



**1<sup>st</sup> June 2018**

## **Re: St George's Barracks**

Manton Parish Council, is not opposed to development on St George's Barracks but submit these following generic concerns: -

- The over-riding concern is that this is an urban development in a rural area and takes no account of the 'village' nature of Rutland. In its current form the development is almost equal in size to Oakham with none of the complex infra-structure to support the residents.
- The lack of co-ordinated infrastructure impacts on transport, medical facilities, policing, emergency services and education provision. There does not appear to be sufficient consultation with these vital providers. There is also insufficient employment allocation, making this proposal unsustainable.

In addition there are concerns specific to Manton Village:

- Manton, like all its neighbouring settlements, is a small village, sitting between the proposed development and the main route to Kettering and Corby, Leicester and Nottingham. The impact of increased traffic through the village needs careful consideration, during construction, quarrying and after.
- The cycle path around Rutland Water, used extensively throughout the year, is not continued through the village, a point made consistently by this Council to Rutland County Council for over a decade prior to these proposals. Cyclists are forced on the road at this point. This represents a substantial safety hazard for all users.

Solutions exist for Rutland County Council, including development of smaller rural communities in a phased programme, consistent with other garden village or city developments elsewhere in the country, thus retaining and reflecting the rural character of Rutland in this location, whilst supporting the requirement to provide housing for the ever-increasing population, which would probably yield higher returns. To date we have seen no evidence of these being considered by RCC.

One would have expected a developer promoting this project, actively engaging with the implications on neighbouring villages and Rutland County in general.

Manton Parish Council ask that a response is given to these concerns.

Yours faithfully

  
Simon Aley (Chair of Manton Parish Council)