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| **Site Details** | |
| Site Address | No. 45. Crowhurst Park- Land adj Cricket Pitch |
| Site area | 0.25ha |
| Current Use | Parking and land next to Cricket Pitch |
| Proposed Use | Housing |
| Owner promotion/Developer | Proposed by owner |
| Designations | AONB  Strategic Gap |
| Planning History | Site nearer Telham Lane was refused on access grounds |
| **Any constraints** | |
| Landscape | Within the AONB but is land adjacent to Cricket Pitch and contains an area of woodland |
| Adjacent uses | Tourism and Cricket Pitch |
| Trees/Habitat | Hedgerow, grassland, woodland including priority habitat |
| Access | Site is accessed via the existing cricket ground access |
| Other environmental, i..e Flood Risk | Flood Zone 1 so low risk of flooding |
| Distance from the village core | Distance from school/church 160m via footpath  Pub-Recreation ground 4500m–via 1066 footpath  3200m to station  Bus stops are available on the A2100 to the east |
| Other | Site is within Crowhurst Park so compatibility with tourism facilities is a consideration  Also used for parking for the Cricket Pitch |
| Can any constraints be overcome? | Access – Further investigation required due to previous appeal |
| Availability | Site promoted by owner |
| Summary of site | The site is located some distance from the main village but has facilities on site at Crowhurst Park which would also have to be made available to occupier. Bus routes are available to the east. However, the site is detached from the village and thus the occupiers could feel detached from village activities and facilities due to the distances involved. The site would involve the removal of an area of woodland which is considered to have both landscape and ecology impacts and thus it is considered inappropriate for new development. |
| Recommendation | Due to wooded site and the resultant impacts and the issues regarding access it is not considered this location within the site is suitable for housing |