposed only 16-17 over a 19-year period.

Agree with the above. we do not need an additional 20-ish houses in the village. However, prefer idea 3 site plan of the 3 options shown.

- Have we 20 trees around the perimeter of the site, plus another 10 within. They date from the establishment of the RAF Station, i.e. 80 years old approx. Will RCC be issuing Tree Preservation Orders to ensure they are preserved, a 'Best Endeavour' approach may not survive the moment when the builders move in? Which is idea 4 or 5 without property development?

Flattening the Mess is madness. It may need a new roof & asbestos removal - "peanuts" We are desperate for accommodation for Old People - "Bed Blockers" - put all in one building - the Mess complex - 1954. See also challenge about Rutland transport corridor to A47 (Wireless Hill), A1 (Empingham and A106 (to Corby)).

Need a hub for the community. Green space is important. If housing is built on the officers' mess site, it may help provide housing for current serving members of the Armed forces looking to buy their own property and help keep the military families part of the village. The MOD sold off housing some years ago, and there are not sufficient houses (apart from the families we have to be housed in wings and travel further to work / school etc).

Keep the original officers' mess, convert it to a hotel or office and reuse the remainder of the land with housing.

Need more space as historically accommodation - its former draught using simple board roof - already existing in North (Empingham to Corby)

Keep Mess - make date accommodation / hotel + parking + playground + park + etc. etc. etc. etc. etc.

Keep Mess - big - maybe hotel

Village hall in main mess as old mess - village hall usage with parking

Concern about choosing the A606 as a route for all construction traffic on the obvious route. As a road we have already indicated with both HGV's and normal traffic that crosses all the speed signs. Consequently we are experiencing vibrations (damage to property) bridges etc. I am RIGHT on MARSTON Hill so again we have more than enough traffic including DIVERSION (CONSTANT) due to the A1 maintenance.

With as requested for housing in this area (number projected <= 27 residential dwellings) has sufficient thought been given to needs: eg Great social offices, NHS facility, tertiary/education facility, leisure / hotel etc.

Traffic is a major issue and with the addition of more houses will only get worse. A modest number of modest size houses, a new village hall with adequate parking alongside a village shop should be a great improvement. Retain into the town street all along into the shop - hall so the parking would serve them all.

Why is the existing main street from not being retained as an important focal point? It could easily be redeveloped for flats or other purposes beneficial to the site.

- 1) No of houses no more than 35 - disproportionate
- 2) new Village Hall required
- 3) Adequate Car Parking
- 4) more green spaces
- 5) Village shop on site - as existing is not fit for purpose
- 6) Access via Edith Weston only
- 7) Retain tennis courts.

Does MOD own the mineral rights? If yes, does show proof to land court? *Plan South*

Please keep nature trees + green areas (to the left of the mess entrance). Woodland/playing out, 19th century has one of the houses 2 of 19th century. Main road is being cut across houses will make that worse - should be investigated. 100 houses to be built.

I am against siloed thinking in developing this site before the rest of the site plan is developed. What about infrastructure?

Comments from the public drop-in on the stakeholder workshop sketch plans.

- Provide communal green space along southern edge of whole Officers' Mess site to maximise communal access to the best views of Chater Valley
- A care home (GP surgery in addition) to be included for 40 of the proposed dwellings.
- Plus one 'agree'
- Shop/post office as part of the site
- This site is proposing far too many houses. Our HNA proposes only 16-17 over a 19-year period.
- Agree with the above. We do not need an additional 80-ish houses in the village. However, prefer idea 3 site plan of the 3 options shown.
- There are 20 trees around the perimeter of the site, plus another 10 within. They date from the establishment of the RAF Station i.e., 80 years old approx. Will RCC be issuing Tree Preservation Orders to ensure they are preserved a 'best endeavours' approach may not survive the moment when the builders move in!
- Where is idea 4 or 5 without property development
- Flattening the Mess is madness. It may need a new roof and asbestos removal - "peanuts!" We are desperate for accommodation for old people and 'bed blockers' - put all in one building - it's there complete. A.R.H. (?)
- Site is strategically placed in Rutland transport corridor to A47 (Wireless Hill), A1 at Empingham and



A6003 (to Corby)

- Needs a hub for the community
- Green space is important
- If housing is built on the Officers' Mess site, it may well provide housing for current serving members of the HM Armed Forces looking to buy their own property and help keep the military families part of this village. The MoD sold off housing some years ago, and there are not sufficient houses (quarters) for families who have to be housed in (?) and travel to work/school(?) etc.
- Keep this original Officers' Mess, convert it to a hotel or offices and infill the remainder of the land with housing.
- Need more space to substantially increase mini-roundabout – to prevent traffic using single track road in vicinity e.g., Lyndon – North Luffenham (to avoid A6003 junction at Manton.)
- Keep Mess – make it a café/accommodation/hotel with parking and perhaps a museum and park
- Pedestrian crossing (to Wheatsheaf (pub))
- Keep Officers' Mess – maybe turn into a hotel
- Include a village hall in new development as old is not working well due to parking constraints
- Concern about choosing the A606 as a route for all construction traffic as the obvious route. As a resident we are already inundated with both HGVs and normal traffic that ignores all the speeding signs. Consequently, we are experiencing vibrations

(damage to property). Lorries can't turn right on Manton Hill so again we have more than enough traffic including diversion (constant) due to the A1 maintenance.

- With no requirement for housing in this area (number projected <27 residential dwellings) has sufficient thought been given to needs? e.g.:
  - Local council offices
  - NHS facility
  - training/education facility
  - Leisure/hotel
- Traffic is a major issue and with the addition of more houses will only get worse. A modest number of mixed size houses, a new village hall with adequate parking alongside a village shop would be a great improvement. Retain, redo the tennis court all alongside the shop and hall so that parking would serve them all.
- Why is the existing main Officers' Mess not being retained as an important focal point? It could easily be redeveloped for flats or other purposes beneficial to the site.
- No. of houses no more than 35 – disproportionate
  - New village hall required
  - Adequate car parking
  - More green spaces
  - Village shop on site – as existing is not fit for purpose
  - Access via Edith Weston only
  - Retain tennis courts
- Does MoD own the mineral rights to the Officers'

Mess site, Yes or No. If Yes, please show proof to Parish Council Neighbourhood Plan Committee

- Please keep mature trees and green areas (to the left of the mess entrance).
  - Walking/cycling routes
  - Rutland has one of the lowest % of woodland.
  - Main road is busy and extra houses will make that worse – should be mitigation.
  - 100 homes is too many.
- I am against siloed thinking in developing this site before the rest of the site plan is developed.
- What about infrastructure!
- [Would like to see] a fourth option: develop 30 high spec houses on north part of site and return south half to agriculture
  - Complies(?) with Edith Weston Local Plan

# APPENDIX E: ONLINE FEEDBACK

A website ([www.officersmess-stgeorgesbarracks.co.uk](http://www.officersmess-stgeorgesbarracks.co.uk)) was created as a communication tool for the project (including but also beyond the Enquiry by Design stage). A portal was included to allow people to make comments online to give feedback, whether or not they could make the in-person events. Those submitted (as of 23 January 2023) were as follows:

- ‘Affordability and not allowing people from outside Rutland paying over the odds and preventing local people from buying here. Like what happened to the old military quarters where guide offers were put in and then they sold at higher prices.’
- ‘How are these inhabitants of the proposed 100 houses to receive medical treatment on an already overloaded empingham surgery? Surely this is taxpayers property why not return it to farmland as it was pre- ww2 and leave the school house that my grandma used to go to. Build in areas that currently have the infrastructure for work, and employment that his area does not have.’