



**TOWN & COUNTRY PLANNING ACT 1990**  
**SECTION 106A APPLICATION NC/23/00041/RVC106**  
**AT**  
**LITTLE STANION, CORBY**  
**JME DEVELOPMENTS LTD**

**NORTH AREA PLANNING COMMITTEE**  
**COMMITTEE MEETING OF 6 DECEMBER 2023**

**APPLICANT'S POSITION STATEMENT: SUMMARY**

**PREPARED BY**

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## **1. INTRODUCTION**

1. The intention of NNC to report the S106A application to Committee on 6 December 2023 with a further recommendation for approval is welcomed.
2. JME is willing to work positively with the Council PROVIDED THAT IT IS RECOGNISED THAT THERE IS NO EXTRA MONEY AVAILABLE FOR ANYTHING IF THE NEW VILLAGE HALL AND THE MULTI USE GAMES AREA ARE BUILT.
3. The consequence of the ongoing delay by the Council in the S106a Position since 2021 is such that if it is not resolved in principle at the Planning Committee meeting on 6 December 2023, then REGRETTABLY THE APPLICANT WILL HAVE NO ALTERNATIVE BUT TO MOTHBALL THE REMAINDER OF THE LITTLE STANION DEVELOPMENT FROM THE CHRISTMAS BREAK ONWARDS, RESULTING IN THE LOSS OF LOCAL JOBS.

## **2. TRANSFER OF THE NEW VILLAGE HALL TO THE PARISH COUNCIL**

4. JME is in full agreement – the basic arrangements are already written into the 2016 s106 obligations.

## **3. THE CENTRAL LANDSCAPED AREA - RECTIFYING DEFICIENCIES**

5. JME is of course happy to rectify deficiencies – BUT OFFICERS HAVE NEVER IDENTIFIED ANY SPECIFIC EXAMPLE OF A BREACH OF PLANNING CONTROL - WHEN THE CORRECT APPROVED PLANS ARE REFERRED TO.

## **4. THE FOOTBALL PITCH**

6. The Officers have suggested that JME negotiates with Tata Steel to obtain the land originally allocated for the football pitch, INSTEAD of the MUGA to which the Council agreed as a substitute in 2018.

7. JME is willing to use reasonable endeavours to try to negotiate a transfer of this land from Tata BUT THERE IS NO MONEY ALLOCATED IN THE APPRAISAL BY THE COUNCIL'S EXPERT TO COVER THE COST OF PURCHASING THIS LAND.
8. In planning terms, THE MUGA IS FAR MORE VERSATILE AND USABLE THAN THE FOOTBALL PITCH anyway. There is no planning permission for the football pitch (and in any event it was objected to by nearby residents when it was previously considered in years gone by). There are problems of drainage, tree loss, and loss of part of the outdoor gym which is situated in that part of the site. There is only potential space including the potential Tata involvement to provide for an U9/U10 size football pitch.
9. SPORT ENGLAND SHOULD DECIDE which is preferable and if they prefer the MUGA then JME should only be required to provide the MUGA.

## **5. THE SUGGESTED INSURANCE BOND**

10. Officers have suggested an Insurance Bond for £1.2 M to secure delivery of the village hall. If available at all this would cost £120,000 to £240,000 (10% to 20% of the Bond Value) or perhaps even more – THERE IS NO MONEY IN THE APPRAISAL BY THE COUNCIL'S EXPERT TO COVER THIS COST.
11. JME is willing to use reasonable endeavours to try to get a bond BUT IT MAY BE UNATTAINABLE AND EVEN IF IT IS – IT WOULD MEAN THAT A SIX FIGURE SUM (£) IS PAID TO A PRIVATE SECTOR FINANCIAL ORGANISATION INSTEAD OF BEING SPENT ON THE MUGA OR VILLAGE HALL. THAT IS AGAINST THE INTERESTS OF THE COMMUNITY.
12. JME PREVIOUSLY OFFERED TO DELAY CONSTRUCTION OF BLOCK C UNTIL AFTER THE VILLAGE HALL IS CONSTRUCTED. The Council Officers initially rejected this proposal, but it would act as an incentive to deliver the village hall as rapidly as possible using funds generated through Parcel 5 house sales. JME would request that this offer be reconsidered as a practical mechanism to incentivize the developer to construct the village hall as soon as it is financially possible to do so.