Question 3 (Ravenscroft)

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   This site is currently an allotment site that belongs to WSCC. We were approached several years ago by WSCC who stated their wish to sell the site for development. The site was therefore put forward for development under the Call for Sites for the NP.

3.2   Throughout the process the developers (A2 Dominion) have worked with the QB to produce a proposal suitable for the site and its location and that provides the smaller, lower cost and affordable housing that was established as needed in our consultations. The Steering Group noted that A2 Dominion has a track record of working with local communities to deliver affordable housing.

3.3   To ensure that community facilities can be retained, the developers have also undertaken to relocate the allotments to the adjacent field, which they have already purchased, so not only does this proposal provide much-needed smaller housing but it also secures the future of the allotments, which would become the property of the PC.

3.4   The site was originally included for 70 homes as the proposal was to include some flats. However, following objections from the SDNPA a meeting was held between the QB, HDC and the SDNPA to try to resolve the issue.

3.5   In order to preserve the views into and out of the National Park it was agreed to reduce the number of houses to 35, based on the density appropriate for the area.