

SHLAA Proforma

Site location

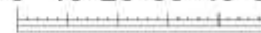
Site name	North Stokes Bay Road	Site reference	AV001
Site address and post code	Stokes Bay Road, Gosport, PO12 2LH	Ward	Alverstoke
Last updated	February 2019		

Site details

Site description	Sensitive green space in a prominent location on Stokes Bay.
Topography	Parts of the land are steep and wooded.
Existing land use	Green space
Surrounding land use and storey heights	Residential (two storeys) and open space to the south.
Site size (hectares)	0.57 ha
Development status	None



Scale 1:1500
0 10 20 30 40 50 m



If this map has been transmitted electronically, use the scale bar in preference to the written scale

Key

	Unconstrained
	Site may be acceptable, subject to further study, infrastructure or mitigation works, or policy requirements
	Site is not suitable for allocation

Suitability

Issue	Suitability	Comments	Actions
Local plan designations			
Is the site within the Urban Area Boundary?	Yes		
Is the site allocated for development?	No		
Is the site in the Strategic Gap?	No		
Is the site Protected Open Space?	No		
Is the site a Protected Employment Site?	No		
Does the site have a community, culture or leisure use?	No		
Is the site within a Defined Shopping Area?	No		

Issue	Suitability	Comments	Actions
Is the site currently tourist accommodation?	No		
Flooding			
Is the site in Flood Zone 2 or 3?	Yes	Site is within Flood Zone 2 and 3. A Strategic Flood Risk Assessment will be required.	
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	Site is predicted to be in Flood Zone 2 and 3 in 2115. A Strategic Flood Risk Assessment will be required.	
Ecology			
Does the site contain any irreplaceable habitats (such as ancient woodland or ancient and veteran trees)?	No	Site contains numerous mature trees.	
Does the site have any TPO trees?	Yes	TPO is over a large part of the site (ref. 82/33638/TO). Proposals will need to protect and enhance the trees.	
Does the site contain any protected species (bats, badgers, Great crested newts)?	Unknown	Substantial trees and vegetation onsite. Further investigation would be required.	

Issue	Suitability	Comments	Actions
Does the site contain, or is within 400m of, a SAC or possible SAC, SPA or potential SPA, Ramsar site or proposed Ramsar site, a Brent Goose site or proposed Brent Goose site, or a biodiversity-offset site?	Yes	Adjacent to a Brent Goose site (Secondary Network). Primary Network site is 250m away. An ecological survey may be required. Development will not be permitted unless no adverse impact upon the habitat can be demonstrated.	
Does the site contain, or is in proximity of, a SSSI or candidate SSSI?	No		
Does the site contain, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	Yes	Adjacent to Stokes Bay West SINC. Proposals should protect the habitat.	
Access			
Can satisfactory vehicular access be achieved?	Yes		
Can safe pedestrian and cycle access be achieved?	Yes		
Can adequate emergency service and refuse truck be provided?	Yes		

Issue	Suitability	Comments	Actions
Heritage			
Is the site within or is adjacent to a Conservation Area?	Yes	Site is within Anglesey Conservation Area (No.2). A Heritage Statement will be required. Proposals will need to preserve or enhance the character of the conservation area.	
Does the site contain, or is adjacent to, any Designated Heritage Assets (listed buildings, scheduled ancient monuments or registered parks and gardens)?	Yes	Site is adjacent to a Grade II listed wall. A Heritage Statement will be required. Proposals will need to preserve or enhance the heritage assets.	
Does the site contain, or is adjacent to, any locally listed buildings?	No		
Is the site likely to be of archaeological interest?	No	Adjacent to an area of archaeological interest (Stokes Bay Lines).	
Contamination			
Is there a possibility the site could be contaminated?	Yes	Site is identified as potentially contaminated land. A Contaminated Land Assessment and potential mitigation will be required.	

Issue	Suitability	Comments	Actions
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	No		
Are neighbouring uses likely to have an adverse impact upon the amenity of future occupiers (industrial uses, major roads)?	No		
Services			
Is the site serviced by utilities?	No	Confirmation will be required from utilities that they can provide services.	
Is the site within a Safeguarded Area (other than Southampton Airport Safeguarding Zone, which covers the whole borough)?	No		

Availability

Issue	Availability	Comments	Actions
Does the site have multiple owners?	Yes	Agreement would be required from all the owners.	
Is the site owned by a developer or is the owner willing to sell?	Unknown		
Is it necessary to acquire land off-site to develop this site?	Yes	Necessary to achieve access over HCC land. Need to check whether off-site land is available.	
Does the site have any legal issues (covenants, ransom strips)?	Unknown	Several access roads for houses to the north cross the site. Legal advice may be required.	
Are there any on-site constraints (pylons, rights of way, easements)?	Unknown		
Are there any existing tenancies or operations on site?	Yes	May be used as garden space for adjacent dwellings. Confirmation will be needed if they can be ended or relocated.	

Achievable

Issue	Achievability	Comments	Actions
Is there a realistic prospect that the site would come forward for development within the plan period?	Unknown		
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Potential flood mitigation and road construction costs.	
Does the site require significant new infrastructure investment in order to be suitable for development?	No		

Conclusion

Suitable	Available	Achievable
-----------------	------------------	-------------------

Issue	Figure	Assumptions
Developable site size	0.57 ha	Also includes wooded area to the west.
Local area density	Low	-
Development density	Very low	Based on whole site including wooded area to the west.
Capacity for dwellings	2	Low density housing to suit the character of the local area and the constraints / sensitivities of the site would be most appropriate.

Concluding comments	Highly constrained site with multiple gardens under different land ownership, this would make development difficult to achieve. There is also a high flood risk so further assessment would be required if the site was to be developed. The western portion of the site is unlikely to be suitable due to the mature trees. Given the constraints identified, it is considered most appropriate to not pursue the site any further.
Concluding actions	No further action.