



Examination of the New Settlement (Maltkiln) Development Plan Document (DPD)

Matter 9 Delivery and Monitoring

On behalf of Ptarmigan Land (North)/ Hargreaves Land

Date: September 2024
Author: Astrum Planning Ltd

Contents

1. Introduction
2. Response to the Inspectors Matter 9 Issues and Questions

1. Introduction

1.1 Background

1.1.1 This Hearing Statement (“Statement”) has been prepared by Astrum Planning on behalf of Ptarmigan Land (North), which has now been acquired by Hargreaves Land (“Ptarmigan/Hargreaves”), in respect of the forthcoming hearing sessions in respect of the New Settlement (Maltkiln) Development Plan Document (DPD) Examination in Public. This Statement responds to the Inspector’s Issues and Questions in respect of Matter 9 (Delivery and Monitoring), as set out in the Matters, Issues and Questions Document dated 30 July 2024 (v1).

1.1.2 Ptarmigan/Hargreaves has submitted a planning application at the centre of the broad location for growth, adjacent to Cattal Railway Station for up to 50 dwellings and associated infrastructure. The application is submitted in outline with all matters reserved and has the reference ZC23/01645/OUTMAJ. A location plan identifying the land which is the subject of the planning application is attached to **Appendix 1** (“the Site”). The planning application is currently undetermined.

1.1.3 Representations were made by Ptarmigan to the Pre-Submission Regulation 19 Consultation Document.

1.1.4 This Statement makes representations to the following Issues and Questions raised in respect of Matter 9:

- Issue 1 – Delivery and Phasing
- Issue 2 – Monitoring Framework

1.1.5 Ptarmigan/Hargreaves wishes to attend the Matter 9 hearing session which is due to take place on the afternoon of Friday 20 September 2024.

2. Responses to Matters, Issues and Questions

2.1 Matter 9, 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?

2.1.1 Ptarmigan/Hargreaves reserves the right to comment further on this Question once the Council's own Matter 9 Hearing Statement has been published and any further evidence on infrastructure delivery mechanisms and funding sources is set out, particularly in the light of the Inspectors Q3 and the request for justification Modification M/DP/4 inserting new Policy NS38.

Q2. What implications, if any, does the latest evidence in the IDP have on the viability of development and the ability to deliver it?

2.1.2 Ptarmigan/Hargreaves reserves the right to comment further on this Question once the Council's own Matter 9 Hearing Statement has been published, particularly in the light of the Inspectors Q3 and the request for justification Modification M/DP/4 inserting new Policy NS38.

Q3. What is the justification for the suggested changes to Chapter 11, including the insertion of new Policy NS38 and its supporting text? Why are they necessary for soundness?

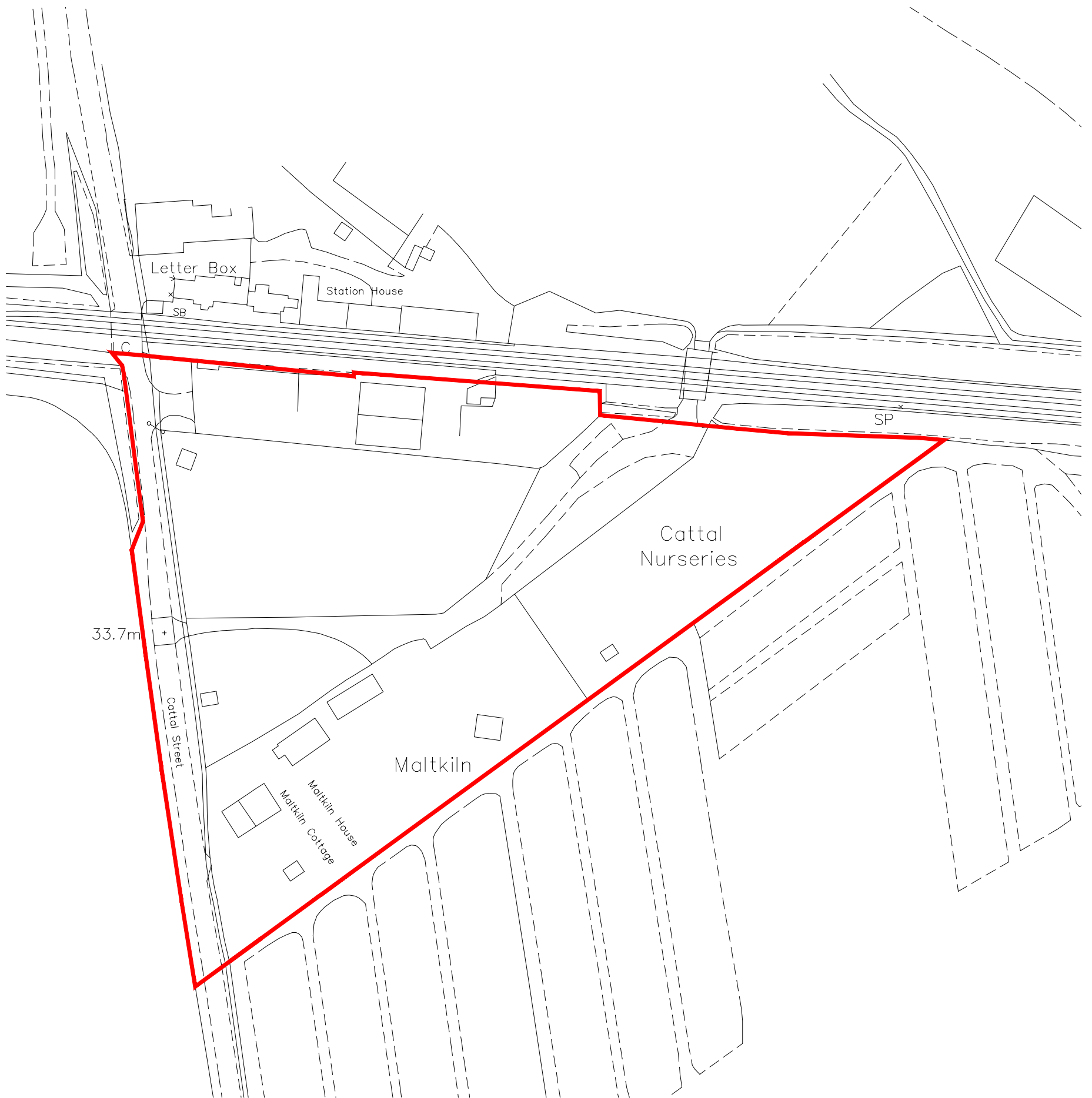
2.1.3 Ptarmigan/Hargreaves reserves the right to comment further on this Question once the Council's own Matter 9 Hearing Statement has been published.

2.2 Matter 9, Issue 2 - Monitoring Framework

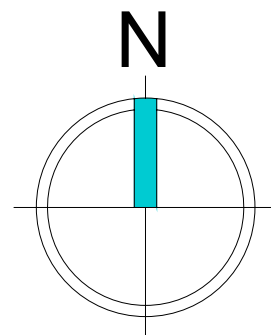
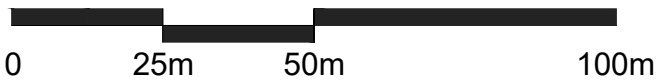
Q1. Will the Council's monitoring and review processes for the DPD be effective in assessing the success or failure of delivery and what alternatives might reasonably be provided if necessary?

2.2.1 Ptarmigan/Hargreaves reserves the right to comment further on this Question once the Council's own Matter 9 Hearing Statement has been published.

**Appendix 1: Location Plan for Application
ZC23/01645/OUTMAJ**



Scaled @ 1:1250



REV.	DESCRIPTION:	BY:	DATE:
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ARCHITECTURE

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CLIENT:	PTARMIGAN LAND NORTH
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SITE:	Cattal Street Cattal
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TITLE:	Location Plan
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SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:1250	Nov 22	SSH	
PROJECT NO:	DRAWING NO:	REVISION:	
2248	2248:02:LP		