

### Question 3

The housing capacity of this allocation site has been halved between the Pre-Submission and the Submission Versions of the Plan. What is the landscape impact of this allocation and how does the reduction now lead to an acceptable impact on long distance views? How was the revised number arrived at, was it an arbitrary reduction or based on an analysis of the site capacity and will the development still deliver all the elements required of the site, which the original allocation sought to deliver? As this is not being promoted as an exception site why is the plan proposing the scheme to be primarily affordable housing?

- 3.1 The reduction of dwellings at Ravenscroft from 70 dwellings to 35 dwellings was a response to the Regulation 14 representation submitted by the South Downs National Park Authority (SDNPA) and subsequent advice provided to the Qualifying body by the Horsham District Council Senior Landscape Architect.
- 3.2 The proposed site immediately adjoins the South Downs National Park. The proposals in the Pre-Submission Draft document suggested that the allotments be located to land within the National Park. The National Park Authority objected to the proposal due to the impact that it would have on the park landscape. To assist the Qualifying Body, Horsham District Council consulted its Senior Landscape Architect. These comments (attached in Appendix \*\*) highlighted the landscape sensitivity at this location.
- 3.3 To address the landscape concerns a revised layout was produced. This ensured the allotments were kept outside the National Park but had the consequence of reducing the net developable area. The revised proposal was considered acceptable to SDNPA. It is considered the site will still delivered much need affordable housing in the area and retain a valuable community asset in the form of an enhanced allotment facility.

#### *Site Density*

- 3.4 The capacity of the site was calculated at a density of 30 dwellings per ha for both proposals. (See Appendix \*\*). The pre-submission proposal (approx. 2.31Ha) where the allotments were relocated within the National Park resulted in a proposal for 70 dwellings. The updated proposal reduces the developable area was approximately 1.02 Ha and the capacity of the site was therefore adjusted accordingly.

#### *Why is the site is being promoted as primarily affordable housing?*

- 3.5 The site, if allocated, would be led by the developer A2 Dominion. The business model for this organisation is to concentrate on delivering primarily affordable housing in London and the South East. In 2017/18, they built 954 new homes to meet a wide variety of needs which included 221 affordable rent, 226 private rent, 406 private and 101 shared ownership. The Qualifying Body through the consultation process and wider engagement with their community during plan preparation has recognised there is a need for affordable housing in the parish. By way of recent update, on 3 September 2018 there were 695 households on the Horsham District Council housing register, of which 134 had identified Storrington as an area of choice. The allocation at Ravenscroft will contribute towards meeting a local housing need across the parish.