

**SECTION 106A
APPLICATION:
NC/23/00041/RVC106**

LITTLE STANION

**NORTH AREA PLANNING
COMMITTEE: RESOLUTION OF 4
OCTOBER 2023**

APPLICANT'S RESPONSE

24 October 2023

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1. INTRODUCTION

- 1.1 At its meeting on 4 October 2023, the North Area Planning Committee (**Committee**) of North Northamptonshire Council (**NNC**) resolved to defer consideration of s.106A application NC/23/00041/RBC106 (**s.106 Application**) in order that the following 4 issues could be addressed by the Applicant with NNC to assist the Committee in determining the s106A Application:
- 1.1.1 The further investigation of the issue of whether or not the Multi-Use Games Area (**MUGA**) has been substituted for the former proposed football pitch to be undertaken by NNC (**Recreational Facility Issue**);
 - 1.1.2 The issue of changes to approved landscaping and tree coverage (**Landscaping Change Issue**);
 - 1.1.3 The financing and construction of a Community Hall and security for the same (**Community Hall Issue**); and
 - 1.1.4 The terms on which the Community Hall would be transferred, once built, to Little Stanion Parish Council (**the Community Hall Transfer Issue**).
- 1.2 This statement summarises the position of the Applicant, JME Developments Limited (**Applicant**).
- 1.3 The Applicant welcomes the Committee's consideration of the s106A Application and in order to engage positively with NNC in respect of all four issues, will provide all such information as NNC may reasonably require in order to address each of them.
- 1.4 The Applicant would, however, confirm to NNC the serious financial consequences of NNC's further delay in approving amendments to the existing s.106 obligations in respect of a development which continues not to be financially viable unless and until the amendments proposed by the Applicant are formally approved. The Applicant understands that NNC is willing to approve those amendments, subject to satisfactory resolution of the 4 issues summarised above. The Applicant welcomes this.
- 1.5 It is, however, essential that the s.106A Application is returned to the North Area Planning Committee and approved at Member-level no later than 6 December 2023 and formally approved through the issue of a decision notice not later than 31 December 2023.
- 1.6 It will be appreciated that the lack of financial viability was first raised by the Applicant with Corby Borough Council (**CBC**) in August 2019 – and the current s106A Application was made to NNC in May 2021. The delay is increasingly prejudicial to the Applicant given that the non-viability of the development in financial terms was agreed and accepted by CBC and its expert consultant as long ago as December 2019. A development which remains “under water” in financial terms for so long is inevitably at risk of drowning and the Applicant's advisers respectfully confirmed to Members on 6 October 2023 that the development will have to be moth-balled unless NNC can release it from the “roof tax” in the current s.106 arrangements.

2. THE SOURCE OF FUNDING FOR THE NEW COMMUNITY BUILDING AND MUGA

- 2.1 It is important to emphasise that because the development is not economically viable, the only generator of income that will pay for the Community Building and the MUGA is the construction and sale of further residential units. There is no other source of funding and the Applicant has explored all other options including approaching Homes England and exploring whether the Covid loan schemes could be drawn on in order to continue building.
- 2.2 Even the sale of such units will only generate the money to pay for the New Community Building and/or MUGA if they are *freed from the roof tax*.
- 2.3 The “good news” – as the Applicant confirmed – is that these facilities would still be fundable out of the revenue from sales of residential units despite the challenging economic conditions, provided that the “roof tax” of £ 11,000 per dwelling (i.e. £ 1,980,000 in total on the basis that there are 180 relevant housing units and $180 \times 11,000 = \text{£ } 1.98$ million pounds. This cost destroys the financial viability of the scheme as NNC’s financial expert has confirmed to Members.
- 2.4 This is, in effect, common ground between the Applicant and NNC since whenever a development is not economically viable unless and until certain planning obligations are relaxed, it follows that any remaining benefits that can be delivered, such as the Community Building and MUGA, are themselves only fundable out of the revenue from the Development generated by sales.
- 2.5 NNC’s viability advisor will be able to confirm and clarify the position for Members.

3. EXTRA PUBLIC BENEFITS ALREADY PROVIDED OR AGREED BY JME

- 3.1 JME also got permission as part of the 17/00701/DPA landscaping for an adult outdoor gym (which are the items dd) to jj) on the approved equipment within the PP 21/00033/RVC – please see appendix 3). These have been installed. There was no obligation on JME to provide this.
- 3.2 Long before the current built retail space was provided in the multi-use square, JME arranged for a temporary shop to operate with planning permission, for several years, to serve the community.

4. THE RECREATIONAL FACILITY ISSUE

- 4.1 The Applicant has already provided to NNC a copy of the Report to Committee at Corby Borough Council of 2018 recording the decision to substitute a MUGA for the former proposed football pitch. A further copy of this Report is attached to this statement for ease of review.
- 4.2 It is therefore a matter of public record that the Local Planning Authority at that time made a reasoned decision to substitute a MUGA for the former proposed football pitch and that decision was not challenged by LSPC or any third party at that time. It is a formal and lawful determination of the matter for the purposes of the Town and Country Planning Act 1990 and there is, in the Applicant’s view, no basis for reopening the issue at this stage.
- 4.3 It should be recognised that, as a matter of practical planning to benefit to the residents of Little Stanion, a MUGA, by its nature, will offer 365 day per year

usability to local residents as opposed to a grassed football pitch which will, inevitably, be more affected by weather conditions and only offer a narrower range of sporting opportunities. Sport England's guidance – "*Selecting the right artificial surface – hockey, football, rugby, league/union*" contains the following mission statement on the part of Hugh Robertson, MP, then Minister for Sport and the Olympics:

"Getting as many people as possible to give sport a try is now my top priority, so it is important the new facilities are multi-use and accessible. As a keen hockey player, and a fan of football and rugby, I am pleased to see them all working together to ensure that, where appropriate, artificial pitches are more versatile".

- 4.4 Sport England's 2013 Design Guidance confirms: "*Advantages of artificial surfaces The general advantages of artificial pitches over natural grass can be summarised as allowing: • Greater durability • More efficient use of space • Increased usage • Flexibility • Better overall value for money • Defined performance characteristics.*"
- 4.5 The importance of a *multi-use* facility for a variety of sports and recreational activities, and the versatility that an MUGA offers as opposed to a traditional turf pitch, should continue to be recognised by NNC as it was by Corby Borough Council in 2018.
- 4.6 A subsidiary question raised by the Planning Committee was the *landownership* position in respect of an indicative potential football pitch location to the west of the Site. It is confirmed by reference to the current land ownership title, a further copy of which is also attached to this Statement as appendix 2, but the former football pitch proposed site straddles the boundary between what is now the Applicant's land ownership in the registered title, for which the Title Plan is attached to this statement, and that of TATA Steel, which owns the land immediately to the west. In short, a full -sized football pitch in that location is simply not deliverable without the co-operation of TATA, who have no obligation to provide land for that purpose.
- 4.7 The question of the football pitch was therefore resolved as long ago as 2018 and there is no need or planning benefit in reopening it now. On the contrary, the time consumed in doing so will be likely to cause the development to be 'mothballed' if it were to delay the modification of the current planning obligations beyond 31 December 2023.

5. LANDSCAPING ISSUE

- 5.1 The Applicant has investigated the apparent concerns an officer in NNC has regarding the changes to the approved landscaping. The Application believes that there have been no such material changes and this issue reflects a misunderstanding on the officer's part.
- 5.2 The Applicant therefore encloses, at Appendix 3, the currently approved landscaping provisions for the scheme pursuant to planning permission 17/00701/DPA granted by CBC. It is emphasised that these fully approved and updated details superseded information which it is believed that the Planning Officer may have been reliant on in forming his view or non-approved changes that might have been made.
- 5.3 The Applicant repeats its offer to hold an accompanied site visit with NNC's officers, or indeed Members, in order to clarify any continued concerns but it trusts that the provision of the attached information will fully address these.

6. THE COMMUNITY HALL ISSUE

- 6.1 The Applicant proposes to provide security as requested by NNC for the construction of the New Community Building as follows:
- 6.1.1 by imposing a legally enforceable restriction on the construction of Block C, which is part of the multi-use square and contains 22 apartments so that Block C and the value to the Developer which it represents would not be realised unless and until the New Community Building has been constructed (**the Security Restriction**); and
- 6.1.2 a positive obligation to submit a *specification* (as referred to by Members and the Planning Solicitor present their meeting on 4 October 2023) for a revised form of Community Hall for NNC's consideration for approval within a 3 month period, to be followed, if NNC were to approve the same, by a planning application in order to obtain permission for such amended specification as NNC might approve (a further 3 month period) followed by a commitment to build the new Community Hall within 6 – 9 months *of the date of such approval* (**the Positive Commitment**).
- 6.2 The Applicant believes that with the benefit of the Restriction and the Positive Commitment, NNC will have an enforceable and effective security for the delivery of the New Community Building. There should be no need for a Bond or similar financial instrument, and it will be appreciated by NNC that because the scheme is not financially viable, any such financial instrument will incur further cost which will only serve to make it even less viable.

7. THE COMMUNITY HALL TRANSFER ISSUE

- 7.1 The Applicant respectfully draws NNC's attention to the existing terms of the s.106 obligations. These already provide for a transfer of the Community Building to either the Council itself, or to LSPC, or to a management entity.
- 7.2 The Applicant has no objection to LSPC being *specified as the transferee* and for the s.106 obligations to be amended to that effect.

- 7.3 The Application would, however, be unable to survive delay in the approval of the currently s.106A application beyond **31 December 2023** at the latest without having to ‘mothball’ the Site, as it plainly explained at the Committee Meeting on 4 October 2023.
- 7.4 The negotiation between the Owner, LSPC and NNC *of the details of the transfer* of the Community Building should remain as currently provided for in the s.106 obligation, i.e. the transfer terms are there summarised, including key requirements that the transfer should be at nil consideration, but the conveyancing documents should be prepared after the modification of the currently planning obligations has taken place.
- 7.5 Unless and until the s.106 current arrangement has been modified, even the costs of the necessary legal advice and assistance to the parties would be a burden on what is potentially an abortive development which will have to be ‘mothballed’ unless positive support from the Members.
- 7.6 For the avoidance of doubt, the current s106 arrangements already secure that the Community Building must be transferred to NNC or LSPC or a management entity. No modification is needed in order to secure that outcome.
- 7.7 If NNC wishes the land on which the community building would be constructed to be transferred early and ahead of its construction then the Applicant would not oppose the principle of that the current s106 arrangements can be modified accordingly.

8. CONCLUSION

- 8.1 The Applicant therefore offers its full co-operation to NNC in resolving these issues.
- 8.2 The Recreational Facility Issue and the Landscaping Issue appear to the Applicant to be matters regarding which no further modifications of the current planning obligations are needed or are proposed by NNC. They are, instead, matters regarding which NNC must satisfy itself by reference to information which has either already been provided by the Applicant, is publicly available in any event, and/or is now provided by the Applicant for NNC’s review.
- 8.3 The third issue is one respecting which the Applicant would propose specific additional modifications to the current planning obligations in order to secure the Restriction and the Positive Obligations so that NNC then has those further powers to secure the delivery of the New Community Building in an appropriate timeframe (the detailed wording to be settled between NNC’s solicitor and the Applicant by 31.12.2023 if the current s.106A application can be approved by 6 December 2023).
- 8.4 The Community Building Transfer issue is one that is already covered to the ‘industry standard’ level of detail within the current s.106 arrangements. No modification is necessary in that respect, save that if NNC wishes, it can be specified that the only potential recipient is LSPC and that early transfer of the land on which it is to be built can be called for by LSPC or NNC.

JME Developments Limited

APPENDIX 1
Report to Committee

Applications for Planning Permission

17/00701/DPA	Completion of Public Open Space Works, Landscaping and Installation of Play Equipment and All Associated Works Little Stanion, Roman Road, Corby.
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1. Site Surroundings:

- 1.1. The application site is 12.18ha (30.1 acres) of land accessed from Roman Road at Little Stanion, Corby. The land is already partially landscaped and used as public open space as part of the Little Stanion development which was given Outline consent in 2006 (04/00442/OUT).
- 1.2. There are already significant areas of landscaping and planting on site, which this application seeks to augment. The land benefits from existing swales and a sustainable urban drainage system that serves the residential component of that wider scheme.

2. The Proposal:

- 2.1. This application seeks consent for the completion of public open space (POS) works, landscaping and installation of play equipment and all associated works at Little Stanion, Roman Road, Corby.
- 2.2. Following the financial crash in 2008, the Little Stanion New Village development entered administration. This application has been brought forward by Silent Pride following the agreement of a modified S106a with the Administrator (25.08.2016), linked to the original permission. As a detailed planning application, it stands apart from the previous scheme; albeit that the previous extant and partially delivered approval is a material consideration. A further two applications have also been submitted to Corby Borough Council (17/00702/DPA and 17/00703/OUT) – detailing plans for a new Village Centre and additional residential development. The intention is, via these proposals, to complete the Little Stanion New Village development.

3. The Site and Its History:

- 3.1. The relevant planning history is as follows:
 - 04/00442/OUT (Residential Development of not more than 970 dwellings; public open space, primary school and community facilities, associated development including provision of roads and infrastructure, access from Longcroft Road) – Approved 05/07/2006
 - Various Reserved Matters and Condition discharges related to 04/00442/OUT

4. Policy Context:

- 4.1. The National Planning Policy Framework (NPPF), 2012 – Paragraphs 14 and 17, Sections 6 and 7.
- 4.2. Policies 1, 3, 4, 5, 6, 7, 8, 10, 11, 19, and 29 of the North Northamptonshire Joint Core Strategy (2016) (JCS)

5. Consultation:

- 5.1. The applicant has engaged in a considerable amount of pre-submission consultation with both the local planning authority and highways authority, as well as a wider public consultation exercise that is evidenced and explained within the submitted Statement of Community Involvement. This has refined the proposals and led to a number of amendments

that were taken forward in this planning application. Since submission they have sought to work with consultees and CBC to ensure that their proposals meet the needs required of them.

Internal

- 5.2. Corby Borough Council (CBC) Environmental Protection – No objection.
- 5.3. CBC Culture and Leisure – No objection. Concerns raised in relation to the type of materials proposed for the play areas and MUGA, the positioning of the village hall and the lack of sports pitch provision/changing facilities.

External

- 5.4. Environment Agency – No objection.
- 5.5. Northamptonshire Police – No objection.
- 5.6. Northamptonshire County Council (NCC) Archaeology – No objection.
- 5.7. NCC Ecology. No objection.
- 5.8. NCC Highways – No objection.
- 5.9. Stanion Parish Council and Little Stanion Village Association) – No objection. Highlighted areas for positivity (Enhancement of environment, play areas, steps, footpaths, and seating). Raised issues relating to lack of playing field and changing facilities, as well as a concern that there might be an insufficient provision for teenagers.
- 5.10. 5 Objections have been received concerned at some or all of the issues which are summarised below –

- Amenity
- Visual Amenity
- Green Field Site
- Loss of Light
- Overdevelopment
- Play Provision Insufficient
- Anti-Social Behaviour
- Lack of Changing Facilities
- Design/Appearance
- Lack of Playing Fields
- Community Centre Location
- Environmental Damage
- Noise
- Ground Stability
- Traffic/Parking
- Contrary to Previous Approval

- 5.11. The areas of interest covered by these response are considered in full below.

6. Advertisement/Representation:

- 6.1. Site Notices – Attached to lamp posts and fences at various points around the site on 05th February 2018.
- 6.2. Neighbour Notifications were sent to the following on 31st January 2018:
 - Little Stanion Primary School
 - 2, 4, 6, 8 and 10 Malvern Walk
 - 18, 28, 32, 34, 36, 43, 49, 53, 59, 61, 69, 71, 73, 75, 77, 79 and 81 Cambrian Lane

- 9, 11, 13, 15, 17, 21, 25, 53, 55, 57, 59, 61, 66, 68, 70, 76, 78, 80, 84, 85, 87, and 89 Mendip Way
- 1, 2, 3, 5, 7, 9, 11, 13, 15, 17 and 18 Chiltern Road
- 2, 4, 6, 8, 14, 16, 18, 20, 22, 28, 30 32 and 34 Pennine Close
- 1, 3, 5, 7, 9, 11, 13, 15 and 17 Preselli Walk
- 5, 6, 7, 9, 10, 11, 13, 21, 29, 31, 37 and 39 Chippenham Close
- 16, 18, 20, 22, 24 and 26 Cotswold Close
- 1, 2, 3, 4, 5, 6, 8, 10, 30, 32, 34, 91 and 93 Savernake Drive
- 27, 29, 36, 59, 61 and 63 Roman Road
- 13, 15, 17, 19a, 20, 22, 24, 26, 28, 30, 32, 33, 34, 35, 37, 39, 40, 41, 42, 44, 46, 48, 50, 52, 53, 55, 57, 59, 66, 71, 72, 73, 74, 76, 78 and 80 Clarendon Close
- 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 30, 32, 51, 53, 55 and 60 Arden Close
- 9, 11, 12, 13, 14, 15, 16, 17, 18, 20 and 22 Wychewood Close
- 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 12 and 13 Woodstock Court

7. Officers Assessment:

Key Determining Issues

- Principle of Development
- Design and Character
- Archaeology
- Public Amenity
- Highways and Right of Way
- Flood Risk
- Contamination
- Ecology

Principle of Development

- 7.1. The proposals comprise a revised scheme on land which was previously granted outline permission for public open space under planning reference 04/00442/OUT (05/07/2006). There have been no changes to national or local policies in the interim period that would suggest a change to that decision in principle. As such the proposals are considered to be acceptable in principle. What follows is a consideration of the relevant detailed factors.

Design and Character

- 7.2. The application includes a set of plans entitled 'Detailed Landscape Design' (Overview, Stock and Specification, Layout 1 – 68) as well as specific details about LEAPs, NEAPs, etc. The level of detail is considered to be good, with a clear account of what is proposed across the whole of the Little Stanion New Village POS area.
- 7.3. It is not necessary to go through each section within that Detailed Landscape Design within this report, instead what follows is an overview of the key components from a design and character perspective.
- 7.4. The POS at Little Stanion extends around the Northern, Western, Southern and Southeast boundary of the village. There is also a green corridor through the centre (the Long Meadow), and a smaller green corridor in the South-western section (the Short Meadow). This layout was approved as part of the original Outline Application (04/00442/OUT), which gave permission for the wider development. It is not, therefore, considered reasonable to question the overall layout and quantum of POS.
- 7.5. The POS in the south-western boundary of the site would consist of the existing woodland planting, enhanced with some public footpaths and making use of SUDs for feature points. The detail for this section is shown on layouts 25-47, and is considered to present a suitable form of development that will be to the benefit of the character of the village and surrounding

area. Importantly it will provide a visual buffer between the built form and the open countryside to the southwest.

- 7.6. The Long Meadow will provide a number of key design features – including a wetland system, footpaths, a NEAP and LEAP. These are sensitively placed so as to ensure access from all parts of the village. Consultation undertaken prior to the submission of the application, with residents from the village has led to the play areas being design using natural materials. This will allow them to sit more comfortably within the semi-natural landscape proposed than more industrial materials would have. Lighting of the Long Meadow (as well as the Short Meadow and other parts of the POS) will be a key element in ensuring its impact is successful. This information will need to be secured through condition.
- 7.7. The southern end of the Long Meadow (which connects the North and South ends of the development) will also include a Multi-Use Games Area, located northwest of the lake. The materials proposed for this feature reflect the need to ensure it longevity and multi-use. Again, any lighting associated with it will need to be subject to a condition to ensure suitability.
- 7.8. The Short Meadow will benefit from a greater focus on biodiversity at its southern end – which reflects the different character of its surroundings. Though a LEAP is also included within it, this is positioned at its north-eastern corner so as to provide easier access for families with smaller children.
- 7.9. For the most part the remaining areas of POS, which are largely boundaries to the village are proposed to be put aside for a combination of grassland, wildflower meadows and woodland pathways. This will help to blend the wider village into its rural setting as well as providing biodiversity benefits.
- 7.10. For the reasons set out above, it is considered that the proposals accord with the requirements of Policy 8 of the JCS in relation to its design and character.

Archaeology

- 7.11. Northamptonshire County Council's Archaeologist has responded to the proposals with no comments – content that the works involved will not have an impact on any archaeological remains that may exist within the red line area. It is considered that the proposals therefore accord with Paragraph 141 of the NPPF and the criteria within Policy 2 of the JCS that relate to archaeology.

Public Amenity

- 7.12. Simply be their very nature the proposals will have a positive impact on the amenity of residents within Little Stanion. At present the public open space on offer is limited in type, quality and accessibility. This application will bring forward a number of improvements across the new village – including two LEAPs, a NEAP a Mutli-Use Games Area (MUGA), new paths and seating, new planting and improved woodland areas. A key element in the original permission was the role played by the public open space, and it is considered that this application constitutes the fulfilment of that.
- 7.13. Notwithstanding the above, there have been a number of concerns raised in relation to precisely what is proposed and where it is to be located. Existing residents' views have been taken into consideration during the formation of the application – evidenced within the Statement of Community Involvement that was submitted with the application. On balance, though some of the issues raised are material considerations (potential for noise associated with play areas, provision for teenagers, location of the MUGA and lack of provision of a sports field), it is considered that the proposals will deliver a more than satisfactory completion of the public open space on site that will offer the community something to cherish and be proud of as both the landscaping and community itself beds into the area.
- 7.14. On the subject of the sports playing field that was indicated on the original Masterplan (in the north of the site); the applicant has set out in this application, and in previous discussions with CBC during the negotiation of the revised s106a (04/00442/OUT – 25.08.2016), the reasons why the delivery of this element is not possible. The land previously identified for it is not wholly in the ownership of the applicant, and there are no other suitable locations for it

within the Public Open Space that would not detrimentally impact on the wider provision of play areas and so on. The delivery of a MUGA on the site will enable sports to take place within Little Stanion – and this is considered to be an acceptable compromise.

- 7.15. Pre-application discussions were held with CBC about the location of the village hall element and it was determined that the best position for it was as a central hub in the village square (detailed within planning application 17/00702/DPA), rather than immediately adjacent to the MUGA. Though the potential link between the two components was clear, the decision was taken that there was more to be gained by its inclusion within the village centre (i.e. potential links to the school, creating a more vibrant village centre, and accessibility for pedestrians).
- 7.16. As such it is considered that the proposals are in accordance with the requirements of Policy 8 of the JCS in so far as they have regard to matters of public amenity.

Highways And Right of Way

- 7.17. The applicant has been engaged in fairly lengthy discussions with the Highways Authority over the last year in relation to the layout of roads and parking on the wider site. The Highways Authority has no objection to this application, and it is considered that the proposals will have no detrimental impact on the highway network. A condition requiring the submission of a Construction Transport Management Plan will ensure that any traffic movements associated with the proposals will be appropriately managed.
- 7.18. The proposals will upgrade existing footpath links around the new village, and enable greater links with the open countryside that adjoins it. Links to the public footpath network will be made available to the west and north of the site – and via Long Croft Road to Corby and further afield.
- 7.19. It is deemed that the proposals are in accordance with the requirements of the NPPF and Policies and 8 and 15 of the JCS in so far as they have regard to highway safety and connectivity.

Flood Risk

- 7.20. The applicant has submitted a Flood Risk Report (OCSC, December 2017) that sets out how the proposed public open space links into the drainage strategy for the wider development. The applicant has also submitted a Drainage Strategy (OCSC, December 2017) which sets out a storm and drainage design strategy linked to the as built storm and drainage system. This approach is based on discussions with the EA and Anglian Water that date back to the original permission. Those discussions led to a Flood Risk Assessment (WSP, 2005) and Drainage Statement (WSP, 2005) that were previously approved as part of 04/00442/OUT and used as the basis for the completions on site to date. This application does not seek to vary the proposals contained within that report in any meaningful way, instead proposing that the public open space is completed in accordance with the previously approved strategy. The only slight alteration currently proposed is the realignment of an existing storm sewer in the vicinity of the village centre (planning application 17/00702/DPA) – but this has no bearing on this application.
- 7.21. There are no objections to the proposals from statutory consultees, and it is considered that the proposals (subject to a condition being attached requiring development in accordance with the approved details) accord with Policies 5 and 8 of the JCS and the NPPF in relation to managing flood risk.

Contamination

- 7.22. The proposal is for the use of land as public open space that is currently set aside for that purpose. Though some minor engineering works are required to landscape the site, and some additions to it (in terms of play areas, etc) are proposed – none of these will have an impact on risk associated with land contamination. CBC Environmental Protection were consulted on the application and raised no objection to it. As such it is considered that the proposals accord with policy 6 of the JCS, which has regard to matters of land contamination.

Ecology

- 7.23. The applicant has submitted an Ecology Report (Lockhart Garratt, 2017) which sets out a number of recommendations for how the proposals could ensure that a net gain in biodiversity is achieved across the site. These include a precautionary Method Statement re amphibians and reptiles, further survey work re bats and an approach to landscaping, among other recommendations. They have also submitted a Landscape Statement (Lockhart Garratt, Dec 2017) which sets out how landscaping will be designed so as to increase the opportunities for biodiversity benefits.
- 7.24. The existing SUDs are made up of a network of basins linked by swales and culverts. Already beginning to bed-in, these features will be managed (as per the Landscape Management Strategy – Lockhart Garratt, Dec 2017) so as to retain the wetland areas, strengthen them where possible and sow meadow seed to ensure a range of attractive habitats are provided across the site. The open space would be managed by Little Stanion Farm Management Company, as per the details set out within the Management Strategy (Lockhart Garratt, Dec 2017).
- 7.25. NCC's Ecologist has assessed these recommendations and found them to be sound, and it is therefore considered appropriate to secure them via condition. The application will then fully comply with the NPPF and Policy 4 of the JCS in respect to its ecological impact.

8. Conclusion:

- 8.1. The proposal will deliver an area of public open space commensurate with the vision and objectives originally set out for the new village of Little Stanion. For the reasons set out above it is considered that the proposals are in accordance with the provision of the NPPF as well as the adopted policy position. No material planning considerations indicate that the policies of the development plan should not prevail. As such, it is proposed that the application should be approved subject to the imposition of the following conditions.

9. Recommendation: Approve subject to the following conditions:

1. Full planning permission

The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. List of Approved Plans and Drawings

The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision:

- D17-2405 Red Edged Ordnance Survey Site Location Plan
- D17-2404 POS Area Site Plan V4 submitted 27/04/2018
- M17-2406 New Masterplan for Little Stanion Rev 5 submitted 27/04/2018
- D17-062 Landscape Masterplan V10 submitted 27/04/2018
- D17-2219 Details Landscape Design Plan V6 submitted 27/04/2018
- 17-1220 Landscape Statement
- 17-2367 Landscape Management Plan
- D17-2401 Play Area Cross Sections Rev 4 submitted 18/04/2018
- 6020-046 Turnstile
- 6020-086 Junior Comet-Chequer Deck
- 6060-058 Holly Hedgehog
- 6060-076 Streetboard
- DRAKE09 – 900 Drake
- LSW18 – 1.8m Log Swing (Cradle)

- LSW24 – 2.4m Log Swing (Flat Seats)
- LSW24BN – Birds Nest Swing
- PICUS6SS – Pick Up Sticks Six (SS Slide)
- 6020-071 Rock N Roll Roundabout
- 6060-057 Freddie Frog
- MARC006 – 600 Young Explorer Marco Polo
- 6020-063 Double Zig Zag Twister
- 6020-088 Toddler Commet – Chequer Deck
- 6060-066 Rock N Roll
- 6060-075 Long Skateboard
- 6070-054-454 – Talking Flowers
- RALEE196-600-00 Raleigh
- Kickabout Area Fencing Details
- Square Closed Goal Module
- CW06 Leg Press
- CW08 Skier
- CW12 Air Walker
- CW15 Body Twist
- CW23 Arm Bike
- CW36 Stepper
- CW57 LatPull-ChestPress combi

Reason: For the avoidance of doubt and to ensure a suitable form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. Construction Transport Management Plan

No development shall take place including any works of demolition until a Construction Transport Management Plan has been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for:

- Parking of vehicle of site operatives and visitors
- routes for construction traffic
- hours of operation
- method of prevention of mud being carried onto highway
- pedestrian and cyclist protection
- proposed temporary traffic restrictions
- arrangements for turning vehicles

Reason: In the interests of safe operation of the highway in the lead into development both during the demolition and construction phase of the development accordance with Policies 8 and 15 of the North Northamptonshire Joint Core Strategy.

4. Accordance with Flood Risk Assessment

No development shall take place other than in accordance with the recommendations contained within the approved Flood Risk Report (OCSC, 2017), which shall be implemented in full and retained thereafter.

Reason: To limit the risk of flooding by ensuring the provision of a satisfactory means of flood management on the site in accordance with Policies 5 and 8 of the North Northamptonshire Joint Core Strategy.

5. Accordance with Drainage Strategy

No development shall take place other than in accordance with the recommendations contained within the approved Drainage Strategy (OCSC, 2017), which shall be implemented in full and retained thereafter.

Reason: To ensure a suitable relationship with the water environment and to avoid flood risk, in accordance with Policies 5 and 8 of the North Northamptonshire Joint Core Strategy.

6. Accordance with Ecology Report

No development shall take place other than in accordance with the recommendations contained within the approved Ecology Report (Lockhart Garratt, 2017), which shall be implemented in full and retained thereafter.

Reason: To ensure a net gain in biodiversity is provided across the site, in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy.

7. Materials to be used on MUGA

The Multi-Use Games Area facility will be built and retained thereafter as per the approved details as specified on drawings 21, 22 and 23 of the submitted Detailed Landscape Design D17-2219 submitted on 27th April 2018 and utilising the Wicksteed Wildcats acoustically dampened fencing.

Reason: In the interests of safe operation of the facility and ongoing maintenance thereof, in accordance with Policy 7 of the North Northamptonshire Joint Core Strategy.

Informatives:

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8/or Article 1 of the First Protocol of the Act and consider that it is appropriate.

Officers have also considered the interference with the human rights of the applicant under Article 8/and or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of the property in accordance with the general interest. The interferences are therefore justifiable and proportional.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with Section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission.

Background Papers:

- Planning Approval 04/0442/OUT (05.07.2006)
- Section 106a Agreement between Corby Borough Council, Northamptonshire County Council, Silentpride Limited and AIB Group (UK) Plc (25.08.16)

Officer to Contact:

Alex Jelley

Tel No: 01536 464174

Email: alex.jelley@corby.gov.uk



APPENDIX 2

Football Pitch Location Plan/title



Official copy of register of title

Title number NN269359

Edition date 26.01.2022

- This official copy shows the entries on the register of title on 06 JUN 2022 at 06:45:48.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 29 Sep 2023.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Leicester Office.

A: Property Register

This register describes the land and estate comprised in the title.

NORTHAMPTONSHIRE : CORBY
NORTHAMPTONSHIRE : KETTERING

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the south side of Long Croft Road, Stanion, Kettering.

NOTE: A strip of land 1.2192 metres wide on the north east side of the boundary between the points A-B in blue on the title plan is not included in the title.

- 2 (29.11.2006) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 29 September 2006 referred to in the Charges Register.
- 3 (29.11.2006) The Transfer dated 29 September 2006 referred to above contains a provision as to light or air and also contains a provision excluding the operation of section 62 of the Law of Property Act 1925.
- 4 (24.10.2007) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 5 (24.10.2007) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered NN278950 in green on the title plan dated 26 September 2007 made between (1) Silentpride Limited and (2) George Wimpey East Midlands Limited.

NOTE:-Copy filed under NN278950.

- 6 (14.11.2007) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered NN279532 in green on the title plan dated 1 October 2007 made between (1) Silentpride Limited and (2) Bovis Homes Limited.

NOTE:-Copy filed under NN279532.

- 7 (07.01.2008) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered NN280886 in green on the title plan dated 19 December 2007 made between (1) Silentpride Limited and (2) Lagan Homes Limited.

A: Property Register continued

NOTE: Copy filed under NN280886.

- 8 (30.01.2008) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered NN281853 in green on the title plan dated 18 December 2007 made between (1) Silentpride Limited and (2) Gladedale (Southern Division) Limited.

NOTE:-Copy filed under NN281853.

- 9 (10.07.2008) By a Deed dated 9 July 2008 made between (1) Silentpride Limited and (2) George Wimpey East Midlands Limited the plan to the Transfer dated 26 September 2007 referred to above was rectified as therein mentioned. The extent of the land edged and numbered NN278950 in green on the title plan has been amended accordingly.

NOTE: Copy Deed filed under NN278950.

- 10 (24.08.2012) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered NN312295 in green on the title plan dated 29 June 2012 referred to in the Charges Register.

- 11 (24.08.2012) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered NN312137 in green on the title plan dated 26 July 2012 made between (1) Silentpride Limited and (2) Northamptonshire County Council.

NOTE: Copy filed under NN312137.

- 12 (30.01.2018) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered NN355261 in green on the title plan dated 24 January 2018 made between (1) Silentpride Limited and (2) Lagan Homes Limited.

NOTE: Copy filed under NN355261.

- 13 (29.05.2018) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered NN358094 in green on the title plan dated 19 April 2018 made between (1) Silentpride Limited and (2) Avant Homes (England) Limited but is subject to any rights that are granted by the said deed and affect the registered land.

NOTE: Copy filed under NN281853.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (13.07.2018) PROPRIETOR: JME DEVELOPMENTS LIMITED (Co. Regn. No. 07137465) of 1 Adelaide House, Corby Gate Business Park, Priors Haw Road, Corby NN17 5JG.

- 2 (29.11.2006) A Transfer of the land in this title dated 29 September 2006 made between (1) Taylor Woodrow Developments Limited and (2) Silentpride Limited contains purchaser's personal covenants.

NOTE 1: The easements in the Transfer are a re-grant of the easements in the Transfer dated 29 September 2006 referred to in the Charges Register

NOTE 2: Copy filed.

- 3 (11.12.2006) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed on behalf of Taylor Woodrow Developments Limited by its Secretary or Conveyancer of 2 Princes Way, Solihull, W. Midlands B91 3ES that the provisions of an Agreement dated 29 September 2006

B: Proprietorship Register continued

made between (1) Taylor Woodrow Developments Limited and (2) Silentpride Limited have been complied with.

- 4 (13.07.2018) The price stated to have been paid on 5 July 2018 was £2,596,000.
- 5 (13.07.2018) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 6 (05.03.2019) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 28 February 2019 in favour of Alternative Bridging (Uk 1) Limited referred to in the Charges Register.
- 7 (26.01.2022) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 23 December 2021 in favour of Sonic Funding Capital Limited referred to in the Charges Register or their conveyancer.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (09.03.2004) A Conveyance of the land tinted blue on the title plan and other land dated 26 June 1931 made between (1) George Lionel Thomas Brudenell (Vendor) (2) John Charles Brudenell Bruce and Kenneth Owen Hunter (3) Coutts & Company and (4) Lloyds Ironstone Company Limited (Purchasers) contains the following covenants:-

"THE Purchasers (with intent to bind all persons in whom the hereditaments hereinbefore conveyed for the time being be vested but not so as to be personally liable for the breach of any restrictive covenant on any part of the said hereditaments after they shall have parted with such part thereof) hereby covenant with the Vendor as follows:-

.....
..

(d) For the benefit of Deene Park and other properties of the Vendor to which the supply of water hereinafter mentioned relates that the Purchasers or the persons deriving title under them will not at any time hereafter wilfully do or permit to be done anything on the said hereditaments hereby conveyed whereby such supply of water as is mentioned in the Second Schedule hereto to the lake in Deene Park and other properties of the Vendor may be interrupted or substantially diminished or be polluted Provided that it shall be lawful for the Purchasers or the persons deriving title under them either to continue such supply as hitherto through or by means of the existing watercourses streams and pipes in or under the said hereditaments hereby conveyed or at their option to afford such supply through or by means of some substituted watercourses streams and/or pipes to be provided by and at the expense of the Purchasers or the persons deriving title under them to the reasonable satisfaction of the Vendor or the persons deriving title under him."

NOTE: The following are the matters referred to in the Second Schedule:-

"The right to the sufficient supply of water to the Lake in Deene Park and other properties of the Vendor either as hitherto enjoyed through or by means of existing watercourses streams and pipes.....situate in or under the said land or in the alternative at the option of the Purchasers through or by means of some substituted watercourses streams and/or pipes to be provided by and at the expense of the Purchasers or the persons deriving title under them to the reasonable satisfaction of the Vendor or the persons deriving title under him with the power for the Vendor and the persons deriving title under him to enter on the said land at all reasonable times for the purpose of viewing cleaning

C: Charges Register continued

out repairing and renovating any such watercourses streams or pipes as aforesaid doing thereby as little damage as may be and without causing any unreasonable obstruction to the Purchasers' workings and making reasonable compensation for any damage so caused to the Purchasers or their land or the works thereon."

- 2 (09.03.2004) The land tinted pink on the title plan is subject to the following rights reserved by a Conveyance thereof and other land dated 10 November 1937 made between (1) Emily Maria Clarke (Vendor) (2) Emily Maria Clarke and Thomas Wild and (3) Stewarts and Lloyds Limited (Purchasers):-

"And subject also to the exceptions and reservations so far as the same relate to the property hereby conveyed contained in a Conveyance dated the nineteenth day of November One thousand nine hundred and twenty-one and made between George Lionel Thomas Brudenell of the first part Peter Arthur Marsham Hoare and Henry Frederick Compton Cavendish of the second part Charles Meaburn Tatham James Charles Prinsep and Robert Lewin Hunter of the third part Coutts & Co of the fourth part and the said James Clarke of the fifth part particulars of which are contained in the Third Schedule hereto.

NOTE 1: The following are details of the Third Schedule to the Conveyance dated 19 November 1921 referred to above:-

The THIRD SCHEDULE hereinbefore referred to:-

EXCEPT AND RESERVED unto the said George Lionel Thomas Brudenell his successors in title and his and their assigns:-

(1) All ironstone limestone building and other stone and all other minerals and mineral substances with full liberty of ingress egress and regress at all times for the said George Lionel Thomas Brudenell and his successors in title his and their lessees servants agents and workmen for the purpose of searching for working getting and carrying away the same and in particular the right to do all such and the like acts and things as are by the Ironstone Lease authorised to be done by the lessees under that Lease but so that the said hereby reserved or excepted liberties shall only be exercisable by the said George Lionel Thomas Brudenell his successors in title and assigns and his and their lessees upon and subject to the condition that the said George Lionel Thomas Brudenell his successors in title and assigns and his and their lessees shall in respect of any and every exercise of any of the aforesaid liberties by him or them (whether during the continuance or after the expiration or determination of the ironstone Lease) pay to the Purchasers and their successors in title and their respective lessees and tenants all such and the like wayleave or other surface rent or compensation as the case may be and perform and observe in favour of the Purchasers and their successors in title and their respective lessees and tenants all such and the like conditions stipulations and provisions in all respects as by the Ironstone Lease are during the continuance of that Lease respectively made payable to the lessors thereunder and their tenants by or imposed upon the lessees thereunder (as therein defined) in favour of the lessors so far as regards the exercise on or in relation to the land or any part thereof of the corresponding liberties thereby granted to such lessees.

(2) A right of way thirty feet wide for all purposes with or without carts waggons or other vehicles horses cattle sheep or other animals over the fields numbered 12 and 13 on the said plan to and from Oakley Purlieus in the direction shown by the dotted lines on the said plan.

(3) A right of way thirty feet wide for all purposes with or without carts waggons or other vehicles horses cattle sheep or other animals to and from Stanion Lodge over the field numbered 4 as shown on the said plan."

NOTE 2: No copy of the Ironstone Lease was supplied on first registration. The said Lease is now determined

NOTE 3: Copy plan to the Conveyance dated 19 November 1921 filed under NN243763

C: Charges Register continued

By a Conveyance and Surrender dated 8 March 1963 made between (1) Edmund Crispin Stephen James George Brudenell (2) Mary Julia Brudenell and Adrian John Massingberd Mundy (3) Edmund Crispin Stephen James George Brudenell and Philip Henry Lloyd (4) Mary Julia Brudenell and others (5) Guardian Assurance Company Limited and (6) Stewarts and Lloyds Minerals Limited the ironstone, sand, limestone, building and other stone under the land tinted pink on the title plan was conveyed to form part of the land in this title.

The land tinted pink on the title plan is subject to the rights reserved by the said Conveyance and Surrender.

NOTE 4: Copy Conveyance and Surrender filed under NN243763.

- 3 (09.03.2004) The land tinted yellow on the title plan is subject to the following rights reserved by a Conveyance thereof and other land dated 29 July 1938 made between (1) Edward Hunt (Vendor) and (2) Stewarts and Lloyds Limited (Purchasers):-

"And subject also to the exceptions and reservations so far as the same relate to the property hereby conveyed contained in a Conveyance dated the nineteenth day of November One thousand nine hundred and twenty-one and made between George Lionel Thomas Brudenell of the first part Peter Arthur Marsham Hoare and Henry Frederick Compton Cavendish of the second part Charles Meaburn Tatham James Charles Prinsep and Robert Lewin Hunter of the third part Coutts & Co of the fourth part and the Vendor of the fifth part particulars of which are contained in the Third Schedule hereto."

NOTE 1: The following are details of the Third Schedule to the Conveyance dated 19 November 1921 referred to above:-

"The Third Schedule hereinbefore referred to:-

EXCEPT AND RESERVED unto the said George Lionel Thomas Brudenell his successors in title and his and their assigns:

(1) All ironstone limestone building and other stone and all other minerals and mineral substances with full liberty of ingress egress and regress at all times for the said George Lionel Thomas Brudenell and his successors in title his and their lessees servants agents and workmen for the purpose of searching for working getting and carrying away the same and in particular the right to do all such and the like acts and things as are by the Ironstone Lease authorised to be done by the lessees under that Lease but so that the said hereby reserved or excepted liberties shall only be exercisable by the said George Lionel Thomas Brudenell his successors in title and assigns and his and their lessees shall in respect of any and every exercise of any of the aforesaid liberties by him or them (whether during the continuance or after the expiration or determination of the Ironstone Lease) pay to the Purchasers and their successors in title and their respective lessees and tenants all such and the like wayleave or other surface rent or compensation as the case may be and perform and observe in favour of the Purchasers and their successors in title and their respective lessees and tenants all such and the like conditions stipulations and provisions in all respects as by the Ironstone Lease are during the continuance of that Lease respectively made payable to the lessors thereunder and their tenants by or imposed upon the lessees thereunder as therein defined) in favour of the lessors so far as regards the exercise on or in relation to the land or any part thereof of the corresponding liberties thereby granted to such lessees.

(2) A right of way thirty feet wide for all purposes with or without carts waggons or other vehicles horses cattle sheep or other animals over the fields numbered 160, 161 and 157 on the said plan to and from Oakley Purlieus in the direction shewn by the dotted lines on the said plan."

NOTE 2: No copy of the Ironstone Lease was supplied on first registration. The said Lease is now determined

NOTE 3: Copy plan to the Conveyance dated 19 November 1921 filed under NN243763

C: Charges Register continued

By the Conveyance and Surrender dated 8 March 1963 referred to above the ironstone, sand, limestone, building and other stone under the land tinted yellow on the title plan was also conveyed to form part of the land in this title.

The land tinted yellow on the title plan is subject to the rights reserved by the said Conveyance and Surrender.

- 4 (09.03.2004) By an Agreement dated 25 March 1997 made between (1) Corby Borough Council (2) Wooton Kingspark Limited and (3) British Steel Limited a small piece of land in this title was dedicated to the public to form part of the highway as therein mentioned.

NOTE: Copy filed under NN243763.

- 5 (09.03.2004) Agreement dated 4 May 1995 made between (1) British Steel PLC and (2) Wooton Kingspark Limited contains provisions relating to the development of the land as therein mentioned.

NOTE: Copy filed under NN243763.

- 6 (27.09.2006) The land tinted brown on the title plan is subject to the following rights reserved by a Conveyance thereof and other land dated 11 February 1938 made between (1) Edward Lomas (Vendor) and (2) Stewarts and Lloyds Limited (Purchasers):-

"And subject also to the exceptions and reservations so far as the same relate to the property hereby conveyed contained in a Conveyance dated the nineteenth day of November One thousand nine hundred and twenty-one made between George Lionel Thomas Brudenell of the first part Peter Arthur Marsham Hoare and Henry Frederick Compton Cavendish of the second part Charles Meaburn Tatham James Charles Princep and Robert Lewin Hunter of the third part Coutts & Co of the fourth part and the Vendor of the fifth part particulars of which are contained in the Third Schedule hereto."

NOTE: The reservations contained in the Conveyance dated 19 November 1921 referred to that affect the land tinted brown on the title plan are those set out in clause (1) of the Third Schedule to the Conveyance dated 10 November 1937 and 29 July 1938 above

By the Conveyance and Surrender dated 8 March 1963 referred to above the ironstone, sand, limestone, building and other stone under the land tinted brown on the title plan was conveyed to form part of the land in this title.

The land tinted brown on the title plan is subject to the rights reserved by the said Conveyance and Surrender.

- 7 (29.11.2006) A Transfer of the land in this title dated 29 September 2006 made between (1) Corus UK Limited and (2) Taylor Woodrow Developments Limited contains restrictive covenants.

NOTE: Copy filed.

- 8 (11.12.2006) Right of pre-emption in favour of Taylor Woodrow Developments Limited contained in an Agreement dated 29 September 2006 made between (1) Taylor Woodrow Developments Limited and (2) Silentpride Limited.

NOTE: Copy filed.

- 9 (22.07.2008) The land is subject to the rights granted by a Deed of Grant dated 17 July 2008 made between (1) Silentpride Limited and (2) Central Networks East Plc.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

- 10 (24.08.2012) A Transfer of the land edged and numbered NN312295 in green on the title plan dated 29 June 2012 made between (1) Silentpride Limited (Transferor) and (2) Independent Water Networks Limited

C: Charges Register continued

contains restrictive covenants by the Transferor.

NOTE:-Copy filed under NN312295.

11 (05.03.2019) REGISTERED CHARGE dated 28 February 2019.

NOTE: See the entry below relating to the priority of debts secured by this charge.

12 (05.03.2019) Proprietor: ALTERNATIVE BRIDGING (UK 1) LIMITED (Co. Regn. No. 09265635) of 1st Floor, Healthaid House, Marlborough Hill, Harrow HA1 1UD.

13 (26.01.2022) The parts of the land affected thereby are subject to the rights granted by leases of flats within Willow Heights, Epping Road for a term of 125 years from 1 January 2021.

14 (26.01.2022) REGISTERED CHARGE dated 23 December 2021.

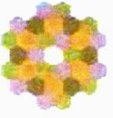
NOTE: See the entry below relating to the priority of debts secured by this charge.

15 (26.01.2022) Proprietor: SONIC FUNDING CAPITAL LIMITED (Co. Regn. No. 12927988) of 601 London Road, Westcliff-On-Sea SS0 9PE.

16 (26.01.2022) The proprietor of the Charge dated 23 December 2021 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

17 (26.01.2022) The priorities of debts secured by the charges dated 23 December 2021 and 28 February 2019 referred to above have been regulated by a Deed dated 22 December 2021.

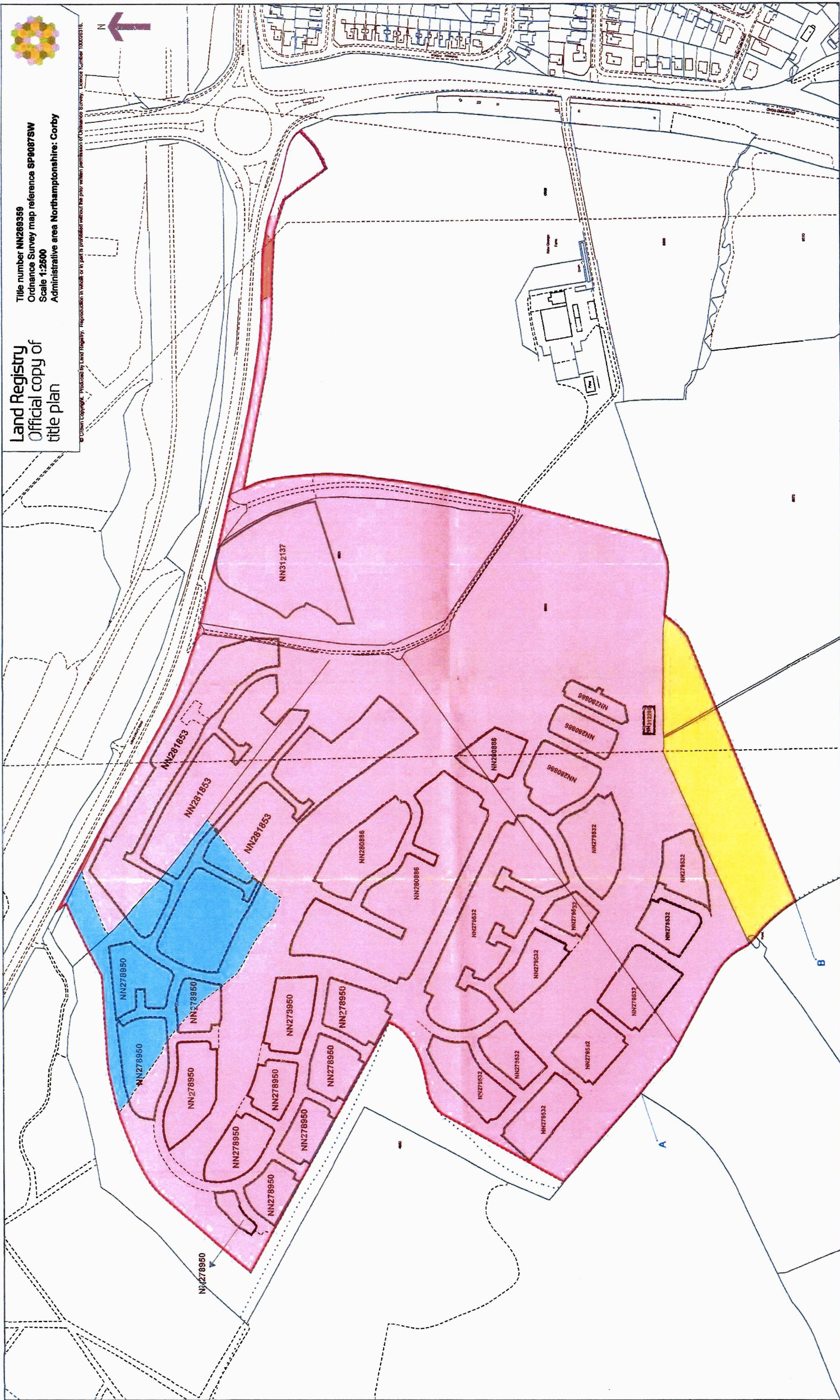
End of register



Title number NN269369
Ordnance Survey map reference SP9087SW
Scale 1:2500
Administrative area Northamptonshire: Corby

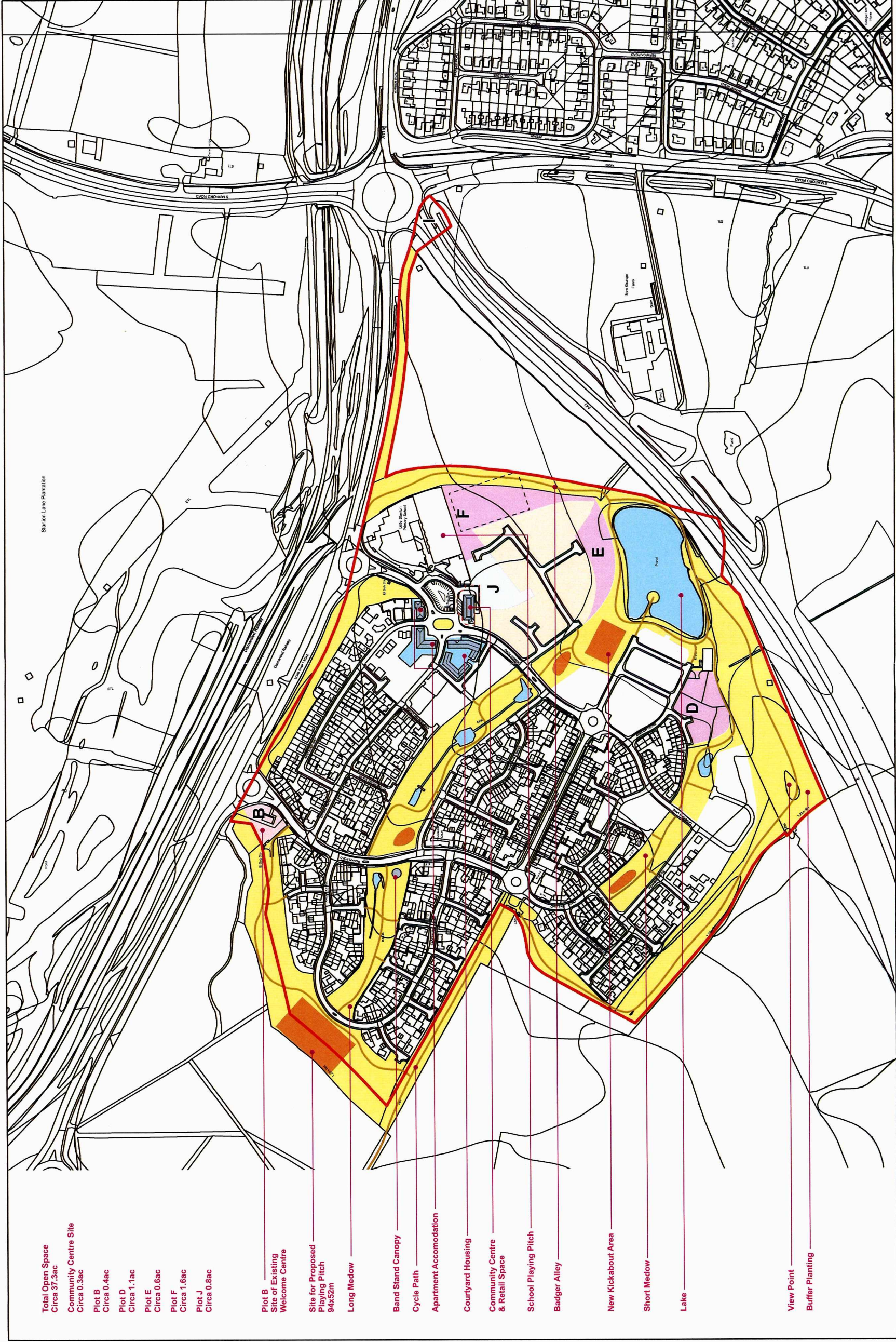
Land Registry
Official copy of
title plan

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This official copy issued on 17 February 2016 shows the state of this title plan on 17 February 2016 at 16:29:57. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).
This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.
This title is dealt with by Land Registry, Durham Office.

APPENDIX 7



Little Stanion Farm | Key Diagram

APPENDIX 3
Current approved Landscaping provisions



JME Developments Ltd
C/o Mr Mark Flatman
PO Box 9170
Loughborough
LE12 8ZQ

Application Ref: - **NC/21/00033/RVC**

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
GRANT OF PLANNING PERMISSION**

The North Northants Council as the Local Planning Authority within the meaning of the above Act and associated Orders GRANTS permission for the following:-

Description of Development:

Variation of condition 2 (approved plan drawings) to include the following plan drawings with approved plans under planning reference 17/00701/DPA; 20-4266 Parcel 5 Planting Layout V3 inset 1; 20-4266 Parcel 5 Planting Layout V3 inset 2; 20-4266 Parcel 5 Planting Layout V3 inset 3; 20-4266 Parcel 5 Planting Layout V3 inset 4; J156-OCSC-P5-XX-DR-S-1800 P02 Road A1 Retaining Wall Sheet 1 of 2; J156-OCSC-P5-XX-DR-S-1801 P02 Road A1 Retaining Wall Sheet 2 of 2; 1616-P5-P15 Proposed Retaining Wall Elevations.

Location of development: Roman Road
Corby
Northamptonshire

Date of application: 25 January 2021

Plan Numbers: See attached schedule of plans

Permission is subject to the condition(s) listed on the attached schedule:-

SIGNED

Executive Director of Place & Economy

Date: 26 July 2021

NOTES:

- I. Please also see the informatives included in the Schedule of Conditions.
- II. Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
- III. This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

continued

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
GRANT OF PLANNING PERMISSION**

REASONS FOR APPROVAL

SCHEDULE OF CONDITIONS

1. The development hereby permitted shall begin before the expiration of 3 years from the date of planning permission reference 17/00701/DPA dated 21.05.2018.

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall conform in all aspects with the plans and details approved under application 17/00701/DPA, as amended by the non-material amendment approvals 18/00483/NMA, 18/00785/NMA and NC/21/000 22/NMA shown in the applications as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision:

- a) 17/00701/DPA approved 21 May 2018
- b) D 17-2405 Red Edged Ordnance Survey Location Plan
- c) D17-2404 POS Rev4 Area Site Plan (Received 27/06/2018)
- d) M17-2406 Rev5 New Masterplan for Little Stanion (Received 27/06/2018)
- e) D17-062 Rev10 Detailed Landscape Design Plan (Received 27/06/2018)
- f) D17-2219 Details Landscape Design Plan Rev 6 (Received 27/06/2018)
- g) 17-1220 Landscape Statement
- h) 17-2367 Landscape Management Plan
- i) D17-2401 Rev4 Play Area Cross Sections (submitted 18/04/2018)
- j) 6020-046 Turnstile
- k) 6020-086 Junior Comment-Chequer Deck
- l) 6060-058 Holly Hedgehog
- m) 6060-076 Streetboard
- n) DRAKE09-900 Drake
- o) LSW 18-1.8m Log Swing (Cradle)
- p) NSW 24-2.4m Log Swing (Flat Seats)
- q) LSW 24BN-Birds Nest Swing
- r) PICUS6SS-Pick Up Sticks Six (SS Slide)
- s) 6020-071 Rock N Roll Roundabout
- t) 6060-57 Freddie Frog
- u) MARC 006-600 Young Explorer Marco Polo
- v) 6020-063 Double Zig Zag Twister
- w) 6020-088 Toddler Comet-Chequer Deck
- x) 6060-066 Rock N Roll
- y) 6060-075 Long Skateboard
- z) 6070-054-454-Talking Flowers
- aa) RALEE 196-600-00 Raleigh
- bb) Kickabout Area Fencing Details
- cc) Square Closed Goal Module
- dd) CW06 Leg Press
- ee) CW08 Skier
- ff) CW12 Air Walker
- gg) CW15 Body Twist

continued

- hh) CW23 Arm Bike
- ii) CW36 Stepper
- jj) CW 57 LatPull-ChestPress Combi

- kk) S.96a 18/00785/NMA approved 14 June 2019
- ll) 18-1541 Detailed Landscape Design Pack comprising 81xA3 sheets inc. 7
- mm) Corby BC Logo Bin Image and Specification
- nn) Indicative Little Stanion Bin Locations, Existing and Proposed NTS
- oo) Supporting letter (reference 17/018/MJF) dated 22nd of November 2018

- pp) S.96a NC/21/00022/NMA approved 3 March 2021 20-4721 V2 Overview & Planting Schedule 20-4721 V2 Planting Schedule
- qq) 20-4721 V2 Detailed Landscape Design, Inset 1
- rr) 20-4721 V2 Detailed Landscape Design, Inset 2
- ss) 20-4721 V2 X-Section A
- tt) 20-4721 V2 X-Section B
- uu) Supporting letter (reference 17/018/MJF) dated 16th January 2021

- vv) S.73 NC/21/00033/RVC
- ww) 1616-OS-P003 Red Edged Site Location Plan
- xx) 1616-P5-P01 RevA Proposed Site Layout
- yy) 20-4266 Parcel 5 Planting Layout V3 Inset 1
- zz) 20-4266 Parcel 5 Planting Layout V3 Inset 2
- aaa) 20-4266 Parcel 5 Planting Layout V3 Inset 3
- bbb) 20-4266 Parcel 5 Planting Layout V3 Inset 4
- ccc) 20-4266 Parcel 5 Planting Layout V3 Landscape Masterplan NTS
- ddd) J156-OCSC-P5-XX-DR-S-1800 P02 Road A1 Retaining Wall Sheet 1 of 2
- eee) J156-OCSC-P5-XX-DR-S-1801 P02 Road A1 Retaining Wall Sheet 2 of 2
- fff) 1616-P5-P15 Rev A Proposed Retaining Wall Elevations
- ggg) Supporting Letters (reference 20/009/MJF) dated 24th January, 2nd and 3rd March 2021

Reason: For the avoidance of doubt and to ensure a suitable form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy

3. No development shall take place other than in accordance with the Construction Management Plan (JME 2018) as approved under application 18/00455/CON on 15 October 2018.

Reason: In the interests of safe operation of the highway in the lead into development both during the demolition and construction phase of the development in accordance with Policy 8 and 15 of the North Northamptonshire Joint Core Strategy.

4. No development shall take place other than in accordance with the recommendations contained within the approved Flood Risk Report (OCSC, 2017), which shall be implemented in full and retained thereafter.

Reason: To limit the risk of flooding by ensuring the provision of a satisfactory means of flood management on the site in accordance with Policies 5 and 8 of the North Northamptonshire Joint Core Strategy.

5. No development shall take place other than in accordance with the recommendations contained within the approved Drainage Strategy (OCSC, 2017), which shall be implemented in full and retained thereafter.

Reason: to ensure a suitable relationship with water environment and to avoid flood risk, in accordance with Policies 5 and 8 of the North Northamptonshire Joint Core Strategy.

continued

6. No development shall take place other than in accordance with the recommendations contained within the approved Ecology Report (Lockhart- Garrett, 2017), which shall be implemented in full and retained thereafter.

Reason: To ensure a net gain in biodiversity is provided across the site, in accordance with Policy 4 of the North Northamptonshire Joint Core Strategy

7. The Multi-Use Games Area facility will be built and retained thereafter as per the approved details as specified on drawings 21, 22 and 23 of the submitted Detailed Landscape Design D17-2219 submitted on 27 June 2018 and utilising the Wicksteed Wildcats acoustically dampened fencing.

Reason: In the interests of safe operation of the facility and ongoing maintenance thereof, in accordance with Policy 7 of the North Northamptonshire Joint Core Strategy.

8. The development hereby approved shall be laid out in accordance to the approved plan drawing 1616-P5-P01 RevA Proposed Site Layout

Reason: For the avoidance of doubt and to ensure a suitable form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy

END OF SCHEDULE

STANDARD INFORMATIVES

1. North Northants Council worked with the applicant in a positive and proactive manner. In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' Local Plan Policies 1997, Joint Core Strategy Adopted July 2016, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.
2. The North Northamptonshire Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact – Highways, North Northamptonshire Council, Sustainable Transport, Riverside House, Riverside Way, Bedford Road, Northampton, NN1 5NX

3. You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission

continued

may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

4. The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to: carry out work to an existing party wall; build on the boundary with a neighbouring property; in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM.

5. Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor
6. Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

- a. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.
- b. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.
- c. Dust emissions shall be controlled in compliance with Government Best Practice Guidance.
- d. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Services Team (www.northnorthants.gov.uk/envservices Tel. 01536 464175) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

continued

Address:

Planning Department North Northants Council
 Deene House, New Post Office Square, Corby Northants NN17 1GD Tel: 01536 464158
www.northnorthants.gov.uk

GRANT OF PLANNING PERMISSION
 Application Ref.No.: NC/21/00033/RVC

SCHEDULE OF PLANS

- a) 17/00701/DPA approved 21 May 2018
- b) D 17-2405 Red Edged Ordnance Survey Location Plan
- c) D17-2404 POS Rev4 Area Site Plan (Received 27/06/2018)
- d) M17-2406 Rev5 New Masterplan for Little Stanion (Received 27/06/2018)
- e) D17-062 Rev10 Detailed Landscape Design Plan (Received 27/06/2018)
- f) D17-2219 Details Landscape Design Plan Rev 6 (Received 27/06/2018)
- g) 17-1220 Landscape Statement
- h) 17-2367 Landscape Management Plan
- i) D17-2401 Rev4 Play Area Cross Sections (submitted 18/04/2018)
- j) 6020-046 Turnstile
- k) 6020-086 Junior Comment-Chequer Deck
- l) 6060-058 Holly Hedgehog
- m) 6060-076 Streetboard
- n) DRAKE09-900 Drake
- o) LSW 18-1.8m Log Swing (Cradle)
- p) NSW 24-2.4m Log Swing (Flat Seats)
- q) LSW 24BN-Birds Nest Swing
- r) PICUS6SS-Pick Up Sticks Six (SS Slide)
- s) 6020-071 Rock N Roll Roundabout
- t) 6060-57 Freddie Frog
- u) MARC 006-600 Young Explorer Marco Polo
- v) 6020-063 Double Zig Zag Twister
- w) 6020-088 Toddler Comet-Chequer Deck
- x) 6060-066 Rock N Roll
- y) 6060-075 Long Skateboard
- z) 6070-054-454-Talking Flowers
- aa) RALEE 196-600-00 Raleigh
- bb) Kickabout Area Fencing Details
- cc) Square Closed Goal Module
- dd) CW06 Leg Press
- ee) CW08 Skier
- ff) CW12 Air Walker
- gg) CW15 Body Twist
- hh) CW23 Arm Bike
- ii) CW36 Stepper
- jj) CW 57 LatPull-ChestPress Combi

- kk) S.96a 18/00785/NMA approved 14 June 2019
- ll) 18-1541 Detailed Landscape Design Pack comprising 81xA3 sheets inc. 7
- mm) Corby BC Logo Bin Image and Specification
- nn) Indicative Little Stanion Bin Locations, Existing and Proposed NTS
- oo) Supporting letter (reference 17/018/MJF) dated 22nd of November 2018

- pp) S.96a NC/21/00022/NMA approved 3 March 2021 20-4721 V2 Overview & Planting Schedule 20-4721 V2 Planting Schedule

continued

- qq) 20-4721 V2 Detailed Landscape Design, Inset 1
- rr) 20-4721 V2 Detailed Landscape Design, Inset 2
- ss) 20-4721 V2 X-Section A
- tt) 20-4721 V2 X-Section B
- uu) Supporting letter (reference 17/018/MJF) dated 16th January 2021

- vv) S.73 NC/21/00033/RVC
- ww) 1616-OS-P003 Red Edged Site Location Plan
- xx) 1616-P5-P01 RevA Proposed Site Layout
- yy) 20-4266 Parcel 5 Planting Layout V3 Inset 1
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- ggg) Supporting Letters (reference 20/009/MJF) dated 24th January, 2nd and 3rd March 2021

continued

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING

AUTHORITY TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of The Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel 0117 372 8424) Appeal forms can be downloaded from the Planning Inspectorate's website at <http://.Planning-inspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of an appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

If either the local planning authority or the officer of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use by carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the North Northants Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.