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Mr B Young  
Development Management Planning Officer  
North Northamptonshire Council (Corby Area)  
Deene House  
New Post Office Square  
Corby  
NN17 1GD

10 July 2023

My Ref: 17/018/MJF

Dear Mr Young,

**Town & Country Planning Act 1990  
Pending S.106a Modification application NC/23/00041/RVC  
Little Stanion Planning History Context  
Post Granting of 25 August 2016 S.106a Modification  
JME Developments Ltd**

I write following our telephone conversation on 5 September 2023 and during which you requested that I write to you providing a contextual summary of the planning situation at Little Stanion to augment the planning history information that I provided within my earlier letter of 10 July 2023.

To assist in your updating of the previous 6 September committee report item that has been deferred to 4 October 2023 I advise as follows below;

**Contextual Background Executive Summary**

1. The Little Stanion village residential development was initially allocated at Policy R8 of the 1997 Corby Local Plan. It is situated south-east of Corby, west of the A43 and south west of Long Croft Road.
2. Outline planning permission 04/00442/OUT for the entire Little Stanion site was granted on 4 July 2006 together with a S.106 Obligation. A number of national housebuilders constructed the initial phases of residential development, but the period to submit further reserved matters applications against that outline permission lapsed. Residential development on the site stalled due to the 2008 recession.

**Planning & Development Consultants**

Planning Advice, Appraisals, Applications & Appeals | Planning Statements & Impact Assessments  
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3. As part of the initial construction activities, JME were appointed by the then site owner, BULA, to construct the road and sewer infrastructure for Little Stanion. In lieu of a significant debt owed to JME by BULA, the BULA development vehicle company for the Little Stanion site, Silent Pride Ltd, was transferred to JME in March 2013. Unfortunately, 14 days later, AIB Bank placed Silent Pride Ltd into administration. The Administrator, Corby BC and the other interested parties worked together and agreed a S106a modification on 25 August 2016 which provided mechanisms to facilitate completion of Little Stanion.
4. JME were finally able to recover ownership of Silent Pride Ltd from the Administrator and it came out of administration in July 2017 enabling JME to undertake the remaining construction works to Little Stanion.
5. The S.106a modification obliged JME to complete the construction of the existing roads on the developed part of the site to wearing course level, complete the sewerage infrastructure and install street lighting. These works to the value of some £2.4m commenced in August 2017.
6. Three required planning permissions under the S.106a modification were granted in 2018. These were;
  - **17/00701/DPA**, detailing the approval to the structural landscaping for the whole of Little Stanion;
  - **17/00702/DPA**, approving the 4 blocks of 66 apartments, the retail units and the Village Hall within the village centre, and;
  - **17/00703/OUT**, which granted outline planning permission for between 99 and 135 dwellings and split between Parcels 5 and 6.

### **17/00701/DPA Structural Landscaping**

7. Work commenced on the structural landscaping and equipped play areas in the winter of 2018. This work is all now substantially completed, as can be seen by visiting the site. However, it has always been the intention of JME to complete the final Play area and Multi-Use Games Area (MUGA) situated south east of the lake after the Housing Phase 4 within Parcel 5 is completed. It should also be noted that the provision of the MUGA was accepted by Corby BC as part of the approval of planning application 17/00701/DPA in lieu of a football pitch previously sought under the 2016 S.106a Modification as all the identified football pitch land was not in the ownership of JME.
8. I attach a copy of planning permission 17/00701/DPA and associated new masterplan D17-1062 Rev V9 as I did not include a copy of this with my letter of 10 July 2023 because the work has been substantially completed and that which has not forms part of the remaining JME work programme. Robert Waite has previously emailed the Masterplan to you.

### **17/00702/DPA Village Centre**

9. All required conditions precedent were discharged before work permitted by 17/00702/DPA was commenced in 2019.
10. Within the Village Centre, residential Blocks A, B and D have been completed, totaling 44 apartments.
11. As required by the S.106a modification, a convenience store has been provided as part of the retail units, Tesco Express opened in early 2023 within a ground floor retail unit of Block D. Prior to this facility being available, JME secured planning permission for a temporary retail outlet for the village within a portacabin situated on the Parcel 5 land and which was run by a local convenience store operator. This was removed once the Tesco Express opened.
12. Additionally, it should be noted that JME have also provided a 32-space car park immediately south of the school car park to assist parents at school drop off and collection times.
13. The remaining 22 apartments of Block C have yet to be started and commencement is pending approval of this current S.106a Modification application.

### **17/00703/OUT Parcels 5 and 6**

14. In respect of 17/00703/OUT for Parcels 5 and 6, the following Reserved Matters Approvals were granted;
  - **19/00541/REM** was granted in 2019 pursuant to 17/00703/OUT for 15 dwellings on **Parcel 6** and which have now been constructed.
  - **NC/21/00031/REM** was granted in 2020 pursuant to 17/00703/OUT for 99 dwellings on **Parcel 5** and for which construction has commenced, but no dwellings are yet completed.

### **JME Residential Delivery at Little Stanion**

15. A total of 114 dwellings will therefore be delivered by Parcels 5 and 6 and which together with the 66 village centre apartments makes **a total of 180 dwellings that will be ultimately delivered by JME in completing Little Stanion.**

### **Viability**

16. With increasing concerns regarding financial viability, JME entered into discussions with the then Corby BC and Northampton County Council in August 2019 to further



modify the 2016 S.106a modification through the removal of the £11,000 per dwelling roof tax planning overage payable in respect of Parcels 5 and 6 once a percentage of dwellings were completed within those areas. Whilst Corby BC supported this proposed further modification, Northamptonshire County Council did not.

17. However, following the creation of North Northamptonshire Council in April 2021, a formal S.106a modification application was submitted to North Northamptonshire Council. Extensive viability assessment work has been undertaken during this period by Aspinall Verdi acting for JME and validated by White Land Strategies acting on behalf of North Northamptonshire Council. This work concludes that the Little Stanion scheme is no longer viable and that it is necessary for the £11,000 per dwelling roof tax to be removed from the August 2016 S.106a modification obligation in order to secure the completion of Little Stanion. This revised S.106a modification application was finally registered by NNC on 8 February 2023 as NC/23/00041/RVC and is due to be placed before the planning committee members for determination on 4 October 2023
18. Upon this further S.106a modification application being approved, the 2-year delivery period for the new community building village hall will be triggered as per the 2016 S.106a modification. JME are agreeable to the provision of a requested £1.2m bond to be put in place after the 2-year period in the event that the village hall has not been completed by the end of this two-year period. If it has been constructed within the time period then the need for such security falls away.

I trust the above clarifies and assists. Should you wish to discuss the planning history further, please contact me immediately by return.

In respect of any other specific aspects relating to the determination of NC/23/00041/RVC, please continue to contact Robert Waite direct.

Yours sincerely,

This letter is sent electronically and therefore unsigned.  
If you would like a signed copy, please contact iPlan Solutions Ltd  
and one will be forwarded to you

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Enc 17/00701/DPA & Masterplan D17-1062 V9

CC Mr R Waite – Gateley Legal  
Mr J Moore – JME Developments Ltd