

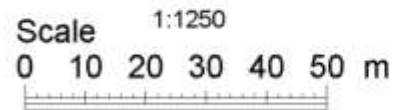
## SHLAA Proforma

### Site location

Site name	Land South of Arminers Close	Site reference	AG010
Site address and post code	Arminers Close, Gosport, PO12 2HA	Ward	Anglesey
Last updated	June 2021		

### Site details

Site description	Existing Open Space composed of grass and trees.
Topography	Flat strip with trees.
Existing land use	None - may be a former playground for surrounding residential properties.
Surrounding land use and storey heights	Residential (two-storey) and car parking.
Site size (hectares)	Approximately 0.39 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
<b>Local plan designations</b>			
Is the site within the Urban Area Boundary?	<b>Yes</b>		
Is the site allocated for development?	<b>No</b>	Site may still be appropriate for development.	
Is the site in the Strategic Gap?	<b>No</b>		
Is the site Protected Open Space?	<b>Yes</b>	Site assessed as low value in the Open Space Monitoring Report. Low value open space may be appropriate for development but the requirements of Policy LP35 must be met.	

<b>Issue</b>	<b>Suitability</b>	<b>Comments</b>	<b>Actions</b>
Is the site a Protected Employment Site?	<b>No</b>		
Does the site have a community, culture or leisure use?	<b>No</b>		
Is the site within a Defined Shopping Area?	<b>No</b>		
Is the site currently tourist accommodation?	<b>No</b>		
<b>Flooding</b>			
Is the site in Flood Zone 2 or 3?	<b>No</b>		
Is the site predicted to be in Flood Zone 2 or 3 in 2115?	<b>No</b>		
<b>Ecology</b>			
Does the site contain any irreplaceable habitats (such as ancient woodland or ancient and veteran trees)?	<b>No</b>		
Does the site have any TPO trees?	<b>No</b>	Mature trees may need to be looked at for potential TPO.	
Does the site contain any protected species (bats, badgers, Great crested newts)?	<b>No</b>		
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?	<b>Yes</b>	Portsmouth Harbour SPA is within 200 m to the north. An ecology survey may be required.	

Issue	Suitability	Comments	Actions
		Development will not be permitted unless no adverse impact upon the habitat can be demonstrated. Contributions will be required via Bird Aware Solent.	
Does the site contain, or is in proximity of, a SSSI or candidate SSSI?	<b>No</b>		
Does the site contain, or is in proximity of, a SINC, candidate SINC or a Local Green Space?	<b>Yes</b>	Haslar Cemetery (cSINC) is 180 m away. Monckton Playing Fields (SINC and Brent Goose site) is 120 m away. Proposals should protect the habitat.	
<b>Access</b>			
Can satisfactory vehicular access be achieved?	<b>No</b>	Site is landlocked. An existing car park would need to be built on to achieve access. Highway infrastructure works may be required.	
Can safe pedestrian and cycle access be achieved?	<b>No</b>	As above. Highway infrastructure works may be required.	

Issue	Suitability	Comments	Actions
Can adequate emergency service and refuse truck be provided?	No	As above. Highway infrastructure works may be required.	
<b>Heritage</b>			
Is the site within or is adjacent to a Conservation Area?	Yes	Site is adjacent to Anglesey Conservation Area (No. 2). 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)?	No		
Does the site contain any locally listed buildings?	No		
Is the site likely to be of archaeological interest?	No		
<b>Contamination</b>			
Is there a possibility the site could be contaminated?	Yes	Site is identified as being potentially contaminated. A Contaminated Land Assessment and potential	

Issue	Suitability	Comments	Actions
		mitigation will be required.	
<b>Amenity</b>			
Is development likely to have an adverse impact upon neighbouring amenity?	<b>Yes</b>	Proposals would need to have regard to the adjacent residential properties and the Institute of Naval Medicine. 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)?	<b>No</b>		
<b>Services</b>			
Is the site serviced by utilities?	<b>No</b>	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)?	<b>No</b>		



## Availability

Issue	Availability	Comments	Actions
Does the site have multiple owners?	No	Land is owned by GBC.	
Is the site owned by a developer or is the owner willing to sell?	No	The Council has no intentions to sell or develop the site at this time.	
Is it necessary to acquire land off-site to develop this site?	Yes	Need to check whether off-site land is available.	
Does the site have any legal issues (covenants, ransom strips)?	Unknown		
Are there any on-site constraints (pylons, rights of way, easements)?	Unknown	Potential for easements. Will need to check with Property Services whether there are any easements in place.	
Are there any existing tenancies or operations on site?	Yes	The site is in use as public open space.	



## Achievable

Issue	Achievability	Comments	Actions
Is there a realistic prospect that the site would come forward for development within the plan period?	<b>No</b>	The Council has no intentions to sell or develop the site at this time.	
Are there any known abnormal development costs (contamination, heritage conservation, demolition etc)?	<b>No</b>		
Does the site require significant new infrastructure investment in order to be suitable for development?	<b>No</b>		

## Conclusion

Suitable	Available	Achievable
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Issue	Figure	Assumptions
Developable site size	0.39 ha	Based on whole site.
Local area density	High	50dph
Development density	38dph	Density of developable area.
Capacity for dwellings	15	Based on visual assessment and density calculation.

Concluding comments	The landowner is the Council which currently has no intention to sell or develop the site at this time. The site is therefore assessed as unsuitable, unavailable and unachievable for development within the plan period.
Concluding actions	<b>No further action.</b>