

**Committee:** Central Lincolnshire Joint Strategic Planning Committee

**Report Title:** Briefing note summarising the OPE bid submitted by WLDC and partners for funding to support the project work related to the decommissioning of RAF Scampton.

**Meeting date:** 14 January 2019

Decision information	
Does the report contain information which has been identified as confidential or exempt?	No
Report Authorisation	
Report authorised by Head of Service	<i>Oliver Fytche-Taylor / Eve Fawcett-Moralee for WLDC</i>

#### A. Purpose of Report

This report provides a summary of a bid submitted to the Greater Lincolnshire OPE Board in support of project work and the resources necessary to start to plan for the future role of RAF Scampton following the Government's announcement that the base will become surplus to operational requirements after 2022.

#### B. Recommendations

That the Committee:

1. **Notes the contents of the report.**

#### C. Financial and risk implications

There are no financial or risk implications arising from the report.

#### D. Human Resources Comments

There are no human resource implications arising from the report.

#### E. Legal implications

None. The note is for briefing only and no other decision is being sought from the Committee. There are no legal implications arising from the report.

#### F. Equality Impact Assessment

This report only sets out the current position on an OPE bid . As such there is no need for an Equality Impact Assessment to be undertaken.

#### G. Privacy Impact Assessment

This report only summarises details of a recent funding bid. As such there is no need for a Privacy Impact Assessment to be undertaken.

## **H. Sustainability Impact Assessment**

n/a

## **I. Consultation and communications**

n/a

## **J. Report details**

### **1.0 Background**

- 1.1 A bid for funding and support has been made to the Greater Lincolnshire One Public Estate Board (GLOPE) by West Lindsey District Council (WLDC,) with the support of Lincolnshire County Council (LCC) and the Defence Infrastructure Organisation (DIO), for up to £150k to support resources and project costs associated with the closure of RAF Scampton. This paper covers the main components of the bid.
- 1.2 Members will be aware that this has come about as a consequence of the Ministry of Defence's announcement in July 2018 that RAF Scampton would not be required as part of their future defence asset plans (as part of their 'Better Defence Estate' review), and that it would become surplus to operational requirements and programmed for disposal by the end of 2022.
- 1.3 RAF Scampton is a c.720 hectare site within the district of West Lindsey, around 3 miles north of the boundary with the City of Lincoln. It is internationally famous as the 'home' of the Dam Busters and is the current base of the Red Arrows display team.
- 1.4 The RAF remain a significant part of Lincolnshire's employment, economy and heritage and the impact felt by the closure of the site will be significant, so too would the potential loss of the Red Arrows be for the County. The principle objectives for this project, set out below, align with another similar project currently underway in Rutland, which has been fully supported (and to some extent led) by OPE.

### **2.0 Principles of the OPE bid**

- 2.1 It is vital that the future of RAF Scampton and the surrounding community (predominantly housing that was decommissioned by the RAF in the early 2000's) are considered carefully and sensitively, with special attention to the heritage assets at the site, as well as the ability to explore its full potential for delivering additional growth.
- 2.2 This will be achieved through collaborative working between the local authorities, public sector partners and the MoD and involve consideration of different options for creating

a genuinely sustainable future for Scampton. Close working with other key stakeholders (the Greater Lincolnshire LEP, Homes England, and Historic England etc.) is essential.

2.3 The long term plan and commitment between all parties is therefore to develop the site in partnership over a 10-15 year period, post closure. The partnership will be seeking to:

- Deliver a sustainable future for Scampton/the emerging community
- Develop a master-plan approach for site regeneration
- Consider the potential for new housing
- Potential creation of new employment opportunities
- Deliver appropriate infrastructure to support development
- Minimise impact on and stabilisation of existing community
- Reflect the heritage of RAF Scampton in any future development
- Maximise the opportunity to create appropriate high quality regeneration to support the County's growth and commercial agenda, to make a positive contribution to Greater Lincolnshire

### **3.0 Current position**

3.1 At this very early stage, with the project currently in its infancy and the closure announcement having only been made in July, key partnerships are still being developed and the future of the site has not yet been defined in any way.

3.2 WLDC, LCC & the MoD have met since the closure announcement and have committed to work together to explore potential future scenarios and options for the site. A Memorandum of Understanding is being developed between these partners to secure a partnership approach and set clear project parameters.

3.3 Significant work is required to understand the economic impact of the closure as well as to understand the viability of the site for housing/business growth. In time, this will be combined to develop a detailed masterplan for RAF Scampton that will start to define how this area will function in future as a new stand-alone sustainable community.

3.4 The Key Project Deliverables proposed in the OPE bid include:

- Comprehensive Economic Impact Assessment
- Heritage Strategy and Business Case for future management of the heritage assets
- Production of an Initial High Level Site Options/Master Planning Brief
- Procurement of a Land Sale Delivery Partner (LSDP)
- Community Engagement & Consultation

### **4.0 Details of the bid**

- 4.1 The bid was submitted by GLOPE to the Cabinet Office in November 2018 and successful bids are expected to be announced by the end of this financial year.
- 4.2 The project is a significant body of work relevant to the County as a whole, although the special interest that RAF Scampton attracts due to its historic legacy means that the site's closure announcement has attracted national attention and interest. In this regard it is a priority for both the District and County Councils, the Greater Lincolnshire OPE and potentially an opportunity to deliver additional growth in the area, although the likelihood of this must be heavily caveated at this time by the lack of available information to show whether a developable area exists.
- 4.3 The full costs of scoping the project deliverables outlined above will be substantially more than the OPE grant amount sought (which is the maximum amount that could have been applied for), but significant progress can be achieved if the bid is successful.
- 4.4 Costs associated with site and ground investigations (such as detailed technical studies) are expected to be covered by the MoD.

## **5.0 Implications for the Central Lincolnshire Local Plan and land allocations**

- 5.1 Since the likely developable area is not yet known, and there is no existing masterplan to indicate what may be possible for the site, it is not possible to fully assess how this would fit with the existing spatial strategy at this time. The project work described above is therefore necessary to help inform this and to develop the masterplan.
- 5.2 It is anticipated that as part of any future local plan review a new mixed use policy will be necessary for this site to support the area's future growth and ensure that it is considered in the context of growth elsewhere, particularly around the City of Lincoln and fringe villages.
- 5.3 It is not anticipated that the current policy position should be regarded as a barrier to any of the potential future options, given that any development is likely to be a number of years away and this provides an opportunity for the site to be appropriately considered through the plan review.

## **6.0 Funding need**

- 6.1 Currently, there is no funding and only very limited officer resource, in place to support the work necessary to plan for the decommissioning of the site. As a result the programme carries substantial delivery risks.
- 6.2 Early work has identified that other current MoD site disposals that benefit from significant OPE support (St Georges, Rutland), have resulted in strong partnership working and are seen as exemplary in terms of cross-public sector engagement. This

is regarded as something that is essential to achieve for Scampton, indeed Rutland Council credit being a part the OPE programme as a key component of their success.

## **7.0 Next Steps**

- 7.1 A Working Group has been established comprising Senior Officers and Leaders from WLDC and LCC, Sir Edward Leigh MP and the DIO. The group is observed by senior representatives from City of Lincoln Council.
- 7.2 The group first met in November 2018 and agreed to work collaboratively towards a sustainable future for the site. This group will oversee the different parts of the project and make recommendations to relevant committees at the appropriate time, including to the CLJSPC for any planning policy matters. Interim project and progress updates will also be made to CLJSPC as information becomes available that will assist in understanding what the future role of the site may be.
- 7.3 The Memorandum of Understanding that will set out the roles and commitment of each of the Working Group members is currently in development and is expected to be in place shortly, subject to MoD approval.

## **K. Conclusion and reasons for recommendation**

This report is for information only.