

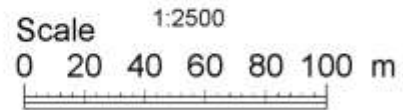
SHLAA Proforma

Site location

Site name	The Piggeries	Site reference	AG007
Site address and post code	Haslar Road, Gosport PO12 2AX	Ward	Anglesey
Last updated	June 2021		

Site details

Site description	Fields surrounded by trees/vegetation
Topography	Flat with lots of trees/vegetation
Existing land use	Grazing / Existing Open Space
Surrounding land use and storey heights	Creek, industrial estate, housing and cemetery
Site size (hectares)	1.25 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?	No	Review of the Urban Area Boundary may be required.	
Is the site allocated for development?	No	Site is Protected Open Space. Site may still be appropriate for development.	
Is the site in the Strategic Gap?	No		
Is the site Protected Open Space?	Yes	Site assessed as high value in the Open Space Monitoring Report. Open space should be retained on the site and improved to	

Issue	Suitability	Comments	Actions
		provide public access and a Creekside walk.	
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		
Is the site currently tourist accommodation?	No		
Flooding			
Is the site in Flood Zone 2 or 3?	Yes	Most of the site is within Flood Zone 2 and 3. A Strategic Flood Risk Assessment required.	
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	Most of the site is predicted to be within Flood Zone 2 and 3. A Strategic Flood Risk Assessment required.	
Ecology			
Does the site contain any irreplaceable habitats (such as ancient woodland or ancient and veteran trees)?	Yes	Site contains dense woodland to the north – maybe ancient or veteran trees. A HRA will be	

Issue	Suitability	Comments	Actions
		required. Development will not be permitted unless no adverse impact upon the habitat can be demonstrated.	
Does the site have any TPO trees?	No		
Does the site contain any protected species (bats, badgers, Great crested newts)?	Unknown	An Ecology Assessment will be required.	
Does the site contain, or is within 400m of, a SAC or possible SAC, SPA or potential SPA, Ramsar site or proposed Ramsar site, or a biodiversity-offset site?	Yes	Site is adjacent to the Portsmouth Harbour SPA/SSSI/Ramsar. Gosport Park is also within 400m, which is a Brent Goose site. An ecology survey may be required. Development will not be permitted unless no adverse impact upon the habitat can be demonstrated.	
Does the site within, or is in proximity of, a SSSI or candidate SSSI?	Yes	SSSI (Gilkicker Lake) is within 100m. An ecology survey may be required. Development will not be permitted unless no adverse impact upon the habitat can be	

Issue	Suitability	Comments	Actions
		demonstrated.	
Does the site within, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	Yes	Site contains a cSINC (The Piggeries), and is adjacent to another cSINC (Haslar Cemetery). Proposals should protect the habitat.	
Access			
Can satisfactory vehicular access be achieved?	No	Access would need to be achieved from Clayhall Road. Highway infrastructure works may be required.	
Can safe pedestrian and cycle access be achieved?	No	Highway infrastructure works may be required	
Can adequate emergency service and refuse truck be provided?	No	Highway infrastructure works may be required	
Heritage			
Is the site within or is adjacent to a Conservation Area?	Yes	Site is adjacent to the Anglesey Conservation Area (No. 2) and Haslar Conservation Area (No.13). Proposals will	

Issue	Suitability	Comments	Actions
		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 Haslar Cemetery, which is a listed park. Proposals will need to preserve or enhance the heritage assets.	
Does the site contain any locally listed buildings?	No		
Is the site likely to be of archaeological interest?	Yes	Known archaeological features below ground.	
Contamination			
Is there a possibility the site could be contaminated?	Yes	Land is considered to be potentially contaminated. A site assessment will be required.	
Amenity			
Is development likely to have an adverse impact upon neighbouring amenity?	Yes	Proposals would need to not impact housing to the south. Proposal will need to minimise amenity impacts.	

Issue	Suitability	Comments	Actions
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	Undeveloped land but services nearby. Confirmation will be required from utilities that they can provide services.	
Is the site within an 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		
Is the site owned by a developer or is the owner willing to sell?	Yes	Developer pursuing residential options on the site.	
Is it necessary to acquire land off-site to develop this site?	No		
Does the site have any legal issues (covenants, ransom strips)?	Unknown		
Are there any on-site constraints (pylons, rights of way, easements)?	Unknown		
Are there any existing tenancies or operations on site?	No		

Achievable

Issue	Achievability	Comments	
Is there a realistic prospect that the site would come forward for development within the plan period?	Yes	The Council understands the developer is looking to progress a scheme in the short term.	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	Yes	Potential contamination, ecology and heritage 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	1.25 ha	
Local area density	-	-
Development density	48 dph	Density of developable area.
Capacity for dwellings	60	Based on initial visual assessment. Further detailed design work would be required prior to submission of an application. Capacity may be lower if whole site not developed.

Concluding comments	Awkward shaped site with constraints including being Protected Open Space. There may be scope to look at partial development on the site and providing new publicly available open space. Significant flood risk on the western part of the site makes this unsuitable for development, this has resulted in a lower capacity estimate for the site.
Concluding actions	Allocate in Local Plan