

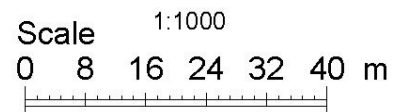
SHLAA Proforma

Site location

Site name	82-84 Clayhall Road	Site reference	AG004
Site address and post code	Clayhall Road, Gosport, PO12 2AJ	Ward	Anglesey
Last updated	February 2019		

Site details

Site description	The site is an existing industrial unit with extensive car parking.
Topography	Site is flat and contains some small on-site trees and vegetation.
Existing land use	Industrial unit (one storey)
Surrounding land use and storey heights	Housing (two storeys) and pub to the west.
Site size (hectares)	0.2 ha



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	White land within urban area boundary.	
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?	No		
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	Yes	Site predicted to be in Flood Zone 2 and 3 by 2115. A Strategic Flood Risk Assessment is required.	
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		
Is the site known to contain any protected species (bats, badgers, Great crested newts)?	No		
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 within 150 m of Portsmouth Harbour SPA / Ramsar Site / SSSI. An ecological survey may be required. Mitigation will be required through Bird Aware Solent.	

Issue	Suitability	Comments	Actions
Does the site contain, or is within 400m of, a SSSI or candidate SSSI?	No		
Does the site contain, or is within 400m of, a SINC, candidate SINC or a Local Green Space?	No		
Access			
Can satisfactory vehicular access be achieved?	Yes	Development of the site may require the installation of a new turning head.	
Can safe pedestrian and cycle access be achieved?	Yes		
Can adequate emergency service access (within 45m) and refuse truck access be provided (maximum 12m reversing)?	Yes		
Heritage			
Is the site within or adjacent to a Conservation Area?	No	Site within 100 m of the Anglesey Conservation Area (No. 2).	
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 within 50m of the registered park of Haslar Cemetery. Proposals will need to preserve or	

Issue	Suitability	Comments	Actions
		enhance the heritage assets.	
Does the site contain 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			
Could development have an adverse impact upon neighbouring amenity?	Yes	Site has adjacent existing residential dwellings. Proposal will need to minimise amenity impacts.	
Are neighbouring uses likely to have an adverse impact upon the amenity of future occupiers (industrial uses, major roads)?	Yes	A pub is adjacent, and includes an extensive pub garden. Suitable noise control methods will be required.	

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?	Unknown		
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?	No	Additional access by Waterloo Road could be beneficial. Alternatively, Waterloo Road could be developed too?	
Does the site have any legal issues (covenants, ransom strips)?	Unknown		
Are there any on-site constraints (pylons, rights of way, easements)?	No		

Issue	Availability	Comments	Actions
Are there any existing tenancies or operations on site?	Yes	Currently in use by Alverstoke Precision Tools Ltd. 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)?	No		
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
Site size	0.2 hectare	The whole of the site is developable.
Local area density	40dph	Medium
Development density	60dph	Density of developable area.
Capacity for dwellings	10	Based on rough layout assessment.

Concluding comments	While the site is suited to residential development and is located in an area of existing residential, the site is considered unavailable and therefore unachievable. The landowner was contacted in the Call for Sites however no response was received to indicate that they wish to develop or sell the site. The site is therefore discounted from the SHLAA.
Concluding actions	No further action.