## Comments

**Site Specific Part 2 Local Plan - Publication Plan Consultation (18/12/19 to 12/02/20)**

<table>
<thead>
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<th>Comment ID</th>
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<td>11 Desborough [View]</td>
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### Representation

Please use a separate form for each representation.

### Which part of the Publication Plan does your representation relate to?

- Paragraph 11.8
- Figure 18.8

### Tests of Soundness

Do you consider the Local Plan is sound in terms of being:

- Justified
- Effective
- Positively prepared
- Consistent with National Policy

### Reasons

Please give the reason(s) why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the statutory Duty to Cooperate.

This representation relates to DE/063 – Land off Pipewell Road. We support the reinstatement of this site within the settlement boundary following our representation to the draft plan.

This site is subject to an outline application (ref. KET/2018/0623), which has a resolution to grant subject to the completion of the s.106 agreement. The wording of the s.106 is now agreed and by the time the Part 2 Plan is submitted for examination outline planning permission should have been formally granted.

In light of the very advanced stage of the outline application, we can see no reason not to include this land as a residential allocation. There is nothing in the Core Strategy that suggests the housing target for Desborough is a maximum and we consider the site would contribute to the site 5-year housing...
land supply. This approach would be consistent with the proposed allocation of DES4, which is at the same stage in the outline application process.

Further to the above, we can confirm that the owner has entered into an exclusivity agreement with Lovell (a house builder). The sale of the site has been agreed and the exclusivity period allows for Lovell to undertake their detailed due diligence. We anticipate the sale will be complete before the hearing sessions commence. Lovell’s due diligence will include discussion with the Council and contact has already been made to set up the initial meeting.

We would welcome the opportunity to discuss the wording of the policy for this site with Officers.

Proposed Actions/Changes

Please explain what changes or actions are needed to make the Local Plan legally compliant.

Add a policy to the plan, which allocates site DE/063 – Land off Pipewell Road, Desborough for residential use.

Attendance at the examinations hearings

If you are seeking to change the Plan, would you like to attend the examination hearings? Yes

If Yes, please outline the reason(s) why, below.

We would welcome the opportunity to provide a verbal update on the position surrounding this site and to answer any questions that might assist the Inspector determining whether this site meets the definition of ‘deliverable’.

Notifications

Do you wish to be notified? When the Plan is submitted for independent examination?

. When the Inspector’s Report is published?

. When the document is adopted?