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| **Site Detail5** | |
| Site Address | No. 49. Crowhurst Park- Upper floors of Mansion House |
| Site area | 0.1ha |
| Current Use | Part of wider Crowhurst Park with tourism uses on the ground floor |
| Proposed Use | Housing |
| Owner promotion/Developer | Proposed by owner |
| Designations | AONB  Strategic Gap |
| Planning History | Various in relation to Crowhurst Park |
| **Any constraints** | |
| Landscape | Within the AONB but is an existing building and therefore subject to an acceptable layout for garden and parking would have a limited landscape impact and would retain and enhance a heritage building (although not listed in own right, is a part of the wider estate) in accordance with the policies of the NPPF |
| 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 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  3200m to station  Bus stops are available on the A2100 to the east |
| Othe | Compatibility with the tourism uses. |
| Can any constraints be overcome? | Heritage – assessment required and further detail required on how units would work in relation to tourism uses |
| Availability | 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, due to the building being listed, further consideration is required in order to confirm capacity of the building due to the heritage constraints and how residential could be achieved in a compatible manner with the tourism accommodation below. In principle, reuse of the upper floors is appropriate but further investigation is required into the design, layout and adjoining uses. |
| Recommendation | Potentially suitable but further information required as to the capacity of the building and how new housing would work with existing uses. |