

Feedback form:

Either:

1. Use this form to submit your feedback, you can use additional sheets;
2. Use your own paper! Please included responses to the two questions below.

Post the completed form/sheets through the Welcome Centre letterbox.

Alternatively:

Email your thoughts to the Parish Clerk: clerk@littlestanionparishcouncil.org.uk

Please included responses to the two questions below.

Qu 1. I would like a public meeting to be called [circle your choice]

Not interested

Now

When more information is known

Qu 2. My preference is for the Public Open Space [circle your choice]

To remain in the ownership and management of Little Stanion Farm Management Co [LSFMC]

To be publically owned and managed [e.g. by the Parish Council]

[Please write your thoughts here - they can be given anonymously]



Little Stanion Parish Council

Information regarding the on-going development issues

Please read - we would like to hear your thoughts on these issues

The on-going development issues concern the S106.

This is a legal agreement which contains a number of promises made by the developer to provide certain facilities in Little Stanion.

The key promise that the developer has failed to meet is the provision of the Village Hall, it is more than 2 years overdue. The hall was meant to have been completed and ready for use by the end of May 2020.

Other facilities that were promised and, so far, have not yet been delivered include:

The multi-use games area;
Local area for play;
Local equipped area for play.

The provision of the playing field was removed in a planning application.

The Oakley Vale cycle-way link is dependent on the development of the 'TATA' field. This is the field at the start of Longcroft Rd, near the A43 roundabout.

There appears to be no section 38 agreement for the adoption of the roads; it was a requirement in the S106 that the developer entered into such an agreement.

The ownership and management of the Public Open Space

An additional area of concern is the change that was made to the ownership of the Public Open Space. Originally, the Public Open Space was to be transferred to the ownership of, at the time, Corby Borough Council - now North Northamptonshire Council. This would have meant that the management charge ceased. Instead, the ownership was given to Little Stanion Farm Management Company and the management charge is to continue indefinitely.

You might be interested to know that it appears that Little Stanion Farm Management Company [LSFMC], is being used to subsidise the operations of the development company, JME Developments Ltd. From April 2013 up to 31 March 2021 a **considerable sum has been 'lent' to JME Developments Ltd by Little Stanion Farm Management Company**; amounting to a **total of £646 549**, of which **£250 000 has been written off and only a mere £1 264 repaid**. The source of this money is the 'Farm Management charge'.

Little Stanion Parish Council has spent a substantial amount of money seeking legal advice on these issues.

Your Parish Council [Little Stanion Parish Council] is in communication with North Northamptonshire Council [NNC] to discuss these issues and obtain an outcome that is beneficial to us - the residents of Little Stanion.

It is apparent, that to-date, there has been a complete failure by Corby Borough Council, and now North Northamptonshire Council, to monitor this development. Hopefully, there are some positive signs that this might change for the better in the near future.

There is an additional concern, it has been made known to Little Stanion Parish Council that the developer has submitted another viability assessment. The details of this submission have not yet been revealed to the Parish Council.

Going forward: what the Parish Council want to hear from you:

1. As an aid to these discussions it is important that we obtain your views on these issues.
2. Would you like a public meeting, for the residents of Little Stanion, to discuss these issues. Hopefully, North Northamptonshire Council [NNC] and the developer would attend as well, however this could not be guaranteed.
3. What are your thoughts regarding the ownership [Public versus Private] of the Public Open Space and the associated implications for: Transparency, Accountability and the level of the management charge. There is no guarantee that the ownership of the Public Open Space could be changed, however, what views would you have on the Parish Council being responsible, potentially, for, one or both, of the management and ownership. Do you have any alternative suggestions for how the Public Open Space could be owned and managed?

Other topics of concern - the Village shop and other retail units

The leasing of the 'Village shop' unit, and the other units, are commercial decisions that the Parish Council or NNC have no say in.

You are always welcome to attend any Parish Council meeting to raise these, or any other, issues - there is a public participation session scheduled in every meeting.

Thank you - Little Stanion Parish Council