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| **Site Detail5** | |
| Site Address | No. 46. Crowhurst Park- Pelham Gates |
| Site area | 0.25ha |
| Current Use | Site with an existing planning consent for 49 second homes (tourism lodges) |
| Proposed Use | Housing – 12 months of the year by altering consent for 49 homes. |
| Owner promotion/Developer | Proposed by owner |
| Designations | AONB  Strategic Gap |
| Planning History | Planning consent RR/2008/2930 – 49 Lodges for Holiday use and restricted occupation |
| **Any constraints** | |
| Landscape | Within the AONB but is land to the south of the main complex and land which has consent for 49 tourism lodges which is in the process of being constructed. The land lies within the AONB and was considered acceptable by the District Council as being suitable for new permanent construction in this part of the park. The principle of development and the presence of buildings this has already been established by the planning consent |
| Adjacent uses | Tourism including leisure, shop and food/drink uses |
| Trees/Habitat | Hedgerow, grassland, woodland on boundaries of site, ponds so may have potential for GCN |
| 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 |
| Distance to the railway station | 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 and policies which seek to protect tourism within the RDC Core Strategy |
| Can any constraints be overcome? | Access – Further investigation required. |
| Available/Deliverable | Site promoted by owner so achievable |
| 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 and 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 District Council has already considered the landscape impact for the buildings to be acceptable in this location but the restriction on the buildings to tourism use and the protective policies that apply, mean the site would be contrary to the policies of the Core Strategy and thus would likely be subject to objections from the District Council. |
| Recommendation | Due to the tourism policies that exist in the Core Strategy, the loss of the lodges as holiday accommodation would be contrary to the strategic policies and therefore at this stage, the use for mainstream housing would not be appropriate for the local plan. |