

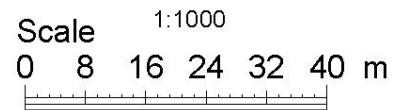
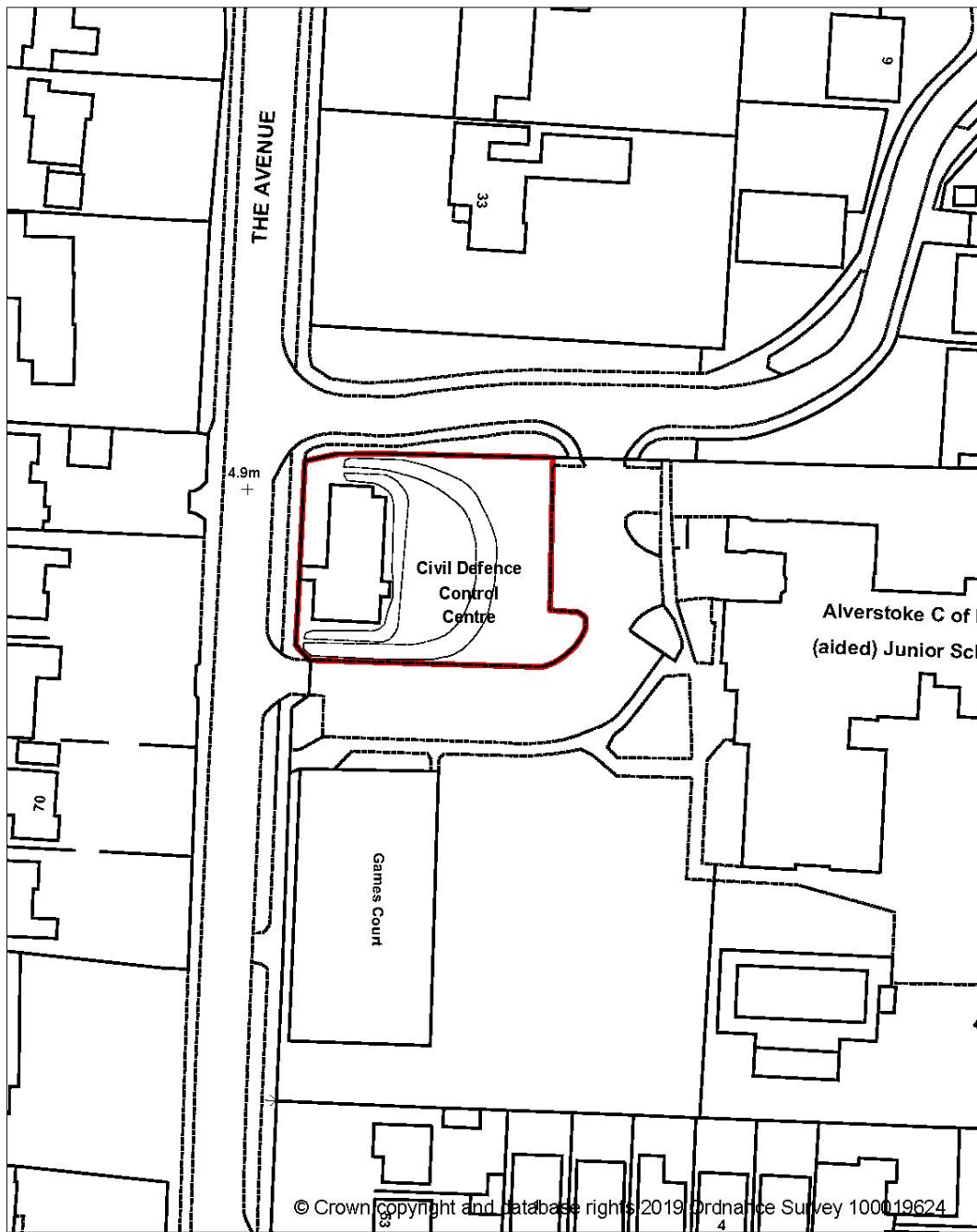
SHLAA Proforma

Site location

Site name	Former Civil Defence Control Centre	Site reference	AV003
Site address and post code	The Avenue, Gosport, PO12 2JU	Ward	Alverstoke
Last updated	February 2019		

Site details

Site description	Former WW2 Air Raid Precautions Report Centre (Grade II listed) with underground bunker.
Topography	Flat with some on-site trees and vegetation.
Existing land use	Museum / store
Surrounding land use and storey heights	School (one-storey), residential (two-storey)
Site size (hectares)	0.07 ha
Development status	None



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?	Yes	The site is used as a store as part of the Diving Museum. Site is within Alverstoke C of E Junior School grounds, as	

Issue	Suitability	Comments	Actions
		protected by policies LP3 and LP32. Proposals will need to comply with the requirements of Policy LP32.	
Is the site within a Defined Shopping Area?	No		
Is the site currently tourist accommodation?	No		
Flooding			
Is the site in Flood Zone 2 or 3?	No		
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	No		
Ecology			
Does the site contain any irreplaceable habitats (such as ancient woodland or ancient and veteran trees)?	No		
Does the site have any TPO trees?	No		
Does the site contain any protected species (bats, badgers, Great crested newts)?	Unknown	Site contains mature trees and vegetation. Proposals will need to protect the species.	
Does the site contain, or is within 400m of, a SAC or possible SAC, SPA or potential SPA,	No		

Issue	Suitability	Comments	Actions
Ramsar site or proposed Ramsar site, a Brent Goose site or proposed Brent Goose site, or a biodiversity-offset site?			
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?	No		
Access			
Can satisfactory vehicular access be achieved?	Yes	Road has zigzag 'school – keep clear' lines.	
Can safe pedestrian and cycle access be achieved?	Yes		
Can adequate emergency service and refuse truck be provided?	Yes		
Heritage			
Is the site within or is adjacent to a Conservation Area?	No		
Does the site contain, or is adjacent to, any Designated Heritage Assets (listed buildings, scheduled ancient monuments or registered	Yes	Building is Grade II listed. Building difficult to convert for residential property with	

Issue	Suitability	Comments	Actions
parks and gardens)?		good amenity for occupants. 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		
Contamination			
Is there a possibility the site could be contaminated?	No		
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Proposals would need to consider impact upon adjacent school and minimise amenity impacts.	
Are neighbouring uses likely to have an adverse impact upon the amenity of future occupiers (industrial uses, major roads)?	No		

Issue	Suitability	Comments	Actions
Services			
Is the site serviced by utilities?	Yes		
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?	No	Site is owned by HCC.	
Is the site owned by a developer or is the owner willing to sell?	No	Site has previously been submitted by HCC for development but has since been let as a store.	
Is it necessary to acquire land off-site to develop this site?	No		
Does the site have any legal issues (covenants, ransom strips)?	No		
Are there any on-site constraints (pylons, rights of way, easements)?	No		
Are there any existing tenancies or operations on site?	Yes	Building is currently used as a store for the Diving Museum.	

Achievable

Issue	Achievability	Comments	Actions
Is there a realistic prospect that the site would come forward for development within the plan period?	No	The site will be retained as a community use.	Not suitable for inclusion within the SHLAA.
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Heritage conservation issues. Funding or planning gain may be needed to make the site viable.	
Does the site require significant new infrastructure investment in order to be suitable for development?	No		

Conclusion

Suitable	Available	Achievable
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Issue	Figure	Assumptions
Developable site size	0.07 ha	Based on whole site.
Local area density	Low	Design led assumptions.
Development density	N/A	Design led assumptions.
Capacity for dwellings	2	Based on a previous submission from the landowner.

Concluding comments	The site includes a Grade II listed building. The site should be retained in its current use for the community. In the event that the site did become available, development or conversion to residential would be unlikely due to the heritage constraints and the sites immediate proximity to the school. The site is considered unsuitable for the SHLAA.
Concluding actions	No further action.