Part B – Please use a separate sheet for each representation

Name or Organisation:

3. To which part of the Local Plan does this representation relate?

<table>
<thead>
<tr>
<th>Paragraph</th>
<th>Policy</th>
<th>Policies Map</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.3</td>
<td></td>
<td>No</td>
</tr>
</tbody>
</table>

4. Do you consider the Local Plan is:

<table>
<thead>
<tr>
<th>4.1 Legally compliant</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>√</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>4.2 Sound</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>No</td>
<td></td>
<td>√</td>
</tr>
</tbody>
</table>

| 4.3 Complies with the | Yes | No |
| Duty to co-operate   | √   |    |

Please tick as appropriate

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Homes England’s Strategic Plan commits the Agency to improving design quality through the use of Building for Life 12 (BfL12) and other tools. Homes England welcomes the references to place shaping and high quality design in Table 2 which sets out Local Outcomes for Corby that build on the Strategic Outcomes of the Joint Core Strategy.

As currently drafted, the Local Plan does not meet the test of soundness through inconsistency with national policy which requires plans to be clear about design expectations, and how these will be tested (NPPF 2018, Paragraph 124).

(Continue on a separate sheet /expand box if necessary)

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with
the duty to co-operate is incapable of modification at examination). You will need
to say why each modification will make the Local Plan legally compliant or sound.
It will be helpful if you are able to put forward your suggested revised wording of
any policy or text. Please be as precise as possible.

Homes England request that a specific policy on Design be included in the Local
Plan.

This should include:

- a design aim, drawn from the North Northamptonshire Place Shaping
  Principles in the JCS, and tailored to the local context;

- the criteria (considerations) against which planning applications would be
  considered; these criteria would make clear how the local authority would
  judge whether a proposed development would satisfactorily apply the
  principles embodied in the policy; this could include design quality tools
  such as Building for Life 12

- reasoned justification, including an explanation of how the policy relates to
  other policies and objectives including those of the JCS

- an explanation of how the policy might be implemented (pointing, where
  appropriate, to supplementary planning guidance such as the Place
  Shaping DPD

Any policy must be consistent with national policy, including the new PPG on
Design and Design Manual

(Continue on a separate sheet /expand box if necessary)

Please note In your representation you should provide succinctly all the
evidence and supporting information necessary to support your representation
and your suggested modification(s). You should not assume that you will have a
further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the
Inspector, based on the matters and issues he or she identifies for
examination.

7. If your representation is seeking a modification to the plan, do you consider it
necessary to participate in examination hearing session(s)?

☐ No, I do not wish to
participate in
hearing session(s)  ☑ Yes, I wish to
participate in
hearing session(s)

Please note that while this will provide an initial indication of your wish to
participate in hearing session(s), you may be asked at a later point to confirm
your request to participate.
8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Homes England exists to accelerate the delivery of housing across England; we are a national agency and non-department public body, sponsored by the Ministry of Housing, Communities and Local Government.

Part of the way we do this is through unlocking public and private land. Specifically in Corby we have a number of landholdings; a number of these sites are amongst the housing Land Allocations sites in the Part 2 Local Plan for Corby.

Homes England is a key partner for delivery of the Local Plan for Corby.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

9. Signature: ___________________________ Date: ___________
Guidance Note

1. Introduction

1.1. The plan has been published by Corby Borough Council as the Local Planning Authority [LPA] in order for representations to be made on it before it is submitted for examination by a Planning Inspector. The Planning and Compulsory Purchase Act 2004, as amended, [PCPA] states that the purpose of the examination is to consider whether the plan complies with the relevant legal requirements, including the duty to co-operate, and is sound. The Inspector will consider all representations on the plan that are made within the period set by the LPA.

1.2. To ensure an effective and fair examination, it is important that the Inspector and all other participants in the examination process are able to know who has made representations on the plan. The LPA will therefore ensure that the names and addresses of those making representations can be made available and taken into account by the Inspector.

2. Legal Compliance and Duty to Co-operate

2.1. You should consider the following before making a representation on legal compliance:

- The plan should be included in the LPA’s current Local Development Scheme [LDS] and the key stages set out in the LDS should have been followed. The LDS is effectively a programme of work prepared by the LPA, setting out the plans it proposes to produce. It will set out the key stages in the production of any plans which the LPA proposes to bring forward for examination. If the plan is not in the current LDS it should not have been published for representations. The LDS should be on the LPA’s website and available at its main offices.

- The process of community involvement for the plan in question should be in general accordance with the LPA’s Statement of Community Involvement [SCI]. The SCI sets out the LPA’s strategy for involving the community in the preparation and revision of plans and the consideration of planning applications.

- The LPA is required to provide a Sustainability Appraisal [SA] report when it publishes a plan. This should identify the process by which SA has been carried out, and the baseline information used to inform the process and the outcomes of that process. SA is a tool for assessing the extent to which the plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.
The plan should comply with all other relevant requirements of the PCPA and the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended [the Regulations].

2.3. You should consider the following before making a representation on compliance with the duty to co-operate:

- Section 33A of the PCPA requires the LPA to engage constructively, actively and on an ongoing basis with neighbouring authorities and certain other bodies over strategic matters during the preparation of the plan. The LPA will be expected to provide evidence of how they have complied with the duty.
- Non-compliance with the duty to co-operate cannot be rectified after the submission of the plan. Therefore the Inspector has no power to recommend modifications in this regard. Where the duty has not been complied with, the Inspector cannot recommend adoption of the plan.

3. Soundness

3.1. The tests of soundness are set out in paragraph 35 of the National Planning Policy Framework (NPPF). Plans are sound if they are:

- **Positively prepared** – providing a strategy which, as a minimum seeks to meet the area’s objectively assessed needs, and is informed by agreements with other authorities, so that unmet need from neighbouring authorities is accommodated where it is practical to do so and is consistent with achieving sustainable development;
- **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- **Effective** - deliverable over the plan period and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in the NPPF.

3.2. If you think the content of the plan is not sound because it does not include a policy on a particular issue, you should go through the following steps before making representations:

- Is the issue with which you are concerned already covered specifically by national planning policy?
- Is the issue with which you are concerned already covered by another policy in this plan?
• If the policy is not covered elsewhere, in what way is the plan unsound without the policy?

• If the plan is unsound without the policy, what should the policy say?

4. General advice

4.1. If you wish to make a representation seeking a modification to a plan or part of a plan you should set out clearly in what way you consider the plan or part of the plan is legally non-compliant or unsound, having regard as appropriate to the soundness criteria in paragraph 3.1 above. Your representation should be supported by evidence wherever possible. It will be helpful if you also say precisely how you think the plan should be modified.

4.2 You should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification. You should not assume that you will have a further opportunity to make submissions. Any further submissions after the plan has been submitted for examination may only be made if invited by the Inspector, based on the matters and issues he or she identifies.

4.3. Where groups or individuals share a common view on the plan, it would be very helpful if they would make a single representation which represents that view, rather a large number of separate representations repeating the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised.

4.4. Please consider carefully how you would like your representation to be dealt with in the examination: whether you are content to rely on your written representation, or whether you wish to take part in hearing session(s). Only representors who are seeking a change to the plan have a right to be heard at the hearing session(s), if they so request. In considering this, please note that written and oral representations carry the same weight and will be given equal consideration in the examination process.