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| **Site Detail5** | |
| Site Address | No. 47. Crowhurst Park- Dairy Buildings |
| Site area | n/a |
| Current Use | Part of wider Crowhurst Park |
| Proposed Use | Housing – 2 units |
| Owner promotion/Developer | Proposed by owner |
| Designations | AONB  Strategic Gap |
| Planning History | None |
| **Any constraints** | |
| Landscape | Within the AONB but is an existing building and therefore subject to an acceptable layout for garden and parking area would have a limited landscape impact and would retain a heritage building (although not listed in own right, is a part of the wider estate). Not part of Rother Landscape assessment |
| Adjacent uses | Tourism including leisure, shop and food/drink uses |
| Trees/Habitat | Potential for bat roosts |
| Access | Site would access the main access to Crowhurst Park and thus there is an established access point |
| Other environmental, i..e Flood Risk | Flood Zone 1 so low risk of flooding |
| Distance from the village core | Distance from school/church 3500m via footpath  Pub-Recreation ground 4500m–via 1066 footpath |
| Distance to the railway station | 3200m to station  Bus stops are available on the A2100 to the east |
| Other | Wider tourism use and Rother planning policies and compatibility with housing |
| Available/Deliverable | Site promoted by owner so achievable |
| Summary of site | The site appears suitable for conversion to residential use subject to appropriate provision of parking and garden land and compliance with policies. However, the land does not merit inclusion as a strategic allocation due to its low yield and therefore is matter to be dealt with through the planning process. |
| Recommendation | Due to the size of the site, the application does not warrant a strategic allocation and therefore should not proceed. |