



# **HEARING STATEMENT**

## **Examination of the New Settlement (Maltkiln) Development Plan Document (DPD) – Matter 9**

**Prepared for: Mr B Dent**

**Date: September 2024**

**Prepared by: Stuart Vendy**



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**1. INTRODUCTION**

- 1.1. Veritas Planning Ltd. has been instructed to represent Mr B. Dent in relation to the Examination in Public (“EiP”) of the New Settlement (Malkiln) Development Plan Document (“Malkiln DPD”).
- 1.2. The following Hearing Statement provides our response to the Matters, Issue and Questions provided by the Inspector on 30<sup>th</sup> July 2024. The responses are specific to the questions that the Inspector has agreed my client should contribute to, and in the format and order of the Matters, Issues and Questions provided by the Inspector.
- 1.3. For the reasons provided in this Hearing Statement, my client’s position is that the DPD as currently prepared is unsound, in conflict with policy requirements, has not been positively prepared and is not justified with sufficient evidence. There are also material issues with the Council’s approach to consultation, in particular given the long delay between the DPD being prepared and this EiP. The DPD should not be adopted.

## **2. RESPONSES TO THE INPSECTORS MATTERS, ISSUES AND QUESTIONS**

### **MATTER 9 – DELIVERY AND MONITORING**

#### **Issue 1 – Delivery and Phasing**

**Q1. Are the assumptions regarding infrastructure projects, delivery mechanisms and funding sources outlined in the table within Chapter 11 of the DPD still broadly accurate taking into account the latest version of the IDP?**

- 2.1. The Reg.19 Malkiln DPD was published in October 2022, but the information in Chapter 11 is based on work undertaken at a much earlier time.
- 2.2. We note that the initial ‘Short Term’ period 2023-28 contained within the table has partially elapsed without any substantive progress on these matters. The table needs to be revisited to adjust the timescale associated with the delivery of these items. Paragraph 11.2 claims that this is an iterative process, but there has been no apparent attempt to update or amend this in light of the slippage that has already occurred, nor the change in circumstance in relation to my client’s land ownership.
- 2.3. **Q2. What implications, if any, does the latest evidence in the IDP have on the viability of development and the ability to deliver it?**
- 2.4. The Reg. 19 Malkiln DPD appears to have been formed on the basis of delivery of the new settlement being expected to begin towards the end of the plan period with the majority of development expected to take place after 2035 (CDNS01: paragraph 5.5). This does not marry with the Updated Housing Trajectory provided at page 3 of the IDP (SDNS03) which sets out an accelerated and compressed annual build out rate for the settlement.
- 2.5. There is no commercial or market evidence available to support the viable delivery and sale of the quantum of units set out in the IDP which we consider to be unrealistic, or to suggest that the market can sustain such a quantum of delivery without depressing sales values and harming the delivery of, for example affordable housing.

**SJV**

**Sept 2024**