
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)

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